

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, SEPTEMBER 21, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of September 7, 2017.

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

1. **NEUMANN DEVELOPMENTS, INC. PARK CIRCLE DUPLEX SINGLE-FAMILY CONDOMINIUMS DEVELOPMENT.** Special Use application by Neumann Developments, Inc., to allow for the Park Circle Condominiums development (27 two-unit condominium buildings, totaling 54 condominium units), upon property zoned R-8 Multiple-Family Residence District, located at 9733 South 76th Street; Tax Key No. 896-9999-007. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

E. **Adjournment**

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

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

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

**REMINDERS:**

Next Regular Plan Commission Meeting: October 5, 2017

**City of Franklin  
Plan Commission Meeting  
September 7, 2017  
Minutes**

Unapproved

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

Mayor Steve Olson called the September 7, 2017 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Kevin Haley, David Fowler and Patricia Hogan and City Engineer Glen Morrow. Excused was Alderman Mark Dandrea. Also present was Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

**D. Business Matters**

**2. VALERIE E. LUKASZEWICZ LAND COMBINATION.** Land Combination application by Valerie E. Lukaszewicz, for combining a parcel of land located at 4205 West Carmel Drive with Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek (Tax Key No. 739-0111-000), for construction of a fence that will be partially located on the outlot, property zoned Planned Development District No. 2 (Tumblecreek/Hidden Lakes Development); Tax Key No. 739-0025-000.

Planning Manager Joel Dietl presented the request by Valerie E. Lukaszewicz, for combining a parcel of land located at 4205 West Carmel Drive with Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek (Tax Key No. 739-0111-000), for construction of a fence that will be partially located on the outlot, property zoned Planned Development District No. 2 (Tumblecreek/Hidden Lakes Development).

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for Tax Key Nos. 739-0025-000 and 739-0111-000 (4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek). On voice vote, all voted 'aye'. Motion carried (4-0-1).

**B. Approval of Minutes**

- 1. Regular Meeting of August 17, 2017.

Commissioner Haley moved and Commissioner Fowler seconded approval of the August 17, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-1).

**C. Public Hearing Business Matters**

**1. ZILBER LTD. MIXED-USE MULTI-FAMILY AND FUTURE COMMERCIAL DEVELOPMENT.** Comprehensive Master Plan Amendment, Certified Survey Map and Special Use applications by Zilber LTD.

Planning Manager Joel Dietl presented the request by Zilber LTD. to amend the Future Land Use Map land use designation from Mixed Use to Residential–Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use, specifically, Lots 1 and 3 of the proposed Certified Survey Map would be designated as Residential–

to amend the Future Land Use Map land use designation from Mixed Use to Residential–Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use, specifically, Lots 1 and 3 of the proposed Certified Survey Map would be designated as Residential–Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use; for a 3 lot Certified Survey Map to divide the existing approximately 18.06 acre property and to dedicate a future public road; and for approval of a 180 unit multi-family residential development consisting of six 30 unit apartment buildings upon Lots 1 and 3 of the proposed Certified Survey Map, each building being 3 stories, 8,574 square feet, with exterior parking as well as underground parking, a 5,319 square foot recreation building, swimming pool and patio, dog park and playground, and approval to fill a 2,390.8 square foot wetland and associated wetland buffer and setback; property located at 7333 South 27th Street, zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 761-9992-004

Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use; for a 3 lot Certified Survey Map to divide the existing approximately 18.06 acre property and to dedicate a future public road; and for approval of a 180 unit multi-family residential development consisting of six 30 unit apartment buildings upon Lots 1 and 3 of the proposed Certified Survey Map, each building being 3 stories, 8,574 square feet, with exterior parking as well as underground parking, a 5,319 square foot recreation building, swimming pool and patio, dog park and playground, and approval to fill a 2,390.8 square foot wetland and associated wetland buffer and setback; property located at 7333 South 27th Street, zoned B-4 South 27th Street Mixed-Use Commercial District.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:07 and closed at 7:19.

Commissioner Fowler moved and Commissioner Haley seconded a motion to approve 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 7333 South 27<sup>th</sup> Street from Mixed Use to Residential – Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use, pursuant to WIS.STAT. §66.1001(4)(b). On voice vote, 4 voted 'aye' and 1 voted 'nay'. Motion carried (4-1-1).

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a multi-family residential development use upon property located at 7333 South 27<sup>th</sup> Street with striking Condition No. 7, changing Condition No. 9, which shall read that the applicant shall prepare a simple form mitigation plan that includes restoration and/or enhancements to the existing westerly wetlands, changing Condition No. 10 as per the discussion of the City Attorney, deletion of Condition No. 11 and adding a condition stating that the developer and City shall enter into a Development Agreement prior to issuance of a Building Permit. On voice vote, 4 voted 'aye' and 1 voted 'nay'. Motion carried (4-1-1).

Commissioner Haley moved and Commissioner Fowler seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot Certified Survey Map (which includes the dedication of a future public road), being a part

of lot 2 of Certified Survey Map number 7905, located in a part of the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (7333 South 27<sup>th</sup> Street) with the inclusion of a condition stating that the developer and City shall enter into a Development Agreement prior to issuance of a Building Permit. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**2. TACO BELL #30410 RESTAURANT REMODEL AND SITE WORK.** Special Use Amendment application by Sundance, Inc., business owner of Taco Bell #30410 restaurant, for remodeling the existing Taco Bell #30410 restaurant. Applicant's proposals are as follows: numerous façade changes, including reconfiguration of the store entrance; replacement of the roof; replacement of the windows; installation of a brick wainscot around the perimeter of the building, etc.; replacement of signage and menu boards; site work, including replacement of lights and possible parking lot repairs; and interior remodeling, upon property zoned Planned Development District No. 16 (Franklin Centre, *formerly* Franklin Plaza/PicknSave), located at 7141 South 76th Street; Tax Key No. 755-0194-000.

Planning Manager Joel Dietl presented the request by Sundance, Inc., business owner of Taco Bell #30410 restaurant, for remodeling the existing Taco Bell #30410 restaurant. Applicant's proposals are as follows: numerous façade changes, including reconfiguration of the store entrance; replacement of the roof; replacement of the windows; installation of a brick wainscot around the perimeter of the building, etc.; replacement of signage and menu boards; site work, including replacement of lights and possible parking lot repairs; and interior remodeling, upon property zoned Planned Development District No. 16 (Franklin Centre, *formerly* Franklin Plaza/PicknSave), located at 7141 South 76th Street.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:58 and closed at 7:58

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a Resolution to amend Resolution No. 93-4082, imposing conditions and restrictions for the approval of a Special Use for property located at 7141 South 76<sup>th</sup> Street to allow for remodeling of the existing Taco Bell #30410 restaurant building and site work. On voice vote, all voted 'aye'. Motion carried (4-0-1).

## D. Business Matters

**1. OAKWOOD AT RYAN CREEK SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND OUTLOT DEVELOPMENT.** Preliminary Plat application by Neumann Developments, Inc., for a 63 lot single-family residential subdivision (average lot size being approximately 14,800 square feet), which also includes a 97,054 square foot outlot to be reserved for potential future commercial uses (proposed subdivision plat is

Planning Manager Joel Dietl presented the request by Neumann Developments, Inc., for a 63 lot single-family residential subdivision (average lot size being approximately 14,800 square feet), which also includes a 97,054 square foot outlot to be reserved for potential future commercial uses (proposed subdivision plat is located at the northwest corner of South 76th Street and West Oakwood Road), upon property located at approximately 10100 South 76th Street, zoned R-5 Suburban Single-Family Residence District and FW Floodway District.

Commissioner Hogan moved and Commissioner Haley

located at the northwest corner of South 76th Street and West Oakwood Road), upon property located at approximately 10100 South 76th Street, zoned R-5 Suburban Single-Family Residence District and FW Floodway District; Tax Key No. 934-9992-010.

seconded a motion to recommend approval of a Resolution conditionally approving a Preliminary Plat for Oakwood at Ryan Creek subdivision (at approximately 10100 South 76<sup>th</sup> Street) with a change to Condition No. 6 to insert after the letter “A” the word “paved”, adding a condition stating that the Council contemplates only one sided sidewalks in cul-de-sacs, and DNR concurrence of the use of a preliminary Ordinary High Water Mark determination based upon the stream bank. On voice vote, all voted 'aye'. Motion carried (4-0-1).

**E. Adjournment**

Commissioner Fowler moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of September 7, 2017 at 8:24 p.m. All voted 'aye'; motion carried. (4-0-1).

DRAFT



REPORT TO THE PLAN COMMISSION

Meeting of September 21, 2017

Special Use

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use subject to the conditions set forth in the attached draft resolution.

Table with 2 columns: Field Name and Description. Fields include Project Name, Project Location, Property Owner, Applicant, Agent, Current Zoning, 2025 Comprehensive Plan, Use of Surrounding Properties, and Applicant's Action Requested.

INTRODUCTION/BACKGROUND:

Please note:

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

On July 26, 2017, Mr. O'Donnell submitted a Special Use Application for the two-family duplex Park Circle condominium development located at approximately 9733 S. 76th Street. Additional information, including preliminary stormwater, erosion control, grading, and utility plans were submitted on September 11, 2017.

Pursuant to Table 15-3.0602 of the Unified Development Ordinance (UDO), multiple-family dwellings and apartments are allowed in the R-8 Residence District as a Special Use.

At its June 6, 2017 meeting, the Common Council approved both the Comprehensive Master Plan Amendment (changing the future land use from Business Park to Residential – Multi-family) and rezoning (changing the zoning from BP Business Park District to R-8 Multiple-Family Residence District) for the proposed Park Circle development.

At its August 15, 2017 meeting, the Common Council approved both the Certified Survey Map (creating a total of three lots from two existing lots) and Condominium Plat (consisting of 27 two-family residential lots and three outlots) for the subject Park Circle development with conditions.

**Development Agreement:**

It is important to note that Section 15-2.0303 of the Unified Development Ordinance sets forth certain required improvements and the financial security to be provided as conditions of certified survey map, condominium plat, and subdivision plat approvals through a Development Agreement (“Subdivider’s Agreement”). The Development Agreement, as may be approved by the Common Council upon the recommendation of the City Engineer, shall provide for the furnishing, construction and installation of the required improvements and such other matters as set forth therein, and shall be entered into and executed by the developer/applicant prior to the recording of the final plat or Certified Survey Map.

In regard to the Park Circle condominium development, such improvements will likely include the proposed public roads, certain public sanitary sewer and water main extensions, and associated street and utility improvements such as street trees, street lights, storm sewers, landscape bufferyards, etc.

Based upon the preceding information, and as such a condition had not been included within the recently approved Certified Survey Map or Condominium Plat, staff anticipates that the subject Certified Survey Map will be returned to the Common Council concurrently with this Special Use to be revised to include the pro forma Development Agreement condition.

**PROJECT DESCRIPTION/ANALYSIS:**

The applicant is requesting approval to construct a 27 lot/54 unit (two-family duplex) condominium development on the subject 17.8 acre property. The applicant has previously indicated a first phase consisting of three building pads (six units total), with three future expansion areas. Pursuant to Wisconsin State Statutes, development within the future expansion areas will require a condominium plat amendment or addendum.

Although a Natural Resource Protection Plan was prepared for the Certified Survey Map (CSM) and Condominium Plat, only preliminary landscape, easement, site, and stormwater information was presented along with those documents. As required by the Unified Development Ordinance (UDO), additional landscape, easement, site, and stormwater information is being presented as part of the Special Use request, along with new information pertaining to lighting, erosion control, utilities, etc.

**Special Use:**

The applicant is requesting approval to develop 54 condominium units within 27 duplex buildings. The subject development’s Gross and Net Density are approximately 4 units per acre, which does not exceed the density standard of the R-8 Multiple-Family Residence District. The applicant indicates that the subject residential duplexes will also not exceed the R-8 district standards in regard to building heights, setbacks, etc.

However, the applicant has not indicated the amount of impervious surface and greenspace within the proposed development, so that the Open Space Ratio (OSR) can be calculated and verified. Nor has the applicant indicated the number of bedrooms proposed within each unit so that the minimum total

living area per dwelling can be determined. Therefore, staff recommends that the applicant shall verify conformance will all of the R-8 zoning district standards for Department of City Development review and approval prior to issuance of any Building Permit.

Pursuant to Section 15-3.0701 of the UDO, the applicant has provided responses to the General Standards for Special Uses, which are included in this submittal.

It should be noted that the Fire Department, in its comments provided in its review of this project indicated: “Additional residential development presents a concern with existing Fire Department staffing levels.”

**Architecture:**

It is important to note that pursuant to Section 15-7.0801 of the UDO, the subject development’s architectural plans will be reviewed and approved by the Architectural Review Board, pursuant to the standards set forth in Section 15-7.0802. Therefore, staff recommends that the applicant shall prepare detailed Architectural Plans for the subject Park Circle Condominium development for review and approval by the Architectural Review Board prior to issuance of any Building Permit.

The applicant has provided some preliminary architectural information as part of the Special Use application, consisting of an artist’s rendering of the front elevation of a typical duplex envisioned for this development, and some preliminary architectural requirements such as dwelling size, common building materials, roof pitch, etc. Based on this information, staff has concerns about the relative lack of variety in building styles/types, as the applicant proposes that most variety will simply be related to placement of the attached garages and potential bonus rooms. Therefore, pursuant to Section 15-7.0802E. of the UDO pertaining to Design Repetition, staff recommends that the applicant shall prepare detailed Architectural Plans depicting a minimum of three distinctly different buildings types dispersed throughout the development based upon a combination of varying design elements and buildings materials in addition to attached garage placement and bonus room inclusions, for review and approval by the Architectural Review Board prior to issuance of any Building Permit.

**Site Plan:**

The site plan depicts the proposed public streets and associated sidewalks, building pad locations, existing natural resource features, and proposed drainage easements (associated with the proposed stormwater management facilities), proposed conservation easement, and proposed landscape buffer easement (adjacent to S. 76<sup>th</sup> Street). Although sidewalks are proposed within the Park Circle condominium development, they are not proposed along the development’s frontage along S. 76<sup>th</sup> Street. Therefore, staff suggests that the applicants revise the Site Plan to provide a sidewalk along S. 76<sup>th</sup> Street.

