

CITY OF FRANKLIN
COMMON COUNCIL MEETING
FRANKLIN CITY HALL – **COMMUNITY ROOM**
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, AUGUST 20, 2019 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B.
 - 1. Citizen Comment Period.
 - 2. Mayoral Announcements:
 - (a) Staff Support for Boards and Commissions.
 - (b) Intergovernmental Cooperation Council Meeting, September 9, 2019 at South Milwaukee.
 - (i) Milwaukee County “Fair Deal” Initiative.
 - (ii) Democratic National Convention Service Costs.
- C. Approval of Minutes of the Regular Common Council Meeting of August 6, 2019.
- D. Hearings.
- E. Organizational Business - The Mayor has made the following appointment for Council confirmation: Mira Kresovic, 8810 S. 51st St. Dist. 4 – Civic Celebrations Commission (3-year unexpired term expiring 06/30/21).
- F. Letters and Petitions.
- G. Reports and Recommendations:
 - 1. List of Donations for June/July 2019 to Police, Parks and Civic Celebration.
 - 2. Review of Bids for the Police Department Firearms Range Project and Recommendation to Accept Bids from Selzer-Ornst Construction Company.
 - 3. Progress of the S. 51st Street and W. Drexel Avenue Intersection Project.
 - 4. Standards, Findings and Decision of the City of Franklin Common Council Upon the Application of Mills Hotel Wyoming, LLC, Applicant, for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance.
 - 5. Request for Council Action to Develop a Water Main Extension Project Along S. 50th Street and W. Minnesota Avenue and an Engineer’s Report for Special Assessment of 4932, 4939, 4951, 5003 and Vacant Lot on W. Minnesota Avenue (Tax Key Nos: 759-0023-000, 759-0038-000, 759-0039-000, 759-0034-000 and 759-0024-003).
 - 6. An Engineering Contract for the Design of a Cascade Trail (8300 S. 60th Street) Extension to the Root River Line of the Oak Leaf Trail.
 - 7. A Resolution to Issue a Change Order No. 1 for Pleasant View Park Pavilion (4901 W. Evergreen Street) for an Increase in the Amount of \$19,117.06.
 - 8. Consider the Renaming of the Sewer and Water Operations Center (5500 W. Airways Avenue) in Honor of Former City Engineer John M. Bennett.
 - 9. A Resolution Authorizing Certain Officials to Enter into a Private Property Infiltration and Inflow Reduction Agreement - Funding Agreement 08 with Milwaukee Metropolitan Sewerage District in the Amount of \$146,605.

Common Council Meeting Agenda

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- 10. An Ordinance Amending Ordinance 2018-2345, an Ordinance Adopting the 2019 Annual Budget for the General Fund for the City of Franklin to Appropriate \$48,700 within the Planning Department Applying Position Vacancy Savings for Additional Contracted Professional Services.
- 11. Contract with Bayside Printing, LLC to Prepare and Mail Quarterly Water/Sewer Bills.
- 12. A Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing.
- 13. Population Estimate as of January 1, 2019.
- 14. Potential Commercial/Industrial/Manufacturing Development(s) and Proposal(s) and Potential Development(s) Agreement(s) in Relation thereto for the +/- 73 Acres Propert(ies) at the Southwest Corner of South 27th Street and West Oakwood Road. the Common Council May Enter Closed Session Pursuant to Wis. Stat. § 19.85(1)(E), for Market Competition and Bargaining Reasons, to Deliberate and Consider Terms Relating to Potential Commercial/Industrial/Manufacturing Development(s) and Proposal(s) and the Investing of Public Funds and Governmental Actions in Relation thereto and to Effect Such Development(S), Including the Terms and Provisions of Potential Development Agreement(s) for the Development of +/- 73 Acres Propert(ies) at the Southwest Corner of South 27th Street and West Oakwood Road, and to Reenter Open Session at the Same Place Thereafter to Act on Such Matters Discussed Therein as it Deems Appropriate.

H. Bills.

Request for Approval of Vouchers and Payroll.

I. Licenses and Permits.

Miscellaneous Licenses from License Committee Meeting of August 20, 2019.

J. Adjournment.

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

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

REMINDERS:

August 22	Plan Commission Meeting	7:00 p.m.
September 2	Labor Day	City Hall Closed
September 3	Common Council Meeting	6:30 p.m.
September 5	Plan Commission Meeting	7:00 p.m.
September 17	Common Council Meeting	6:30 p.m.
September 19	Plan Commission Meeting	7:00 p.m.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
AUGUST 6, 2019
MINUTES

ROLL CALL

- A. The regular meeting of the Common Council was held on August 6, 2019 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderman Steve F. Taylor, Alderman Mike Barber, and Alderman John R. Nelson. Also present were City Engineer Glen Morrow, Dir. of Administration Mark Luberdia, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.

CITIZEN COMMENT

- B.1 Citizen comment period was opened at 6:31 p.m. and closed at 6:34 p.m.

MINUTES
JULY 16, 2019

- C. Alderman Dandrea moved to approve the minutes of the regular Common Council Meeting of July 16, 2019 as presented at this meeting. Seconded by Alderman Taylor. All voted Aye; motion carried.

PUBLIC HEARING
2025 COMP MASTER
PLAN
11327 W. RYAN RD.
TKN: 892-9993-001

- D. A public hearing was called to order at 6:36 p.m. regarding a proposed Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property generally located at 11327 West Ryan Road (Outlot 2 of the approved Preliminary Plat for "Ryan Meadows", except the northerly 30 feet also known as part of Tax Key No. 892-999-001 (the approximately 1.17 acre portion of parcel 892-9993-01)), from Business Park Use to Residential Use (Mills Hotel Wyoming, LLC, Applicant, Eugene and Marlene Magarich, property owners) [the Comprehensive Master Plan Amendment is contingent upon land transfer or Final Plat recording]. The property which is the subject of this application currently bears Tax Key No. 892-9993-001. The public hearing was closed at 6:36 p.m.

MAYORAL
APPOINTMENTS

- E. Alderman Dandrea, seconded by Alderman Mayer, moved to confirm the Mayoral appointments of David Fowler to the Plan Commission for a 3-year term expiring 4/30/2022 and Ken Hritz to the Environmental Commission for a 3-year unexpired term expiring 4/30/2021. Seconded by Alderman Mayer.

Alderman Dandrea withdrew his motion and Alderman Mayer withdrew his second.

It was then moved by Alderman Dandrea to confirm the Mayoral Appointments of David Fowler, 7549 S. Riverview Rd., Ald. Dist. 1, to the Plan Commission for a 3-year term expiring 4/30/2022. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

Alderman Nelson then moved to confirm the Mayoral appointment of Ken Hritz, 12045 W. Steven. Pl., Ald. Dist. 6, to the Environmental Commission for a 3-year unexpired term expiring 4/30/2021. Seconded by Alderman Barber. All voted, Aye; motion carried.

- CONSENT AGENDA
- G.1. Alderman Taylor moved to approve the following consent agenda items:
- RES. 2019-7518
STORM WATER MAINT.
(RYANWOOD MANOR)
- G.1.(a) Adopt Resolution No. 2019-7518, A RESOLUTION TO AUTHORIZE ACCEPTANCE OF STORM WATER FACILITIES MAINTENANCE AGREEMENTS FROM OAKWOOD AT RYAN CREEK, LLC AND ASPEN WOODS, LLC.
- SECOND
STORMGUARDEN
FROM MMSD
- G.1.(b) Accept a second Stormguarden® unit from Milwaukee Metropolitan Sewerage District (MMSD) at Franklin City Hall, 9229 W. Loomis Road.
- ADJUST APPROVED
DPW POSITIONS
- G.1.(c) Approve increasing the heavy equipment operator staffing by one (to six positions) and decrease the assistant mechanic staffing by one (to one position) in the Department of Public Works.
- WEBSITE REDESIGN
UPDATE (CMS)
- G.1.(d) No action required on an update on website redesign to latest version of Northwoods Titan Content Management System (CMS).
- TRICK OR TREAT
- G.1.(e) Establish Sunday, October 27, 2019 from 4:00 p.m. to 7:00 p.m. for the Halloween Trick-or-Treat observance.
- DONATIONS TO
POLICE DEPT.
- G.1.(f) Accept the following donations for the Franklin Police Department for deposit into their respective accounts:
Crime Presentation, National Night Out; Ascension Franklin, \$1,000; Crossroads Pizza & Subs, \$100; Gina Moretti (Tutor Doctor), \$100; McAvoy Chiropractic, \$100; North Shore Bank, \$500; Northwestern Mutual, \$2,000; Parallel Employment, \$100; Pyramax Bank, \$500; US Bank, \$2,000; Volition Franklin, \$100; Waterstone Bank, \$1,000; Police Donation, General; Franklin Lioness Club, \$150.

