

**CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
FRANKLIN CITY HALL COMMON COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA\*  
TUESDAY, SEPTEMBER 15, 2015  
AT 6:30 P.M.**

- A. Call to Order and Roll Call.
- B. 1. Citizen Comment Period.
- C. Approval of Minutes:
  - 1. August 18, 2015 Common Council Meeting.
  - 2. September 1, 2015 Common Council Meeting.
- D. Hearings.
  - 1. A public hearing to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at 9000 South 68th Street, from Commercial Use and Areas of Natural Resources to Mixed Use and Areas of Natural Resources (Milwaukee County Parks Department/Hunger Task Force, applicants). The property which is the subject of this application bears tax key no. 883-9999-002, consisting of approximately 50.6 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d).
  - 2. A public hearing to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 9150 South 80th Street, from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use (City of Franklin, applicant). The property which is the subject of this application bears tax key no. 885-9996-000, consisting of approximately 9.6661 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4) (d).
- E. Organizational Business.
- F. Letters and Petitions.
- G. Reports and Recommendations:
  - 1. An Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for Property Located at Approximately 9000 South 68<sup>th</sup> Street from Commercial and Areas of Natural Resource Features use to Mixed Use and Areas of Natural Resource Features Use (Approximately 50.6 Acres) (Milwaukee County Parks Department and Hunger Task Force, Applicants).

2. An Ordinance to Create Section 15-3.0443 of the Franklin Unified Development Ordinance Establishing Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) and to Rezone Property from A-1 Agricultural District to Planned Development District No. 38 (At approximately 9000 South 68<sup>th</sup> Street).
3. An Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for Property Located at Approximately 9150 South 80th Street, from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use (Approximately 9.6661 Acres) (City of Franklin, Applicant).
4. Status Report Related to Buxton Company and Retail Recruitment Efforts.
5. Conveyance to the City of Franklin by the Milwaukee Metropolitan Sewerage District with Participation by the Wisconsin Department of Natural Resources of Parcels of Land Acquired Pursuant to the Milwaukee Metropolitan Sewerage District and The Conservation Fund Greenseams® Program Participation and Potential Conveyance to the Wisconsin Department of Natural Resources by the Milwaukee Metropolitan Sewerage District of Certain of the Program Parcels (MMSD provided prior private property owner names and approximate acreage and City Assessor file record documents information and tax key nos.: to WIDNR: Dumke/Olsen 33.24 acres 844 9997 000; Katzman 11.14 acres 844 9996 000; Franklin DC 10.05 acres 844 9996 000; to Franklin: Hack 49.89 acres 889 9990 000; Franklin DC 44.33 acres 890 9990 000; St. Sava 23.55 acres 890 9999 000; St. Nikola 17.33 acres 787 9992 000; Radicevich 15.68 acres 886-9998-000).
6. Kayla's Playground Status 09/15/2015.
7. Release of Escrow Deposit for Riverwood Village (location South 27<sup>th</sup> Street and West Riverwood Drive).
8. A Resolution To Sign Agreement With RA Smith National For The Design Of Water Main Extension On S. 46th Street From W. Sherwood Drive To W. Thorncrest Drive.
9. A Resolution to sign "Local/County Agreement for a Highway Improvement" with Milwaukee County S. North Cape Road (CTH J)- Phase 2 from W. Hi-View Drive to W. Scherrei Drive.
10. A Resolution to Sign Change Order 3 for Construction of Franklin Water and Wastewater Operations and Maintenance Facility (5550 West Airways Avenue).
11. A Resolution to Engage JSD Professional Services, Inc. for Design Services for a Trail and Bridge Crossing East Branch of the Root River.
12. 2015 City of Franklin Community Health Needs Assessment Report.
13. An Ordinance to Amend Ordinance 2014-2152, An Ordinance Adopting the 2015 Annual Budgets for the Capital Outlay, Capital Improvement, and Sanitary Sewer Funds for the City of Franklin for Fiscal Year 2015, to Provide Resources and Appropriations for S North Cape Road Reconstruction and Purchase of a Trailer for Transporting Elections Equipment.
14. Accept Donation from Johnson Bank in the amount of \$500 for National Night Out.

H. Licenses and Permits.  
Miscellaneous Licenses.

- I. Bills.  
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.]

REMINDERS:

September 17	Plan Commission	7:00 p.m.
September 22	Special Common Council Meeting	6:30 pm.
October 6	Common Council Meeting	6:30 p.m.
October 22	Plan Commission	7:00 p.m.



Alderswoman Evans moved to adopt Ordinance No. 2015-2184, AN ORDINANCE TO AMEND THE MUNICIPAL CODE AS IT PERTAINS TO DEFERMENT OF PAYMENT OF SPECIAL ASSESSMENTS and that the return to the Common Council at the next meeting of the final resolution levying special assessment for the Crest Court water main shall include a reference to this ordinance. Seconded by Alderswoman Wilhelm. All voted Aye; motion carried.

SURVEY OF S. 46TH ST.  
FOR WATER SERVICE

G.3. Alderswoman Evans moved to authorize staff to survey South 46th Street for water service. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ENGAGING JSD  
PROFESSIONAL  
SERVICES, INC.

G.4. Alderswoman S. Mayer moved to table a Resolution to engage JSD Professional Services, Inc. for design services for a trail and bridge crossing East Branch of the Root River in the amount of \$103,631. Motion died due to the lack of a second.  
Alderman Schmidt moved to adopt a Resolution to engage JSD Professional Services, Inc. for design services for a trail and bridge crossing East Branch of the Root River in the amount of \$103,631 contingent upon meeting with the homeowners association. Seconded by Alderman D. Mayer. Alderman Schmidt withdrew his motion and Alderman D. Mayer withdrew his second.  
Alderman Schmidt then moved to table a Resolution to engage JSD Professional Services, Inc. for design services for a trail and bridge crossing East Branch of the Root River in the amount of following a meeting with homeowners association and other area property owners, and then return to the Common Council meeting on September 15, 2015. Seconded by Alderswoman Wilhelm. All voted Aye; motion carried.

RAWSON HOMES  
DRAINAGE SOLUTION

G.5. Alderswoman Wilhelm moved to direct staff to further develop concepts and costs to address the Rawson Homes drainage concerns and coordinate a neighborhood meeting with the District Aldersperson, concluding with a survey, to present residents with the information in order for them to make an informed decision when surveyed. Seconded by Alderman Schmidt. All voted Aye; motion carried

PROHIBIT PARKING ON  
EAST SIDE OF S. 31ST ST.

G.6.\* Alderswoman Wilhelm moved to adopt an Ordinance to add to Section 245.5(D)(4) of the Municipal Code to establish no parking on the east side of S. 31st Street from W. Rawson Avenue to 400 feet south, and to add establishing no parking on the west side of S. 31st Street from W. Rawson Avenue to 400 feet south. Seconded by Alderswoman Evans. Alderswoman

Wilhelm withdrew her motion and Alderwoman Evans withdrew her second.

Alderwoman Wilhelm then moved to table an Ordinance, adding to Section 245.5(D)(4) of the Municipal Code to establish no parking on the east side of S. 31st Street from W. Rawson Avenue to 400 feet south, to the Common Council meeting of September 1, 2015 to allow public notice for the inclusion of the no parking on the west side of S. 31st Street from W. Rawson Avenue to 400 feet south. All voted Aye; motion carried.

ORD. 2015-2185  
PROHIBIT PARKING ON  
S. 68TH ST.

G.7.

Alderwoman Evans moved to adopt Ordinance No. 2015-2185, AN ORDINANCE TO ADD TO SECTION 245.5(D)(4) OF THE MUNICIPAL CODE TO ESTABLISH NO PARKING ON BOTH SIDES OF S. 68TH STREET FROM W. RYAN ROAD TO APPROXIMATELY 4000 FEET NORTH. Seconded by Alderman Schmidt. All voted Aye; motion carried.

RES. 2015-7127  
NR-208 CMAR REPORT

G.8.

Alderman Dandrea moved to adopt Resolution No. 2015-7127, A RESOLUTION APPROVING THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR-208 COMPLIANCE MAINTENANCE REPORT FOR YEAR 2014. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

ADDITION/RELOCATION  
LANDSCAPE PLAN FOR  
PLEASANT VIEW  
ELEMENTARY SCHOOL

G.16.

Alderwoman Wilhelm moved to approve the Landscape Plan as presented by the Franklin Public Schools for the Pleasant View Elementary School, subject to that the applicant, in lieu of establishing and maintaining 1,160 square feet of new area native plantings as recommended by the Plan Commission, shall provide maintenance and restoration to and within the existing high quality natural area within the Trail area as depicted in the Comprehensive Outdoor Recreation Plan, to the extent of the cost equivalent for the prior maintenance of new plantings area and for the equivalent number of years enhancement mitigation shall consist of invasive loosetrife and buckthorn removal with control of reed canary grass as appropriate. Seconded by Alderman Dandrea.

Alderman D. Mayer moved to suspend regular order of business to allow Mark Cloutier, Franklin Public Schools, to speak. Seconded by Alderwoman Evans. All voted Aye; motion carried. Alderman D. Mayer moved to return to the regular order of business. Seconded by Alderwoman Evans. All voted Aye; motion carried.

On the vote for the main motion to approve the Landscape Plan, all voted Aye; motion carried.

- STANDARDS, FINDINGS AND DECISION FOR STARFIRE SYSTEMS, INC. G.12. Alderman Dandrea moved to adopt the Standards, Finding and Decision of the City of Franklin Common Council upon the application of Starfire Systems, Inc. (Malek Family Limited Partnership, Owner) for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance. Seconded by Alderwoman Evans. Upon voice vote, five Ayes; one Abstention (Alderman D. Mayer). Motion carried.
- RES. 2015-7128 OFF-STREET PARKING ON 9825 S. 54TH ST. (STARFIRE SYSTEMS, INC., APPLICANT) G.13. Alderwoman Evans moved to adopt Resolution No. 2015-7128, A RESOLUTION AUTHORIZING OFF-STREET PARKING UPON A PORTION OF DESIGNATED GREENSPACE ON THE STARFIRE SYSTEMS, INC. LOT (9825 SOUTH 54TH STREET) (STARFIRE SYSTEMS, INC, (MALEK FAMILY LIMITED PARTNERSHIP, OWNER, APPLICANT). Seconded by Alderman Dandrea. Upon voice vote, five Ayes; one Abstention (Alderman D. Mayer). Motion carried.
- STANDARDS, FINDINGS AND DECISION FOR SOUTHBROOK CHURCH, INC. G.14. Alderman D. Mayer moved to adopt the Standards, Findings and Decision of the City of Franklin Common Council upon the application of Southbrook Church, Inc. for a Special Exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance. Seconded by Alderman Schmidt. All voted Aye; motion carried.
- FUTURE DEVELOPMENT G.9.a. Alderman Dandrea moved to suspend the regular order of business to allow Mike Mooney to speak. Seconded by Alderwoman Evans. All voted Aye; motion carried. Alderman Dandrea moved to return to the regular order of business. Seconded by Alderwoman Evans. All voted Aye; motion carried. Alderwoman Wilhelm moved to direct staff to provide alternates for Area A. Motion died due to the lack of a second. Alderman Schmidt moved to direct staff to secure contract prices from Graef to provide seven alternate concepts for retail development in area A and work with staff and aldermen to accomplish that. Seconded by Alderman Dandrea. On roll call, Alderman Dandrea, Alderwoman Wilhelm, Alderwoman Evans, Alderman Schmidt and Alderwoman S. Mayer voted Aye; Alderman D. Mayer voted No. Motion carried. Alderwoman Wilhelm moved to direct the Director of Administration to update the Common Council on a meeting with the State. Seconded by Alderwoman S. Mayer. On roll call, Alderwoman S. Mayer, Alderman Schmidt, Alderwoman Wilhelm and Alderman D. Mayer voted Aye; Alderwoman Evans and Alderman Dandrea voted No. Motion carried.

ADJOURNMENT

- J. The meeting was recessed at 9:20 p.m. and reconvened at 9:30 p.m.

Due to an indication of potential severe weather, Alderwoman Wilhelm moved to adjourn the meeting at 9:40 p.m. Seconded by Alderman D. Mayer. On roll call, Alderman D. Mayer, Alderwoman Wilhelm, Alderman Schmidt and Alderwoman S. Mayer voted Aye; Alderman Dandrea and Alderwoman Evans voted No. Motion carried.

No action was taken on the following items, which will be referred to a future Common Council meeting: G.9.b., Report on the Economic Development plans; G.10., An Ordinance to Amend the UDO to rezone a parcel of land (5621 W. Rawson Avenue); G.11., A Resolution imposing conditions and restrictions for approval of a Special Use (5621 W. Rawson Avenue); G.15., Naming of Southbrook Trail; G.17., An Ordinance to amend the UDO to create a "General Office" Use category; G.18., An Ordinance to amend the UDO relating to recording of Certified Survey Maps; G.19., Job descriptions for Custodian and Maintenance Custodian; G.20., Amend Employee Handbook relating to benefits for Police Inspector; G.21., A Resolution to engage Actuarial & Health Care Solutions, LLC; G.22., Engage ADP to aid in reporting; G.23., Request waiver of compliance with Wis. Dept. of Revenue; G.24., January 1, 2015 population estimate; H.1., Licenses and Permits; and I.1. Vouchers and Payroll.

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CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
SEPTEMBER 1, 2015  
MINUTES

ROLL CALL

A. The regular meeting of the Common Council was held on September 1, 2015 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans, Alderman Doug Schmidt and Alderwoman Susanne Mayer. Also present were City Engineer Glen Morrow, Dir. of Administration Mark Lubarda, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.

CITIZEN COMMENT

B.1. Citizen comment period was opened at 6:32 p.m. and closed at 6:55 p.m.  
At the request of Alderman D. Mayer, a moment of silence was held for Chuck Hareng.

MAYORAL ANNOUNCEMENTS

B.2.a. Mayor Olson made a proclamation in recognition of Public Health Nurse Kathryn Mary Hahn.  
B.2.b. Mayor Olson made a proclamation in recognition of Inspector of Police Gaylord Hahn.

APPROVAL OF MINUTES

C. 1. Alderman D. Mayer moved to table the minutes of the regular Common Council meeting of August 18, 2015. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.  
C.2. Alderman Schmidt moved to approve the minutes of the special Common Council meeting of August 20, 2015. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

CONSENT AGENDA

G.1 Alderwoman Wilhelm moved to approve the following consent agenda items:  
G.1.(a) Approve the grant funds to send Police Department personnel to Crisis Intervention Training; and  
G.1.(b) Approve acceptance of donation of \$241 from the Franklin Police Department for local food pantries; and  
G.1.(c) Approve Fire Department request to dispose of two vehicles no longer in service to be sold at auction.  
Approval of the above consent agenda items was seconded by Alderwoman Evans. All voted Aye; motion carried.

KAYLA'S PLAYGROUND STATUS

G.2. Status of Kayla's Playground was provided by City Engineer Morrow.

- AMENDMENT FOR GRAEF PROFESSIONAL SERVICES G.3. Alderwoman Evans moved to sign Professional Services Amendment with Graef for \$15,500 for Kayla's Playground at Franklin Woods. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
- RES. 2015-7130 WE ENERGIES UNDERGROUND EASEMENT G.4. Alderwoman S. Mayer moved to adopt Resolution No. 2015-7130, A RESOLUTION GRANTING EASEMENT TO WE ENERGIES AN UNDERGROUND EASEMENT FOR FRANKLIN WOODS AT 3723 W. PUETZ ROAD. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2015-7131 SPECIAL ASSESSMENT FOR WATER MAIN ON W. CREST COURT G.5. Alderwoman Evans moved to adopt Resolution No. 2015-7131, A FINAL RESOLUTION DIRECTING INSTALLATION OF, PAYMENT AND LEVY OF SPECIAL ASSESSMENT FOR INSTALLATION OF WATER MAIN ON WEST CREST COURT FROM SOUTH 35TH STREET TO SOUTH 36TH STREET. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried
- CONVEYANCES OF LANDS OWNED BY MMSD TO THE CITY OF FRANKLIN G.6. Dianne Robinson, Department of Natural Resources Wildlife Biologist, and Jim Richie, Department of Natural Resources Program Supervisor, appeared before the Common Council to discuss the conveyances of lands owned by the Milwaukee Metropolitan Sewerage District.  
Alderwoman S. Mayer moved to suspend the regular order of business to allow residents to speak. Seconded by Alderwoman Evans. All voted Aye; motion carried.  
Alderman Schmidt moved to return to the regular order of business. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.  
Alderwoman Wilhelm moved to direct staff to prepare information upon and report to the Common Council at their next meeting upon potential acquisition by the City of Milwaukee Metropolitan Sewerage District lands under Stewardship Grant Program with respect to all public safety concerns expressed at the Common Council meeting on 9/01/2015. Seconded by Alderman Schmidt. All voted Aye; motion carried.
- STORM WATER FACILITIES MAINT. AGREEMENT (VICTORY OF THE LAMB CHURCH) G.7. Alderwoman Wilhelm moved that a Resolution accepting a Storm Water Maintenance Agreement from Victory of the Lamb Church be tabled for the City Engineer to review the inclusion of exhibits or exhibit references. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.
- BIKE AND HIKING TRAIL G.8. Alderman D. Mayer moved to authorize staff to bid the southern

STATUS

portion of the Bike Hike Trail (area of West Forest Home Avenue, south of West Rawson Avenue). Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2015-7132  
APPROVING CSM FOR  
CREATIVE HOMES, INC.,  
APPLICANT (8011 S. 76<sup>TH</sup>  
ST.)

G.9. Alderman Dandrea moved to adopt Resolution No. 2015-7132, A RESOLUTION CONDITIONALLY APPROVING A 4 LOT CERTIFIED SURVEY MAP, BEING A RE-DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3504, BEING A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (CREATIVE HOMES, INC., APPLICANT)(8011 SOUTH 76<sup>TH</sup> STREET). Seconded by Alderman D. Mayer. All voted Aye; motion carried.

RES. 2015-7133  
AMEND RESOLUTIONS  
FOR SPECIAL USE  
(FRANKLIN MISSION  
HILLS, LLC, APPLICANT)

G.10. Alderman D. Mayer moved to adopt Resolution No. 2015-7133, A RESOLUTION TO AMEND RESOLUTION NOS. 1970-446, 2006-6196, 2007-6390 AND 2008-6456 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE MISSION HILLS APARTMENT DEVELOPMENT LOCATED AT 7711-7759 AND 7811-7859 SOUTH SCEPTER DRIVE TO REVISE THE PARKING SPACES AND SWIMMING POOL QUANTITY UPON THE PROPERTY (FRANKLIN MISSION HILLS, LLC, APPLICANT). Seconded by Alderwoman Evans. All voted Aye; motion carried.

ORD. NO. 2015-2187  
AMEND UDO TO CREATE  
A "GENERAL OFFICE"  
USE CATEGORY

G.11 Alderwoman Evans moved to adopt Ordinance No. 2015-2187, ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TO CREATE A "GENERAL OFFICE" USE CATEGORY IN SECTION 15-3.0603 TABLE OF PERMITTED AND SPECIAL USES IN ALL NONRESIDENTIAL ZONING DISTRICTS UNDER THE CATEGORY OF "OTHER USES NOT CLASSIFIED UNDER SIC CODE" AND TO DEFINE SUCH USE CATEGORY IN SECTION 15-11.0103 SPECIFIC WORDS AND PHRASES (CITY OF FRANKLIN, APPLICANT), as corrected. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ORD. NO. 2015-2188  
AMEND THE UDO TO  
ALLOW FOR  
RECORDING OF A  
CERTIFIED SURVEY MAP

G.12. Alderman Schmidt moved to adopt Ordinance No. 2015-2188, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO AMEND SECTION 15.7.0705 AND SECTION 15-9.0309G.2. TO ALLOW A CERTIFIED SURVEY MAP TO BE RECORDED WITHIN 12 MONTHS AFTER THE DATE OF THE LAST APPROVAL OF THE MAP AND WITHIN 36 MONTHS AFTER THE DATE OF

THE FIRST APPROVAL OF THE MAP, AS SET FORTH IN §236.34(2)(b)1. OF THE WISCONSIN STATUTES (CITY OF FRANKLIN, APPLICANT). Seconded by Alderman D. Mayer. All voted Aye; motion carried.

NAMING OF  
SOUTHBROOK TRAIL

- G.13. Alderman D. Mayer moved to refer the naming of Southbrook Trail to Robinwood Elementary School students for recommendations, with the winning entry to receive a savings bond. Seconded by Alderman Schmidt. All voted No; motion failed.
- Alderwoman Evans moved to refer the naming of Southbrook Trail back to Parks Commission for conformance to Resolution No. 2010-6634 which established a naming policy. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.

CHANGE ORDER FOR  
DEMOLITION (8015 W.  
BEACON HILL DR.)

- G.14. Alderman Dandrea moved to approve the Change Order in the amount of \$250 for demolition of the house and garage and property features at 8015 W. Beacon Hill Drive, bringing the total contract cost to \$15,750. Seconded by Alderwoman Evans. All voted Aye; motion carried.

UTILITY  
UNDERGROUNDING  
W. ST. MARTINS RD.

- G.15. Alderman Dandrea moved to reconsider the August 18, 2015 Common Council action to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project. Seconded by Alderwoman Evans. Alderman Dandrea withdrew his motion and Alderwoman Evans withdrew her second.
- Alderman Dandrea moved to postpone action on reconsideration of Item G.25. from the August 18, 2015 meeting to the Common Council meeting on October 6, 2015. Seconded by Alderman Schmidt. All voted Aye; motion carried.

AT&T CELL CONTRACT  
8901 W. DREXEL AVE.

- G.16. Alderman D. Mayer moved to authorize City legal staff to negotiate the finer points of the lease and bring back to Common Council with final revisions for authorization to execute agreement with AT&T. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

ORD. 2015-2189  
PROHIBIT PARKING ON  
EAST SIDE OF S. 31<sup>ST</sup> ST.

- G.17. Alderwoman Wilhelm moved to adopt Ordinance No. 2015-2189, AN ORDINANCE TO ADD TO SECTION 245(D)(4) OF THE MUNICIPAL CODE TO ESTABLISH NO PARKING ON THE EAST SIDE OF S. 31<sup>ST</sup> STREET FROM W. RAWSON AVENUE TO 400 FEET SOUTH AND MODIFY WEST SIDE TO 400 FEET SOUTH. Seconded by Alderman Dandrea. All

voted Aye; motion carried.