Although the applicant indicates that the Park Circle condominium development will include a passive park, no details have been provided. Therefore, staff recommends that the applicant shall prepare a Minor Site Plan Amendment for Department of City Development review and approval prior to development of any park related facilities.

**Sewer, Water and Storm Sewer Service:**

The applicant indicates that public sewer and water service, and storm sewers, will be provided to the subject development, and has recently provided preliminary plans depicting the location of these facilities and associated easements. However, the Engineering Department has not yet reviewed



these materials. Therefore, staff recommends that the applicant shall submit to the Engineering Department, for review and approval, final Sanitary Sewer, Water Main, and Storm Sewer Plans prior to issuance of any Building Permit. Furthermore, staff recommends that the Sanitary Sewer, Water Main, and Storm Sewer easements shall be reviewed by the Engineering Department, and approved by the Common Council, prior to issuance of any Building Permit.

**Ingress and Egress:**

The applicant is proposing to extend a public road westward from S. 76<sup>th</sup> Street, to connect to an area to be reserved for a future extension of S. 80<sup>th</sup> Street. All access to condominium buildings will be from the new public road. According to the applicant, the Wisconsin Department of Transportation has conceptually approved the access location to S. 76<sup>th</sup> Street, subject to the addition of tapers and a by-pass lane to S. 76<sup>th</sup> Street. Based upon this information, staff recommends that the applicant shall obtain Milwaukee County Department of Transportation approval for access to S. 76<sup>th</sup> prior to issuance of any Building Permit.

The applicant has recently submitted preliminary roadway plans and profiles for the proposed public road, which have not yet been reviewed by the Engineering Department. Therefore, staff recommends that the applicant shall submit to the Engineering Department, for review and approval, final roadway plans and profiles prior to issuance of any Building Permit.

**Parking:**

Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per one-bedroom unit, 2 parking spaces for each two-bedroom unit and 2.5 spaces for 3 bedroom or more units.

However, the applicant has not indicated the number of bedrooms proposed within each unit so that the parking requirements can be verified. Therefore, staff recommends that the applicant shall provide the number of bedrooms for each envisioned building within the Park Circle condominium development to the Department of City Development for review and approval prior to issuance of any Building Permit. It can be noted that the applicant proposes to develop the Park Circle condominium in phases, as such; staff has no objection to this parking information being provided prior to each phase's development.

**Landscaping:**

Table 15-5.0302 of the UDO requires 1.5 Canopy/Shade Tree per dwelling unit, 1 Evergreen and Decorative Tree per dwelling unit and 3 Shrubs per dwelling unit for Multi-Family development.

However, the applicant has only provided details about the landscaping for the first phase of the condominium development, nor has the applicant provided additional landscaping in those areas of the development adjacent to existing single-family residential homes, provided the correct number of plant species for each plant type, or provided information on the landscaping warranty, irrigation, or maintenance, etc. Therefore, staff recommends that the applicant shall submit a revised Landscape Plan for review and approval by the Department of City Development prior to issuance of any Building Permit.

**Outdoor Lighting:**

The applicant indicates that the only proposed outdoor lighting consists of one outdoor post light per unit, to be located in the front yard adjacent to the driveway. Although cut sheets of the proposed type of light have been provided, a photometric plan was not. However, based upon the character of

the subject development and the limited need for and provision of lighting, staff has no objection to the information that was submitted, subject to the Park Circle condominium development remaining in conformance with the City’s lighting standards at all times.

**Natural Resource Protection Plan:**

As previously noted, the applicant had submitted a Natural Resource Protection Plan with the CSM and Condominium Plat, which included wetland delineations prepared by a Wisconsin Department of Natural Resources (WDNR) approved assured delineator.

However, among the conditions of approval for the CSM was that the Conservation Easement be revised to include all wetland setbacks. It appears that revision has not yet been made, nor has the Site Plan been revised accordingly. Therefore, staff recommends that the applicant shall revise the Site Plan to include the wetland setbacks within the Conservation Easement, for Department of City Development review and approval prior to issuance of any Building Permit.

**Signage:**

The applicant is not requesting any signage at this time, and has been informed that any signage would require prior review and approval by the Department of City Development and issuance of a Sign Permit by the Inspection Department.

**Stormwater Management:**

The applicant has recently submitted a preliminary Stormwater Management Plan, which has not yet been reviewed by the Engineering Department. Therefore, staff recommends that the applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan prior to issuance of any Building Permit.

**Erosion Control/Grading/Drainage:**

The applicant has recently submitted preliminary Erosion Control, Grading, and Drainage Plans, which have not yet been reviewed by the Engineering Department. Therefore, staff recommends that the applicant shall submit to the Engineering Department, for review and approval, final erosion control, grading, and drainage plans prior to issuance of any Building Permit.

**COMPREHENSIVE MASTER PLAN CONSISTENCY:**

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

The property is designated as Residential – Multi-Family on the City’s 2025 Future Land Use Map. As such, this Future Land Use Map designation is consistent with the existing zoning and the applicant’s proposed duplex condominium development.

**PUBLIC STREETS, SIDEWALKS, AND TRAILS PRACTICABLE ALTERNATIVES ANALYSIS:**

The Common Council, by Ordinance No. 2016-2224, has created a process whereby public streets, sidewalks and trails construction shall not be subject to the natural resource features protections standards set forth in Part 4 of the Unified Development Ordinance. In addition, this process allows

the Common Council to decide, upon review and approval of a practicable alternatives analysis prepared by an applicant, whether mitigation for any natural resource impacts will be required.

Furthermore, the City's approval of the River Park Condominium Plat included the following condition of approval, "The applicant shall apply for and obtain, concurrently with the required Special Use application, a determination from the Common Council that the public road is reasonable and necessary to the public interest and shall not require the grant of a special exception (as set forth in Ordinance No. 2016-2224)."

In this regard, the road reservation for future S. 80<sup>th</sup> Street will impact mature woodlands located along the western boundary of the subject property, and may impact a small isolated wetland (and associated buffer and setback) located at the southwest corner of the subject property. However, the applicant has not yet provided a practicable alternatives analysis for these potential impacts, nor calculated the amount of such impacts. Therefore, staff recommends that the applicant shall prepare a practicable alternatives analysis to address section (f) of Ordinance 2016-2224 for review and approval by the Common Council prior to issuance of any Building Permit.

It can also be noted that the applicant is proposing woodland impacts/loss associated with construction of the proposed water main to be extended southward from S. 80<sup>th</sup> Street, along or within the proposed reservation for the future S. 80<sup>th</sup> Street. However, the final water main plans have not been completed, and the actual amount of woodland impact/loss is unknown at this time. Furthermore, the UDO allows essential services such as public water mains to be located within and across protected natural resources, subject to restoration as set forth in Section 15-4.0102I of the UDO.

The applicant, in recognition of the temporary nature of any such restoration in light of the eventual public street, is only proposing the establishment of turf grass within the areas to be disturbed. On the other hand, it must be noted that: a mature woodland will likely be impacted, as well as a wetland and associated buffer and setback; that construction of the future S. 80<sup>th</sup> Street is not anticipated within the foreseeable future; and that Section 15-4.0102I. of the UDO prohibits the use of turf grass. Therefore, staff recommends that the applicant shall restore the lands to be disturbed due to construction of the proposed water main along the western boundary of the subject property with native grasses, for review and approval by the Department of City Development and the Engineering Department prior to the issuance of any Occupancy Permit. Staff further suggests that the applicant revise the Landscaping Plan to identify the proposed restoration.

**STAFF RECOMMENDATION:**

Department of City Development staff recommends approval of the Special Use, subject to the conditions set forth in the attached draft resolutions and ordinances.

## RESOLUTION NO. 2017-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE FOR A CONDOMINIUMS  
DEVELOPMENT USE UPON PROPERTY LOCATED AT  
9733 SOUTH 76TH STREET  
(NEUMANN DEVELOPMENTS, INC., APPLICANT)

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WHEREAS, Neumann Developments, Inc. having petitioned the City of Franklin for the approval of a Special Use in an R-8 Multiple-Family Residence District, to allow for the Park Circle Condominiums development (27 two-unit condominium buildings, totaling 54 condominium units), upon property located at 9733 South 76th Street, bearing Tax Key No. 896-9999-007, more particularly described as follows:

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of the Northeast 1/4 of said Section 28; thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet to the Point of Beginning; Thence continuing South 00°15'12" East along said east line, 157.59 feet; thence South 88°30'36" West, 60.01 feet to the west right of way line of South 76th Street - County Trunk Highway "U"; thence South 00°15'12" East along said west right of way line, 285.15 feet to the north line of Parcel 1 of Certified Survey Map No. 7040; thence South 88°30'36" West along said north line, 1264.54 feet to the west line of the East 1/2 of said Northeast 1/4; thence North 00°22'22" West along said west line, 670.96 feet to the south line of Parcel 1 of Certified Survey Map No. 6114; thence North 88°31'50" East along said south line, 933.85 feet to the west line of Parcel 1 of Certified Survey Map No. 4504; thence South 00°15'12" East along said west line, 219.45 feet to the south line of said Parcel 1; thence North 89°44'48" East along said south line, 392.00 feet to the Point of Beginning; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 21st day of September, 2017, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served

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RESOLUTION NO. 2017-\_\_\_\_\_

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adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

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

1. That this Special Use is approved only for the use of the subject property by Neumann Developments, Inc., successors and assigns, as a two-unit condominium buildings development use, which shall be developed in substantial compliance with, and operated and maintained by Neumann Developments, Inc., pursuant to those plans City file-stamped \_\_\_\_\_, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. Neumann Developments, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Neumann Developments, Inc. Park Circle two-unit condominium buildings development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Neumann Developments, Inc., and the Park Circle two-unit condominium buildings development use, for the property located at 9733 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The applicant shall verify conformance will all of the R-8 zoning district standards for Department of City Development review and approval prior to issuance of any Building Permit.

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RESOLUTION NO. 2017-\_\_\_\_\_

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5. The applicant shall prepare detailed Architectural Plans for the subject Park Circle Condominium development for review and approval by the Architectural Review Board prior to issuance of any Building Permit.
6. The applicant shall prepare detailed Architectural Plans depicting a minimum of three distinctly different buildings types dispersed throughout the development based upon a combination of varying design elements and buildings materials in addition to attached garage placement and bonus room inclusions, for review and approval by the Architectural Review Board prior to issuance of any Building Permit.
7. The applicant shall prepare a Minor Site Plan Amendment for Department of City Development review and approval prior to development of any park related facilities.
8. The applicant shall submit to the Engineering Department, for review and approval, final Sanitary Sewer, Water Main, and Storm Sewer Plans prior to issuance of any Building Permit. Furthermore, the associated Sanitary Sewer, Water Main, and Storm Sewer easements shall be reviewed by the Engineering Department, and approved by the Common Council, prior to issuance of any Building Permit.
9. The applicant shall obtain Milwaukee County Department of Transportation approval for access to S. 76<sup>th</sup> prior to issuance of any Building Permit.
10. The applicant shall submit to the Engineering Department, for review and approval, final roadway plans and profiles prior to issuance of any Building Permit.
11. The applicant shall provide the number of bedrooms for each envisioned building within the Park Circle condominium development to the Department of City Development for review and approval prior to issuance of any Building Permit.
12. The applicant shall submit a revised Landscape Plan for review and approval by the Department of City Development prior to issuance of any Building Permit.
13. The applicant shall revise the Site Plan to include the wetland setbacks within the Conservation Easement, for Department of City Development review and approval prior to issuance of any Building Permit.
14. The applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan prior to issuance of any Building Permit.
15. The applicant shall submit to the Engineering Department, for review and approval, final erosion control, grading, and drainage plans prior to issuance of any Building Permit.

NEUMANN DEVELOPMENTS, INC. – SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

Page 3

16. The applicant shall prepare a practicable alternatives analysis to address section (f) of Ordinance 2016-2224 for review and approval by the Common Council prior to issuance of any Building Permit.
17. The applicant shall restore the lands to be disturbed due to construction of the proposed water main along the western boundary of the subject property with native grasses, for review and approval by the Department of City Development and the Engineering Department prior to the issuance of any Occupancy Permit.

18. [other conditions, etc.]

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

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

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

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

NEUMANN DEVELOPMENTS, INC. – SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

Page 4

Introduced at a regular meeting of the Common Council of the City of Franklin this  
\_\_\_\_\_ day of \_\_\_\_\_, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of  
Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

ATTEST:

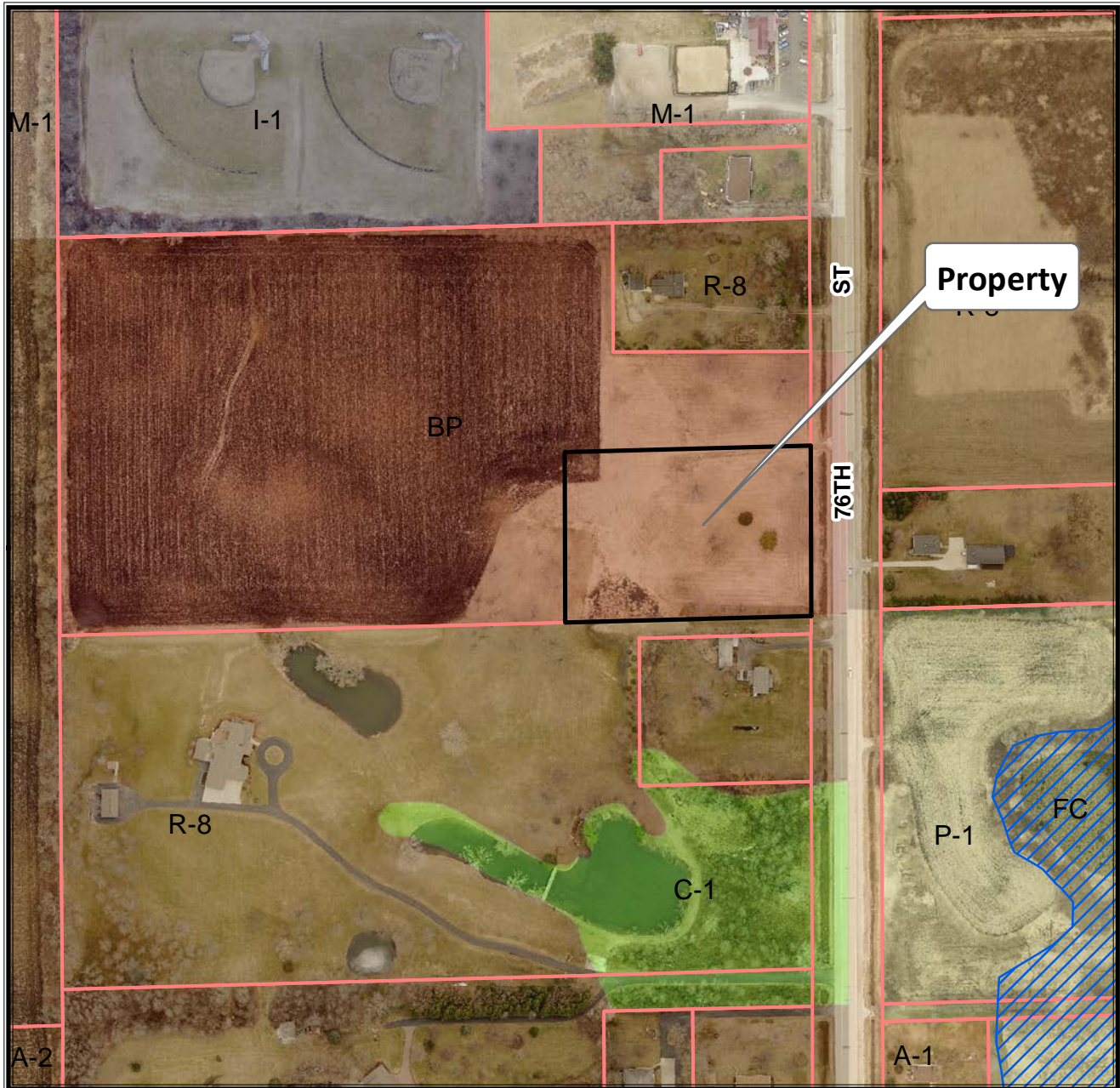
\_\_\_\_\_  
Stephen R. Olson, Mayor

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

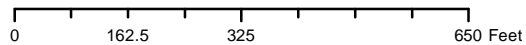
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



9733 S. 76th Street  
TKN 896 9999 007



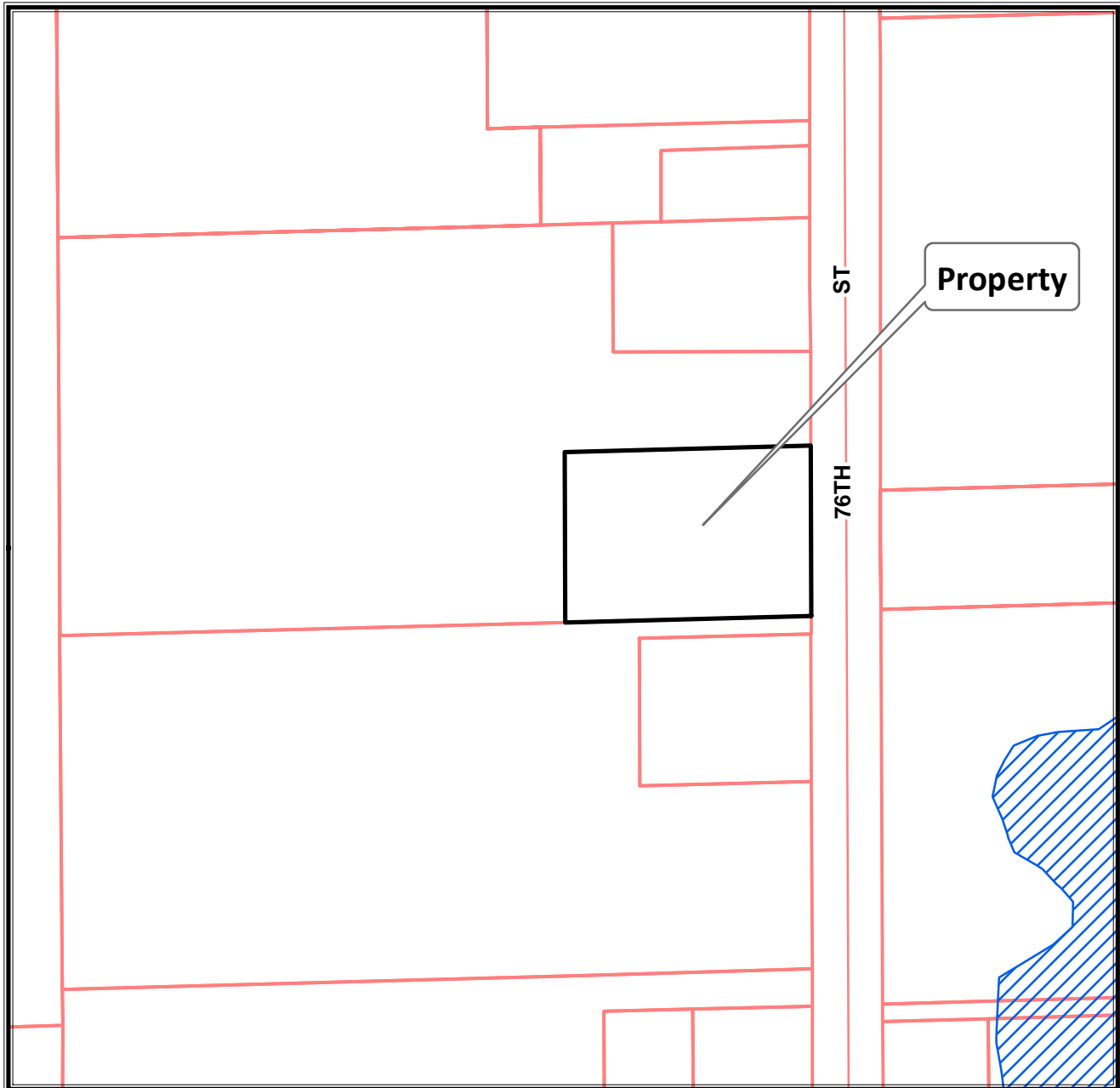
**Planning Department**  
**(414) 425-4024**



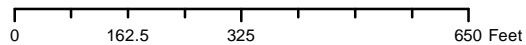
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



9733 S. 76th Street  
TKN 896 9999 007



**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.*





September 8, 2017

Nick Fuchs  
Principal Planner  
Department of City Development  
9229 W. Loomis Road, Franklin, WI 53132

**Re: Park Circle Special Use Application**

Dear Nick:

Neumann Developments, Inc. would like to be placed on the next available Plan Commission Agenda for a Special Use for the Park Circle Condominium Project located on S.76<sup>th</sup> St. We have reviewed staff's comments regarding Park Circle and revised as appropriate. Attached with this letter you will find the following:

- Special Use Application
- Electronic copy of legal description
- Twelve (12) copies of Project Narrative; Special Use Standards and Regulations form; preliminary plans for stormwater management; erosion control; grading; location of existing and proposed utilities; request for exemption of the public roads from the City's natural resource protection standards; landscape plan; architectural guidelines
- Declaration of Condominium of Park Circle Condominium Documents
- Three (3) copies of NRPP Tree Survey Report regarding watermain distribution route

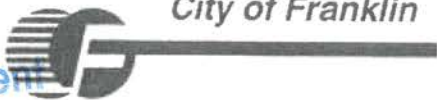
Please advise if you need any further information for the Special Use Application for Park Circle Condominiums.

Thank you and feel free to contact us with any comment or questions regarding the request.

Sincerely,

Cory O'Donnell  
Neumann Developments, Inc

**Franklin**  
SEP 11 2017  
City Development



SPECIAL USE APPLICATION

(Complete, accurate and specific information must be entered, including full legal names. Please Print.)

Date: \_\_\_\_\_

Property Owner(s)/Legal Entity: SOUTHBROOK CHURCH INC Applicant (Legal Business Owner Name): \_\_\_\_\_  
NEUMANN DEVELOPMENTS INC

Address: 9733 S. 76th St Address: N27W24025 PAUL CT SUITE 100  
 City: FRANKLIN State: WI Zip: 53132 City: PEWAUKEE State: WI Zip: 53072  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: 262-542-9200 Fax: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Email Address: CORP@NEUMANNCOMPANIES.COM

Project/Development Name: PARK CIRCLE

Project Description: DORSET CONDOS 896-9999-008

Project Property Address: 9733 S. 76th St Project Tax Key No(s): 896-9999-007

Existing Zoning: R-8 Existing Use: \_\_\_\_\_ Proposed Use: R-8 2025 CMP Land Use Identification: \_\_\_\_\_

\*The 2025 CMP Future Land Use Map is available at:  
[http://www.franklinwi.gov/DefaultFile/Planning/2025CMP/2025 CMP Ch5 2025Future Land Use Map5.7.pdf](http://www.franklinwi.gov/DefaultFile/Planning/2025CMP/2025%20CMP%20Ch5%202025Future%20Land%20Use%20Map5.7.pdf)

- All Special Use submittals must include and be accompanied by the following:
- This Application form accurately completed with original signatures (facsimiles and copies will not be accepted).
  - Application Filing Fee, payable to the City of Franklin: New Special Use over 4,000 square feet: \$1,500; New Special Use under 4,000 square feet: \$750; Special Use Amendment: \$1,000; Special Use Renewal (Annual): \$300.00; Multi-year Renewal: \$1,000.
  - An electronic copy of the Legal Description for the subject property.
    - Ten copies of a Project Narrative (i.e., a detailed description of the project).
    - One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the UDO\*.
  - Ten 24 x 36 inch copies of the Site Plan, Building Elevations, Landscape Plan, and Outdoor Lighting Plan, collated and folded into 9 x 12 inch sets. See Sections 15-7.0101, 15-7.0301, and 15-5.0402 of the UDO for information that must be denoted or included with each respective plan.
  - One 11 x 17 inch colored copy of the building elevations.
  - Ten 24 x 36 inch colored copies of the Natural Resource Protection Plan (NRPP), collated and folded into 9 x 12 inch sets, and three copies of the NRPP report, if applicable. See Sections 15-4.0102 and 15-7.0201 of the UDO for information that must be denoted on or included with the NRPP.
- \* The City's Unified Development Ordinance (UDO) is available at [www.franklinwi.gov](http://www.franklinwi.gov).

- A meeting must be scheduled with the Planning Department prior to Application submittal.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Special use and Special Use Amendment requests require Plan Commission review, a public hearing, and Common Council approval.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s) knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature(s) below. If more than one, all of the owners of the property must sign this Application).

Signature of Property Owner: James C. Schaefer Signature of Applicant: C. O'Connell  
 Name and Title: James C. Schaefer, Elder Name and Title: CORY O'CONNOR NEUMANN DEV INC  
 Date: 7/11/2017 Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_  
 Name and Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Project Contact Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_



# Park Circle

## Project Summary

Neumann Developments is eager to provide details regarding its latest potential subdivision in the City of Franklin, located at 9733 S. 76<sup>th</sup> St. Neumann Developments has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000. Neumann Developments, Inc. has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in seven of the past nine years!

Project Summary for Park Circle:

- 54 duplex single family condominiums
- Density 3 units/acre
- Total Area 18.00 Acres

Current Zoning is R-8

The proposed 54 duplex single family duplex condominium development would utilize an access point at S. 76<sup>th</sup> St. Milwaukee County is requiring an acceleration and declaration tapers in to and out of the subdivision along with a bypass lane to minimize traffic impacts.

All units and stormwater management facilities are located in upland. A proposed 30' wide landscape buffer easement and outlot is suggested along S. 76<sup>th</sup> St. Landscape buffer-yards are incorporated into the design based on the natural resource protection plan. A natural resource protection plan was completed in spring 2017 and incorporated into the design. Common area amenities including a passive park are planned for this community.

This community will be created with a common architectural requirements throughout the development. Multiple architectural styles of homes will be required. Typically four or more are incorporated into the design theme. The architectural details will be reviewed by an architectural control committee reviewing the minimum home size, construction materials, and other pertinent details regarding the community standards. The anticipated home size floor areas are to be between 1,400 square feet and 1,900 square feet and cost to be around \$320,000 to \$400,000.

- Variations on side entry and front entry for garage
- Deep lot and wide lots allow for variation on floor plan design
- Option sun room and bonus rooms also provide for varied building design



Public sanitary sewer and water service will be provided to the proposed development. The sanitary sewer will be extended from an existing manhole in South 76<sup>th</sup> Street (CTH U). The manhole is located just south of the proposed entrance to the development. The sewer will be extended to serve all of the units within the development and it will be stubbed to the future South 80<sup>th</sup> Street on the west side of the development for future extension by others. The existing water service will be extended from the north where it is located in the existing South 80<sup>th</sup> Street. The water service will be extended approximately 1,100 feet within an easement across property owned by the City of Franklin (in the future South 80<sup>th</sup> Street right-of-way). The water service will serve all of the units in the development and will be extended to South 76<sup>th</sup> Street (CTH U) and to the south property line for future extensions by others. The sewer and water work to serve the development will be completed in 2018 as part of the construction of Park Circle.

A request of exemption from the public roads from the City's natural resource protection standards is requested. The project has identified the essential services to be delivered in the path of the future 80<sup>th</sup> street location. We believe the water main and future 80<sup>th</sup> street location should provide the justification for the exemption.

Preliminary plans are being provided at this time for storm water management, landscaping/lighting, and architectural building plans.

## Market Analysis

### **Projected Value Analysis**

54 Condo Units x \$320,000 = \$17,280,000

**Projected Absorption Rate** = 16 Condo Units per year

A current review of condominium sales from \$320,000 to \$440,000 in Franklin from May 2016 to May 2017 indicated 14 units that have sold. There currently are 4 units available and 2 pending. Limited supply also had an impact of sales in the area. We anticipate the absorption rate of the development to generate 1.33 condo units to sell per month or approximately 16 units per year.

**Projected School Impact** = Less than  $0.6 * 54$  units = 21.6 (22) students

There are several factors present in most parts of the country that tend to reduce education expenses per housing unit. The first is the average number of school-aged children present in the units. According to the American Housing Survey, there is, on average, only a little over one school-aged child for every two households in the U.S. The number is about 0.6 per household for single-family and under 0.4 per household for multifamily. So education costs per housing unit are lower than costs per pupil, simply because there is less than one pupil per household. We are envisioning empty nesters purchasing the majority of the condominiums in this development, therefore having a negligible effect on the Franklin Schools.