DONATION TO
FIRE DEPT.

G.1.(g) Accept donation from Franklin Lioness Club Foundation in the amount of \$150 to the Fire Department to be used toward funding fire prevention activities and/or equipment.

DONATION TO
HEALTH DEPT.

G.1.(h) Accept donation to the Franklin Health Department from Franklin Lioness Club in the amount of \$150 to be deposited into the Health Department Account.

Approval of the Consent Agenda items was seconded by Alderman Nelson. All voted Aye; motion carried.

ORD. 2019-2385
AMEND 2025 COMP
MASTER PLAN
RYAN MEADOWS
11327 W. RYAN RD.

G.2. Alderman Nelson moved to adopt Ordinance No. 2019-2385. AN ORDINANCE PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP DESIGNATION FOR PROPERTY GENERALLY LOCATED AT 11327 WEST OAKWOOD ROAD (OUTLOT 2 OF THE APPROVED PRELIMINARY PLAT FOR "RYAN MEADOWS" EXCEPT THE NORTHERLY 30 FEET ALSO KNOWN AS PART OF TAX KEY NO. 892-9993-001 (THE APPROXIMATELY 1.17 ACRE PORTION OF PARCEL 892-9993-001)) FROM BUSINESS PARK USE TO RESIDENTIAL USE PURSUANT TO WIS. STAT. §66.1001(4)(b). Seconded by Alderman Taylor. All voted Aye; motion carried.

ORD. 2019-2386
AMEND UDO FOR RYAN
MEADOWS
11327 W. RYAN RD.
(TKN: 892-9993-001)

G.3. Alderman Nelson moved to adopt Ordinance No. 2019-2386, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE OUTLOT 2 OF THE APPROVED PRELIMINARY PLAT FOR "RYAN MEADOWS", EXCEPT THE NORTHERLY 30 FEET ALSO KNOWN AS PART OF TAX KEY NO. 892-9993-001 (THE APPROXIMATELY 1.17 ACRE PORTION OF PARCEL 892-9993-001) FROM R-2 ESTATE/SINGLE – FAMILY RESIDENCE DISTRICT AND C-1 CONSERVANCY DISTRICT TO R-6 SUBURBAN SINGLE – FAMILY RESIDENCE DISTRICT (GENERALLY LOCATED AT 11327 WEST RYAN ROAD, (APPROXIMATELY 1.1666 ACRES) (MILLS HOTEL WYOMING, LLC APPLICANT, EUGENE AND MARLENE MAGARICH, PROPERTY OWNERS). Seconded by Alderman Barber. All voted Aye; motion carried.

CITY HALL PROJECT
UPDATE AND
CLADDING COLOR
SELECTION

G.4. Alderman Nelson moved to select the Hardie panel colors of Monterey Taupe, Cobble Stone, an Evening Blue as shown in Option 2a of the Quorum Architects, Inc. Exterior Color Study for the Franklin City Hall exterior. Seconded by Alderman Nelson. On roll

call, Alderman Dandrea, Alderman Mayer, Alderwoman Wilhelm, Alderman Barber and Alderman Nelson voted Aye; Alderman Taylor voted No. Motion carried.

No action was taken regarding the update on the City Hall Roof, HVAC and Fascia Wood Replacement project.

BALLPARK COMMONS
PROJECT UPDATE

G.5. No action was taken following a project update on Ballpark Commons presented by Ballpark Commons' representatives.

RES. 2019-7519
BERM EASEMENT FOR
FOUR, 3-STORY 53 UNIT
BALLPARK COMMONS
APT. BLDS. (ZIM-MAR
PROPERTIES, LLC)

G.6. Alderman Taylor moved to adopt Resolution No. 2019-7519, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A BERM EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SITE PLAN FOR FOUR, 3-STORY, APPROXIMATELY 54 UNIT APARTMENT BUILDINGS DEVELOPMENT AT BALLPARK COMMONS (7125, 7165, 7195, AND 7250 SOUTH BALLPARK DRIVE, FORMERLY APPROXIMATELY 7900 WEST CRYSTAL RIDGE DRIVE) (BALLPARK COMMONS APARTMENTS LLC, AN AFFILIATE OF MANDEL GROUP, INC., AND IN PARTNERSHIP WITH ZIM-MAR PROPERTIES LLC, APPLICANT, ZIM-MAR PROPERTIES, LLC, PROPERTY OWNER) SUBJECT TO MINOR TECHNICAL CORRECTIONS BY STAFF. Seconded by Alderman Barber. All voted Aye; motion carried.

RES. 2019-7520
CONSERVATION
EASEMENT BALLPARK
COMMONS APT. BLDS.
(ZIM-MAR PROPERTIES,
LLC)

G.7. Alderman Barber moved to adopt Resolution No. 2019-7520, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SITE PLAN FOR FOUR, 3-STORY, APPROXIMATELY 54 UNIT APARTMENT BUILDINGS DEVELOPMENT AT BALLPARK COMMONS (7125, 7165, 7195, AND 7250 SOUTH BALLPARK DRIVE, FORMERLY APPROXIMATELY 7900 WEST CRYSTAL RIDGE DRIVE) (BALLPARK COMMONS APARTMENTS LLC, AN AFFILIATE OF MANDEL GROUP, INC., AND IN PARTNERSHIP WITH ZIM-MAR PROPERTIES LLC, APPLICANT, ZIM-MAR PROPERTIES, LLC, PROPERTY OWNER) SUBJECT TO MINOR TECHNICAL CORRECTIONS BY STAFF. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2019-7521
LANDSCAPE

G.8. Alderman Taylor moved to adopt Resolution No. 2019-7521, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO

BUFFERYARD
EASEMENT BALLPARK
COMMONS APT. BLDS.
(ZIM-MAR PROPERTIES,
LLC)

ACCEPT A LANDSCAPE BUFFERYARD EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SITE PLAN FOR FOUR, 3-STORY, APPROXIMATELY 54 UNIT APARTMENT BUILDINGS DEVELOPMENT AT BALLPARK COMMONS (7125, 7165, 7195, AND 7250 SOUTH BALLPARK DRIVE, FORMERLY APPROXIMATELY 7900 WEST CRYSTAL RIDGE DRIVE) (BALLPARK COMMONS APARTMENTS LLC, AN AFFILIATE OF MANDEL GROUP, INC., AND IN PARTNERSHIP WITH ZIM-MAR PROPERTIES LLC, APPLICANT, ZIM-MAR PROPERTIES, LLC, PROPERTY OWNER) SUBJECT TO MINOR TECHNICAL CORRECTIONS BY STAFF. Seconded by Alderman Barber. All voted Aye; motion carried.

RES. 2019-7522
EASEMENTS FOR VELO
VILLAGE (TKN: 754-
9001-000, 754-9002-000,
AND 754-9008-000)

G.9. Alderman Dandrea moved to adopt Resolution No. 2019-7522, A RESOLUTION ACCEPTING A NEW STORM DRAINAGE, SANITARY SEWER, AND WATERMAIN EASEMENTS FOR VELO VILLAGE APARTMENTS AT BALLPARK COMMONS 7125, 7165, 7195, AND 7235 SOUTH BALLPARK DRIVE. TAX KEY NUMBERS, 754-9001-000, 745-9002-000, AND 754-9008-000, subject to technical corrections, including, but not limited to verification that utilities were constructed where they were designed (receipt and attachments of as-builts). Seconded by Alderman Taylor. All voted Aye; motion carried.