The meeting was recessed at 8:55 p.m. and reconvened at 9:02 p.m.

- ORD. 2015-2190  
AMEND ORD. 2014-2152  
TO RECLASSIFY  
CONTINGENCY  
APPROPRIATIONS
- G.18. Alderwoman Evans moved to adopt Ordinance No. 2015-2190, AN ORDINANCE TO AMEND ORDINANCE 2014-2152, AN ORDINANCE ADOPTING THE 2015 ANNUAL BUDGETS FOR THE GENERAL FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2015, TO RECLASSIFY CONTINGENCY APPROPRIATIONS TO ECONOMIC DEVELOPMENT EXPENDITURES. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.
- MONTHLY FINANCIAL  
REPORT
- G.19. Alderman Schmidt moved to place on file the July 2015 Monthly Financial Report. Seconded by Alderwoman Evans. All voted Aye; motion carried.
- REQUEST FOR ONE  
YEAR WAIVER FROM  
DEPT. OF REVENUE
- G.20. Alderman Dandrea moved to ratify the action of the Director of Finance & Treasurer requesting a one-year waiver of compliance with Wis. Stats. 74.09(3)(db) with the Wisconsin Department of Revenue. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
- RES. 2015-7134  
ENGAGING ACTUARIAL  
& HEALTH CARE  
SOLUTIONS, LLC
- G.21 Alderwoman Evans moved to adopt Resolution No. 2015-7134, A RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO ENGAGE ACTUARIAL & HEALTH CARE SOLUTIONS, LLC TO PERFORM AN ACTUARIAL STUDY OF THE CITY OF FRANKLIN OTHER POST EMPLOYMENT BENEFITS FOR 2015. Seconded by Alderman Schmidt. All voted Aye; motion carried.
- REVISING HANDBOOK  
FOR MATCHING  
BENEFITS OF POLICE  
INSP. AND CAPTAINS
- G.22. Alderman Schmidt moved to amend the Employee Handbook to modify language benefits of the Police Inspector to match those of Police Captains and to clarify language specific to Police Inspector. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
- CUSTODIAN AND  
MAINTENANCE  
CUSTODIAN JOB DESC.
- G.23. Alderman D. Mayer moved to approve the job description for Maintenance Custodian, as renaming and updating the Custodian job description, and creating and approving a job description for a new Custodian position, both as presented, with the addition that the positions, if hired after this approval, be designated as having a "Partial Benefits Designation" when the position is an Extended-Term, Part-Time Position and to authorize the Director of Administration to amend the Civil Service System Personnel Administration Program and the Employee Handbook to

incorporate the designation in a manner and format as he shall determine. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.

- POPULATION ESTIMATE JANUARY 1, 2015      G.24.      Alderwoman Wilhelm moved to place on file the Wisconsin Department of Administration January 1, 2015 population estimate of 35,655. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RECOMMENDATIONS FROM THE COMMITTEE OF THE WHOLE      G.25.      Alderwoman Wilhelm moved that the Common Council be provided with information on "Pay-As-You-Go" Tax Increment Finance Note. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
- Alderwoman Wilhelm moved to suspend the regular order of business to allow Pat Kressin and Mike Paulos, Graef, to speak. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
- Alderwoman Wilhelm suspend the regular order of business to allow Tom Taylor to speak. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
- Alderwoman Wilhelm moved to return to the regular order of business. Alderman D. Mayer. All voted Aye; motion carried.
- Alderwoman Wilhelm moved to authorize staff to work with Graef on an hourly basis until a contract from Graef can be put together, using the Other Professional Services appropriations in the Economic Development budget, to identify additional development alternatives for Area A including requesting SEWRPC delineations of probable development lands already identified by Graef, to review the zoning within Area A and to have staff suggest zoning changes, and to address the previous Council motion for Area A as a financial presentation by the Director of Finance. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.
- Alderwoman Wilhelm moved to allow the retail consultant Buxton to present on September 15, 2015 as requested by the Vice President of Buxton and to direct staff to notify the consultant as soon as possible that they will be placed on the agenda, and further that this motion is in reliance upon the Vice President's statement that any potential notice of cancellation for the second year and further can wait until September 20, 2015. Seconded by Alderman Schmidt. On roll call, Alderwoman S.

Mayer, Alderman Schmidt, Alderwoman Wilhelm and Alderman D. Mayer voted Aye; Alderwoman Evans and Alderman Dandrea voted No. Motion carried.

LICENSES AND PERMITS H.1.

Alderman Dandrea moved to approve the following:  
Hold for appearance the applications for 2015-2016 Operator License to Karly Jones, 2030 N. Oakland Ave. #308, Milwaukee and Kathryn Rohloff, 4121 W. Barnard Ave., Greenfield; Carol Radliff, 10421 S. Chicago Rd., Oak Creek and  
Grant 2015-2016 Operator License to Jason Orlando, 8161 S. 76th St., Franklin; Tracy Kukla-Lewis, 7640 S. Mission Ct., Franklin; Bethany Lefeber, 7411 Woodbury Ct., Franklin; Jason Mann, 567 W12480 Jo Ct., Muskego; Mark Mastrostefano, 8575 W. Woodfield Ct., Franklin; Juan Medel Lira, 2436A, S. 8th St., Milwaukee; Sydney Ross, 9221 W. Forest Hill Ave., Franklin; Merry Sanheim, 4079 S. Packard Ave., #19, St Francis; Joseph Schauer, 8520 W. Euclid Ave., Milwaukee; Candice Sibila, 4362 S. Nicholson Ave., St. Francis; Michelle Taylor, 3910 W. College Ave., Greenfield;  
Grant Temporary Entertainment & Amusement License to JJ Concession, Lisa Lippert-Dixon for Ring Toss Game at the St. Martins Fair on September 6 & 7, 2015; and  
Grant 2015-2016 Change of Agent for Kwik Trip Inc #857, Andrew Wichmann.  
Seconded by Alderwoman Evans. All voted Aye; motion carried.

Alderman Dandrea moved to approve the Extraordinary Event License for The Rock Sports Complex, The Hill Has Eyes, and further that the Clerk notify Franklin and Greendale Police Departments and the Greendale Village Manager of the closing time of 11:00 p.m. Seconded by Alderwoman Evans. All voted Aye; motion carried.

VOUCHERS AND  
PAYROLL

I.1.

Alderman D. Mayer moved to approve net general checking account City vouchers in the range of Nos. 157630 through 157812 in the amount of \$2,495,653.37 dated August 14, 2015 through September 1, 2015. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

Alderman D. Mayer moved to approve net payroll dated August 21, 2015 in the amount of \$349,256.20 and payments of the various payroll deductions in the amount of \$362,281.08 plus any City matching payments where required. Seconded by Alderman Schmidt. On roll call, all voted Aye; motion carried.

Alderman Schmidt moved to approve net payroll dated September 1, 2015 estimated at \$353,000.00 and payments of the various payroll deductions estimated at \$201,000.00 plus any City matching payments where required. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J.

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

CITY OF FRANKLIN  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, September 15, 2015, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at 9000 South 68th Street, from Commercial Use and Areas of Natural Resources to Mixed Use and Areas of Natural Resources (Milwaukee County Parks Department/Hunger Task Force, applicants). The property which is the subject of this application bears tax key no. 883-9999-002, consisting of approximately 50.6 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft ordinance is also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at [www.franklinwi.gov](http://www.franklinwi.gov). Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 6th day of August, 2015.

Sandra L. Wesolowski  
City Clerk

N.B. Class I

Publish: August 13<sup>th</sup>

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CITY OF FRANKLIN  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, September 15, 2015, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 9150 South 80th Street, from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use (City of Franklin, applicant). The property which is the subject of this application bears tax key no. 885-9996-000, consisting of approximately 9.6661 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft ordinance is also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at [www.franklinwi.gov](http://www.franklinwi.gov). Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 6th day of August, 2015.

Sandra L. Wesolowski  
City Clerk

N.B. Class I

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<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">09/15/15</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9000 SOUTH 68<sup>TH</sup> STREET FROM COMMERCIAL AND AREAS OF NATURAL RESOURCE FEATURES USE TO MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES USE (APPROXIMATELY 50.6 ACRES) (MILWAUKEE COUNTY PARKS DEPARTMENT AND HUNGER TASK FORCE, APPLICANTS)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.1.</i></p>

At its September 3, 2015 meeting, the Plan Commission recommended approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9000 South 68<sup>th</sup> Street from Commercial and Areas of Natural Resource Features use to Mixed Use and Areas of Natural Resource Features use (approximately 50.6 acres) (Milwaukee County Parks Department and Hunger Task Force, applicants).

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance No. 2015-\_\_\_\_\_, an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9000 South 68<sup>th</sup> Street from Commercial and Areas of Natural Resource Features use to Mixed Use and Areas of Natural Resource Features use (approximately 50.6 acres) (Milwaukee County Parks Department and Hunger Task Force, applicants).

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 9-3-15]

ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9000  
SOUTH 68TH STREET FROM COMMERCIAL USE AND AREAS OF NATURAL  
RESOURCE FEATURES USE TO MIXED USE AND AREAS OF NATURAL RESOURCE  
FEATURES USE  
(APPROXIMATELY 50.6 ACRES)  
(MILWAUKEE COUNTY PARKS DEPARTMENT/HUNGER TASK FORCE,  
APPLICANTS)

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

WHEREAS, Milwaukee County Parks Department/Hunger Task Force have applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9000 South 68th Street from Commercial Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on September 3, 2015, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9000 South 68th Street from Commercial Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on September 15, 2015; and

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

SECTION 1:           The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9000 South 68th Street from Commercial Use and Areas of Natural Resource Features

Use to Mixed Use and Areas of Natural Resource Features Use. Such property is more particularly as follows:

COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS; Tax Key No.: 883-9999-002.

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

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

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

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

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

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

STATE OF WISCONSIN

CITY OF FRANKLIN  
PLAN COMMISSION

MILWAUKEE COUNTY

RESOLUTION NO. 2015-017

A RESOLUTION RECOMMENDING THE ADOPTION OF AN  
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY  
9000 SOUTH 68TH STREET FROM COMMERCIAL USE AND AREAS OF NATURAL  
RESOURCE FEATURES USE TO MIXED USE AND AREAS OF NATURAL  
RESOURCE FEATURES USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

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

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

WHEREAS, Milwaukee County Parks/Hunger Task Force have applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9000 South 68th Street, from Commercial Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use, such property bearing Tax Key No. 883-9999-002, more particularly described as follows:

COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY  
1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO  
BEG CONT 55.758 ACS; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on September 3, 2015, in conjunction with an application to rezone the subject property as is more particularly described within the ordinance draft presented to the Commission for such purpose, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9000 South 68th Street, from Commercial Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

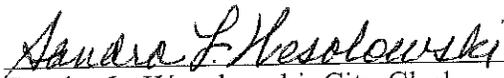
Introduced at a regular meeting of the Plan Commission of the City of Franklin this 3rd day of September, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 3rd day of September, 2015.

APPROVED:

  
\_\_\_\_\_  
Stephen R. Olson, Chairman

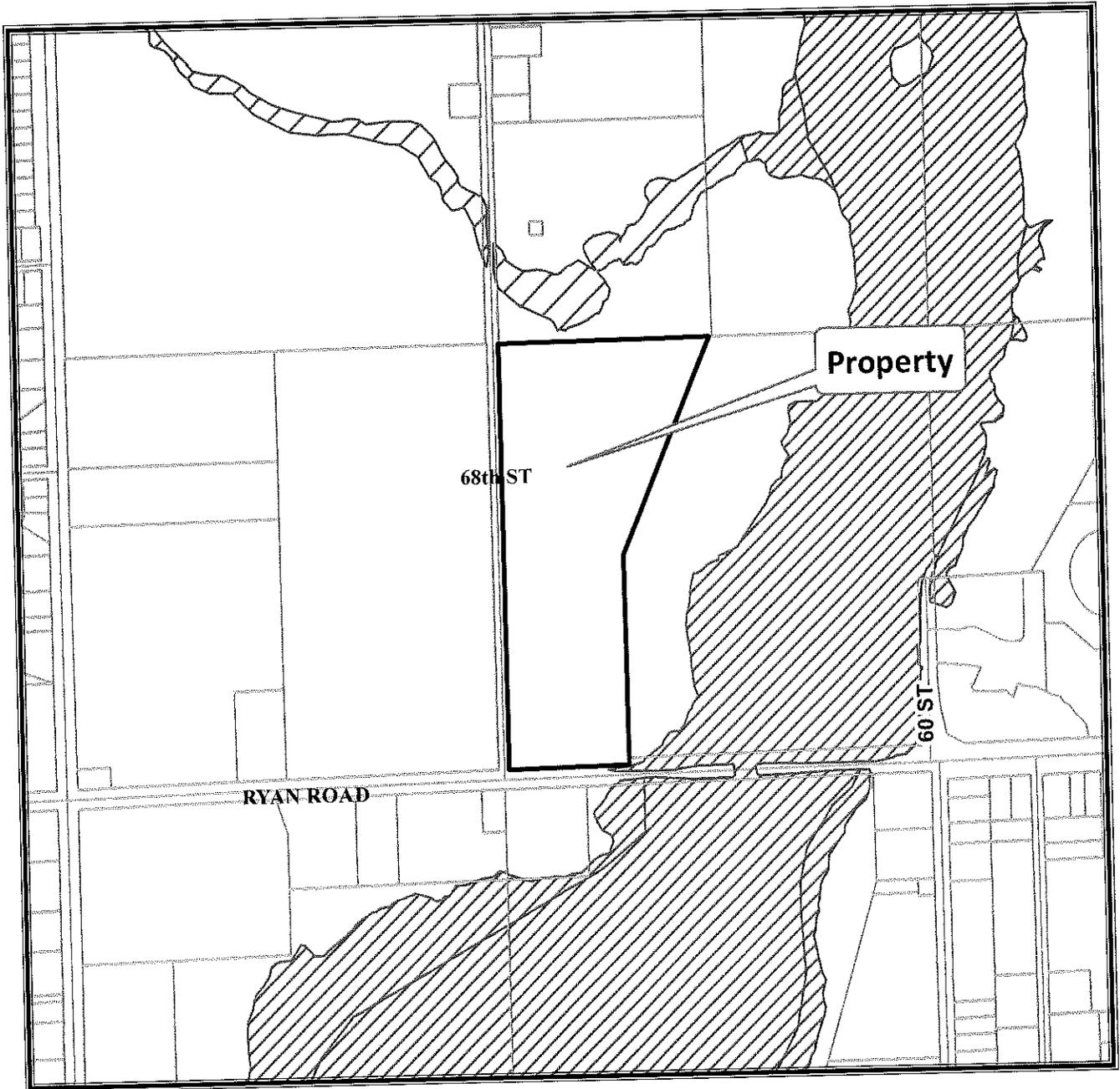
ATTEST:

  
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

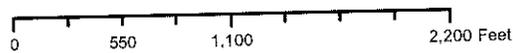
AYES 6 NOES 0 ABSENT 0



9000 South 68th Street  
TKN 883-9999-002



Planning Department  
(414) 425-4024



2013 Aerial Photo

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



**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION**

Meeting of September 3, 2015

**Planned Development District  
And Comprehensive Master Plan Amendment**


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**RECOMMENDATION:** City Development Staff recommends approval of the proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force), and of the associated Comprehensive Master Plan Amendment, subject to the conditions of approval in the attached draft ordinances.

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<b>Project Name:</b>	PDD No. 38 (Milwaukee County Farm/Hunger Task Force) and CMP Amendment
<b>Project Address:</b>	Approximately 9000 South 68 <sup>th</sup> Street
<b>Applicants:</b>	James Keegan, Milwaukee County Parks Department Matt King, Hunger Task Force
<b>Property Owner:</b>	Milwaukee County
<b>Current Zoning:</b>	A-1 Agricultural District
<b>2025 Comprehensive Plan:</b>	Commercial and Areas of Natural Resource Features
<b>Use of Surrounding Properties:</b>	Milwaukee County Farm/Root River Parkway to the north; Ryan Road (State Trunk Highway 100), commercial, and Root River Parkway to the south; Root River Parkway to the east; and Milwaukee County House of Correction to the west.
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the proposed Planned Development District and of the Comprehensive Master Plan Amendment.

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Please note:

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

**INTRODUCTION:**

On July 13, 2015, Mr. Matt King, on behalf of the Hunger Task Force and the Milwaukee County Parks Department, submitted a Planned Development District (PDD) application for a portion of the existing Milwaukee County Farm property located at approximately 9000 South 68<sup>th</sup> Street. The applicants propose to create a mixed use agricultural, recreational, and educational PDD for the subject property (if approved, the subject property would thus be rezoned from A-1 Agricultural District to Planned Development District No. 38).

On July 30, 2015, the applicants also submitted a Comprehensive Master Plan Amendment application for the subject property, to change the future land use of the property from Commercial and Areas of Natural Resource Features to Mixed Use and Areas of Natural Resource Features.

### **BACKGROUND:**

According to the applicants, since 1984, the Milwaukee County Farm has operated a fish hatchery to help stock Milwaukee County Park lagoons for recreational fishing purposes, and since 1993, has also operated community gardens at this site. In 2012, the Hunger Task Force entered into a 30-year lease with Milwaukee County for use of the Milwaukee County Farm property to grow and harvest produce (primarily fruits and vegetables) for its food pantry network. Shortly thereafter, a youth nutrition education program, with classroom space and a kitchen, was established in the large barn located at the County Farm.

However, pursuant to the City of Franklin Unified Development Ordinance, a fish hatchery within the A-1 zoning district requires Special Use approval, which has not been obtained, and the youth nutrition education program is not a permitted use within the A-1 zoning district.

On September 24, 2014, representatives of the Hunger Task Force met with Planning Department staff to discuss a proposed conversion of the Milwaukee County Farm's currently abandoned granary building into a new Visitor Center. During that meeting, staff indicated that some of the existing uses at the County Farm property did not have any zoning approvals from the City, and furthermore, that the proposed Visitor Center was not an allowed use within the A-1 zoning district. Staff therefore suggested that the Hunger Task Force contact Milwaukee County to consider obtaining such zoning approvals prior to, or concurrently with, the proposed Visitor Center. Staff further suggested that one means of obtaining all such approvals, and of acknowledging the mixed-use nature of the property, could be through the rezoning of the subject property into a Planned Development District.

### **PROJECT DESCRIPTION:**

The proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) encompasses an approximately 55-acre parcel located at the northeast corner of S. 68<sup>th</sup> Street and Ryan Road/Hwy 100, which is owned by Milwaukee County, and is under the jurisdiction of the Milwaukee County Parks Department. The property is currently zoned A-1 Agricultural District, is currently used for agricultural/recreational/educational uses, and is planned for future commercial uses (within the City's Comprehensive Master Plan).

It can be noted that the approximately 39-acre parcel located immediately to the north of the subject parcel is also part of the Milwaukee County Farm and is also currently zoned A-1 Agricultural District, but is not part of the proposed Planned Development District. Staff suggests that the 39-acre parcel be included within the proposed PDD.

Please note that throughout this report the P-1 Park District standards, as well as all applicable standards of the Unified Development Ordinance, have been utilized for comparisons to the

standards proposed for the mixed-use agricultural, recreational, and educational development. Unless otherwise stated, these P-1 standards are intended to form the basis of proposed PDD No. 38 as proposed by the applicants.

### **PROJECT ANALYSIS:**

#### **Comprehensive Master Plan Amendment:**

#### **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 subject property as Commercial and Areas of Natural Resource Features. However, the existing and proposed land uses are agricultural, recreational, and educational, and the proposed zoning is mixed-use Planned Development District. To establish consistency between the Comprehensive Master Plan and the proposed uses and proposed zoning, an amendment of the Comprehensive Master Plan is necessary.

Staff would note that the proposed PDD No. 38 is consistent with the following principles, goals, and objectives set forth within the Comprehensive Master Plan, including but not limited to:

- Utility and Community Facilities Principle, "Provide City residents access to parks, open space, and a wide range of recreational programs and facilities that help to promote an active and healthy lifestyle."
- Agricultural Goal, "Preserve and enhance the City's community character, including individual planning area identities, while directing growth and development." And it's associated objective, "Allow existing agriculture land to remain in farming production until alternative long-term uses are identified and come to fruition."
- Land Use Goal, "Accommodate (where appropriate) mixed use development within identified districts and commercial areas." And it's associated objective, "Include public open space within, and adjacent to, mixed use developments."
- Land Use Goal, "Build community identity by revitalizing ... important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses."

Based upon the information provided by the applicants, and the information noted in this report, it is staff's professional opinion that the proposed PDD No. 38 would be consistent with a preponderance of the principles, goals, objectives, and policies set forth in the Comprehensive Master Plan. Therefore, staff recommends approval of the Comprehensive Master Plan amendment, to change the Future Land Use for this area from Commercial to Mixed Use.

Planned Development District No. 38:

As proposed, Planned Development District No. 38, as a mixed compatible uses PDD, is in compliance with the general intent, land use intensity, and the minimum land area requirements of planned development districts as set forth in Division 15-3.0400 of the Unified Development Ordinance.

However, while public sanitary sewer and water service is required for all Planned Development Districts, and the applicants have indicated that they have and will continue to provide such services to the Milwaukee County Farm/Hunger Task Force development, it is not clear which buildings and uses are currently provided and/or are envisioned to be provided, such services. Nor is it clear which portions, if any, of the public sewer and water systems the City of Franklin owns or may be responsible for, and thus, should be placed within appropriate easements. Therefore, pursuant to Section 15-9.0208 of the UDO, staff recommends that the applicants revise the Project Narrative and/or Site Figure to clearly indicate which buildings and uses are currently provided, and are envisioned to be provided, public sewer and water services, and which systems or portions of such systems should be placed within appropriate easements, for Planning and Engineering Department staff review and approval prior to issuance of any Building Permit. Staff further recommends that any such easements be prepared by the applicants, reviewed by staff, and approved by the Common Council, prior to issuance of any Occupancy Permit.

The draft PDD No. 38 ordinance utilizes the P-1 Park District setbacks and zoning requirements pursuant to Table 15-3.0313 of the UDO, except for minimum building and parking setbacks when such structures are located adjacent to interior lot lines (defined as when abutting another property owned by Milwaukee County and under the jurisdiction of the County Parks Department) and zoned A-1 Agricultural District.