**Projected Tax Revenue**                      \$320,000/1000 (320\*24.09) = \$7,709 per unit

- Average annual local govt. operating expense per housing unit in the Milwaukee Metropolitan Area (2010) \$3733 per unit (multi-family) \**National Association of Home Builders and SEWRPC*

**Projected Population Impact**              1.95 residents per condominium unit (54 \*1.95) = 105 residents

### Financial Plan for Project Implementation

Neumann Developments will make and install the public improvements reasonably necessary and will provide security to ensure that we will make those improvements within a reasonable time. Neumann Developments will post a Letter of Credit, at the commencement of the project in an amount not to exceed 120 percent of the estimated total cost to complete the required public improvements. This Letter of Credit will provide security for no more than 14 months after the date of public improvements for which the security is provided are substantially completed and upon substantial completion of the public improvements (binder coat installation on roads).

# City of Franklin

## Department of City Development

Date: August 9, 2017

To: Mr. Cory O'Donnell, Neumann Developments Inc.

From: City Development Staff

RE: Park Circle Condominium Plat Special Use Staff Comments

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Please be advised that City Staff has reviewed the above application for the property located at approximately 9733 South 76<sup>th</sup> Street. Department comments are as follows for the Special Use Application submitted by Mr. Cory O'Donnell and date stamped by the City of Franklin on July 26, 2017.

### **City Development Staff Comments**

*Special Use Requirements: Division 15-3.0700 and Section 15-9.0103 of the Unified Development Ordinance (UDO).*

1. Pursuant to Section 15-3.0701A.4. of the UDO, please indicate that public sanitary sewer and water service will be provided to the proposed development.
  - a. Staff recommends that you prepare a Project Narrative which includes a brief summary of how and when these services will be provided.

Public sanitary sewer and water service will be provided to the proposed development. The sanitary sewer will be extended from an existing manhole in South 76<sup>th</sup> Street (CTH U). The manhole is located just south of the proposed entrance to the development. The sewer will be extended to serve all of the units within the development and it will be stubbed to the future South 80<sup>th</sup> Street on the west side of the development for future extension by others. The existing water service will be extended from the north where it is located in the existing South 80<sup>th</sup> Street. The water service will be extended approximately 1,100 feet within an easement across property owned by the City of Franklin (in the future South 80<sup>th</sup> Street right-of-way). The water service will serve all of the units in the development and will be extended to South 76<sup>th</sup> Street (CTH U) and to the south property line for future extensions by others. The sewer and water work to serve the development will be completed in 2018 as part of the construction of Park Circle.

2. Pursuant to Section 15-3.0701A.5. [and Section 15-7.0102E.] of the UDO, please indicate if any improvements are needed to S. 76<sup>th</sup> Street due to increased traffic associated with the proposed development. Staff recommends that you contact Milwaukee County to obtain their comments and recommendations on this matter.

Milwaukee County DOT reviewed the preliminary plat for this development and wrote in a letter to the City Clerk, dated July 5, 2017, that this development will require tapers and a by-pass lane. Further discussion with Vernon Singleton at the County DOT indicated that the intersection shall be a type D intersection with a by-pass lane per the Wisconsin DOT FDM.

3. Pursuant to Section 15-3.0701A.7. [and Section 15-7.0102B.] of the UDO, please verify conformance with all of the R-8 zoning district standards as set forth in Table 15-3.0209A of the UDO. In particular, please indicate for each proposed building



type/model the maximum building height and the minimum total living area (please provide the number of bedrooms and basement sizes).

See the attached Building Elevation and Architectural Requirements

4. Pursuant to Sections 15-3.0701 B. and C., and 15-9.0103C. of the UDO, please submit the Special Use Standards and Regulations form, please include full and complete responses to each of the pertinent General Standards. *[See attached.]*

See the attached Special Use Standards and Regulations Form.

5. Pursuant to Section 15-3.0701D. of the UDO,
  - a. [And pursuant to Section 15-7.0102H. of the UDO], staff recommends that additional landscaping/screening be provided for the portions of the subject property adjacent to the three existing homes.

See the attached landscape plan

- b. Staff recommends that you submit a request to exempt the proposed public roads (specifically future S. 80<sup>th</sup> Street) from the City's natural resource protection standards concurrently with this Special Use application.
      - i. Conversely, a Natural Resource Special Exception (NRSE) could be submitted for these natural resource impacts. However, due to the time needed for that review, approval of any Special Use would have to be subject to receipt of the NRSE approval.

A request for exemption from public roads from the City's natural resource protection standards is being submitted for the natural resource impacts along the future South 80<sup>th</sup> Street right-of-way. Currently, this right-of-way would be used to install a water main extension. The water main will serve multiple properties along this corridor.

6. Pursuant to Section 15-9.0103C. of the UDO and the Special Use application:
  - a. Please submit a Project Narrative. This should include:
    - i. a brief description of the proposed project;
    - ii. a detailed description of any departures from UDO standards, i.e. the natural resource restoration standards associated with construction of essential services such as the public water main;

The Park Circle development is meeting the requirements of the UDO. The public water main extension to the property will impact Natural Resources (trees) and a request for exemption from public roads from the City's natural resource protection standards is being requested for the natural resource impacts along the future S. 80<sup>th</sup> St right of way. Per table 15-4.0100, the natural resource protection standards are not applicable to essential services and their associated easements, however, areas of disturbance of the natural resource features to provide for said essential services shall be restored to the restoration standards in Section 15-4.0102I. The restoration standards include non-aggressive vegetative cover and native vegetation. The proposal is to restore the water main route with turf grasses.

- iii. a brief description of those elements of the project for which only preliminary plans are being provided at this time (i.e. Landscaping Plan, Architectural Elevations, stormwater management, etc.);

Preliminary plans are being provided at this time for storm water management, landscape and architectural building plans.

- iv. a brief description of the need and purpose for an exemption of the public roads from the City's natural resource protection standards (or for the NRSE if that is requested instead) (*please note that a separate submittal requesting the public road exemption, with an alternatives analysis, would be required*); and

The purpose of the exemption request is to allow for a public water main extension from the existing water main at South 80<sup>th</sup> Street, southerly to serve both the proposed Park Circle and Oakwood at Ryan Creek developments, along with other adjacent properties along the water main route. The public water main would be located in an easement and would be considered an essential service. The need of the water main extension is to provide public water to these developments and to this area of the City. The current proposal is to provide this public water main extension however ultimately, the City will extend South 80<sup>th</sup> Street in this same area. A tree survey has been completed on the water main route and 13% of the trees are considered dead or diseased and another 22% of the trees are not considered quality trees.

- v. any additional information as recommended elsewhere in these staff comments.

*Site Plan Requirements: Division 15-7.0100 of the Unified Development Ordinance (UDO)*

7. Pursuant to Section 15-7.0102F. of the UDO, please submit stormwater, drainage, erosion, grading, and lighting plans for the proposed project.

The storm water, drainage, erosion and grading plans are part of the proposed construction plans for the development. These plans have been included in the submittal for City review and approval.

8. Pursuant to Section 15-7.0103B. of the UDO, please provide the owner's name and address on the Site Plan.

The current owners name and address have been added to the Site Plan. The CSM shows Neumann Developments as owner because Neumann will purchase the property prior to the CSM being recorded.

9. Pursuant to Section 15-7.0103F. of the UDO, please show the proposed topography on the Site Plan. Staff recommends that this information be provided on a second map (along with the proposed retaining walls and the existing natural resource features) so it and any site impacts may be more legible.

A second sheet has been added to the site plan to include the proposed topography. Detailed grading plans are included in the construction plan set.

10. Pursuant to Section 15-7.0103I. of the UDO, please provide details of the proposed monument sign. Please note, if such information is not provided at this time, a separate application, fee, review, and approval will be required.

To be provided at a later time.

11. Pursuant to Section 15-7.0103M. of the UDO, staff suggests that the setback, buffer, etc. information be shown on a separate map in bold lines, with other pertinent site plan information shown in light grey lines.

A third sheet has been added to the site plan to include more defined setback and buffer features.

12. Pursuant to Section 15-7.0103O. of the UDO, please provide the location of all existing and proposed sanitary sewers, storm sewers, and water mains.
  - a. Staff recommends that this, and other pertinent utility information be shown on a separate Utility Plan.
  - b. Staff suggests that the sewer, water, etc. information be shown on a separate map in bold lines, with other pertinent site plan information shown in light grey lines.

A fourth sheet has been added to the site plan to include the utilities. Detailed utility plans are included in the construction set.

13. Pursuant to Section 15-7.0103P. of the UDO, please provide a stormwater management plan with calculations which justify the detention/retention areas. Please note that a preliminary plan was to have been submitted at the time of initial application filing. If the Plan Commission makes a determination that a preliminary plan is reasonably necessary, it may allow the later submission of a final plan as a condition of any approvals.

The storm water management plan for the development has been included in the submittal for City review and approval.

14. Pursuant to Section 15-7.0103R. of the UDO, staff recommends that additional landscaping (for buffers/screening for the three adjacent homes) be reflected on the preliminary Landscape Plan that was submitted. Please note that a preliminary plan can be submitted at the time of initial application filing, with the later submission of a final plan as a condition of any approvals, if the Plan Commission makes a determination that this is reasonably necessary.

See attached landscape plan.

15. Pursuant to Section 15-7.0103T. of the UDO, staff suggests sidewalks along S. 76<sup>th</sup> Street.
16. Pursuant to Section 15-7.0103U. of the UDO, staff recommends that a brief description of the phasing/development of the project be included in the Project Narrative.

The utilities, grading, storm water management features, and road will be constructed in 2018 as part of the overall development. This includes the construction of the public sanitary sewer, water service, storm sewer, electric, gas, telephone, cable, curb and gutter, road, sidewalk and storm water ponds. The lots will be graded to an interim grading plan which is the master grading plan with the house pad locations left approximately one foot low where positive drainage can still be obtained. This allows for basement spoils to be used as backfill. Individual buildings will be constructed as the buildings are purchased. The individual building construction will include the driveways and driveway aprons.

17. Pursuant to Section 15-7.0103V. of the UDO, please provide preliminary architectural plans.
  - a. Staff recommends that additional details be provided, including renderings or sketches (or pictures of similar buildings) of all elevations of all proposed building types, along with a brief description of the amount and type of variation envisioned between and for each building type.
  - b. Staff also recommends that a minimum of three or four building types be provided, with variation based upon more than just garage placement.
18. Pursuant to Section 15-7.0103W. of the UDO, please provide a Lighting Plan. Please note that a preliminary plan is to be submitted at the time of initial application filing, with the later submission of a final plan as a condition of any approvals, if the Plan Commission makes a determination that this is reasonably necessary.

See attached lighting plan.

19. Pursuant to Section 15-7.0103X. of the UDO, please provide the location of all existing and proposed easements on the subject property.

All existing and proposed easements have been shown on the Certified Survey Map and Site Plan. Any additional easements requested during the construction plan review can be added to both documents.

20. Pursuant to Section 15-7.0103Y. of the UDO, please provide a letter or permit from Milwaukee County approving access to S. 76<sup>th</sup> Street.

The construction plans will be submitted to the Milwaukee County DOT for approval of the access. Approval has not yet been obtained. The County DOT provided design direction in their July 5, 2017 letter to the City Clerk.

21. Pursuant to Section 15-7.0103CC. of the UDO, please include the project's fiscal impact, estimated value, etc. within the Project Narrative.

See attached project narrative.

*Landscaping Requirements: Division 15-5.0300 and Section 15-7.0301 of the Unified Development Ordinance (UDO)*

22. Pursuant to Section 15-5.0302A. of the UDO, please verify that the standard plant units are being met, and include that information on the Landscape Plan.

Please see revised landscape plans

23. Pursuant to Section 15-5.0302C. of the UDO, staff suggests that the minimum quantity of landscape plantings be increased by 20 percent and the additional plants primarily located adjacent to the three existing homes.

Please see revised landscape plans

24. Pursuant to Section 15-5.0302D. of the UDO, please verify if any credit is being requested for preservation of existing vegetation, and include that information on the Landscape Plan.
  - a. Staff suggests that Section 15-8.0204 of the UDO be consulted to determine if any existing trees and flora can be preserved.

Please see revised landscape plans

25. Pursuant to Section 15-5.0302F. of the UDO, please verify that the species of plantings standards are being met, and include that information on the Landscape

Please see revised landscape plans

26. Pursuant to Section 15-5.0302G. of the UDO, please verify that the ground cover standard is being met, and include that information on the Landscape Plan.

Please see revised landscape plans

27. Pursuant to Section 15-5.0302I. of the UDO, please revise the Landscape Plan to include the following information: the preparer's name; existing plantings to be preserved, the Landscape Surface Ratio; a planting schedule; and calculations showing that the City's minimum quantity standards have been met.

Please see revised landscape plans

28. Pursuant to Section 15-5.0303 of the UDO, please verify that the general landscaping requirements have been met, and include that information on the Landscape Plan.

Please see revised landscape plans

29. Pursuant to Section 15-7.0301 of the UDO, please revise the Landscape Plan to include the following information: names, addresses and telephone numbers of the owner and developer; location of the proposed project; identify the landscape bufferyards (staff suggests this information be removed from the Site Plan and added to the Landscape Plan); the type, size, and common and scientific names of all existing vegetation which is to be part of any bufferyard or which is to be counted as credit toward required landscaping; and the type, size, and common and scientific names of all proposed landscaping.

- a. Staff suggests that the restoration of the impacted natural resource features due to the water main construction (if the restoration option is chosen) be included on the Landscape Plan. If any restoration does occur, and is not shown on the Landscape Plan, a separate plan will need to be prepared for staff review and approval.

Please see attached landscape plan.

*Lighting Requirements: Division 15-5.0400 of the Unified Development Ordinance (UDO)*

30. Pursuant to Sections 15-5.0401, 15-5.0402, and 15-5.0404 of the UDO, please verify that the exterior lighting standards have been met.

Please see the attached lighting plan.

*Architectural Requirements: Division 15-7.0800 of the Unified Development Ordinance (UDO)*

31. Pursuant to Section 15-7.0801 of the UDO, please note that the final Architectural Plans must be reviewed and approved by the Architectural Review Board. Information about the City's architectural principals and standards, and submittal requirements, are provided in Division 15-7.0800 of the UDO. Questions about this information should be directed to the Building Inspector Mr. Fred Baumgart.