RES. 2019-7523
TERMINATION OF
PROPOSED CSM
EASEMENTS (ZIM-MAR
PROPERTIES)

G.10. Alderman Taylor moved to adopt Resolution No. 2019-7523, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A TERMINATION OF PROPOSED CSM EASEMENTS (VELO VILLAGE AT BALLPARK COMMONS PROPERTY) (ZIM-MAR PROPERTIES, LLC, OWNER). Seconded by Alderman Nelson. All voted Aye; motion carried.

FRANKLIN PUBLIC
SCHOOLS REVISION OF
§92-9. MUN. CODE
IMPACT FEE

G.11. Alderwoman Wilhelm moved to direct staff to investigate and prepare an ordinance exempting Public School Districts from subject to City-imposed impact fees as set forth in §92-9. of the Municipal Code, authorizing continued deferral of payment of impact fees on the new Forest Park Middle School pending final resolution on the proposed ordinance with such deferral subject to issuance of only a conditional occupancy permit until such matter is resolved or such fees are paid, including preparing a public facility needs assessment and holding a public hearing. Seconded by Alderman Mayer. All voted Aye; motion carried.

- RAWSON HOMES AREA ROAD REPAIRS G.12. No action was taken following the updated plan to address road repairs in the Rawson Homes Neighborhood area as presented by the City Engineer.
- ORD. 2019-2387 APPROPRIATIONS FOR RAWSON HOMES STREET REPAIRS G.13. Alderwoman Wilhelm moved to adopt Ordinance No. 2019-2387, AN ORDINANCE ADOPTING THE 2019 ANNUAL BUDGETS FOR THE STREET IMPROVEMENT FUND FOR FISCAL YEAR 2019 TO ESTABLISH APPROPRIATIONS FOR RAWSON HOMES STREET REPAIRS. Seconded by Alderman Taylor. On roll call, all voted Aye. Motion carried.
- RES. 2019-7524 AWARD RAWSON HOMES PAVING CONTRACT TO STARK PAVEMENT CORP. G.14. Alderwoman Wilhelm moved to adopt Resolution No. 2019-7524, A RESOLUTION TO AWARD PAVING CONTRACT FOR STARK PAVEMENT CORPORATION TO CONSTRUCT 2019 RAWSON HOMES PAVEMENT IN THE AMOUNT OF \$212,685.00. Seconded by Alderman Mayer. All voted Aye; motion carried.
- RES. 2019-7525 PRELIM. PLAT FOR OAKES ESTATES AT S. 92 ST. AND W. WOELFEL RD. (OAKES ESTATES LLC, APPLICANT) G.15. Alderman Mayer moved to adopt Resolution No. 2019-7525, A RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PLAT FOR OAKES ESTATES SUBDIVISION (AT APPROXIMATELY SOUTH 92ND STREET AND WEST WOELFEL ROAD), (MAXWELL J. OAKES AND DANIEL D. OAKES-OAKES ESTATES LLC, APPLICANT). Seconded by Alderman Nelson. All voted Aye; motion carried.
- RES. 2019-7526 AMEND RES. 2019-7473 SPECIAL USE FOR TWO-FAMILY SIDE BY SIDE LOCATED AT 10504 W. CORTEZ CIR. G.16. Alderman Nelson moved to adopt Resolution No. 2019-7526, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A TWO-FAMILY RESIDENTIAL SIDE BY SIDE RANCH TOWNHOME USE UPON PROPERTY LOCATED AT 10504 WEST CORTEZ CIRCLE (GREGORY D. NISENBAUM, PRESIDENT OF NISENBAUM HOMES & REALTY, INC., APPLICANT) TO RESCIND AND DELETE CONDITIONS NUMBER 4 AND NUMBER 5, TO DELETE "OCCUPANCY PERMIT" AND IN PLACE THEREOF INSERT "BUILDING PERMIT" IN REGARD TO THE EXPIRATION OF THE SPECIAL USE APPROVAL, AND TO DELETE THE WOODLAND AREAS AS DEPICTED UPON THE PLAT OF SURVEY AND SITE PLAN WHICH ARE INCLUDED WITHIN EXHIBIT A OF RESOLUTION NO. 2019-7473. Seconded by Alderman Taylor. All voted Aye; motion carried.

- RES. 2019-7527
CONSERVATION
EASEMENT FOR 2-
FAMILY SIDE BY SIDE
TOWNHOME AT 10504
W. CORTEZ CIR.
- G.17. Alderman Nelson moved to adopt Resolution No. 2019-7527, A REQUEST TO RESCIND RESOLUTION NO. 2019-7477, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SPECIAL USE AND NATURAL RESOURCE PROTECTION PLAN FOR A TWO-FAMILY RESIDENTIAL SIDE BY SIDE RANCH TOWNHOME USE UPON PROPERTY LOCATED AT 10504 WEST CORTEZ CIRCLE, AND TO VACATE, WAIVE AND RELEASE THE CONSERVATION EASEMENT (GREGORY D. NISENBAUM, PRESIDENT OF NISENBAUM HOMES & REALTY, INC., APPLICANT). Seconded by Alderman Barber. All voted Aye; motion carried.
- RES. 2019-7528
FINAL PLAT FOR
FAITHWAY RESERVE
7711 S. 76 ST.
- G.18. Alderman Barber moved to approve Resolution No. 2019-7528, A RESOLUTION CONDITIONALLY APPROVING A FINAL PLAT FOR FAITHWAY RESERVE SUBDIVISION (AT 7711 SOUTH 76TH STREET) (RICK J. PRZYBYLA, PRESIDENT OF CREATIVE HOMES, INC., APPLICANT). Seconded by Alderman Mayer. All voted Aye; motion carried.
- RES. 2019-7529
SUBD. DEV.
AGREEMENT
FAITHWAY RESERVE
SUBDIVISION
- G.19. Alderman Mayer moved to adopt Resolution No. 2019-7529, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A SUBDIVISION DEVELOPMENT AGREEMENT WITH DEVELOPER OF FAITHWAY RESERVE SUBDIVISION. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2019-7530
VACATE SEWER
EASEMENT FOR
FAITHWAY RESERVE
SUBD. (S. 76 ST. AND W.
FAITH DR.)
- G.20. Alderman Mayer moved to adopt Resolution No. 2019-7530, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO APPROVE A REQUEST TO VACATE A SANITARY SEWER EASEMENT FOR FAITHWAY RESERVE SUBDIVISION, subject to technical corrections by the City Engineer and City Attorney. Seconded by Alderman Barber. All voted Aye; motion carried.
- MODEL HOME CONSTR.
AND TEMP.
OCCUPANCY AT
FAITHWAY RESERVE (S.
76 ST. AND W. FAITH
DR.) CREATIVE HOMES
- G.21. Alderman Mayer moved to approve request from Creative Homes to allow construction and temporary occupancy for a model home on Lot 3 of Faithway Reserve (S. 76th Street and W. Faith Drive) conditional upon Staff's satisfaction that stormwater facilities are sufficient to protect downstream areas. Seconded by Alderman Barber. All voted Aye; motion carried.

At 7:14 p.m. Alderman Mayer vacated his seat and returned at 7:18 p.m.

- RES. 2019-7531
AGREEMENT WITH
CONCORD GROUP FOR
W. PUETZ RD.
STP GRANT
APPLICATION
- G.22. Alderman Dandrea moved to adopt Resolution No. 2019-7531, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ENTER INTO A TIME AND EXPENSE PROFESSIONAL ENGINEERING AGREEMENT WITH CONCORD GROUP FOR SERVICES RELATED TO THE PREPARATION OF W. PUETZ ROAD SURFACE TRANSPORTATION URBAN PROGRAM (STP) GRANT APPLICATION FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) 2020-2025 PROGRAM CYCLE FOR AN ESTIMATED AMOUNT OF \$13,480. Seconded by Alderman Barber. All voted Aye; motion carried.
- ORD. 2019-2388
RECLASS
CONTINGENCY
APPROPRIATIONS
- G.23. Alderman Taylor moved to adopt Ordinance No. 2019-2388, AN ORDINANCE TO AMEND ORDINANCE NO. 2018-2345, ADOPTING THE 2019 ANNUAL BUDGETS FOR THE CAPITAL OUTLAY FUND TO RECLASS CONTINGENCY APPROPRIATIONS TO PROPER CLASSIFICATIONS. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.
- JUNE 2019 FINANCIAL
REPORT
- G.24. Alderman Taylor moved to receive and place on file the June, 2019 Monthly Financial Report. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.
- DPW 2019 BUDGET
MONITORING
- G.25. No action was taken reference the Department of Public Works 2019 Budget review.
- RES. 2019-7532
AMEND DEBT POLICY
STATEMENT
- G.26. Alderman Dandrea moved to adopt Resolution No. 2019-7532, A RESOLUTION TO AMEND THE DEBT POLICY STATEMENT FOR THE CITY OF FRANKLIN. Seconded by Alderman Barber. All voted Aye; motion carried.
- VOUCHERS AND
PAYROLL
- H.1. Alderman Mayer moved to approve the following:
City vouchers with an ending date of August 1, 2019 in the amount of \$5,479,873.71; and payroll dated July 19, 2019 in the amount of \$405,646.19 and payments of the various payroll deductions in the amount of \$420,320.74, plus City matching payments; and payroll dated August 2, 2019 in the amount of \$377,885.15 and payments of the various payroll deductions in the amount of \$203,045.43; plus City matching payments and estimated payroll dated August 16, 2019 in the amount of \$384,000.00 and payments of the various payroll deductions in the amount of \$410,000.00 plus City matching payments; and Property Tax investments with an ending date of July 31, 2019 in the amount of \$9,000,000.00 and approval to release