The proposed PDD is also generally in compliance with the use standards of the P-1 Park District. As set forth in the draft ordinance, PDD No. 38 would also allow a number of agriculturally related uses, warehousing and storage of Milwaukee County Farm/Hunger Task Force operations related equipment, the proposed Visitor Center, and the youth nutrition education program, as permitted uses. PDD No. 38 would also allow livestock as a special use. In addition, PDD No. 38 would prohibit several of the uses allowed within the P-1 Park District such as motorized activities, shooting ranges, hunting, campgrounds, etc.

Furthermore, as set forth in the draft ordinance, PDD No. 38 would also allow certain additional temporary uses such as farmers markets, harvest festivals, Hunger Task Force fundraisers, etc., and certain additional accessory uses such as temporary livestock grazing and general office. However, PDD No. 38 would not allow such accessory uses as servants and laborers quarters, etc.

Site Plan:

As previously noted, while the proposed PDD No. 38 does not encompass all of the Milwaukee County Farm property, it does encompass all of the actively used buildings and structures associated with the farming and Hunger Task Force operations. This includes the barn/hatchery/office space building, the old granary building/proposed Visitor Center, the fish

ponds, etc. as shown and labeled on the Site Figure. It also includes some of the actual farm fields and orchards as well. The applicants have also submitted a Site Plan which depicts the site changes associated with the proposed Visitor Center.

As the subject property is adjacent to STH 100/Ryan Road, and pursuant to Section 15-7.0103 of the UDO, staff recommends that the applicants obtain verification from the Wisconsin Department of Transportation that the appropriate right-of-way and access restrictions are incorporated onto the Site Figure, for staff review and approval prior to issuance of any Occupancy Permit.

As PDD No. 38 is proposed to be a mixed use agricultural, recreational, and educational development with public access (children's classroom activities, volunteer labor, special events, etc.), staff recommends that the applicants revise the Site Figure to also include additional sidewalks connecting any adjacent parking lot(s) to the barn/hatchery/office space building, for Planning Department staff review and approval prior to issuance of any Occupancy Permit. Staff further recommends that any such sidewalks be constructed within one year of City approval of this Planned Development District. In addition, staff suggests that additional sidewalks and/or trails be constructed, connecting the subject parking lots and buildings to the existing trails located east of these buildings.

Staff would note, and the applicants are aware, that plans and details of certain envisioned facilities, such as additional storage buildings, the pavilion, etc., have not been submitted nor finalized by the applicants at this time and would therefore need future City approvals.

#### Hours of Operation:

The applicants indicate that the hours of operation for the Milwaukee County Farm/Hunger Task Force development are generally from 7:30 a.m. to 6:00 p.m., with shorter hours in the winter.

Consistent with many other developments in the City, staff recommends that truck shipments and deliveries, and refuse collection, shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

#### Parking:

The applicants request that all parking lots, driveways, and access drives, other than those leading to the proposed Visitor Center (which will be paved), be allowed to remain as is (constructed of compacted gravel).

It should be noted that neither the Site Plan nor the Site Figure depict all of the Milwaukee County Farm/Hunger Task Force's parking related features, such as the loading/unloading areas by the barn/hatchery/office space building, or other driveways/access drives through the development. In addition, there appears to be conflicts or overlap between the existing gravel driveways and the proposed paved driveway and parking lot adjacent to the Visitor Center. Therefore, pursuant to Sections 15-7.0102 and 15-7.0103 of the UDO, staff recommends that the applicants revise the Site Figure or prepare a Parking Plan to depict all driveways, parking lots,

and loading/unloading areas, for Planning Department staff review and approval prior to issuance of any Building Permit.

In addition, the Fire Department has previously indicated the need to identify an emergency access through this development, and verification that such emergency access meets the needs of the Fire Department. Therefore, staff recommends that the applicants revise the Site Figure and/or prepare a Parking Plan to depict an emergency access drive through the farm complex for the review and approval of the Fire Department prior to issuance of any Building Permit. Staff further recommends that the applicants construct the emergency access drive, to the Fire Department's standards, prior to issuance of any Occupancy Permit unless otherwise determined by the Fire Department.

The UDO, pursuant to Sections 15-5.0202, 15-5.0203, 15-5.0204, and 15-5.0205, generally requires that off-street parking areas:

- be provided for all uses and all new, enlarged, extended, etc. buildings;
- be improved with concrete or asphalt surfaces;
- provide a certain minimum quantity of parking spaces;
- provide certain access and parking space sizes;
- provide certain minimum parking setbacks; and
- provide certain minimum loading and unloading spaces.

However, due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such parking standards. Therefore, staff recommends that the applicants revise the Site Figure and/or prepare a Parking Plan to depict as paved all parking lot(s), driveway(s), access drive(s), loading/unloading area(s), etc. which would likely be used by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit. Staff further recommends that any such parking related facilities be constructed to City standards within one year of City approval of the Planned Development District. In addition, staff suggests that employee parking areas, and any areas subject to significant amounts of truck traffic, also be paved.

Staff would note, that should the use of any parking facility or associated building change, or new building(s) be constructed, such parking related changes shall be reviewed as, and be subject to the standards of, a site plan amendment as set forth in the Unified Development Ordinance.

#### Landscaping:

The applicants have not submitted a Landscape Plan, but rather, have indicated that areas disturbed during construction of the Visitor Center and associated parking lot will be restored with native plantings of grasses and perennials, and that in the future, additional apple trees will be planted west of the parking lot. It can also be noted that some landscaping is present along S. 68<sup>th</sup> Street and that many trees are present throughout the subject area.

The UDO, pursuant to Sections 15-7.0103 and 15-9.0208, requires that landscaping:

- be provided in all planned development districts and be set forth in a Landscape Plan meeting the requirements of UDO Sections 15-5.0300 and 15-7.0300; and

- need not be detailed at the time of the PDD rezoning, provided that it is of sufficient detail for the Plan Commission's and Common Council's review, and that any approval be subject to a more detailed and specific plan to be provided and approved with each appropriate stage of development.

However, due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such landscaping standards. Therefore, staff recommends that the applicants submit a Landscape Plan for those parking lot(s) generally accessible to the public, for Planning Department staff review and approval prior to issuance of any Building Permit.

#### Snow Storage Plan:

The applicants have not submitted a Snow Storage Plan, but rather, have indicated that the Hunger Task Force currently, and for the near future, will contract with a snow removal/storage services company.

#### Lighting:

The applicants have not submitted a Lighting Plan, but rather, indicate that existing lighting will be retained, and that new pedestrian scale bollard lighting will be added adjacent to the proposed Visitor Center.

Due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such lighting standards. Therefore, staff recommends that the applicants prepare a Lighting Plan which depicts pedestrian scale bollard lighting at all parking lot(s) and along all sidewalks which are envisioned to be utilized by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit.

#### Architecture:

Other than for the proposed Visitor Center (which staff has no recommended changes to), the applicants have not provided any architectural plans for the buildings within the proposed PDD. However, the applicants have provided photographs of the existing buildings.

Due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such architectural standards. Therefore, staff has no objection to the use of the photographs in lieu of architectural plans/elevations for the existing buildings. The draft PDD No. 38 ordinance also provides that customary and routine maintenance of these buildings is anticipated and hereby approved.

#### Stormwater Management:

The applicants have not submitted a Stormwater Management Plan, but rather, have indicated that new impervious surface will be less than 0.5 acres, and as such, does not require any stormwater management. Therefore, staff recommends the applicants obtain verification that a Stormwater Management Plan is not required, or obtain final approval of a Stormwater Management Plan, from the Engineering Department prior to issuance of any Building Permit.

Signage:

The applicants have not depicted any signage for the proposed PDD. As such, separate approvals will be necessary for any future signage.

Natural Resource Protection Plan:

The applicants have not submitted a complete Natural Resource Protection Plan, but rather, have only depicted the existing woodlands, wetlands, and wetland buffers utilizing best available information. In particular, the applicants have not:

- provided the date and source of the natural resource information;
- obtained field verification of any natural resource features;
- depicted the wetland setbacks;
- confirmed the presence (or absence) of a possible navigable stream and associated shore buffer located east of the existing fish ponds;
- graphically indicated which natural resources are to remain undeveloped and which (if any) are to be disturbed or removed; and
- indicated the method of preservation of the natural resource features which must be protected, nor has prepared such documents for Common Council review and consideration.

The UDO, pursuant to Sections 15-3.0401C., 15-3.0403B., and 15-9.0208B.1.f., in particular to Planned Development Districts, require that a Natural Resource Protection Plan meeting the requirements set forth in 15-7.0200 of the UDO be prepared.

*Therefore, staff recommends that the applicants submit a detailed Natural Resource Protection Plan, which meets the requirements set forth in Divisions 15-4.0100 and 15-7.0200 of the Unified Development Ordinance, for review and approval by Planning Department staff prior to issuance of any Occupancy Permit.*

Staff can note that the City of Franklin required as a condition of approval, and the applicants provided, a complete Natural Resource Protection Plan for Planned Development District No. 37 (The Rock Sports Complex) in 2012.

**CONCLUSION:**

Planning Department staff recommends approval of Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force), and of the associated Comprehensive Master Plan, subject to the conditions set forth in the draft ordinance.

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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">09/15/15</p>
<p style="text-align: center;">REPORTS &amp; RECOMMENDATIONS</p>	<p style="text-align: center;">ORDINANCE TO CREATE SECTION 15-3.0443 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 38 (MILWAUKEE COUNTY FARM/HUNGER TASK FORCE) AND TO REZONE PROPERTY FROM A-1 AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 38 (AT APPROXIMATELY 9000 SOUTH 68<sup>TH</sup> STREET)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.2.</i></p>

At their meeting on September 3, 2015, the Plan Commission recommended approval of an ordinance to create Section 15-3.0443 of the Franklin Unified Development Ordinance establishing Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) and to rezone property from A-1 Agricultural District to Planned Development District No. 38 (at approximately 9000 South 68<sup>th</sup> Street).

The Plan Commission further recommended that those conditions recommended by staff pertaining to public sewer and water associated easements, additional sidewalks, additional paving of parking lots and driveways, and a comprehensive Natural Resource Protection Plan be removed and replaced instead with a note indicating that such issues shall be considered in any future projects within the subject Planned Development District.

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance No. 2015-\_\_\_\_\_, an ordinance to create Section 15-3.0443 of the Franklin Unified Development Ordinance establishing Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) and to rezone property from A-1 Agricultural District to Planned Development District No. 38 (at approximately 9000 South 68<sup>th</sup> Street).

ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE TO CREATE SECTION 15-3.0443 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 38 (MILWAUKEE COUNTY FARM/HUNGER TASK FORCE) AND TO REZONE PROPERTY FROM A-1 AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 38 (AT APPROXIMATELY 9000 SOUTH 68TH STREET)

WHEREAS, a petition for zoning change having been filed to change the zoning on a tract of land from A-1 Agricultural District to a Planned Development District, which tract of land is located at approximately 9000 South 68th Street, bearing tax key no. 883-9999-002, and is more particularly described below; and

WHEREAS, a Public Hearing was held before the Plan Commission on the 3rd day of September, 2015, and the Plan Commission having reviewed the Planned Development District No. 38 petition and having found that the proposed Planned Development District conforms to the standards for adoption of a Planned Development District, and having recommended to the Common Council that the creation of Planned Development District No. 38 be approved; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and contains more than 3 acres; and

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Development District No. 38 will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from A-1 Agricultural District to Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) as is created under SECTION 2 of this Ordinance:

COM 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FT NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS.

SECTION 2: §15-3.0443 of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby created to read as follows:

Section 15-3.0443      PLANNED DEVELOPMENT DISTRICT NO. 38  
(MILWAUKEE COUNTY FARM/HUNGER TASK FORCE)

- A.    **Exhibits.** This Planned Development District shall be constructed, operated and maintained in conformance with the following listed Exhibits, all containing matters approved hereunder or by the separate approval of the Common Council as set forth below, and all applicable terms and provisions of the Municipal Code and the Unified Development Ordinance not enumerated herein and not contrary to the terms or provisions of this ordinance, including, but not limited to such permits as are required under Division 15-8.0200 Construction, Division 15-8.0300 Construction Site Erosion Control Division 15-8.0600 Stormwater Management. The plans contained in the following listed Exhibits may be adjusted in minor detail and so noted prior to construction upon the written approval of the City Engineer or City Planning Manager in order to comply with all of the conditions of this Ordinance.
1.    **Exhibit A:** Site Figure, approved under this ordinance.
  2.    **Exhibit B:** Site Plan, approved under this ordinance
  3.    **Exhibit C:** Landscape Plan, approved under this ordinance (to be submitted).
  4.    **Exhibit D:** Lighting Plan, approved under this ordinance (to be submitted).
  5.    **Exhibit E:** Grading Plan, approved under this ordinance (to be submitted).
  6.    **Exhibit F:** Utility Plan, approved under this ordinance (to be submitted).
  7.    **Exhibit G:** Stormwater Management Plan, approved under this ordinance (to be submitted).
  8.    **Exhibit H:** Natural Resource Protection Plan, approved under this ordinance.
  9.    **Exhibit I:** Existing Building Elevations, approved under this ordinance (which shall be subject to reasonable modifications by the applicant to be reviewed and approved by Department of City Development Staff, approval of which shall not be unreasonably withheld).
  10. **Exhibit J:** Granary Alteration & Addition, approved under this ordinance.

11. **Exhibit K:** Sign Plan, subject to compliance with the City of Franklin Municipal Code, as amended, review and approval by the Architectural Review Board and issuance of a Sign Permit through the Inspection Department (to be submitted).

12. **Exhibit L:** Easement Documents (Conservation Easement, Water Main Easement, and Sanitary Sewer Easement) (to be submitted).

B. **District Intent.** It is the intent of the Planned Development District No. 38 to provide a agricultural-, recreational-, and educational-related mixed use development. All development within Planned Development District No. 38 shall comply with the standards and requirements of the P-1 Park District and all other applicable zoning requirements of the Unified Development Ordinance, except as otherwise specifically set forth in this Planned Development District No. 38. All development within Planned Development District No. 38 shall be served by public sanitary sewer and water supply facilities, except as otherwise specifically set forth in this Planned Development District, and as may otherwise be determined by the Common Council. All decisions upon approvals to be made hereunder shall be made upon the application of such intent and standards and requirements.

C. **Permitted, Special, Accessory and Prohibited Uses.**

1. **District Permitted Uses.** The following are permitted uses in Planned Development District No. 38:

- a. The Milwaukee County Farm/Hunger Task Force as depicted in Exhibits A through J.
- b. General farms.
- c. Raising/harvesting crops.
- d. Orchards.
- e. Crop services.
- f. Crop planting.
- g. Crop Harvesting.
- h. Food Production.
- i. Tree nursery.
- j. Nature areas/trails.
- k. Youth education.
- l. Visitor center.
- m. Pavilion.
- n. Storage buildings.

- o. Production of ornamental floriculture and other nursery products.
- p. Warehousing and storage for farm produce, farm vehicles, and equipment, tools, and supplies, associated with the Milwaukee County Farm/Hunger Task Force operations.
- q. Temporary Uses/Extraordinary Entertainment & Special Events as permitted by the Unified Development Ordinance and Municipal Code, and including such farming and agricultural related events as farmers markets, harvest festivals, Hunger Task Force fundraisers, etc.
- r. Those uses permitted within the P-1 Park District.
- s. Except as set forth under subs. a. above, those uses found to be similar to the above permitted uses under the terms of §15-2.0210 of this ordinance.

Review and approval required. Except for the permitted uses set forth in subs. a. above, which are conditionally approved under this ordinance, permitted uses are subject to site plan review and approval under the terms of §15-7.0100 of this Ordinance.

2. **District Special Uses.** The following are special uses in Planned Development District No. 38:

- a. Those special uses allowed within the P-1 Park District.
- b. Agricultural Production - Livestock.
- c. Those uses found to be similar to the above special uses under the terms of §15-2.0210 of this Ordinance.

Review and approval required. Special uses are subject to special use review and approval under the terms of §15-3.0701 and §15-3.0703 and site plan review and approval under the terms of §15-7.0100 of this Ordinance.

3. **District Accessory Uses.** The following are accessory uses in Planned Development District No. 38:

- a. Those general accessory uses allowed within §15-3.0801 of this Ordinance except for servants, owners, itinerant agricultural laborers, and watchmen's temporary quarters, and the like.
- b. Livestock for limited and temporary grazing purposes only.
- c. General office uses.
- d. Those detailed nonresidential accessory uses allowed within §15-3.0803A., §15-3.0803G., and §15-3.0803I of this Ordinance.

- e. Those uses found to be similar to the above accessory uses under the terms of §15-2.0210 of this Ordinance.

Review and approval required. Accessory uses are subject to zoning compliance permit review and approval under the terms of §15-9.0102 of this Ordinance.

3. **District Prohibited Uses.** The following uses shall be prohibited in Planned Development District No. 38, including when proposed as accessory to a Permitted or a Special Use:

- a. Motorized recreational vehicles including but not limited to snowmobiles, dune buggies, motorcycles, dirt bikes and all-terrain vehicles, except for grounds keeping operations.
- b. Convenience stores.
- c. Hunting, trapping, game propagation.
- d. Automobile racing, including track operation.
- e. Cabins or cottages (rental).
- f. Campgrounds (rental, for tents and/or recreational vehicles).
- g. Firearm Ranges (indoor and outdoor).
- h. All uses not listed as a permitted use, special use or accessory use thereto within the P-1 Park District.

D. **District Standards.** Planned Development District No. 38 is further intended to have the following development standards:

1. **Landscape Surface Ratio and Floor Area.** PDD No. 38 shall maintain a minimum Landscape Surface Ratio (LSR) of .50 and Floor Area Standards in compliance with P-1 Park District standards pursuant to Table 15-3.0313.

2. **Lot Dimensional Requirements.**

- |  |         |
|--|---------|
| a. Minimum Lot Area (s.f.):                  | 2 acres |
| b. Minimum Lot Width at Setback Line (feet): | 100     |
| c. Minimum Front Yard (feet):                | 50      |
| d. Minimum Side Yard (feet)(a):              | 20      |
| e. Minimum Side Yard on Corner Lot (feet):   | 50      |
| f. Minimum Rear Yard (feet)(a):              | 50      |
| g. Minimum Shore Buffer (feet):              | 75      |
| h. Minimum Wetland Buffer (feet):            | 30      |

i. Minimum Wetland Setback (feet): 50

(a) Upon approval of site plans, the Plan Commission may waive the minimum building setbacks from the interior lot line of a property zoned PDD No. 38 when abutting another property owned by the Milwaukee County Parks Department and zoned A-1 Agricultural District. The Plan Commission shall consider the applicable standards for Site Plan, Special Use and Land Division applications in making such determination.

3. **Maximum Building Height:** 2.0 stories/35 feet

E. **Approved Uses.**

The Milwaukee County Farm/Hunger Task Force development for the time period as set forth in this ordinance is an "approved use" under this ordinance. The following terms and provisions of this subs. E. shall only apply to such approved uses where the subject matter of the following terms and provisions is not otherwise addressed or depicted in the Exhibits to this ordinance. The following terms and provisions of this subs. E. shall apply to all future uses of the property within the District.

1. **Site Restrictions:**

a. *Accessory Structures:*

Accessory structures not depicted upon any Exhibit to this ordinance shall require approval under §15-9.0102 of this Ordinance and the Zoning Administrator shall apply the standards of this ordinance upon the review of an application therefore.

b. *Fencing:*

Fencing not depicted upon any Exhibit to this ordinance shall require approval under §15-3.0803 of this Ordinance and the Zoning Administrator shall apply the standards of this ordinance upon the review of an application thereof.

c. *Temporary Structures:*

No temporary structures or trailers are permitted without prior written approval of the Plan Commission.

d. *Ancillary Structures:*

No water tower, storage tank, processing equipment, solar collector, telecommunications equipment, cooling tower, satellite disks or other ancillary structure or outside equipment shall be constructed, erected or placed in the District without the prior written approval of the Plan Commission.

e. *Signs:*

All signs must be in accordance with the Municipal Code, as amended, approved by the Architectural Review Board and subject to issuance of a Sign Permit through the Inspection Department. On-site directional signage may be allowed in any area needed to control traffic or parking provided such signage has received approval from the Architectural Review Board.

2. **Parking:**

a. *Parking Generally:*

The Milwaukee County Farm/Hunger Task Force shall be provided with adequate paved off-street automobile parking as approved by the Plan Commission. No visitor or employee parking will be permitted on any street, driveway, or any place in the District other than in approved parking spaces. Overnight parking of campers, mobile homes, boats, trailers and similar vehicles is prohibited unless prior written approval is obtained from the Plan Commission. Overnight parking of farm equipment, trucks and service vehicles shall be within approved storage buildings or behind landscape screening or buildings so as to minimize visibility from the roadway unless prior written approval is secured from the Plan Commission.

b. *Parking Location:*

No parking shall be allowed within the parking setbacks set forth in Division 15-5.0200 of the Unified Development Ordinance unless otherwise approved in writing by the Plan Commission, except parking setbacks from interior lot lines of a property zoned PDD No. 38 when abutting another property owned by the Milwaukee County Parks Department.

Utilization of parking on any adjacent sites is prohibited and shall not be counted towards parking requirements.

c. *Parking Ratio:*

Unless otherwise approved by the Plan Commission, areas for current and future parking needs shall be provided as follows:

- i. Off-street parking space and on-site queuing requirements shall comply with Section 15-5.0203 and Table 15-5.0203 of the Unified Development Ordinance.
- ii. Each use shall have parking capacity adequate to serve the reasonable expected parking needs for the Site; and

- iii. No continuing or extended use shall be made of a Site or any building constructed thereon which requires, or is reasonably expected to require, parking in excess of the capacity of the parking facilities available on said Site.

3. **Screening:**

a. *Storage:*

Waste and recycling containers shall be screened from view from the streets and adjacent sites by completely opaque screens unless otherwise approved by the Plan Commission. No other articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, or other items shall be kept outdoors or exposed to public view, or to view from adjacent sites.

4. **Landscaping:**

a. *Landscape Requirements:*

The Milwaukee County Farm/Hunger Task Force development shall provide landscape plantings as depicted upon the Landscape Plan City file-stamped \_\_\_\_\_, 2015 and annexed hereto as Exhibit C.

Plantings shall be provided with a minimum three (3) year planting guaranty.

Future Uses shall provide Landscaping in compliance with all requirements set forth per Division 15-5.0300 of the Unified Development Ordinance.