**Police Department Staff Comments**

The Franklin Police Department has no issues with this project.

**Fire Department Staff Comments**

Adequate water supply infrastructure (mains and hydrants) for firefighting is required. Additional residential development presents a concern with existing Fire Department staffing levels.

**Engineering Department Staff Comments**

No comments on the special use. However, the Department still needs to review the technical aspects of this development

**DIVISION 15-3.0700**

**SPECIAL USE STANDARDS AND REGULATIONS**

**SECTION 15-3.0701**

**GENERAL STANDARDS FOR SPECIAL USES**

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

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

*Response: The property is zoned R-8, multi-family residential district. Per the UDO, all R-8 developments need a special use. This development was designed with two-family structures meeting the district requirements. The adjacent properties to the south, west, east, and northeast area also zoned R-8 so this development is consistent with the surrounding zoning. The comprehensive master plan is residential multi-family and natural resource features so this development meets the intent of the comprehensive master plan.*

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

*Response: As noted, the property is being developed under the R-8 zoning district which is the same zoning as the adjacent properties to the south, west, east, and northeast so it will not have an adverse or detrimental effect on adjacent properties. There are residential properties along South 76<sup>th</sup> Street (CTH U) so the development will fit into the character of the area. As part of the development, public water main will be extended to the property to serve the property and adjacent properties along the water main route as those properties are developed.*

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

*Response: The development will be constructed with one access point to South 76<sup>th</sup> Street (CTH U). The access road will be centered on the property with lots on either side of the road so it will look like a standard residential development. There is a road stub to the future South 80<sup>th</sup> Street extension but no other connections to any other adjacent properties. The development will meet the regulations of the district that it is in.*

4. **Adequate Public Facilities.** The proposed use and development will be served

adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

*Response: The proposed development will be served by public sanitary sewer and water main. There is public access to South 76<sup>th</sup> Street (CTH U) on the east. South 80<sup>th</sup> Street will eventually be extended (by the City) along the west side of the development. All other services will be provided as they are being provided to residents in this area.*

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

*Response: The development will have access to South 76<sup>th</sup> Street (CTH U), a county highway (aerial). The Milwaukee County DOT is requiring acceleration and deceleration tapers in to and out of the subdivision along with a bypass lane to minimize traffic impacts. There are no connection points from the subdivision to any other residential streets.*

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

*Response: The development will be on a vacant agricultural property that does include wetland, wetland buffers, wetland setbacks, mature woodlands, and a shore buffer. The development was designed around the natural features to meet the requirements of Section 15-4.0100. There are no other significant features.*

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

*Response: The development conforms to the requirements of the R-8, multi-family residential district. The project is being developed as a condominium development where there are no lot lines. The owners will own the building. The driveways, sidewalks, patios, and decks will be limited common element and all other open space will be common element.*

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special



standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

*Response: The development does not have any special standards listed in Sections 15-3.0702 and 15-3.0703.*

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

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

*Response: The public benefit of this project is to provide new multi-family housing near South 76<sup>th</sup> Street (CTH U) and STH 100. By developing the property, public water main and sanitary sewer will be extended to this area and can be extended to adjacent properties.*

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

*Response: There is an opportunity to purchase and possibly develop this property which is in a great location. Multi-family development and zoning is consistent with this area along South 76<sup>th</sup> Street (CTH U). This part of the City is an attractive location and would fit a need in the marketplace. Adjacent zoning to the south, east, west and north east is consistent with this development and alternative locations may not provide such complimentary adjacent zoning.*

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

*Response: The natural features on site have been preserved per Section 15-4.0100 and there will be landscape buffers along South 76<sup>th</sup> Street (CTH U). There is open space with storm water management along the south property line which abuts adjacent residential properties. The east and west property lines are South 76<sup>th</sup> Street (CTH U) and the future South 80<sup>th</sup> Street. The property to the north will include the future City DPW storage yard expansion. Each building within the development will include landscaping near the building.*

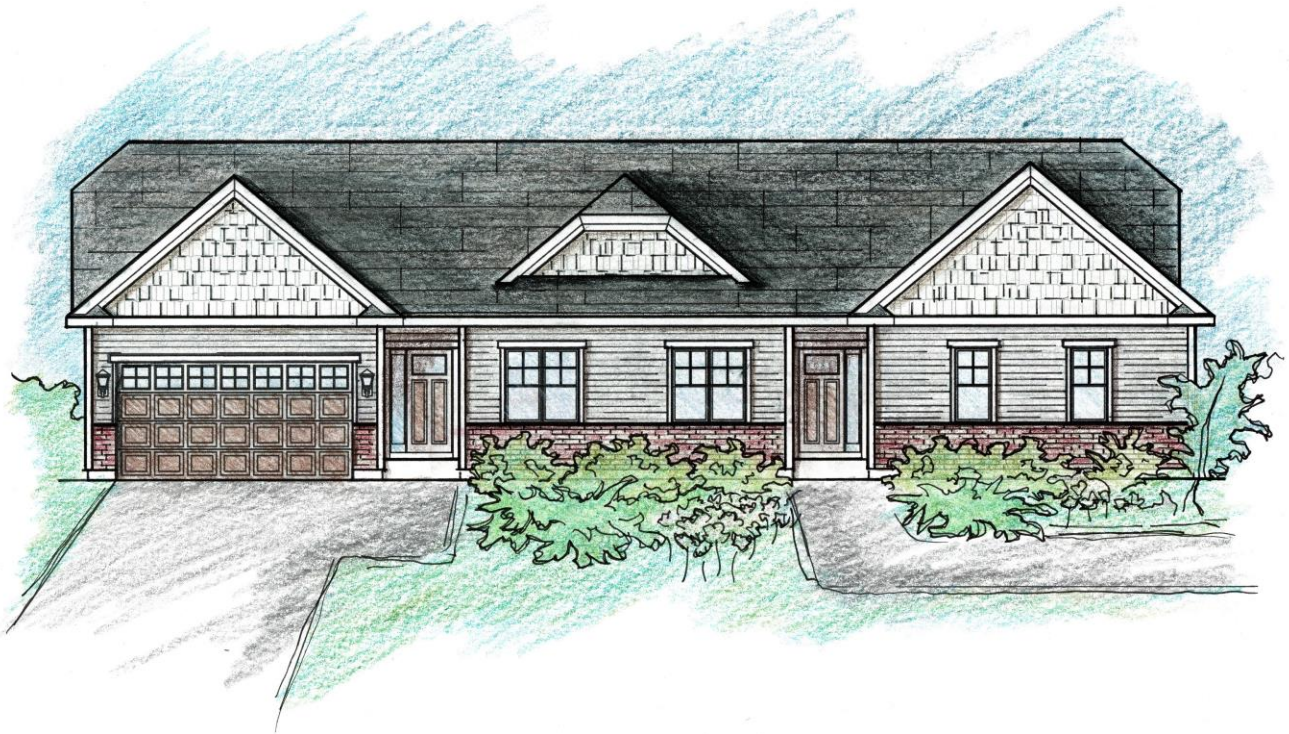
4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the

use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

*Response: The development of this property will not establish a precedent in the surrounding area as the zoning on the adjacent properties are the same. Development on those properties could follow the same design as this development subject to meeting the requirements of the UDO.*

# Park Circle - Franklin

Building Elevation and Architectural Requirements



\*Typical unit rendering (front elevation)



## Architectural Requirements

Preliminary architectural requirements are provided with the understanding that final approval will be provided by the Franklin Architectural Review Board

- Dwelling Size
  - 1,400 S.F. (minimum)
  - 2 Car Garage (minimum)
  - Maximum building height not to exceed 30'
  - Number of stories will not exceed 2.5
  - Basements will be in excess of 600 SF
- Materials
  - Sided with fire-resistant natural materials like hardiplank
  - Fascia and Soffit may be aluminum
  - Stone or Brick accents
  - Exposed basement or foundation walls shall be covered with suitable material consistent with the architecture of residence
  - 4" window wraps, door wraps and corner wraps (boards)
  - Decorative garage doors with glass inserts (windows)
  - Front door with sidelight
- Roof
  - Dimensional shingle (3-tab specifically not allowed)
  - 6/12 roof pitch
  - Architectural element needed if roof line spans more than 20ft i.e..... additional gable
- Lamp posts
  - Each owner is required to purchase and install approved ACC lamppost
    - Hanover Lantern B5530-BLK-A-FChimney and Hanover Lantern 351-10-BLK-B **OR**
    - Edgewater Collection Black 27" High Outdoor Post Light #99084 and Hepworth Black Finish 76 ¾" High Post and Cap Base #32943 or alternate 80"H Photocell Black Pad-Mount 8-inch Lamp Post. Available at [Lampsplus.com](http://Lampsplus.com) or other area lamppost suppliers.
  - Installed generally 10 feet from the edge of the driveway, and no more than 15 feet from the front of the house, on the front door side of the driveway
- Uniformity
  - Condominium building garages will be both front facing and side entry style for a mix of diversity throughout the project. 6 of 27 buildings will have side entry garages.

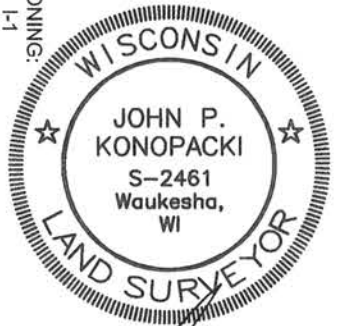
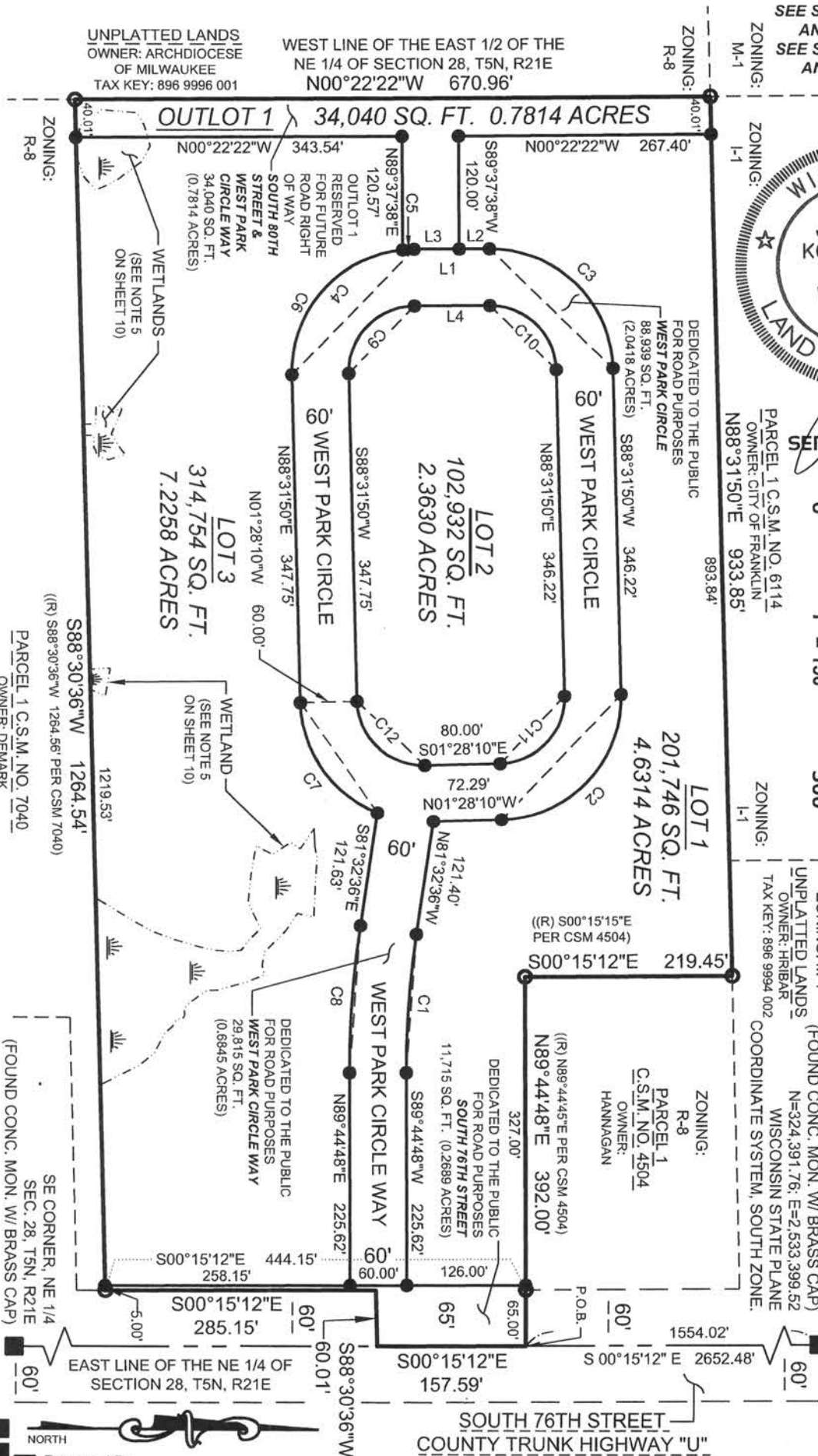
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin

SEE SHEET 7 & 8 FOR LINE  
AND CURVE TABLES  
SEE SHEET 10 FOR NOTES  
AND RESTRICTIONS

UNPLATTED LANDS  
OWNER: ARCHDIOCESE  
OF MILWAUKEE  
TAX KEY: 896 9996 001

WEST LINE OF THE EAST 1/2 OF THE  
NE 1/4 OF SECTION 28, T5N, R21E  
N00°22'22"W 670.96'



SEPTEMBER 8, 2017



- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
  - (R) - Denotes "Recorded As"
  - W - Denotes Wetland

NE CORNER, NE 1/4  
SEC. 28, T5N, R21E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=324.391.76; E=2,533.399.52  
WISCONSIN STATE PLANE  
COORDINATE SYSTEM, SOUTH ZONE.