payment to Wrayburn Consulting in the amount of \$2,520.00. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.

LICENSES AND
PERMITS

- I.1. Alderman Taylor moved to approve the following license recommendations from the License Committee meeting of August 6, 2019:

Grant 2018-2019 and 2019-2020 Operator license Aimee E Waraza, 2835 S 130th St, New Berlin, with a warning letter from the City Clerk; and 2019-2020 Operator licenses to Megan E Dauenhauer, 411 W Swan Circle #2914, Oak Creek with a warning letter from the City Clerk;

Grant Heather M Cullen, 4332 N 94th St, Apt. 204, Wauwatosa; Angela M Damask, 3260 S 7th St, Milwaukee; Rajab R Elsharef, 8906 S Pond View Dr, Oak Creek; Justice D Escamilla, 3163 W Briarwood Dr; Alan D Fay, 2855 N Herman St, Milwaukee; Madeline A Gernhauser, 1124 Sundance Lane, Racine; Gloria J Grabarczyk, 7467 S 69th St; Taylor I Klafka, 4785 S 82nd St, Greenfield; Tracy Kukla Lewis, 7640 S Mission Ct; Kim T Kuklinski, 7555 Parkview Rd #26, Greendale; Pamela J LeHouillier, 6456 W River Pointe Dr; David P Linder, 4007 W Acre Ave; Benjamin L Nelson, N51 W16426 Fair Oak Parkway, Menomonee Falls;

Hold a review of Class B Combination and Restaurant License for QT Pizza LLC, d/b/a Rounding Third Pizzeria, Agent Susan Toetz, 7119 S 76th St, pending appearance; and

Grant Temporary Class "B" Beer to Franklin Little League (Heather Herling), for their Picnic on 05/10/2019; Franklin Lions Club (David Lindner) for St. Martins Fair on 09/01/2019 to 09/02/2019; Franklin Lioness Club (Gloria Grabarczyk) for St. Martins Fair on 09/01/2019 to 09/02/2019. Seconded by Alderman Nelson. All voted Aye; motion carried.

CLOSED SESSION
TID 5 DEV. AGREEMENT
WITH BPC

RES. 2019-7533
SECOND AMENDMENT
TID 5

- G.27. Alderman Barber moved to enter closed session at 7:35 p.m. pursuant to Wis. Stat. §19.85(1)(e), to deliberate upon a Second Amendment to Tax Incremental District No. 5 Development Agreement between the City of Franklin and BPC Master Developer, LLC (Developer), the negotiation of the Amendment to Agreement terms and the investing of public funds in relation thereto, for competitive and bargaining reasons, and to reenter open session at

the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Nelson. On roll call, all voted Aye; motion carried.

The Common Council reentered open session at 8:02 p.m.

Alderman Dandrea moved to adopt Resolution No. 2019-7533, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A SECOND AMENDMENT TO TAX INCREMENTAL DISTRICT NO. 5 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FRANKLIN AND BPC MASTER DEVELOPER, LLC (DEVELOPER). BALLPARK COMMONS, FRANKLIN, WISCONSIN (PROJECT) as included in the Common Council Meeting Agenda packet and with regard to the provisions of the "Now, therefore, be it resolved", the inclusion of the bracketed language "in such form and content as annexed hereto", and bracketed language "subject to technical and/or minor changes which may be approved by the Economic Development Director, the Director of Finance & Treasurer, Special Counsel, and the City Attorney." (Other bracketed language in the paragraph provision is to be struck.) On roll call, voted Aye; motion carried.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the meeting at 8:04 p.m. Seconded by Alderman Barber. All voted Aye; motion carried.

<p style="text-align: center;">APPROVAL <i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE 08/06/19</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">Mayoral Appointment</p>	<p style="text-align: center;">ITEM NUMBER E.</p>

The Mayor has made the following appointment for Council confirmation:

Mira Kresovic, 8810 S. 51st St. Dist. 4 – Civic Celebrations Commission (3-year unexpired term expiring 06/30/21).

COUNCIL ACTION

Motion to confirm the following Mayoral appointments:

Mira Kresovic, 8810 S. 51st St. Dist. 4 – Civic Celebrations Commission (3-year unexpired term expiring 06/30/21).

Shirley Roberts

From: volunteerfactsheet@franklinwi.info
Sent: Thursday, August 8, 2019 7:28 AM
To: Lisa Huening; Shirley Roberts; Sandi Wesolowski
Subject: Volunteer Fact Sheet

Name: MIRA KRESOVIC
PhoneNumber: 414-202-7192 (CELL)
EmailAddress: MIRAKRES@GMAIL.COM
YearsasResident: 48
Alderman: S. TAYLOR
ArchitecturalBoard: 0
CivicCelebrations: 0
CommunityDevelopmentAuthority: 0
EconomicDevelopmentCommission: 0
EnvironmentalCommission: 0
FinanceCommittee: 0
FairCommission: 0
BoardofHealth: 0
FirePoliceCommission: 0
ParksCommission: 0
LibraryBoard: 0
PlanCommission: 0
PersonnelCommittee: 0
BoardofReview: 0
BoardofPublicWorks: 0
QuarryMonitoringCommittee: 0
TechnologyCommission: 0
TourismCommission: 0
BoardofZoning: 0
WasteFacilitiesMonitoringCommittee: 0
BoardWaterCommissioners: 0
CompanyNameJob1: Marquette University High School
TelephoneJob1: 414-933-7220
StartDateandPositionJob1: August 1999 / Math Teacher
EndDateandPositionJob1: present
CompanyNameJob2: Mount Mary Univeristy
TelephoneJob2: (414) 930-3000
StartDateandPositionJob2: 2015 / Adjunt Instructor
EndDateandPositionJob2: 2015 / Adjunt Instructor
CompanyNameJob3: Alverno College

TelephoneJob3: 414-382-6262
StartDateandPositionJob3: September 2008 / Adjunct Instructor
EndDateandPositionJob3: May 2013 / Adjunct Instructor
Signature: Mira Kresovic
Date: August 8 2019
Signature2: Mira Kresovic
Date2: August 8 2019
Address: 8810 S 51 ST
PriorityListing: Up for discussion

WhyInterested: Prompted by online (Facebook) communities and my observations. I believe that there are many people that have a wealth of knowledge and abilities in this city, however it seems that only a very few are actually doing the work. I'd like to help as long as it doesn't interfere with my primary position as teacher. Everyone has an opinion, but few pitch in a hand. Therefore I'm offering to "step up to the plate". I love this town/city, and would like to help in a manner that you and I agree are a good fit.

CompanyAddressJob1: 3401 W Wisc Av Milwaukee WI 53208

DescriptionofDutiesJob1: Math Teacher Currently teaching Geometry (2018-present) and Advanced Geometry (2000?- present). Prior courses taught include Accelerated Geometry/Algebra 2 (2016-2018), AP Statistics (about 5 years), Star* Program tutor (2011-2012, 2015-2016), Advanced Pre-Calculus, Algebra 1, Computer Science (1999-2004?), & Computer Graphics and Media. Other responsibilities include Academic Advisor, Chaperone dances and athletic events including hockey, basketball, football, soccer. Prior extracurriculars: Forensic Coach and Sophomore/Junior Interview Coordinator Create and maintain media for courses: Moodle page (current), website (prior).

