CITY OF FRANKLIN
COMMON COUNCIL MEETING**
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, MAY 1, 2012, 6:30 P.M.

A. Call to Order and Roll Call

B. 1. Citizen Comment Period
2. Announcements from Mayor Taylor of upcoming community events & news items:
   a. 2012 Lifetime Achievement Award from the Wisconsin Rural Water Association to Roy Kainz.
   b. Recognition of Franklin Youth Girls Basketball Association 8th Grade Girls Team on winning Division One - 2012 Wisconsin State Invitational Tournament.
   c. Notice of Opportunity to Request a Public Hearing on the WIS 241 Corridor Expansion Study (Elm Road to College Avenue) & Notice of Availability of the Environmental Assessment for the Proposed Improvement of WIS 241 Between Elm Road and College Avenue, Milwaukee County.

C. Approval of Minutes
1. Approval of regular meeting of April 17, 2012.

D. Hearings
1. Special Assessment for installing sanitary sewer on W. Ryan Road from S. 112th Street to the west city limits.

E. Letters and Petitions

F. Reports and Recommendations
1. 2011 Comprehensive Annual Financial Report of the City of Franklin and the required communications letter from CliftonLarsonAllen LLP.
2. Resolution awarding a contract to the lowest bidder, Globe Contractors, Inc., for the extension of sanitary sewer with laterals in W. Ryan Road from S. 112th Street to the west City limits in the amount of $408,460 for the mandatory alternate bid.
3. Final Resolution directing installation of, payment and levy of special assessment for installation of sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits.
4. Ordinance to amend the Unified Development Ordinance Text at Table 15-3.0602 to add "Controlled Environment Agriculture" as a type of use and to allow such use as a Special use in the RC-1 Conservation Residence District, A-1 Agricultural District and A-2 Prime Agricultural District (Scott Biller, Vice President of Integrated Aquaponics, Inc., applicant).
5. Resolution imposing conditions and restrictions for the approval of a Special Use for the development of an indoor controlled environment aquaponic agriculture system business use upon property located at 3617 W. Elm Road (Scott Biller, Vice President of Integrated Aquaponics, Inc., applicant).

6. Resolution imposing conditions and restrictions for the approval of a Special Use for a dance, music and acting instruction use and a day care services use upon property located at 7221 S. 76th Street (Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, applicant).
7. South 27th Street Corridor: Wisconsin Department of Transportation U.S. 241 Reconstruction Project and the South 27th Street Corridor Streetscape Plan.
8. Authorization to proceed with the reconstruction of S. 51st Street, between a point 1075 feet north of W. Rawson Avenue to the north City limits including a trail on the west side to W. Princeton Drive and a sidewalk on the east side to W. Xavier Drive and to authorize advertising for bids for the above.
9. Resolution awarding contract to the lowest bidder, Payne & Dolan, Inc., in the amount of $440,708.50 for the 2012 Local Street Improvement Program.
10. Designation of Official Newspaper.
11. Summer meeting schedule for 2012.
12. Committee of the Whole Recommendations
    A. Concept review for a Meijer Store (grocery and department store) (general location: intersection of W. Loomis Road and W. St. Martins Road) (David Behrens, applicant).
    B. Concept review for revisions to the Forest View Residential Development, including primarily from condominium to apartment unit designation and architectural and landscaping revisions (approximately W. Ryan Road and S. 60th Street) (Rob Williams, applicant).
    C. Review the role of the Finance Committee and discuss Common Council assuming that role (Ald. Solomon).
    D. Recommended changes to Municipal Code as it pertains to Aldermanic appointments to Boards and Commissions (Mayor Taylor).

G. Organizational Business
1. Boards and Commissions Appointments
    a. Daniel O'Brien – Board of Zoning & Building Appeals-Ald. Dist. #3.
    b. Aldermanic Appointments:
        1. Alderman Schmidt – Environmental Commission
        2. Alderman Wilhelm – Finance Committee
        3. Alderman Taylor – Finance Committee
        4. Alderman Solomon – Finance Committee
        5. Alderman Wilhelm – License Committee
        6. Alderman Taylor – License Committee
        7. Alderman Solomon – License Committee
        8. Alderman Solomon – Parks Committee
        9. Alderman Skowronski – Plan Commission

H. Licenses and Permits
   1. Miscellaneous Licenses.

I. Bills
   1. Vouchers and Payroll approval.

J. Adjournment

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

[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.]

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

REMINDERS:

May 3	Plan Commission	7:00 p.m.
May 8	Primary Recall Election	7: 00 a.m.-8:00 p.m.
May 15	Common Council	6:30 p.m.

NOTICE
FOR IMMEDIATE RELEASE

Wisconsin Rural Water Association
Ken M Blomberg-Executive Director
350 Water Way
Plover WI 54467
(715)344-7778
ken@wrwa.org

April 5, 2012

CITY OF FRANKLIN WATER UTILITY OPERATOR RECEIVES STATE AWARD

PLOVER, WI - The Wisconsin Rural Water Association (WRWA) recently held its annual Technical Conference in Green Bay, Wisconsin, where nearly 1,200 water system and industry personnel met for four days exchanging ideas and technology through technical sessions and exhibits.

At the WRWA conference, Roy Kainz, of the City of Franklin Water Utility, received the Association's prestigious 2012 Lifetime Achievement Award. This award is presented each year to individuals that have demonstrated a lifetime of excellence in the field of waterworks operations.

"The role of operators has become increasingly difficult as state and federal agencies have imposed tougher standards for water utilities," said Ken M. Blomberg, WRWA Executive Director. "Roy has been recognized by his peers as deserving of WRWA's highest award for his many years of dedication and service. The City of Franklin can be proud of Roy's accomplishments."

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

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

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662
E-Mail: waukesha.dtd@dot.state.wi.us

April 19, 2012

SANDRA WESOLOWSKI
CITY OF FRANKLIN CLERK
9229 WEST LOOMIS RD.
FRANKLIN, WI 53132

Re: Wisconsin Department of Transportation
WIS 241 (South 27th Street) Draft Environmental Assessment
Project ID # 2265-11-00

Dear Sandra Wesolowski:

The Wisconsin Department of Transportation (WisDOT) – Southeast Region recently completed a Draft Environmental Assessment (EA) for proposed improvements of WIS 241 (South 27th Street) from Elm Road to College Avenue in Milwaukee County. Enclosed, please find a copy of the Draft EA.

Note that a Notice of Availability regarding the EA availability has been submitted to local newspapers, as well as other interested parties. Public review copies of the EA will be made available at the WisDOT – Southeast Region office, the WisDOT – Bureau of Technical Services office in Madison, the Franklin Public Library, and the City of Oak Creek. The public review period for the EA begins on April 26 and concludes on June 8, 2012.

Thank you in advance and please do not hesitate to contact me at 262.548.6766 with any questions.

Sincerely,

Vida Shaffer, PE
Project Manager
WISDOT - SE Region

NOTICE OF OPPORTUNITY TO REQUEST A PUBLIC HEARING ON THE WIS 241 CORRIDOR EXPANSION STUDY (Elm Road to College Avenue) & NOTICE OF AVAILABILITY OF THE ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED IMPROVEMENT OF WIS 241 BETWEEN ELM ROAD AND COLLEGE AVENUE MILWAUKEE COUNTY

ALL INTERESTED PERSONS are advised of an opportunity to request a public hearing by the Wisconsin Department of Transportation to consider the proposed highway improvements.

The Proposed Action includes the following:

Elm Road to Drexel Avenue:

- Preserve right of way for the expansion of the existing four lane facility to a six lane facility with bicycle and pedestrian accommodations, when traffic conditions warrant.

Drexel Avenue to Minnesota Avenue

- Expand the existing four lane facility to a six lane facility with bicycle and pedestrian accommodations.

Minnesota Avenue to College Avenue

- Reconstruct the existing six lane facility to meet design standards and to add bicycle and pedestrian accommodations.

For the three sections listed above (Elm Road to Drexel Avenue, Drexel Avenue to Minnesota Avenue, and Minnesota Avenue to College Avenue) the Proposed Action would include:
Three 12-foot lanes in each direction; a 30-foot median including a 2.5-foot curb and gutter; 5-foot shoulder including a 2.5-foot outside curb and gutter on each side; a 10-foot terrace; and a 10-foot multi-use path on each side.

The Proposed Action would include expanded signalized intersections resulting in longer left and right turn lanes, dual left turn lanes, and improved turning radii in some locations. Expanded intersection locations would include:

- Elm Road
- Oakwood Road
- Wheaton Way
- Ryan Road
- Puetz Road
- Forest Hill Avenue
- Drexel Avenue
- Northwestern Mutual Way
- Rawson Avenue
- Riverwood Boulevard

- Sycamore Street/Avenue
- College Avenue

It is anticipated that the relocation of two commercial businesses (a bank located at the northwest corner of the College Avenue intersection and a service station located at the southwest corner of the Rawson Avenue intersection) along with the relocation of two residential properties near the Sycamore Street/Avenue intersection, would be required for expanded intersection improvements.

Any person who feels that he or she may be thus affected by the proposed improvement may obtain relocation assistance information at the Department's Southeast Region office by contacting Vida Shaffer, Project Manager, at (262) 548-6766.

The Proposed Action would require acquisition of land currently used for parking spaces. Some existing businesses in the corridor would experience a loss of parking spaces and changes in circulation on their property. These properties are located at the intersections of WIS 241 and: Elm Road, Oakwood Road, Ryan Road, Drexel Avenue, Rawson Avenue, College Avenue. Property damages due to the loss of parking or diminished circulation would be appraised during the real estate process.

The Proposed Action will include the removal, relocation or modification of numerous median openings and driveways. Some left turning movements will be restricted.

There are five proposed areas for detention ponds:

- West side of WIS 241, north of County Line Road
- East side of WIS 241, south of Ryan Road
- East side of WIS 241, south of West Colonial Woods Drive
- East of WIS 241, south of Drexel Avenue
- West side of WIS 241, north of Sycamore Street

Decorative lighting, signage and landscaping are proposed to be included in the design.

Further information concerning the proposed improvement is available at the Department's Southeast Region in Waukesha, Wisconsin at the address given below. A public hearing may be requested by individuals to whom the proposed project is of significant concern. The hearing request should indicate the concerns and reasons why a hearing is requested. A public hearing may be held if it is determined that there is substantial public interest to warrant a hearing.

Before making a request for a public hearing, persons are encouraged to contact the Department's Project Manager, Vida Shaffer, PE at (262) 548-6766 to express their views and discuss those aspects of the proposal that are of concern. If a hearing is held, it will consider location and design aspects of the proposed improvement; the social, economic, and environmental impacts and effects of the proposed improvement (including those aspects that may require permit application to the U.S. Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act); and whether the improvement is or is not in the public interest and consistent with the goals and objectives of area planning.

A request for a public hearing may be made by submitting a written request to Vida Shaffer, Project Manager, WisDOT Southeast Region, 141 NW Barstow St. P.O. Box 798, Waukesha, WI 53187-0798, postmarked on or before Friday, June 1, 2012. If a hearing is held, notice of the time and place of the hearing will be published in area newspapers.

ALL INTERESTED PERSONS are further notified of the availability of an Environmental Assessment of the proposal's impacts and effects which has been prepared and filed according to the State and National Environmental Policy Acts. This document indicates that no significant environmental impacts are anticipated to occur as a result of this improvement. The Environmental Assessment is available for inspection and copying at the following locations:

Wisconsin Dept. of Transportation
Southeast Region
Vida Shaffer, Project Manager
141 NW Barstow St.
P.O. Box 798
Waukesha, WI 53187
(262) 548-6766
WI Telecommunications Relay System
(TTY): 711

Wisconsin Dept. of Transportation
DTSD - Bureau of Technical Services
Jay Waldschmidt
4802 Sheboygan Avenue, Room 451
P.O. Box 7965
Madison, Wisconsin 53707-7965
(608) 267-9806

Franklin Public Library
9151 W. Loomis Road
Franklin, WI 53132
Phone: 414-425-8214

City of Oak Creek
City Clerk's Office
8640 S. Howell Avenue
Oak Creek, WI 53154
Phone: 414-768-6500

Comments regarding the environmental impacts and effects of the proposed improvement are invited to be submitted to the Department of Transportation postmarked on or before Friday, June 8, 2012. Mail to Vida Shaffer, Project Manager, 141 NW Barstow St., P.O. Box 798, Waukesha, WI 53187.

Persons with an interest in or knowledge about historical and archeological resources in the project are invited to include such information as part of any comments submitted or contact Vida Shaffer at (262) 548-6766.

Note: The Southeast Region Office is handicap accessible and the hearing impaired can contact the District through the Wisconsin Telecommunication Relay System phone number 711.

Wisconsin Department of Transportation
Division of Transportation System Development
Project ID # 2265-11-00

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/01/12
HEARINGS	Special Assessment for installing sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits	ITEM NUMBER D.1.

Following a presentation by the City Engineer on 5/01/12 the Council may accept public comment regarding the proposed installation of sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits.

COUNCIL ACTION REQUESTED

CITY OF FRANKLIN
OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENT FOR INSTALLATION OF SANITARY SEWER ON W. RYAN ROAD FROM S. 112TH STREET TO THE WEST CITY LIMITS

NOTICE IS HEREBY GIVEN that the Common Council of the City of Franklin has declared its intention to exercise its police powers under Section 66.0701, Wisconsin Statutes, and Section 207-15, Franklin Municipal Code, to levy special assessments for sanitary sewer installation improvements, in the following locations:

"W. Ryan Road from S. 112th Street to the west City limits"

A report showing proposed plans and proposed assessments and other data is on file in the Clerk's Office at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin, 53132.

NOTICE IS HEREBY GIVEN that such report is open for review and inspection from Monday through Friday, between the hours of 9:00 a.m. and 12 noon and 1:00 p.m. and 4:30 p.m. and will be so continued for the period of ten (10) days after the date of publication of this notice.

NOTICE IS ALSO HEREBY FURTHER GIVEN that on **TUESDAY, MAY 1, 2012 at 6:30 p.m.** the Common Council will be in session in their chambers at Franklin City Hall, 9229 W. Loomis Rd., Franklin, WI, 53132 to hear all persons interested, their agents or attorneys, concerning the matter contained in the preliminary resolution and report, including proposed assessments.

If you have any questions contact City Engineer John Bennett at 425-7510.

By order of the Common Council of the City of Franklin, Wisconsin, the 2nd day of April, 2012.

Sandra L. Wesolowski
City Clerk

APPROVAL Slw CAP	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/1/12
REPORTS & RECOMMENDATIONS	2011 Comprehensive Annual Financial Report of the City of Franklin and the required communications letter from CliftonLarsonAllen LLP	ITEM NUMBER F.1.

Ms. Renee Messing and Mr. Jake Lenell of CliftonLarsonAllen LLP will make a presentation on the financial results of the year 2011.

The 2011 Comprehensive Annual Financial Report (CAFR, a financial highlights presentation and a required communications letter from CliftonLarsonAllen LLP are attached for this agenda item.

Ms. Messing and Mr. Lenell will be available to answer questions from Common Council Members regarding her presentation or questions about the above reports.

COUNCIL ACTION REQUESTED

Motion to receive and place on file the 2011 Comprehensive Annual Financial Report (CAFR), and the required communications letter from CliftonLarsonAllen LLP.

CITY OF FRANKLIN
2011 AUDIT RESULTS

Presented to the Common Council

May 1, 1012

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www.cliftonlarsonallen.com

CliftonLarsonAllen

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COMPREHENSIVE ANNUAL FINANCIAL REPORT

- Transmittal letter
- Auditor's report
- Management discussion and analysis
- Financial statements and footnotes
- Supplementary information
- Statistical information

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Governmental Funds

	General	Debt Service	TIF Districts	Nonmajor Governmental Funds	Total
Revenues and transfers in	$25,206,663	$ 2,802,985	$ 7,274,169	$ 5,429,142	$ 40,712,959
Expenditures and transfers out	24,562,375	1,729,508	8,819,884	5,322,295	40,434,062
Revenues over (under) expenditures	644,288	1,073,477	(1,545,715)	106,847	278,897
Fund balance Beginning of year	5,476,585	3,021,278	5,955,408	7,676,677	22,129,948
End of year	**$ 6,120,873**	**$ 4,094,755**	**$ 4,409,693**	**$ 7,783,524**	**$ 22,408,845**
Nonspendable	$ 55,820	$ 3,738,000	$ 7,520,000	$ 10,313	$ 11,324,133
Restricted	-	356,755	-	4,835,809	5,192,564
Assigned	-	-	552,904	2,937,402	3,490,306
Unassigned	6,065,053	-	(3,663,211)	-	2,401,842
Total	**$ 6,120,873**	**$ 4,094,755**	**$ 4,409,693**	**$ 7,783,524**	**$ 22,408,845**

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GOVERNMENT-WIDE (GASB 34) NET ASSETS

Fund balance - governmental funds	$ 22,408,845
Capital assets	115,310,795
Receivables and related deferred revenue	1,807,142
Internal service net assets	2,858,043
Long-term obligations	(34,415,003)
Net assets - governmental activities	**$ 107,969,822**

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ENTERPRISE FUNDS

	Water	Sewer	Total
Revenues, transfers and capital contributions	$ 5,224,814	$ 3,163,509	$ 8,388,323
Expenses and transfers out	5,223,934	3,376,414	8,600,348
Change in net assets	880	(212,905)	(212,025)
Net assets, beginning of year	46,757,683	46,469,903	93,227,586
Net assets, end of year	**$46,758,563**	**$46,256,998**	**$93,015,561**
Capital assets	45,304,853	44,245,741	89,550,594
Other assets	1,453,710	2,011,257	3,464,967
Net assets, end of year	**$46,758,563**	**$46,256,998**	**$93,015,561**

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OTHER FUNDS

	Employee Benefits & Insurance	OPEB Trust
Revenues and transfers in	$ 3,870,743	$ 682,719
Expenses and transfers out	3,244,857	354,224
Change in net assets	625,886	328,495
Net assets, beginning of year	2,232,157	2,104,256
Net assets, end of year	**$ 2,858,043**	**$ 2,432,751**

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AUDITOR COMMUNICATION LETTER

- Auditor's responsibility under generally accepted audit standards
- Qualitative aspects of accounting policies and disclosures
- Audit Adjustments
- Other matters

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CLOSING

- Records maintained in good order
- Full cooperation received from City staff during audit process

Questions?

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www.cliftonlarsonallen.com

April 24, 2012

Finance Committee and Common Council
City of Franklin
Franklin, Wisconsin

This letter is to provide you with information about significant matters related to our audit of the financial statements of City of Franklin (the City) for the year ended December 31, 2011. It is intended solely for the Finance Committee and Common Council and should not be used by anyone other than these specified parties.

The following are our observations arising from the audit that are relevant to your responsibilities in overseeing the financial reporting process.

Auditor's Responsibilities Under Generally Accepted Auditing Standards. Our audit was performed for the purpose of forming and expressing an opinion about whether the financial statements, that have been prepared by management with your oversight, are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit does not relieve you or management of your responsibilities.

Significant Issues Discussed With Management Prior to Retention. We discuss various matters with management each year prior to retention as the City's auditors. These discussions occur in the normal course of our professional relationship. There were no significant issues, including the application of accounting principles and auditing standards, which were discussed with management prior to our retention as auditors.

Consultations With Other Accountants. We were informed by management that they made no consultations with other accountants on the application of generally accepted accounting principles and generally accepted auditing standards.

Qualitative Aspects of Accounting Practices.

Accounting Policies
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Franklin are described in Note 1 to the financial statements. There were no significant accounting policies or their application which were either initially selected or changed during the year.

We noted no transactions in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

There were no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting Estimates
Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The City is self-insured for its health and dental claims. Management's determination of estimated claims and judgments are based on historical loss levels for health claims.

Management records an expense and related liability for the difference between the other postemployment expense and the amount paid on behalf of retirees and employees for health and life insurance benefits. This additional liability, termed net OPEB obligation, is an estimate that is determined through the use of an actuarial study performed by an outside organization.

Management also records an expense and related liability for the difference between the accrued pension expense and the amount paid on behalf of retirees and employees for pension benefits. This additional liability, termed net pension obligation, is an estimate that is determined through the use of an actuarial study performed by an outside organization.

Our conclusion regarding the reasonableness of these estimated liabilities was based primarily on our review of the key factors and assumptions used to develop those estimates.

Financial Statement Disclosures
Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

Difficulties Encountered in Performing the Audit. We encountered no significant difficulties in dealing with management related to the performance of our audit.

Corrected Misstatements. There were no misstatements detected as a result of audit procedures and corrected by management that were material, either individually or in the aggregate, to the financial statements taken as a whole.

Representations from Management. We have requested the representations from management that are shown in the attached Exhibit A.

Disagreements With Management. There were no disagreements with management on financial accounting and reporting matters, auditing procedures, or other matters which would be significant to the City's financial statements or our report on those financial statements.

Please contact us if you have any questions regarding the matters included in this letter.

CliftonLarsonAllen LLP

Exhibit A

April 24, 2012

CliftonLarsonAllen LLP
10700 West Research Drive, Suite 200
Milwaukee, WI 53226

We are providing this letter in connection with your audit of the basic financial statements of City of Franklin as of December 31, 2011 and for the year then ended for the purpose of expressing an opinion as to whether the basic financial statements present fairly the financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information and the respective changes in financial position and cash flows, where applicable, and the budgetary comparison of City of Franklin in conformity with accounting principles generally accepted in the United States of America. We confirm that we are responsible for the fair presentation in the financial statements of financial position and results of operations of City of Franklin and cash flows, where applicable, of City of Franklin in conformity with accounting principles generally accepted in the United States of America. Although CliftonLarsonAllen LLP may have made suggestions as to the form and content of the financial statements or even prepared them in whole or in part, we acknowledge our responsibility for the review and approval of the financial statement amounts and disclosures, and understand the financial statements remain the representations of our management.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, as of April 24, 2012 the following representations made to you during your audit.

1. The basic financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America.

2. We have made available to you all:

   a. Financial records and related data.

   b. Minutes of meetings of the governing board and committees of board members or summaries of actions of recent meetings for which minutes have not yet been prepared.

   c. All communications from grantors, lenders, other funding sources or regulatory agencies concerning noncompliance with:

      (1) Statutory, regulatory or contractual provisions or requirements.

      (2) Financial reporting practices that could have a material effect on the financial statements.

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statements.

4. We have followed applicable laws and regulations in adopting, approving and amending budgets.

5. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.

6. With respect to the financial statements we acknowledge the following:

   a. The financial statements properly classify all funds and activities.

   b. The funds that meet the quantitative criteria in GASB Statement No. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

   c. Net asset components (invested in capital assets, net of related debt; restricted; and unrestricted) and fund balance components are properly classified and, if applicable, approved.

   d. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

   e. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

   f. Interfund, internal, and intra-activity and balances have been appropriately classified and reported.

   g. Capital assets, including infrastructure assets, are properly capitalized, reported, and, if applicable, depreciated.

   h. Special and extraordinary items have been appropriately classified and reported.

   i. We acknowledge our responsibility for the management's discussion and analysis, budgetary sch edules, and pension information, which is required supplementary information (RSI). Such information is measured and presented within prescribed guidelines, and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the required supplementary information.

7. There are no material transactions that have not been properly recorded in the accounting records underlying the financial statements.

8. We acknowledge our responsibility for the design and implementation of programs and controls to prevent and detect fraud.

9. We have no knowledge of any fraud or suspected fraud affecting the entity involving:

   a. Management.

   b. Employees who have significant roles in internal control.

   c. Others where the fraud could have a material effect on the financial statements.

10. We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

11. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or fund balances.

12. The following have been properly recorded or disclosed in the financial statements:

   a. Related party transactions and related amounts receivable or payable, including revenues, expenditures, loans, transfers, leasing arrangements, and guarantees.

   b. Arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances, line of credit, or similar arrangements.

   c. Guarantees, whether written or oral, under which the entity is contingently liable.

   d. Agreements to repurchase assets previously sold.

   e. Estimates that might be subject to material change within one year from the date of the financial statements. We have identified all accounting estimates that could be material to the financial statements, including the key factors and significant assumptions underlying those estimates, and we believe the estimates are reasonable in the circumstances.

13. There are no:

   a. Violations or possible violations of budget ordinances, or laws or regulations (including those pertaining to adopting or amending budgets, tax or debt limits, and federal, state or local environmental laws and regulations) whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency.

   b. Other material liabilities or gain or loss contingencies that are required to be accrued or disclosed by Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 450, *Contingencies*.

c. Transfers, reservations or designations of fund equity or interfund borrowings that were not properly authorized and approved, or uncollectible interfund loans that have not been properly reflected in the financial statements or disclosed to you.

14. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with FASB ASC 450.

15. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged.

16. Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the balance-sheet date and have been appropriately reduced to their estimated net realizable value.

17. Provision has been made to reduce excess or obsolete inventories to their estimated net realizable value.

18. We are responsible for determining if we have received, expended or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals $500,000 or more from all sources. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.

19. We are responsible for establishing and maintaining effective internal control over financial reporting.

20. We are responsible for City of Franklin compliance with laws and regulations applicable to it; and we have identified, and disclosed to you, all laws and regulations that have a direct and material effect on the determination of financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds. We have complied with all aspects of laws, regulations, and contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

21. No events have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to, or disclosure in, the financial statements.

Calvin A. Patterson
Director of Finance & Treasurer

Mark Luberda
Director of Administration

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/01/12
Reports & Recommendations	**SUBJECT:** A resolution awarding a contract to the low bidder, Globe Contractors, Inc., for the extension of sanitary sewer with laterals in W. Ryan Road from S. 112th Street to the west City limits in the amount of $408,460 for the mandatory alternate bid.	**ITEM NO.** F. 2.

BACKGROUND

Pursuant to the direction of the Common Council relative to the installation of sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits, please be advised that bids were received on April 26, 2012. There were three (3) bidding contractors each submitting a base bid and mandatory alternate.

ANALYSIS

The bids varied significantly by contractor and from base bid to mandatory alternate. The low bidder, Globe Contractors, is presently constructing the Ryan Creek Interceptor along W. Ryan Road. The low bids submitted, indicates the advantage of installing both sewers within similar project limits and period of time. The advantage to the City and assessed property owners is in terms of cost and project coordination; including property owner's access and traffic management.

The base bid was developed by placing this local sewer eight (8) feet from and parallel to the Ryan Creek Interceptor within the street pavement; this being desirable for year round maintenance and for potential emergency response. The alternate bid was developed by placing the local sewer ten (10) feet north of the pavement. This will result in manholes in front lawns or private drives, although still within street right-of-way.

Staff believes the maintenance advantage of the base bid approach, within pavement could not justify the cost difference of $45,660 for the installation of the main sewer outside of the pavement, the mandatory alternative approach.

A recommendation letter from the project engineer, Ruekert-Mielke is consistent with staff's recommendation of contract awarded to Globe Contractors, for the mandatory alternate in the bid amount of $408,460.

OPTIONS

Approve
or
Deny

FISCAL NOTE

Total project cost will be financed through special assessments. The recommended mandatory alternate bid will result in an assessment rate of $66.31/per foot; this being 18.4% less than cap amount of $81.25/LF for residential properties and 27.3% less than the cap amount of $105.50/LF for commercial properties.

RECOMMENDATION

Motion to adopt Resolution No. 2012-_____, a resolution awarding a contract to the low bidder, Globe Contractors, Inc., for the extension of sanitary sewer with laterals in W. Ryan Road from S. 112th Street to the west City limits in the amount of $408,460 for the mandatory alternate bid.

RJR/db

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2012 - _____

A RESOLUTION AWARDING A CONTRACT TO
THE LOW BIDDER, GLOBE CONTRACTORS, INC.
FOR THE EXTENSION OF SANITARY SEWER WITH LATERALS IN
W. RYAN ROAD FROM S. 112TH STREET TO THE WEST CITY LIMITS
IN THE AMOUNT OF $408,460 FOR THE MANDATORY ALTERNATE BID

WHEREAS, the City has received requests for sanitary sewer service from property owners fronting W. Ryan Road; and

WHEREAS, the timing of the installation of a local sewer along W. Ryan Road to connect to the Ryan Creek Interceptor now under construction along this portion of Ryan Road will allow for coordination with the installation and restoration including the one time paving of the road; and

WHEREAS, the Common Council has recognized the advantages to the City and property owners and directed staff to have prepared plans and specifications, and then advertise and receive bids; and

WHEREAS, the City of Franklin advertised and received bids for the installation of sanitary sewer with laterals along W. Ryan Road from S. 112th Street to the west City limits; and

WHEREAS, the low bidder was Globe Contractors, Inc.; and

WHEREAS, Globe Contractors, Inc. are qualified public works contractors; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, that Globe Contractors, Inc. be awarded the contract for the installation of sanitary sewer with laterals along W. Ryan Road from S. 112th Street to the west City limits based on their low mandatory alternate base bid of $408,460 in accordance with bid plans and specifications.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute a contract with Globe Contractors, Inc. on behalf of the City.

INTRODUCED at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012 by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RJR/db

Resol\Awarding Bid for Sanitary Sewer for Ryan Road from 112th to west City limits to Glove Contractors 2012

Ruekert·Mielke
engineering solutions for a working world

April 26, 2012

Mr. John M. Bennett, P.E.
City Engineer/Director of Public Works
City of Franklin
9229 West Loomis Road
Franklin, WI 53132

RE: Ryan Road Sanitary Sewer Extension
Recommendation of Award

Dear Mr. Bennett:

Bids for the above project were opened on April 26, 2012 at 10:00 a.m. at the Franklin City Hall and were as follows:

	Bidder	Base Bid	Mandatory Alternate Bid
1.	Globe Contractors, Inc.	$448,070.00	$408,460.00
2.	Super Excavators, Inc.	$599,475.00	$454,689.00
3.	Mainline Sewer & Water, Inc.	$686,932.00	$580,322.00

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.

2. We have no objections to the low bidder, nor to the proposed major subcontractors and suppliers.

3. Low bidder has successfully completed similar projects over the past several years.

4. The Mandatory Alternate Bid is the lowest cost alternative.

On these bases, we recommend that Globe Contractors, Inc. be awarded the Ryan Road Sanitary Sewer Extension-Mandatory Alternate Bid contract, contingent on permits/approvals by DNR, Milwaukee County Department of Transportation and Public Works and MMSD in the amount of $408,460.00. This amount is based on the bid unit prices and estimated quantities. Actual quantities, and therefore the final contract price, may vary.

On all construction projects, unpredictable factors may increase the final contract amount. For this reason we recommend that the City of Franklin include a 10 percent contingency when preparing the financial plan for this work.

W233 N2080 Ridgeview Parkway • Waukesha, Wisconsin 53188-1020
(262) 542-5733 • Fax: (262) 542-5631 • www.ruekert-mielke.com

Ruekert·Mielke
engineering solutions for a working world

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. After regulatory agency approvals and permits have been received, please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until June 25, 2012, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT/MIELKE

Anthony D. Petersen, P.E.
Principal/Senior Project Manager

ADP:sjs
Encl: Notice of Award (3 copies)

cc: Ronald J. Romeis, P.E., City of Franklin
Jesse A. Wesolowski, City of Franklin
Joseph W. Eberle, P.E., Ruekert/Mielke
File

W233 N2080 Ridgeview Parkway • Waukesha, Wisconsin 53188-1020
(262) 542-5733 • Fax: (262) 542-5631 • www.ruekert-mielke.com

NOTICE OF AWARD

Date of Issuance: _____

Contract: Ryan Road Sanitary Sewer Extension

Owner: City of Franklin

Bidder: Globe Contractors, Inc. Engineer: Ruekert & Mielke, Inc.

Address: N50 W23076 Betker

Pewaukee, WI 53072

TO BIDDER:

You are notified that your Bid dated April 26, 2012 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for:

Ryan Road Sanitary Sewer Extension Mandatory Alternate Bid

The Contract Price of your Contract is $408,460.00

3 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

5 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award:

1. Deliver to the Engineer 3 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Bonds as specified in the Instructions to Bidders (Article 19), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Deliver with the executed Contract Documents certificates and other evidence of insurance as specified in the General Conditions (Article 5) and the Supplementary Conditions modifying Article 5 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 15 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Contract Documents.

Owner: CITY OF FRANKLIN

By: _____
Authorized Signature

Title: _____

Date: _____

Copy to Owner

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/01/12
REPORTS AND RECOMMENDATIONS	Final Resolution directing installation of, payment and levy of special assessment for installation of sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits	ITEM NUMBER F. 3.

A public hearing was held on 5/01/12 regarding the proposed special assessments for installation of, payment and levy of special assessment for installation of sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits.

The Council may now adopt the resolution levying special assessments to pay for the project.

COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2012-_____ directing the installation of, payment and levy of special assessment for installation of sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits.

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2012-_____

A FINAL RESOLUTION DIRECTING INSTALLATION OF, PAYMENT AND LEVY OF SPECIAL ASSESSMENT FOR INSTALLATION OF SANITARY SEWER ON W. RYAN ROAD FROM S. 112TH STREET TO THE WEST CITY LIMITS

WHEREAS, the installation of public improvements in the location stated below is in the interest of the public and will specially benefit the abutting property owners; and,

WHEREAS, the Franklin Common Council declared its intent to exercise its police powers to levy special assessments for the installation of sanitary sewer on W. Ryan Road from S. 112th Street to the west City limits by Resolution No. 2012-6796 on April 2, 2012; and

WHEREAS, the Office of the City Engineer caused a report to be made consisting of plans and specifications, an estimate of the entire cost of the project and assessment to each affected parcel of property and filed its report in the Office of the City Clerk for public inspection; and

WHEREAS, the Office of the City Clerk gave notice to affected persons by mail on April 10, 2012, and to all persons by publication in the official newspaper on April 12, 2012 and April 19, 2012; and

WHEREAS, the Franklin Common Council held a public hearing on May 1, 2012 on the sanitary sewer at which time the Council heard all persons who wished to speak.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Franklin that the work and improvements for installing sanitary sewer are directed to be carried out; and

BE IT FURTHER RESOLVED that the City Engineer's Report on this matter, including plans and specifications is approved and the work and improvements be carried out in accordance with the Report;

BE IT FURTHER RESOLVED that payment for the improvements be made by assessing the costs to the abutting property as indicated in the Report of the City Engineer; that assessments may be paid in full in one (1) payment or in twelve (12) annual installments together with interest at the rate of 6% per annum to the City Treasurer; that the special assessments which are not paid when due, shall be placed upon the tax roll as a delinquent tax, and

BE IT FURTHER RESOLVED that the City Clerk is directed to publish this resolution as a Class I notice under Chapter 985 of the Wisconsin Statutes and to mail a copy of this resolution to every property owner whose name appears on the assessment roll and whose post office address is known or can be ascertained with reasonable diligence.

BE IT FURTHER RESOLVED that any person who has an interest in property affected by this action who feels aggrieved thereby may, within 40 days after the date of adoption of this resolution, appeal to the Circuit Court for Milwaukee County as set forth in Section 66.0701 Wisconsin Statutes and 207-15 of the Municipal Code.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES____ NOES____ ABSENT____

REPORT ON SPECIAL ASSESSMENTS

W. RYAN ROAD
FROM S. 112TH STREET WEST TO THE WEST CITY LIMITS
SANITARY SEWER EXTENSION

PROJECT NO. 2012-S-101

APRIL 27, 2012

The Common Council of the City of Franklin directed Engineering staff to prepare the Report on Special Assessments for the installation of sanitary sewer in W. Ryan Road from S. 112th Street west to the west City limits in the City of Franklin, as included in Resolution No. 2012–6796, adopted on April 2, 2012.

Herewith is the report, consisting of Schedules A through D, a reference map and bid tabulation, attached.

FRANKLIN ENGINEERING DEPARTMENT

John M. Bennett
City Engineer

SCHEDULE A – CONSTRUCTION PLANS AND SPECIFICATIONS

SCHEDULE B – TOTAL PROJECT COSTS

Net estimated sanitary sewer construction costs (less laterals)	$ 347,210.00
20 Percent Overhead	$ 69,442.00
Assessable Construction Costs	**$ 416,652.00**

Estimated lateral costs	$ 61,250.00
16 Percent Overhead	$ 9,800.00
Assessable Lateral Costs	**$ 71,050.00**

TOTAL CONSTRUCTION COSTS	**$ 408,460.00**
OVERHEAD	79,242.00
TOTAL PROJECT COSTS	**$ 487,702.00**

SCHEDULE C – ASSESSMENT COSTS

Total Frontage (lineal front feet) 7,171.56
Total Assessable Frontage (lineal feet) 6,283.30

Assessable Construction Cost = $416,652
Sanitary Sewer Assessment Rate - $416,652/6,283.30 = $66.311/ft.

Lateral Costs (lateral construction cost times 16% overhead).

17– 6" laterals (3,176.47 x 1.16) = $3,684.71/each – Total $62,640.00

1– 8" lateral (3,500 x 1.16) = $4,060/each – Total $ 4,060.00

1– 12" lateral (3,750 x 1.16) = $4,350/each – Total $ 4,350.00

TOTAL Lateral Project Cost $71,050.00

Total Assessment Return (from spread sheet)

TOTAL $ 487,702.00

No land is to be taken nor damages contemplated on this project.