PARCEL 1 C.S.M. NO. 6114  
OWNER: CITY OF FRANKLIN  
N88°31'50"E 933.85'

PARCEL 1 C.S.M. NO. 7040  
OWNER: DENMARK  
S88°30'36"W 1264.56' PER CSM 7040

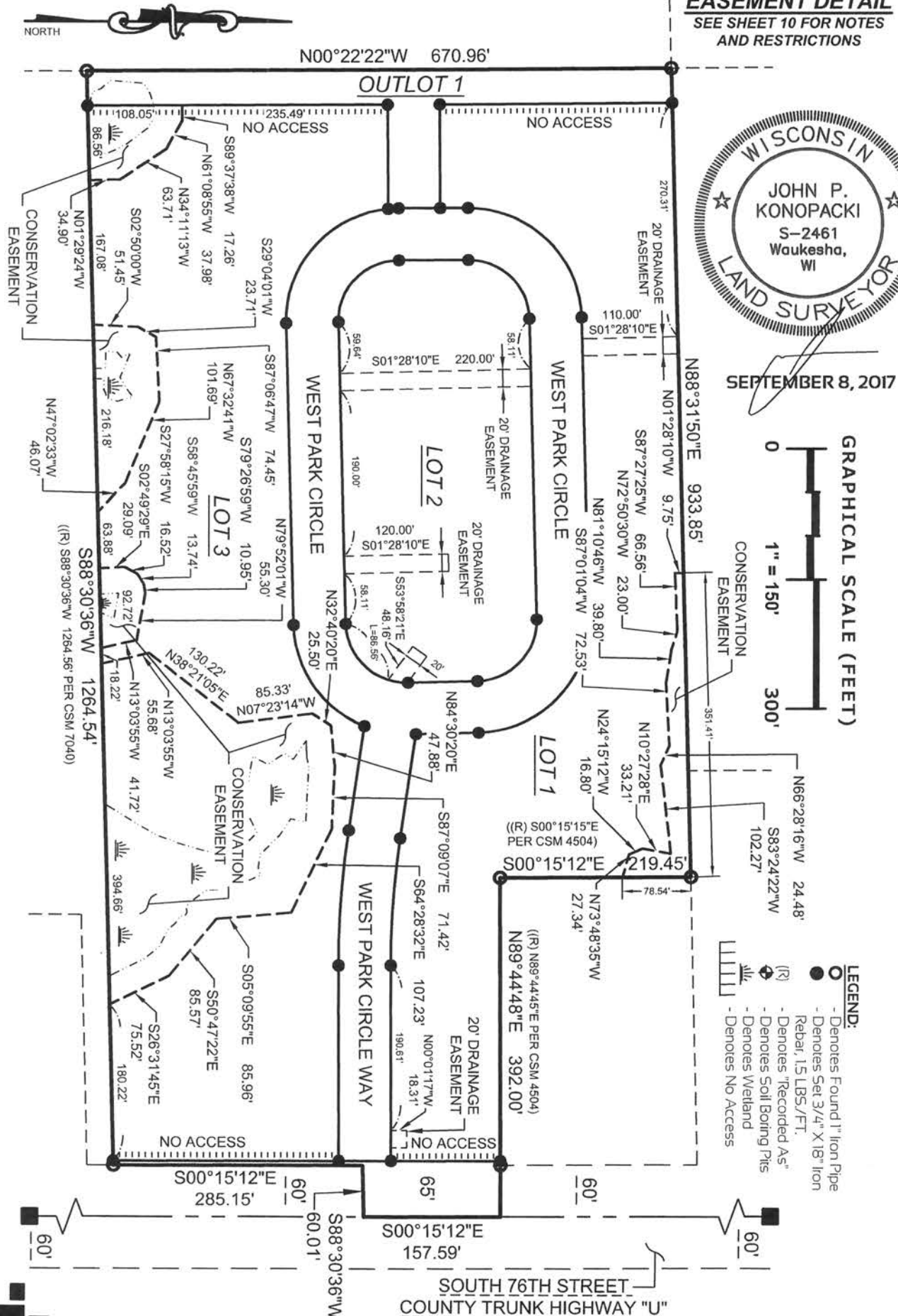
PARCEL 1 C.S.M. NO. 4504  
OWNER: HANNAGAN  
N89°44'48"E 392.00'

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



**EASEMENT DETAIL**  
SEE SHEET 10 FOR NOTES AND RESTRICTIONS



SEPTEMBER 8, 2017



- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - (R) - Denotes 'Recorded As'
  - ⊕ - Denotes Soil Boring Pits
  - ▨ - Denotes Wetland
  - ||||| - Denotes No Access

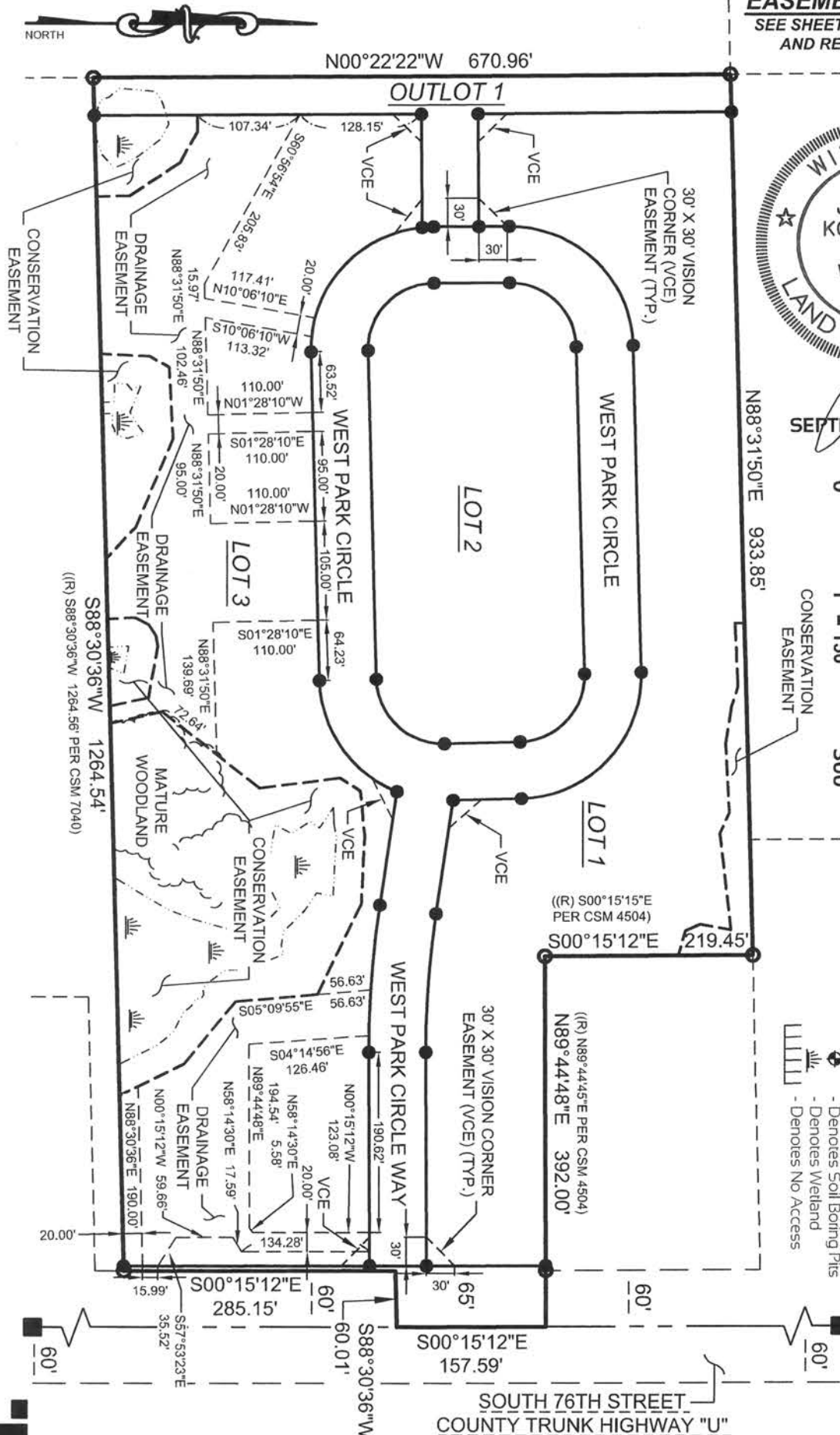
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PEG JOB#90L00  
SHEET 2 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

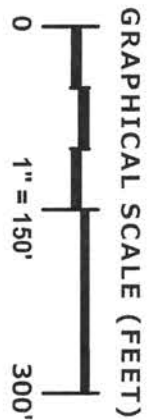
Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



**EASEMENT DETAIL**  
SEE SHEET 10 FOR NOTES AND RESTRICTIONS



SEPTEMBER 8, 2017



- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
  - (R) - Denotes "Recorded As"
  - ⊕ - Denotes Soil Boring Pits
  - ⊖ - Denotes Wetland
  - ||||| - Denotes No Access

Prepared By:  
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15850 BLUEMOUND ROAD | SUITE 210  
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PEG JOB#90L00  
SHEET 3 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

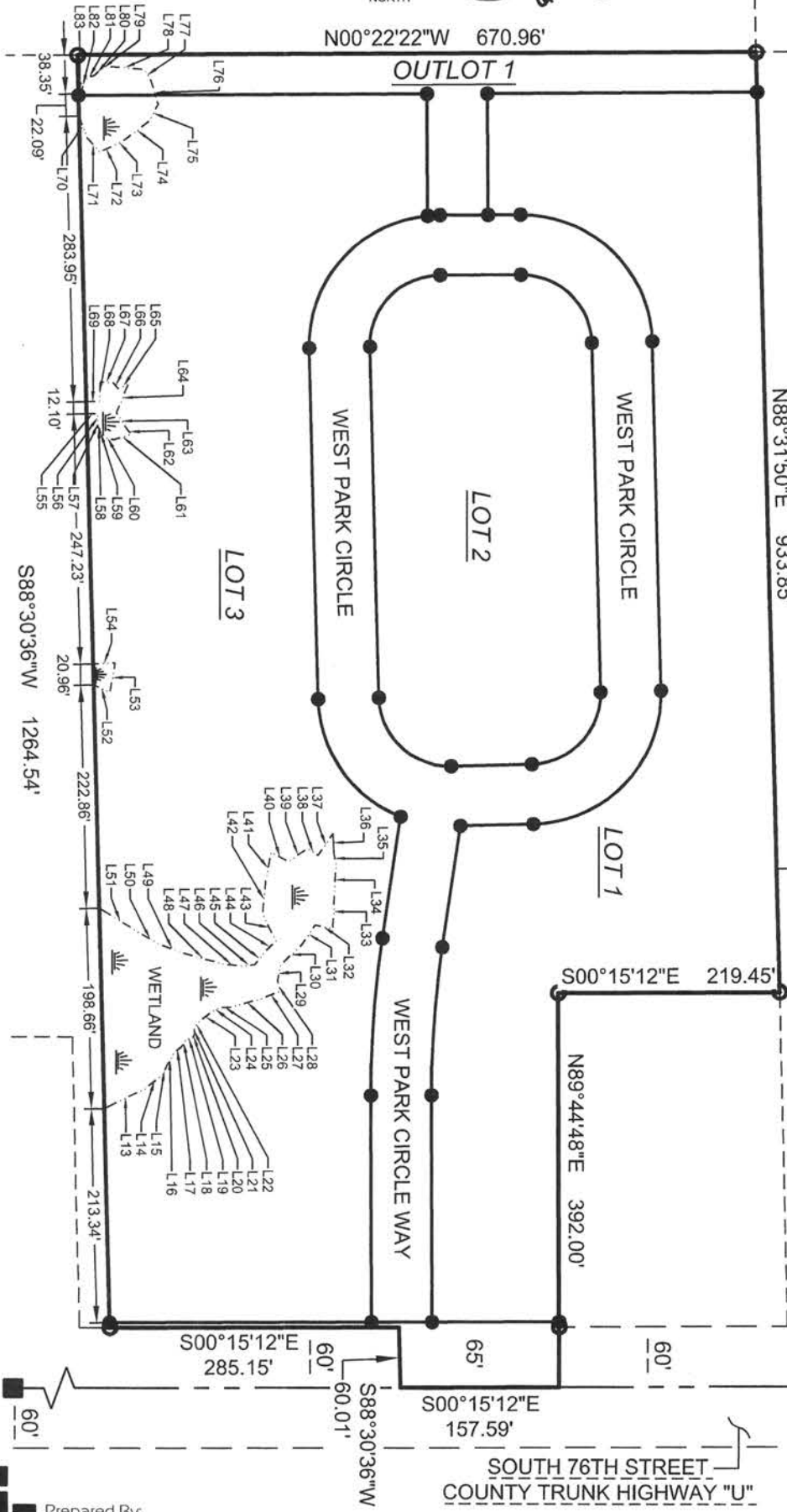
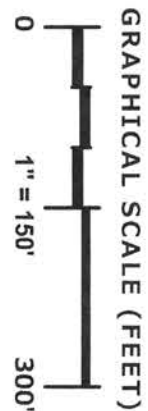
Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin



**WETLAND DETAIL**  
SEE SHEET 7 FOR LINE TABLE  
SEE SHEET 10 FOR NOTES  
AND RESTRICTIONS



SEPTEMBER 8, 2017



- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
  - (R) - Denotes "Recorded As"
  - ⊕ - Denotes Soil Boring Pits
  - ▨ - Denotes Wetland

SOUTH 76TH STREET  
COUNTY TRUNK HIGHWAY "U"

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD 1 SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00  
SHEET 4 OF 10