5. **Architecture:**

a. *Architecture:*

Customary and routine maintenance of the existing structures as depicted on Exhibit I is herein anticipated and hereby approved. New buildings and structures, building additions, and significant and/or substantial building alterations shall be subject to site plan review and approval under the terms of §15-7.0100 of this Ordinance.

The visitors center shall be completed, and in substantial compliance, per Exhibit J.

Future uses and structures shall provide architectural elements consistent with the structures herein approved so as to provide a single cohesive development.

6. **Hours of Operation:**

a. *Milwaukee County Farm/Hunger Task Force:*

Hours of operation for the Milwaukee County Farm/Hunger Task Force shall generally be limited to 7:30 a.m. to 6:00 p.m.

b. *Truck Shipments and Deliveries and Refuse Collection:*

Truck shipments and deliveries and refuse collection shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

Trucks shall be prohibited from idling while loading and unloading.

7. **Lighting:**

a. Unless otherwise approved by the Plan Commission, all site lighting shall be in compliance with the regulations set forth in Division 15-5.0400 of the Unified Development Ordinance.

8. **Noise:**

a. All noise levels must be in compliance with Sections 15-3.0908 and 15-3.1107 of this Ordinance and §183-38 through §183-46 of the City of Franklin Municipal Code.

F. **Conditions of Approval.**

The development of Planned Development District No. 38 upon the adoption of Section 15-3.0443 shall occur and be in compliance with Exhibit A, Site Figure (including the conditions of approval below).

1. The applicants shall revise the Project Narrative and/or Site Figure to clearly indicate which buildings and uses are currently provided, and are envisioned to be provided, public sewer and water services, and which systems or portions of such systems should be placed within appropriate easements, for Planning and Engineering Department staff review and approval prior to issuance of any Building Permit. Any such easements shall be prepared by the applicants, reviewed by staff, and approved by the Common Council, prior to issuance of any Occupancy Permit.
2. The applicants shall obtain verification from the Wisconsin Department of Transportation that the appropriate right-of-way and access restrictions are incorporated onto the Site Figure, for staff review and approval prior to issuance of any Occupancy Permit.
3. The applicants shall revise the Site Figure to also include additional sidewalks connecting any adjacent parking lot(s) to the barn/hatchery/office space building, for Planning Department staff review and approval prior to issuance of any

Occupancy Permit. Any such sidewalks shall be constructed within one year of City approval of this Planned Development District.

4. Truck shipments and deliveries, and refuse collection, shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.
5. The applicants shall revise the Site Figure or prepare a Parking Plan to depict all driveways, parking lots, and loading/unloading areas, for Planning Department staff review and approval prior to issuance of any Building Permit.
6. The applicants shall revise the Site Figure and/or prepare a Parking Plan to depict an emergency access drive through the farm complex for the review and approval of the Fire Department prior to issuance of any Building Permit. The applicants shall also construct the emergency access drive, to the Fire Department's standards, prior to issuance of any Occupancy Permit unless otherwise determined by the Fire Department.
7. The applicants shall revise the Site Figure and/or prepare a Parking Plan to depict as paved all parking lot(s), driveway(s), access drive(s), loading/unloading area(s), etc. which would likely be used by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit. Any such parking related facilities shall be constructed to City standards within one year of City approval of the Planned Development District.
8. The applicants shall submit a Landscape Plan for those parking lot(s) generally accessible to the public, for Planning Department staff review and approval prior to issuance of any Building Permit.
9. The applicants shall prepare a Lighting Plan which depicts pedestrian scale bollard lighting at all parking lot(s) and along all sidewalks which are envisioned to be utilized by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit.
10. The applicants shall obtain verification that a Stormwater Management Plan is not required, or obtain final approval of a Stormwater Management Plan, from the Engineering Department prior to issuance of any Building Permit.
11. The applicants shall submit a detailed Natural Resource Protection Plan, which meets the requirements set forth in Divisions 15-4.0100 and 15-7.0200 of the Unified Development Ordinance, for review and approval by Planning Department staff prior to issuance of any Occupancy Permit.
12. To be determined.

SECTION 3: 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 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

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

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

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

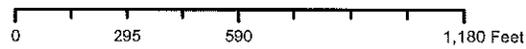
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



9000 South 68th Street  
TKN 883-9999-002



Planning Department  
(414) 425-4024

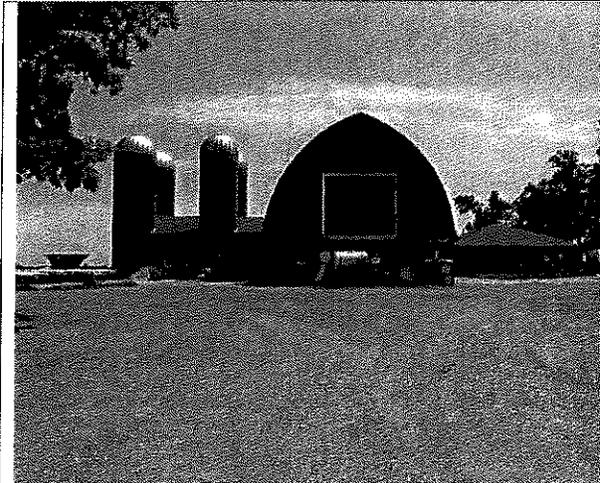


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*





Existing Building Elevations



Fish Hatchery – north



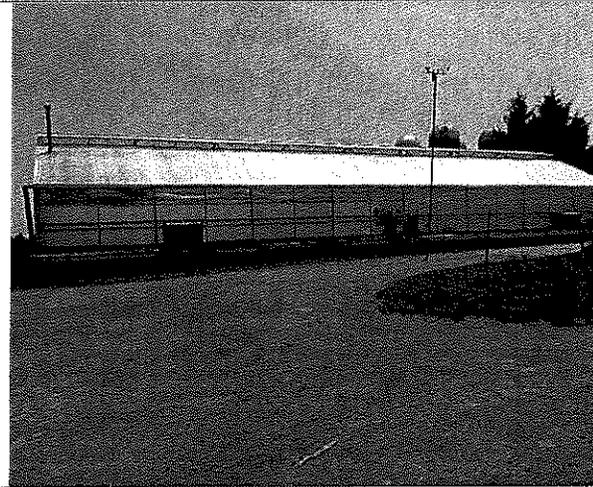
Fish Hatchery - south



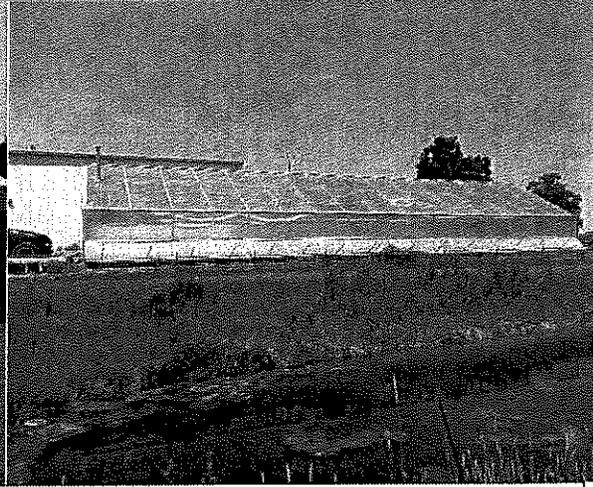
Fish Hatchery – east



Fish Hatchery - west



Greenhouse – north



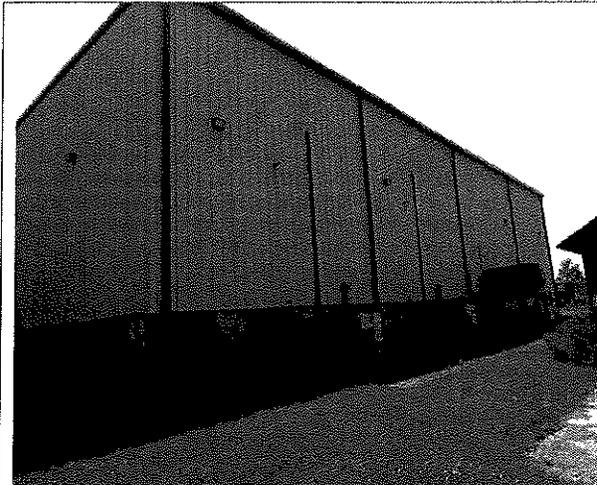
Greenhouse - south



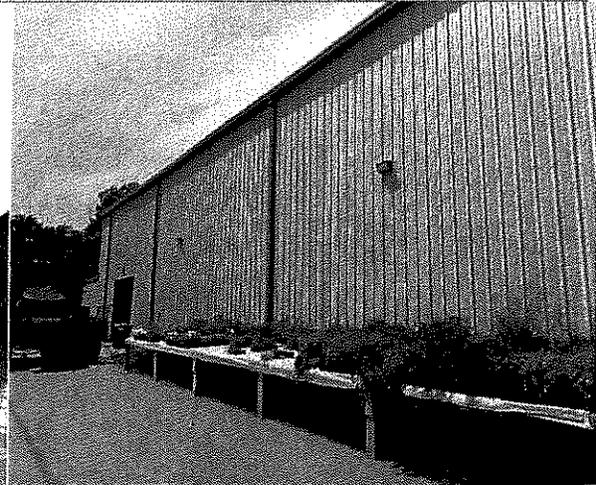
Greenhouse – east



Greenhouse - west



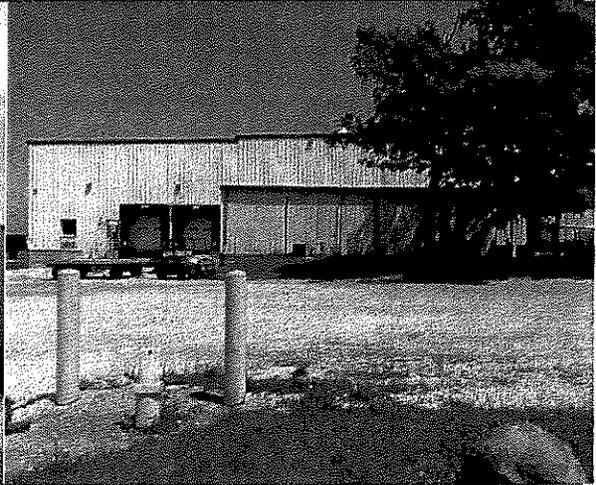
Warehouse / Harvest Haus - north



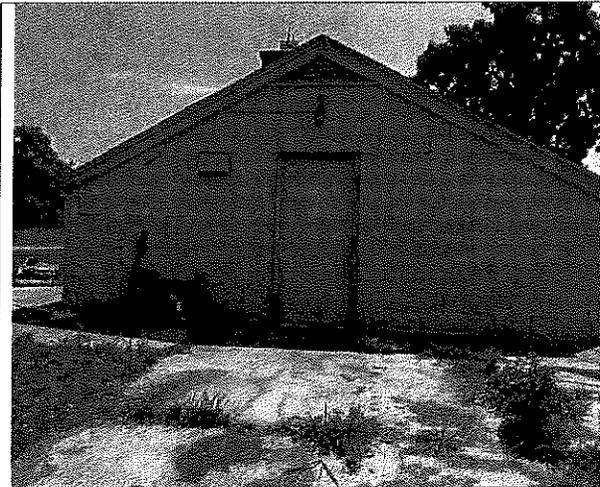
Warehouse / Harvest Haus - south



Warehouse / Harvest Haus - east



Warehouse / Harvest Haus - west



Former chicken coop /current tool shed - north



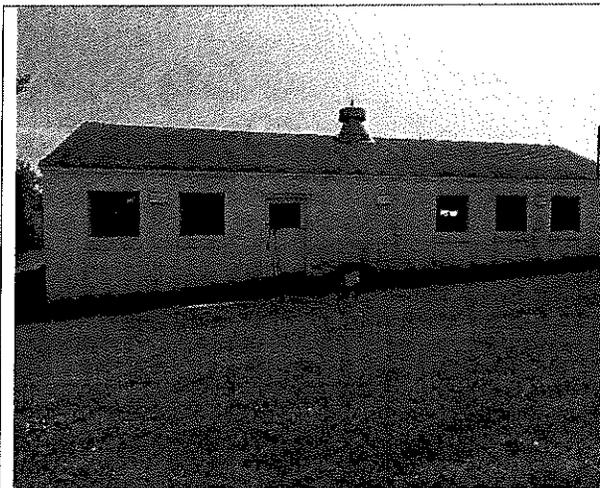
Former chicken coop /current tool shed - south



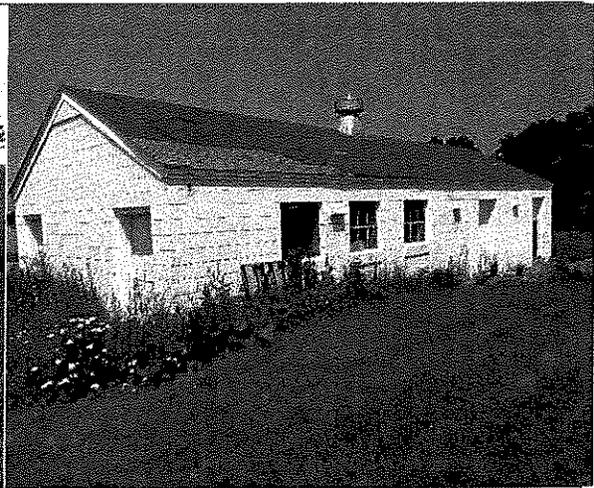
Former chicken coop /current tool shed - east



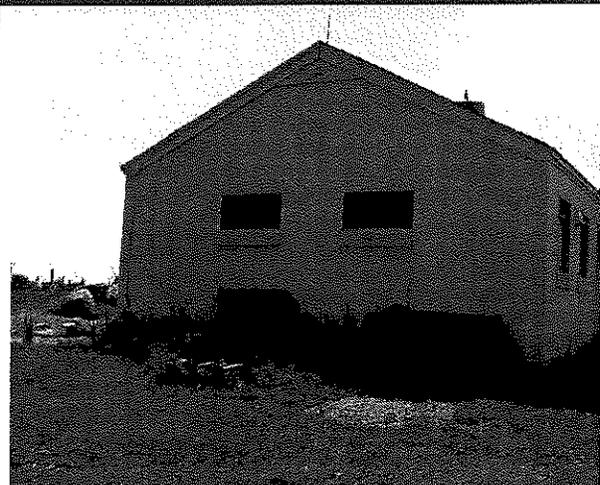
Former chicken coop /current tool shed - west



Former bull barn /current tool shed - north



Former bull barn /current tool shed - south



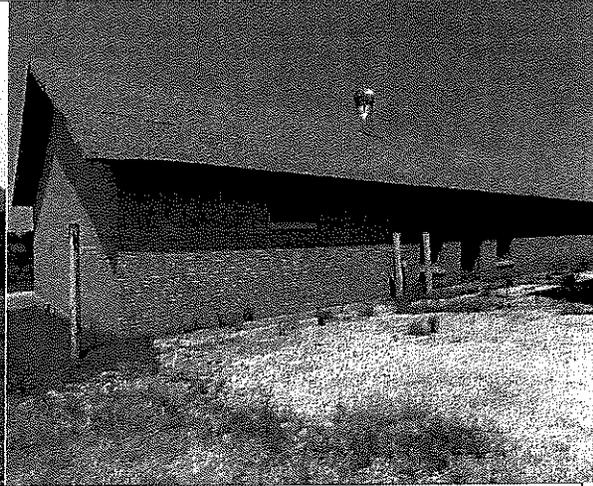
Former bull barn /current tool shed - east



Former bull barn /current tool shed - west



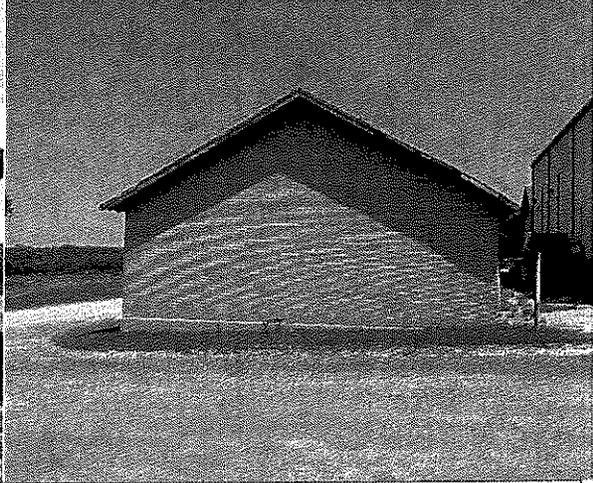
Former granary /future visitors center - north



Former granary /future visitors center - south



Former granary /future visitors center - east



Former granary /future visitors center - west



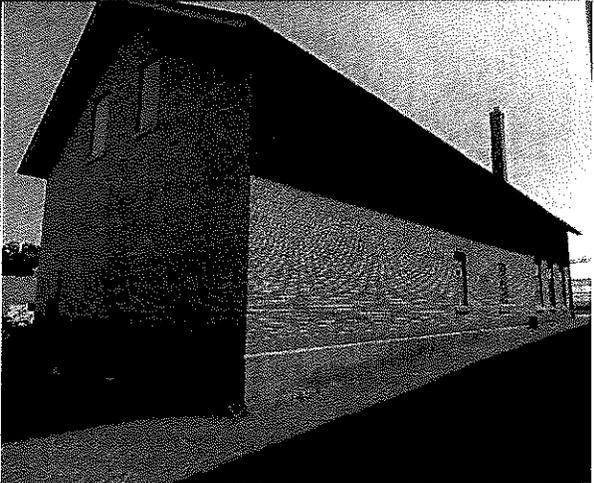
Former slaughterhouse /current tool shed - north



Former slaughterhouse /current tool shed - south



Former slaughterhouse /current tool shed - east



Former slaughterhouse /current tool shed - west



Former pig barn /current tool shed - north



Former pig barn /current tool shed - south



Former pig barn /current tool shed - east



Former pig barn /current tool shed - west



**DEMOLITION ELEVATIONS MATERIAL NOTES**

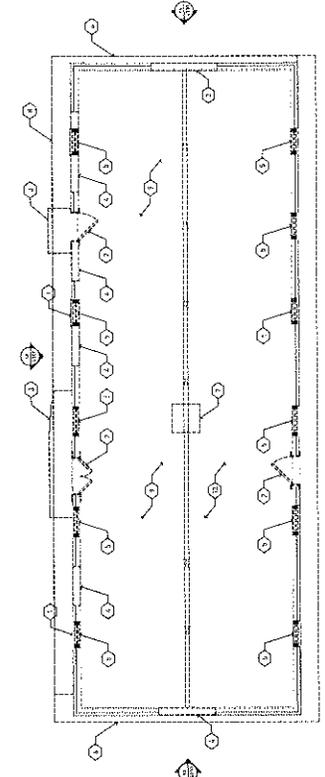


**DEMOLITION PLANS AND ELEVATIONS GENERAL DEMOLITION NOTES**

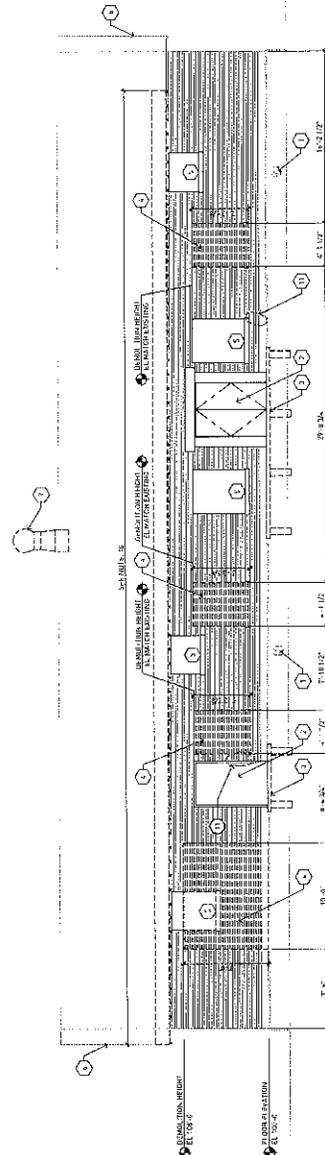
- A. REMOVE ALL EXISTING WOOD AND ASSOCIATED TRIM AND FINISHES (DO NOT REMOVE TRIM).
- B. REMOVE ALL EXISTING BRICK AND ASSOCIATED CORNICES, CHIMNEYS, FLUES, AND SMOKESTACKS.
- C. REMOVE ALL EXISTING WOOD-SHEATHED EXTERIOR WALLS AND TRIM.
- D. REMOVE ALL EXISTING WOOD-SHEATHED EXTERIOR WALLS AND TRIM.
- E. REMOVE ALL EXISTING WOOD-SHEATHED EXTERIOR WALLS AND TRIM.