Properties Served By Sanitary Sewer

The properties which are subject to the assessment are benefited by public sanitary sewer service in the following five (maybe more) ways:

- Assurance of treatment by a wastewater treatment facility
- Elimination of the need for maintenance and repair of individual on-site septic systems
- Elimination of the potential for contamination of groundwater serving private water supply wells, by pathogenic or disease-causing microorganisms present in wastewater
- Elimination of the potential for odors due to wastewater from on-site septic systems seeping out of the ground during seasonal periods of high groundwater.
- The develop ability of vacant, under-developed or partially developed properties that are deferred from development by the lack of municipal sanitary sewer systems causing a negative impact on the fair market value

SCHEDULE D

The properties, against which the assessments are proposed, are benefited. The schedule of special assessments lists property descriptions, ownership of record and assessments.

SPECIAL ASSESSMENTS W. RYAN ROAD
SANITARY SEWER EXTENSION AND LATERALS
PROJECT 2012-S101, CITY OF FRANKLIN, WI
S. 112TH STREET TO WEST CITY LIMIT

NUMBER	OWNER NAME MAILING ADDRESS	PROPERTY ADDRESS	ZONING	TOTAL FRONTAGE	ASSESS FRONTAGE		RATE PER EACH/LAT	TOTAL FRONT/FOOT ASSESSMENT	NO. OF LATERALS	EACH RATE	COST OF CONN.	BENEFITS	DAMAGES	NET SPECIAL ASSESSMENT
890-9991-001	Franklin DC Land LLC	W. Ryan Road	R-3	1206.00	1206.00		66.311	$ 79,971.07	1 - 12"	4,350.00	$4,350.00		0	
	20975 Swenson Dr. #325								1 - 8"	4,060.00	$4,060.00			
	Waukesha, WI 53186										$8,410.00	$88,381.07		$88,381.07
890-9994-000	William & Jeanette Johnson	11856 W. Ryan Road	R-3	150.00	150.00		66.311	$ 9,946.65	1 - 6"	3,684.71	$3,684.71	$13,631.36	0	$13,631.36
	4095 Lake Shore Drive													
	Rhinelander, WI 54501													
890-9992-000	Eric & Michelle Balcerowski	11930 W. Ryan Road	R-3	151.98	151.98		66.311	$ 10,077.95	1 - 6"	3,684.71	$3,684.71	$13,762.66	0	$13,762.66
	11930 W. Ryan Road													
	Franklin, WI 53132													
890-9993-000	Michael & Lisa Ciesinski	11900 W. Ryan Road	R-3	150.00	150.00		66.311	$ 9,946.65	1 - 6"	3,684.71	$3,684.71	$13,631.36	0	$13,631.36
	11900 W. Ryan Road													
	Franklin, WI 53132													
890-9995-000	John & Kathleen Sifuentes	11838 W. Ryan Road	R-3	150.00	150.00		66.311	$ 9,946.65	1 - 6"	3,684.71	$3,684.71	$13,631.36	0	$13,631.36
	11838 W. Ryan Road													
	Franklin, WI 53132													
890-9996-000	Timothy & Heather Behling	11820 W. Ryan Road	R-3	150.00	150.00		66.311	$ 9,946.65	1 - 6"	3,684.71	$3,684.71	$13,631.36	0	$13,631.36
	11820 W. Ryan Road													
	Franklin, WI 53132													
890-9997-000	Thomas & Alice Benning	11720 W. Ryan Road	R-3	110.00	110.00		66.311	$ 7,294.21	1 - 6"	3,684.71	$3,684.71	$10,978.92	0	$10,978.92
	11720 W. Ryan Road													
	Franklin, WI 53132													
890-9998-001	Daniel & Dawn Merritt	11700 W. Ryan Road	R-3	198.65	198.65		66.311	$ 13,172.68	1 - 6"	3,684.71	$3,684.71	$16,857.39	0	$16,857.39
	11700 W. Ryan Road													
	Franklin, WI 53132													
890-9998-002	Rebecca Higby	11606 W. Ryan Road	R-3	204.99	204.99	**	66.311	$ 13,593.09	1 - 6"	3,684.71	$3,684.71	$17,277.80	0	$17,277.80
	11606 W. Ryan Road													
	Franklin, WI 53132													
891-9994-000	Frank & Pamela Janiszewski	12301 W. Ryan Road	R-8	995.00	497.50	*	66.311	$ 32,989.72	1 - 6"	3,684.71	$3,684.71	$36,674.43	0	$36,674.43
	12301 W. Ryan Road													
	Franklin, WI 53132													
891-9995-000	WI Electric Power Company	W. Ryan Road	R-8	127.50	127.50		66.311	$ 8,454.65	None	0.00	$0.00	$8,454.65	0	$8,454.65
	231 W. Michigan Street													
	Milwaukee, WI 53203													
844-9994-000	WI Electric Power Company	W. Ryan Road	R-8	140.00	140.00		66.311	$ 9,283.54	None	0.00	$0.00	$9,283.54		$9,283.54
			Totals of this Page:					$ 214,623.51			$41,572.39			$256,195.90

* Odd shaped lot reduction (1/2)

** Short side of corner lot

SPECIAL ASSESSMENTS W. RYAN ROAD
SANITARY SEWER EXTENSION AND LATERALS
PROJECT 2012-S101, CITY OF FRANKLIN, WI
S. 112TH STREET TO WEST CITY LIMIT

NUMBER	OWNER NAME MAILING ADDRESS	PROPERTY ADDRESS	ZONING	TOTAL FRONTAGE	ASSESS FRONTAGE	RATE PER EACH/LAT	TOTAL FRONT/FOOT ASSESSMENT	NO. OF LATERALS	EACH RATE	COST OF CONN.	BENEFITS	DAMAGES	NET SPECIAL ASSESSMENT
891-9993-000	Loomis Road Properties LLC	W. Ryan Road	R-8	255.70	255.70	66.311	$ 16,955.72	1 - 6"	3,684.71	$3,684.71	$16,955.72	0	$20,640.43
	11835 W. Ryan Road												
	Franklin, WI 53132												
891-9989-001	A & E Realty LLC	11906/08 W. Loomis Rc	R-8	461.60	461.60	66.311	$ 30,609.16	1 - 6"	3,684.71	$3,684.71	$30,609.16	0	$34,293.87
	11835 W. Ryan Road												
	Franklin, WI 53132												
891-9989-003	Michael & Joanne Zolecki	11835 W. Ryan Road	R-3	182.00	182.00	66.311	$ 12,068.60	1 - 6"	3,684.71	$3,684.71	$12,068.60	0	$15,753.31
	11835 W. Ryan Road												
	Franklin, WI 53132												
891-9989-004	Loomis Road Properties LLC	11607 W. Ryan Road	R-3	657.82	657.82	66.311	$ 43,620.70	1 - 6"	3,684.71	$3,684.71	$43,620.70	0	$47,305.41
	11835 W. Ryan Road												
	Franklin, WI 53132												
889-9991-006	John Lemke	11440 W. Loomis Road	B-2	237.00	237.00	66.311	$ 15,715.71	1 - 6"	3,684.71	$3,684.71	$15,715.71	0	$19,400.42
	8320 Virginia Circle												
	Wind Lake, WI 53185												
889-9992-000	John Lemke	11223 W. Loomis Road	B-2	781.52	390.76 *	66.311	$ 25,911.69	1 - 6"	3,684.71	$3,684.71	$25,911.69	0	$29,596.40
	8320 Virginia Circle												
	Wind Lake, WI 53185												
892-9992-000	Loomis Road Properties LLC	W. Ryan Road	R-2	676.80	676.80	66.311	$ 44,879.28	1 - 6"	3,684.71	$3,684.71	$44,879.28	0	$48,563.99
	11835 W. Ryan Road												
	Franklin, WI 53132												
892-9994-000	Eugene & Marlene Magarich	11327 W. Ryan Road	R-2	185.00	185.00	66.311	$ 12,267.54	1 - 6"	3,684.71	$3,684.71	$12,267.54	0	$15,952.25
	11327 W. Ryan Road												
	Franklin, WI 53132												
			Totals of this Page:				$ 202,028.40			$29,477.68			$231,506.08
			GRAND TOTAL (Both pages):***				$ 416,651.91			$71,050.07			$487,701.98
		*** Difference resulting from rounding											

MEMORANDUM: FROM ENGINEERING

DATE: April 11, 2012

TO: File

FROM: John M. Bennett, P.E., City Engineer

SUBJECT: VIEWING OF PROPERTIES FOR THE W. RYAN ROAD SANITARY SEWER EXTENSION BETWEEN S. 112TH STREET TO THE WEST CITY LIMITS

The installation of sanitary sewer by special assessment procedure is proposed on W. Ryan Road west of S. 112th Street to the west City limits. Please be advised that on the afternoon of April 11, 2012 I field reviewed the property and premises on the subject project area. The following are observations made during the viewing of the properties and premises as summarized below.

In summary, the viewing of the area does indicate a benefit to the properties contained within the project area for all vacant parcels and developed parcels. All vacant lands have the potential for development and existing developed lands on private on-site system has a potential of pollutants entering the adjacent land area.

JMB/db

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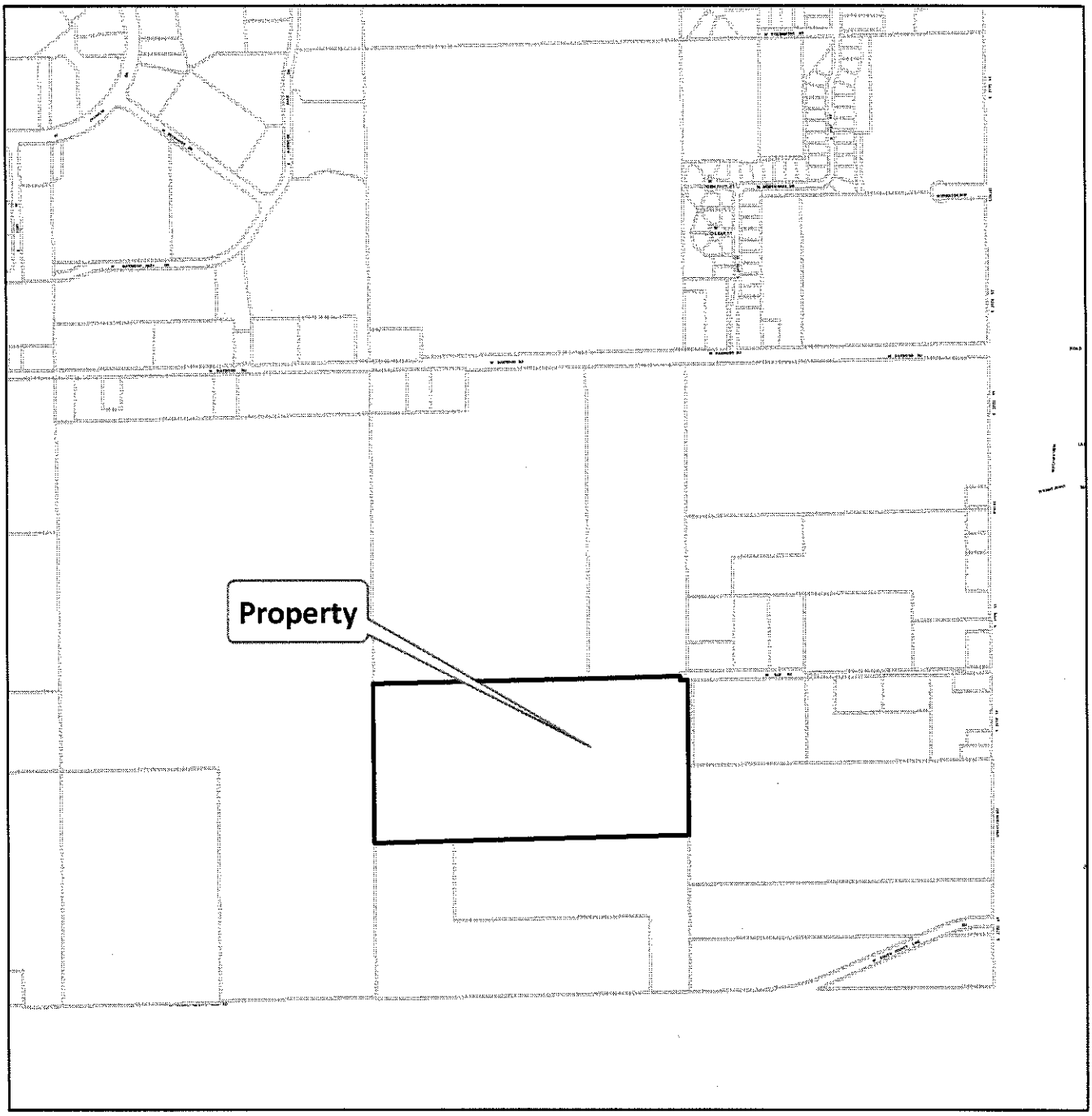
APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/01/12
REPORTS & RECOMMENDATIONS	ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0602 TO ADD "CONTROLLED ENVIRONMENT AGRICULTURE" AS A TYPE OF USE AND TO ALLOW SUCH USE AS A SPECIAL USE IN THE RC-1 CONSERVATION RESIDENCE DISTRICT, A-1 AGRICULTURAL DISTRICT AND A-2 PRIME AGRICULTURAL DISTRICT (SCOTT BILLER, VICE PRESIDENT OF INTEGRATED AQUAPONICS, INC., APPLICANT)	ITEM NUMBER F.4.

At their meeting on April 19, 2012, the Plan Commission recommended approval of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0602 to add "Controlled environment agriculture" as a type of use and to allow such use as a special use in the RC-1 Conservation Residence District, A-1 Agricultural District and A-2 Prime Agricultural District (Scott Biller, Vice President of Integrated Aquaponics, Inc., Applicant).

COUNCIL ACTION

A motion to approve Ordinance No. 2012-_____ adopting an ordinance to amend the Unified Development Ordinance text at Table 15-3.0602 to add "Controlled environment agriculture" as a type of use and to allow such use as a special use in the RC-1 Conservation Residence District, A-1 Agricultural District and A-2 Prime Agricultural District (Scott Biller, Vice President of Integrated Aquaponics, Inc., Applicant).

3617 West Elm Road
TKN 979-9997-000



0 700 1,400 2,800 Feet

City Development 2012
(2010 Aerial Layer)

NORTH

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.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

ORDINANCE NO. 2012-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0602 TO ADD "CONTROLLED ENVIRONMENT AGRICULTURE" AS A TYPE OF USE AND TO ALLOW SUCH USE AS A SPECIAL USE IN THE RC-1 CONSERVATION RESIDENCE DISTRICT, A-1 AGRICULTURAL DISTRICT AND A-2 PRIME AGRICULTURAL DISTRICT
(SCOTT BILLER, VICE PRESIDENT OF INTEGRATED AQUAPONICS, INC., APPLICANT)

WHEREAS, Table 15-3.0602 of the Unified Development Ordinance sets forth the permitted and special uses in the residential and agricultural zoning districts; and

WHEREAS, Scott Biller, Vice President of Integrated Aquaponics, Inc. having applied for a text amendment to Table 15-3.0602 so as to add "Controlled environment agriculture" as a type of use and to allow such use as a Special Use in the RC-1 Conservation Residence District, A-1 Agricultural District and A-2 Prime Agricultural District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for the addition of "Controlled environment agriculture" as a type of use and to allow such use as a Special Use in the RC-1 Conservation Residence District, A-1 Agricultural District and A-2 Prime Agricultural District, and having held a public hearing on the proposal on the 19th day of April, 2012 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

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

SECTION 1: Table 15-3.0602 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin is hereby amended as follows: add "Controlled environment agriculture" in the Type of Use column; and insert "S" (Special Use) in the RC-1, A-1 and A-2 columns applicable to "Controlled environment agriculture".

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

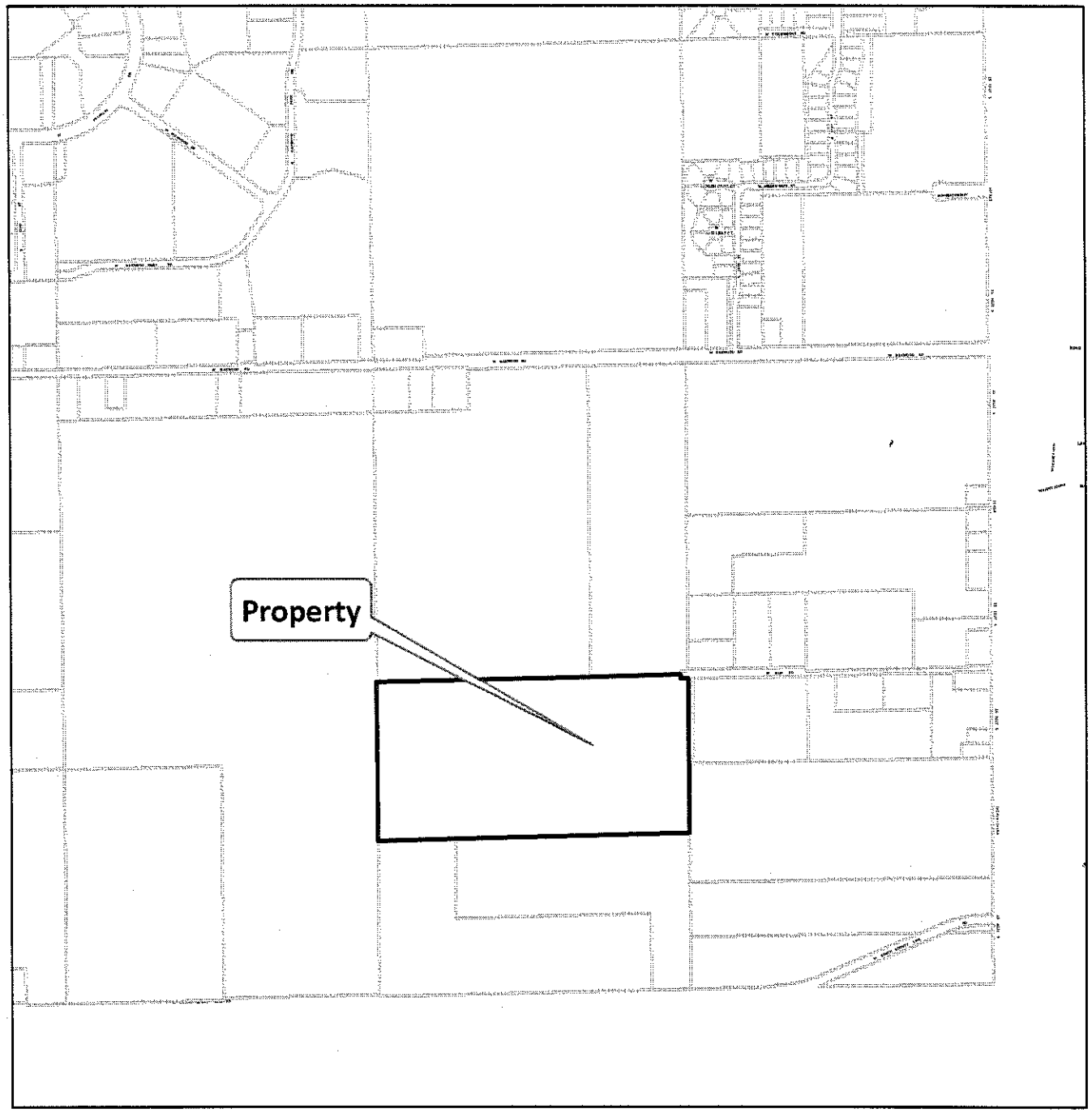
APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/01/12
Slw		
REPORTS & RECOMMENDATIONS	RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE DEVELOPMENT OF AN INDOOR CONTROLLED ENVIRONMENT AQUAPONIC AGRICULTURE SYSTEM BUSINESS USE UPON PROPERTY LOCATED AT 3617 WEST ELM ROAD (SCOTT BILLER, VICE PRESIDENT OF INTEGRATED AQUAPONICS, INC., APPLICANT)	ITEM NUMBER F.5.

At its April 19, 2012, meeting the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a special use for the development of an indoor controlled environment aquaponic agriculture system business use upon property located at 3617 West Elm Road (Scott Biller, Vice President of Integrated Aquaponics, Inc., Applicant).

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2012-_____, a resolution imposing conditions and restrictions for the approval of a special use for the development of an indoor controlled environment aquaponic agriculture system business use upon property located at 3617 West Elm Road (Scott Biller, Vice President of Integrated Aquaponics, Inc., Applicant).

3617 West Elm Road
TKN 979-9997-000



0 700 1,400 2,800 Feet

City Development 2012
(2010 Aerial Layer)

NORTH

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.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2012-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE DEVELOPMENT OF AN INDOOR CONTROLLED ENVIRONMENT AQUAPONIC AGRICULTURE SYSTEM BUSINESS USE UPON PROPERTY LOCATED AT 3617 WEST ELM ROAD (SCOTT BILLER, VICE PRESIDENT OF INTEGRATED AQUAPONICS, INC., APPLICANT)

WHEREAS, Scott Biller, Vice President of Integrated Aquaponics, Inc., having petitioned the City of Franklin for the approval of a Special Use in an RC-1 Conservation Residence District, under the "Controlled environment agriculture" type of use, to allow for an indoor controlled environment aquaponic agriculture system business use upon property located at 3617 West Elm Road, bearing Tax Key No. 979-9997-000, more particularly described as follows:

> Being a part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin which is bounded and described as follows: Commencing at the Northeast corner of said Southwest 1/4 Section; thence S00°21'25"E along the East line of said 1/4 Section 1321.62 feet to a point; thence S88°35'40"W along the South line of the North 1/2 of said 1/4 Section 2631.57 feet to a point, said point being on the West line of said 1/4 Section; thence N00°21'22"W along said West line 1322.17 feet to a point, said point being on the North line of said 1/4 Section; thence N88°36'23"E along said North line 2631.54 feet to the point of commencement. Excepting the parts dedicated to the City of Franklin for public street purposes; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 19th day of April, 2012, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Scott Biller, Vice President of Integrated Aquaponics, Inc., for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Scott Biller, Vice President of Integrated Aquaponics, Inc., successors and assigns, as an indoor controlled environment aquaponic agriculture system business use, which shall be developed in substantial compliance with, and operated and maintained by Scott Biller, Vice President of Integrated Aquaponics, Inc., pursuant to those plans City file-stamped April 10, 2012 and annexed hereto and incorporated herein as Exhibit A.

2. Scott Biller, Vice President of Integrated Aquaponics, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Scott Biller, Vice President of Integrated Aquaponics, Inc. indoor controlled environment aquaponic agriculture system business, 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.

3. The approval granted hereunder is conditional upon Scott Biller, Vice President of Integrated Aquaponics, Inc., and the indoor controlled environment aquaponic agriculture system business use for the property located at 3617 West Elm 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.

4. The future development of the site shall be in substantial conformance with the plans City file-stamp dated April 10, 2012 approved hereunder, and shall be subject to review and approval by Department of City Development staff and the applicable Inspection Department permits.

5. Applicant shall submit a revised Landscape Plan, to be reviewed and approved by Department of City Development staff, that demonstrates compliance with Table 15-5.0302 of the Unified Development Ordinance, utilizing existing and/or new plantings and providing additional plantings immediately north of the proposed parking lot.

6. Applicant shall complete a wetland delineation for any wetlands located within the 26.69-acre detailed Natural Resource Protection Plan review area, prior to the issuance of a Building Permit.

7. Applicant shall obtain Common Council approval of a Conservation Easement upon the natural resource features areas within the 4.88-acre project area of the 79.79-acre site, prior to the issuance of a Building Permit.

8. Applicant shall deliver to the City the appropriate road reservation of north 40 feet and east 40 feet of the applicant's property for future road extension purposes and that such reservation in proper form shall be filed prior to the issuance of the Building Permit.

9. Applicant shall submit revised architectural elevations that include a brick beltline on the north elevation of the Phase 1 Galleria Building, to be reviewed and approved by Department of City Development staff, prior to the issuance of a Building Permit.

10. This resolution recognizes the April 19, 2012 Plan Commission waiver approvals granted as authorized under §15-3.03051 from the requirements under §15-3.0352A., §15-3.0353B., §15-3.0353C., §15-3.0353E., and §15-3.0355 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, that in the event Scott Biller, Vice President of Integrated Aquaponics, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than $2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a

separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use. The approval granted hereunder includes the approval of the applicant's proposed phased development as is set forth in its Project Narrative City file-stamped March 20, 2012.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

April 5, 2012

Project Narrative
Integrated Aquaponics, Inc.
Proposed Commercial Aquaponic System
3617 W. Elm Road
Franklin, WI

The Parcel:

Harold Biller owns a 79.79 acre parcel located on the SW corner of Elm Rd. and the proposed extension of 35th St (tax key 979-9997-000). Integrated Aquaponics, Inc. will rent a portion of the property. Integrated Aquaponics is proposing to build its controlled environment greenhouses on a 640'x335' area (212,600 SF) in the NE corner of the property. This portion of the property is directly accessible to the existing dedicated ROW for Elm Rd. The current zoning for this parcel is RC-1. It is also acknowledged that the 2025 Future Land Use maps call for this area to be developed with a mixed use overlay. Scott Biller, VP of Integrated Aquaponics, Inc. has proposed a master site plan (see attached drawing), that provides a concept for how this parcel could be developed over time. The goal is to make sure we have a good fit into the surrounding urban fabric and to meet the city's desire to increase the tax base with the highest and best use for that area. We would propose incorporating this concept of sustainable agriculture into various building typologies throughout the parcel as the surrounding area is developed. Controlled Environment Agriculture is different from traditional farming. All growing operations take place in an enclosed bio-secure facility. These facilities are designed to provide optimal growing conditions for our Aquaponic systems. Building a controlled environment for agricultural operations reduces the risk of crop failure due to unpredictable weather, insect infestations and other environmental variables. An Integrated Aquaponic System allows for continuous sustainable food production year round.

Zoning and Use:

The subject parcel is currently zoned RC-1. Agricultural uses are not a permitted use. We are requesting a change in the Unified Development Ordinance (UDO) to allow this type of "Controlled Environment Agriculture" to be added as a special use. We also understand that amending the UDO does not guarantee that the special use will be granted and that we would still need to request the special use which must be approved by the Plan Commission and Common Council. Integrated Aquaponics, Inc. will be renting approximately a 4 acre portion of the property to accommodate its commercial aquaponic system (see site plan).

The Concept:

Aquaponics is a sustainable form of farming that is able to produce two crops within one system, fish and varying types of plants. The proposed aquaponic system is contained in a bio-secure controlled environment and has the ability to produce an intensive volume of high quality produce in a small area. This is an integrated system where plants benefit the fish and the fish benefit the plants. This symbiotic relationship allows for higher yields of both crops than if produced separately. It does not require the use of any insecticides, pesticides or chemical fertilizers. The produce grown in the facility is considered to be 100% organic.

The purpose of developing this type of agriculture in an urban environment is to demonstrate that food can be grown, in a sustainable fashion year round and consumed locally (within a 25 mile radius of the production facility). This greatly diminishes the associated transportation costs of food production. The design of our system makes local food production attractive and commercially

competitive. We have taken a modular design approach. We will build four independent modules which will make up a "Pod". A four module Pod will allow for weekly production of both the fish and as well as the plant crops. This Pod concept would be replicated on other sites extending the food production into other urban locations. The concept is to the decentralize the food production chain. Aquaponics and the controlled environment that we will build are based on a maturing technology. And this concept has great potential in the commercial marketplace. The aquaponic technology has 30 years of research behind it. One of the leading universities in this field has had a commercially scaled operation in continuous production for the past 12 years. There are many commercial systems patterned after this design that are currently operating in the US and around the world and has validated this concept.

The Benefits of an Aquaponic System:

- Sustainable and continuous food production.
- Produces organic produce (no insecticides, pesticides or chemical fertilizers).
- Produces food that is free of pathogens and soil born diseases.
- Uses very little water compared to traditional farming.
- Production is local and reduces energy consumption associated with transportation.

Development Process

Development of the Integrated Aquaponic Pod will be accomplished through a phased process.

Pre-planning:

- Obtaining all governmental approvals
- Site and building design
- Installation of site improvements and utilities
- Establish sales channels for the produce and fish.

Phase I:

- Build and operate "Module 1"

Phase II:

- Continued operation of Module 1 while tweaking the crop selection.
- Build and make operational Modules 2, 3 & 4

Daily Operations:

This facility would operate during normal business hours from 7 am to approximately 7 pm. No overnight activities are required. Each module will have one full time manager operating the system with 1 or 2 part-time employees to assist in the daily operations and harvesting.

Daily Functions

- Feeding the fish
- Seeding, rotating and harvesting of the plants
- Observation and monitoring of the system
- Water quality testing
- Cleaning filters and system components
- Weekly processing and packaging of produce
- Weekly fish harvesting (fish processing will be performed off site)

System Size

One module consists of (3) 24'x108' bays that are gutter connected to form one greenhouse plus a 12'x85' galleria connector building (8,830 SF). A separate 1,200 SF administration building will be attached to the Galleria (see attached drawings) in phase II. The complete "Integrated Aquaponics Pod" will consist of 4 modules built in phases over a 2-3 year period. A complete Pod will cover 36,500 SF of the 212,600 SF site.

Production Capacity

Each module will consist of 4-800 gallon fish tanks that can produce 3,600 lbs of tilapia annually. The hydroponic component is capable of producing the equivalent of 77,000 heads of lettuce and 5,800 pounds of tomatoes annually. Future production will include other types of produce such as specialty greens, culinary herbs, other fruit bearing plants. These more valuable crops will be introduced in the second year once the system has been stabilized. The lettuce head count is representative of the system's capacity. A complete Pod (4 modules) operating at full capacity will produce the equivalent of 285 lbs of tilapia, 5,900 heads of lettuce and 450 lbs of tomatoes on a weekly basis.

Site Requirements

Site Utilities: This system will require electricity and natural gas to be extended to the site.

Water: A standard well will be installed. A high capacity well is not required. This is a closed loop system. Once the tanks have been filled the daily water replacement is approximately 2% of the total system volume due to plant transpiration and evaporation. A single module will contain 11,200 gallons. Daily water replacement would be 225 gallons per module or approximately 900 gallons per day for the whole Pod. A 20 GPM pump would need to run approximately 10 hours for the initial fill of each module and then only 45 minutes per day under normal operations.

Sanitary: Requirements are minimal since each aquaponic module is a closed loop system. The waste stream is converted to nutrients for the plants to consume. There is no discharge from the system itself and the sanitary load would come only from the occupants working in the facility. In the event that we would need to drain a system we will build a separate drain field to accommodate this issue. A sanitary mound system will be installed to treat the waste stream of the occupants.

Heating, cooling and Ventilation: Heating will be accomplished via an in-floor radiant hot water heat system used to maintain the water temperature in the raft tanks which act as a thermal heat sink. This method allows the greenhouse air temperature to be 10-15 degrees cooler than the target water temperature further reducing the heat load. Supplemental heat will be provided by a high efficiency natural gas condensing unit heaters. The systems design will also takes advantage of passive solar gain during the day. Additional energy savings will be obtained from thermal insulation of the ground as well as the greenhouse structure itself. Capturing the waste heat from supplemental HID lighting running at night will also reduce the buildings heat load. Ventilation will take advantage of natural convection when possible using side wall venting and exhaust fans in the greenhouse end walls.

Electrical Requirements: Each module consists of (1) 1½ HP water pump, (1) 1½ HP regenerative air blower and (40) 1,000W HID supplemental lighting in the greenhouse. Additional electrical requirements include a walk-in cooler, the mechanical equipment, the office area, equipment monitoring and other miscellaneous electrical functions. Monthly electrical consumption for one module runs from a low of 1,300 KWH to a high of 12,800 KWH.

Access and Parking: Access for this project initially would consist of extending a private road from the west end of Elm Road with a permanent connection made to the future extension of Elm Road. The site will contain surface parking for circulation of cars and trucks used for food distribution, employees and visitors. Impervious surface area is approximately 16,000 SF.

27Th Street Design Overlay Standards

Integrated Aquaponics believes that the idea of incorporating our food supply into the urban fabric of the city fits the spirit of the 27th Street District's concept. The focus of our design is to create a "controlled environment" in which produce can be grown. The very fact that we intend to sell all our products locally can work to attract other businesses into the area.

Parking Requirements

We would request a waiver to Section 15-3.0352 to allow the parking spaces to be located between the principal structure and the public street. We have a limited need for parking spaces. No retail sales activity will be conducted from this site and thus visitors coming to the site will be limited. A total of 4 parking spaces per module will be needed for employee and visitor parking. We would agree to provide additional plantings between the parking lot and the public street in exchange for the waiver.

Landscape and Site Design General Standards

No extension of Elm Rd. is contemplated in connection with the construction of the proposed project. We would request a waiver to Section 15-3.0353 B, C & E. We agree fulfill these requirements when the street is constructed.

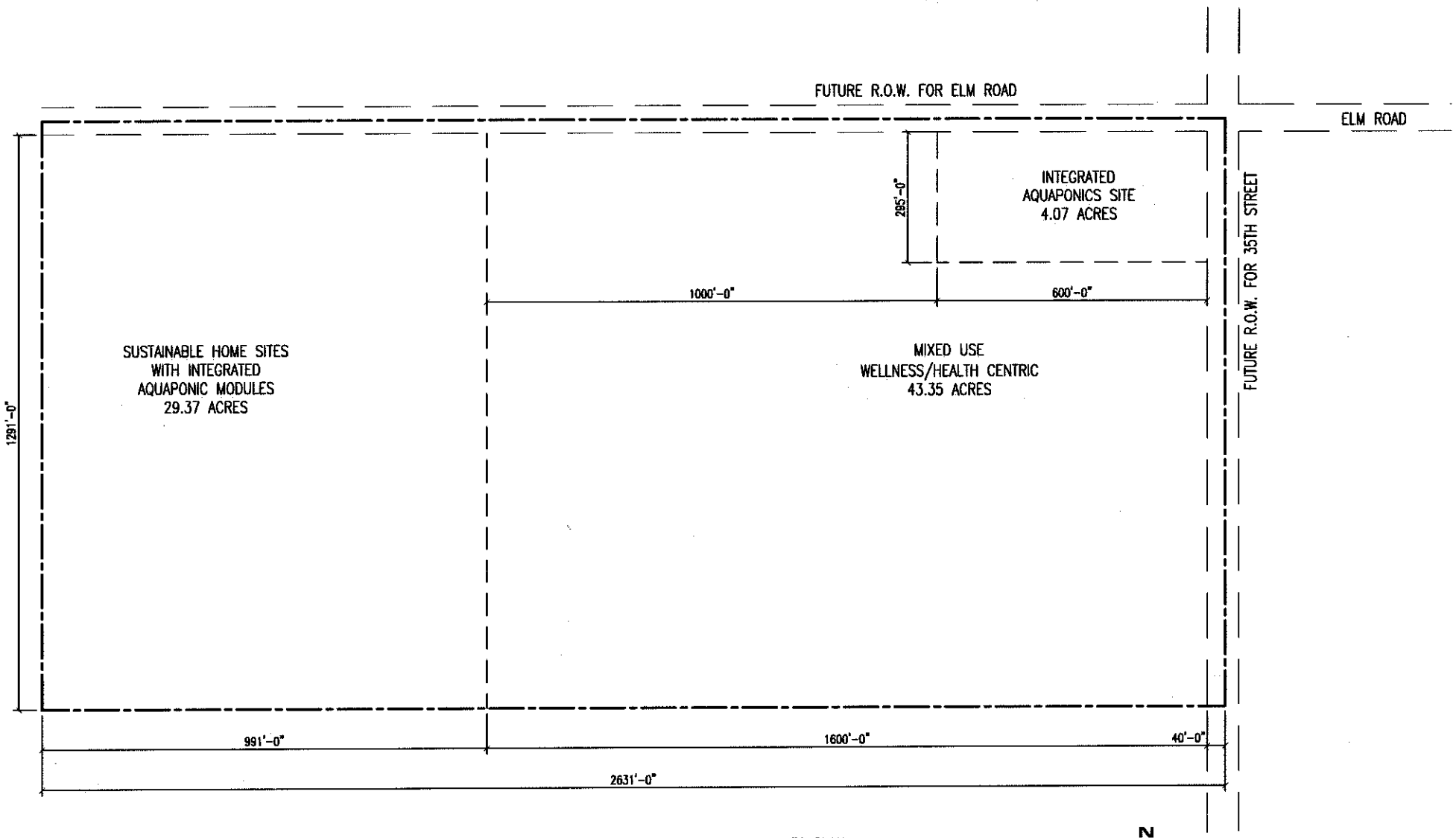
Landscaping Requirements for Off-Street Parking Areas

We will comply with all landscaping requirements as each module is built.

Architectural Requirements

We would request a waiver to Section 15-3.0355 A. 3. Based on the nature of our building (a greenhouse) it is difficult to use brick and stone as the primary material. We intend to use wood or fiber cement boards as the primary material and would agree to add a beltline of brick below the window sills on the primary elevation of the "Galleria Building". We would install this brickwork during the construction of the second module.