AddressJob2: 2900 North Menomonee River Pkwy Milwaukee, WI 53222
DescriptionofDutiesJob2: Taught 2 courses: Concepts of Geometry (MAT 203/343) & Modern Geometry (MAT 343)

AddressJob3: 3400 S. 43rd Street PO Box 343922 Milwaukee, WI 53234-3922
DescriptionofDutiesJob3: Taught 2 courses (sem 1 & 2): Math Methods for Elementary and Middle School Teachers. This is a two-semester survey course of number theory, algebra, geometry, and statistics with integrated theory.

AdditionalExperience: When my parish had a festival (hosted by Root River Lanes), I was enjoyed being involved in the planning of it. Hobbies include gardening (flower and fruit/vegetable) and bird watching.

ClientIP: 65.30.161.65
SessionID: vp1s3r31iflwis453yrjqo45
See Current Results

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APPROVAL <i>slw</i> <i>PA</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE Aug 20, 2019
REPORTS & RECOMMENDATIONS	List of Donations for June/July 2019 to Police, Parks and Civic Celebration	ITEM NUMBER <i>G.1.</i>

Background

Various residents and business contribute to City activities to assist the Police, Parks and Civic Celebration. Attached is a list of donors who contributed during June & July 2019.

COUNCIL ACTION REQUESTED

Motion to acknowledge and accept donations received during June & July, 2019 to the Police, Parks and Civic Celebrations.

GL ACTIVITY REPORT FOR CITY OF FRANKLIN
Donations
TRANSACTIONS FROM 05/01/2019 TO 07/31/2019

Date	Description	Credits
Fund 28 DONATIONS FUND		
05/01/2019	28-0000-4730.7088 DONATIONS-Cash	
05/30/2019	FRANKLIN POLICE DEPT	110.00
05/23/2019	NOWAK FAMILY	50.00
06/30/2019	Recls CR 134076 fr Fd 20 to Fd 28	100.00
07/31/2019	28-0000-4730.7088 Total	260.00
05/01/2019	28-0000-4735 DONATN-POLICE-CRIME PREVENTN/NNO-1039	
07/23/2019	ASCENSION	1,000.00
07/19/2019	CITY OF FRANKLIN	100.00
06/12/2019	CROSSROADS PIZZA & SUBS II	100.00
06/25/2019	MCAVOY CHIROPRACTIC, LLC	100.00
07/09/2019	MORETTI, GINA	100.00
07/09/2019	NORTH SHORE BANK FSB	500.00
06/12/2019	NORTHWESTERN MUTUAL	2,000.00
07/19/2019	PARALLEL EMPLOYMENT GROUP	100.00
06/25/2019	PYRAMAX BANK	500.00
07/23/2019	US BANK	2,000.00
07/19/2019	WAUKESHA COUNTY COMMUNITY	1,000.00
07/31/2019	28-0000-4735 Total	7,500.00
05/01/2019	28-0000-4738 DONATIONS-POLICE-CANINE-7075/1038	
05/17/2019	FRANKLIN POLICE CITIZEN ACADEMY ALU	13,500.00
06/04/2019	KRESOVIC, MIRA	50.00
05/10/2019	MALLADI, SRILAXMI	25.00
06/12/2019	SPANG, ROSE	100.00
07/31/2019	28-0000-4738 Total	13,675.00
05/01/2019	28-0000-4741 DONATIONS - OTHER POLICE-7040/1041	
07/26/2019	FRANKLIN LIONESSE CLUB	150.00
06/21/2019	JESTER, ROBERT	100.00
07/31/2019	28-0000-4741 Total	250.00
05/01/2019	28-0521-4730.9821 Kayla Playgd Ambassador-DONATION-Cash	
07/25/2019	FRANKLIN NOON LIONS CLUB	100.00
07/25/2019	MILINOVICH, DOUGLAS	100.00
07/31/2019	28-0521-4730.9821 Total	200.00
05/01/2019	28-0551-4747.9820 DONATN-KAYLA PLAYGRD-1047-FrclinWoo	
07/03/2019	DOCKTER, TAMMY	40.00
05/17/2019	MOLENDIA, ANTONIA	40.00
07/31/2019	28-0551-4747.9820 Total	80.00
TOTAL FOR FUND 28 DONATIONS FUND		21,965.00

GL ACTIVITY REPORT FOR CITY OF FRANKLIN
Donations
TRANSACTIONS FROM 05/01/2019 TO 07/31/2019

Date	Description	Credits
) CIVIC CELEBRATIONS FUND		
05/01/2019	29-0000-4749 DONATIONS-CIVIC CELEBRATIONS	
05/16/2019	BIG BANG, LLC	250.00
06/14/2019	BROTHER SISTER SUBS SYSTEM LLC	500.00
06/14/2019	DASH MEDICAL GLOVES INC	750.00
05/31/2019	ENTHUSIAST APPROVED LLC	100.00
07/29/2019	FF&E LLC	500.00
05/31/2019	FRANK MATH, LLC	100.00
06/06/2019	FRANKLIN MEATS	250.00
05/16/2019	FRANKLIN OVERHEAD DOOR, LLC	125.00
07/03/2019	HALES CORNERS - FRANKLIN POST #1039	100.00
06/21/2019	HAMPTON INN & SUITES	500.00
05/16/2019	HOLZ MOTORS	100.00
06/14/2019	IMAGE IT PHOTOGRAPHY	75.00
06/28/2019	INNOVATIVE HEALTH AND FITNESS	100.00
05/16/2019	KARWEIK PLUMBING CO	50.00
06/06/2019	KEN'S CUSTOM AUTO LLC	50.00
06/21/2019	KLIMETZ, FREDERICK	25.00
06/24/2019	KRONES INC	500.00
06/28/2019	MARSO COMPANIES LLC	500.00
05/16/2019	MATUS EYECARE, SC	100.00
06/21/2019	MAX A. SASS & SONS FUNERAL HOMES	500.00
06/06/2019	MISHKA LLC	500.00
06/06/2019	NORTH SHORE BANK FSB	1,100.00
06/14/2019	OLSON, STEPHEN	250.00
05/03/2019	ON THE BORDER	2,000.00
06/28/2019	PAYNE & DOLAN	5,000.00
06/28/2019	PEN & INC. OF MILWAUKEE INC.	300.00
05/06/2019	POLONIA SPORT CLUB INCORPORATED	50.00
05/16/2019	RAWSON PUB, INC.	50.00
07/03/2019	ROCK SPORTS COMPLEX LLC	5,000.00
06/14/2019	SENDIK'S FOOD MARKETS LLC	1,000.00
07/19/2019	SORCE SERVICES LLC	500.00
05/09/2019	TEWCO, INC	100.00
05/24/2019	THE ROCK SPORTS COMPLEX LLC	100.00
06/28/2019	THE STARR GROUP	500.00
06/14/2019	VICTORY CREEK ACCOUNTING LLC	500.00
05/16/2019	ZUERN BUILDING PRODUCTS	1,000.00
07/31/2019	29-0000-4749 - Total	23,125.00
TOTAL FOR FUND 29 CIVIC CELEBRATIONS FUND		23,125.00

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<p>APPROVAL</p> <p><i>slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>8/20/2019</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>Review and approval of Bids for the Police Department Firearms Range Project</p>	<p>ITEM NUMBER</p> <p>G. 2.</p>

The police department has received 4 bids for the Firearms Range reconstruction project (Attached). The architect and police department recommend accepting the low bid from Selzer-Ornst Construction Company for a cost of \$1,242,300. In addition, it is recommended this same company's bid for the replacement of the existing Fire Detection and Notification System for a cost of \$75,000 be accepted. A \$66,000 construction contingency is also included in the cost estimate.

RECOMMEND ACTION:

Move to approve the bid from Selzer-Ornst Construction Company to reconstruct the police department Firearms Range and replace the Fire Detection & Notification System for a total cost of \$1,383,300 which includes a \$66,000 contingency fund.