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

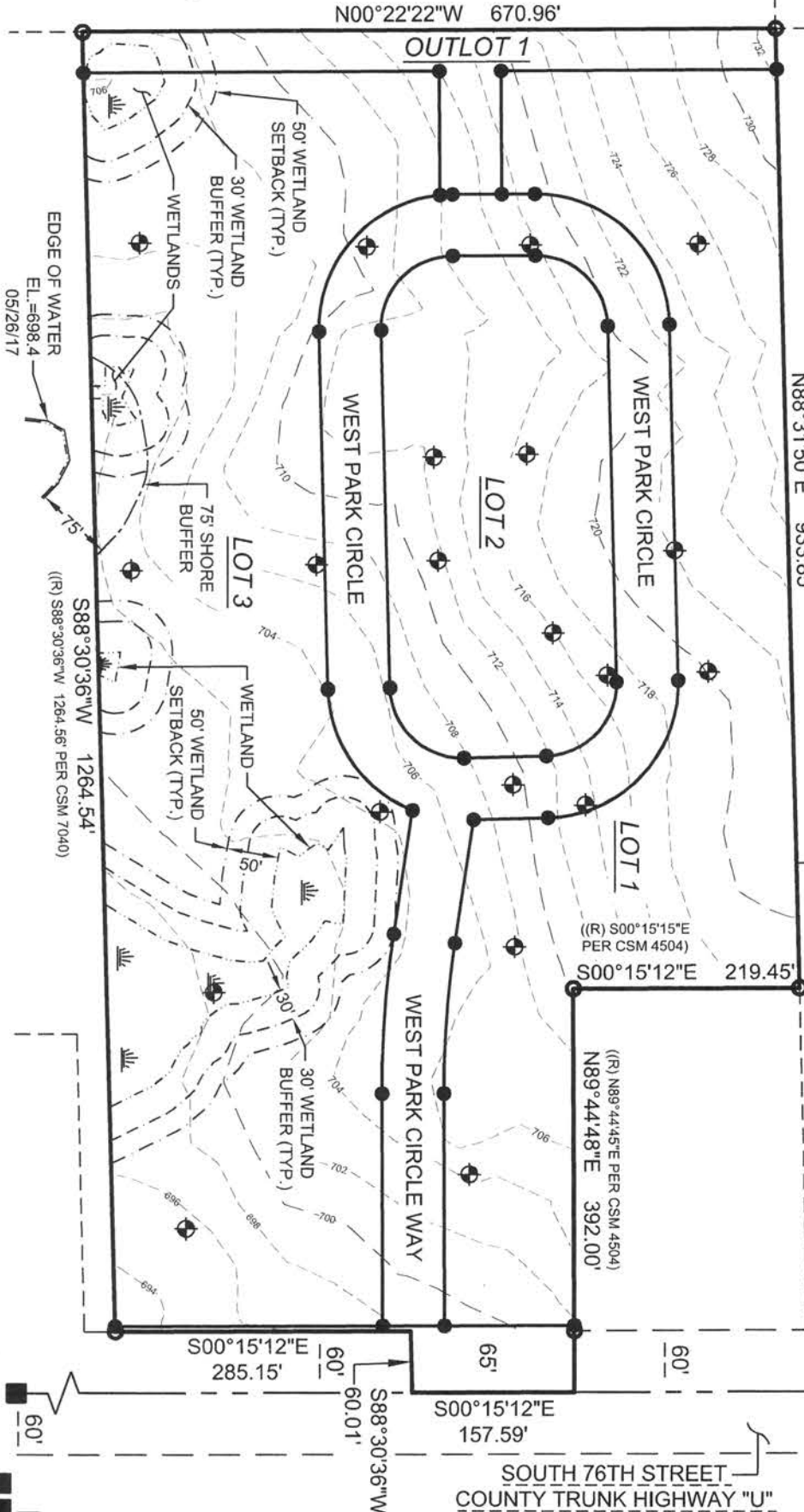
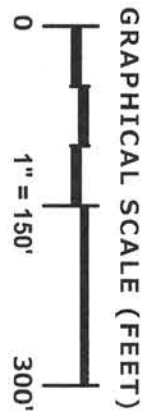
Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin



**ENVIRONMENTAL  
DETAIL**  
SEE SHEET 10 FOR NOTES  
AND RESTRICTIONS



SEPTEMBER 8, 2017



- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - (R) - Denotes "Recorded As"
  - ⊕ - Denotes Soil Boring Pits
  - ~ - Denotes Wetland

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
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 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#90100  
 SHEET 5 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

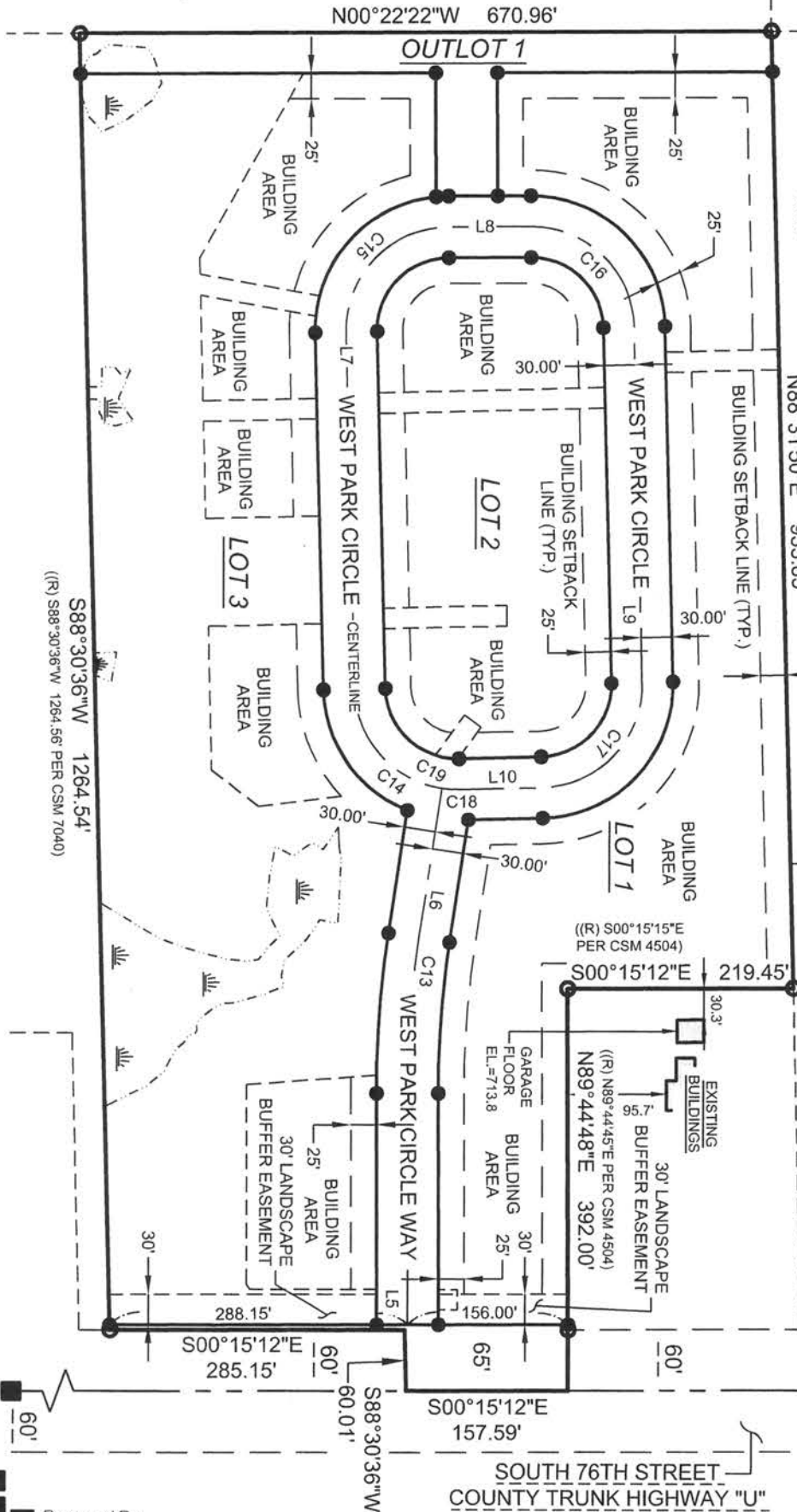
Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin



**LOT DETAIL**  
SEE SHEET 7 FOR LINE AND CURVE TABLES  
SEE SHEET 10 FOR NOTES AND RESTRICTIONS



SEPTEMBER 8, 2017



- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
  - (R) - Denotes "Recorded As"
  - ≡ - Denotes Wetland

SOUTH 76TH STREET  
COUNTY TRUNK HIGHWAY "U"

Prepared By:

**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

Subject Property Zoning: R-8 Multiple-Family Residence District  
Street Setback=25 Feet; Side Setback=5 Feet; Rear Setback=25 Feet  
Tax Key Numbers: 896-9999-007 & 896-9999-008

PEG JOB#90100  
SHEET 6 OF 10

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin

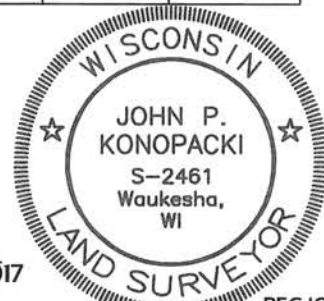
BOUNDARY CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	147.46'	970.00'	008°42'36"	S85°53'54"E	147.32'	S89°44'48"W	N81°32'36"W
C2	204.20'	130.00'	090°00'00"	N46°28'10"W	183.85'	N01°28'10"W	S88°31'50"W
C3	201.72'	130.00'	088°54'12"	S44°04'44"W	182.08'	S88°31'50"W	S00°22'22"E
C4	206.69'	130.00'	091°05'48"	S45°55'16"E	185.60'	S00°22'22"E	N88°31'50"E
C5	12.15'	130.00'	005°21'17"	S03°03'00"E	12.15'		
C6	194.54'	130.00'	085°44'31"	S48°35'54"E	176.89'		
C7	151.41'	130.00'	066°43'53"	N55°09'53"E	143.00'	N88°31'50"E	N21°47'57"E
C8	156.58'	1030.00'	008°42'36"	S85°53'54"E	156.43'	N89°44'48"E	S81°32'36"E
C9	111.30'	70.00'	091°05'48"	N45°55'16"W	99.94'	S88°31'50"W	N00°22'22"W
C10	108.62'	70.00'	088°54'12"	N44°04'44"E	98.04'	N00°22'22"W	N88°31'50"E
C11	109.96'	70.00'	090°00'00"	S46°28'10"E	98.99'	N88°31'50"E	S01°28'10"E
C12	109.96'	70.00'	090°00'00"	S43°31'50"W	98.99'	S01°28'10"E	S88°31'50"W

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L13	N26°31'11"W	46.16'
L14	N40°49'36"W	21.11'
L15	N64°02'26"W	7.32'
L16	N62°13'12"W	16.37'
L17	N37°53'39"W	9.43'
L18	N60°16'09"W	9.55'
L19	N05°26'38"W	5.92'
L20	N56°50'08"W	4.75'
L21	S82°30'24"W	6.99'
L22	N45°27'17"W	7.31'
L23	N38°09'37"W	16.43'
L24	N30°48'59"W	7.60'
L25	N03°24'59"W	12.23'
L26	N16°08'58"W	32.46'
L27	N23°31'28"W	17.98'
L28	S77°18'53"W	9.85'
L29	N80°46'07"W	15.33'
L30	N44°23'20"W	30.96'
L31	N56°12'36"W	22.57'
L32	N11°11'49"E	17.72'
L33	N87°15'47"W	33.23'
L34	N87°01'43"W	29.98'
L35	S80°25'29"W	12.17'
L36	S87°09'04"W	18.99'
L37	S56°22'45"E	26.39'
L38	S33°32'46"W	12.37'
L39	S34°19'19"E	22.89'
L40	S27°54'31"W	19.47'
L41	S79°46'59"E	32.12'
L42	S84°47'53"E	29.29'
L43	N64°00'37"E	30.01'

CENTERLINE CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	152.02'	1000.00'	008°42'36"	N85°53'54"W	151.87'
C14	139.76'	100.00'	080°04'26"	S48°29'37"W	128.66'
C15	158.99'	100.00'	091°05'48"	N45°55'16"W	142.77'
C16	155.17'	100.00'	088°54'12"	N44°04'44"E	140.06'
C17	157.08'	100.00'	090°00'00"	S46°28'10"E	141.42'
C18	17.32'	100.00'	009°55'34"	S03°29'37"W	17.30'
C19	157.08'	100.00'	090°00'00"	S43°31'50"W	141.42'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L44	S44°13'02"E	16.67'
L45	S53°28'17"E	14.40'
L46	S05°55'37"E	12.44'
L47	S05°16'17"W	21.00'
L48	S15°49'06"W	36.88'
L49	S19°54'54"W	26.87'
L50	S29°31'05"W	21.36'
L51	S31°40'23"W	47.76'
L52	N25°46'24"E	17.40'
L53	N79°52'01"W	30.04'
L54	S02°47'44"E	21.53'
L55	N01°29'45"W	10.71'
L56	N89°41'39"E	8.24'
L57	N86°50'51"E	5.47'
L58	N47°53'59"E	2.60'
L59	N76°12'37"E	7.56'
L60	N14°01'58"E	12.30'
L61	N17°11'13"W	18.22'
L62	S48°28'18"W	6.06'
L63	S57°58'56"W	20.31'
L64	N67°17'12"W	31.60'
L65	S29°01'33"E	12.00'
L66	S51°48'30"W	7.84'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L67	S04°42'57"W	12.71'
L68	S87°04'24"E	19.59'
L69	S01°31'00"E	12.67'
L70	N70°20'36"E	22.47'
L71	N48°54'49"E	19.19'
L72	N24°24'23"W	14.47'
L73	N28°48'32"W	13.95'
L74	N37°49'18"W	28.88'
L75	N61°08'55"W	19.07'
L76	S73°38'36"W	24.77'
L77	S58°02'40"W	13.08'
L78	S04°45'25"W	37.47'
L79	S37°50'31"E	6.52'
L80	S38°08'05"E	7.86'
L81	S23°11'31"E	10.38'
L82	S75°46'24"E	12.05'
L83	S41°44'55"E	4.15'



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

SEPTEMBER 8, 2017

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00  
 SHEET 7 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 28;  
Thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet to the Point of Beginning;

Thence continuing South 00°15'12" East along said east line, 157.59 feet;  
Thence South 88°30'36" West, 60.01 feet to the west right of way line of South 76th Street - County Trunk Highway "U";  
Thence South 00°15'12" East along said west right of way line, 285.15 feet to the north line of Parcel 1 of Certified Survey Map No. 7040;  
Thence South 88°30'36" West along said north line, 1264.54 feet to the west line of the East 1/2 of said Northeast 1/4;  
Thence North 00°22'22" West along said west line, 670.96 feet to the south line of Parcel 1 of Certified Survey Map No. 6114;  
Thence North 88°31'50" East along said south line, 933.85 feet to the west line of Parcel 1 of Certified Survey Map No. 4504;  
Thence South 00°15'12" East along said west line, 219.45 feet to the south line of said Parcel 1;  
Thence North 89°44'48" East along said south line, 392.00 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

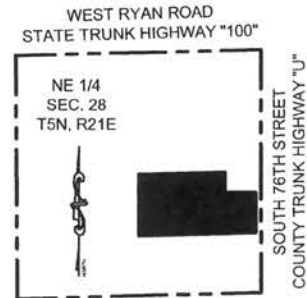
Containing 783,941 square feet (17.9968 acres) of land Gross and 653,472 square feet (15.0016 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of NEUMANN DEVELOPMENTS, INC, owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 in surveying, mapping and dividing the land with in this certified survey map.