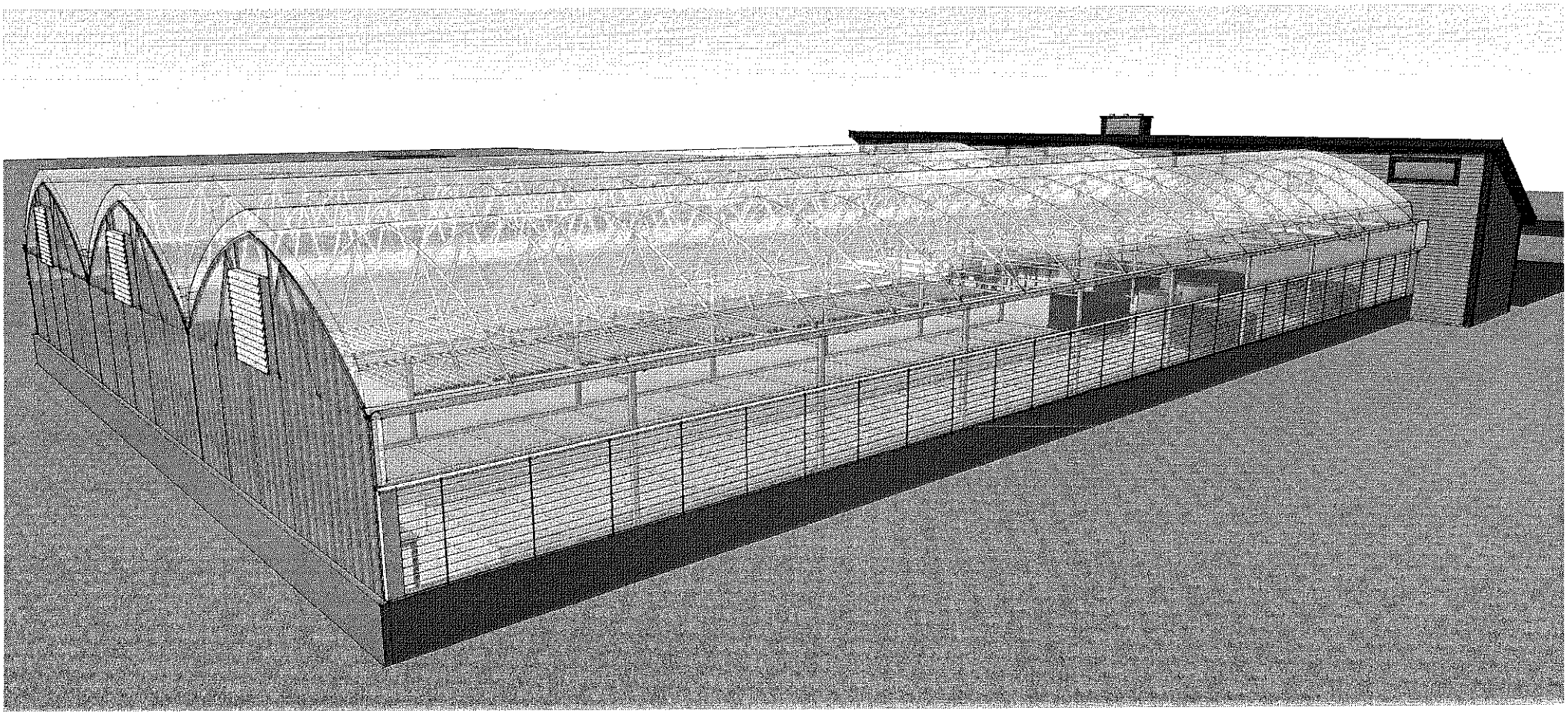
Section 15-3.0355 A. 7. Trash Service: No significant trash is generated. We will keep trash containers inside the galleria building and will place outside on day of collection. Any organic waste will be composted on site. Emergency backup generator will be placed on the backside of the galleria building between modules and will not be visible.



PROPOSED MASTER SITE PLAN
PARCEL TAX ID: 979-9997-000
79.79 ACRES
APRIL 5, 2012

0 100' 200' 400'
SCALE: 1"=200'

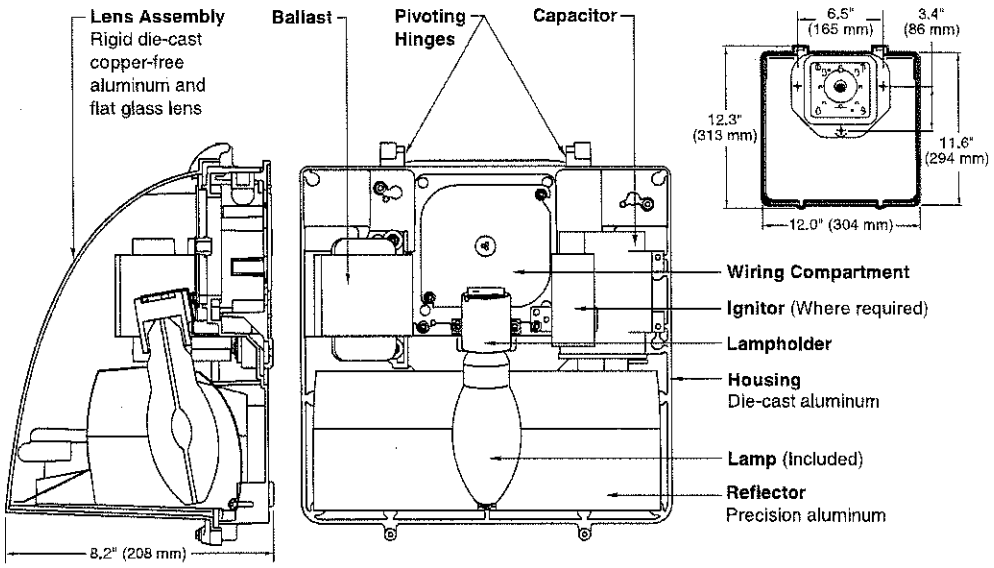
N

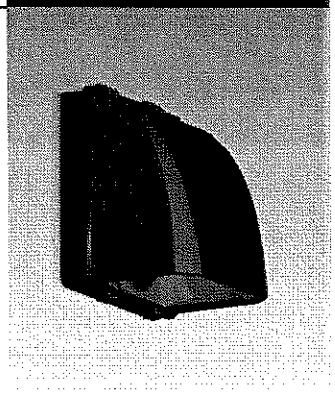


DIRECT MOUNT

12" FULL CUTOFF WALL PACK

GWCO-12 SERIES





SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
	125W PSMH	MGWC0612-(a)(b)
	150W PSMH	MGWC0615-(a)(b)
METAL HALIDE		
	50W MH	MGWC0405-(a)(b)
	70W MH	MGWC0407-(a)(b)
	100W MH	MGWC0410-(a)(b)
	175W MH	MGWC0417-(a)(b)
HIGH PRESSURE SODIUM		
	35W HPS	MGWC0503-(a)(b)
	50W HPS	MGWC0505-(a)(b)
	70W HPS	MGWC0507-(a)(b)
	100W HPS	MGWC0510-(a)(b)
	150W HPS	MGWC0515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY

D	120/277V (Standard: 125W PSMH; 50 – 100W MH; 50W HPS)
M	120/208/240/277V (Standard: 150W PSMH; 175W MH; 70 – 150W HPS)
T	120/277/347V (Canada Only) (Standard: 150W PSMH; 70 – 175W MH; 70 – 150W HPS)
1	120V (Standard: 35W HPS)
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (175W MH; 70 – 150W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)

-(a)F	Fusing
-(a)P	Button Photocell
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Full Cutoff Wall Pack fixture for HID lamp, totally enclosed. Housing is seamless copper-free die-cast aluminum. Lens assembly consists of a hinged, rigid die-cast copper-free aluminum frame and clear borosilicate glass lens held securely inside. Lens frame is easily removable and allows for easy attachment and serviceability using top pivoting hinge. Complete silicone gasketing around lens and gasketing at mounting provide a watertight seal. A precision specular aluminum reflector provides forward throw with wide distribution to ensure wide fixture spacings and maximum light levels. Fixture design provides excellent IES Full Cutoff light distribution without glare. The optical chamber is sealed to reduce dirt and insect contamination. Furnished with e-coated, copper-free, lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J boxes and for conduit entry from top, sides and rear. Designed and approved for easy through-wiring. All fixtures use vertical-lamp position.

ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder. Lamp ignitor included where required. Fixtures require a minimum 90°C temperature feed wire. All ballast assemblies are high-power factor and use the following circuit types:

Reactor (277V PSMH)
150W PSMH

Reactor
120V: 35 – 150W HPS

HX — High Reactance
50 – 100W MH; 50 – 150W HPS

CWA — Constant Wattage Autotransformer
125 & 150W PSMH; 175W MH

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

FINISH

Exclusive Colorfast DeltaGuard™ finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENTS

6,867,959 and Patents Pending.

ACCESSORIES

PC-1	Button Photocell (for fixtures set to 120V)
PC-2	Button Photocell (for fixtures set to 208, 240, 277V)
PC*6	Button Photocell (for fixtures set to 347V)

9201 Washington Avenue Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309

RUUD LIGHTING®

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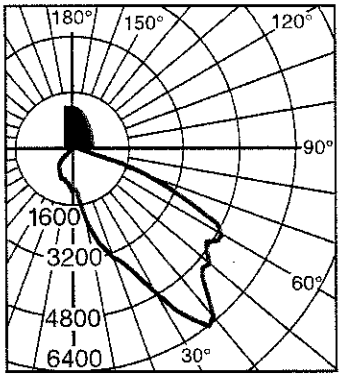
GWCD-12 SERIES

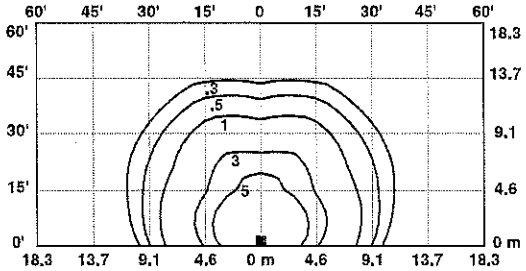
DIRECT MOUNT

12" FULL CUTOFF WALL PACK

Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Candlepower Distribution Curve of 175W MH 12" AeroDome Full Cutoff Wall Pack.



Isofootcandle plot of one 175W MH 12" AeroDome Full Cutoff Wall Pack at 15' (4.6 m) mounting height (plan view).

RUUD LIGHTING®

9201 Washington Avenue Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309

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SITE PROJECT DATA

PROPERTY OWNER
HAROLD BILLER
1630 W. MANOR LANE
MILWAUKEE, WI 53217

DEVELOPER'S NAME
INTEGRATED AQUAPONICS, INC.
5158 S. MARQUETTE CT.
NEW BERLIN, WI 53151

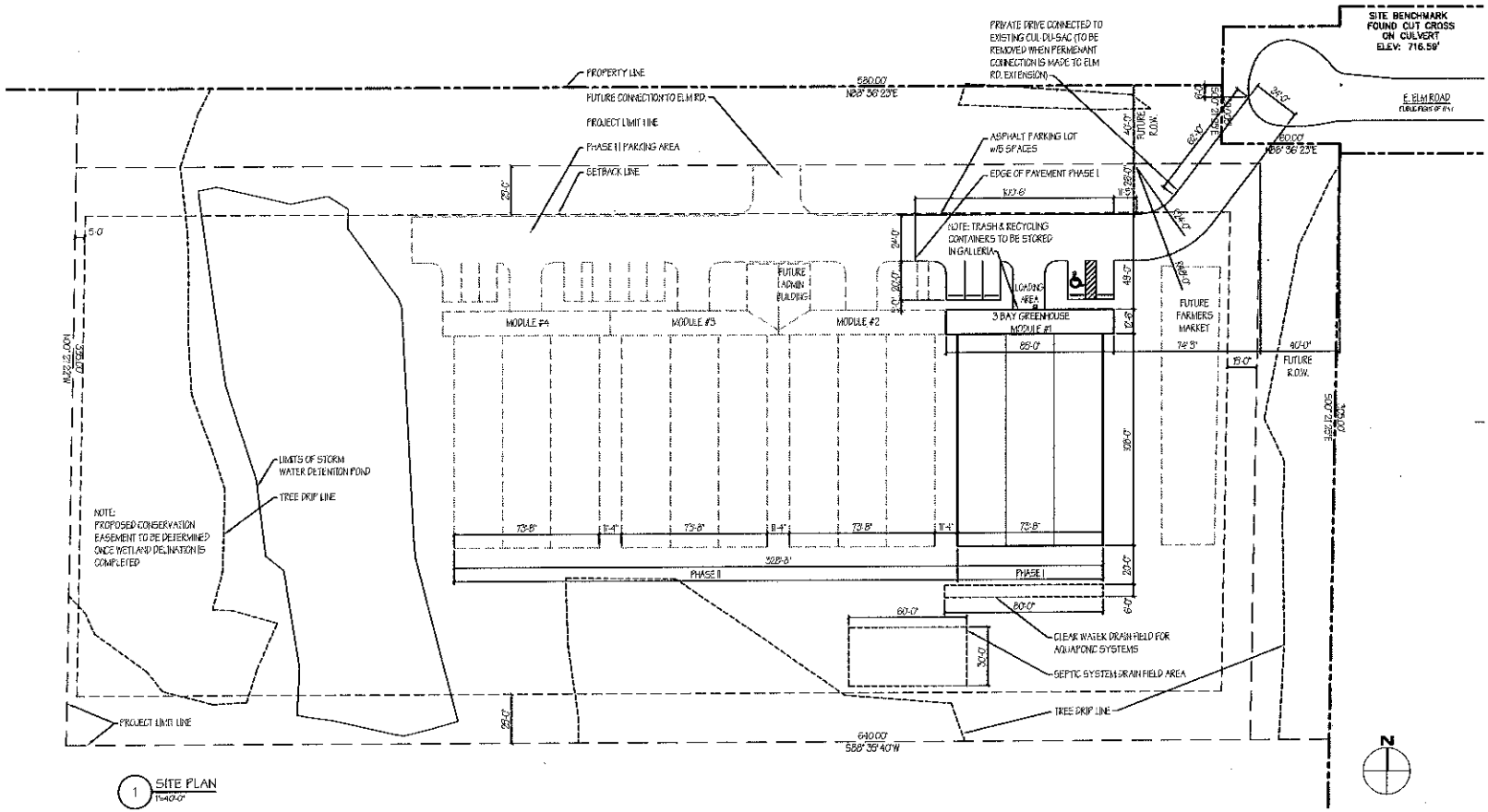
SITE SIZE
640X300 = 212,600 SF (4.88 ACRES)

ZONING INFORMATION
CURRENT ZONING: RC 1 CONSERVATION RESIDENTIAL DISTRICT
SETBACKS:
FRONT YARD: 25 FEET
REAR YARD: 25 FEET
SIDE YARD: 5 FEET
CORNER SIDE YARD: 15 FEET

SOILS
MORLEY SILT LOAM (MzaB) - CLASSIFIED AS TYPE C

SITE NOTES - GENERAL

1. IN PLANTING AREAS: ROUGH GRADE TO BE 3" LESS THAN GRADES SHOWN. COORDINATE WITH LANDSCAPE CONTRACTOR.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE 2 YEAR PLANTING GUARANTY
3. PROVIDE AND INSTALL A SINGLE FILTER FABRIC FENCE AROUND ENTIRE PERIMETER OF DISTURBED AREA OF SITE PER WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK, CHAPTER 3, SECTION B.1. PROVIDE GRAVEL STABILIZATION PAD PER WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK, CHAPTER 3, SECTION G.1.
4. IF ANY AREAS OF SITE ARE USED FOR TEMPORARY PARKING, THOSE AREAS SHALL ALSO BE GRAVELED.
5. WATER SERVICE/SANITARY LATERALS SHALL BE SIZED, DESIGNED AND BUILT BY PLUMBING CONTRACTOR.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION WITH POWER COMPANY. INCOMING SERVICE/LINE LOCATION BY ELECTRICIAN.
7. PLUMBING CONTRACTOR TO COORDINATE GAS LINES WITH POWER COMPANY.



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scott@bilaire.com

INTEGRATED AQUAPONICS MODULE 1

3617 W. ELM RD
FRANKLIN, WI

DATES OF ISSUE	
DESCRIPTION	DATE
Preliminary Site Plan - Phase I	01-17-2012
Revised Plan	02-06-2012
Spot Elevations	02-24-2012
Plan Commission Submittal	03-06-2012
Plan Commission - Revised	04-05-2012
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TITLE:

SITE PLAN

SCALE: 1" = 40'-0"

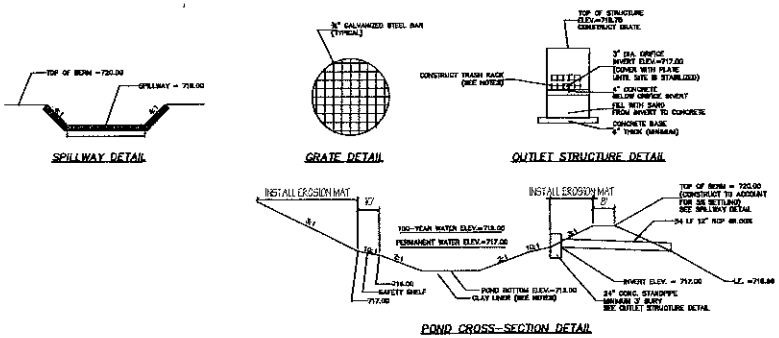
PROJECT NO.: 2012-12

DRAWN BY: SEB

CHECKED BY: SEB

SHEET NO.: C-1

FILE: IA-site.dwg



④ POND DETAILS

DETENTION POND NOTES:
TOPSOIL REMOVING AND STRIPPING ACTIVITIES SHALL COMMENCE BEFORE FILL IS PLACED TO CONSTRUCT THE POND SLOPES. STRIPPING SHALL BE A MINIMUM OF SIX INCHES.

BERM SHALL BE CONSTRUCTED OF NON-ORGANIC SOILS AND COMPACTED TO 95% STANDARD PROCTOR ACCORDING TO THE PROCEDURES OUTLINED IN ASTM-698. NO TREE STUMPS, OR OTHER ORGANIC MATERIAL SHALL BE BURIED IN THE EMBANKMENT. THE CONSTRUCTED BERM HEIGHT SHALL BE INCREASED BY A MINIMUM OF SIX TO ACCOUNT FOR SETTLING.

THE PIPE EXTENDING THROUGH THE BERM SHALL BE BEDDED AND BACKFILLED WITH EMBANKMENT OR EQUIVALENT SOILS. THE BEDDING AND BACKFILL SHALL BE COMPACTED IN LIFTS AND TO THE SAME STANDARD AS THE ORIGINAL EMBANKMENT. EXCAVATION THROUGH A COMPLETED EMBANKMENT SHALL HAVE A MINIMUM SIDE SLOPE OF 5:1 OR FLATTER.

TOPSOIL SHALL BE SPREAD ON ALL DISTURBED AREAS, EXCEPT FOR ELEVATIONS BELOW THE SAFETY SHELF, AS AREAS ARE COMPLETED. INSTALL EROSION MATTING AS REQUIRED AND SEED ALL AREAS ABOVE THE SAFETY SHELF IN ACCORDANCE WITH THE LANDSCAPING PLAN.

IF THE SOIL ON SITE DOES NOT MEET THE CLAY LINER SPECIFICATIONS (SEE BELOW), THE CONTRACTOR SHALL REPORT FILL THAT DOES MEET SPECIFICATIONS OR INSTALL A SYNTHETIC LINER.

CLAY LINER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
1. SOIL SHALL HAVE A MINIMUM OF 30% BY WEIGHT PASSING THE NO. 200 SIEVE.
2. SATURATED HYDRAULIC CONDUCTIVITY OF 1×10^{-6} CM/SEC OR LESS WHEN COMPACTED.
3. AVERAGE LIQUID LIMIT OF 15 OR GREATER WITH NO VALUES LESS THAN 14.
4. AVERAGE PLASTICITY INDEX OF 7 OR GREATER WITH NO VALUES LESS THAN 6.

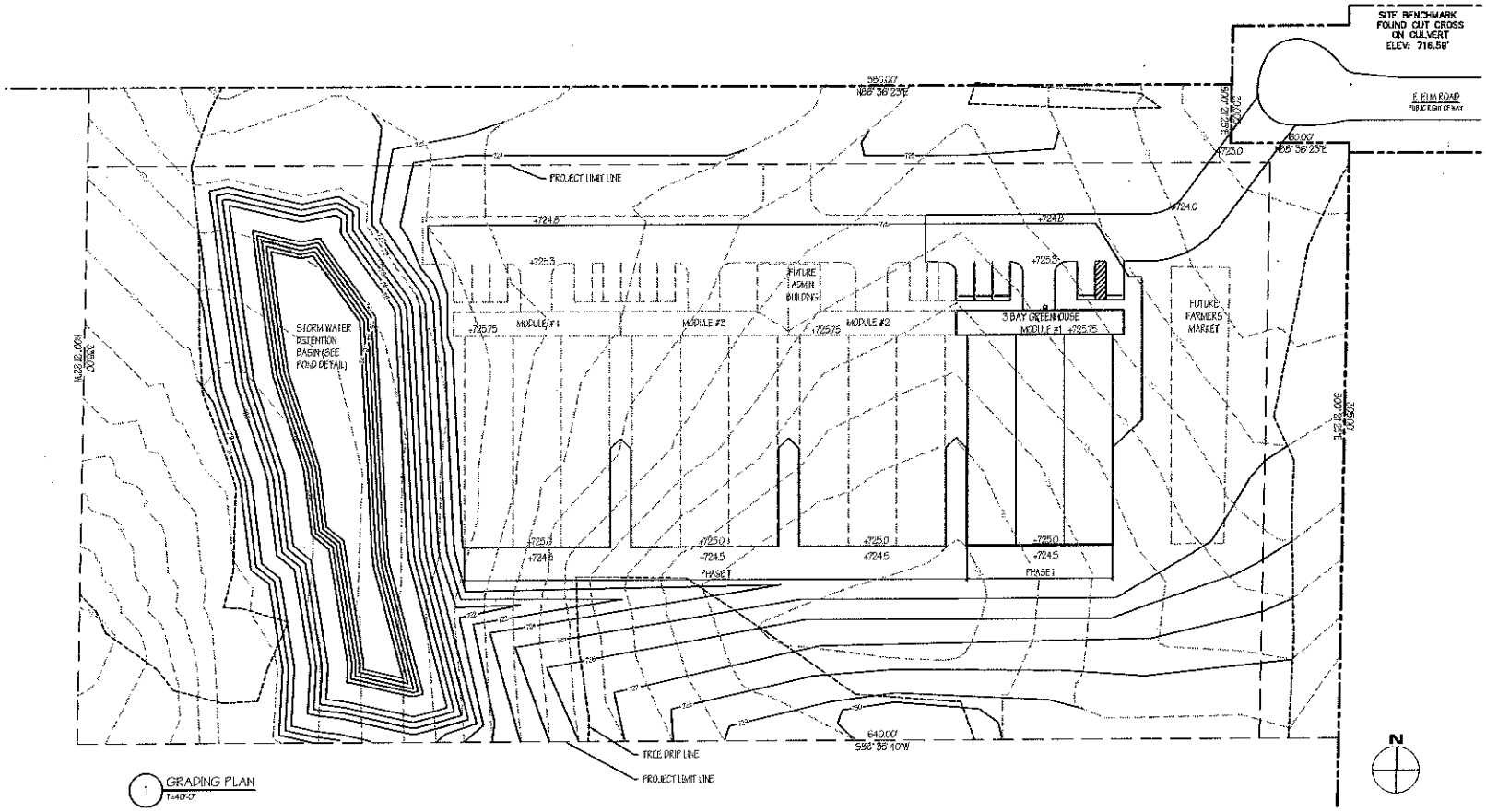
COMPACTED CLAY LINER SHALL BE PLACED TWO FEET THICK EXTENDING UP THE SLOPE TO AN ELEVATION ONE FOOT ABOVE THE PERMANENT POND. CLAY SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR (ASTM D-698) AT OPTIMUM MOISTURE CONTENT.

CONTRACTOR MAY SUBSTITUTE A SYNTHETIC LINER IN LIEU OF THE CLAY LINER. THE SYNTHETIC LINER SHALL BE INSTALLED PER THE FOLLOWING REQUIREMENTS:
1. LINER MATERIAL SHALL BE HDPE WITH A MINIMUM THICKNESS OF 40 MILS OR PVC WITH A MINIMUM THICKNESS OF 30 MILS.
2. LINER SHALL BE DESIGNED ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD.
3. LINER SHALL BE INSTALLED ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 522, POLYETHYLENE GEOMEMBRANE LINING.

THE TRASH RACK SHALL BE FABRICATED AS A 3' X3'X3' FRAME BOX EXTENDING 12 INCHES FROM THE STRUCTURE, FROM THE PERMANENT WATER ELEVATION, AND SIX INCHES FROM THE ORIFICE OPENING. THE FRAME SHALL BE WELDED IN AN 3" BY 3" GRID AND SHALL BE BOLTED TO THE STANDPIPE WITH A MINIMUM OF 4 ½" BOLTS.

LEGEND

94	PROPOSED 1' CONTOUR
94	EXISTING 1' CONTOUR
+725.0	PROP. SPOT ELEVATION
	WETLAND BOUNDARY
	PROP. SILT FENCE
	PROP. CONSTRUCTION FENCE
S	PROPOSED SANITARY SEWER MANHOLE
D	PROPOSED STORM SEWER MANHOLE
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	SUGGESTED DRAINAGE PATTERN
	PROPOSED DITCH CHECK
	PROPOSED TEMP. DIVERSION SWALE
	EXISTING TREE DRIPLINE



1 GRADING PLAN
1:40'-0"

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INTEGRATED AQUAPONICS MODULE 1

3617 W. ELM RD
FRANKLIN, WI

DATES OF ISSUE

DESCRIPTION	DATE
Preliminary Site Plan - Phase I	01-17-2012
Revised Plan	02-06-2012
Spot Elevations	02-24-2012
Plan Commission Submittal	03-06-2012
Plan Commission - Revised	04-05-2012
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TITLE:

GRADING / STORM WATER

SCALE: 1" = 40'-0"

PROJECT NO.: 2012-12

DRAWN BY: SEB

CHECKED BY: SEB

SHEET NO.: C-2

FILE: bA-site.dwg

LIGHT FIXTURE SCHEDULE

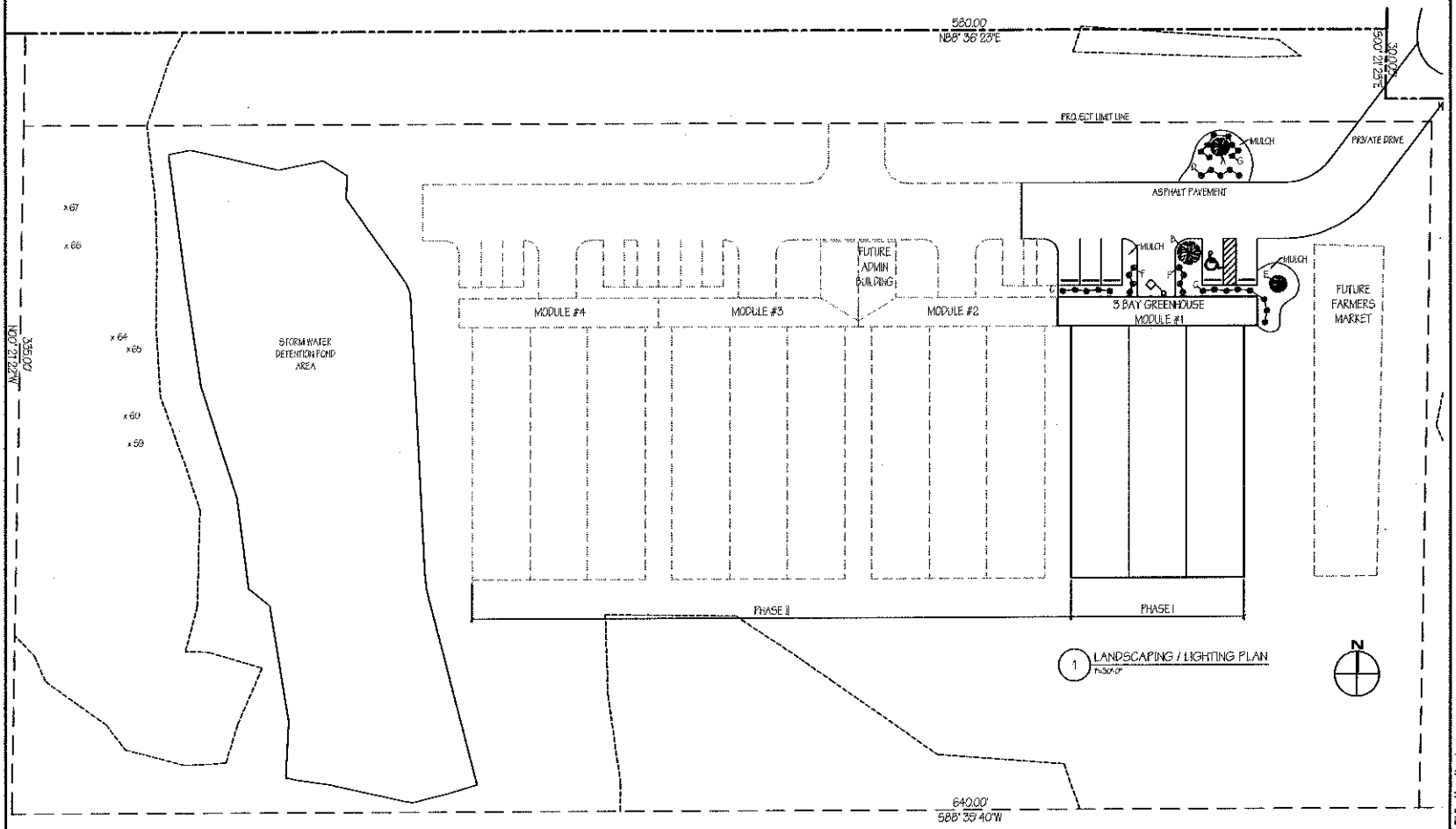
TAG	DESCRIPTION	MANUFACTURER	MODEL	LAMP	FINISH	REMARKS
1	CUTOFF WALL PACK	FULLD	MGWC0615-1P	150 W PSMH	DARK BRONZE POWDER COAT	PHOTOCELL

EXISTING TREE SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
59	1	FRAXINUS PENNSYLVANICA	GREEN ASH	8" CAL	CANOPY/SHADE
60	1	FRAXINUS PENNSYLVANICA	GREEN ASH	8" CAL	CANOPY/SHADE
64	1	FRAXINUS PENNSYLVANICA	GREEN ASH	8" CAL	CANOPY/SHADE
65	1	FRAXINUS PENNSYLVANICA	GREEN ASH	10" CAL	CANOPY/SHADE
66	1	FRAXINUS PENNSYLVANICA	GREEN ASH	10" CAL	CANOPY/SHADE
67	1	ACER NEGUNDO	BOX ELDER	8" CAL	CANOPY/SHADE

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
A	1	GINKGO BILOBA FASTIGIATA	SENTRY GINKGO	2" CAL	CANOPY/SHADE	30'	
B	1	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	CANOPY/SHADE	20'	
C	13	ILEX CRENATA	HELLERI JAPANESE HOLLY	3'-4' HIGH	EVERGREEN	4'	
D	5	CORNUS SERICEA FLAVIRAMEA	YELLOWTWIG DOGWOOD	6'-8' HIGH	SHRUB	5'	
E	1	SYRINGA MEYERI PALIBIN	PALIBIN LILAC	5' HIGH	SHRUB	5'	
F	8	SPIRAEA x BUMALDA	BUMALDA SPIREA	2'-3'	SHRUB	3'	
G	8	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	0 ft	EVERGREEN	3'	



1 LANDSCAPING / LIGHTING PLAN
1"=30'-0"

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INTEGRATED AQUAPONICS MODULE 1

3617 W. ELM RD
FRANKLIN, WI

DATES OF ISSUE

DESCRIPTION	DATE
Preliminary Site Plan - Phase I	01-17-2012
Revised Plan	02-06-2012
Spot Elevations	02-24-2012
Plan Commission Submittal	03-06-2012
Plan Commission - Revised	04-05-2012
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TITLE:

LANDSCAPING / LIGHTING PLAN

SCALE: 1" = 30'-0"

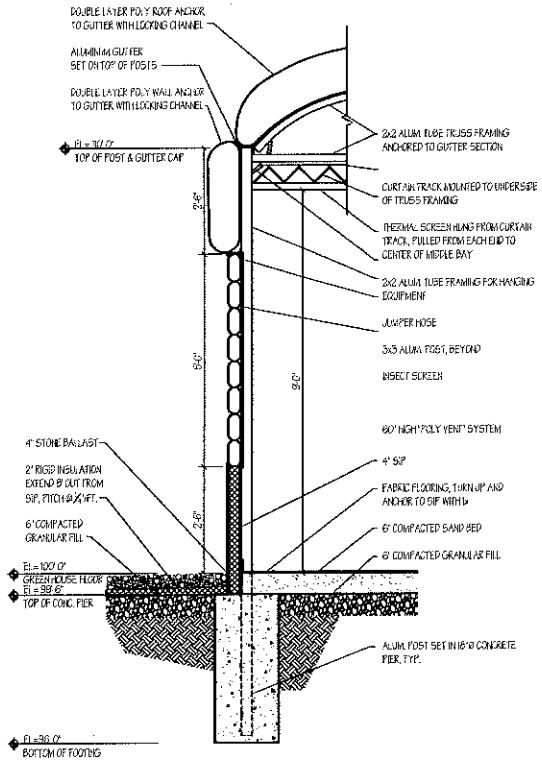
PROJECT NO.: 2012-12

DRAWN BY: SEB

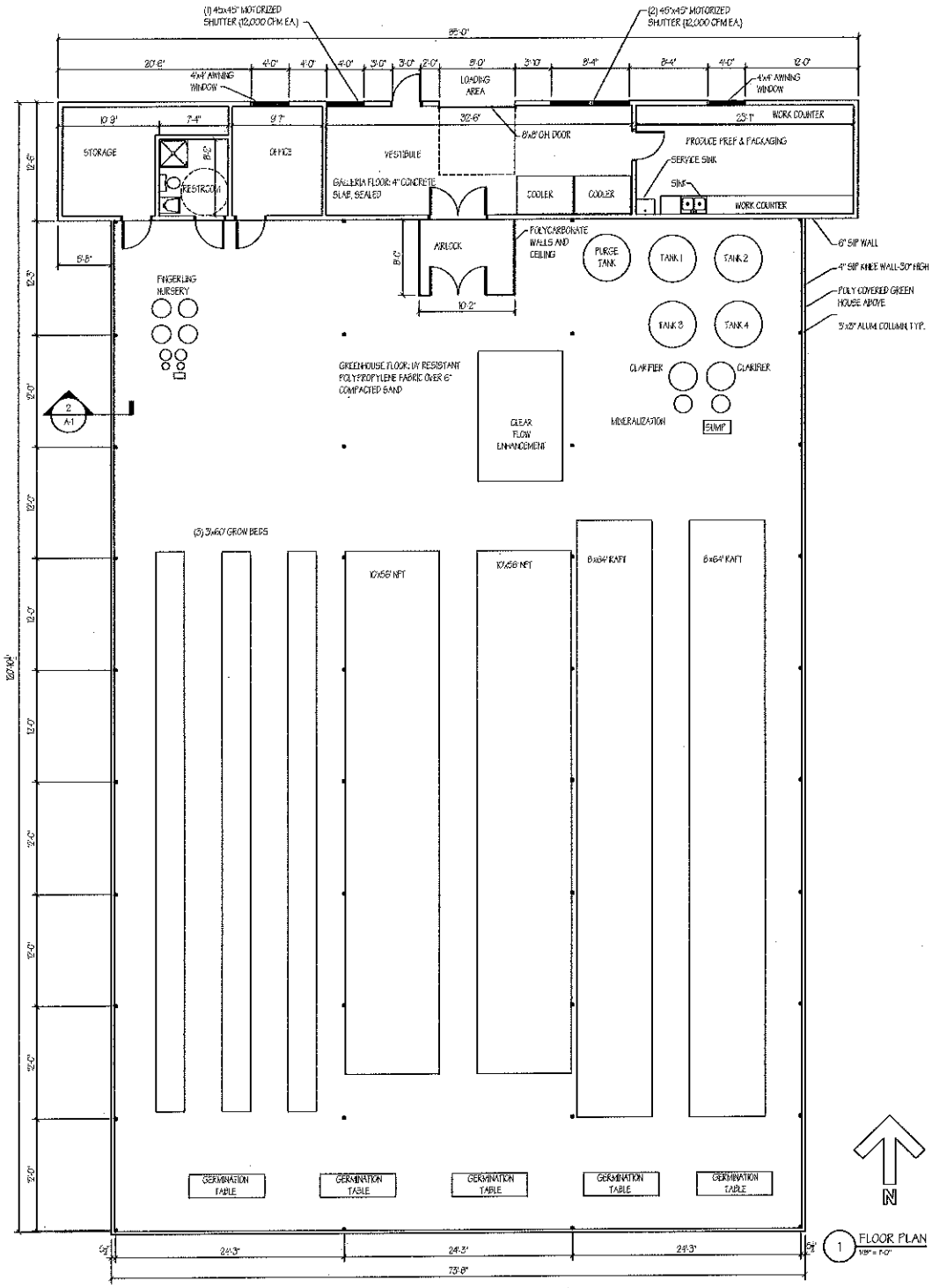
CHECKED BY: SEB

SHEET NO.: C-3

FILE: IA-site.dwg



2 WALL SECTION AT GREENHOUSE
1/2" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

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INTEGRATED AQUAPONICS MODULE 1
3617 W. ELM RD
FRANKLIN, WI

DATES OF ISSUE

DESCRIPTION	DATE
Proposed Layout	02-06-2012
Revised Plan	01-31-2012
Plan Commission Submittal	03-06-2012
Plan Commission Revised	04-05-2012
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TITLE:
FLOOR PLAN
WALL SECTION

SCALE: 1/8" = 1'-0"