PROJECT MEMO

TO: Mr. Kevin Magno, Assistant Police Chief

August 13th, 2019

COMPANY: City of Franklin

FROM: Brad Werginz, AIA - Project Architect

RE: Recommendation of Award of Construction Contract

PROJECT: Police Shooting Range Renovations

Introduction

The purpose of this memo is to summarize the results of the construction bids received for Franklin's Police Department Shooting Range Renovations, present analysis of the bid documents and supplemental information submitted by the apparent low bidder, and to make a recommendation for the award of a construction contract.

Bid Summary

Bid documents were released by Angus Young & Associates on July 18th, 2019. A 21-day bidding period was provided. Site access was provided on July 26th, 2019 for contractors interested in touring the existing facility.

A total of four (4) properly submitted bids were received at the City Hall and were publicly read aloud on August 8th, 2019, immediately following the 11:00 am deadline for bid submittals.

Each bidder proposed costs for renovating the existing range facility and all associated site development as detailed in the bidding documents prepared by Angus Young, dated 07/18/2019.

One alternate bid was requested as part of the bid package for replacement of the existing facility fire alarm system, including control panels and system devices.

Bidders also submitted a change order percentage to indicate the contractor's mark-up on any changes resulting in additional costs during construction, as well as a construction duration period expressed in calendar days to completion.

Base bid amounts ranged from **\$1,242,300** to \$1,399,635 for all work. The two lowest bids were within \$61,460 (4.7%) of each other. The bid tabulation is enclosed. Low bid amounts are approximately 5% higher when compared to the estimated construction costs most recently considered by the City:

Pre-Bid Estimated Total:	\$1,179,600
Apparent Low Bid Amount:	\$1,242,300
Difference:	\$62,700 (5% +/-)

Only two bidders, including the low bidder, included construction duration times within the time allotted for construction. It was noted in the bid package that construction could commence on September 1st, 2019 with substantial completion by February 10th, 2020. This would allow up to 162 calendar days to reach substantial completion, with final completion by February 24th, 2020 (176 Days Total).

The lowest bidder was asked to submit supplemental information including unit prices for fire detection system components, a list of proposed subcontractors, and any substitution request forms. The requested information was submitted within the allotted time period and is included with this memo. In addition, post bid clarification regarding the contractor's change order percentage was requested.

PROJECT MEMO

Base Bid Information Analysis

Low Bid – Selzer-Ornst Construction Company LLC (Wauwatosa, WI) - \$1,242,300

<https://www.selzer-ornst.com/>

In reviewing the bid and supplemental information submitted by **Selzer-Ornst Construction Company LLC (Wauwatosa, WI)**, no irregularities were noted.

- A construction duration of 160 calendar days was included on their bid form.
- The submitted change order percentage of 20%, which is high for this scale of project.
 - A higher percentage mark-up can add cost to change order work during construction.
 - We would recommend a change order percentage to 15% during contract negotiations.

Alternate No. 01 – Replace existing fire detection and notification system.

- **Additive value of \$90,000** for replacement of the existing fire detection and notification system.
- **A (\$15,000) credit for re-use of the existing system wiring was offered post bid by the contractor, which the Police department is willing to consider to lower project cost.**

Recommendation of Award

The low bidder presented in this memo is a highly qualified general contractor that has the expertise and experience necessary to renovate the existing shooting range for the Franklin Police Department. It is the recommendation of Angus Young for the City of Franklin to award the construction contract to Selzer-Ornst Construction Company, LLC (Wauwatosa, WI) for all base bid work, as they were the lowest qualified bid received.

Acceptance of alternate 01 is the police department's recommendation to replace the existing fire detection system. Re-use of the existing system wiring is also suggested, to reduce alternate cost to \$75,000.

It is also recommended that the City of Franklin include a 5% of construction cost contingency in the project budget for necessary change orders during the construction process. This amounts to approximately \$66,000.

Proposed Contract Award Amount: \$1,242,300 (Base Bid) + \$75,000 (Alternate 01) = \$1,317,300

Proposed Construction Contingency: \$66,000

Construction Total: \$1,383,300

Respectfully,

Brad Werginz, AIA, Project Architect

encl: Bid Tabulation, Sub-Contractor's List, Unit Price Form



August 12, 2019

Bradley Werginz
Angus-Young Associates, Inc
Madison, WI
608-756-2326

RE: Franklin Police Shooting Range Renovations Post Bid Items

Mr Bradley Werginz:

We have completed our subcontractor list and unit price form as requested (see below). Please note that the list may or may not change based on review, final scope and price negotiations.

For clarification, the change order percentage is negotiable.

In regard to the fire alarm work, if keeping the existing wiring for the system and replacing only the panels and devices there would be a cost savings of +/- \$15,000.00.

If you have any further questions, please don't hesitate to contact me.

Thank you for your time

Regards,

Brett J Reynolds

A handwritten signature in black ink, appearing to read 'Brett J Reynolds', is written over the typed name.

CC: Kari Lilly
Kevin Magno
Attachments

**SECTION 00 43 36
SUBCONTRACTORS LIST**

GENERAL

A list of subcontractors will not be required to be submitted with the bid; however, the successful bidder(s) shall submit in writing the names of prospective subcontractors and material suppliers for the owner's approval, as outlined in the Instructions to Bidders. The owner will review, approve or disapprove all subcontractors for prime contractors.

Use subcontractors who have adequate numbers of skilled workman that are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the Work.

SUBMITTAL

Each Prime Contractor shall submit a complete listing of subcontractors and product suppliers to be used, for each item specified in each section indicated below. Enter the contract amount included in base bid.

SUBCONTRACTOR / SUPPLIER		
SECTION	NAME & CITY	BASE BID AMOUNT
3 - CONCRETE WORK	<u>Titan Building New Berlin, WI</u>	<u>\$24,000 +\-</u>
3 - CONCRETE POLISHING	<u>Kevco Inc New Berlin, WI</u>	<u>\$25,000 +\-</u>
4 - CONCRETE MASONRY	<u>Surperior Masonry Butler, WI</u>	<u>\$33,000 +\-</u>
5 - METAL STUDS	<u>Selzer-Ornst Co Wauwatosa, WI</u>	<u>\$45,000 +\-</u>
5 - ALUMINUM FENCING	<u>Northway Fence Menomonee Falls, WI</u>	<u>\$17,000 +\-</u>
6 - FINISH CARPENTRY	<u>Selzer-Ornst Co Wauwatosa, WI</u>	<u>\$11,000 +\-</u>
7 - TRAFFIC COATINGS	<u>Zander Solutions Verona, WI</u>	<u>\$20,000 +\-</u>
8 - DOORS/HARDWARE	<u>Block Iron Supply New Berlin, WI</u>	<u>\$8,000 +\-</u>
9 - GYPSUM WALLBOARD	<u>Selzer-Ornst Co Wauwatosa, WI</u>	<u>\$4,000 +\-</u>
9 - PAINTING	<u>Craftmaster Franklin, WI</u>	<u>\$7,000 +\-</u>
13 -RANGE EQUIPMENT	<u>Meggitt Suwanee, GA</u>	<u>\$520,000 +\-</u>
23 -MECHANICAL	<u>Dillett Waukesha, WI</u>	<u>\$220,000 +\-</u>
26 -ELECTRICAL	<u>Lemberg Electric Brookfield, WI</u>	<u>\$42,000 +\-</u>

END OF SECTION

**SECTION 00 43 22
UNIT PRICE FORM**

Unit costs shall be submitted to the Architect / Engineer within 24 hours after notification of bid results.

1. SECTION 28 31 00 – Addressable Fire Alarm : The cost per fixture or appliance.
- | | | |
|----|--------------------------------------|---------------|
| A. | Horn/strobe - \$180 plus O&P | \$230/fixture |
| B. | Strobe Only - \$180 plus O&P | \$230/fixture |
| C. | Smoke detector - \$166 plus O&P | \$215/fixture |
| D. | Heat detector - \$253 plus O&P | \$325/fixture |
| E. | Manual Pull station - \$180 plus O&P | \$230/fixture |
| F. | Flow Sensor - \$318 plus O&P | \$410/fixture |
| G. | Tamper Sensor - \$318 plus O&P | \$410/fixture |
| H. | Dry system pressure - \$318 plus O&P | \$410/fixture |
| I. | Dry system trouble - \$318 plus O&P | \$410/fixture |
| J. | Duct smoke detector - \$709 plus O&P | \$875/fixture |

END OF SECTION

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APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE August 20, 2019
REPORTS AND RECOMMENDATIONS	PROGRESS OF THE SOUTH 51ST STREET AND WEST DREXEL AVENUE INTERSECTION PROJECT	ITEM NUMBER G. 3.