**DEMOLITION PLANS AND ELEVATIONS EXISTING BUILDING MATERIALS**

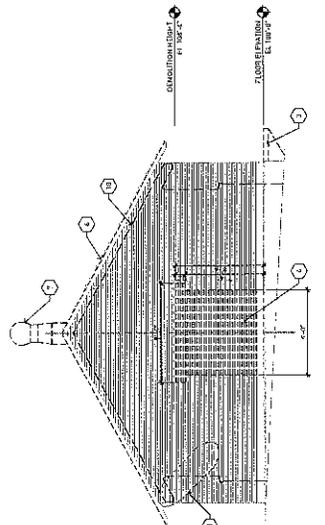
1. REMOVE EXISTING CONCRETE WALL.
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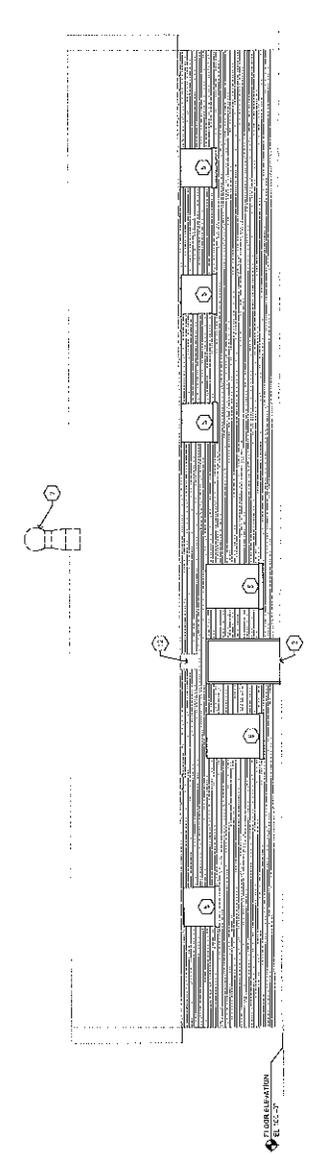
**05 DEMOLITION PLAN FIRST FLOOR**  
SCALE: 1/8" = 1'-0"



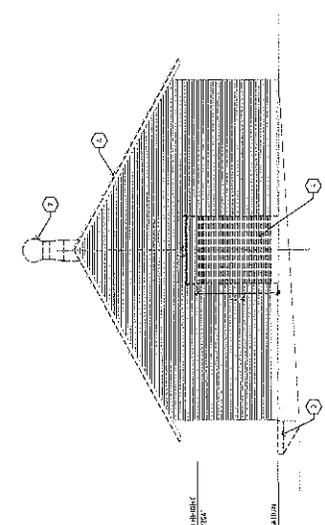
**04 EXISTING EXTERIOR ELEVATION NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**03 EXISTING EXTERIOR ELEVATION EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**02 EXISTING EXTERIOR ELEVATION SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**01 EXISTING EXTERIOR ELEVATION WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



# Planned Development District Application



July 2015

Franklin

AUG 24 2015

City Development

## **The Mission of Hunger Task Force**

Hunger Task Force operates as Milwaukee's Free & Local food bank and Wisconsin's premiere anti-hunger organization. Hunger Task Force provides emergency food absolutely free of charge to a local network of 80 food pantries and meal programs, as well as 100 senior centers. In an average month, Hunger Task Force serves nearly 40,000 people in need, half of whom are children. Additionally, 10,000 low-income seniors are served every month.

## **History of the Farm**

Going back to the early 1800's this land had been farmed by the Carmen Family, whose family cemetery still exists on the grounds. In 1946 a work farm was established on the land in Franklin to feed inmates at the Milwaukee County House of Correction. The idea: an agricultural program would rehabilitate the men and instill moral character through hard work. Inmates supplied labor for all farm operations, including breeding and raising livestock, dairy farming, and maintaining the vegetable gardens and fruit orchards. The Farm operated successfully under this model for almost 35 years until a major fire brought an end to farm operations in 1980.

Though Farm operations were on temporary hiatus, the facilities still held unique potential. In 1984, the University of Wisconsin-Milwaukee Center for Great Lakes Studies converted the old creamery facility on the farm grounds into a small scale fish hatchery. In 1989, the hatchery was converted into a full-scale indoor hatchery, including four outdoor ponds for rearing fish. By the early 1990s, the hatchery was stocking Milwaukee County Park lagoons and creating a recreational fishing experience for local youth.

With the fish hatchery in full gear, and renewed interest in the farming springing to life, work on the farm was re-established in 1993 using 30 acres of community gardens. Inmate labor was once again used to cultivate produce and feed the inmate population.

Fast forward to 2004: in partnership with Milwaukee County, Hunger Task Force began to utilize produce harvested at the Farm took over Farm operations to grow and harvest produce exclusively for Milwaukee's hungry. Soon hundreds of thousands of pounds of fruits and vegetables were annually distributed to Hunger Task Force's pantry network.

## **Milwaukee County Parks and Hunger Task Force**

In 2012, Hunger Task Force and Milwaukee County partnered on a 30 year lease for Hunger Task Force to operate The Farm. This innovative and landmark public/private partnership has opened the door for community investments in The Farm's facilities and programs. The vision and leadership of both organizations has created national recognition for this program and immeasurable benefit for the citizens of Milwaukee County.

### **The Farm**

As its main supply of fresh produce, Hunger Task Force operates The Farm in Franklin, which grows and distributes nearly 1,000,000 pounds of fresh produce into the food bank's supply each year. In Franklin, St. Vincent De Paul – St. James is within the Hunger Task Force Network and regularly receives deliveries from The Farm. Major field crops include sweet corn, tomatoes, peppers, squash and zucchini. Apples and pears are grown in the orchards. The Farm is the only urban farm in the Midwest that grows fruits and vegetables for the express purpose of feeding the hungry.

A unique and acclaimed youth nutrition education program also takes place at The Farm. Our program targets over 2,000 3rd, 4th, and 5th graders annually, and engages students in a unique "Farm to Table" model of learning. The Farm is an outdoor classroom where students have opportunities to grow and harvest their own produce and learn to make healthy recipes. High school students from Franklin also utilize the farm as a site for science education and volunteerism.

The Farm is home to a variety of unique natural areas, including an oak savanna, fish hatchery, the Root River, Lake Elizabeth, hiking trails, and a school garden with playground equipment. The savanna and natural areas provide a glimpse of Wisconsin's rich environmental past and create a welcoming space for public visitors to enjoy. As a designated Milwaukee

County Park, we seek to restore The Farm to the same Gold Medal quality of other Parks in the system, and to make The Farm a destination for people seeking recreational opportunities.

## **Community Support**

Hunger Task Force's Farm is entirely community supported. Last year, over 3,000 volunteers supported Farm operations, from planting to harvest. Volunteers include both individuals, and large groups from local corporations and organizations. Many retired Franklin citizens meet at The Farm to volunteer on a weekly basis. Franklin businesses such as Wheaton-Franciscan, Northwestern Mutual, Carmex, and Krsko Chiropractic not only regularly sponsor employee volunteerism at The Farm, but also donate funds to support the mission. Franklin youth and families also engage with The Farm as volunteers on a daily basis throughout the growing season.

## **Overview of PDD Proposal**

### **Legal Description of Property**

The Planned Development District Proposal herein refers to the parcel at COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS

### **Intent of Proposal**

It is the intent of the Planned Development District to provide an agricultural, agriculturally-related, and park-related use for the Hunger Task Force, Milwaukee County Parks, and area residents. All development shall comply with the appropriate standards and requirements, except as otherwise set forth in the Planned Development District.

## Consistency with City of Franklin Master Plan

The Hunger Task Force Farm proposal is consistent with the following principles set forth within the Franklin Comprehensive Master Plan, including but not limited to:

- The following Land use Principles,
  - Enhance the quality of life for present and future generations by providing economic growth through the highest quality of residential, recreational, and business development in Southeastern Wisconsin.
  
- Utility and Community Facilities Principle
  - Provide City residents access to parks, open space, and a wide range of recreational programs and facilities that help to promote an active and healthy lifestyle.

In addition, a Comprehensive Master Plan Amendment has been submitted to ensure the Future Land Use section of the CMP is consistent with this proposal.

## Proposed Uses/SIC Codes

Allowable uses for the PDD include would be based upon the City's P-1 Park District: with the P-1 District permitted uses as permitted uses within the PDD; with the P-1 District special uses within the PDD; and with the additional uses below as permitted uses within the PDD. The intended uses for the PDD include agricultural and agriculture-related uses, office and administrative uses, youth education, a visitor center, park-related recreation, and assembly for events. Hunger Task Force envisions an annual fundraiser on site for approximately 100 people, not a regular schedule of special events.

Other uses include:

SIC 0191, General farms	The Farm is used solely for raising crops.
SIC 0111, Raising/Harvesting crops	Specific crops are listed below
SIC 0175, Orchards	There are both apple and pear orchards on the Farm.
SIC 0712, Crop services	Hunger Task Forces uses the assistance of over 5,000 community volunteers to plant, maintain and harvest crops. Volunteers include business, religious, community and educational groups plus interested individuals.

SIC 0721, Crop planting	Hunger Task Force plants and harvests all fields using staff and volunteers.
SIC 0722, Crop harvesting	Specific Crops are listed below.
SIC 2030, Food production	Post harvest handling, storage, and staging of produce occurs.
SIC 0921, Fish hatchery	Perch, Trout, and Bluegill are raised for stocking into Milwaukee County Park Ponds and Lagoons.
SIC 0181, Tree Nursery	Milwaukee County Parks raises nursery stock for transplanting
SIC 0999, Nature areas/trails	A hiking trail exists in the oak savanna/mature forest for both educational and recreational use.
SIC 7032, Youth Education	Local youth participate in agricultural, environmental, and nutritional education at the farm.

Other uses (SIC codes not available):

Special Events (Hunger Task Force envisions an annual fundraiser on the farm with 100 guests)

Warehousing & Storage (for farm produce, vehicles, equipment, tools and supplies)

Goats (utilized for periodic grazing and invasive species control)

**Crops grown at the Farm include:**

- Apples
- Asparagus
- Broccoli
- Cabbage
- Cantaloupe
- Cauliflower
- Collard Greens
- Corn
- Cucumbers
- Green beans
- Kale
- Lettuce
- Mustard Greens
- Pears
- Peppers
- Pumpkins
- Spinach
- Summer squash
- Tomatoes
- Watermelon
- Winter squash

## **Municipal Services**

Hunger Task Force recently brought City of Franklin water to the site to serve domestic water to the proposed Visitor Center and other accessory buildings on site. In addition to that sewer service is provided by a "public" Milwaukee County sewer that provides sewer to the existing and proposed future buildings. In addition, there is a private water service fed from the adjacent County Corrections building that provides fire protection and water to agricultural support services including the fish rearing area. Hunger Task Force will continue the use of both public and private utility systems in the future.

## **Compatibility with Adjacent Properties**

The proposed PDD is consistent with the existing uses of adjacent parcels. The majority of the site is used for agricultural purposes which is consistent with adjacent uses. There are times where visitors come to volunteer and support the agricultural uses on site which is very similar to Corrections which is the major adjacent use to the site. Existing roads are primarily gravel with sheet flow which is consistent to other agricultural uses throughout Franklin. There will not be a change of use, hours, or traffic. Furthermore, the sustainable practices in agriculture practiced by Hunger task Force are implemented to minimize erosion to maintain soil quality/health. As such, there will be no changes in compatibility with adjacent properties, as the function of the Farm and Park will continue as is.

## **Landscaping Plan**

Existing landscape to remain. Areas disturbed are to be naturalized with native planting in keeping with the philosophy of the Park and the tenant. A general landscape area is shown on the site plan at the entry of the Visitors Center consisting of native grasses and perennials mirroring the overall agricultural site. In addition, additional apple trees will be added to the West of the parking lot. Existing vegetation is a mix of natural tree groves and agriculture land throughout the site.

## **Lighting Plan**

Existing site lighting on site is to remain. Proposed site lighting consists of low level pedestrian bollards along sidewalk from parking area to Visitor Center.

## **Snow Storage Plan**

Hunger Task Force annually contracts a snow removal/storage services and plans to do so into the future. The site provides ample space for snow storage to maintain access to buildings and facilities from the roadways.

## **Hours of Operation**

The Farm operates 7 days a week, with typical business hours being 7:30am – 6pm. In the wintertime, days of operation typically scale down to Monday through Friday.

## **Existing Structures**

It is intended that existing structures on site are to remain, and be maintained without any further City approvals. As advised by Franklin Planning staff, it is understood that any changes in use, building additions, or new buildings would require separate approvals from the City.

## **Future Development**

Visitor Center – It is the intent of Milwaukee County Parks and Hunger Task Force to establish a 3,000 square foot visitor center on site, utilizing the existing granary building with an additional 1,000 square foot toilet room addition. The Visitor center will be the primary point of arrival and orientation for the thousands of volunteers, donors, and other visitors coming to The Farm. Hunger Task Force is prepared to invest \$850,000 into the remodeling of this existing structure.

Pavilion – It is the intent of Milwaukee County Parks and Hunger Task Force to establish a multi-purpose pavilion for primary use as a gathering place for community volunteers, but with the flexibility to be used as a small event space or shelter for residents utilizing the park features of the property. Plans are not currently available, and separate approvals will be sought from the City when they are developed.

**Natural Resource Protection Plan:**

Please see attached Natural Resource Protection Plan, including Site Intensity and capacity Calculations.

**Site Map:**

A site map is attached this proposal to identify existing buildings, roadways, and utilities, as well as locations for future development. Updates have been incorporated based upon commentary from Franklin Planning staff.

DIVISION 15-3.0500      SITE INTENSITY AND CAPACITY CALCULATIONS

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

- A.    **Recognition of Natural Resource Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.
- B.    **When Natural Resource Protection and Site Intensity and Capacity Calculations Are Required.** Natural resource protection is required for all development and the site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in this Ordinance except as excluded under the provisions of Section 15-3.0501C. of the Unified Development Ordinance.
- C.    **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required).** Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998.

Franklin

AUG 24 2015

City Development

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

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

Table 15-3.0502

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

<b>STEP 1:</b>	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	55.758	acres
<b>STEP 2:</b>	Subtract ( - ) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- _____	acres
<b>STEP 3:</b>	Subtract ( - ) land which, as a part of a previously approved development or land division, was reserved for open space.	- _____	acres
<b>STEP 4:</b>	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract ( - ) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract ( - ) the land proposed for residential uses.	- _____	acres
<b>STEP 5:</b>	Equals "Base Site Area"	55.758	acres

SECTION 15-3.0503

CALCULATION OF THE AREA OF NATURAL RESOURCES  
TO BE PROTECTED

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

**PROTECTION LAND**

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes: 10-19%	0.00	0.60	0.40	X _____ = _____	_____
20-30%	0.65	0.75	0.70	X _____ = _____	_____
+ 30%	0.90	0.85	0.80	X _____ = _____	_____
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u>7.23</u> = _____ X _____ = _____	<u>5.06</u>
Young	0.50	0.50	0.50		
Lakes & Ponds	1	1	1	X _____ = _____	
Streams	1	1	1	X _____ = _____	
Shore Buffer	1	1	1	X _____ = _____	
Floodplains/Floodlands	1	1	1	X _____ = _____	
Wetland Buffers	1	1	1	X <u>2.8</u> = _____	<u>2.8</u>
Wetlands & Shoreland Wetlands	1	1	1	X <u>1.84</u> = _____	<u>1.84</u>
<b>TOTAL RESOURCE PROTECTION LAND</b> (Total of Acres of Land in Resource Feature to be Protected)					<u>9.70</u>

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

SECTION 15-3.0505

CALCULATION OF SITE INTENSITY AND CAPACITY FOR  
NONRESIDENTIAL USES

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

Table 15-3.0505

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

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</b> Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <input type="text" value="55.758"/> Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): <input type="text" value="0.50"/> X Equals <b>MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE</b> = <input type="text" value="27.79"/> acres</p>	
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b> Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <input type="text" value="55.758"/> Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: - <input type="text" value="27.79"/> Equals <b>NET BUILDABLE SITE AREA</b> = <input type="text" value="27.97"/> acres</p>	
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</b> Take <i>Net Buildable Site Area</i> (from Step 2 above): <input type="text" value="27.97"/> Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <input type="text" value="0.57"/> Equals <b>MAXIMUM NET FLOOR AREA YIELD OF SITE</b> = <input type="text" value="15.94"/> acres</p>	
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</b> Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <input type="text" value="55.758"/> Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <input type="text" value="0.31"/> Equals <b>MAXIMUM GROSS FLOOR AREA YIELD OF SITE</b> = <input type="text" value="17.28"/> acres</p>	
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</b> Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet):</p>	<p><input type="text" value="15.94"/> acres ( _____ s.f.)</p>

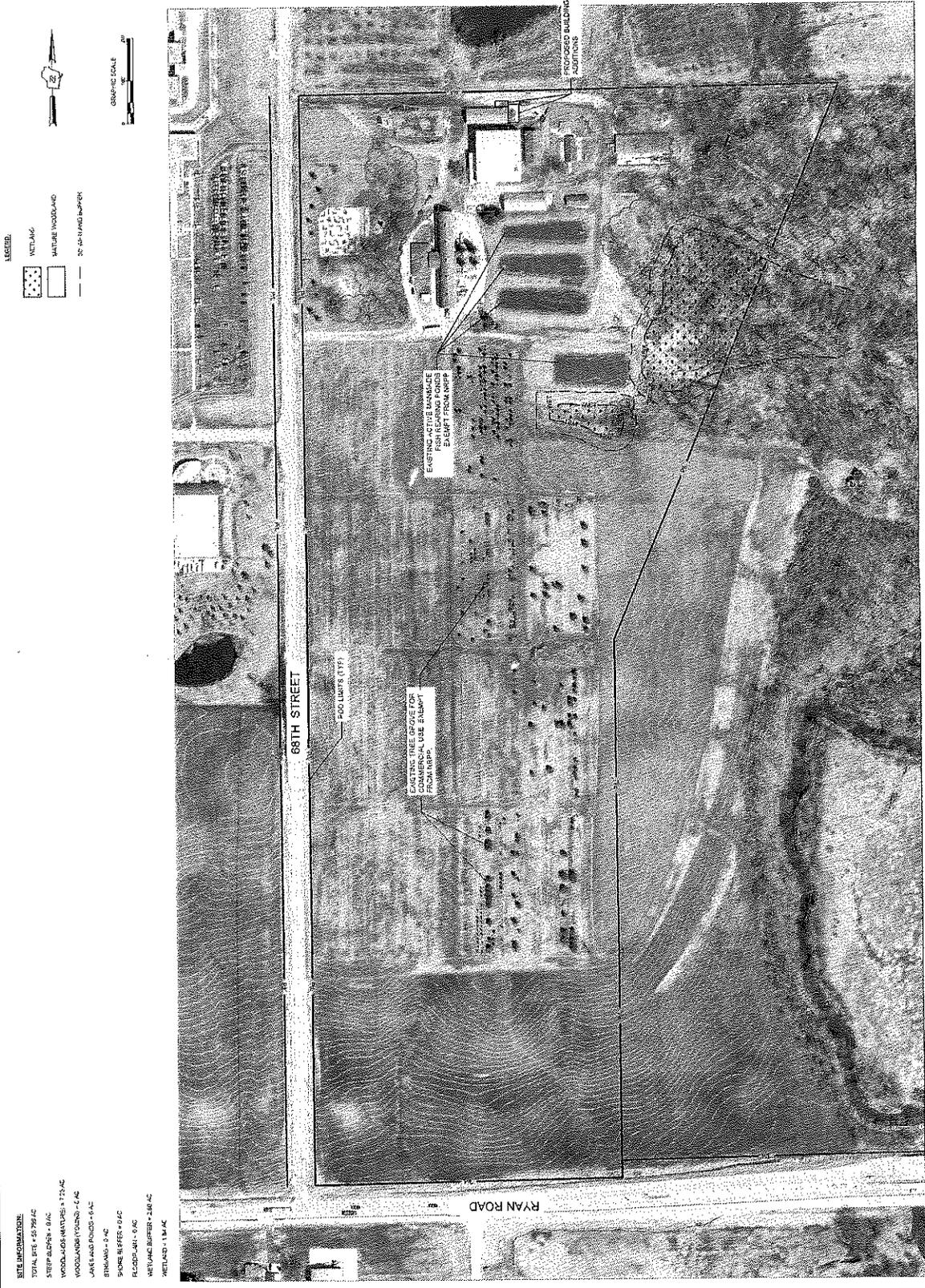


Franklin  
AUG 24 2015  
City Development

HUNGER TASK FORCE  
9000 S. 68TH STREET  
FRANKLIN, WI  
NRPP

DATE REVISION	DATE BY
DRAWING NO.	PROJECT NAME
DRAWN BY	DATE
PROJECT NO.	CHECKED BY
APPROVED BY	SHEET NO.

C 100



**SITE INFORMATION:**

- TOTAL SITE = 50.99 AC
- WETLANDS = 0.42 AC
- WOODLANDS/NATURAL = 1.75 AC
- WOODLANDS/WOODED = 1.42 AC
- WETLANDS = 0.42 AC
- WOODLANDS = 0.42 AC
- WOODLANDS/NATURAL = 1.75 AC
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- WOODLANDS/NATURAL = 1.75 AC
- WOODLANDS/WOODED = 1.42 AC

**City of Franklin**  
**Department of City Development**

Franklin

AUG 24 2015

Date: July 28, 2015

City Development

To: Milwaukee County Parks Department and the Hunger Task

Force From: City Development Staff

RE: Milwaukee County Farm/Hunger Task Force Planned Development District  
– Staff Comments

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Please be advised that Staff has reviewed the above application. Department comments are as follows for the Planned Development District (PDD) Application submitted by the Milwaukee County Parks Department and the Hunger Task Force date stamped by the City of Franklin on July 13, 2015.

**Unified Development Ordinance (UDO) Requirements:**

**Planned Development District**

1. Pursuant to Section 15-3.0402 of the UDO, an amendment of the City of Franklin Comprehensive Master Plan (CMP) will be required. In particular, the Future Land Use Map set forth in Chapter 5 of the CMP will need to be amended to reflect the same future land use as is envisioned within the proposed PDD.

- a. Staff would recommend that the Future Land Use Map be amended to reflect a future land use of "Mixed Use" for the subject property.

**RESPONSE: A CMP Amendment application was submitted on 7/31/15.**

2. Pursuant to Section 15-3.0403C of the UDO, please specify the proposed building location, height, and size standards, and lot size standards, for the proposed PDD.
  - a. Staff would recommend the same standards as set forth in the City's P-1 Park District, adjusted as may be necessary, to incorporate the existing farm buildings.

**RESPONSE: Recommendation Accepted**

3. Pursuant to Section 15-3.0403D of the UDO, please state the proposed right-of-way setbacks for the proposed PDD.
  - a. Staff would recommend the standard arterial setback of 40 feet as set forth in Section 15-5.0108 of the UDO, and a front-yard setback of 50 feet as set forth in the City's P-1 Park District.

**RESPONSE: Recommendation accepted. All existing and proposed buildings meet this requirement.**

4. Pursuant to Section 15-9.0208B.1.a. of the UDO, please specify the intended requirements for municipal services. Please note that Section 15-9.0208E.2.e. of the UDO requires that water and sewer facilities shall be provided within the proposed PDD.
  - a. Staff would recommend that the proposed PDD specify that the provision

of public sanitary sewer service and public water service is required. Staff would further recommend that any exceptions to that requirement be clearly identified, such as for accessory structures, temporary structures, specific types of uses or structures, etc.

**RESPONSE: Hunger Task Force recently brought City of Franklin water to the site to serve domestic water to the proposed Visitor Center and other accessory buildings on site. In addition to that sewer service is provided by a "public" Milwaukee County sewer that provides sewer to the existing and proposed future buildings. In addition, there is a private water service fed from the adjacent County Corrections building that provides fire protection and water to agricultural support services including the fish rearing area. Hunger Task Force will continue the use of both public and private utility systems in the future.**

5. Pursuant to Section 15-9.0208B.1.b. of the UDO, please provide a general summary of the estimated value of any proposed structures and site improvements.
  - a. Staff would recommend that a similar summary be provided for the existing farm operations/structures if possible.