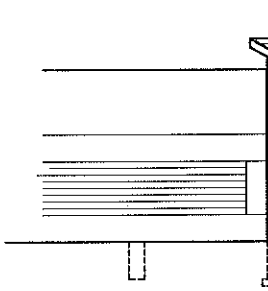
PROJECT NO.: 2012-12

DRAWN BY: SEB

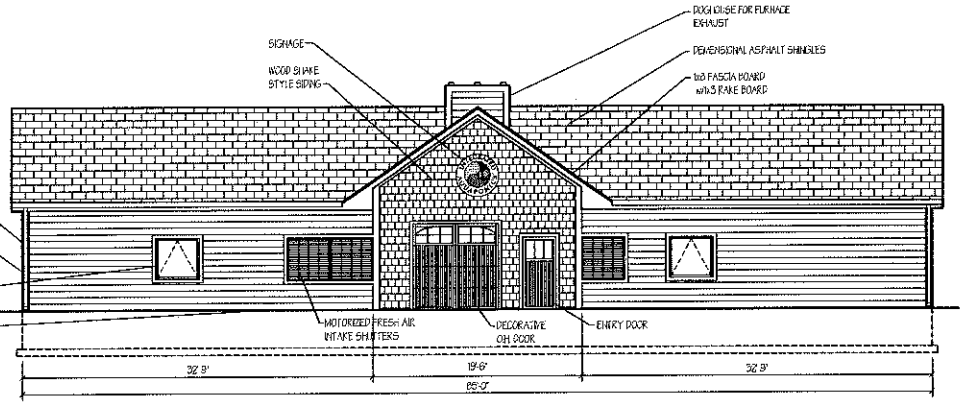
CHECKED BY: SEB

SHEET NO.: A-1

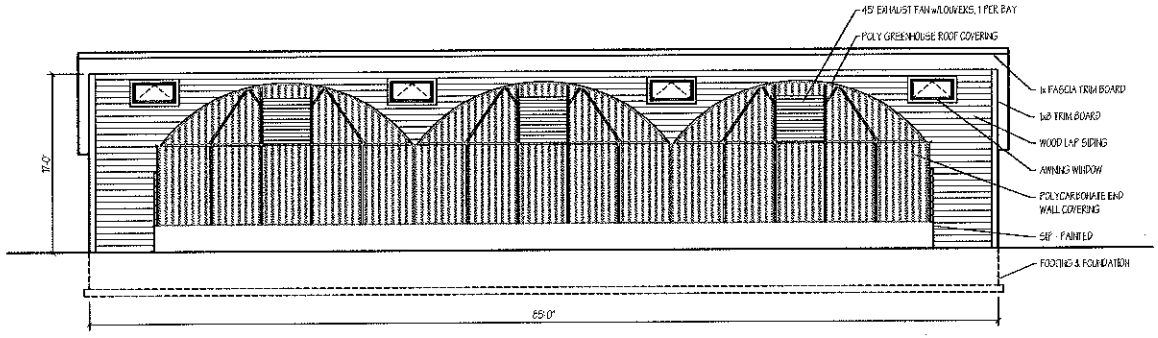
FILE: IA-plans.dwg



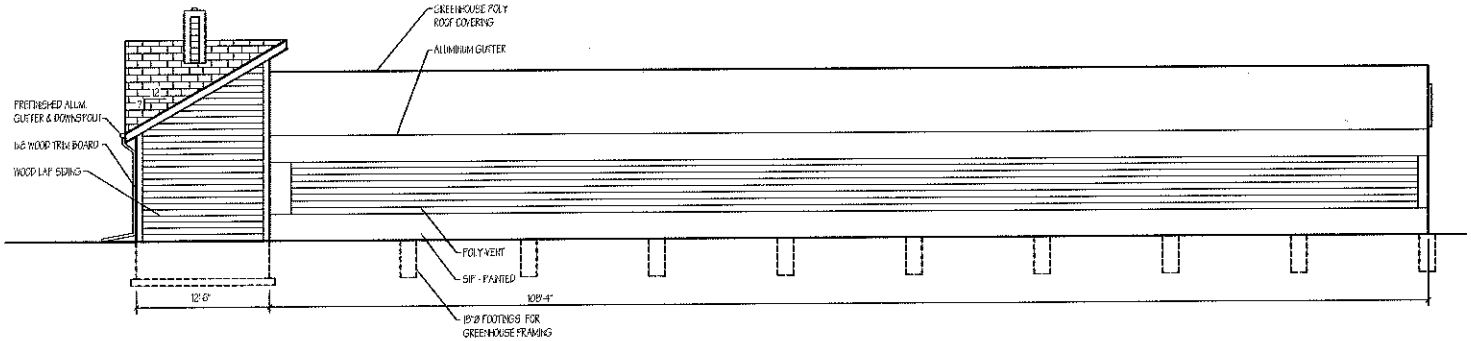
1 EAST ELEVATION PARTIAL GREENHOUSE SHOWN
1/8" = 1'-0"



2 NORTH ELEVATION - GALLERIA BUILDING
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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INTEGRATED AQUAPONICS MODULE 1
3617 W. ELM RD
FRANKLIN, WI

DATES OF ISSUE

DESCRIPTION	DATE
Proposed Layout	01-24-2012
Revised Plan	02-06-2012
Plan Commission Submittal	03-06-2012
Plan Commission Revised	04-05-2012
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TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
PROJECT NO.: 2012-12
DRAWN BY: SEB
CHECKED BY: SEB

FILE: IA-plans.dwg

SHEET NO.: A-2

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of April 19, 2012

Unified Development Ordinance Text Amendment and Special Use

RECOMMENDATION: Due to the subject request's inconsistency with the City of Franklin 2025 Comprehensive Master Plan, City Development Staff does not recommend approval of the Unified Development Ordinance Text Amendment and Special Use applications for Integrated Aquaponics. However, staff does recommend approval of a Unified Development Ordinance Text Amendment to allow Controlled Environment Agriculture as a special use in the A-1 and A-2 zoning districts.

Project Name:	Integrated Aquaponics UDO Text Amendment and Special Use
Project Location:	3617 West Elm Road
Property Owner:	Harold B. Biller
Applicant:	Scott Biller, Integrated Aquaponics
Current Zoning:	RC-1 Conservation Residence District
2025 Comprehensive Plan:	Mixed Use
Use of Surrounding Properties:	Single-family residential and agricultural to the north and vacant agricultural land to the south, east and west
Applicant's Action Requested:	Recommendation to the Common Council for approval of the Unified Development Ordinance Text Amendment and Special Use

Introduction and Background:

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 March 20, 2012, Mr. Scott Biller of Integrated Aquaponics, submitted applications for a Unified Development Ordinance Text Amendment and Special Use for property located at 3617 West Elm Road. The subject property is currently vacant and used for agricultural purposes. These applications have been submitted in anticipation of a future phased development of a controlled environment agriculture business.

The applicant is requesting to add "Controlled Environment Agriculture" as a type of use in Table 15-3.0602 of the Unified Development Ordinance (UDO) and to allow such use as a Special Use in the RC-1 District. Staff recommends, and properly noticed, that Controlled Environment Agriculture uses also be allowed as a Special Use in the A-1 Agricultural District and A-2 Prime Agricultural District.

The applicant went before the Development Review Team on August 18, 2011, and went before the Committee of the Whole for a Concept Review at their October 31, 2011 meeting.

Project Description:

The applicant is proposing a phased development for a controlled environment agriculture business. The development is proposed on a 79.79 acre parcel. The actual project area for the controlled environment agriculture use is 4.88 acres. The applicant has also provided a conceptual site plan, which contemplates a mixed use development south of the project area with potential wellness/health type businesses and a sustainable home development with future aquaponic modules on the west end of the property. These uses will require separate reviews and approvals from the City before they could proceed. The attached project narrative further explains the Integrated Aquaponics business.

Unified Development Ordinance Text Amendment:

The applicant is proposing to add "Controlled Environment Agriculture" as a type of use in Table 15-3.0602 of the Unified Development Ordinance (UDO) and to allow such use as a Special Use in the RC-1 District. Currently only three properties within the City are zoned RC-1 Conservation Residence District and would be affected by the proposed text amendment. The properties include the subject parcel and two properties directly south to the City limits, consisting of approximately 78.50 acres.

Staff has also recommends that Controlled Environment Agriculture uses be allowed as a Special Use in the A-1 Agricultural District and A-2 Prime Agricultural District. These properties are primarily located within the southwest portion of the City and the use is appropriate and compatible with other uses in the A-1 and A-2 Districts.

Special Use and Site Plan:

The 4.88-acre project area is planned for four greenhouse modules, a total of 15 parking spaces, a storm water detention basin and a farmer's market. Trash and recycling containers will be stored within the building and therefore, the applicant is not proposing a trash enclosure. The site will initially be accessed by a private drive extending from West Elm Road; however, the applicant is showing a future connection to West Elm Road if and when the street is extended to the west.

The galleria building will consist of primarily fiber cement board siding. The center of the building contains wood shake siding, a decorative overhead garage door and entry door. The front of the building also contains two windows and two motorized air intake shutters. The greenhouse is primarily constructed out of painted Structural Insulated Panels (SIP) and a Polyethylene or Poly (i.e. plastic) roof covering.

Any proposed signage is subject to Architectural Review Board review and approval and a Sign Permit through the Inspection Department.

Development Phasing:

The applicant has provided detailed plans for Phase 1; however, is requesting that the project be approved for all future development as shown on the Site Plan. The future phases all match Phase 1. If this project should be approved by the City, *staff recommends that the future development of the site shall be in substantial conformance with the plans City file-stamp dated April 10, 2012, and shall be subject to review and approval by Department of City Development staff and the applicable Inspection Department permits*[1].

Phase 1 will consist of the first of four planned "modules." A module includes three 24' x 108' connected bays, which form a single greenhouse. A separate "galleria" building is connected to the front or north side of the greenhouse. The galleria building contains storage, office and produce preparation and packaging areas.

Phase 2 is planned to include modules 2, 3 and 4 as well as the administrative building and a farmer's market.

Parking:

Table 15-5.0203 of the Unified Development Ordinance does not require parking for agriculture uses. The applicant is proposing 5 parking spaces, including one handicapped accessible parking space with Phase 1. Staff does not object to the amount of parking provided.

Lighting:

The only lighting proposed is a single full cutoff wall pack on the north elevation of the building near the overhead garage door.

Landscaping:

Per Section 15-5.0302B.3. of the Unified Development Ordinance (UDO), a minimum of 5 plantings of each type (canopy/shade tree, evergreens, decorative trees and shrubs) are required for Phase 1. The applicant is proposing two canopy/shade trees and 35 shrubs.

Per Section 15-5.0302D of the UDO, "In a non-bufferyard, existing shade trees, evergreens and decorative trees over six (6) feet in height shall replace one (1) equivalent type of required planting." Both mature and young woodlands exist on the overall site and within the 4.88-acre project area. A tree survey was provided and the applicant is indicating six existing canopy/shade trees on the Landscape Plan to count towards landscaping requirements. The applicant did not illustrate a sufficient number of existing decorative and evergreen trees to meet UDO landscape requirements. If this project should be approved by the City, *staff recommends that the applicant submit a revised Landscape Plan, to be reviewed and approved by Department of City Development Staff, that demonstrates compliance with Table 15-5.0302 of the UDO, utilizing existing and/or new plantings*.

Natural Resource Protection Plan:

[1] Alternatively, the applicant would have to submit a Special Use Amendment Application to construct Phase 2 or a portion thereof. A Special Use Amendment requires a public hearing, Plan Commission review and Common Council approval. Special Use Amendments carry a $1,000 fee.

The applicant submitted a detailed Natural Resource Protection Plan (NRPP) for the 4.88-acre project area, plus the area within 500 feet of the project area (approximately 26.69 acres total of the 79.79-acre site). The remaining portion of the site, which is more than 500 feet from the project area, was reviewed using the best available information, such as Southeastern Wisconsin Regional Planning Commission and Wisconsin Department of Natural Resource mapping. It is important to note however, that detailed mapping of the probable wetland within the southwestern portion of the project area has not yet been undertaken, but is envisioned to occur soon.

The NRPP found no steep slopes, lakes, ponds, streams, shore buffers or floodplain within the 26.69-acre detailed NRPP review area. As shown on the Natural Resource Protection Map, young and mature woodlands exist within the project area. In the future, approximately 42 square feet of young woodlands may be disturbed to allow construction of the storm water detention basin, which is well within the permitted disturbance allowed per Table 15-4.0100 of the UDO. Please note that the storm water detention basin will not be required until Phase 2 when additional impervious surface is added to the site.

A wetland exists near the western edge of the detailed NRPP review area. It is anticipated that the detention basin will be located outside the wetland and wetland buffer and setback. If this project should be approved by the City, *staff recommends the applicant complete a wetland delineation for any wetlands located within the 26.69-acre detailed NRPP review area, prior to issuance of a Building Permit*.

The applicant has submitted a draft Conservation Easement to protect the natural resources located within the 4.88-acre project area. If this project should be approved by the City, *staff recommends that the applicant shall obtain Common Council approval of a Conservation Easement upon the natural resource features areas within the 4.88-acre project area of the 79.79-acre site, prior to the issuance of a Building Permit*.

Staff is confident Phase 1 will not encroach upon any protected resources; however, staff has made the applicant aware that the NRPP may require additional review by the City's consultant and/or the Southeastern Wisconsin Regional Planning Commission prior to construction of future phases. It can be noted that a Primary Environmental Corridor is located immediately northwest of the extended area and an Isolated Natural Resource Area is located immediately southeast of the project area.

Storm Water Management:

Storm water management will not be required until development has added a minimum half acre of impervious surface to the site. At that point, a storm water detention basin will be constructed. The applicant has illustrated the approximate location of the storm water basin on the site plan.

Site Utilities:

Section 15-3.0211 RC-1 Conservation Residence District requires that development be served by public sanitary sewer and water supply facilities. The applicant is proposing a standard well and a sanitary mound system. If this project should be approved by the City, *staff recommends the*

applicant obtain approval from the City of Franklin Common Council for the extension of public sewer and water facilities to the site, prior to the issuance of a Building Permit.

South 27th Street Design Overlay District Standards:

The applicant is requesting the following waivers from the South 27th Street Design Overlay District standards.

- Section 15-3.0352A. of the UDO states the following: "*Parking required and location regulated. Not more than fifty (50) percent of the off-street parking spaces shall be located directly between the front facade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street. Such additional buildings must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.*"

  The parking lot is located between the building and future right-of-way West Elm Road. The applicant has indicated that the amount of parking will be limited and is willing to plant additional landscaping in exchange for the waiver. If this project should be approved by the City, *staff recommends approval of the requested waiver, subject to the applicant submitting a revised Landscape Plan, to be reviewed and approved by Department of City Development Staff, that provides additional landscaping immediately north of the proposed parking lot.*

- Section 15-3.0353B. of the UDO states the following: "*Coordination of site furnishings. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.*"

  The applicant has agreed to provide such amenities when West Elm Road is constructed to the north of the property. Staff suggests the applicant provide such facilities adjacent to the entrance of the building.

- Section 15-3.0353C. of the UDO states the following: "*Pedestrian considerations.*

  1. *New streets proposed as part of new developments shall provide "pedestrian friendly" streetscapes.*

  2. *Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.*

  3. *The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.*

4. *Sidewalks shall be provided along the entire length of any facade containing a public entrance, leaving room for foundation planting beds.*

5. *Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.*

6. *Internal pedestrian walkways shall be distinguished from driving surfaces.*

7. *The building shall provide awnings or other weather protection features within thirty (30) feet of all customer entrances along a building."*

The applicant has agreed to provide such amenities when West Elm Road is constructed to the north of the property. Staff suggests the applicant provide such facilities adjacent to the entrance of the building.

- Section 15-3.0353E. of the UDO states the following: "*Bicycle and pedestrian amenities required. The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location."*

  Again, the applicant has agreed to provide such amenities when West Elm Road is constructed to the north of the property. Staff suggests the applicant provide such facilities adjacent to the entrance of the building.

- Section 15-3.0355 Architectural Requirements is attached for review.

  The applicant has indicated that the building is a greenhouse, which makes it difficult to use brick or stone as primary materials. The applicant has indicated that at the time of construction of Phase 2, a brick beltline below the window sills on the galleria building would be added.

  If this project should be approved by the City, *staff recommends the applicant submit revised architectural elevations that include a brick beltline on the north elevation of the Phase 1 Galleria Building, to be reviewed and approved by Department of City Development staff, prior to the issuance of a Building Permit*.

Comprehensive Master Plan Consistency:

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

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the majority of the subject property as Mixed Use, with Areas of Natural Resource Features within the western and southern portions of the subject area. The surrounding future land uses are Mixed Use and Areas of Natural Resource Features as well. The CMP anticipates that public sanitary sewer and water service will be provided to development within this area.

The CMP also adopted the South 27th Street Corridor Plan by reference, which encompasses the subject area. The 27th Street Plan recommended that the subject area be rezoned and developed for Mixed Use – Office and serve as a regional employment center for the 27th Street Corridor. However, the 27th Street Plan also recommended, but did not identify locations of, areas which should be rezoned and developed for residential uses patterned after the state's model Conservation Subdivision ordinance.[2]

The CMP also adopted the Franklin First plans (the Ticknor & Associates plan dated March 2000 and the R.A. Smith & Associates plan dated October 2001) by reference. The Ticknor plan identified 12 areas which it believed must be reserved for their commercial, office, or industrial development potential in order to strive toward the City's 70/30 goal, i.e. expanding the City's nonresidential tax base to 30 percent in order to reduce the residential tax burden. The subject area is specifically located within Site D-4 which was recommended to "be reserved for future expansion of the primary business park…" The R.A. Smith plan provided further detailed information about and prioritized the five most important of the original 12 areas. Area D was identified as the top priority, and the subject area was identified as part of the Phase 2 portion of the proposed business park development.

Planning Staff has identified the following inconsistencies between the subject rezoning and the Comprehensive Master Plan:

- Balanced Development Principle. Chapter 4 of the CMP specifically includes Balanced Development as an economic development goal, and also recommends that the City stabilize and expand a diverse tax base as a central economic development principle.
    - The proposed request is not consistent with this Principle of the CMP as the proposed development would not significantly expand the City's tax base and as the CMP identifies the subject area for mixed uses in harmony with the 27th Street Corridor and Franklin First plans.
- 70/30 Goal. Chapter 2 of the CMP recommends that the City strive to achieve a balance of 70 percent residential to 30 percent commercial assessed valuation to help lower the City's tax rate and to help achieve the Balanced Development Principle. Chapter 4 specifically includes the 70/30 Goal as part of the City's economic development efforts.
    - The subject request is not consistent with the 70/30 Goal as it would result in a significant diminishment of those areas identified as future business park uses which are needed to achieve the 30 percent commercial assessed valuation, and in turn, help lower the City's tax base and achieve balanced development.
- Other Principles and Goals for which the subject request is not fully consistent include:
    - Create jobs for a growing population (Economic Development chapter principle);
    - Encourage high quality commercial, retail and office development in appropriate locations (Land Use chapter goal);
    - Expand and stabilize the current economic base.

It is also very important to note that the subject area is located within TIF District No. 4.

[2] When the City subsequently rezoned the lands within the 27th Street Corridor, the subject area was rezoned for such residential conservation subdivision use.

Based upon the information provided by the applicant for the subject Unified Development Ordinance Text Amendment and Special Use, and the information noted in this report, it is staff's professional opinion that the proposed project would not be consistent with a preponderance of the principles, goals, objectives, and policies set forth in the Comprehensive Master Plan.

Staff Recommendation:

Due to the subject request's inconsistency with the City of Franklin 2025 Comprehensive Master Plan, as noted above, City Development Staff does not recommend approval of the Unified Development Ordinance Text Amendment and Special Use for Integrated Aquaponics. However, staff does recommend approval of a Unified Development Ordinance Text Amendment to allow Controlled Environment Agriculture as a special use in the A-1 Agricultural and A-2 Prime Agricultural zoning districts.

However, in the event that the Plan Commission and/or Common Council would recommend approval of this request, draft ordinances and a draft resolution have been prepared.

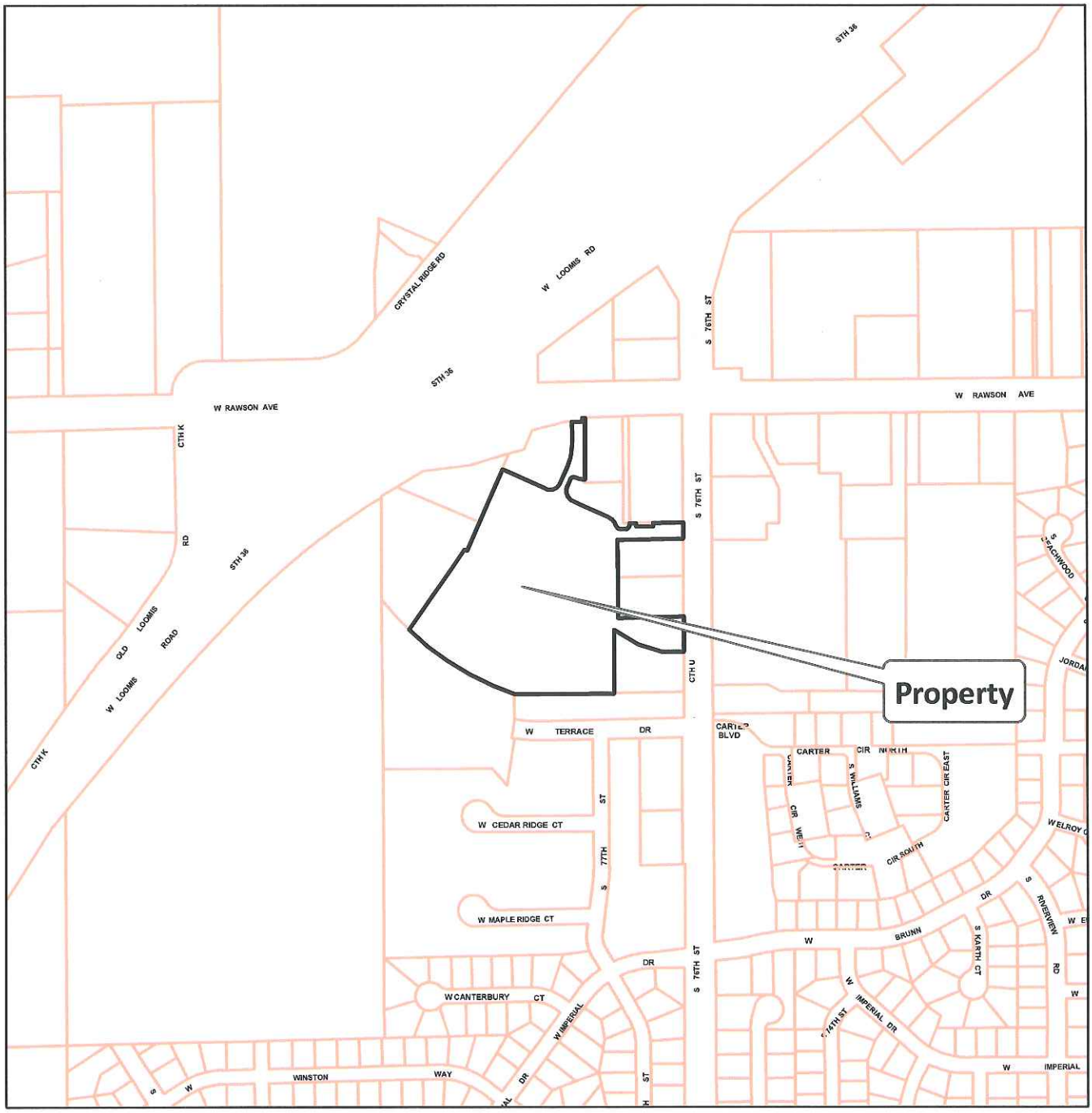
APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/1/12
REPORTS & RECOMMENDATIONS	A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A DANCE, MUSIC AND ACTING INSTRUCTION USE AND A DAY CARE SERVICES USE UPON PROPERTY LOCATED AT 7221 SOUTH 76TH STREET (STACY M. TUSCHL, OWNER OF STUDIO 21 POM & DANCE ACADEMY, INC. D/B/A THE ACADEMY OF PERFORMING ARTS, APPLICANT)	ITEM NUMBER F.6.

At their meeting on April 09, 2012, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a dance, music and acting instruction use and a day care services use upon property located at 7221 South 76th Street (Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, Applicant).

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2011-_____, a resolution imposing conditions and restrictions for the approval of a Special Use for a dance, music and acting instruction use and a day care services use upon property located at 7221 South 76th Street (Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, Applicant).

7221 S. 76 Street
PDD 16



0 355 710 1,420 Feet

City Development 2012
(2010 Aerial Layer)

NORTH

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2012-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A DANCE, MUSIC AND ACTING INSTRUCTION USE AND A DAY CARE SERVICES USE UPON PROPERTY LOCATED AT 7221 SOUTH 76TH STREET (STACY M. TUSCHL, OWNER OF STUDIO 21 POM & DANCE ACADEMY, INC. D/B/A THE ACADEMY OF PERFORMING ARTS, APPLICANT)

WHEREAS, Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts having petitioned the City of Franklin for the approval of a Special Use in Planned Development District No. 16 (Franklin Centre) under Standard Industrial Classification Title No. 7911 "Dance Studios, Schools, and Halls" and Standard Industrial Classification Title No. 8351 "Child Day Care Services", to allow for a dance, music and acting instruction use and a day care services use, upon property located at 7221 South 76th Street, bearing Tax Key No. 755-0192-003, more particularly described as follows:

PARCEL ONE (1) OF CERTIFIED SURVEY MAP NO. 7170, BEING A DIVISION OF PARCELS ONE (1) AND TWO (2) OF CERTIFIED SURVEY MAP NO. 5937, EXCEPTING THEREFROM THOSE LANDS CONVEYED TO MILWAUKEE COUNTY IN WARRANTY DEED RECORDED ON FEBRUARY 23, 1999 IN REEL 4505, IMAGE 1260, AS DOCUMENT NO. 7694071, AND RE-RECORDED ON MARCH 30, 2001 AS DOCUMENT NO. 8043928, ALL BEING A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION NINE (9), IN TOWNSHIP FIVE (5) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY ON DECEMBER 10, 2002, AS DOCUMENT NO. 8405275.

TOGETHER WITH AN EASEMENT RESERVED FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES FOR THE BENEFIT OF LOT ONE (1) ACROSS LOT SIX (6) AS NOTED ON THE RECORDED PLAT OF FRANKLIN PLAZA SUBDIVISION.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS GRANTED IN A DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED ON APRIL 16, 1993 IN REEL 3014, IMAGE 1751 AS DOCUMENT NO. 6753870 AND IN A FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT

AGREEMENT RECORDED ON NOVEMBER 12, 1993 IN REEL 3161, IMAGE 455, AS DOCUMENT NO. 6855991.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS GRANTED IN A DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED ON APRIL 16, 1993 IN REEL 3014, IMAGE 1764, AS DOCUMENT NO. 6753871.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS GRANTED IN A DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED ON APRIL 28; 1994 IN REEL 3277, IMAGE 1186, AS DOCUMENT NO. 6941266; Tax Key No. 755-0192-003; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 19th day of April, 2012, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, successors and assigns, as a dance, music and acting instruction

use and a day care services use, which shall be developed in substantial compliance with, and operated and maintained by Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, pursuant to those plans City file-stamped March 26, 2012 and annexed hereto and incorporated herein as Exhibit A.

2. Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts dance, music and acting instruction and day care services facility, 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.

3. The approval granted hereunder is conditional upon Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, and the dance, music and acting instruction use and a day care services use for the property located at 7221 South 76th Street: (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.

4. That the dance, music and acting instruction use and the day care services use are considered as one under the Special Use Approval granted hereunder.

BE IT FURTHER RESOLVED, that in the event Stacy M. Tuschl, owner of Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than

$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

CITY OF FRANKLIN

Item III.A

REPORT TO THE PLAN COMMISSION

Meeting of April 19, 2012

Special Use

RECOMMENDATION: City Development Staff recommends approval of the Special Use Application for the Academy of Performing Arts, subject to the conditions in the draft resolution.

Project Name:	The Academy of Performing Arts Special Use
Project Address:	7221 South 76th Street
Applicant:	Studio 21 Pom & Dance Academy, Inc.
Owners (property):	Franklin Centre Wisconsin, LLC
Current Zoning:	Planned Development District No. 16 (Franklin Centre)
2025 Comprehensive Master Plan:	Commercial
Use of Surrounding Properties:	Anchor Bank and Pantheon Family Restaurant to the north; multi-family residential to the south; the vacant former Blockbuster building to the east, and Office Max to the west
Applicant Action Requested:	Recommendation of approval to the Common Council of the Special Use Application for the proposed Academy of Performing Arts facility located at 7221 S. 76th Street.

Introduction:

On March 7, 2012, Ms. Stacy Tuschl filed a Special Use Application with the Department of City Development, requesting approval to open a dance, music and acting instruction school with day care services within a portion of an existing tenant space upon property located at 7221 South 76th Street. The proposed business, known as "The Academy of Performing Arts", corresponds to Standard Industrial Classification Title No. 7911 "Dance Studios, Schools, and Halls" and Standard Industrial Classification Title No. 8351 "Child Day Care Services". The applicant currently operates a dance, music and acting instruction school in Oak Creek and wishes to open a second location in Franklin.

Ordinance No. 1992-1229 contains the development regulations for PDD No. 16, known as Franklin Centre. According to Ordinance No. 1992-1229(4)(A), "Any special use within the Pick 'N Save building and retail area shall be a special use consistent with the uses in the B-3 Business District of the City of Franklin Zoning Ordinance, as may be amended from time to time." According to the Unified Development Ordinance (UDO), SIC Title Nos. 7911 "Dance Studios, Schools, and Halls" and SIC Title No. 8351 "Child Day Care Services" are both Special Uses in the B-3 Community Business District. As such, Special Use approval is required for this request.

Project Description/Analysis

The applicant is proposing to occupy 3,753 square feet of an existing 6,050 square foot vacant tenant space within Franklin Centre, between Linda's Hallmark Shop and GNC. (The subject tenant space was formerly occupied by the Sylvan Learning Center). Franklin Centre is located on an approximately 16.53 acre parcel near the intersection of West Rawson Avenue and South 76th Street. The shopping center consists of a 72,000 square foot Pick'n Save grocery store and a 29,676 square foot multi-tenant building. The multi-tenant building consists of 12 separate tenant spaces currently occupied by the following businesses: Linda's Hallmark Shop, Class A Fitness, GNC, Lectric Beach Tanning Salon, Great Clips, Subway, The UPS Store, Bight Cleaners, Pizza Hut, Franklin Rehabilitation and Family Dentistry.

According to the project narrative, the school's primary focus is on its after school dance, music and acting classes. A preschool program with academics, dance and music classes is also offered. According to the applicant, the facility requires a state day care license for its children's programs, but is exempt from the requirement for kitchen and outdoor play facilities.

After interior alterations are completed, the tenant space will consist of two dance studios, two music rooms, one daycare room, a retail sales area and restroom facilities. The applicant intends to sell items that students may need for their classes (e.g., clothing, textbooks, etc.) within the retail sales area. Classes will vary in size from five to ten students. The Academy's hours of operation will initially be from 4:00 p.m. to 8:00 p.m. Monday thru Thursday, Tuesdays and Thursdays from 8:00 a.m. to 12:00 p.m. noon, and Saturdays from 9:00 a.m. to 12:00 p.m. noon. The applicant may wish to adjust the hours of operations in accordance with its enrollment numbers (see attached project narrative).

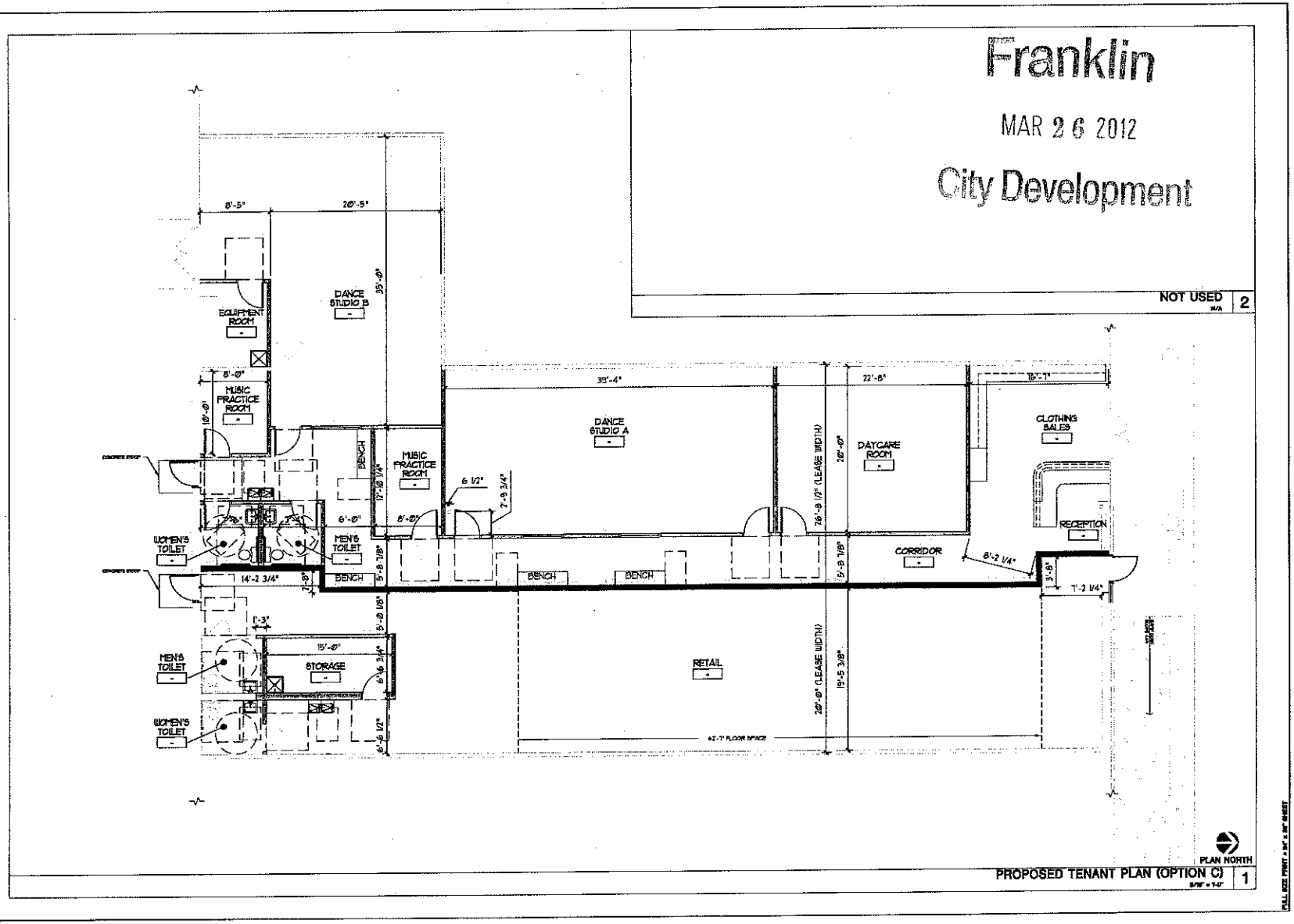
Planned Development District No. 16 requires a minimum of five parking spaces per 1,000 square feet of gross building area. The Franklin Centre commercial development has 101,676 square feet of tenant space, which requires 509 parking spaces. According to the submitted site plan, the Franklin Centre commercial development has 554 standard parking spaces and 18 ADA accessible spaces, thereby exceeding the minimum parking requirements.

The applicant is not proposing to make any landscaping, lighting or architectural changes to the existing development. The only exterior modification will be the addition of a wall sign located on the front (north) building elevation. The applicant must obtain approval for the sign from the Architectural Review Board prior to filing a sign permit application with the Building Inspection Department.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must examined for each proposed Special Use prior to granting approval. The applicant has responded to each General Standard and Consideration in the attached document. Staff believes that the proposed Special Use meets these requirements, and that it should not have a detrimental effect on the general health, welfare, safety, and convenience of persons residing or working near the proposed business.

Staff Recommendation:

City Development Staff recommends approval of the Special Use application for the Academy of Performing Arts, subject to the conditions in the draft resolution.