BACKGROUND

On May 21, 2019, Common Council awarded a contract to Zignego Company Inc. - Waukesha, WI for the construction of the S. 51st Street and W. Drexel Avenue Intersection Project. The project is a unit price construction project totaling \$1,459,174.55.

ANALYSIS

In spite of numerous private utility coordination issues, Zignego is on pace to have the intersection open to traffic by the first high school home football game on August 30, 2019. The entire project is expected to be ready for a punch list inspection one week later on September 6, 2019.

Staff has saved a significant amount of money by self-performing construction observation services. In addition, constant communication with the contractor has enabled Staff to make quick field directives needed to avoid project delays. Since this is a unit price contract (whereas, the contractor is only paid for the quantities of materials he installs) and the project is on a quick deadline, many small decisions were made without the need for an official change order. All changes will be incorporated in a final change order at the end as final quantities are measured. However, this Council Action is intended to keep the Common Council apprised of the project progress.

Below are the more significant changes (still minor) that will have an impact on the final change order:

- \$1,459,174.55 Original unit price project as awarded to Zignego.
- (\$ 175,000.00) Estimated cost savings by eliminating tracking pad quantities. Also the engineering consulting firm made a few plan errors which were corrected out in the field. These included required pipe removal quantities, over-estimation of excavation below subgrade, and over -estimation to open grade stone quantities and geogrid quantities.
- \$ 66,280.00 Estimated cost increase by adding sidewalk and drainage pipe extension on northeast corner to Stonebrook Court. This eliminated a deep drainage ditch for the property owner and makes it safer for pedestrians to travel to the east.
- \$ 5,000.00 Estimated costs increase by extending a driveway approach for 7846 S. 51st Street. This change allowed for a flatter slope on the driveway. As designed, the property owner would have had difficulty pulling his trailer into his driveway without scraping.
- (\$ 175,000.00) Estimated savings from measuring actual quantities to date.
- \$1,355,454.55 Projected final project cost. Final costs will be calculated based on measured quantities.

It should be noted that Staff has provided the school posters of the roundabout and DOT exhibits on how to navigate a roundabout that they plan to post in the high school lobby. In addition, the School district is forwarding one of these exhibits to the students as part of the application for a parking permit.

Staff would like to thank the entire Franklin community for the patience as the detours for W. Drexel Avenue and S. 51st Street have disrupted everyone's commute this summer.

OPTIONS

N/A. For informational purposes only.

FISCAL NOTE

The current budget allocated to this project is \$1,650,000.

COUNCIL ACTION REQUESTED

None. For discussion purposes only.

Engineering: GEM

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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">08/20/19</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">STANDARDS, FINDINGS AND DECISION OF THE CITY OF FRANKLIN COMMON COUNCIL UPON THE APPLICATION OF MILLS HOTEL WYOMING, LLC, APPLICANT, FOR A SPECIAL EXCEPTION TO CERTAIN NATURAL RESOURCE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.4.</i></p>

At their meeting on July 24, 2019, the Environmental Commission recommended approval of the subject Special Exception to certain natural resource provisions of the Unified Development Ordinance with conditions as presented at their meeting and as set forth in the attached final draft City of Franklin Environmental Commission document dated July 24, 2019.

At the regular meeting of the Plan Commission on August 8, 2019, following a properly noticed public hearing, the following action was approved: motion to recommend approval of the Mills Hotel Wyoming LLC Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission, and Common Council consideration of the Environmental Commission recommendations with the revision of condition No. 4 as follows: the developer will work with city staff regarding off-site mitigation, primarily street trees.

The Plan Commission's recommended revision of condition number 4 has been reflected in the Decision section of the attached draft Standards, Findings, and Decision document.

COUNCIL ACTION REQUESTED

Adopt the standards, findings and decision of the City of Franklin Common Council upon the application of Mills Hotel Wyoming LLC, for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.

Revised Draft 8/15/19

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of Mills Hotel
Wyoming, LLC, applicant, for a Special Exception
to Certain Natural Resource Provisions of the City of Franklin
Unified Development Ordinance

Whereas, Mills Hotel Wyoming, LLC, applicant, having filed an application dated April 19, 2019, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated July 24, 2019 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated August 8, 2019 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the properties which are the subject of the application for a Special Exception are generally located Southwest of West Ryan Road and South 112th Street, zoned R-6 Suburban Single-Family Residence District (property 1) and R-2 Estate Single-Family Residence District and C-1 Conservancy District (property 2), and such properties are more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: "The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant."

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated April 19, 2019, by Mills Hotel Wyoming, LLC, applicant, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather, The request for Natural Resource Exception is based on the fact that the areas of impact are either minimal or occur in areas of degraded woodland that are located on previously disturbed areas. Documentation of the situation is enclosed for review and reference.*

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives: *The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. There is no reasonable alternative to impacting the woodlands as requested without being unreasonably burdensome to the overall project economics, including TID #6; or*

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: *Applicant represents that the denial of the NRSE would be unreasonable and negatively impact the applicants proposed use of the property based on the fact that the impacts are minimal and occur in areas of degraded woodland that are located on previously disturbed areas. There are no reasonable alternatives for relocating public streets and underground utilities within the planned development.*

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will be consistent with the existing character of the neighborhood; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *The situation and conditions related to this project are unique as the affected property lies within an established TID District and Preliminary Plat which was evaluated and approved by the City of Franklin.*

Further, the impacts are to natural resources that were evaluated by an arborist and classified as low-quality. Other properties seeking the same relief would need to meet similar standards; and

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *Applicant represents that the unique circumstances involved with this request is what the NRSE process was intended for; and*

d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: *(this finding only applying to an application to improve or enhance a natural resource feature): The applicant understands and agrees to place Conservation Easements on other natural resource features within the site, including any areas of mitigation. Further, the project calls for significant installation and maintenance of municipal street trees.*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The proposed improvements which cause the need for the NRSE include public roadways, underground utilities and lot grading which have been evaluated through the Preliminary Plat process. The improvements will not negatively affect surrounding properties.*

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *The exceptional, extraordinary or unusual circumstance is that the resource being impacted has been designated as low quality by a Certified Arborist, is located on lands that were previously disturbed, and the property has been included in a TID Project Plan whereby the resulting improvements are necessary to generate tax increment.*

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The future use of the property has been affirmed through recent zoning, Comprehensive Plan Amendment and Plat.*

4. Aesthetics: *There will be no negative impact to aesthetics. The resulting development will be a single-family neighborhood with required street trees of quantity and quality exceeding what is currently existing.*

5. Degree of noncompliance with the requirement allowed by the Special Exception: *Considering the that the area of impact was previously disturbed and nature and overall health of the trees, the NRSE is not over-reaching.*

6. Proximity to and character of surrounding property: *Applicant owns the adjacent properties.*

7. Zoning of the area in which property is located and neighboring area: *Residential.*

8. Any negative affect upon adjoining property: *There are no negative affects to the surrounding property. Rather, the proposed improvements will have a positive affect be improving the existing drainage situation. Currently, overland drainages crosses over 1121h Street. In the future condition stormwater will be detained, settled and released at a slower rate.*

9. Natural features of the property: *The woodland resources that will be impacted consists of low-quality tree cover, common to previously disturbed areas. The tree species present are primarily Green Ash, Silver Maple and Black Cherry. The survey documented a total of seventy (70) trees, of which forty (40) or 57% of the trees were classified as dead or in poor condition. The trees that were classified as being in "good" condition were primarily Silver Maple, which are typically multi-stemmed, weak trees which are susceptible to wind damage. Based on the species mix and general condition of the vegetation, the grove is indicative of a an overgrown driveway and barnyard rather than a naturally occurring, native woodland.*

10. Environmental impacts: *There are no other environmental impacts associated with the NRSE with exception to the reduction of approximately 1.00 acre of woodlands. As part of the project, a significant number of street trees will be required.*

11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of July 24, 2019 is incorporated herein.*

12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

Decision

Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions:

- 1) that the natural resource features and mitigation areas upon the properties to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted prior to the issuance of any Occupancy Permits;*
- 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted;*
- 3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Mills Hotel Wyoming, LLC, applicant, and all other applicable provisions of the Unified Development Ordinance; and*
- 4) that the developer will work with city staff regarding off-site mitigation, primarily street trees.*

The duration of this grant of Special Exception is permanent.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of August 8, 2019

Natural Resource Special Exception

RECOMMENDATION: City Development staff recommends approval of the Natural Resource Special Exception subject to the conditions of approval in the attached draft Standards, Findings, and Decision.