**RESPONSE: The value of the proposed visitor center has been included in the proposal narrative. Values of existing farm buildings are not available.**

6. Pursuant to Section 15-9.0208B.1.d.(10) of the UDO, please provide a brief description of the compatibility of the proposed PDD with the adjacent properties and uses in regard to roads, drainage, land uses, etc.

**RESPONSE: The proposed PDD is consistent with the existing uses of adjacent parcels. The majority of the site is used for agricultural purposes which is consistent with adjacent uses. There are times where visitors come to volunteer and support the agricultural uses on site which is very similar to Corrections which is the major adjacent use to the site. Existing roads are primarily gravel with sheet flow which is consistent to other agricultural uses throughout Franklin. As such, there will be no changes in compatibility with adjacent properties, as the function of the Farm and Park will continue as is.**

7. Pursuant to Section 15-9.0208B.1.e. of the UDO, please provide a Landscape Plan. Please note that this should include existing and proposed landscaping.

**RESPONSE: Existing landscape to remain. Areas disturbed are to be naturalized with native planting in keeping with the philosophy of the Park and the tenant. A general landscape area is shown on the site plan at the entry of the Visitors Center consisting of native grasses and perennials mirroring the overall agricultural site. Existing vegetation is a mix of natural tree groves and agriculture land throughout the site.**

8. Pursuant to Section 15-9.0208E.2. of the UDO, please provide a more detailed description of the consistency of the proposed PDD with the City's Unified Development Ordinance, addressing such issues as: drainage facilities; public road accessibility; provision of internal driveways; impact on public services including police and fire service; etc.
  - a. Please note that unless otherwise specifically stated within the PDD, all pertinent standards, conditions, and requirements of the UDO will pertain to the proposed PDD. This includes but is not limited to: accessory and temporary use standards; hazard abatement performance standards; land division standards; traffic, parking, and loading standards; improvement

and construction requirements; etc.

9. Please note that pursuant to Section 15-9.0208E.7. of the UDO, should detailed plans not be provided along with the proposed PDD (such as detailed Landscaping Plans, Lighting Plans, Parking Plans, Architectural Plans, Site Plan, etc.) the Common Council may consider the granting of a general approval, subject to the subsequent submittal and approval of more specific and detailed plans. Please note however, that all required plans must be submitted at the time of the PDD submittal that are of at least sufficient detail to satisfy the Plan Commission and the Common Council as to the general intent of the existing and proposed development.
  - a. Staff would recommend that more detailed information be provided in regard to: landscaping; lighting; parking/driveways; stormwater management; and erosion control.

**RESPONSE: Additional information has been included in the proposal narrative**

### Site Plan

1. Pursuant to Section 15-7.0102F. of the UDO, please describe the site's impacts upon surrounding uses and properties, including but not limited to such issues as: ingress/egress; traffic flow; stormwater drainage; erosion; etc.

**RESPONSE: The proposed PDD does not change the uses, hours, or traffic on the site. As such, there are no impacts in these issue areas. The majority of the site is used for agricultural purposes which is consistent with adjacent uses. There are times where visitors come to volunteer and support the agricultural uses on site which is very similar to Corrections which is the major adjacent use to the site.**

2. Pursuant to Section 15-7.0102I. of the UDO, please describe emergency vehicle accessibility. Please note that at the May 7<sup>th</sup> Development Review Team meeting concerning the proposed Visitor Center, Fire Department staff had recommended that a paved (or possibly a gravel if properly designed and constructed) emergency access drive be provided entirely around the farm complex buildings.

**RESPONSE: The proposed work does not change the long standing existing access to the complex with regard to the Fire Department. HTF has added pavement up to the Visitor Center for fire access, and the existing gravel roads that have been used for many years for semi-trucks can provide access to all other buildings on site.**

3. Pursuant to Section 15-7.0102K. of the UDO, please indicate if any uses or structures will utilize on-site waste disposal facilities and what if any impact there may be upon the surrounding area.

**RESPONSE: No on-site waste.**

4. Pursuant to Section 15-7.0103B. of the UDO, please indicate the owner's and developer's name and address on the Site Figure.

**RESPONSE: Information was added to plan sheets.**

5. Pursuant to Section 15-7.0103D. of the UDO, please include the date of the Site Plan and Site Figure and remember to include the dates of any future revisions.

**RESPONSE: Dates have been added.**

6. Pursuant to Section 15-7.0103F. of the UDO, please include the proposed

topography on the Site Plan.

**RESPONSE: Proposed topography has been added.**

7. Pursuant to Section 15-7.0103H. of the UDO, please clearly illustrate all off-street parking spaces, loading, ingress and egress and driveway locations.

**RESPONSE: Information is shown on plans.**

8. Pursuant to Section 15-7.0103I. of the UDO, please show the type, size and location of all signs. If such details cannot be provided at this time, separate approvals of the signage will be required.

**RESPONSE: No proposed signs are included.**

9. Pursuant to Section 15-7.0103J. of the UDO, please indicate the building height for both principal and accessory buildings, expressed in both feet and stories, on the Site Figure and Site Plan.

**RESPONSE: Info has been provided.**

10. Pursuant to Section 15-7.0103L. of the UDO, please contact the Wisconsin Department of Transportation to ensure that any future right-of-way changes are incorporated on the Site Figure.

**RESPONSE: County has jurisdiction on road and improvements were just completed with no additional real estate needs.**

11. Pursuant to Section 15-7.0103M. of the UDO, please indicate building and yard setbacks on the Site Figure in tabular form.

**RESPONSE: Setbacks were added.**

12. Pursuant to Section 15-7.0103N. of the UDO, please correct the orientation of the North Arrow on the Site Figure.

**RESPONSE: North arrow was updated.**

13. Pursuant to Section 15-7.0103O. of the UDO, please indicate on the Site Figure all of the existing and proposed sanitary sewers, storm sewers, water mains and fire hydrants.

**RESPONSE: Utilities were added to plan.**

14. Pursuant to Section 15-7.0103P. of the UDO, please contact the City of Franklin Engineering Department to determine whether a Storm Water Management Plan is required.

**RESPONSE: Disturbance is less than 1 acre and additional impervious is less than ½ acre so stormwater will not be required.**

15. Pursuant to Section 15-7.0103R. of the UDO, please provide a Landscape Plan meeting the requirements of Division 15-7.0300 of the UDO. Please note, an applicant may elect to file a preliminary landscape plan generally depicting the landscaping for the site at the time of Site Plan review, with the later submission of a detailed Landscape Plan to be a condition of final application approval, subject to approval of staff and the Plan Commission.

**RESPONSE: A general landscape area is shown on the site plan at the entry of the Visitors Center consisting of native grasses mirroring the overall agricultural site.**

16. Pursuant to Section 15-7.0103S. of the UDO, please re-calculate the site intensity and capacity calculations as may be necessary (such as to reflect the P-1 Park District LSR of 0.51, etc.).

**RESPONSE: Revised calculations are provided.**

17. Pursuant to Section 15-7.0103W. of the UDO, please provide a Lighting Plan if

new lighting is proposed. Lighting standards can be found in Division 15-5.0400 of the UDO. Please note an applicant may elect to only file a preliminary lighting plan generally depicting the lighting for a site at the time of Site Plan Review Application filing.

**RESPONSE: Low level pedestrian lighting at grade is proposed.**

18. Pursuant to Section 15-7.0103X. of the UDO, please show all existing and proposed easements and their locations on the site plan per. This includes natural resource protection easements, access easements, utility easements and all other easements.

**RESPONSE: No easements on site.**

19. Pursuant to Section 15-7.0103Y. of the UDO, please contact the Wisconsin Department of Transportation to determine if any access limitations will be required along Hwy. 100/Ryan Road, and if so, depict those restrictions on the Site Figure.

**RESPONSE: No restrictions that Owner is aware of.**

20. Pursuant to Section 15-7.0103Z. of the UDO, please indicate the existing zoning of the property (A-1 Agricultural District) on the Site Figure.

**RESPONSE: Note added.**

21. Pursuant to Section 15-7.0103CC. of the UDO, please provide a written project summary for the proposed development. The project summary should include fiscal impact upon the City of Franklin, operational information, building schedule, and estimate of project value, including all site improvement costs.

**RESPONSE: Included in write-up**

**Natural Resource Protection Plan**

1. Pursuant to Section 15-7.0201D. of the UDO, please provide the date the natural resource protection plan was prepared.
2. Pursuant to Section 15-7.0201I. of the UDO, please provide all required natural resource delineations. In particular, please delineate and label the wetland setback, label the woodland grove, and verify if the drainage way east of the fish ponds is a navigable stream. Please note that if the drainage way is navigable, a 75' shore buffer from the Ordinary High Water Mark will need to be added.
  - a. Staff recommends that the wetland delineations be field verified.
3. Pursuant to Section 15-7.0201J. of the UDO, please verify and state which natural resources will remain undisturbed.
4. Pursuant to Section 15-7.0201K. of the UDO, please indicate the method of preservation of the natural resource features required to be protected.
  - a. Staff recommends that the natural resource features to be protected be placed in a Conservation Easement. As such, a copy of the City's Conservation Easement template is attached for your use.
5. Pursuant to Section 15-7.0201L. of the UDO, please provide the date and source of the natural resource delineations.

**RESPONSE: The requested information has been provided through the NRPP and proposal narrative. Information provided was based on Milwaukee County records and knowledge on the site. The proposed work is not in the vicinity of any**

protected areas. Due to the property's status as a Milwaukee County Park and the subsequent standards of protection, additional conservation easements will not be provided.

**Staff Recommendations:**

**Planned Development District**

1. Staff recommends that the subject PDD's list of allowed uses be based upon the City's P-1 Park District: with the P-1 District permitted uses as permitted uses within the PDD; with the P-1 District special uses as special uses within the PDD; and with the additional uses which are included in your materials as permitted uses within the PDD.
  - a) Staff recommends that any other anticipated uses such as goats (even if temporary and only used for periodic grazing purposes), warehousing, storage, etc. be added to the list of uses proposed for the PDD. Staff further recommends that any such uses that could potentially have adverse impacts upon surrounding properties or adverse aesthetic impacts, be classified as special uses.

**RESPONSE: Staff recommendations have been included in the proposal narrative.**

2. Staff recommends that the subject PDD utilize the UDO's standards for accessory and temporary structures and uses. If not, staff recommends that much more detailed information be provided about any such structures and uses.

**RESPONSE: Staff recommendations have been included in the proposal narrative.**

3. Staff recommends that more details be provided about the proposed "assembly for events". If the P-1 Park District standards and the UDO accessory and temporary uses standards are utilized, such additional information would not be necessary.

**RESPONSE: More information has been included in the proposal narrative.**

4. Staff recommends that hours of operation be provided for all uses other than agricultural uses. This would include any educational or recreational uses, visitor's hours, etc.

**RESPONSE: Hours of operation have been added to the proposal narrative.**

5. Staff recommends that more information be provided about the long-term organizational structure of the subject property.
  - a) Please note that as currently proposed, the PDD would need to be amended should some organization other than the Hunger Task Force lease the subject property.

**RESPONSE: The requested information has been provided through the proposal narrative.**

**Site Plan**

1. Staff recommends the inclusion of additional sidewalks, to include at a minimum a sidewalk from the parking lot(s) to the barn/hatchery/office space building.

**RESPONSE: Parking is specifically used for Visitor Center and additional sidewalk cannot be added because of budget constraints.**

2. Please clarify whether one or two storage buildings are proposed, and if each one would be 90,000 square feet in size. Staff would not recommend approval

of the placement of a storage building near 68<sup>th</sup> Street.

**RESPONSE: Storage has been removed from plans.**

3. Please identify the location of the existing and any proposed trails.

**RESPONSE: Existing trails have been labeled.**

4. Please note that if the P-1 Park District standards are utilized, trails would be a permitted use. And if shown on the Site Plan, their approval could be part of the proposed PDD.

**RESPONSE: Understood.**

5. Staff recommends that landscaping be provided, at a minimum, for any existing and proposed parking lots which could be utilized by visitors, to the standards set forth in the UDO.

**RESPONSE: Future extension of trees are planned in the future that will screen the small parking lot. Landscaping Plan also identifies landscaping details for all disturbed areas including parking lot.**

6. Please identify the location of the envisioned land uses on the Site Figure (i.e. agricultural fields, tree nursery, fish hatchery, miscellaneous agricultural buildings, etc.).

**RESPONSE: Included.**

7. It appears that details for the proposed pavilion were not provided. Please be aware that separate approval will be required for that structure.

**RESPONSE: Understood.**

### Landscape Plan

1. Staff recommends, at a minimum, the submission of a detailed Landscape Plan meeting the requirements of Division 15-3.0700 of the UDO for all existing and proposed parking lots. Please note that existing landscaping may count towards landscape requirements per Section 15-5.0302D. of the UDO.

**RESPONSE: Existing landscape to remain. While the parking lot does not impact adjacent properties with automobile lighting etc, an updated site plan submitted with the project documents will indicate a future apple orchard between 68th Street and the lot, as well as reaming consistent with the overall naturalization plan. Also, see other notes regarding landscaping of disturbed areas.**

### Parking

1. Staff recommends that the two driveways on S. 68<sup>th</sup> Street and the main drive through the farm buildings complex be paved and meet the UDO's standard 24' width.

**RESPONSE: HTF has included paving for the proposed driveway for the Visitor Center and the parking lot. These are no additional funds available for any additional paving onsite. That being said if future improvements are made at other location on the farm, HTF will consider adding pavement is funds are available. These areas are all primarily used for agricultural use and gravel roads are consistent to many other farms in Franklin.**

2. Staff recommends that the main loading and unloading areas be paved.

**RESPONSE: There is existing paving in the main loading/unloading dock. Also, see response above.**

3. Staff recommends that at a minimum, two parking lots (one near the Visitor Center and one near the barn/hatchery/office space building) be constructed, paved, and provided with curb and gutter.

**RESPONSE: Current plans and resources allow for one parking lot to be constructed on site, which is adequate for the amount of daily traffic.**

4. Staff recommends that all parking spaces match the UDO standard of not less than 180 square feet in size and not less than 9' in width.

**RESPONSE: The size and number of parking spaces has been adjusted to reflect the UDO standards.**

5. Staff recommends that the main driveway entrance be located 10' from the northern property boundary.

**RESPONSE: The public road was just redone and the plan is to use the existing driveway as base to keep budget in progress. We assume that the recommendation is based on lot line, but in this situation HTF/County own the adjacent parcel so driveway has not been modified.**

6. Section 15-5.0203 of the Unified Development Ordinance sets forth requirements for off-street parking and queuing. Per this section, the following parking ratios are those most similar to the proposed uses:
  - Visitor Center: 3.33 spaces per 1,000 square feet of Gross Floor Area (General Office) or 5 spaces per acre 1,000 square feet of Gross Floor Area (Recreation Center).
  - Agricultural Support (for the barn/hatchery/office space building): 5 spaces per 1,000 square feet of Gross Floor Area.
  - Special Event(s) (if envisioned to be held on a regular basis): 1 space per 3 attendees.

Please calculate these parking requirements on the Site Figure and Site Plan, preferably in a tabular format.

**RESPONSE: The size and number of parking spaces has been adjusted to reflect the UDO standards. Special events are not envisioned to be held on a regular basis.**

5. Please provide an estimate of the average number of daily visitors and employees on a typical day. This number will be used in conjunction with the parking standards listed above.

**RESPONSE: On a typical day we would have 8 staff, and between 10-12 visitors. Visitors are on site for a single 3 hour shift in the morning or afternoon.**

6. Please provide the appropriate number of handicapped parking stalls to comply with the Americans with Disabilities Act (ADA) guidelines for buildings and facilities as documented in the Federal Register, Vol. 56, No. 144, July 26, 1991, as amended, required by Section 15-2.0103(A)(6) and Table 15-5.0202(I)(1).

**RESPONSE: All plans included ADA accessibility for all new/altered buildings to meet federal standards, including parking.**

7. Staff recommends that conventional curb and gutter be provided for at least the main entrance drive and main parking lot.

**RESPONSE: The existing public road is not curb and gutter and because of the**

**primary use of the site as agriculture with sheets flow, along with budget constraints curb and gutter has not been added.**

8. Staff recommends adding additional parking to the site and/or considering a parking bank on site should a future need for parking arise.

**RESPONSE: Staff recommendations will be taken into consideration.**

#### **Lighting Plan**

1. Staff recommends submittal of a Lighting Plan to include any existing lighting and any necessary new lighting, evaluated for both general security and safety purposes and for the existing and proposed parking lots, sidewalks, and entrances of frequently used buildings.
2. Staff recommends that any light poles utilize shielded luminaries, that such light poles be so shielded and/or located such that no excessive light source is directly visible beyond the property boundary.

**RESPONSE: Existing site lighting to remain. Proposed site lighting consists of low level pedestrian bollards along sidewalk from parking area to Visitor Center.**

#### **Snow Storage Plan**

1. Provide a Snow Storage Plan in accordance with Section 15-5.0210 of the UDO.

**RESPONSE: A snow storage plan has been added to the proposal narrative.**

#### **Sign Plan**

If any signage is shown on the revised plan submittal, including monument signs shown on the site and landscape plans and wall signs illustrated on the building elevations, then staff recommends adding a note which reads, "Signs are shown for reference only and require separate review and approval by the Architectural Review Board and issuance of a Sign Permit by the Building Inspection Department".

1. At this time, any proposed signage would be subject to review and approval by City of Franklin Architectural Review Board and issuance of a Sign Permit by the City of Franklin Building Inspection Department. Staff recommends discussing sign requirements and the amount of signage allowed with the Building Inspector, Fred Baumgart. The Building Inspection Department can be reached at (414) 425-0084.

**RESPONSE: For any future signage needs, the required approvals will be sought**

#### **Dumpster Plan**

1. Please illustrate on the site plan and provide details for storage of trash dumpsters and garbage receptacles. Trash facilities must provide sight-proof fencing (wood or masonry) and landscaping to totally obstruct vision into the garbage storage area. Section 15-3.0803(I) of the UDO defines the detailed standards for trash dumpsters and garbage receptacles. If no dumpsters are required, please indicate and explain in a revised letter of intent or supplemental letter how garbage will be taken care of on your site.

**RESPONSE: Details for dumpster storage has been added to the site plan.**

**Planned Development District Ordinance**

1. Staff will provide the draft PDD Ordinance for you as soon as possible.

**Project Narrative**

1. If it is intended that existing structures are to remain, and be maintained without any further City approvals, please clearly state that in the project narrative. Please be aware that any changes in use, building additions, or new buildings, would however require separate approvals from the City unless specifically identified within the proposed PDD.

**RESPONSE: Recommended language has been added to the proposal narrative.**

**Engineering Staff Comments**

1. Engineering staff comments are forthcoming. Staff recommends contacting Ron Romeis directly at 414-425-7510 if you have any stormwater management, erosion control, etc. related questions.

**Fire Department Comments**

1. The Fire Department did not have any comments. However, at the May 7<sup>th</sup> Development Review Team meeting regarding the Visitor Center, Fire Department staff had indicated that the Visitor Center would need a sprinkler system as part of its fire suppression system, that the existing fire hydrant may need to be relocated, and that the main access drive through the farm building complex should be paved (or the current gravel drives confirmed that they can support the weight of emergency vehicles). Staff recommends contacting the Fire Department's Assistant Chief Ron Mayer at (414) 425-1420.

**Police Department Staff Comments**

1. The Police Department did not have any comments. However, at the May 7<sup>th</sup> Development Review Team meeting, Police Department staff indicated it would be important to obtain the support of, and to keep informed, the House of Correction about the proposed project.

## **Milwaukee County Parks CMP Amendment Application**

### **Legal Description of Property**

**Location:**

COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY 1410.46 FT W  
TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS

**TAX ID:**

883999002

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of September 3, 2015****Planned Development District  
And Comprehensive Master Plan Amendment**


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**RECOMMENDATION:** City Development Staff recommends approval of the proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force), and of the associated Comprehensive Master Plan Amendment, subject to the conditions of approval in attached draft ordinances.

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<b>Project Name:</b>	PDD No. 38 (Milwaukee County Farm/Hunger Task Force) and CMP Amendment
<b>Project Address:</b>	Approximately 9000 South 68 <sup>th</sup> Street
<b>Applicants:</b>	James Keegan, Milwaukee County Parks Department Matt King, Hunger Task Force
<b>Property Owner:</b>	Milwaukee County
<b>Current Zoning:</b>	A-1 Agricultural District
<b>2025 Comprehensive Plan:</b>	Commercial and Areas of Natural Resource Features
<b>Use of Surrounding Properties:</b>	Milwaukee County Farm/Root River Parkway to the north; Ryan Road (State Trunk Highway 100), commercial, and Root River Parkway to the south; Root River Parkway to the east; and Milwaukee County House of Correction to the west.
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the proposed Planned Development District and of the Comprehensive Master Plan Amendment.

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Please note:

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

**INTRODUCTION:**

On July 13, 2015, Mr. Matt King, on behalf of the Hunger Task Force and the Milwaukee County Parks Department, submitted a Planned Development District (PDD) application for a portion of the existing Milwaukee County Farm property located at approximately 9000 South 68<sup>th</sup> Street. The applicants propose to create a mixed use agricultural, recreational, and educational PDD for the subject property (if approved, the subject property would thus be rezoned from A-1 Agricultural District to Planned Development District No. 38).

On July 30, 2015, the applicants also submitted a Comprehensive Master Plan Amendment application for the subject property, to change the future land use of the property from Commercial and Areas of Natural Resource Features to Mixed Use and Areas of Natural Resource Features.

**BACKGROUND:**

According to the applicants, since 1984, the Milwaukee County Farm has operated a fish hatchery to help stock Milwaukee County Park lagoons for recreational fishing purposes, and since 1993, has also operated community gardens at this site. In 2012, the Hunger Task Force entered into a 30-year lease with Milwaukee County for use of the Milwaukee County Farm property to grow and harvest produce (primarily fruits and vegetables) for its food pantry network. Shortly thereafter, a youth nutrition education program, with classroom space and a kitchen, was established in the large barn located at the County Farm.