Tenant Buildout For:
Franklin Centre
Dance Studio
7201 S. 76th St.
Franklin, WI 53132

PERSPECTIVE DESIGN, INC.
11555 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Project:

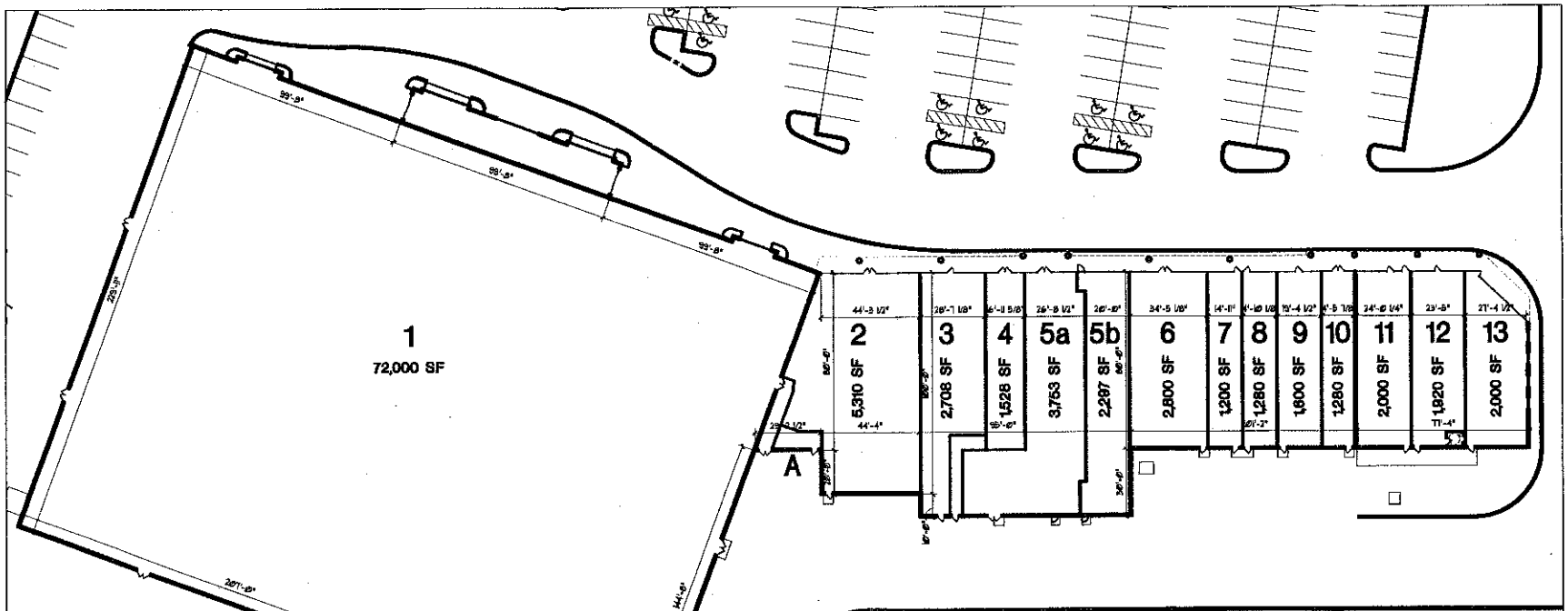
Drawing Title:
PROPOSED TENANT PLAN (OPTION C)

Date: 01.26.12
Scale: A.N.
Drawn: JEA
Job:
Sheet: A1.1c

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

Exhibit A



Lease Space		Lease Area	Lease Space		Lease Area
1	7201	72,000 S.F.	8	7241	1,280 S.F.
2	7205	5,310 S.F.	9	7245	1,600 S.F.
3	7209	2,708 S.F.	10	7249	1,280 S.F.
4	7217	1,528 S.F.	11	7251	2,000 S.F.
5a	7221	3,753 S.F.	12	7253	1,920 S.F.
5b	7225	2,297 S.F.	13	7255	2,000 S.F.
6	7229	2,800 S.F.	A		196 S.F.
7	7237	1,200 S.F.			

Total Building Area = 101,676 S.F.

Parking Information - Employee Parking in Rear

681

Franklin

MAR 2 3 2012

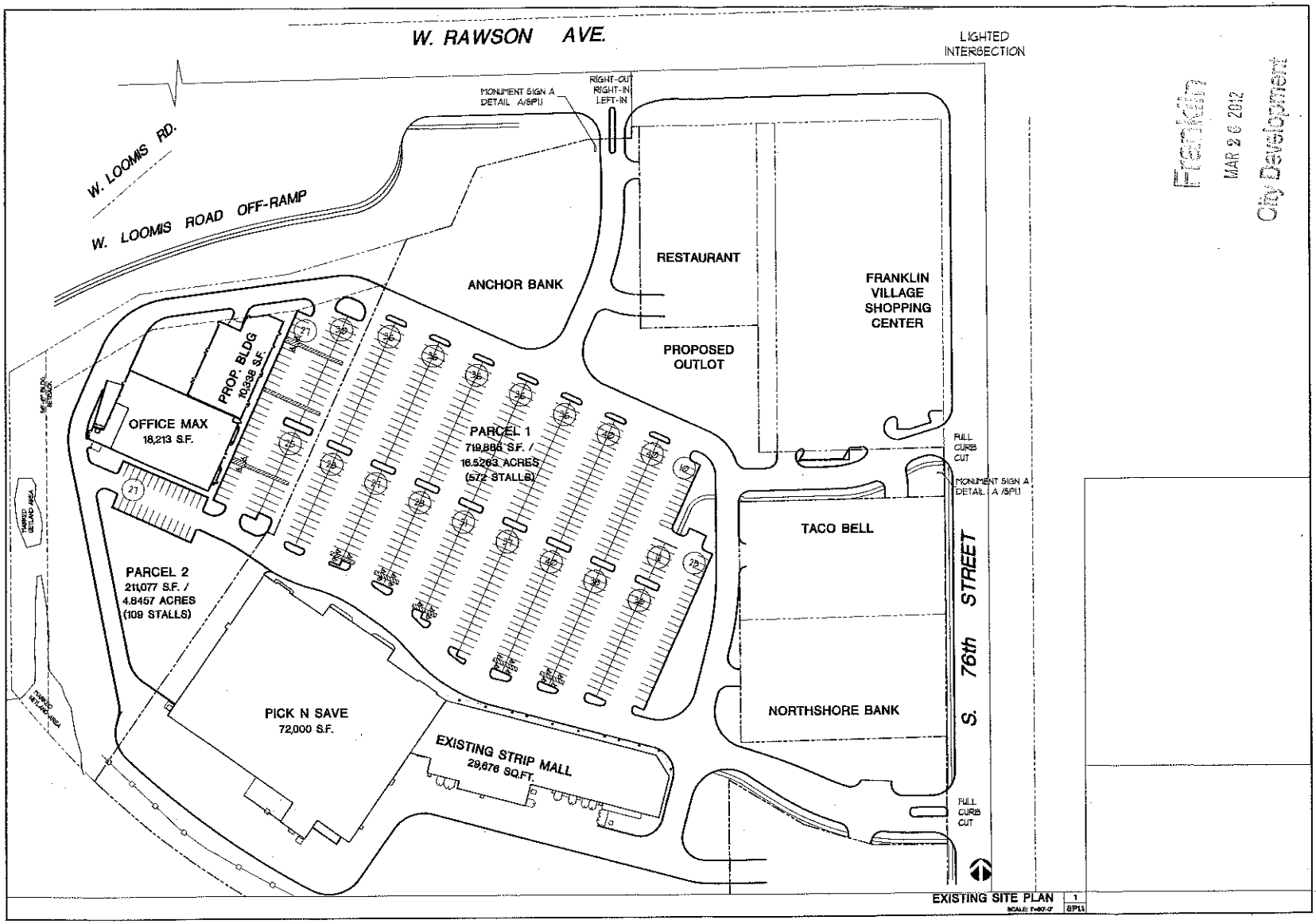
City Development

FRANKLIN CENTRE

7201 - 7255 South 76th Street
Franklin, Wisconsin 53132

Scale: 1" = 50'-0"

Date: 03.06.12



EXISTING SITE PLAN 1 SP1.1
SCALE: 1"=60'-0"

Franklin
MAR 26 2012
City Development

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Revisions:

Project:

Academy of Performing Arts
Franklin Centre
7221 South 76th Street
Franklin, Wisconsin

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
EXISTING SITE PLAN

Date:	03.06.12
Scale:	1"=60'-0"
Drawn:	BJK
Job:	-
Sheet:	SP1.1

The Academy of Performing Arts

Applicant Information
Name: Academy of Performing Arts (DBA for Studio 21 Pom & Dance Academy Inc.)
Address: 9160 S. Pennsylvania Ave. Oak Creek, WI 53154 Since 2005
Contact: Stacy M Tuschl
Phone: 414.768.0101
Fax: 414.768.0102
Email: stacy.tuschl@gmail.com

Current Business & Location

We are currently located in Oak Creek at 9160 S. Pennsylvania Ave. We have been in business since August 2005. We teach dance, music, and acting classes for ages 2 - adult. Our largest and most profitably activity is our children's dance program, however, we have many smaller programs that we offer. At the Academy, we also teach a morning fine arts program Mon-Thurs. 9-11:30am. The state requires us to have a group day care license with this program, which limits our student count to a maximum of twelve 3-5 year olds. Although, we are a state licensed day care, we are able to avoid outdoor space and we do not need a kitchen on our premises. Dance is our physical daily activity and we require all students to bring a healthy snack from home. The preschool program has academics with a dance and music class taught as well. This preschool program is a very small part of what we do, as our main focus is our after school dance, music, and acting classes.

Anticipated Franklin Location (2nd location)

We are looking to open our 2nd location at 7221 S. 76th St. in the Pick N Save strip mall. We are looking to have about 2-3 teachers with 2 evening classes at a time. Class sizes can be any where from 5-10 students. We currently have 117 Franklin city residents that attend our Oak Creek Academy. Our Franklin students have requested a more convenient location for them and we believe there are many students in the area looking for a performing arts center. We plan to open our doors for classes in September 2012. We will only open early to accept enrollments for our September session, if permitted by the city.. The city of Oak Creek required us to have 26 spaces for our first location in Oak Creek, which is ample parking for our stand alone building that is over 7500 sq. ft. With having mostly night classes, the 76th St. parking lot will be much more than we would ever anticipate needing. We will have a small retail section catering to the needs of our students. We will sell dancewear, music books, and other accessories that students will need for class. This apparel will be in our front lobby by our front desk.

Hours of Operation

Our current studio hours at our Oak Creek location are Monday - Thursdays 8am-noon and 4-9pm and Saturdays 9-2pm. We are open Fridays and Sundays for appointment only. These are our posted hours, however we are usually there Monday- Thursday 8am-9pm. We hope to grow our 2nd location to be exactly the same as our Oak Creek location. To start we anticipate being open Monday - Thursday 4-8pm and Saturdays 9-noon, with morning hours Tuesdays and Thursday 8-noon. We will start enrolling students as soon as we are approved by the city of Franklin. Once we begin registration, based on enrollment, we will know more accurate facility hours.

Proposed Layout (layout attached)

The sq. ft of our proposed space is 3753 sq. ft. Our 2 largest rooms will be our dance studio rooms. These rooms have 1 way observation windows for the parents to watch the class if they wish. These are the classes that could have about 5-10 students in each. The 2 smaller rooms will be our music rooms for a teacher and student taking piano, voice, violin, or guitar lessons. The smaller of the 3 large rooms will be where our morning preschool will be held. If we are not approved for the state preschool, we will make this into a smaller dance room or private & group music lessons. Our retail section will be located in the front lobby by our front desk area. The proposed layout shows a corner in which we will have displays.

Exterior Changes

No exterior changes need to be made. We are aware that our signage must be approved by the city before we can move forward. There will be no changes to the exterior of the building, landscaping, parking lot or exterior lighting.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		May 1, 2012
REPORTS AND RECOMMENDATIONS	South 27th Street Corridor: Wisconsin Department of Transportation U.S. 241 Reconstruction Project and the South 27th Street Corridor Streetscape Plan	ITEM NUMBER F. 7.

The above subject matter was previously before the Common Council on January 24, 2012 and the subject of the concurrent meetings of the Community Development Authority, the Forward Franklin Economic Development Committee and the Plan Commission on April 19, 2012. The Plan Commission, the FFEDC and the CDA all unanimously voted to recommend to the Common Council that the Common Council adopt the 27th Street Steering Committee December 8, 2011 recommendation that Franklin and Oak Creek equally share in the costs of the streetscape elements specified at that meeting and that Franklin and Oak Creek share in the costs of providing for the undergrounding of utilities (all located in Franklin) as follows: Franklin 90% and Oak Creek 10%. The foregoing applies to Phase I of the Wisconsin Department of Transportation reconstruction project: West College Avenue to West Drexel Avenue. Attached is an April 13, 2012 Memorandum from Mayor Taylor. Also attached is a January 19, 2012 memorandum from the Assistant City Attorney, a streetscape element listing with the elements as recommended by the 27th Street Steering Committee on December 8, 2011 highlighted, and a copy of the WIDOT project area and streetscape element location description plans. There was also discussion and positive comment from the board and commission members at the April 19, 2012 meeting favoring the continuation of discussions by the Mayor and the 27th Street Steering Committee with regard to maintenance and other issues.

COUNCIL ACTION REQUESTED

A motion to approve the December 8, 2011 27th Street Steering Committee recommendation that Franklin and Oak Creek equally share in the costs of the streetscape elements specified at that meeting as also denoted in the streetscape elements listing in the Common Council agenda packet materials for its May 1, 2012 meeting and that Franklin and Oak Creek share in the costs of providing for the undergrounding of utilities (all located in Franklin) as follows: Franklin 90% and Oak Creek 10%. .

City of Franklin

MEMORANDUM:

DATE: April 13, 2012

TO: Community Development Authority, Plan Commission, Forward Franklin Economic Development Commission

FROM: Thomas M. Taylor, Mayor
City of Franklin

SUBJECT: Streetscape Decisions for South 27th Street

INTRODUCTION

With Wisconsin Department of Transportation (DOT) plans for reconstruction of South 27th Street at a critical phase, it is necessary for the City of Franklin to reach a final decision on what specific streetscape elements will be provided on 27th Street. This decision is needed now to ensure that adequate right-of-way will be acquired by the State to accommodate the streetscape elements and to enable the two communities of Franklin and Oak Creek to budget for the expenditures and costs related to the agreed upon streetscape elements. It can be noted that reconstruction of the northern third of the 27th Street corridor (from College Avenue to Drexel Avenue) is tentatively scheduled for 2016, at which time it is envisioned that many of the streetscape elements would also be constructed.

To assist the City of Franklin Common Council in its deliberations on this important matter, I am requesting that the Community Development Authority (CDA), the Plan Commission, and the Forward Franklin Economic Development Commission (Forward Franklin) review this matter and forward a recommendation to the Common Council on what streetscape elements should be provided on South 27th Street. To assist the three boards review, and to expedite this matter, I have also requested a joint meeting of the CDA, Plan Commission, and Forward Franklin for April 19, 2012 at 7:00pm.

BACKGROUND

On February 5, 2008, the City of Franklin Common Council approved the South 27th Street Corridor Streetscape Manual.[1] This Manual, which was the result of a joint effort by the Cities of Oak Creek and Franklin, set forth a number of recommendations for enhancing the streetscape of the South 27th Street corridor. Based upon public input as well as stakeholder participation, with guidance provided by the 27th Street Steering Committee, these recommendations dealt with:

- Gateway treatments
- Special enhancement areas
- Landscape treatments
- Lighting enhancements

[1] The City of Oak Creek Common Council approved this Manual on January 15, 2008.

- Graphic and signage enhancements
- Pedestrian treatments
- Corridor branding

During 2008 and 2009, the 27th Street Steering Committee continued to meet to further detail the recommended streetscape elements envisioned for South 27th Street. Those efforts culminated in a ranking of the elements in order of preference/importance, along with estimated costs. That information was then presented at a joint meeting of the Oak Creek and Franklin Common Councils on March 18, 2009. At that time, the two Councils approved a tentative streetscape plan that would have cost the City of Franklin about $1.44 to $1.65 million per mile (an additional cost of about $4 million was identified for burying utilities, which are present only on the Franklin side of 27th Street, and for final design costs and contingencies).

During 2010 and 2011, during preparation of its plans for the reconstruction of South 27th Street, the DOT made various design decisions which affected the streetscape elements as preliminarily approved by the two Common Councils in March 2009. In particular, these changes eliminated the originally proposed roundabouts, removed certain stormwater management credits for the proposed rain gardens, and prohibited certain proposed signage and related structures within the 27th Street median.

Therefore, the 27th Street Steering Committee met on December 8, 2011, to review those design changes as they pertained to the tentatively approved streetscape elements and to consider additional changes, and recommended approval of a revised streetscape plan that would cost about $1.18 million per mile (including the cost to bury utilities, final design, and contingencies). It can be noted that these selected streetscape elements would not require the acquisition of additional right-of-way as otherwise envisioned by the DOT for the reconstruction of South 27th Street.

This information was presented to the Plan Commission at its January 19, 2012 meeting, which indicated concern that elimination of separate sidewalk lighting, narrower sidewalks, elimination of rain gardens, etc. would adversely affect the streetscape project.

This information was also presented to the Common Council at its January 24, 2012 meeting, which moved to direct staff to schedule a meeting to discuss the South 27th Street Corridor, with Mayoral input, with the Plan Commissions from Franklin and Oak Creek.

CURRENT SITUATION

The 27th Street Steering Committee, with additional representatives from Oak Creek and Franklin including interim Mayor Foeckler and myself, met on March 13, 2012, to discuss this matter. Pursuant to that discussion, it was agreed that:

- Reconstruction of South 27th Street in general, and inclusion of streetscape elements on 27th Street in particular, are still important to and a priority of both communities.
- The 27th Street Steering Committee would continue to recommend approval of the revised streetscape elements as agreed upon at its December 8, 2011 meeting.
- All representatives would recommend to their respective Plan Commissions and Common Councils that both communities pay 50 percent of the cost of the streetscape elements, as those elements were agreed upon at the December 8th meeting.

- Burying of the utilities is important to establishing the character of, and improving the aesthetics of, the 27th Street corridor.
- The Oak Creek representatives would recommend to their Plan Commission and Common Council that Oak Creek pay 10 percent of the cost associated with burying of the utilities.
- The City of Franklin would contact Northwestern Mutual to determine if there was any interest on the part of Northwestern Mutual to pay for the installation and/or maintenance cost associated with any of the streetscape elements, such as rain gardens or native landscaping, that are no longer being proposed at this time.
- Subject to approval of a final streetscape plan by the Cities of Franklin and Oak Creek, the 27th Street Steering Committee should meet again to prepare a final recommendation in regard to detailed specifications (colors, materials, location, etc.) of the streetscape elements.

CONCLUSION

Based upon the preceding information, it is apparent that implementation of streetscape elements on South 27th Street is in the best interest of the Cities of Franklin and Oak Creek, is of value to the affected property owners, and has the support of many stakeholders. However, I would recommend that in light of today's tight budgets and recovering economy, that a more modest streetscape plan be implemented at this time. Therefore, I support the revised streetscape plan as initially proposed by the 27th Street Steering Commission at its December 8, 2011 meeting, along with the agreements reached at the 27th Street Steering Committee's March 13th meeting noted above, and encourage the CDA, Plan Commission, and Forward Franklin to do likewise.

I would also note that I remain open to the possibility of additional streetscape elements for the South 27th Street corridor, if at some point in the future, additional resources (whether monetary or otherwise) would become available for this purpose. In that regard, I continue to encourage the Cities of Franklin and Oak Creek to pursue innovative approaches such as Business Improvement Districts, corporate sponsorship, grants, etc.

MEMORANDUM

TO: Applicable Boards, Commissions, Committees and Elected Officials
FROM: Assistant City Attorney Brian Sajdak
DATE: January 19, 2012
RE: 27th Street Streetscape & Reconstruction

This memorandum and its attachments are provided to you to give you a synopsis of the 27th Street Reconstruction project history and to give you an idea of where it presently stands.

In 2008 and early 2009, various streetscape elements were presented to the 27th Street Steering Committee and the Common Council who were asked to rank the elements in order of preference/importance. The results of this survey are attached as Exhibit 1 — which has the elements listed in order of preference (most preferred on the top). These elements were then combined into a proposed streetscape plan that was presented to a joint meeting of the Franklin and Oak Creek Common Councils on March 18, 2009. These items are listed in Exhibit 2. As you can see, with the proposed elements, the estimated cost for per mile to Franklin was between $1.44 and $1.65 million. Note that this figure does not include the burying of utilities, final design costs and contingency costs which is estimated to be an additional $4 million total.

As everyone probably knows, there was significant debate by WisDOT as to whether to include roundabouts in the design or not. When WisDOT finally made its decision last spring to not use roundabouts, some of the streetscape elements were no longer necessary or appropriate. The original design also included some rain gardens which were designed primarily to handle some of the stormwater. WisDOT has determined that the City would not get any stormwater credit for the rain gardens. These decisions by WisDOT led the Stearing Committee to suggest removal of these items. In addition, when the Steering Committee met in December, they further reviewed some of the items and eliminated them for costs savings purposes. Examples of

these eliminations include reducing the width of the multi-use path and eliminating the dual-fixture light poles (one fixture for the road, one for the sidewalk) in favor of a single fixture that would spread the light over both the road and sidewalk. The presently recommended elements and cost projections are attached as Exhibit 3. As you can see, the present estimated cost to Franklin per mile is $1.18 million. Note that this includes the utilities, final design and contingencies.

The Steering Committee recommended the approval of the elements as seen in Exhibit 3 to both Common Councils. City staff and WisDOT are scheduled to meet in early February. It is anticipated that at this meeting the final design process and schedule will be discussed. Per WisDOT, they will be looking to transition the project to the final design process in March and it is expected that the Steering Committee will take any recommendations/changes from the Councils to a meeting with WisDOT for that purpose.

EXHIBIT 1

Combined Total Results from Element Rankings

		Franklin CC	St. committee	Total Score	Total Participants	Ranking
1	Wayfinding Signage	11	12	23	13	1.769
2	Gateway Monument (Green Screen)	11	13	24	13	1.846
3	Street Tree Planting (Terrace)	14	13	27	13	2.077
4	Pedestrian Lighting (on St. Lighting)	14	15	29	13	2.231
5	Gateway Monument (Electronic)	15	16	31	13	2.385
6	Gateway Median Monument	15	16	31	13	2.385
7	Lighting (Monument and Gateways)	16	16	32	13	2.462
8	Roadway Lighting (Terrace/color)	17	16	33	13	2.538
9	Roundabouts	15	16	31	12	2.583
10	Pedestrian Lighting (Bollards)	15	19	34	13	2.615
11	Advance Notice Street Signage	15	22	37	13	2.846
12	Traffic Signals (Color poles and arms)	15	22	37	13	2.846
13	Special Pavement (crosswalks)	13	26	39	13	3.000
14	Public Art (Roundabout / Terrace)	18	18	36	12	3.000
15	Lighting (Wayfinding Signage)	18	22	40	13	3.077
16	Traffic Signals (Sign Bridge)	18	22	40	13	3.077
17	Benches	13	27	40	13	3.077
18	Trash Receptacles	16	26	42	13	3.231
19	Rain Gardens (Median)	13	30	43	13	3.308
20	Naturalistic Planting (Utility Corridor)	14	31	45	13	3.462
21	Transit Shelters	16	26	42	12	3.500
22	Rain Gardens (Terrace Area)	14	32	46	13	3.538

23	Traffic Signals (Single Arm-Wis DOT)	23	24	47	13	3.615
24	Special Pavement (sidewalk)	16	34	50	13	3.846

S. 27th Street Elements
Preliminary Cost Estimates, Page 2
3/18/2009

Element Ranking #	Element	Option	Quantities	Cost per unit	Est. Total Cost Range		Local Cost Share	Potential WisDOT Cost Share
	INTERSECTION ELEMENTS							
11	Gateway Monument (Non-Electronic)	2b	11	$25,000 to $35,000	$275,000	$385,000		?
2	Gateway Monument (Green Screen)		6	$4,000 to $5,000	$24,000	$30,000	Yes, 100%	Yes
NR	Signal Cabinet (Green Screen)		6	$4,000 to $5,000	$24,000	$30,000	Yes, 100%	Yes
12	Special Pavement (crosswalks)	2	6	$65,000 to $75,000	$390,000	$450,000	Yes, 100%	Yes
NR	Special Pavement @ 6 intersections (sidewalk)		12,000 sqft	$10.00 per sq ft	$120,000	$120,000	Yes, 20%	Yes
15	Bollards (lighting)	1a	48	$1,500 to $3,000	$72,000	$144,000	Yes, 100%	Yes
16	Metal Benches	2	11	$1,900 to $2,200	$20,900	$24,200	Yes, 100%	Yes
17	Trash Receptacles	2	35	$1,000 to $1,200	$35,000	$42,000	Yes, 100%	Yes
19	Transit Shelters		TBD	$0	$0	$0	Yes, 100%	Yes
18	Traffic Signals (Sign Bridge)		9	$250,000 to $300,000	$2,250,000	$2,700,000	Yes, 100%	?
10	Roundabouts		?				No	?
13	Public Art (Roundabout)		TBD	TBD	TBD	TBD	Yes, 100%	Yes
	TERRACE ELEMENTS							
1	Wayfinding	1	9	$10,000 to $12,000	$90,000	$108,000	Yes, 100%	Yes
3	Street Tree Planting (Terrace)		813	$400 to $600	$325,200	$487,800	Yes, 100%	Yes
23	Rain Gardens (Terrace Area) seed only		2.2 acres	$80,000 per acre	$176,000	$176,000	varies	Yes
	Rain Gardens (Terrace Area) w/plantings		2.2 acres	$210,000 per acre	$462,000	$462,000		
20	Native Planting (Utility Corridor)		1.5 acres	$1.50 per sq. yard	$10,890	$10,890	Yes, 100%	No
22	Sidewalk Treatment (Broomed Concrete)		630,000 sf	$5.50 per sq ft	$3,465,000	$3,465,000		
7	Roadway Lighting (Terrace/color)		296	$5,000 to $7,000^^	$1,480,000	$2,072,000	Yes, -50%	Yes
4	Pedestrian Lighting (on St. Lighting)		296	$800 to $1,000^	$236,800	$296,000	Yes, 100%	Yes
	MEDIAN ELEMENTS							
5	Gateway Median Monument*	1	10	$12,000 to $14,000	$120,000	$140,000	Yes, 100%	Yes
8	Advance Notice Sign	1	24	$4,000 to $6,000	$96,000	$144,000	Yes, 100%	No
21	Rain Gardens (Median)		9.8 acres	$80,000 per acre	$784,000	$784,000	varies	Yes
NR	Tree Planting (Median)		150	$400 to $600	$60,000	$90,000		Yes
		Overall Estimated Total Cost$			$8,625,590	$9,886,890		
		Total Cost per City$			$4,312,795	$4,943,445		
		Cost per mile$			$1,437,598	$1,647,815		
		Total Cost per City (Phase I - College to Drexel)$			$1,437,598	$1,647,815		

Indicates WisDOT Exception
* Cost estimate does not include the vertical barrier
**CSS Can not be applied to cost share items
^Cost for luminaries only
^^Cost includes pole and luminaries
$ Does not include cost for Traffic Signals

General Notes
1. Design Manual Estimate $2,196,432 per mile

2. Cost estimates are for comparison of the various element options, cost estimates not included: roadway improvements/reconstruction, utility work (such as burying overhead power lines), final design and engineering fees, right-of-way acquisitions and additional contingencies.

Combined Total Results from Element Rankings

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EXHIBIT 1

7

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S. 27th Street Elements
Preliminary Cost Estimates, Page 2
3/18/2009

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NR	Signal Cabinet (Green Screen)		6	$4,000 to $5,000	$24,000	$30,000	Yes, 100%	Yes
12	Special Pavement (crosswalks)	2	6	$65,000 to $75,000	$390,000	$450,000	Yes, 100%	Yes
NR	Special Pavement @ 6 intersections (sidewalk)		12,000 sqft	$10.00 per sq ft	$120,000	$120,000	Yes, 20%	Yes
15	Bollards (lighting)	1a	48	$1,500 to $3,000	$72,000	$144,000	Yes, 100%	Yes
16	Metal Benches	2	11	$1,900 to $2,200	$20,900	$24,200	Yes, 100%	Yes
17	Trash Receptacles	2	35	$1,000 to $1,200	$35,000	$42,000	Yes, 100%	Yes
19	Transit Shelters		TBD	$0	$0	$0	Yes, 100%	Yes
18	Traffic Signals (Sign Bridge)		9	$250,000 to $300,000	$2,250,000	$2,700,000	Yes, 100%	?
10	Roundabouts		?				No	?
13	Public Art (Roundabout)		TBD	TBD	TBD	TBD	Yes, 100%	Yes
	TERRACE ELEMENTS							
1	Wayfinding	1	9	$10,000 to $12,000	$90,000	$108,000	Yes, 100%	Yes
3	Street Tree Planting (Terrace)		813	$400 to $600	$325,200	$487,800	Yes, 100%	Yes
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4	Pedestrian Lighting (on St. Lighting)		296	$800 to $1,000^	$236,800	$296,000	Yes, 100%	Yes
	MEDIAN ELEMENTS							
5	Gateway Median Monument*	1	10	$12,000 to $14,000	$120,000	$140,000	Yes, 100%	Yes
8	Advance Notice Sign	1	24	$4,000 to $6,000	$96,000	$144,000	Yes, 100%	No
21	Rain Gardens (Median)		9.8 acres	$80,000 per acre	$784,000	$784,000	varies	Yes
NR	Tree Planting (Median)		150	$400 to $600	$60,000	$90,000		Yes
		Overall Estimated Total Cost$			$8,625,590	$9,886,890		
		Total Cost per City$			$4,312,795	$4,943,445		
		Cost per mile$			$1,437,598	$1,647,815		
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**CSS Can not be applied to cost share items
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General Notes
1. Design Manual Estimate $2,196,432 per mile

2. Cost estimates are for comparison of the various element options, cost estimates not included: roadway improvements/reconstruction, utility work (such as burying overhead power lines), final design and engineering fees, right-of-way acquisitions and additional contingencies.

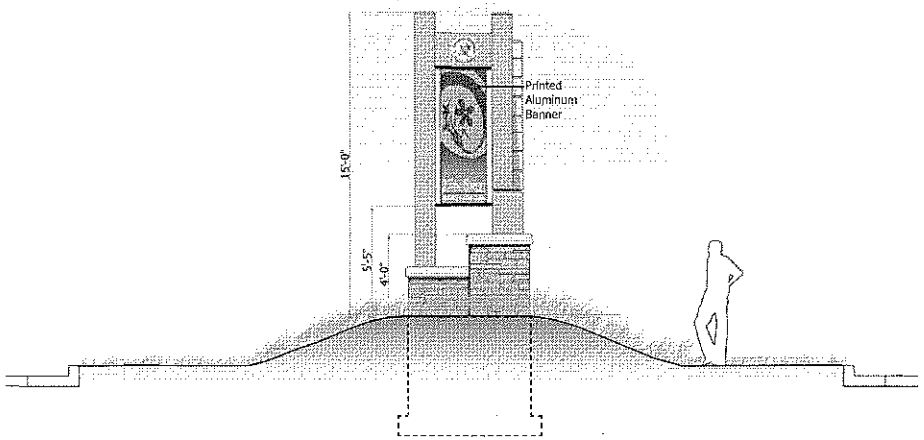
S. 27th Street Cost Estimates
12/28/2011
Preliminary Cost Estimates PHASE I - College Ave to Drexel Ave

Columns

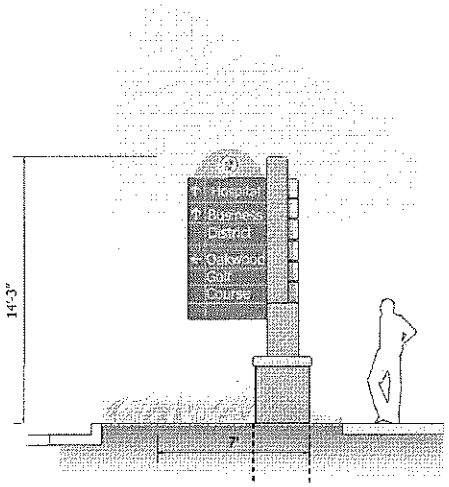
Rows	A	B	C	D	E	F	G	H	Rows
1	Element	Quantities	Unit	Cost per unit	Estimated Total Cost	Cities Typical Cost Share	Cities Costs (Column E x F)	Other Grant Funding Available	1
2	**INTERSECTION ELEMENTS**								2
3	Gateway Monument (Non-Electronic)	7	Each	$20,000	$140,000	100%	$140,000	Yes	3
4	Gateway Monument (Green Screen) SW Quad only	4	Each	$12,000	$48,000	100%	$48,000	Yes	4
5	Signal Cabinet (Green Screen) NE Quad only	3	Each	$10,000	$30,000	100%	$30,000	Yes	5
6	Special Pavement Edge (crosswalks)	3,000	LF	$30	$90,000	100%	$90,000	Yes	6
7	Special Pavement (sidewalk)	7,170	SF	$8	$57,360	20%	$11,472	Yes	7
8	Metal Benches	3	Each	$2,800	$8,400	100%	$8,400	Yes	8
9	Trash Receptacles	10	Each	$2,000	$20,000	100%	$20,000	Yes	9
10	Traffic Signals Monotubes (Color poles and arms)	6	per Intersection	$125,000	$750,000	0%	$0	No	10
11	**TERRACE ELEMENTS**								11
12	Wayfinding	5	Each	$12,000	$60,000	100%	$60,000	Yes	12
13	Street Tree Planting (Terrace)	163	Each	$450	$73,350	20%	$14,670	Yes	13
14	Broomed Concrete Sidewalk	188,670	SF	$5.50	$1,037,685	20%	$207,537	Yes	14
15	Roadway LED Lighting (Terrace) (175' on center - Beta Edge)**	125	Each	$4,000	$500,000	50%	$250,000	Yes	15
16	Roadway LED Lighting (Intersections)^	22	Each	$4,000	$88,000	50%	$44,000	Yes	16
17	**MEDIAN ELEMENTS**								17
18	Gateway Median Monument***	3	Each	$15,000	$45,000	100%	$45,000	Yes	18
19	Advance Notice Sign	9	Each	$6,000	$54,000	100%	$54,000	No	19
20	Tree Planting (Median)	40	Each	$450	$18,000	100%	$18,000	Yes	20
21				**Cities Phase I Cost - Elements Only** (Cells G3:G20)			**$1,041,079**		21
22				**Per City per Mile Cost**		**$260,270**			22
23									23
24				Cost to Bury Private Utilities			$2,000,000		24
25				Cost for 15' Easement for Private Utilities			$265,000		25
26				Final Design & Engineering Fees (Elements Only)			$200,000		26
27				15% Contingencies (Cells G21:G26 x 15%)			$525,912	(2% Annual Escalation)	27
28				**Cities Phase I Costs** (Cells G21:G27)			**$4,031,991**	⇩	28
29							**Year 2011**	**Year 2015**	29
30				**Cities Phase I Costs** (Cells G21:G27)			**$4,031,991**	**$4,364,357**	30
31				WisDOT Sponsored CSS (3% of Construction Cost of $15M in 2015)			$450,000	$450,000	31
32				**Phase I - Grand Total Cost** (Cell G30 - G31)			**$3,581,991**	**$3,914,357**	32
33				**Phase I - Grand Total Cost per City** (Cell G32 / 2)			**$1,790,995**	**$1,957,178**	33
34				**Phase I - Per City per Mile Cost** (Cell G33/2)			$895,498	$978,589	34
35									35

22 *CSS Can not be applied to cost share items.
23 **The Gardco Gullwing - 145', 25 more fixtures = $100K more.
24 ***Cost estimate does not include the vertical barrier.
25 ^Unit cost includes pole, luminaries and installation costs.

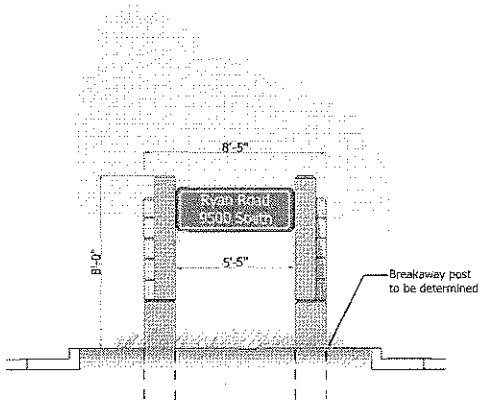
36 General Notes
37 1. 2007 Design Manual Estimated an approximate cost of $1,000,000 per City per mile (estimate was for the Elements only).
38 2. Estimates of quantities are based upon conceptual plans, not final designs. Therefore, quantities are preliminary in nature and indicate an approximate development cost for the project. The Development Cost Analysis represents HNTB's estimation as professionals familiar with the construction industry. Figures (unit prices) are based upon local construction costs. HNTB cannot and will not guarantee bids. Bids may vary from these estimates.
39 3. The Cities will not be required to pay a WisDOT Cost Share per the SEWRPC Origin/Destination Analysis that indicated greater than 40% of the street traffic is from 1/4 mile outside of S. 27th street.