**VICINITY SKETCH  
SCALE 1"=2000'**



Date: SEPTEMBER 8, 2017

PREPARED FOR THE OWNER  
AND SUBDIVIDER:  
NEUMANN DEVELOPMENTS, INC  
CORY O'DONNELL  
N27 W24025 PAUL COURT, SUITE 100  
PEWAUKEE, WI 53072  
PH: (262) 542-9200



  
\_\_\_\_\_  
John P. Konopacki  
Professional Land Surveyor S-2461

BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°22'22"E	80.01'
L2	S00°22'22"E	32.14'
L3	S00°22'22"E	47.87'
L4	N00°22'22"W	80.01'

CENTERLINE LINE TABLE		
LINE NO.	BEARING	DISTANCE
L5	S89°44'48"W	225.62'
L6	N81°32'36"W	148.12'
L7	S88°31'50"W	347.75'
L8	N00°22'22"W	80.01'
L9	N88°31'50"E	346.22'
L10	S01°28'10"E	80.00'

 Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00  
SHEET 8 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin

## OWNER'S CERTIFICATE OF DEDICATION

NEUMANN DEVELOPMENTS, INC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

NEUMANN DEVELOPMENTS, INC, as owner, does further certify that the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 have been complied with and that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Franklin

IN WITNESS WHEREOF, the said NEUMANN DEVELOPMENTS, INC has caused these presents to be signed by Cory O'Donnell, (title) \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

In the presence of: NEUMANN DEVELOPMENTS, INC

\_\_\_\_\_  
Cory O'Donnell - (Title)

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, Cory O'Donnell, (title) \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such (title) \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its President, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
President

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



SEPTEMBER 8, 2017

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#90100  
SHEET 9 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,  
City of Franklin, Milwaukee County, Wisconsin

## CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved and dedication accepted by the Common Council of the City of Franklin by Resolution No. \_\_\_\_\_ Signed this  
\_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Steve Olson, Mayor

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

### NOTES:

1. All measurements have been made to the nearest one-hundredth of a foot.
2. All angular measurements have been made to the nearest one second.
3. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0207E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Vertical Datum: Contours are shown at a 2' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 28, Town 5 North, Range 21 East, Elevation = 736.04.
5. Wetlands delineated by Dave Meyer of Wetland & Waterway Consulting, LLC ON April 22 and May 5, 2017.
6. Subject property to be serviced by municipal sanitary sewer and water.
7. VISION CORNER EASEMENT RESTRICTIONS: No visual obstructions, such as structures, parking, or vegetation, shall be permitted between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the Vision Corner Easement.
8. Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East has a bearing of N00°15'12" W.
9. NO ACCESS NOTE: NEUMANN DEVELOPMENTS, INC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with South 76th Street - County Trunk Highway "U" or South 80th Street, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statutes, and shall be enforceable by the Department of Transportation.
10. The City of Franklin Department of Public Works facility located to the north is to be expanded for future storage yard use, including the removal of existing recreation/baseball field use.
11. 30' LANDSCAPE BUFFER EASEMENT: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.
12. Public water and sewer are not available in this area, public water and sewer must be extended for future development.

### CONSERVATION EASEMENT RESTRICTIONS

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



SEPTEMBER 8, 2017

Prepared By:

**PINNACLE ENGINEERING GROUP**

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00  
SHEET 10 OF 10

# Park Circle Exterior Lighting

- Each unit will have a Hinkley Edgewater 1671BK High Outdoor Post Light
  - Black finish
  - Clear glass
  - 3-40W candelabra bulbs
  - Black post 76 ¾" high
  - 10 ¼" wide
- Each unit will have one Outdoor Post Light located approximately 20' from front of unit near driveway
- A representative from Hinkley Lighting Incorporated indicated that they do not have a photometric data test report for the proposed luminaire graphically showing the lighting distribution at all angles vertically and horizontally around the luminaire.

# HINKLEY & R

HINKLEY LIGHTING INC.  
23500 PINE OAK PARKWAY AVON LAKE OHIO 44022  
[PH] 440.652.5500 [F] 440.652.5555  
HINKLEYLIGHTING.COM FREDRICKRAMOND.COM



<b>EDGEWATER 1671BK</b>
BLACK

WIDTH:	10.0"
HEIGHT:	21.3"
WEIGHT:	9.0 LBS
MATERIAL:	CAST ALUMINUM
GLASS:	CLEAR SEEDY PANELS
SOCKET:	3-40W CAND
VOLTAGE:	120V
UPC:	640665167122

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

*life*AGLOW®





## Edgewater Collection Black 27" High Outdoor Post Light Style # 99084

**\$439.00**

Low Price Guarantee

1 Qty

ADD TO CART

ADD TO WISH LIST

In Stock - Ships in 1 to 2 Days

FREE SHIPPING + FREE RETURNS\*

Write a Review

Post mount lights like this one add life to your garden at night

Traditional flourishes decorate the sophisticated Edgewater Collection of lighting. Slender candelabra fixtures glow within this lantern-style design. This outdoor post light features a black finish and clear seeded glass. From Hinkley's outdoor lighting collection.

- Black finish.
- Clear seeded glass.
- By Hinkley Lighting
- Takes four 40 watt candelabra bulbs (not included)
- 27" high.
- 16" wide.
- Post not included.

**HINKLEY**  
LIGHTING

Shop all Hinkley

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\$459.00



\$399.00



\$239.00



\$299.90

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**In Stock - Ships in 1 to 2 Days**

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VIEW IN YOUR ROOM



**MOST POPULAR**

[5 Reviews](#)

This black finish outdoor post light base surface mounts and offers a bright look for garage areas, driveways and more.

This outdoor lighting base offers a classic look for walkways, garage areas, driveways and more. The decorative base features fluted segments and a black iron finish. This is a surface mount base; base mounts onto concrete or other surface. Top light is not included. From the John Timberland® outdoor lighting collection.

- Black iron finish post light
- Surface mount style base
- Base mounts onto concrete or other surface
- By John Timberland
- Top light is not included
- 76 3/4" high
- 10 1/4" wide

**JOHN TIMBERLAND**  
LIGHTING

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# LAMPS PLUS

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Lamps Plus | Post | Photo-Eye Black Post Light Control Adapter

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## Photo-Eye Black Post Light Control Adapter

- Style # 3D337

**\$29.55**

Low Price Guarantee

1 Qty

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ADD TO WISH LIST

Ships in 1 to 2 Weeks

SHIPS FREE WITH ORDERS OVER \$49\*

Write a Review

Turn your outdoor post light on automatically at sunset with this lighting control adapter

Automatically turn on an outdoor post light as the sun sets with this light control adapter. Built-in photocell means you'll never have a dark walkway again. Mounts directly on top of 3" post (post not included)

VIEW IN YOUR ROOM

- Post mount light automatic control
- Black finish.
- Aluminum construction
- Built-in photo cell
- Turns post light on automatically at sunset
- Mounts directly on top of 3" post (post not included).
- 6" high.
- 3 1/4" wide across the bottom.
- 3" wide across the top



### MORE YOU MAY LIKE



\$28.80



\$239.00



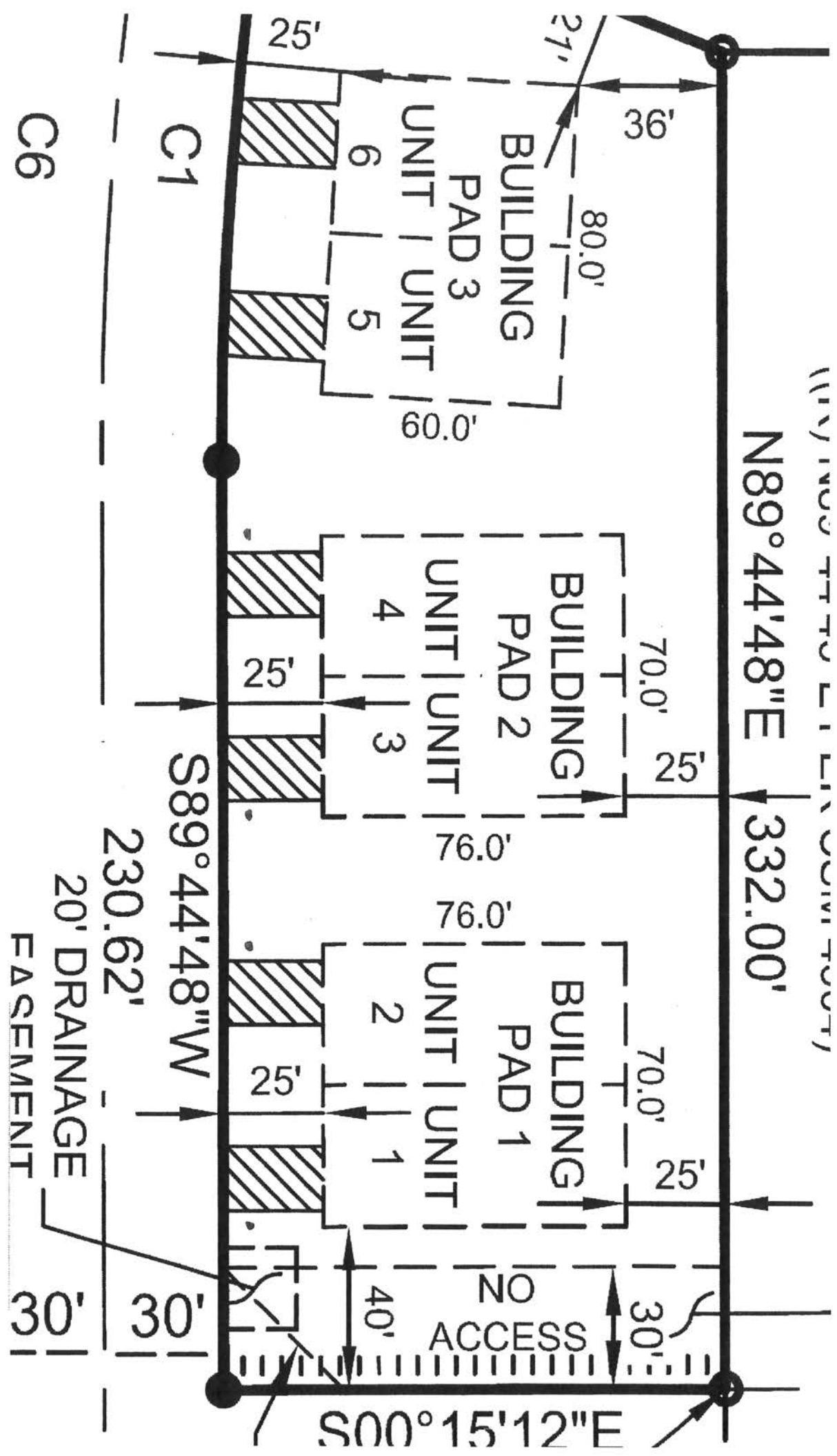
\$312.00



\$229.00

READ REVIEWS

(11) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)



# Park Circle Condominiums

Franklin, Wisconsin

11-Sep-17

## PLANT MATERIAL

COMMON NAME	BOTANICAL NAME	SIZE	QTY	REMARKS
<b>SHADE TREES:</b>				
<i>Select from these species</i>				
Sienna Glen Maple	Acer freemani Sierra Glen	2.5" BB	9	
Shademaster Honeylocust	Gleditsia triacan. Shademaster	2.5" BB		
Redmond Linden	Tilia x euchlora Redmond	2.5" BB		
<b>ORNAMENTAL TREES:</b>				
<i>Select from these species</i>				
Adams Crabapple	Malus Adams	1.5" BB	9	
Golden raindrops Crabapple	Malus Golden Raindrops	1.5" BB		
Prairiefire Crabapple	Malus Prairiefire	1.5" BB		
Coralburst Crabapple	Malus Coralburst	1.5" BB		
Japanese Tree Lilac	Syringa reticulata	1.5" BB		
<b>EVERGREEN TREES:</b>				
<i>Select from these species</i>				
Concolor Fir	Abies concolor	6' BB	10	
Dark Green Arborvitae	Thuja occidentalis Nigra	6' BB		
Black Hills Spruce	Picea glauca Densata	6' BB		
<b>FLOWERING DECIDUOUS SHRUBS</b>				
<i>Select from these species</i>				
Miss Kim Korean Lilac	Syringa palibin "Miss Kim"	18" Pot	103	

Birchleaf Spirea Minuet Weigela	Spiraea betulifolia "Tor" Weigela florida "minuet"	18" Pot 18" Pot		
<b>LARGE DECIDUOUS SHRUBS</b>		<b>SIZE</b>	<b>30</b>	
<i>Select from these species</i> Gray Dogwood Red Twig Dogwood American Cranberrybush Viburnum	Cornus racemosa Cornus sericea Viburnum trilobum	2' Pot/BB 2' Pot/BB 2' Pot/BB		Wentworth, Hahs, or equal
<b>PERENNIALS AND GRASSES</b>		<b>SIZE</b>		
<b><u>Perennials</u></b> Chicago Apache Daylillies Russian Sage Little Suzy Black Eyed Susan	Hemerocalis Chicago Apache Perovskia atriplicifolia Rudbeckia fulgida 'Little Suzy'	1 gallon pot 1 gallon pot 1 gallon pot	<b>70</b>	
<b><u>Grasses</u></b> Korean Reed Grass Northwinds Switchgrass Shenandoah Switchgrass	Calamogrostis brachytrica Panicum Northwinds Panicum Shenandoah	1 gallon pot 1 gallon pot 1 gallon pot	<b>42</b>	