However, pursuant to the City of Franklin Unified Development Ordinance, a fish hatchery within the A-1 zoning district requires Special Use approval, which has not been obtained, and the youth nutrition education program is not a permitted use within the A-1 zoning district.

On September 24, 2014, representatives of the Hunger Task Force met with Planning Department staff to discuss a proposed conversion of the Milwaukee County Farm's currently abandoned granary building into a new Visitor Center. During that meeting, staff indicated that some of the existing uses at the County Farm property did not have any zoning approvals from the City, and furthermore, that the proposed Visitor Center was not an allowed use within the A-1 zoning district. Staff therefore suggested that the Hunger Task Force contact Milwaukee County to consider obtaining such zoning approvals prior to, or concurrently with, the proposed Visitor Center. Staff further suggested that one means of obtaining all such approvals, and of acknowledging the mixed-use nature of the property, could be through the rezoning of the subject property into a Planned Development District.

**PROJECT DESCRIPTION:**

The proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) encompasses an approximately 55-acre parcel located at the northeast corner of S. 68<sup>th</sup> Street and Ryan Road/Hwy 100, which is owned by Milwaukee County, and is under the jurisdiction of the Milwaukee County Parks Department. The property is currently zoned A-1 Agricultural District, is currently used for agricultural/recreational/educational uses, and is planned for future commercial uses (within the City's Comprehensive Master Plan).

It can be noted that the approximately 39-acre parcel located immediately to the north of the subject parcel is also part of the Milwaukee County Farm and is also currently zoned A-1 Agricultural District, but is not part of the proposed Planned Development District. Staff suggests that the 39-acre parcel be included within the proposed PDD.

Please note that throughout this report the P-1 Park District standards, as well as all applicable standards of the Unified Development Ordinance, have been utilized for comparisons to the

standards proposed for the mixed-use agricultural, recreational, and educational development. Unless otherwise stated, these P-1 standards are intended to form the basis of proposed PDD No. 38 as proposed by the applicants.

## **PROJECT ANALYSIS:**

### **Comprehensive Master Plan Amendment:**

#### **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 subject property as Commercial and Areas of Natural Resource Features. However, the existing and proposed land uses are agricultural, recreational, and educational, and the proposed zoning is mixed-use Planned Development District. To establish consistency between the Comprehensive Master Plan and the proposed uses and proposed zoning, an amendment of the Comprehensive Master Plan is necessary.

Staff would note that the proposed PDD No. 38 is consistent with the following principles, goals, and objectives set forth within the Comprehensive Master Plan, including but not limited to:

- Utility and Community Facilities Principle, “Provide City residents access to parks, open space, and a wide range of recreational programs and facilities that help to promote an active and healthy lifestyle.”
- Agricultural Goal, “Preserve and enhance the City’s community character, including individual planning area identities, while directing growth and development.” And it’s associated objective, “Allow existing agriculture land to remain in farming production until alternative long-term uses are identified and come to fruition.”
- Land Use Goal, “Accommodate (where appropriate) mixed use development within identified districts and commercial areas.” And it’s associated objective, “Include public open space within, and adjacent to, mixed use developments.”
- Land Use Goal, “Build community identity by revitalizing ... important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses.”

Based upon the information provided by the applicants, and the information noted in this report, it is staff’s professional opinion that the proposed PDD No. 38 would be consistent with a preponderance of the principles, goals, objectives, and policies set forth in the Comprehensive Master Plan. Therefore, staff recommends approval of the Comprehensive Master Plan amendment, to change the Future Land Use for this area from Commercial to Mixed Use.

Planned Development District No. 38:

As proposed, Planned Development District No. 38, as a mixed compatible uses PDD, is in compliance with the general intent, land use intensity, and the minimum land area requirements of planned development districts as set forth in Division 15-3.0400 of the Unified Development Ordinance.

However, while public sanitary sewer and water service is required for all Planned Development Districts, and the applicants have indicated that they have and will continue to provide such services to the Milwaukee County Farm/Hunger Task Force development, it is not clear which buildings and uses are currently provided and/or are envisioned to be provided, such services. Nor is it clear which portions, if any, of the public sewer and water systems the City of Franklin owns or may be responsible for, and thus, should be placed within appropriate easements. Therefore, pursuant to Section 15-9.0208 of the UDO, staff recommends that the applicants revise the Project Narrative and/or Site Figure to clearly indicate which buildings and uses are currently provided, and are envisioned to be provided, public sewer and water services, and which systems or portions of such systems should be placed within appropriate easements, for Planning and Engineering Department staff review and approval prior to issuance of any Building Permit. Staff further recommends that any such easements be prepared by the applicants, reviewed by staff, and approved by the Common Council, prior to issuance of any Occupancy Permit.

The draft PDD No. 38 ordinance utilizes the P-1 Park District setbacks and zoning requirements pursuant to Table 15-3.0313 of the UDO, except for minimum building and parking setbacks when such structures are located adjacent to interior lot lines (defined as when abutting another property owned by Milwaukee County and under the jurisdiction of the County Parks Department) and zoned A-1 Agricultural District.

The proposed PDD is also generally in compliance with the use standards of the P-1 Park District. As set forth in the draft ordinance, PDD No. 38 would also allow a number of agriculturally related uses, warehousing and storage of Milwaukee County Farm/Hunger Task Force operations related equipment, the proposed Visitor Center, and the youth nutrition education program, as permitted uses. PDD No. 38 would also allow livestock as a special use. In addition, PDD No. 38 would prohibit several of the uses allowed within the P-1 Park District such as motorized activities, shooting ranges, hunting, campgrounds, etc.

Furthermore, as set forth in the draft ordinance, PDD No. 38 would also allow certain additional temporary uses such as farmers markets, harvest festivals, Hunger Task Force fundraisers, etc., and certain additional accessory uses such as temporary livestock grazing and general office. However, PDD No. 38 would not allow such accessory uses as servants and laborers quarters, etc.

Site Plan:

As previously noted, while the proposed PDD No. 38 does not encompass all of the Milwaukee County Farm property, it does encompass all of the actively used buildings and structures associated with the farming and Hunger Task Force operations. This includes the barn/hatchery/office space building, the old granary building/proposed Visitor Center, the fish

ponds, etc. as shown and labeled on the Site Figure. It also includes some of the actual farm fields and orchards as well. The applicants have also submitted a Site Plan which depicts the site changes associated with the proposed Visitor Center.

As the subject property is adjacent to STH 100/Ryan Road, and pursuant to Section 15-7.0103 of the UDO, staff recommends that the applicants obtain verification from the Wisconsin Department of Transportation that the appropriate right-of-way and access restrictions are incorporated onto the Site Figure, for staff review and approval prior to issuance of any Occupancy Permit.

As PDD No. 38 is proposed to be a mixed use agricultural, recreational, and educational development with public access (children's classroom activities, volunteer labor, special events, etc.), staff recommends that the applicants revise the Site Figure to also include additional sidewalks connecting any adjacent parking lot(s) to the barn/hatchery/office space building, for Planning Department staff review and approval prior to issuance of any Occupancy Permit. Staff further recommends that any such sidewalks be constructed within one year of City approval of this Planned Development District. In addition, staff suggests that additional sidewalks and/or trails be constructed, connecting the subject parking lots and buildings to the existing trails located east of these buildings.

Staff would note, and the applicants are aware, that plans and details of certain envisioned facilities, such as additional storage buildings, the pavilion, etc., have not been submitted nor finalized by the applicants at this time and would therefore need future City approvals.

#### Hours of Operation:

The applicants indicate that the hours of operation for the Milwaukee County Farm/Hunger Task Force development are generally from 7:30 a.m. to 6:00 p.m., with shorter hours in the winter.

Consistent with many other developments in the City, staff recommends that truck shipments and deliveries, and refuse collection, shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

#### Parking:

The applicants request that all parking lots, driveways, and access drives, other than those leading to the proposed Visitor Center (which will be paved), be allowed to remain as is (constructed of compacted gravel).

It should be noted that neither the Site Plan nor the Site Figure depict all of the Milwaukee County Farm/Hunger Task Force's parking related features, such as the loading/unloading areas by the barn/hatchery/office space building, or other driveways/access drives through the development. In addition, there appears to be conflicts or overlap between the existing gravel driveways and the proposed paved driveway and parking lot adjacent to the Visitor Center. Therefore, pursuant to Sections 15-7.0102 and 15-7.0103 of the UDO, staff recommends that the applicants revise the Site Figure or prepare a Parking Plan to depict all driveways, parking lots,

and loading/unloading areas, for Planning Department staff review and approval prior to issuance of any Building Permit.

In addition, the Fire Department has previously indicated the need to identify an emergency access through this development, and verification that such emergency access meets the needs of the Fire Department. Therefore, staff recommends that the applicants revise the Site Figure and/or prepare a Parking Plan to depict an emergency access drive through the farm complex for the review and approval of the Fire Department prior to issuance of any Building Permit. Staff further recommends that the applicants construct the emergency access drive, to the Fire Department's standards, prior to issuance of any Occupancy Permit unless otherwise determined by the Fire Department.

The UDO, pursuant to Sections 15-5.0202, 15-5.0203, 15-5.0204, and 15-5.0205, generally requires that off-street parking areas:

- be provided for all uses and all new, enlarged, extended, etc. buildings;
- be improved with concrete or asphalt surfaces;
- provide a certain minimum quantity of parking spaces;
- provide certain access and parking space sizes;
- provide certain minimum parking setbacks; and
- provide certain minimum loading and unloading spaces.

However, due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such parking standards. Therefore, staff recommends that the applicants revise the Site Figure and/or prepare a Parking Plan to depict as paved all parking lot(s), driveway(s), access drive(s), loading/unloading area(s), etc. which would likely be used by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit. Staff further recommends that any such parking related facilities be constructed to City standards within one year of City approval of the Planned Development District. In addition, staff suggests that employee parking areas, and any areas subject to significant amounts of truck traffic, also be paved.

Staff would note, that should the use of any parking facility or associated building change, or new building(s) be constructed, such parking related changes shall be reviewed as, and be subject to the standards of, a site plan amendment as set forth in the Unified Development Ordinance.

#### Landscaping:

The applicants have not submitted a Landscape Plan, but rather, have indicated that areas disturbed during construction of the Visitor Center and associated parking lot will be restored with native plantings of grasses and perennials, and that in the future, additional apple trees will be planted west of the parking lot. It can also be noted that some landscaping is present along S. 68<sup>th</sup> Street and that many trees are present throughout the subject area.

The UDO, pursuant to Sections 15-7.0103 and 15-9.0208, requires that landscaping:

- be provided in all planned development districts and be set forth in a Landscape Plan meeting the requirements of UDO Sections 15-5.0300 and 15-7.0300; and

- need not be detailed at the time of the PDD rezoning, provided that it is of sufficient detail for the Plan Commission's and Common Council's review, and that any approval be subject to a more detailed and specific plan to be provided and approved with each appropriate stage of development.

However, due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such landscaping standards. Therefore, staff recommends that the applicants submit a Landscape Plan for those parking lot(s) generally accessible to the public, for Planning Department staff review and approval prior to issuance of any Building Permit.

#### Snow Storage Plan:

The applicants have not submitted a Snow Storage Plan, but rather, have indicated that the Hunger Task Force currently, and for the near future, will contract with a snow removal/storage services company.

#### Lighting:

The applicants have not submitted a Lighting Plan, but rather, indicate that existing lighting will be retained, and that new pedestrian scale bollard lighting will be added adjacent to the proposed Visitor Center.

Due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such lighting standards. Therefore, staff recommends that the applicants prepare a Lighting Plan which depicts pedestrian scale bollard lighting at all parking lot(s) and along all sidewalks which are envisioned to be utilized by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit.

#### Architecture:

Other than for the proposed Visitor Center (which staff has no recommended changes to), the applicants have not provided any architectural plans for the buildings within the proposed PDD. However, the applicants have provided photographs of the existing buildings.

Due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such architectural standards. Therefore, staff has no objection to the use of the photographs in lieu of architectural plans/elevations for the existing buildings. The draft PDD No. 38 ordinance also provides that customary and routine maintenance of these buildings is anticipated and hereby approved.

#### Stormwater Management:

The applicants have not submitted a Stormwater Management Plan, but rather, have indicated that new impervious surface will be less than 0.5 acres, and as such, does not require any stormwater management. Therefore, staff recommends the applicants obtain verification that a Stormwater Management Plan is not required, or obtain final approval of a Stormwater Management Plan, from the Engineering Department prior to issuance of any Building Permit.

Signage:

The applicants have not depicted any signage for the proposed PDD. As such, separate approvals will be necessary for any future signage.

Natural Resource Protection Plan:

The applicants have not submitted a complete Natural Resource Protection Plan, but rather, have only depicted the existing woodlands, wetlands, and wetland buffers utilizing best available information. In particular, the applicants have not:

- provided the date and source of the natural resource information;
- obtained field verification of any natural resource features;
- depicted the wetland setbacks;
- confirmed the presence (or absence) of a possible navigable stream and associated shore buffer located east of the existing fish ponds;
- graphically indicated which natural resources are to remain undeveloped and which (if any) are to be disturbed or removed; and
- indicated the method of preservation of the natural resource features which must be protected, nor has prepared such documents for Common Council review and consideration.

The UDO, pursuant to Sections 15-3.0401C., 15-3.0403B., and 15-9.0208B.1.f., in particular to Planned Development Districts, require that a Natural Resource Protection Plan meeting the requirements set forth in 15-7.0200 of the UDO be prepared.

*Therefore, staff recommends that the applicants submit a detailed Natural Resource Protection Plan, which meets the requirements set forth in Divisions 15-4.0100 and 15-7.0200 of the Unified Development Ordinance, for review and approval by Planning Department staff prior to issuance of any Occupancy Permit.*

Staff can note that the City of Franklin required as a condition of approval, and the applicants provided, a complete Natural Resource Protection Plan for Planned Development District No. 37 (The Rock Sports Complex) in 2012.

**CONCLUSION:**

Planning Department staff recommends approval of Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force), and of the associated Comprehensive Master Plan, subject to the conditions set forth in the draft ordinance.

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">09/15/15</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9150 SOUTH 80TH STREET FROM INSTITUTIONAL USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES USE (APPROXIMATELY 9.6661 ACRES) (CITY OF FRANKLIN, APPLICANT)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G. 3.</i></p>

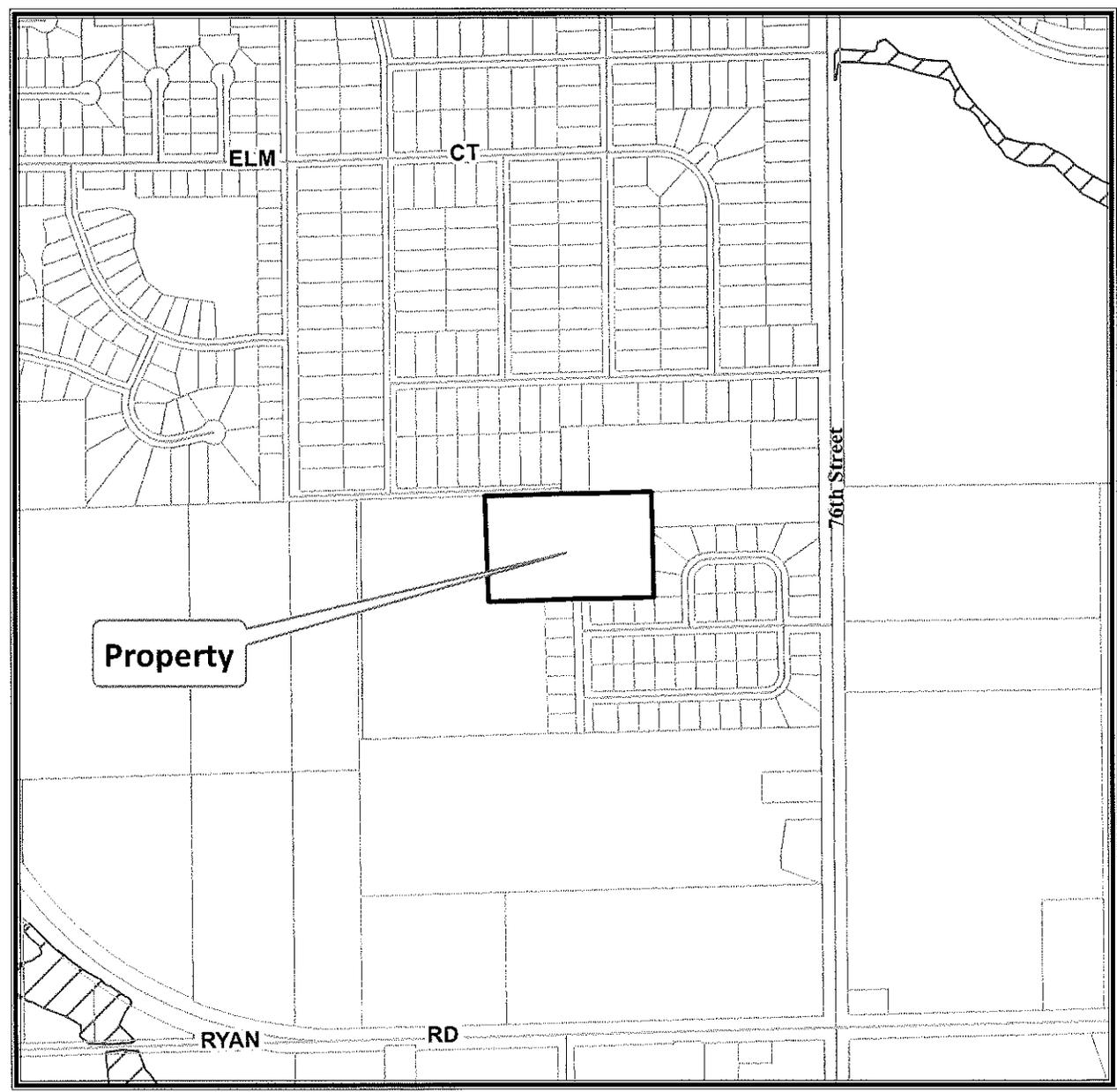
At its September 3, 2015, meeting the Plan Commission recommended approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9150 South 80th Street from Institutional use and Areas of Natural Resource Features use to Residential use and Areas of Natural Resource Features use (approximately 9.6661 acres) (City of Franklin, applicant).

**COUNCIL ACTION REQUESTED**

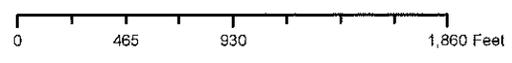
A motion to adopt Ordinance No. 2015-\_\_\_\_\_, an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9150 South 80th Street from Institutional use and Areas of Natural Resource Features use to Residential use and Areas of Natural Resource Features use (approximately 9.6661 acres) (City of Franklin, applicant).



~9150 South 80th Street  
TKN 885-9996-000



Planning Department  
(414) 425-4024



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

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY  
9150 SOUTH 80TH STREET FROM INSTITUTIONAL USE AND AREAS OF NATURAL  
RESOURCE FEATURES USE TO RESIDENTIAL USE AND  
AREAS OF NATURAL RESOURCE FEATURES USE  
(APPROXIMATELY 9.6661 ACRES)  
(CITY OF FRANKLIN, APPLICANT)

---

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

WHEREAS, the City of Franklin has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9150 South 80th Street from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on September 3, 2015, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9150 South 80th Street from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on September 15, 2015; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9150 South 80th Street from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use.

Such property is more particularly described as follows:

Part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of said 1/4 Section; thence South 88°27'55" West along the North line of said 1/4 Section 887.30 feet to the point of beginning of lands to be described; thence South 01°32'35" East 516.00 feet to a point on the North line of Stonewood Addition No. 1 Subdivision; thence South 88°27'25" West along said North line 816.00 feet to a point; thence North 01°32'35" West 516.00 feet to a point on the North line of said 1/4 Section; thence North 88°27'25" East along said North line 816.00 feet to the point of beginning. Containing 421,056 square feet or 9.6661 acres.

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

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

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

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

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

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ORDINANCE NO. 2015-\_\_\_\_\_

Page 3

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

STATE OF WISCONSIN

CITY OF FRANKLIN  
PLAN COMMISSION

MILWAUKEE COUNTY

RESOLUTION NO. 2015-018

A RESOLUTION RECOMMENDING THE ADOPTION OF AN  
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY  
9150 SOUTH 80TH STREET FROM INSTITUTIONAL USE AND AREAS OF  
NATURAL RESOURCE FEATURES USE TO RESIDENTIAL USE AND AREAS OF  
NATURAL RESOURCE FEATURES USE, PURSUANT TO  
WIS. STAT. § 66.1001(4)(b)

---

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

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

WHEREAS, the City of Franklin has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9150 South 80th Street, from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use, such property bearing Tax Key No. 885-9996-000, more particularly described as follows:

Part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of said 1/4 Section; thence South 88°27'55" West along the North line of said 1/4 Section 887.30 feet to the point of beginning of lands to be described; thence South 01°32'35" East 516.00 feet to a point on the North line of Stonewood Addition No. 1 Subdivision; thence South 88°27'25" West along said North line 816.00 feet to a point; thence North 01°32'35" West 516.00 feet to a point on the North line of said 1/4 Section; thence North 88°27'25" East along said North line 816.00 feet to the point of beginning. Containing 421,056 square feet or 9.6661 acres; and

RESOLUTION NO. 2015 -018

Page 2

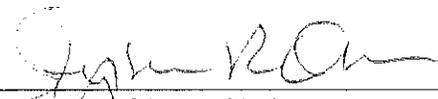
WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on September 3, 2015, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9150 South 80th Street, from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

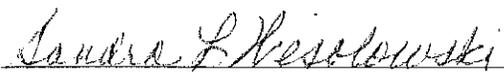
Introduced at a regular meeting of the Plan Commission of the City of Franklin this 3rd day of September, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 3rd day of September, 2015.

APPROVED:

  
\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

  
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES 5 NOES 0 ABSENT 1 (Morrow)



REPORT TO THE PLAN COMMISSION

Meeting of September 3, 2015

Comprehensive Master Plan Amendment

RECOMMENDATION: City Development Staff recommends approval of the proposed Comprehensive Master Plan Amendment.

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

Project Description:

At their July 9, 2015 meeting, the Plan Commission recommended approval of a resolution conditionally approving a 2 lot certified survey map, being part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. The Certified Survey Map (CSM) was subsequently approved by the Common Council at their July 21, 2015 meeting.