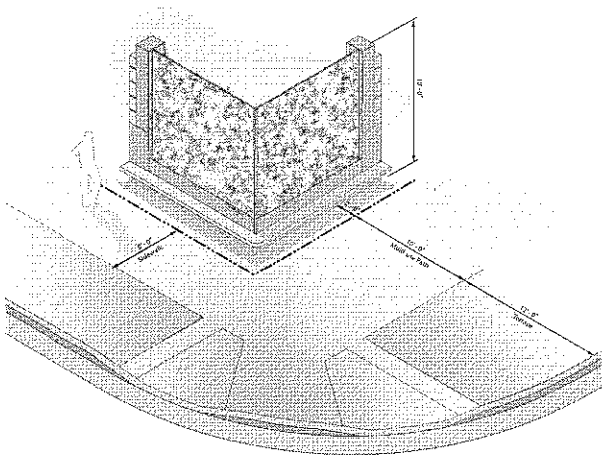
Gateway Median Monument
Front Elevation



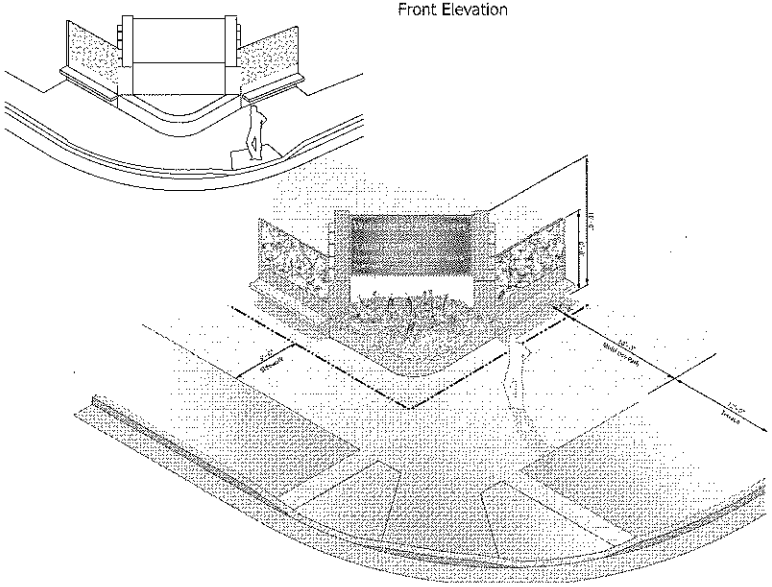
Wayfinding
Front Elevation



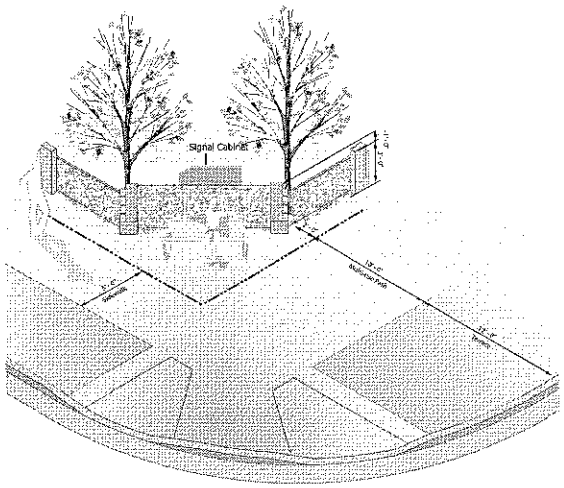
Advance Notice Sign in Median
Front Elevation



Gateway Monument (Greenscreen)
Isometric View

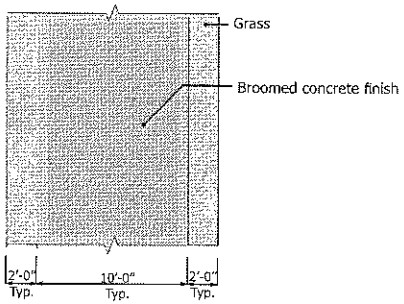


Gateway Monument (Non- Electronic)
Isometric View

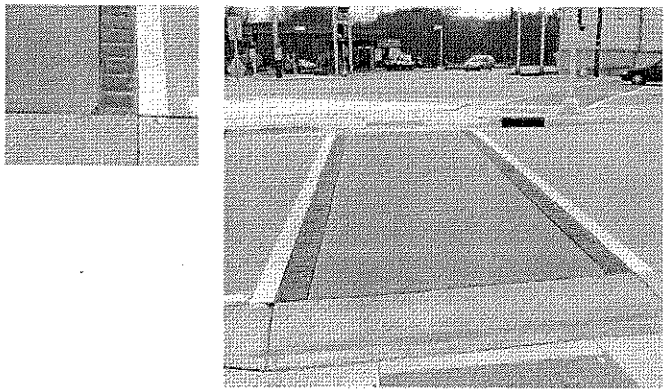


Signal Cabinet Screens
Isometric View

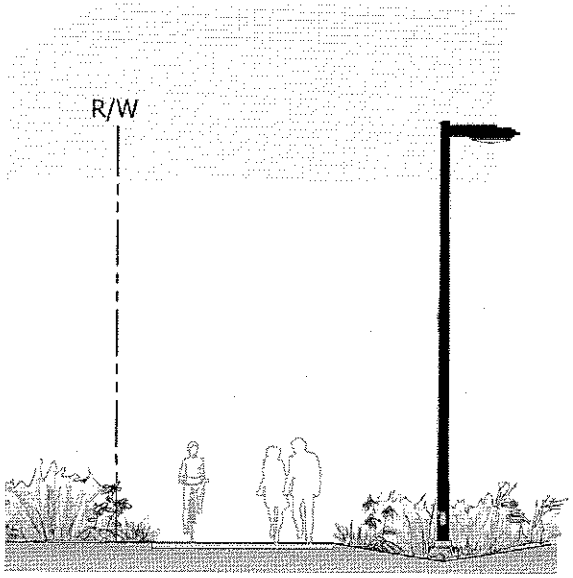
Chase Park - Landscape Forms at signal cabinets



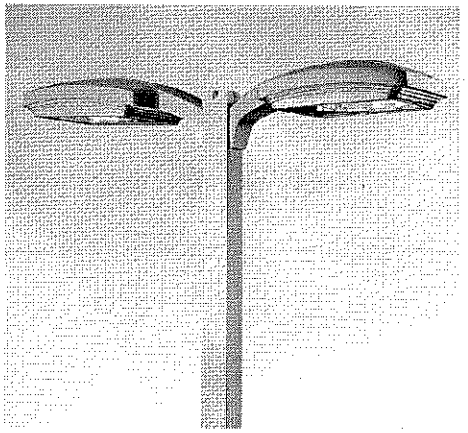
Multi-Use Path
Concrete with grass shoulder



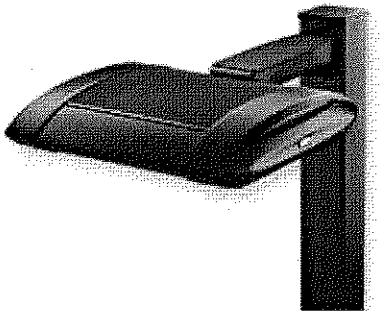
Colored concrete crosswalk



Colored Lighting - Front Elevation



Gardco Gullwing 200 LA in Black

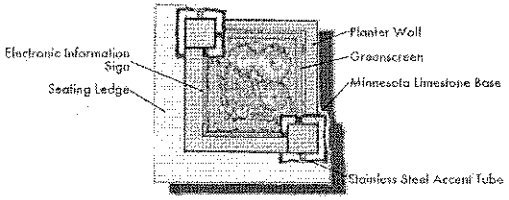


Beta Edge in Black

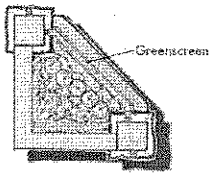
Roadway LED Lighting

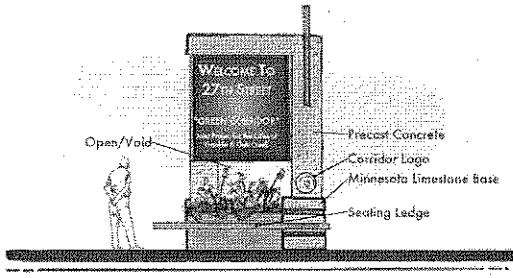
DESIGN TREATMENT: Gateway

Gateway Marker
Plan View: Square Option

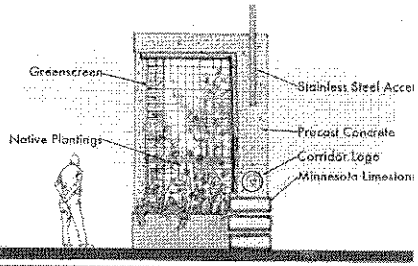


Gateway Marker
Plan View: Triangle Option

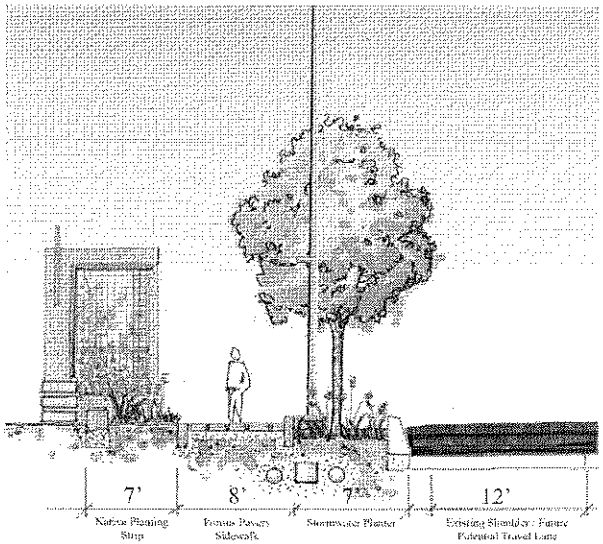




Gateway Marker
Front Elevation



Gateway Marker
Side Elevations

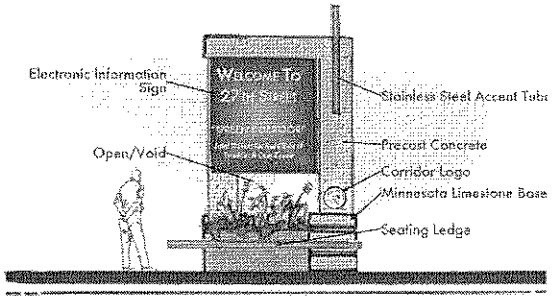


Prototypical Gateway Section

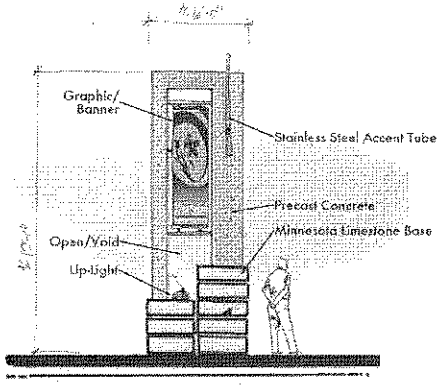
27th Street

corridor plan and streetscape design

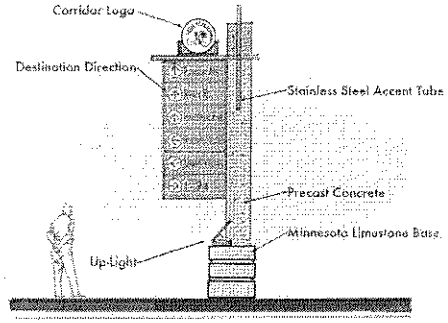
DESIGN TREATMENT: Graphic & Signage Application



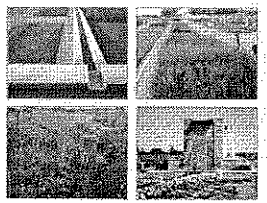
Gateway Marker
Front Elevation



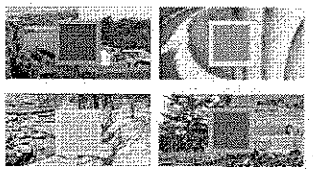
Median Monument
Front Elevation



Vehicular Wayfinding
Front Elevation



Inspiration
Reinforce concept through the use of natural materials in geometric patterns.



Color
Use uniform and consistent color to tie corridor elements together.

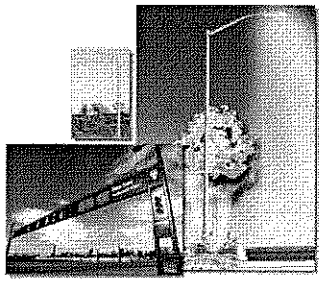
Graphic / Logo
Develop branding to reinforce character / identity of corridor.

27th Street

corridor plan and streetscape design

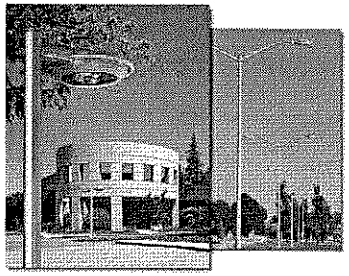
HNTB eua

DESIGN TREATMENT: Furniture Board



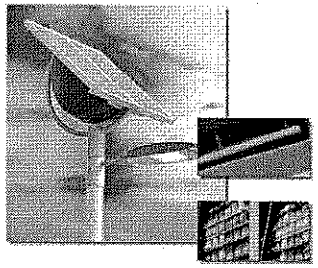
Lighting & Signals

The lighting in the corridor is intended to dramatize the roadway and will include the use of standard 30' poles with custom pole luminaires. The simple design will serve as a complement to the varied environment of the pedestrian linking structure along the corridor. The signals could be integrated into a pedestrian mast arm that also includes street-level signage. This simple design will help improve intersection appearance, and can be applied in a variety of styles and cost ranges.



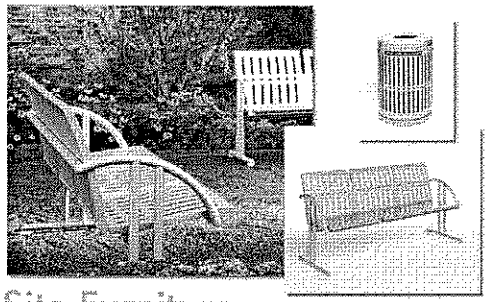
Ornamental Lighting

To bring the corridor up to pedestrian scale and enhance both the highway and neighborhood concept, the Cleveland Lighting Guidelines were designed to creatively provide the corridor with pole-style mounted, standard value head light. With the upper heavy pole here the choice to make maximum light available in overhead, pole to arm, and energy usage.



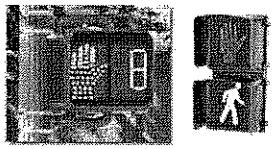
Accent Lighting

Options for fixtures highlight the corridor include the use potential of uplighting and side lighting. The ACORNE lighting system is used to further illuminate high pedestrian areas and can be mounted on large fixtures that also serve other energy and comfort. Light Emitting Diode (LED) lighting uses a semi-conductor chip as a light. It is small, durable, long lasting, light weight, and can be used in almost possibly thousands of vehicles and also signage systems. The light can be wired to be and can be programmed to a variety of sequences.



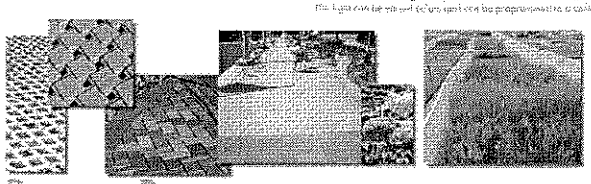
Site Furniture

In keeping with the "Green Street" concept, the site furniture selected is from landscapitecture "Camp Bench" collection. Made from 50% recycled materials, the design furniture is maintenance and vandal resistant for high volume use.



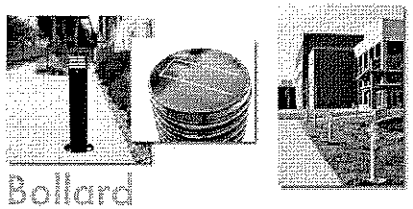
Pedestrian Signals

Pedestrian signals are common special countdown timers in order to promote a high level pedestrian-friendly transportation environment. Pedestrian-activated push buttons with raised lettering and braille are preferred.



Porous Pavement

Porous pavement can facilitate investigation of the silt line and may help alleviate failures with tree roots when bonded. Sufficient groundwater, where one exists, to develop and release until itself. There are many of porous pavement over building. 1) Grids, 2) open-ended paving cells, 3) open-jointed aggregate, 4) permeable paving bricks, 5) porous asphalt, 6) porous concrete, 7) porous concrete, 8) permeable and 9) soil paving. For the 27th Street site, the use of permeable paving blocks, porous asphalt, porous concrete and porous soil is recommended. As porous pavement conditions have been found, maintenance and appropriate for a variety of climate conditions, the potential to contribute more water management is an important benefit of the 27th Street.



Bollard

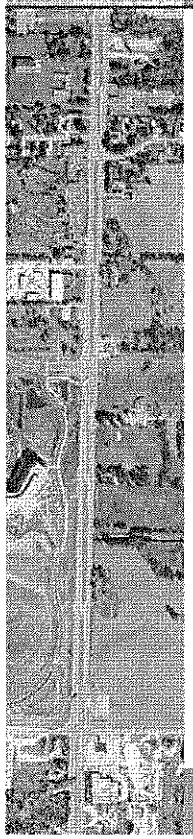
Bollards are a "Cleveland Street Scene" category, which provide lighting provided by [illegible] lighting, which [illegible] technology, [illegible] aesthetic, environmental, energy saving solution for leading pedestrians, [illegible] pedestrian and vehicular traffic, and providing [illegible] street signs.

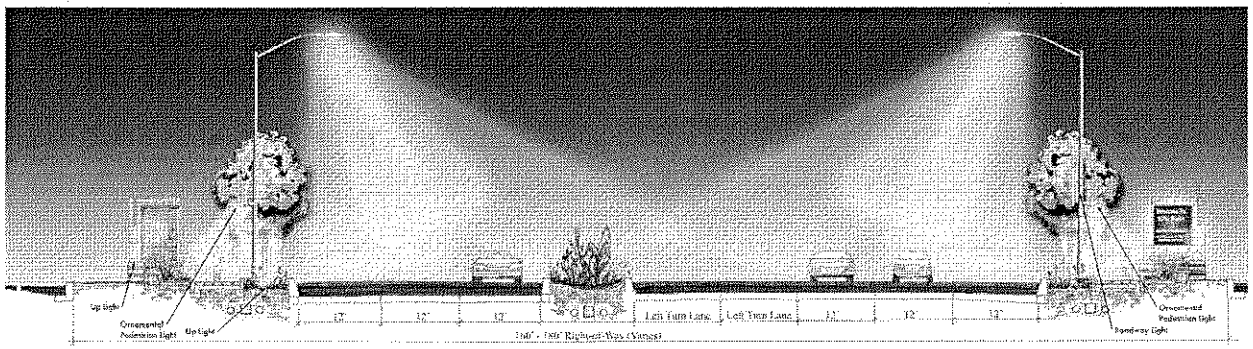
27th Street

corridor plan and streetscape design

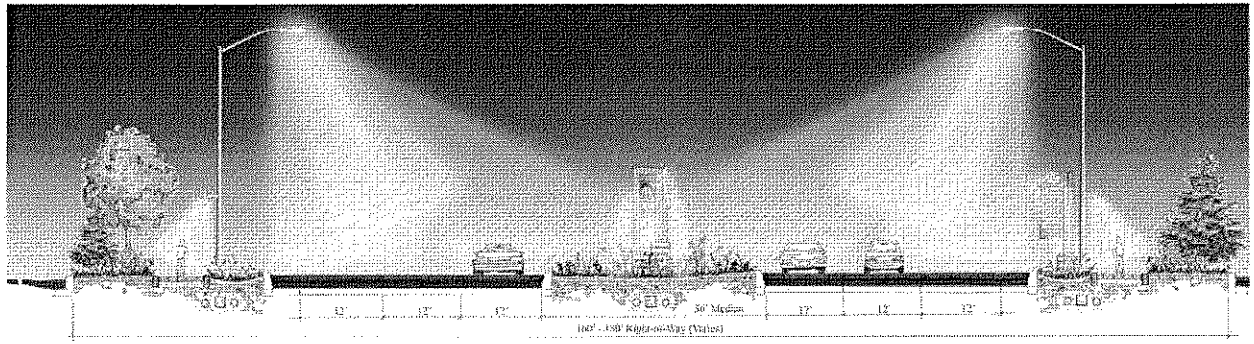
HNTB eua

DESIGN TREATMENT: Lighting Enhancements



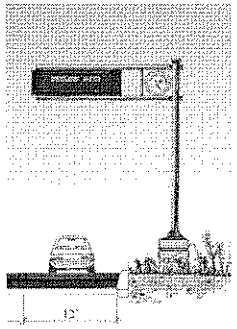


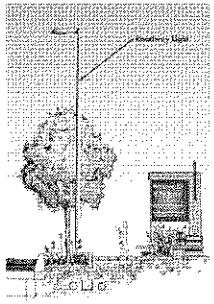
Prototypical Section
Night View - Zone A & C



Prototypical Section
Night View - Zone B

Early Warning Signage





Desired Street Lighting
- No Arm Required For Fixture

27th Street

corridor plan and streetscape design

HNTB eta

PROJECT ID: 2265-16-00
WITH:

COUNTY: MILWAUKEE

STATE PROJECT	FEDERAL PROJECT	
	PROJECT	CONTRACT
2265-16-00		

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

PLAN OF PROPOSED IMPROVEMENT

27TH ST, CITY OF FRANKLIN/OAK CREEK

W DREXEL AVE TO COLLEGE AVE (CTH ZZ)

STH 241
MILWAUKEE COUNTY

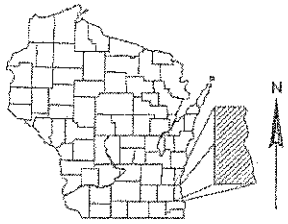
30% PLAN

STATE PROJECT NUMBER
2265-16-00

ORDER OF SHEETS

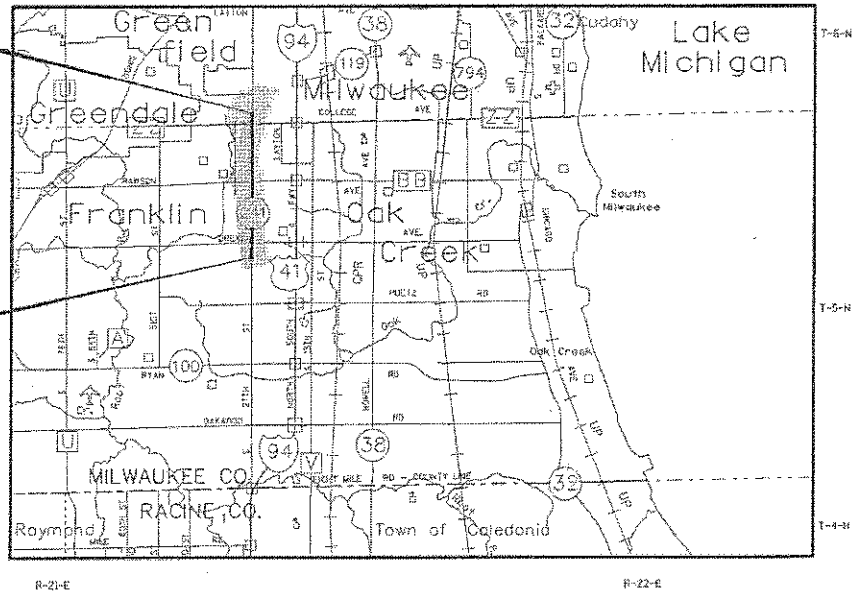
Section No. 1 Title
Section No. 2 Typical Sections and Details
Section No. 3 Estimate of Quantities
Section No. 3 Miscellaneous Quantities
Section No. 4 Right of Way Plat
Section No. 5 Plan and Profile
Section No. 6 Standard Detail Drawings
Section No. 7 Sign Plates
Section No. 8 Structure Plans
Section No. 9 Computer Earthwork Data
Section No. 9 Cross Sections

TOTAL SHEETS = ___



END PROJECT 2265-16-00
STA 1323+50.00

BEGIN PROJECT 2265-16-00
STA 1199+25.00
Y= 248,397.60
X= 594,977.62



DESIGN DESIGNATION

A.A.D.T. 2013 =	34,400
A.A.D.T. 2033 =	44,700
D.H.V. =	500
D.D. =	50-50
T. =	5.30%
DESIGN SPEED =	50 MPH: W Drexel Ave. to W Minnesota Ave. 45 MPH: W Minnesota Ave. to W College Ave.
ESALS =	3,854,400

CONVENTIONAL SYMBOLS

PLAN
CORPORATE LIMITS
PROPERTY LINE
LOT LINE
LIMITED HIGHWAY EASEMENT
EXISTING RIGHT OF WAY
PROPOSED OR NEW R/W LINE
SLOPE INTERCEPT
REFERENCE LINE
EXISTING CULVERT
PROPOSED CULVERT (Box or Pipe)
COMBUSTIBLE FLUIDS
MARSH AREA
WOODED OR SHRUB AREA

PROFILE
GRADE LINE
ORIGINAL GROUND
MARSH OR ROCK PROFILE (To be noted as such)
SPECIAL DITCH
GRADE ELEVATION
CULVERT (Profile View)

UTILITIES
ELECTRIC
FIBER OPTIC
GAS
SANITARY SEWER
STORM SEWER
TELEPHONE
WATER
UTILITY PEDESTAL
POWER POLE
TELEPHONE POLE

LAYOUT
SCALE 0 1 MI.

TOTAL NET LENGTH OF CENTERLINE = 2.353 MI.

COORDINATES ON THIS PLAN ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NAD83 (2007).

ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988, NAVD88 (2007) ADJUSTMENT.

HNTB

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

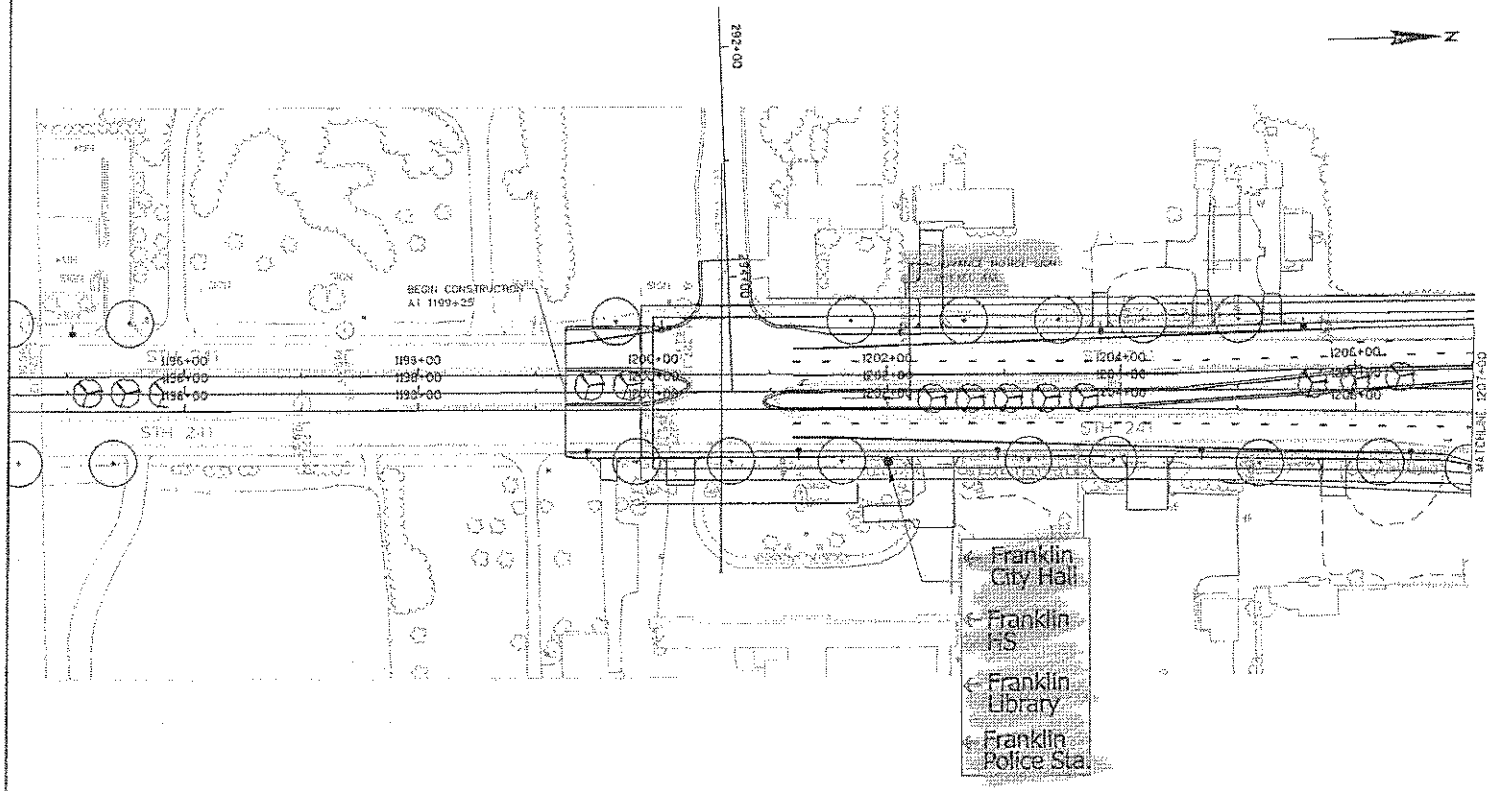
PREPARED BY
Surveyor WISDOT/WCAD & HUNT, INC.
Designer HNTB
Project Manager VIDA SHAFFER
Regional Examiner
Regional Supervisor
C.O. Examiner

APPROVED FOR THE DEPARTMENT
DATE: _____ (Signature)

E

FILE NAME : \\MKED\ENTP\23048-39 WISDOT SE\07037 STH 241\TECH\CADD\22651670\DWG\010101_T1.DWG PLOT DATE : 2/9/2012 9:09 AM PLOT BY : 1047JJG PLOT NAME : 010101_TE PLOT SCALE : 1:1 WISDOT/CADDS SHEET 10

2



PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, IMPERIAL
	GL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MM	MAPLE, MYABE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GD	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, COCKSPUR THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PDS	GRASS, PRAIRIE DROPSEED
	LBS	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

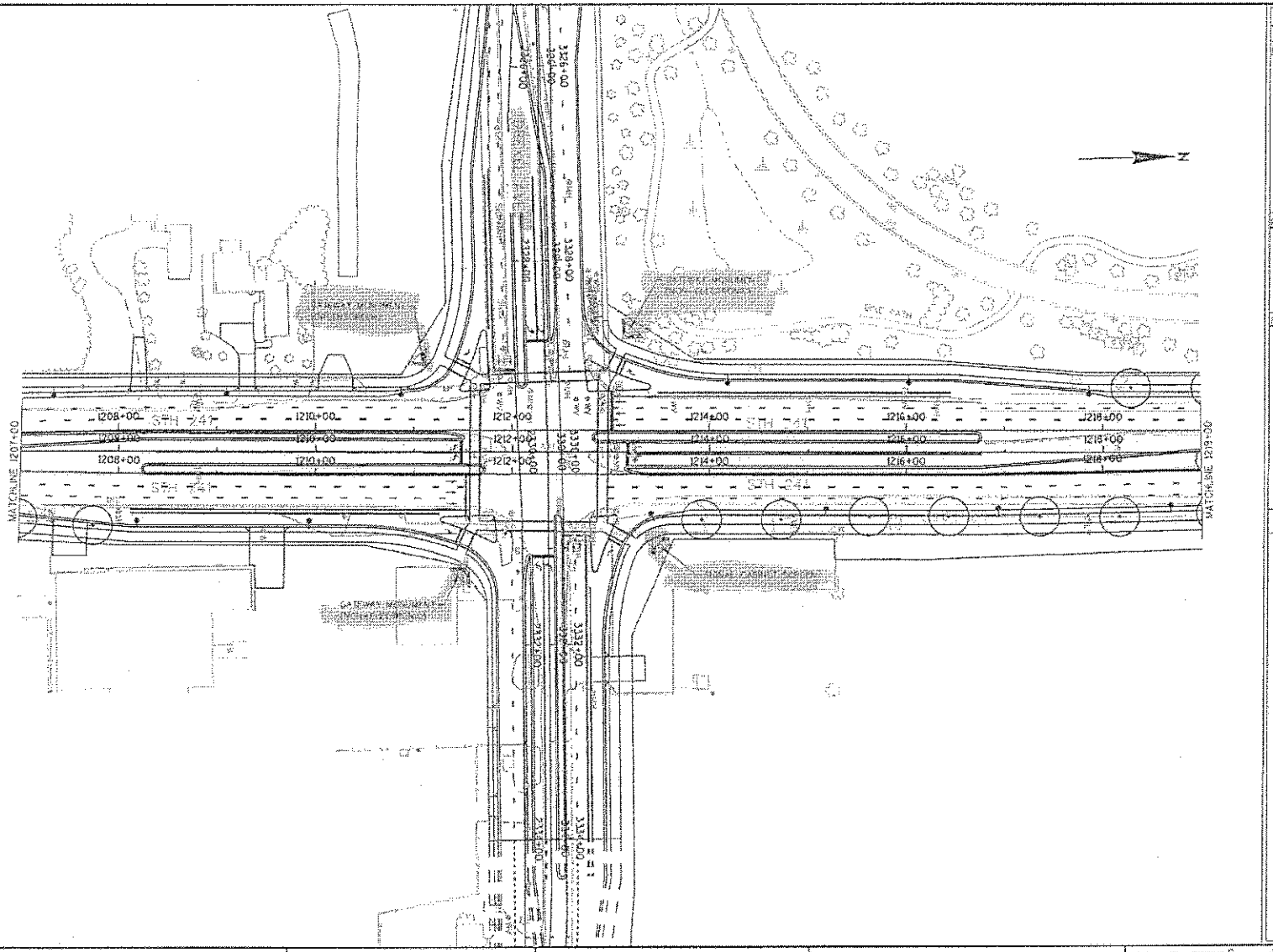
- EXISTING TREE
- PROPOSED RIGHT OF WAY
- FENCE
- LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

2



PLANT KEY

STM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMES HEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, IMPERIAL
	GL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	NM	MAPLE, NORWAY
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
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	TCH	HAWTHORN, COCKSPUR THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
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	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PARRIKA

LEGEND

EXISTING TREE

PROPOSED RIGHT OF WAY

FENCE

LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
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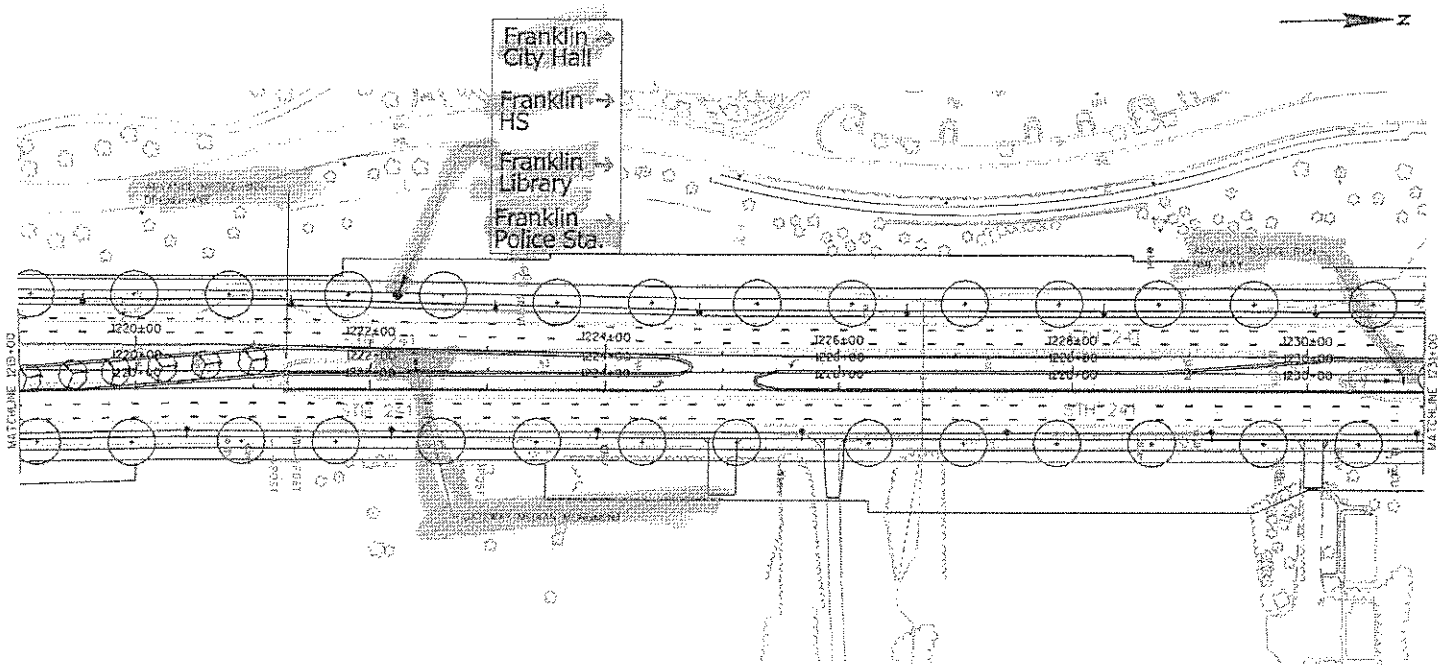
2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

2



PLANT KEY

SYM.	ABBR.	COMMON NAME
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	KC	COFFEETREE, KENTUCKY
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	HL	HONEYLOCUST, IMPERIAL
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	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MM	MAPLE, NIKADE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
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PERENNIALS		
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	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

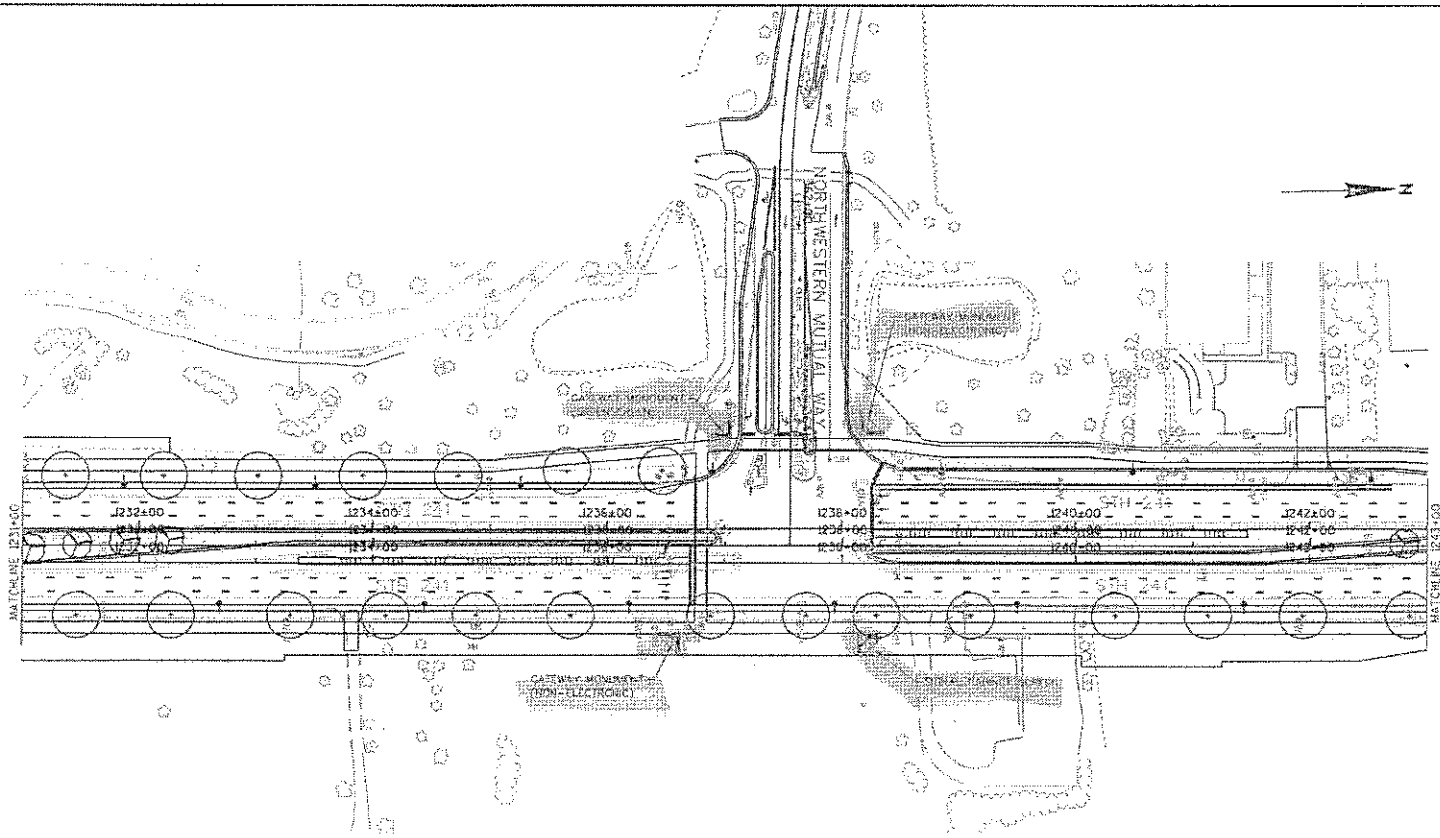
- EXISTING TREE
- PROPOSED RIGHT OF WAY
- FENCE
- LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

2



PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
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PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

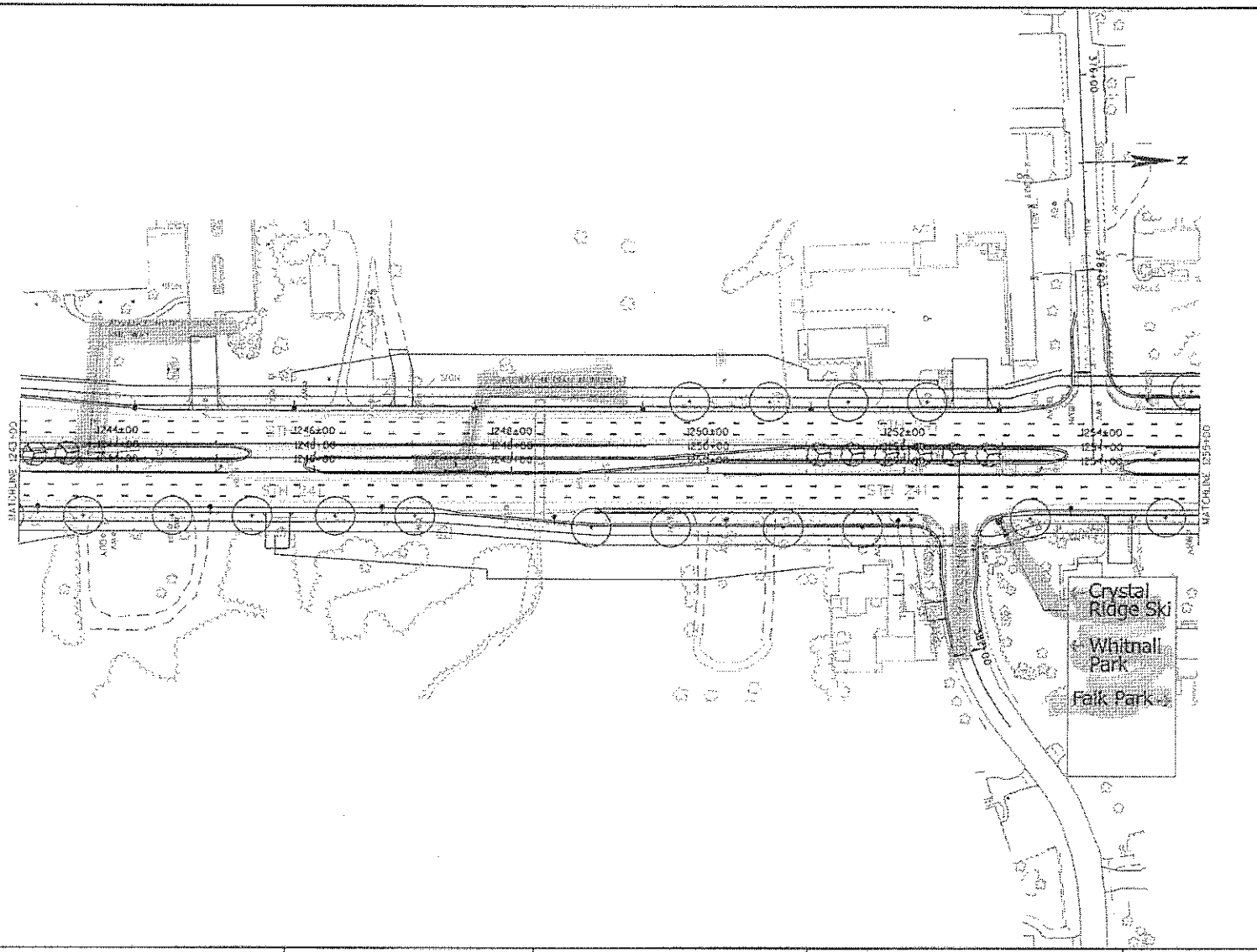
- EXISTING TREE
- PROPOSED RIGHT OF WAY
- FENCE
- LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

2



PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, IMPERIAL
	GL	LINDEN, GREENSPIRE (LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MV	MAPLE, MYASE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GC	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, COCKSPUR THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PE	CONEFLOWER, PURPLE
	SG	GOLDENROD, STEFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

- EXISTING TREE
- PROPOSED RIGHT OF WAY
- FENCE
- LIGHT POLE, ARM MOUNT LUMINAIRE

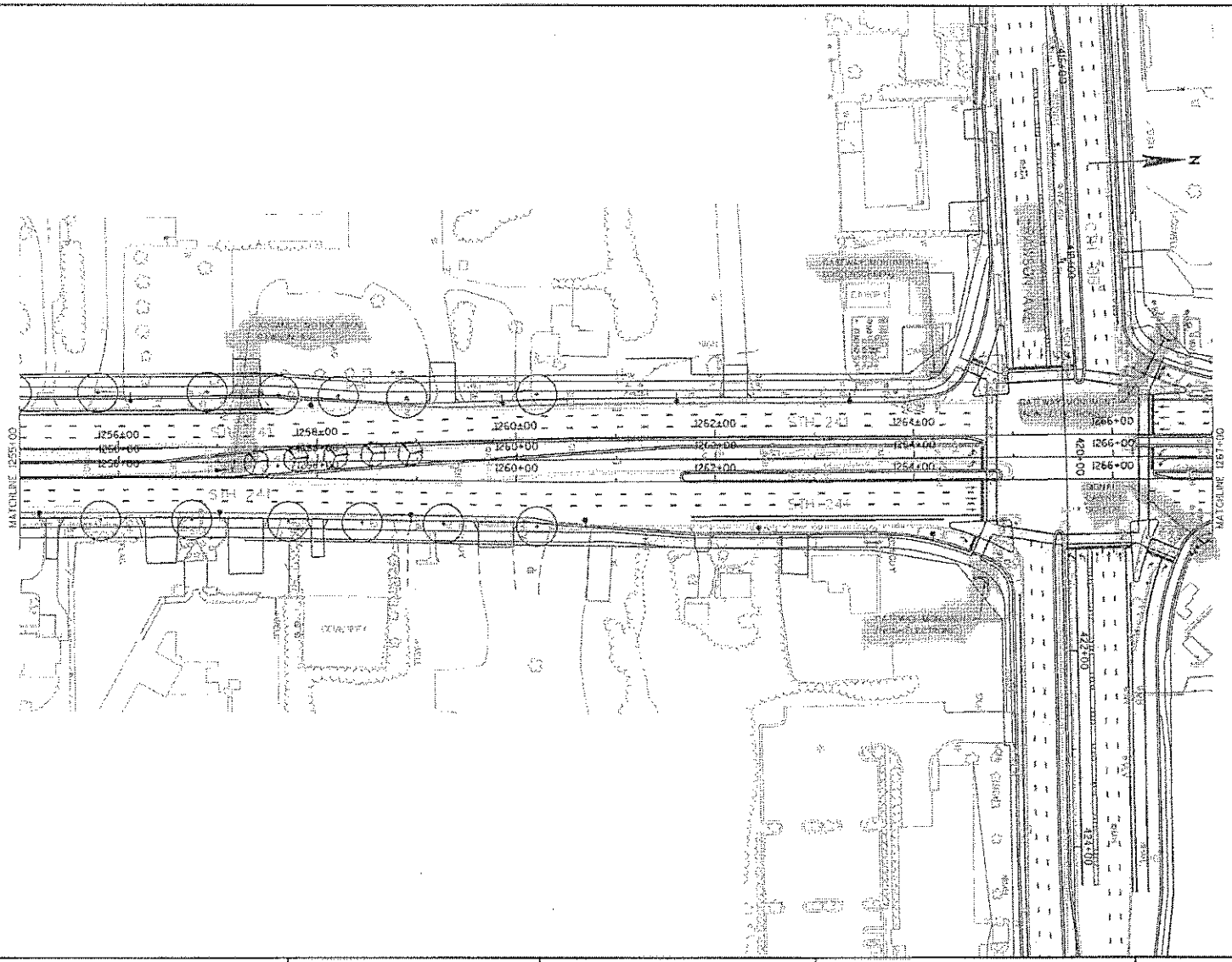
NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING. SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

FILE NAME : \\mlsw60\plandproj\R2815FRK\+1\cds\023105_01.dgn PLOT DATE : 2/09/2012 PLOT BY : cstuesay PLOT NAME : PLOT SCALE : 99.9999:1 WISDOT/CADDS SHEET 42

2



PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	HI	HONEYLOCUST, IMPERIAL
	CL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MM	MAPLE, MYABE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GC	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, COCKSPUR THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PV	YARROW, PAPRIKA

LEGEND

EXISTING TREE

PROPOSED RIGHT OF WAY

FENCE

LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

FILE NAME : \\sa11w00\plangrp\j\40615TKS\r1\eda\023106_pl.dgn PLOT DATE : 2/29/2012 PLOT BY : cstuessy PLOT NAME : PLOT SCALE : 99.999811

WISDOT/CADDS SHEET 42

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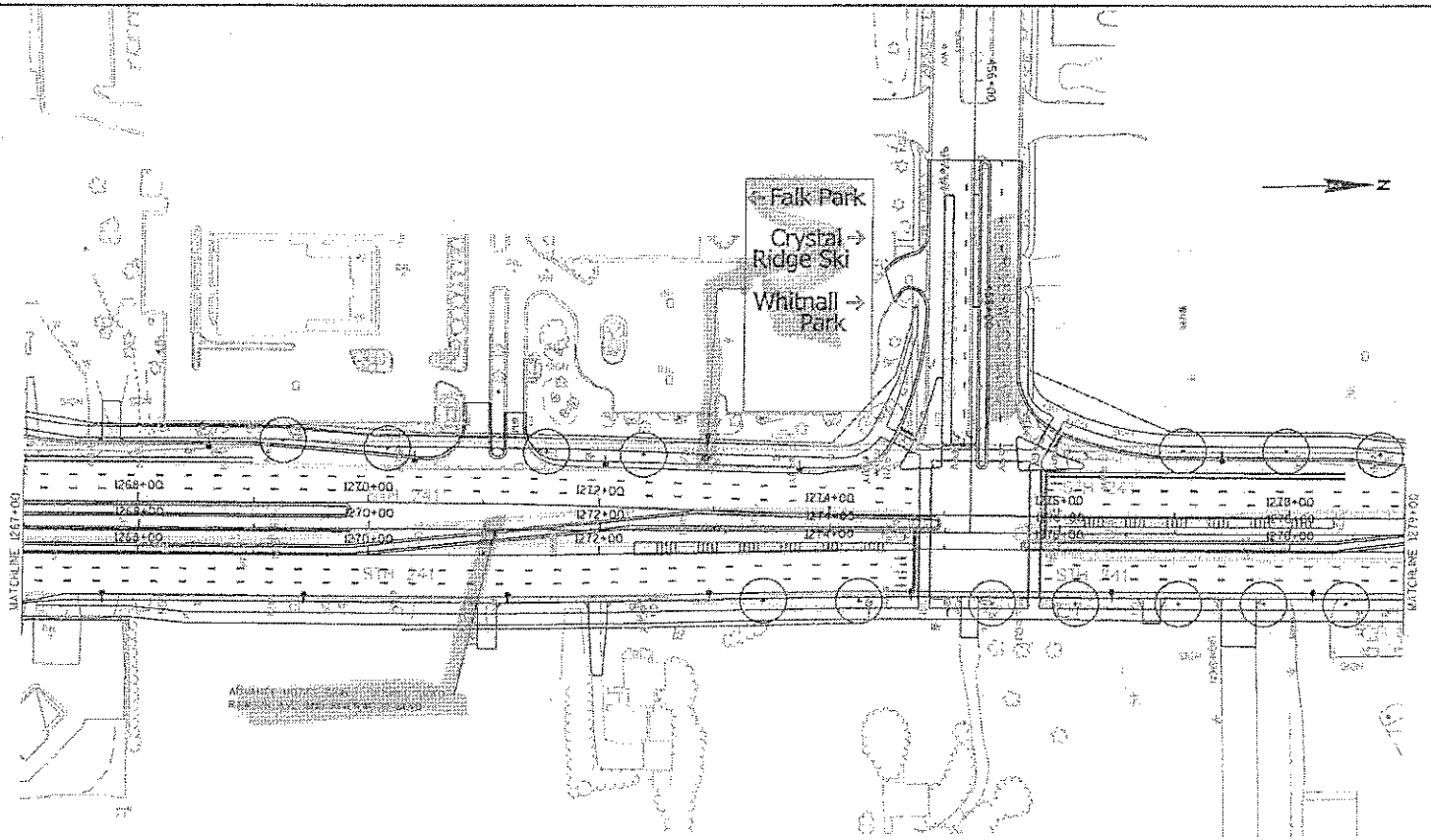

PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, INPERIAL
	CL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	NM	MAPLE, NORWAY
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GC	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, 'COCKSPUR' THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

- EXISTING TREE
- PROPOSED RIGHT OF WAY
- FENCE
- LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO:2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

FILE NAME : \\nas\v08\projects\42815HWA\91\cadd\023107_pl.dgn PLOT DATE : 2/28/2012 PLOT BY : dstuesay PLOT NAME : PLOT SCALE : 99.999021 WISDOT/CADDS SHEET #2

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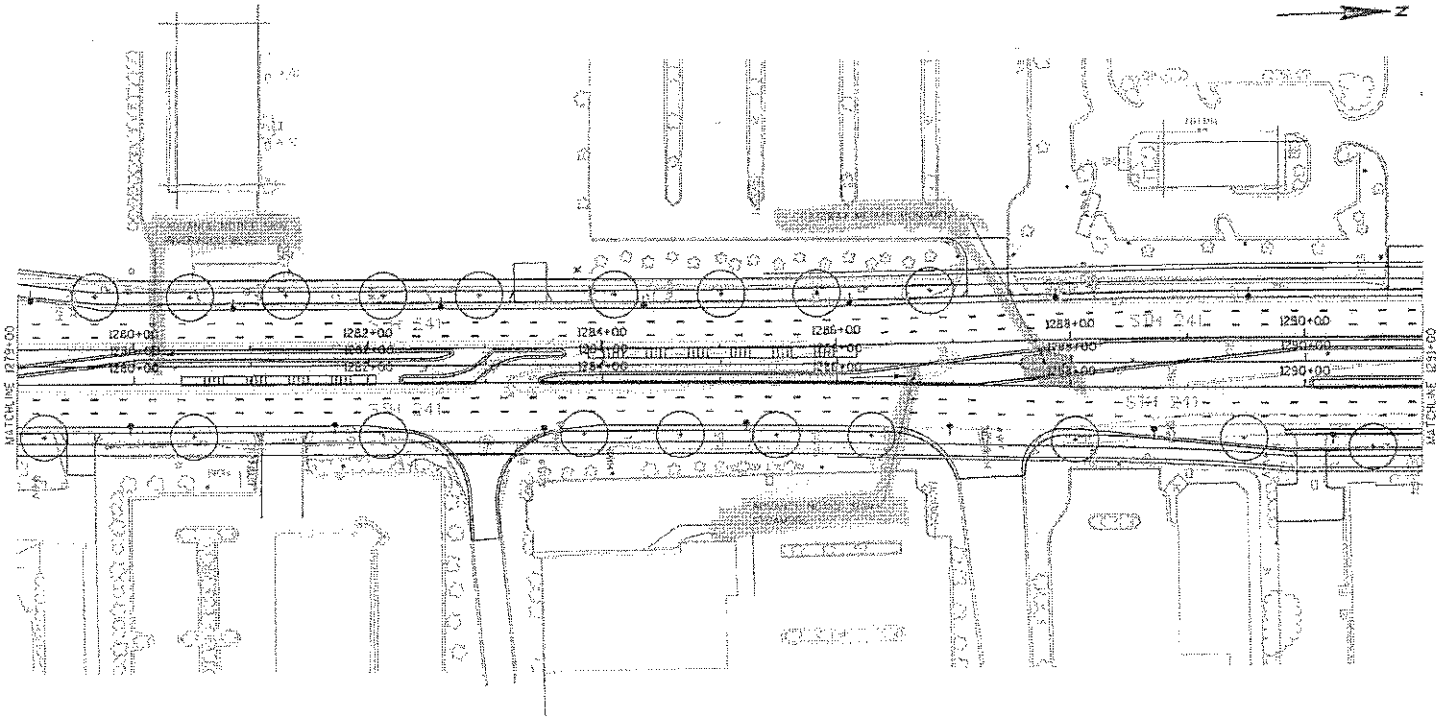


PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, IMPERIAL
	GL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MM	MAPLE, MATASE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GC	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, COCKSPUR THORNLESS
	IGL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PSG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

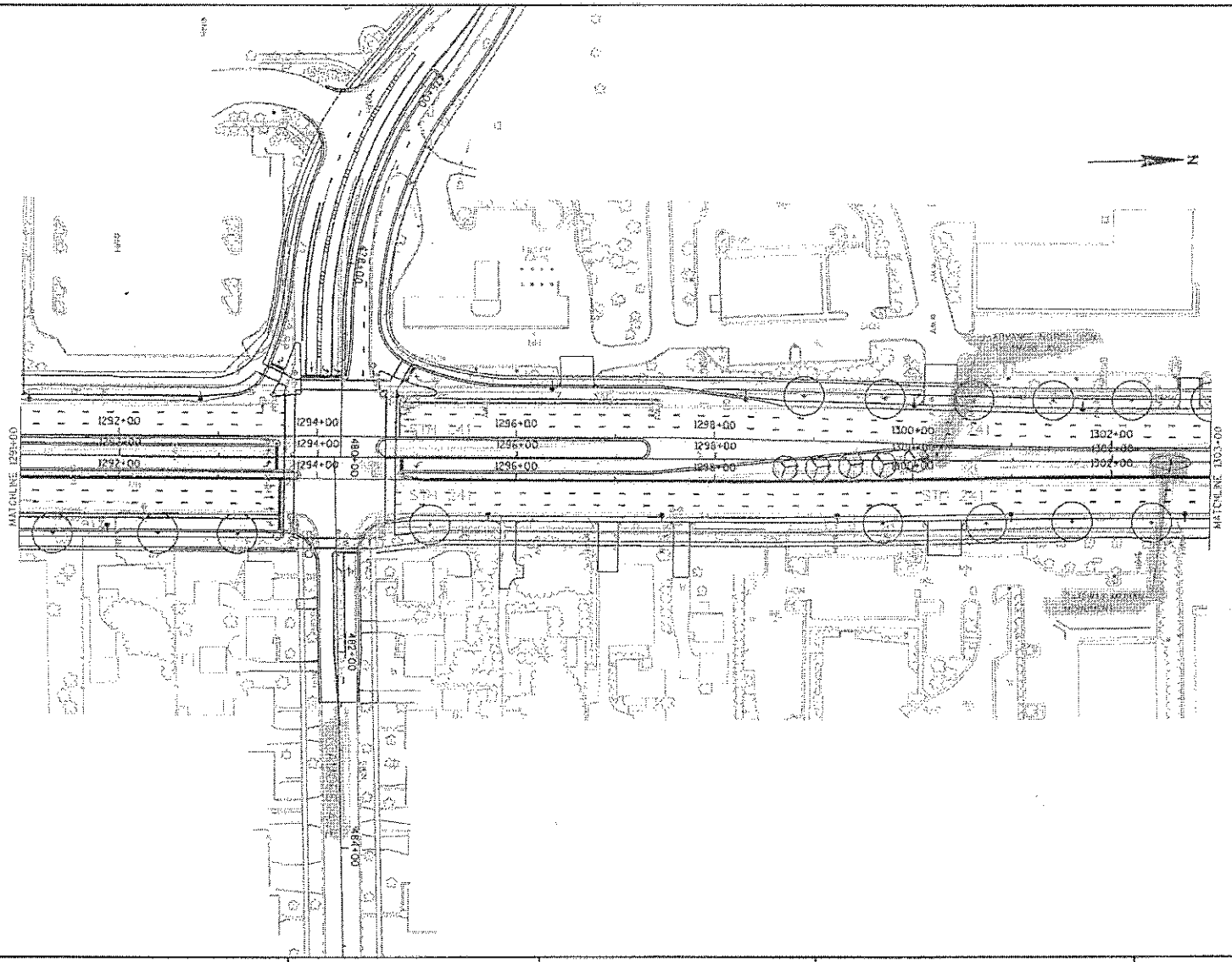
- EXISTING TREE
- PROPOSED RIGHT OF WAY
- FENCE
- LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING. SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

2



PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, IMPERIAL
	GL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MM	MAPLE, MYABE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GC	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, COCKSPUR THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FORESTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PARPKA

LEGEND

EXISTING TREE

PROPOSED RIGHT OF WAY

FENCE

LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-6" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

FILE NAME : \\wisdot\plonpro\4781157AA\tr\eds\073109_pl.dgn PLOT DATE : 2/29/2012 PLOT BY : cahussy PLOT NAME : PLOT SCALE : 39.999013 WISDOT/CADDS SHEET 42

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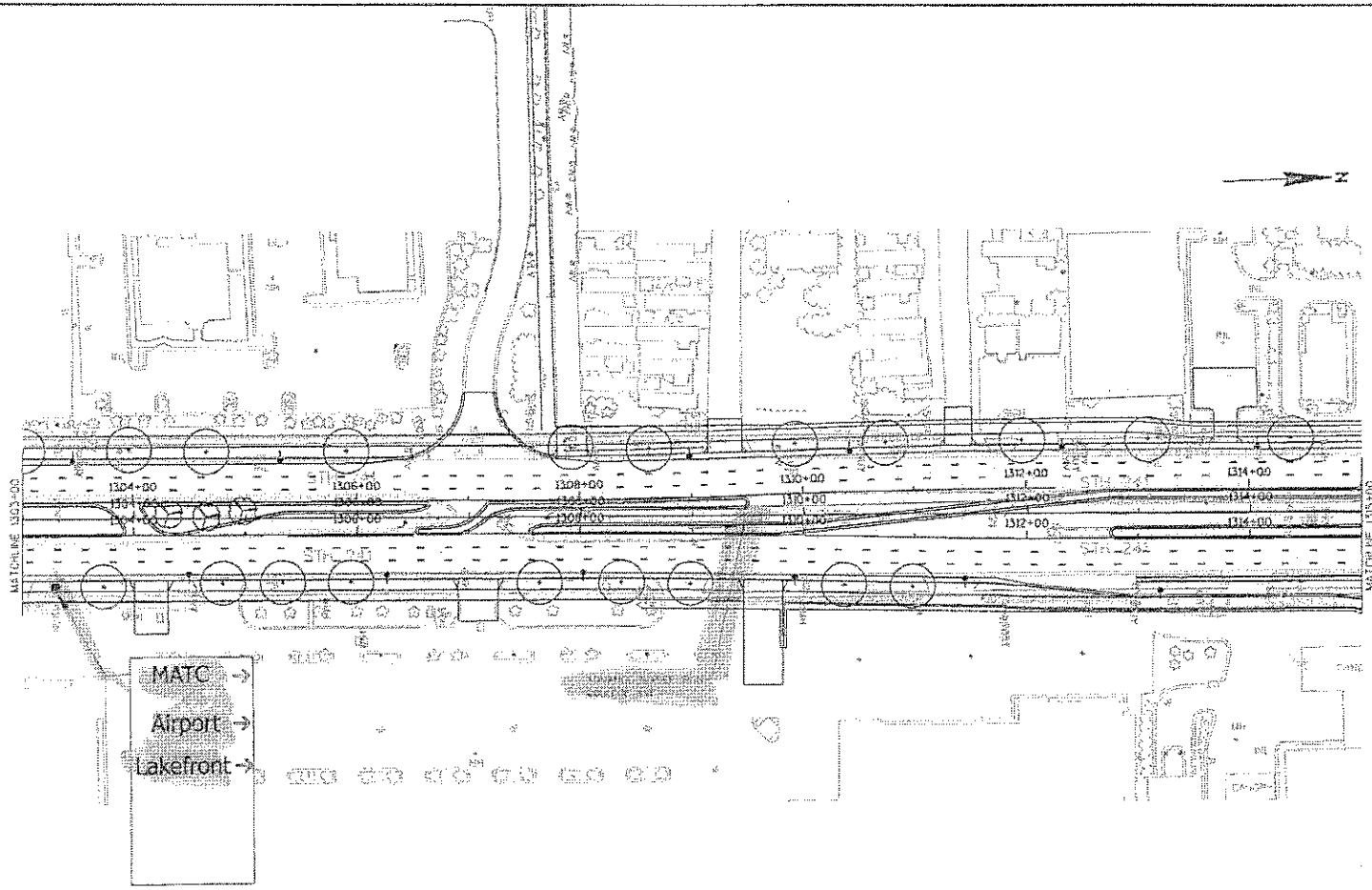


PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, IMPERIAL
	GL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MM	MAPLE, MYABE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GC	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, COCKSPUR THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR RIPPENDUND
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBS	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

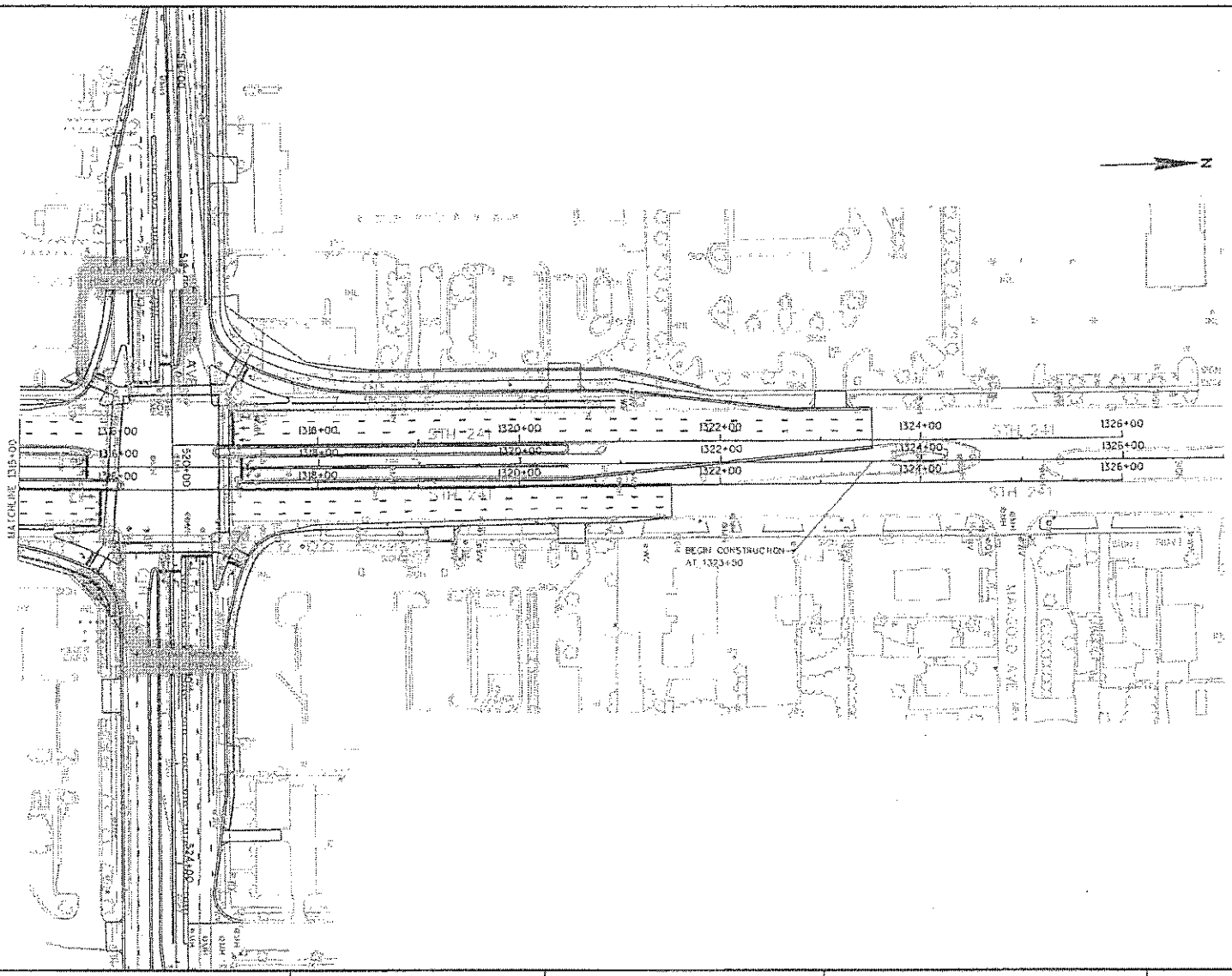
- EXISTING TREE
- PROPOSED RIGHT OF WAY
- FENCE
- LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO:2265-16-00	HWY:STH 241	COUNTY:MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

2



PLANT KEY

SYM.	ABBR.	COMMON NAME
DECIDUOUS TREES (SHADE)		
	KC	COFFEETREE, KENTUCKY
	HE	ELM, HOMESTEAD
	G	GINKGO, MALE ONLY
	CH	HACKBERRY, COMMON
	IH	HONEYLOCUST, IMPERIAL
	GL	LINDEN, GREENSPIRE LITTLELEAF
	RL	LINDEN, REDMOND
	FM	MAPLE, FREEMAN 'AUTUMN BLAZE'
	MM	MAPLE, MIYABE
	BO	OAK, BUR
	RO	OAK, RED
	SWO	OAK, SWAMP WHITE
DECIDUOUS TREES (ORNAMENTAL)		
	SS	CRABAPPLE, 'SPRING SNOW'
	GC	CRABAPPLE, 'GOLDEN RAINDROPS'
	TCH	HAWTHORN, COCKSPUR THORNLESS
	ISL	LILAC, IVORY SILK
	AB	PEAR, AUTUMN BLAZE
PERENNIALS		
	AP	ASTER, PROFESSOR KIPPENBURG
	PC	CONEFLOWER, PURPLE
	SG	GOLDENROD, STIFF
	PDG	GRASS, PRAIRIE DROPSEED
	LBG	GRASS, LITTLE BLUESTEM
	KFG	GRASS, KARL FOERSTER REED
	BES	SUSAN, BLACK EYED
	PY	YARROW, PAPRIKA

LEGEND

EXISTING TREE

PROPOSED RIGHT OF WAY

FENCE

LIGHT POLE, ARM MOUNT LUMINAIRE

NOTE:
1. ADJUST PLANTING LOCATION MIN. 2'-0" LATERAL CLEARANCE FROM ALL MARKED LINES
2. MULCH IS INCIDENTAL TO TREE PLANTING, SEE PLANT DATA CHART

2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	LANDSCAPE PLANS	SCALE, FEET 0 50 100	SHEET	E

FILE NAME : \\mil400\plotproj\42815TKK\f1\cds\023111_pl.dgn PLOT DATE : 2/29/2012 PLOT BY : cstuessy PLOT NAME : PLOT SCALE : 99.9998:1 WISDOT/CADDS SHEET 42

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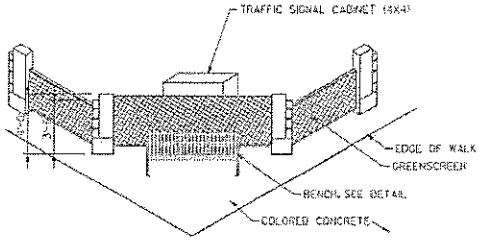
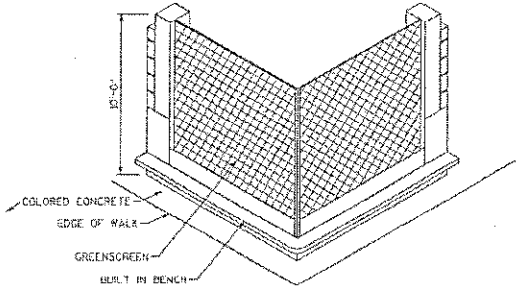
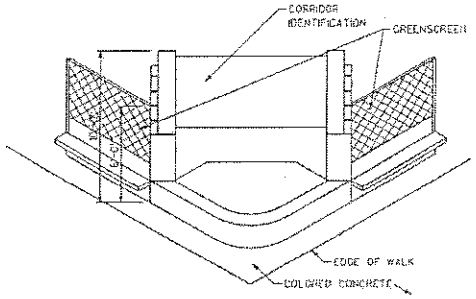


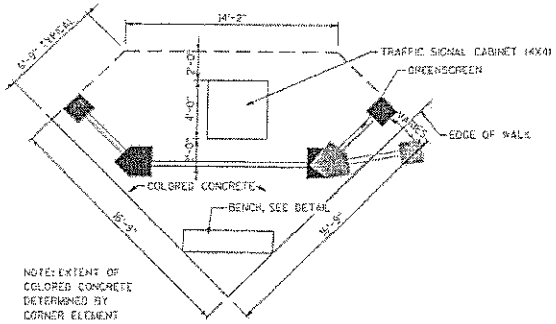
SIGNAL CABINET SCREENS - NE CORNERS
FRONT ELEVATION



GREENSCREEN - SW CORNERS
FRONT ELEVATION

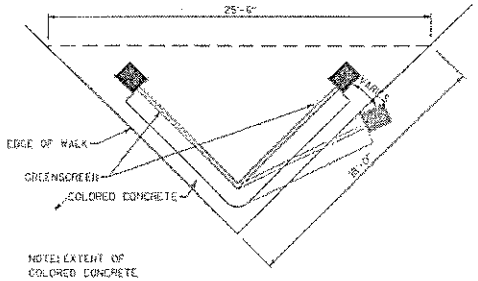


GATEWAY MONUMENT (NON-ELECTRONIC) - NW & SE CORNERS
FRONT ELEVATION



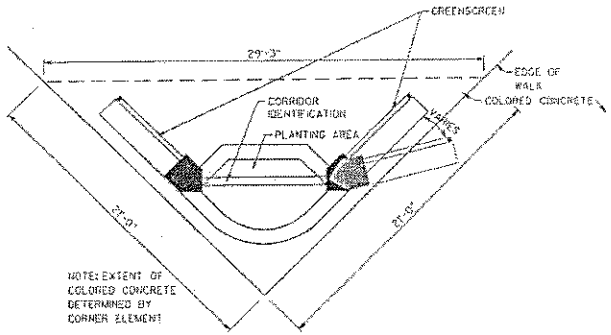
NOTE: EXTENT OF COLORED CONCRETE DETERMINED BY CORNER ELEMENT

SIGNAL CABINET SCREENS - NE CORNERS
PLANVIEW



NOTE: EXTENT OF COLORED CONCRETE DETERMINED BY CORNER ELEMENT

GREENSCREEN - SW CORNERS
PLANVIEW



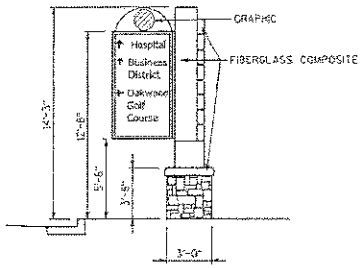
NOTE: EXTENT OF COLORED CONCRETE DETERMINED BY CORNER ELEMENT

GATEWAY MONUMENT (NON-ELECTRONIC) - NW & SE CORNERS
PLANVIEW

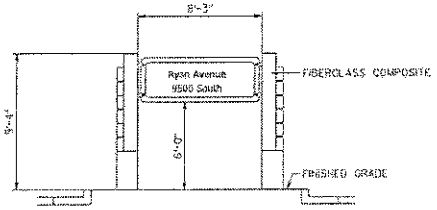
2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	SIGN DETAILS	SHEET	E