The Certified Survey Map resolution, Resolution No. 2015-7120, contained the following condition:

“The City shall amend the Comprehensive Master Plan Future Land Use Map to change the future land use designation from Institutional and Areas of Natural Resource Features to Residential and Areas of Natural Resource Features.”

As such, the Department of City Development completed a Comprehensive Master Plan (CMP) Amendment Application and properly noticed a public hearing for the September 15, 2015 Common Council meeting.

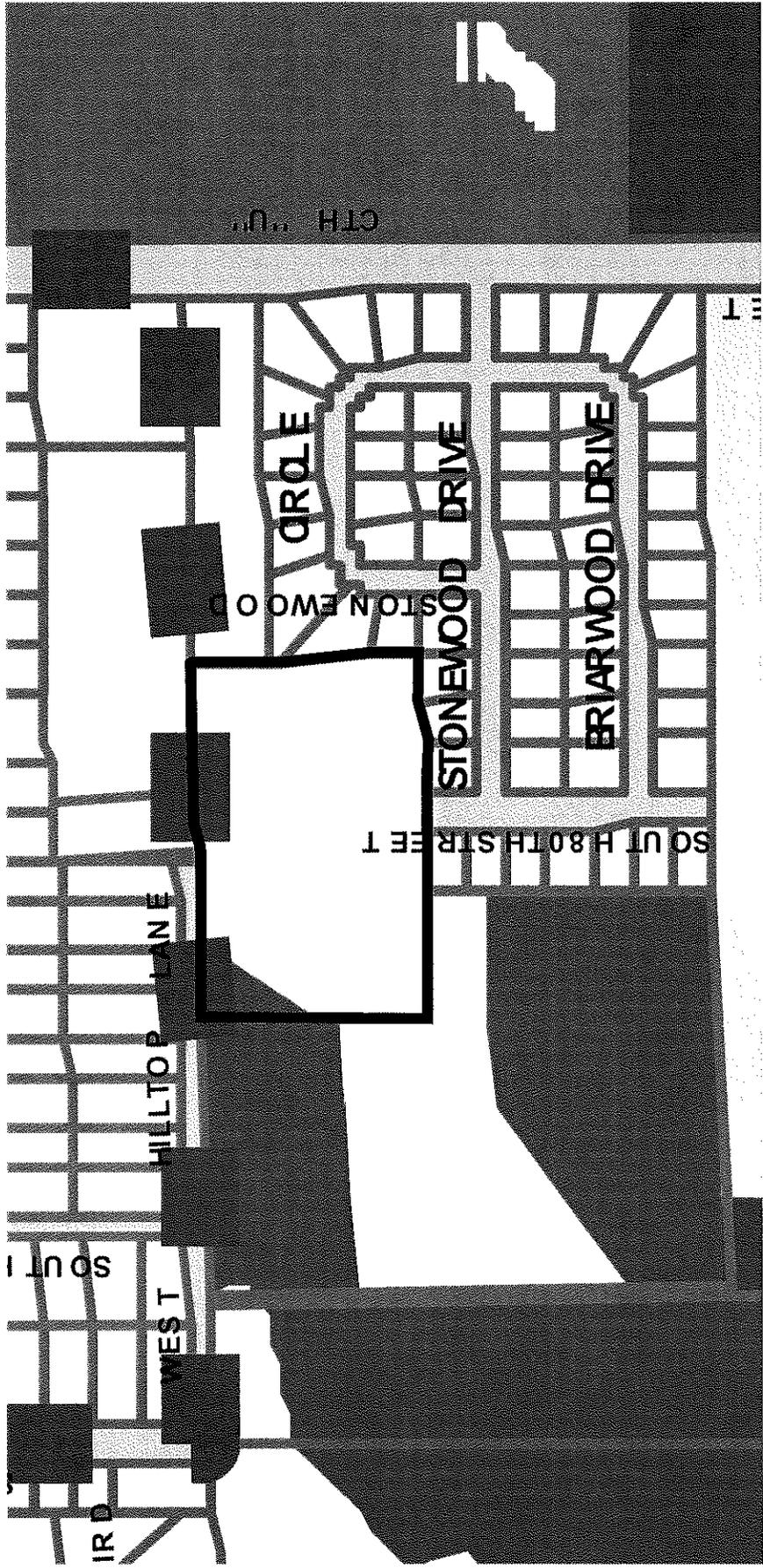
The approved CSM subdivided an existing 9.4-acre property into two separate lots. Lot 1 of the CSM has an area of about 4.90 acres. Lot 2 has an area of approximately 4.51 acres. The current 2025 Future Land Use Map designates the property as Institutional and Areas of Natural Resource Features. It can be noted that the CMP envisioned that the subject property, along with the property located immediately to the west, could potentially be the site of a future public school, based upon input provided by Franklin School District representatives at that time.

However, it is staff's understanding that the School District is not interested in that property at this time.

To be consistent with the proposed residential and conservancy use of the property, staff recommended to amend the Future Land Use Map to Residential and Areas of Natural Resource Features. Please note that the existing Areas of Natural Resource Features will be amended to match the current field delineations as shown on the CSM and Conservation Easement, which were approved at the July 21, 2015 Common Council meeting.

**Staff Recommendation:**

City Development Staff recommends approval of the proposed Comprehensive Master Plan Amendment.



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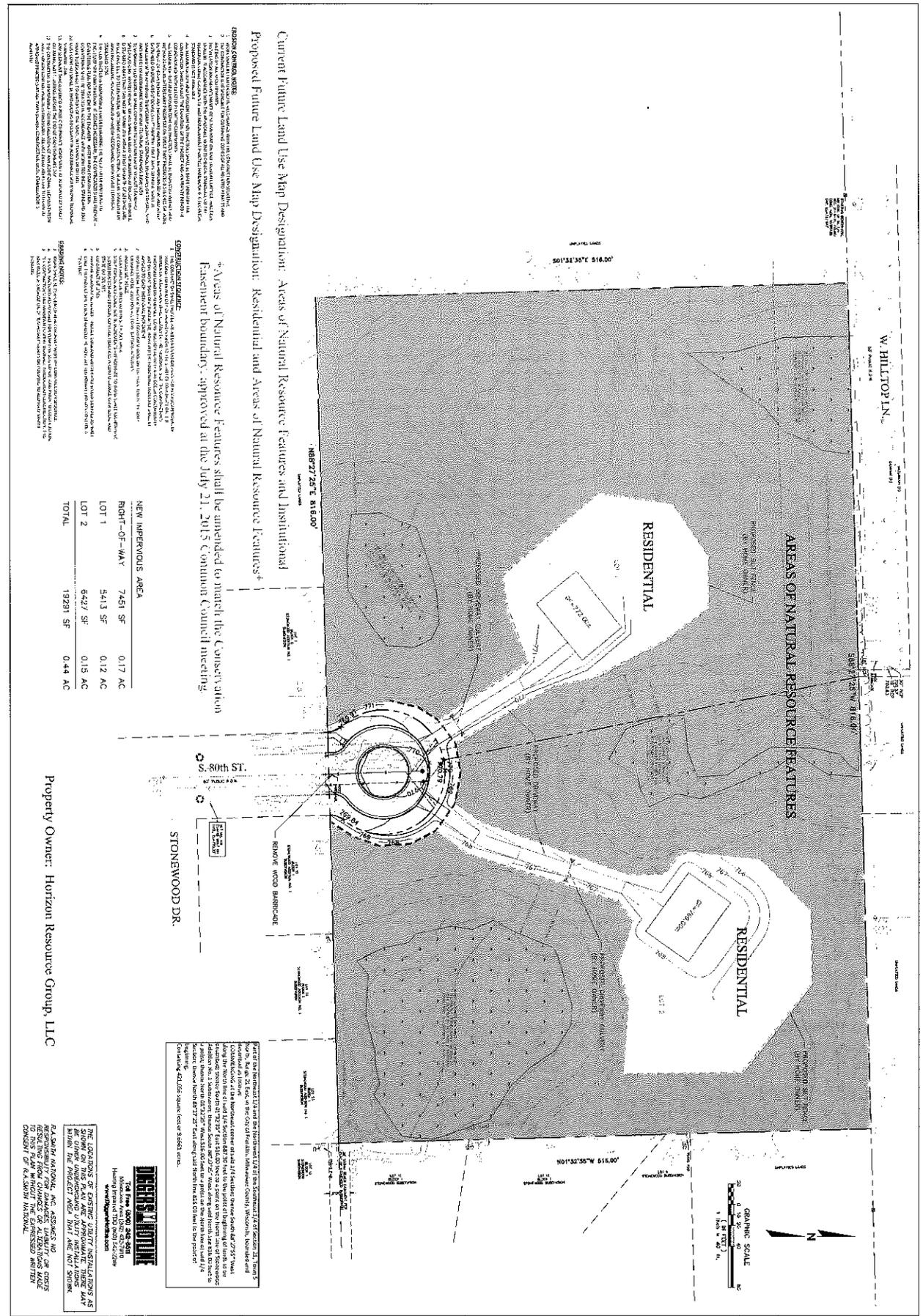
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HILLTOP LANE

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WEST

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**Current Future Land Use Map Designation:** Areas of Natural Resource Features and Institutional  
**Proposed Future Land Use Map Designation:** Residential and Areas of Natural Resource Features<sup>4</sup>

**CONSERVATION NOTES:**

1. Areas of Natural Resource Features (ANRF) are those areas that contain natural resources of scientific, historical, or cultural significance.
2. The purpose of this map is to identify and protect these areas from development that would be likely to result in the destruction or degradation of the resources.
3. The map is based on the best available information and is subject to change as more information becomes available.
4. The map is not intended to be used as a legal document and should not be relied upon for legal purposes.

**AVENUE OF NATURAL RESOURCE FEATURES:** Shall be amended to match the Conservation Easement boundary. Approved at the July 21, 2015 Common Council meeting.

**CONSERVATION NOTES:**

1. Areas of Natural Resource Features (ANRF) are those areas that contain natural resources of scientific, historical, or cultural significance.
2. The purpose of this map is to identify and protect these areas from development that would be likely to result in the destruction or degradation of the resources.
3. The map is based on the best available information and is subject to change as more information becomes available.
4. The map is not intended to be used as a legal document and should not be relied upon for legal purposes.

NEW IMPERVIOUS AREA			
RIGHT-OF-WAY	7451 SF	0.17 AC	
LOT 1	5413 SF	0.12 AC	
LOT 2	6427 SF	0.15 AC	
<b>TOTAL</b>	<b>19291 SF</b>	<b>0.44 AC</b>	

Property Owner: Horizon Resource Group, LLC

FOR THE PURPOSES OF THIS PLAN, THE BOUNDARY OF THE CONSERVATION EASEMENT SHALL BE THE BOUNDARY OF THE CONSERVATION EASEMENT AS SHOWN ON THE PLAN AND APPROXIMATE THEREAFTER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF WISCONSIN.

**THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF R.A. SMITH NATIONAL. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF R.A. SMITH NATIONAL.**

**PRELIMINARY NOT FOR CONSTRUCTION**

HORIZON - FRANKLIN 2 LOT CSM  
 CITY OF FRANKLIN, WISCONSIN

EROSION CONTROL AND GRADING PLAN

R.A. Smith National  
 Beyond Surveying and Engineering  
 www.rasmithnational.com

DATE	DESCRIPTION

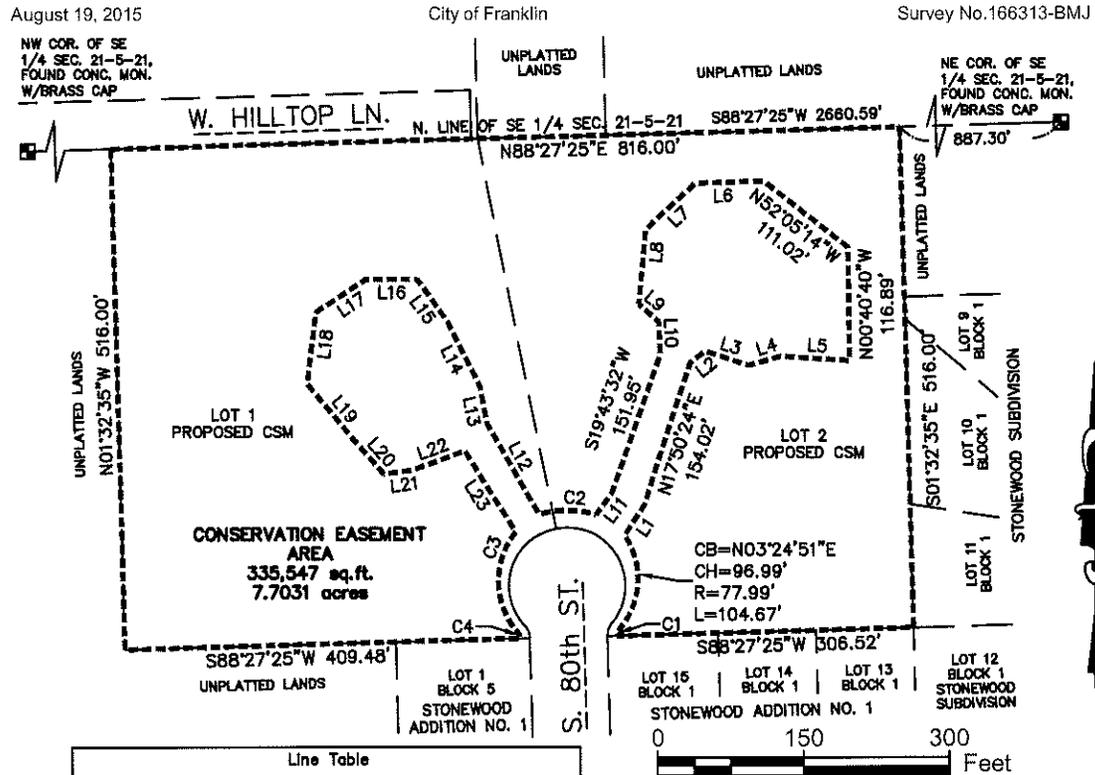
DATE: 08/27/2015  
 SCALE: 1" = 40'  
 JOB NO: 131402X  
 PROJECT MANAGER: CHRISTOPHER D. HIRSH, P.E.  
 DESIGNED BY: DMH  
 CHECKED BY: DMH  
 SHEET NUMBER: C100

# EXHIBIT A CONSERVATION EASEMENT

Part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 88°27'55" West along the North line of said 1/4 Section 887.30 feet to the point of beginning of lands to be described; thence South 01°32'35" East 516.00 feet to a point on the North line of Stonewood Addition No. 1 Subdivision; thence South 88°27'25" West along said North line 306.52 feet to a point; thence Northeasterly 7.22 feet along the arc of a curve whose center lies to the Southeast, whose radius is 10.00 feet and whose chord bears North 19°11'02" East 7.07 feet to a point; thence Northeasterly 104.67 feet along the arc of a curve whose center lies to the Northwest, whose radius is 77.99 feet and whose chord bears North 03°24'51" East 96.99 feet to a point; thence North 33°41'14" East 37.75 feet to a point; thence North 17°50'24" East 154.02 feet to a point; thence North 52°45'09" East 19.36 feet to a point; thence South 71°45'39" East 47.25 feet to a point; thence North 73°37'04" East 33.81 feet to a point; thence South 86°20'04" East 71.80 feet to a point; thence North 00°40'40" West 116.89 feet to a point; thence North 52°05'14" West 111.02 feet to a point; thence South 88°14'51" West 69.99 feet to a point; thence South 46°51'19" West 70.01 feet to a point; thence South 05°24'14" West 76.96 feet to a point; thence South 49°22'52" East 28.14 feet to a point; thence South 02°06'43" East 33.65 feet to a point; thence South 19°43'32" West 151.95 feet to a point; thence South 36°56'49" West 27.69 feet to a point; thence Northwesterly 59.20 feet along the arc of a curve whose center lies to the South, whose radius is 102.51 feet and whose chord bears North 89°28'11" West 58.38 feet to a point; thence North 29°49'22" West 107.58 feet to a point; thence North 10°57'07" West 38.78 feet to a point; thence North 27°25'28" West 76.67 feet to a point; thence North 35°49'20" West 52.84 feet to a point; thence North 89°48'55" West 52.13 feet to a point; thence South 57°01'37" West 62.85 feet to a point; thence South 07°06'41" West 74.56 feet to a point; thence South 40°02'34" East 75.87 feet to a point; thence South 41°15'16" East 46.31 feet to a point; thence North 82°07'54" East 30.58 feet to a point; thence North 69°58'27" East 57.87 feet to a point; thence South 32°32'04" East 99.20 feet to a point; thence Southeasterly 112.14 feet along the arc of a curve whose center lies to the East, whose radius is 79.93 feet and whose chord bears South 00°52'19" East 103.17 feet to a point; thence Southeasterly 7.25 feet along the arc of a curve whose center lies to the Southwest, whose radius is 10.00 feet and whose chord bears South 22°10'01" East 7.09 feet to a point on the North line of said Subdivision; thence South 88°27'25" West along said North line 409.48 feet to a point; thence North 01°32'35" West 516.00 feet to a point on the North line of said 1/4 Section; thence North 88°27'25" East along said North line 816.00 feet to the point of beginning.

Containing 335,547 square feet or 7.7031 acres.



Line Table					
Line #	Direction	Length	Line #	Direction	Length
L1	N33°41'14"E	37.75	L13	N10°57'07"W	38.78
L2	N52°45'09"E	19.36	L14	N27°25'28"W	76.67
L3	S71°45'39"E	47.25	L15	N35°49'20"W	52.84
L4	N73°37'04"E	33.81	L16	N89°48'55"W	52.13
L5	S86°20'04"E	71.80	L17	S57°01'37"W	62.85
L6	S88°14'51"W	69.99	L18	S7°06'41"W	74.56
L7	S46°51'19"W	70.01	L19	S40°02'34"E	75.87
L8	S5°24'14"W	76.96	L20	S41°15'16"E	46.31
L9	S49°22'52"E	28.14	L21	N82°07'54"E	30.58
L10	S2°06'43"E	33.65	L22	N69°58'27"E	57.87
L11	S36°56'49"W	27.69	L23	S32°32'04"E	99.20
L12	N29°49'22"W	107.58			

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	7.22	10.00	N19°11'02"E	7.07
C2	59.20	102.51	N89°28'11"W	58.38
C3	112.14	79.93	S0°52'19"E	103.17
C4	7.25	10.00	S22°10'01"E	7.09

**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-797-7373 www.rasmithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA

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R.A. Smith National, Inc.

## Conservation Easement

Part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 88°27'55" West along the North line of said 1/4 Section 887.30 feet to the point of beginning of lands to be described; thence South 01°32'35" East 516.00 feet to a point on the North line of Stonewood Addition No. 1 Subdivision; thence South 88°27'25" West along said North line 306.52 feet to a point; thence Northeasterly 7.22 feet along the arc of a curve whose center lies to the Southeast, whose radius is 10.00 feet and whose chord bears North 19°11'02" East 7.07 feet to a point; thence Northeasterly 104.67 feet along the arc of a curve whose center lies to the Northwest, whose radius is 77.99 feet and whose chord bears North 03°24'51" East 96.99 feet to a point; thence North 33°41'14" East 37.75 feet to a point; thence North 17°50'24" East 154.02 feet to a point; thence North 52°45'09" East 19.36 feet to a point; thence South 71°45'39" East 47.25 feet to a point; thence North 73°37'04" East 33.81 feet to a point; thence South 86°20'04" East 71.80 feet to a point; thence North 00°40'40" West 116.89 feet to a point; thence North 52°05'14" West 111.02 feet to a point; thence South 88°14'51" West 69.99 feet to a point; thence South 46°51'19" West 70.01 feet to a point; thence South 05°24'14" West 76.96 feet to a point; thence South 49°22'52" East 28.14 feet to a point; thence South 02°06'43" East 33.65 feet to a point; thence South 19°43'32" West 151.95 feet to a point; thence South 36°56'49" West 27.69 feet to a point; thence Northwesterly 59.20 feet along the arc of a curve whose center lies to the South, whose radius is 102.51 feet and whose chord bears North 89°28'11" West 58.38 feet to a point; thence North 29°49'22" West 107.58 feet to a point; thence North 10°57'07" West 38.78 feet to a point; thence North 27°25'28" West 76.67 feet to a point; thence North 35°49'20" West 52.84 feet to a point; thence North 89°48'55" West 52.13 feet to a point; thence South 57°01'37" West 62.85 feet to a point; thence South 07°06'41" West 74.56 feet to a point; thence South 40°02'34" East 75.87 feet to a point; thence South 41°15'16" East 46.31 feet to a point; thence North 82°07'54" East 30.58 feet to a point; thence North 69°58'27" East 57.87 feet to a point; thence South 32°32'04" East 99.20 feet to a point; thence Southeasterly 112.14 feet along the arc of a curve whose center lies to the East, whose radius is 79.93 feet and whose chord bears South 00°52'19" East 103.17 feet to a point; thence Southeasterly 7.25 feet along the arc of a curve whose center lies to the Southwest, whose radius is 10.00 feet and whose chord bears South 22°10'01" East 7.09 feet to a point on the North line of said Subdivision; thence South 88°27'25" West along said North line 409.48 feet to a point; thence North 01°32'35" West 516.00 feet to a point on the North line of said 1/4 Section; thence North 88°27'25" East along said North line 816.00 feet to the point of beginning.  
Containing 335,547 square feet or 7.7031 acres.

Deliver excellence, vision, and responsive service to our clients.

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<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COMMON COUNCIL</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><b>09/15/2015</b></p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>STATUS REPORT RELATED TO BUXTON COMPANY AND RETAIL RECRUITMENT EFFORTS</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.4.</i></p>

At its September 1, 2015 meeting, the Common Council approved a motion “to allow the retail consultant Buxton to present on September 15, 2015 as requested by the Vice President of Buxton and to direct staff to notify the consultant as soon as possible that they will be placed on the agenda, and further that this motion is in reliance upon the Vice President’s statement that any potential notice of cancellation for the second year and further can wait until September 20, 2015.”

Buxton will be in attendance to present on the status of the retail recruitment efforts.

**COUNCIL ACTION REQUESTED**

A motion to renew the agreement with Buxton for retail recruitment and retention services and to authorize payment for the second year of services in the amount of \$50,000.

or

A motion to discontinue services provided by Buxton and to direct staff to provide Buxton with the required written notice of cancellation at least 60 days in advance of the yearly renewal date of November 24, 2015.

or

A motion as deemed appropriate by the Common Council.

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