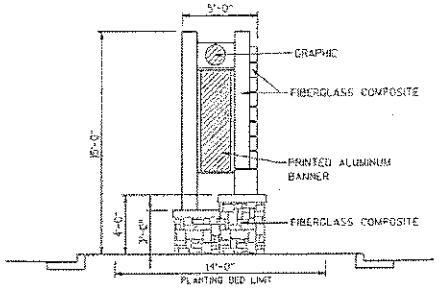
2



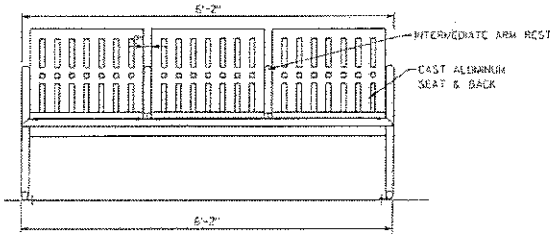
WAYFINDING
FRONT ELEVATION



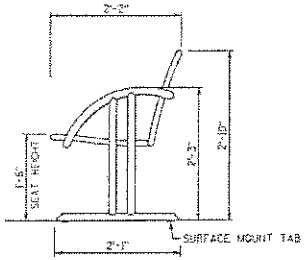
ADVANCE NOTICE
FRONT ELEVATION

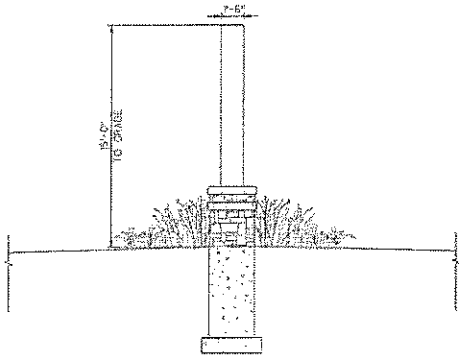


MEDIAN MONUMENT
FRONT ELEVATION



CHASE PARK BENCH DETAIL



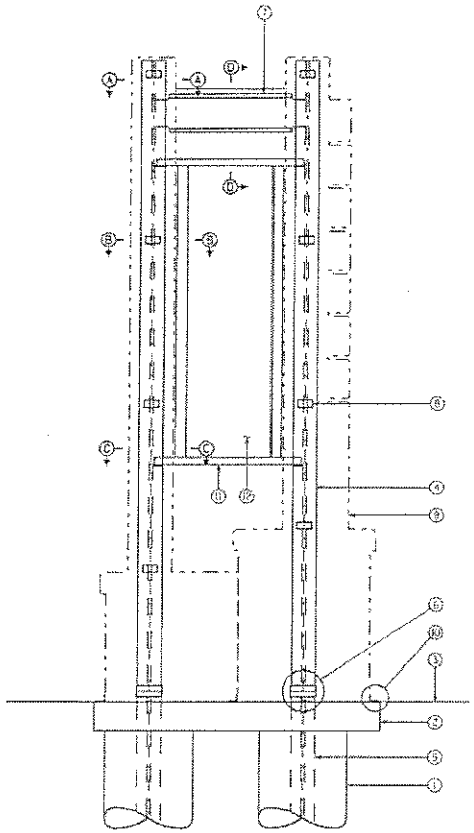


MEDIAN MONUMENT
SECTION

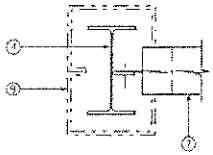
2

PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	SIGN DETAILS	SHEET	E

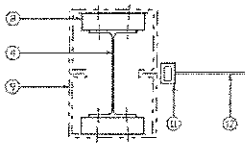
2



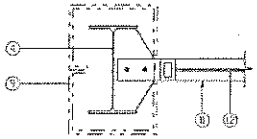
ELEVATION
SUPPLEMENTAL NOTE



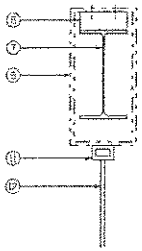
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

1. REINFORCED CONCRETE SHAFT FOUNDATION.
2. REINFORCED CONCRETE SLAB.
3. GROUND LINE, FLUSH WITH TOP OF SLAB (NO. 2).
4. GALV. STEEL W12 POST WITH 6¼" WIDE FLANGES. SIZE DETERMINED BY DESIGN PER AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS.
5. STEEL STUB. SIZE TO MATCH POST. GALV. THE TOP 6" OF STUB.
6. GALV. BREAK AWAY SIGN SUPPORT PER WISDOT BRIDGE MANUAL DRAWING 39.01.
7. GALV. STEEL W12 BEAM. ATTACH TO POST (NO. 4) WITH GALV. ASTM A325 BOLTS.
8. TREATED TIMBER BLOCKING. ATTACH TO POSTS (NO. 4) WITH GALV. ASTM A307 BOLTS OR LAG SCREWS. ASTM A563 WASHERS AND ASTM F436 NUTS.
9. ONE- OR TWO- PIECE ARCHITECTURAL FIBERGLASS REINFORCED PLASTIC SHELL. ATTACH TO TIMBER BLOCKING (NO. 8) AND CLIP ANGLES (NO. 10) WITH 410 STAINLESS STEEL SELF-DRILLING WASHER HEAD SCREWS.
10. GALV. STEEL CLIP ANGLE. ATTACH TO REINFORCED CONCRETE SLAB (NO. 2) WITH 304 STAINLESS STEEL MASONRY ANCHORS TYPE S.
11. 6063-T6 ALUMINUM TUBE FRAME. ATTACH TO POST (NO. 4) WITH 316 STAINLESS STEEL BOLTS.
12. PRINTED ALUMINUM BANNER. ATTACH TO FRAME (NO. 11) PER MANUFACTURER'S RECOMMENDATIONS.
13. (NOT USED)

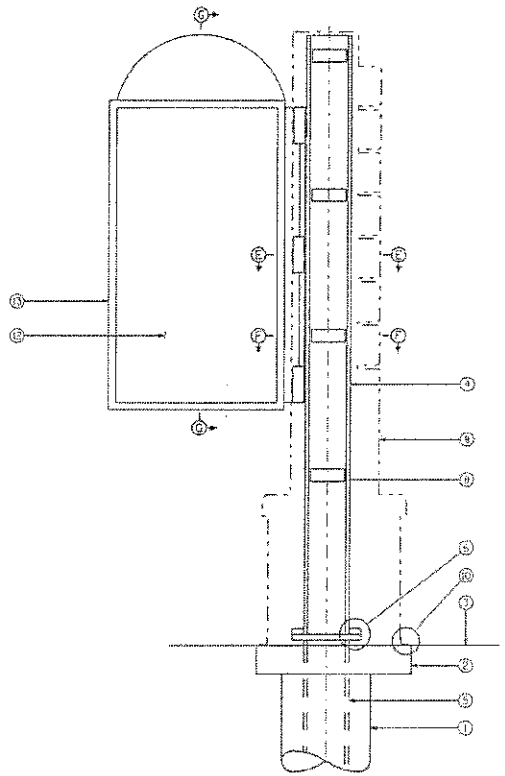
2

STRUCTURAL CONCEPT - MEDIAN MONUMENT

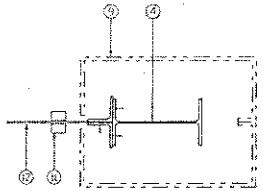
PROJECT NO: 2265-16-00	HWY: STH 241	COUNTY: MILWAUKEE	SIGN DETAILS	SHEET	E

FILE NAME : [illegible] PLOT DATE : [illegible] PLOT BY : [illegible] PLOT NAME : PLOT SCALE : [illegible] WISDOT/CADDS SHEET 42

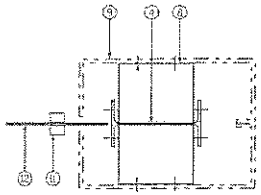
2



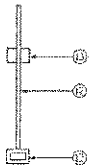
ELEVATION
SUPPLEMENTAL NOTE



SECTION E-E



SECTION F-F



SECTION G-G

1. REINFORCED CONCRETE SHAFT FOUNDATION.
2. REINFORCED CONCRETE SLAB.
3. GROUND LINE, FLUSH WITH TOP OF SLAB (NO. 2).
4. GALV. STEEL W12 POST WITH 6 1/2" WIDE FLANGES. SIZE DETERMINED BY DESIGN PER AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS. (GALV. STEEL HSS 12"X6" MAY BE REQUIRED INSTEAD OF W12 FOR LARGER WAYFINDING SIGNS).
5. STEEL W12 STUB, SIZE TO MATCH POST. GALV. THE TOP 6" OF STUB.
6. GALV. BREAK AWAY SIGN SUPPORT PER WISDOT BRIDGE MANUAL DRAWING 39.01.
7. (NOT USED)
8. TREATED TIMBER BLOCKING. ATTACH TO POSTS (NO. 4) WITH GALV. ASTM A307 BOLTS OR LAG SCREWS, ASTM A563 WASHERS AND ASTM F436 NUTS.
9. ONE- OR TWO- PIECE ARCHITECTURAL FIBERGLASS REINFORCED PLASTIC SHELL. ATTACH TO TIMBER BLOCKING (NO. 8) AND CLIP ANGLES (NO. 10) WITH #10 STAINLESS STEEL SELF-DRILLING WASHER HEAD SCREWS.
10. GALV. STEEL CLIP ANGLE. ATTACH TO REINFORCED CONCRETE SLAB (NO. 2) WITH 304 STAINLESS STEEL MASONRY ANCHORS TYPE 2.
11. (NOT USED)
12. PRINTED ALUMINUM BANNER. ATTACH TO FRAME (NO. 13) PER MANUFACTURER'S RECOMMENDATIONS. ATTACH TO POST (NO. 4) WITH 316 STAINLESS STEEL BOLTS.
13. 6061-T6 ALUMINUM TUBE OR SOLID BAR FRAME.

STRUCTURAL CONCEPT - WAYFINDING MONUMENT

ADVANCE NOTICE MONUMENT IS SIMILAR

PROJECT NO:2265-16-00	HWY:STH 241	COUNTY:MILWAUKEE	SIGN DETAILS	SHEET	E

FILE NAME : \\mdw600\PlanFed\42816TKX\rt\eng\MMinhu\structural_concepts.dgn PLOT DATE : 3/1/2012 PLOT BY : mmyatko PLOT NAME : PLOT SCALE : 30.166666 WISDOT/CADDS SHEET 42

2

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/1/12
Reports & Recommendations	**SUBJECT:** Authorization to proceed with the reconstruction of S. 51st Street, between a point 1075 feet north of W. Rawson Avenue to the north City limits including a trail on the west side to W. Princeton Drive and a sidewalk on the east side to W. Xavier Drive and to authorize advertising for bids for the above.	**ITEM NO.** F. 8.

BACKGROUND

Pursuant to the proposed reconstruction of S. 51st Street from a point 1075 feet north of W. Rawson Avenue to the north City limits, staff held an informational meeting on April 18, 2012. The acquisitions of the needed easements for the sidewalk are in process with St. Paul's Lutheran Church already signed. Attached are the comments received at the informational meeting.

ANALYSIS

A schedule has been developed and is attached. Staff recommends that highway department staff address drainage system modifications, complete the tree removal and prepare a graded platform for the trail construction prior to bidding the project, it is felt that this will best control the site construction and possibly to save some trees that are located close to the trail and sidewalk.

Staff did review an alternate with the church would have included a parking lane on the west side in front of the church in consideration for the easement fee, but in the end this was rejected by the church. The one concern of staff is that WE Energies have decided to replace its 16" high pressure gas main in this section of S. 51st Street and this could delay construction such that the construction could continue through September

OPTIONS

Authorize
Or
Table

FISCAL NOTE

Funds are available for the reconstruction of S. 51st Street from the local road program and the trail and sidewalk will be funded from the capital budget for both are included in the 2012 budget.

RECOMMENDATION

Motion to authorize staff to proceed with the reconstruction of S. 51st Street from a point 1075 feet north of W. Rawson Avenue to the north City limits, the trail on the west side from the existing sidewalk to W. Princeton Drive and the sidewalk on the east side from the existing sidewalk to W. Xavier Drive and authorized the advertisement for bids.

PROJECT SCHEDULE

RECONSTRUCT S. 51ST STREET

NORTH OF RAWSON AVENUE TO NORTH CORPORATE LIMITS

INCLUDING EXTENSION OF BITUMINOUS PATH CONCRETE SIDEWALK

CITY OF FRANKLIN
2012

EVENT	DATE
Information meeting	April 18, 2012
Authorization to Proceed From Council	May 1, 2012
DPW to Install Storm Sewer Including Modification of Retaining Wall	May/June
DPW to Clear and Grub, Grade Fill Prepare Path and Sidewalk Platform	May/June
Contractor to Stone and Pave Path and Sidewalk	July
Contractor to Pulverize Pavement, Grade Down Hill at Church, then Pave the Roadway	August/September
Restoration by Contractor	September

BID/CONTRACT WORK

Send Ad	May 24, 2012
First Ad	May 31, 2012
Second Ad	June 7, 2012
Open Bid	June 14, 2012
Award Contract	June 19, 2012
Complete Contract Work	September 28, 2012

RJR/db

S. 51st Street Reconstruction
1,075' North of W. Rawson Avenue to the North City Limits
April 18, 2012

SIGN IN SHEET

Name: Pastor Brian Adams **Address:** 6831 S. 51st Street **Daytime Ph. #:** 423-1445

Email Address: revbjadams@sbcglobal.net

Name: Norm & Diane Schuman **Address:** 6764 S. Yale Drive **Daytime Ph. #:** 235-5913

Email Address: _____

Name: John Michlig **Address:** 7809 S. Stonebrook Court **Daytime Ph. #:** 678-9432

Email Address: JohnMichlig@gmail.com

Name: Linda Drewek **Address:** 5135 W. Harvard Drive **Daytime Ph. #:** 661-3172

Email Address: _____

Name: Jim Arneson **Address:** 5188 W. Harvard Drive **Daytime Ph. #:** 313-6682

Email Address: JimA@wi.rr.com

Name: John & Jean Gmeindl **Address:** 6716 S. Yale Drive **Daytime Ph. #:** 817-0987

Email Address: jgmeindl@yahoo.com

Name: Bob & Carol Goelz **Address:** Muskego **Daytime Ph. #:** 651-2330

Email Address: _____

Name: Jack Klunder **Address:** 7555 S. Mission Drive **Daytime Ph. #:** 425-7353

Email Address: _____

Name: Maricruz Talavera-Pettis **Address:** 6913 S. 50th Street **Daytime Ph. #:** 418-4511

Email Address: aampettis@aol.com

Name: Jim Witt **Address:** 6540 S. 51st Street **Daytime Ph. #:** 349-0696

Email Address: Jim.Witt@Graef-USA.com

COMMENTS FROM APRIL 18, 2012 INFORMATIONAL MEETING

S. 51st Street Reconstruction from a point 1,075' north of W. Rawson Avenue to the north City limits

Name	Property Address	Phone No.	Email Address	Comment
Jean Gmeindl	6716 S.Yale Dr	817-0987		Suggest lowering the speed limit on 51st Street. People go way too fast! Suggest 25-30 mph would be good.
John Gmeindl	6716 S. Yale Dr.	817-0987	jgmeindl@yahoo.com	Speeding is a major concern on S. 51st Street. The only cops I ever see are from Greendale (they get them going down the hill south of College Ave.). A lower speed limit without enforcement is worthless (similar to how it is now). A roundabout is probably out of the question but there are similar models that could be implemented that would be helpful (look at the 116th & Grange area for what I'm thinking). Thanks for listening.
Mark Trinko	6660 S. Yale Dr.	325-1776	MJTrinko@wi.rr.com	Please look at drainage issues between 6660 S. Yale Dr. and 6631 S. 51st Street.
Jim Witt	6540 S. 51st St.	421-9022	Jim.Witt@Graef-USA.com	Extend path to north City limits.
Matt Collins	6700 S. Yale Dr.	727-0696	cfamily@tds.net	Please consider making the area on the corner of 51st & Princeton a No Parking area. Right now, folks use this spot to park their "For Sale" cars. They leave them there for 3 days to a week. Once the trail is completed, folks will want to park there and then hop on the trail for a walk or bike ride. This would cause traffic congestion, visibility issues and safety concerns. See attached map drawing. Please consider safety in this request. Thank you.
Mike & Lisa Soto	6749 S. Harvard Dr.	235-5218	MNLSoto@wi.rr.com	Thank you for continuing to listen to our needs & wants for a safe pathway on this portion of 51st Street. It needs more development to the north. But right now, thank you.

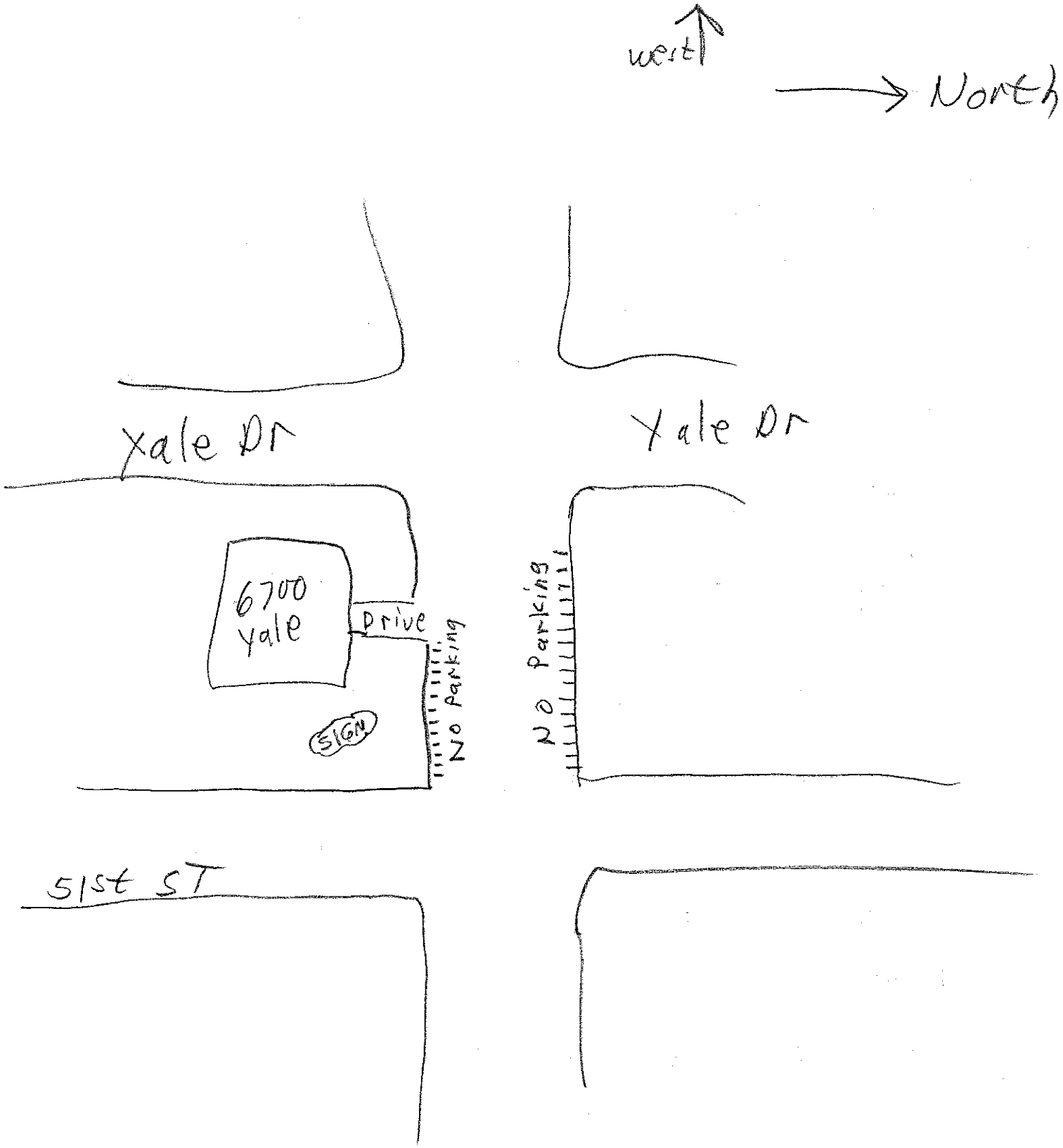
COMMENTS FROM APRIL 18, 2012 INFORMATIONAL MEETING

S. 51st Street Reconstruction from a point 1,075' north of W. Rawson Avenue to the north City limits

Name	Property Address	Phone No.	Email Address	Comment
Mike Buehlow	6730 S. 51st St.	423-1447	WisconsinChristianAthletes@gmail.com	Please do NOT cut down trees in front of our home or then I will be upset. There is NO need to do that. Make sure police are monitoring 51st Street. There are a lot of speeders.
Linda Drewek	5131 W. Harvard Dr.	661-3172		I had heard some comments at this meeting about adding a roundabout on 51st Street. I personally think that roundabouts are the biggest waste of money there is. If the concern is too high a speed on 51st Street, lower the speed limit. If someone is speeding and they hit a roundabout, there will be a fatality. A roundabout also will take up more space and take more trees and land away and also would not add to the aesthetics of the community. I would prefer to be notified if there are any changes to the proposed draft plan.

JMB/sg
Encl.

Forms\Comments from S. 51st Street Reconstruction & Trail Info Mtg 2012


West
North
Yale Dr
Yale Dr
6700 Yale
Drive
No Parking
SIGN
No Parking
51st ST

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/1/12
Reports & Recommendations	**SUBJECT:** A resolution awarding contract to the lowest bidder, Payne & Dolan, Inc., in the amount of $440,708.50, for the 2012 Local Street Improvement Program	**ITEM NO.** F.9.

BACKGROUND

The City of Franklin received three (3) bids on April 24, 2012 for the 2012 Local Street Improvement Program. This street improvement program was previously approved by the Common Council on January 24, 2012. The program to begin in mid-May with completion scheduled for the end of August. The final portion of the program, S. 51st Street, north of W. Rawson Avenue will be bid in June for project completion in late August or September.

ANALYSIS

The bids received were as follows:

Payne & Dolan, Inc.	$440,708.50
Black Diamond Group	$464,964.75
Stark Asphalt	$465,335.40

The engineer's estimate was $491,625.00. Staff recommends the award to Payne & Dolan, Inc. in the amount of $440,708.50. Competitive prices were received for most bid items. Bituminous pavement was bid in the upper $40's per ton, for binder course; and, surface (top) course was somewhat higher being in the upper $50's per ton.

OPTIONS

Approve or deny the award.

FISCAL NOTE

As part of the Local Road Program, ownership of W. College Avenue is shared by Franklin and the Village of Hales Corners. Our estimate cost for the road reconstruction participation from Hales Corners is estimated at $21,000.00 and will be reimbursed based on actual construction costs.

RECOMMENDATION

Motion to adopt Resolution No. 2012-_____, a resolution awarding contract to the lowest bidder, Payne & Dolan, Inc. in the amount of $440,708.50 for the 2012 Local Street Improvement Program.

MB/sg

ca\Awarding Bid for Local Street Improvement Program 2012

2012 LOCAL STREET IMPROVEMENT PROGRAM
CITY OF FRANKLIN

ITEM NO.	BID QUANTITY	UNIT	UNIT DESCRIPTION AND UNIT PRICE WRITTEN	Engineer's Estimate UNIT PRICE	Engineer's Estimate TOTAL PRICE	Payne & Dolan UNIT PRICE	Payne & Dolan TOTAL PRICE	Black Diamond UNIT PRICE	Black Diamond TOTAL PRICE	Stark Asphalt UNIT PRICE	Stark Asphalt TOTAL PRICE	AVG UNIT PRICE
1	28,200	Sq. Yds.	Pulverize Bituminous Pavement	$1.50	$42,300.00	$1.17	$32,994.00	$1.43	$40,326.00	$1.22	$34,404.00	$1.27
2	7,700	Sq. Yds.	Mill Bituminous Pavement	$1.00	$7,700.00	$0.75	$5,775.00	$1.10	$8,470.00	$0.97	$7,469.00	$0.94
3	3,885	Tons	Binder Pavement	$50.00	$194,250.00	$48.60	$188,811.00	$46.70	$181,429.50	$51.25	$199,106.25	$48.85
4	2,900	Tons	Surface Pavement	$60.00	$174,000.00	$54.15	$157,035.00	$57.60	$167,040.00	$58.45	$169,505.00	$56.73
5	855	Tons	Limestone Base	$25.00	$21,375.00	$21.70	$18,553.50	$21.75	$18,596.25	$17.85	$15,261.75	$20.43
6	40	Tons	Remove/Replace Bituminous Binder	$30.00	$1,200.00	$55.25	$2,210.00	$118.00	$4,720.00	$83.25	$3,330.00	$85.50
7	230	LF	Remove/Replace Curb/Gutter	$30.00	$6,900.00	$38.50	$8,855.00	$38.00	$8,740.00	$30.50	$7,015.00	$35.67
8	24	Each	Sanitary Manhole Adjustments and Seals	$600.00	$14,400.00	$500.00	$12,000.00	$490.00	$11,760.00	$475.00	$11,400.00	$488.33
9	13	Each	Water Valve Box Adjustments and Repairs	$200.00	$2,600.00	$235.00	$3,055.00	$195.00	$2,535.00	$150.00	$1,950.00	$193.33
10	1,064	Tons	Stone Shoulder	$25.00	$26,600.00	$10.00	$10,640.00	$19.50	$20,748.00	$14.60	$15,534.40	$14.70
11	300	Gallons	Tack Coat	$1.00	$300.00	$2.60	$780.00	$2.00	$600.00	$1.20	$360.00	$1.93
			TOTAL BASE BID (Items 1 through 11)		$491,625.00		$440,708.50		$464,964.75		$465,335.40	

L:\ENGDATA\Bid Result Worksheets\2012 Local Street Program.xlsx

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2012 - _____

A RESOLUTION AWARDING CONTRACT TO THE
LOWEST BIDDER, PAYNE & DOLAN, INC., IN THE AMOUNT OF $440,708.50,
FOR THE 2012 LOCAL STREET IMPROVEMENT PROGRAM

WHEREAS, the City of Franklin advertised and solicited bids for the 2012 Local Street Improvement Program; and

WHEREAS, the low bidder was Payne & Dolan, Inc., with a bid of $440,708.50; and

WHEREAS, Payne & Dolan, Inc. are qualified public works contractors.

WHEREAS, it is in the best interest of the City as recommended by the City's staff to award the contract at the total base bid of $440,708.50 to Payne & Dolan, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, that Payne & Dolan, Inc. be awarded the contract for the 2012 Local Street Improvement Program.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute a contract with Payne & Dolan, Inc. on behalf of the City.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012 by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2012.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

MB/sg

Resols\Awarding Bid for Local Street Improvement Program 2012

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/01/12
Reports and Recommendations	Designation of Official Newspaper	ITEM NUMBER F. 10.

Each year the Council must designate the official newspaper for the City of Franklin in which the City publishes its official notices. Pursuant to Chapter 61, Franklin Municipal Code & Sec. 985.03, WI Stats., bids were advertised and will be opened May 1, 2012. After the bid opening, copies will be provided.

COUNCIL ACTION REQUESTED

Motion adopting Resolution No. 2012-_____ resolution designating an official newspaper.

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2012-_____

A RESOLUTION DESIGNATING AN OFFICIAL NEWSPAPER

WHEREAS, The Wisconsin State Statutes, Chapter 985.03 and 985.06 provide that the City of Franklin name an official newspaper to publish their legal notices, and

WHEREAS, bids have been solicited pursuant to Section 61, Franklin Municipal Code, and

WHEREAS, there are no publishers of newspapers in the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED that CNI Community Newspapers (Oak Creek Now) is hereby designated as the official newspaper of the City of Franklin for one (1) year commencing May 1, 2012 and ending April 30, 2013.

BE IT FURTHER RESOLVED that the price of publication shall not exceed the legal rate for like work.

Introduced at a regular meeting of the Common Council of the City of Franklin on the _____ day of _____, 2012 by Alderman _____.

Passed and adopted by the Common Council on the 1st day of May, 2011.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES ____ NOES ____ ABSENT ____

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		5/01/12
REPORTS & RECOMMENDATIONS	Summer Meeting Schedule for 2012	ITEM NUMBER F.11

In past years the Council has set a summer meeting schedule for the months of June, July and August (also including September Committee of the Whole due to Labor Day). If any changes are made to the regularly scheduled dates, the normal meeting schedule would resume on September 18, 2012.

June

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	~~4~~	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	~~3~~	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

COUNCIL ACTION REQUESTED

No action (regular meeting schedule would be 1st and 3rd Tuesdays for Common Council with Committee of the Whole on the preceding Monday).

OR

Motion to establish the amended meeting schedule for 2012 (all meetings to begin at 6:30 p.m.) as follows:_____.

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APPROVAL	REQUEST FOR	MEETING DATE
Slw	COUNCIL ACTION	5/01/12
REPORTS & RECOMMENDATIONS	Committee of the Whole Recommendations	ITEM NUMBER F.12.

The Council may act on recommendations from the Committee of the Whole meeting on April 30, 2012.

A. Concept review for a Meijer Store (grocery and department store) (general location: intersection of W. Loomis Road and W. St. Martins Road) (David Behrens, applicant).

B. Concept review for revisions to the Forest View Residential Development, including primarily from condominium to apartment unit designation and architectural and landscaping revisions (approximately W. Ryan Road and S. 60th Street) (Rob Williams, applicant).

C. Review the role of the Finance Committee and discuss Common Council assuming that role (Ald. Solomon).

D. Recommended changes to Municipal Code as it pertains to Aldermanic appointments to Boards and Commissions (Mayor Taylor).

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/01/12
ORGANIZATIONAL BUSINESS	Boards and Commissions Appointments	ITEM NUMBER G. 1. a.

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

Board of Zoning & Building Appeals
Daniel O'Brien, term expires 4/30/14

Name:	Daniel OBrien
PhoneNumber:	4147611251
EmailAddress:	dan@oceansedgeaquarium.com
YearsasResident:	4.5
Alderman:	3
ArchitecturalBoard:	0
CivicCelebrations:	0
CommunityDevelopmentAuthority:	0
FinanceCommittee:	1
EnvironmentalCommission:	0
ForwardFranklinEconomicDevelopComm:	0
FairCommission:	0
BoardofHealth:	0
FirePoliceCommission:	0
ParksCommission:	0
LibraryBoard:	0
PlanCommission:	0
PersonnelCommittee:	0
BoardofReview:	0
BoardofPublicWorks:	1
BoardofWaterCommissioners:	0
TechnologyCommission:	0
WasteFacilitySitingCommittee:	0
BoardofZoning:	1
WasteFacilitiesMonitoringCommittee:	0
CompanyNameJob1:	Ocean's Edge Aquariums
TelephoneJob1:	4147611251
StartDateandPositionJob1:	02-2005
EndDateandPositionJob1:	current
CompanyNameJob2:	Central Aquaitcs
TelephoneJob2:	
StartDateandPositionJob2:	2008 customer support
EndDateandPositionJob2:	2008 customer support/custom tank design
CompanyNameJob3:	Advance AutoParts
TelephoneJob3:	

StartDateandPositionJob3:	2002 Commercial Sales Manager
EndDateandPositionJob3:	2005 Area Commercial Sales Manager
Signature:	Daniel OBrien
Date:	03/16/12
Signature2:	Daniel OBrien
Date2:	03/16/12
Address:	6376 s 35th st #8
PriorityListing:	1 Finance 2 Public Works 3 Zoning
WhyInterested:	I would like to join these committees because I would like to help the city grow. I am looking at starting a "career" in politics and would like to opportunity to start at a level when I can learn how the city works while making a valuable impact on the city.
CompanyAddressJob1:	6376 s 35th st #8
DescriptionofDutiesJob1:	Company owner. Custom aquarium Manufacturing.
AddressJob2:	
DescriptionofDutiesJob2:	Answered incoming calls from customers, helped trouble shoot problems and offered solutions. Also designed and monitored the custom aquarium process.
AddressJob3:	Brookfield
DescriptionofDutiesJob3:	B2B sales for automotive parts. Oversaw 9 employees and 6.2M in sales.
AdditionalExperience:	
ClientIP:	99.59.173.128
SessionID:	g5bc0szoe2rpev55cd24ov55

See Current Results

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		5/01/12
ORGANIZATIONAL BUSINESS	Boards and Commissions Appointments	ITEM NUMBER G.1.b.

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

Environmental Commission
Alderman Schmidt, 1 yr. term expires 4/30/13

Finance Committee
Alderman Wilhelm, 1 yr. term expires 4/30/13
Alderman Taylor, 1 yr. term expires 4/30/13
Alderman Solomon, 1 yr. term expires 4/30/13

License Committee
Alderman Wilhelm, 1 yr. term expires 4/30/13
Alderman Taylor, 1 yr. term expires 4/30/13
Alderman Solomon, 1 yr. term expires 4/30/13

Parks Commission
Alderman Solomon, 1 yr. term expires 4/30/13

Plan Commission
Alderman Skowronski, 1 yr. term expires 4/30/13

NOTE: Pursuant to the Franklin Municipal Code, aldermanic appointments to various boards and commissions require the aldermen to serve during their tenure in office. Therefore, the existing aldermanic appointments remain in effect and require no action:

Civic Celebrations Commission
Alderman Taylor, 2 yr. term expires 4/30/13

Community Development Authority
Alderman Skowronski, 3 yr. term expires 4/15/14

Fair Commission
Alderman Skowronski, 3 yr. term expires 4/15/14

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/01/12
ORGANIZATIONAL BUSINESS	Boards and Commissions Appointments	ITEM NUMBER

continued

Forward Franklin Economic Development Commission
Alderman Taylor, 3 yr. term expires 4/15/14

Board of Health
Alderman Wilhelm, 3 yr. term expires 4/15/14

Library Board
Alderman Schmidt, 3 yr. term expires 4/16/13

Personnel Committee
Alderman Solomon, 3 yr. term expires 4/16/13
Alderman Olson, 3 yr. term expires 4/16/13
Alderman Schmidt, 3 yr. term expires 4/16/13

Board of Public Works
Alderman Schmidt, 3 yr. term expires 4/30/13

Technology Commission
Alderman Olson, 3 yr. term expires 4/16/13

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		5/1/2012
Licenses and Permits	**Miscellaneous Permits**	ITEM NUMBER H.1.

See attached list from meeting of May 1, 2012

COUNCIL ACTION REQUESTED

City of Franklin
9229 W. Loomis Road
Franklin, WI 53132-9728
414-425-7500

License Committee
Agenda*
Alderman's Room
May 1, 2012 – 6:00 p.m.

1.	**Call to Order & Roll Call**	**Time**		
2.	**Applicant Interviews & Decisions**			
	License Applications Reviewed	**Recommendations**		
Type/ Time	**Applicant Information**	**Approve**	**Hold**	**Deny**
Taxi Cab Driver	**Singh, Harpreet** 3824 S 16th St Milwaukee, WI 53221 Employer: Yellow Cab Co of Franklin			
Operator	**Kulinski, Nicholas** 525 E Laverne Dr Oak Creek, WI 53154 Chili's Grill & Bar			
Operator	**Peters, Ryan J** 1925 W Timber Ridge Ln #1301 Oak Creek, WI 53154 Walgreen's - Loomis			
Operator	**Danforth, Cheryl E** 3657 W College Ave #56 Milwaukee, WI 53221 Wal-Mart			
Extraordinary Entertainment & Special Event	**Wheelhouse Events, LLC – Women's Obstacle Run** Person in Charge: Brodie Birkel Date of Event: Saturday, June 9, 2012 Location: Crystal Ridge Ski Area – 7900 W Crystal Ridge Dr			
Extraordinary Entertainment & Special Event	**Ragner Relay Madison to Chicago – Course Revision** Person in Charge: Andria Huskinson Date of Event: June 8-9, 2012 Location: Franklin Streets & Oak Leaf Trail			
3.	**Adjournment**	Time		

*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.

APPROVAL	REQUEST FOR	MEETING DATE
Slw OR	COUNCIL ACTION	5/1/12
Bills	**Vouchers and Payroll Approval**	**ITEM NUMBER** I. 1.

Provided separately for Council approval is a list of vouchers Nos. 142568 through 142746 in the amount of $ 4,037,015.57. Included in this listing is $24,681.80 in library vouchers and RCI vouchers in the amount of $2,944.009.75 that were approved at the Common Council meeting dated April 17, 2012.

The net City vouchers are $ 1,068,324.02.

Approval is requested for the net payroll April 20, 2012 in the amount of $364,119.31.

COUNCIL ACTION REQUESTED

Motion approving net City vouchers in the range of Nos.142568 through 142746 in the amount of $ 1,068,324.02.
Approval is requested for the net payroll April 20, 2012 in the amount of $ 364,119.31.