Project Name:	Bear Franklin Subdivision Natural Resource Special Exception (NRSE)
Project Address:	Generally located southwest of the intersection of Ryan Road and 112 th Street (Tax Key Numbers 891-9009-000 and 892-9993-001)
Applicant:	S.R. Mills, Mills Hotel Wyoming, LLC
Property Owner:	Mills Hotel Wyoming, LLC and Eugene & Marlene Magarich
Current Zoning:	R-6 Suburban Single-Family Residence District, R-2 Estate Single-Family Residence District, C-1 Conservancy District
2025 Comprehensive Plan:	Residential and Business Park
Use of Surrounding Properties:	Single family residential to the north, agricultural land to the east, west, and south
Applicant's Action Requested:	Recommendation to the Environmental Commission, Plan Commission, and Common Council for approval of the proposed Natural Resource Special Exception (NRSE).

INTRODUCTION:

By application date stamped April 19, 2019, and by additional information submitted on June 25, 2019, Mr. Daniel Szczap of Bear Development LLC, on behalf of the subject property owner, is requesting approval of a Natural Resource Special Exception to impact mature woodlands in order to construct a proposed single-family residential subdivision on the subject lands.

Pursuant to Section 15-10.0208 of the UDO, all requests for a Natural Resource Special Exception shall also be provided to the Environmental Commission for its review and recommendation.

NATURAL RESOURCE SPECIAL EXCEPTION (NRSE):

More specifically, the applicant is proposing to:

- Construct a 87-lot single-family residential subdivision, and associated public streets, sidewalks, and stormwater management ponds.
- Clear, grade, fill and develop approximately 1.2 acre of protected natural resource features comprised of mature woodlands.

The applicant has provided the attached Natural Resource Special Exemption Application, Project Description, Natural Resource Special Exception Question and Answer Form, and associated information. Staff would note:

- The applicant has not proposed any mitigation in its submittal materials. But at the July 24, 2019 Environmental Commission meeting, the applicant had indicated that they were open to the concept of mitigation comprised of some type of management and/or enhancement of the large woodland in Oulot 3 located immediately southwest of the subdivision plat.
- The applicant has applied for, and received, an artificial wetland exemption determination from the Wisconsin Department of Natural Resources for the small wetland located within the northern portion of the woodlands. A letter from the U.S. Army Corps of Engineers, dated February 25, 2019, was also provided indicating a determination that the wetland is not a water of the United States. Therefore, the wetland (and associated setbacks and buffers) are also exempt from City regulation.
- The wetland delineation was prepared by an Assured Delineator.

ENVIRONMENTAL COMMISSION:

Pursuant to Section 15-10.0208 of the UDO, all requests for a Natural Resource Special Exception shall be provided to the Environmental Commission for its review and recommendation. Attached is a draft, unsigned document titled, "City of Franklin Environmental Commission" that the Environmental Commission must complete and must forward to the Common Council. The questions and statements on this document correspond with the Natural Resource Special Exception (NRSE) application questions and statements that the applicant has answered and addressed.

The Environmental Commission, at its July 24, 2019 meeting, has recommended approval of the NRSE with the following conditions:

- Subject to approval of a Conservation Easement.
- Mitigation standards to be determined by the Plan Commission and Common Council.
- Inclusion of a woodland management plan for five years for the purpose of enhancing both woodland and wildlife succession.

CONCLUSION:

City Development staff recommends approval of the Natural Resource Special Exception for the Oak Ridge of Franklin subdivision plat subject to the conditions of approval in the attached draft Standards, Findings, and Decision.


CITY OF FRANKLIN

REPORT TO THE ENVIRONMENTAL COMMISSION

Meeting of July 24, 2019

Natural Resource Special Exception

Project Name:	Bear Franklin Subdivision Natural Resource Special Exception (NRSE)
Project Address:	Generally located southwest of the intersection of Ryan Road and 112 th Street (Tax Key Numbers 891-9009-000 and 892-9993-001)
Applicant:	S.R. Mills, Mills Hotel Wyoming, LLC
Property Owner:	Mills Hotel Wyoming, LLC and Eugene & Marlene Magarich
Current Zoning:	R-6 Suburban Single-Family Residence District, R-2 Estate Single-Family Residence District, C-1 Conservancy District
2025 Comprehensive Plan:	Residential and Business Park
Use of Surrounding Properties:	Single family residential to the north, agricultural land to the east, west, and south
Applicant's Action Requested:	Recommendation to the Environmental Commission, Plan Commission, and Common Council for approval of the proposed Natural Resource Special Exception (NRSE)

INTRODUCTION:

Mr. Daniel Szczap of Bear Development LLC, on behalf of the subject property owner, is requesting approval to impact mature woodlands in order to construct a proposed single-family residential subdivision on the subject lands.

Pursuant to Section 15-10.0208 of the UDO, all requests for a Natural Resource Special Exception shall be provided to the Environmental Commission for its review and recommendation.

PROJECT DESCRIPTION:

On April 19, 2019, the applicant submitted an application for a Special Exception to Natural Resource Feature Provisions to the Department of City Development.

More specifically, the applicant is proposing to:

- Construct a 87-lot single-family residential subdivision, and associated public streets, sidewalks, and stormwater management ponds.
- Clear, grade, fill and develop approximately 1.2 acre of protected natural resource features comprised of mature woodlands.

The applicant has provided the attached Natural Resource Special Exemption Application, Project Description, Natural Resource Special Exception Question and Answer Form, and associated information. Staff would note:

- The applicant is not proposing any mitigation.
- The applicant has applied for, and received, an artificial wetland exemption determination from the Wisconsin Department of Natural Resources for the small wetland located within the northern portion of the woodlands. A letter from the U.S. Army Corps of Engineers, dated February 25, 2019, was also provided indicating a determination that the wetland is not a water of the United States. Therefore, the wetland (and associated setbacks and buffers) are also exempt from City regulation.
- The wetland delineation was prepared by an Assured Delineator.

Staff is continuing to review the proposed NRSE. It is anticipated that staff's review will be completed in time for the Plan Commission's review and public hearing scheduled for August 8, 2019. However, at this time, it appears that staff may recommend approval with a number of conditions such as:

- Provision of woodland mitigation by the applicant;
- Preparation and approval of a Conservation Easement;

CONCLUSION:

Per Section 15-10.0208 of the Unified Development Ordinance (UDO), the applicant shall have the burden of proof to present evidence sufficient to support a Natural Resource Special Exception (NRSE) request. The applicant has presented evidence for the request by answering the questions and addressing the statements that are part of the Natural Resource Special Exception (NRSE) application. The applicant's responses to the application's questions and statements are attached for your review. *Also attached is a document titled, "City of Franklin Environmental Commission" that the Environmental Commission must complete and forward to the Common Council.* The questions and statements on this document correspond with the Natural Resource Special Exception (NRSE) application questions and statements that the applicant has answered and addressed.

City of Franklin Environmental Commission

TO: Common Council
DATE: July 24, 2019
RE: Special Exception application review and recommendation
APPLICATION: Mills Hotel Wyoming, LLC, Applicant, dated: April 19, 2019
(generally Southwest of West Ryan Road and South 112th Street)

I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

1. Unified Development Ordinance Section(s) from which Special Exception is requested:

15-4.0101 and 15-4.0102

2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):

According to the NRPP the entire site includes 6.99 acres of Mature Woodlands. The NRPP dated 4/23/2019 assumes 0.83 acres of total impact. However, the grading plan was not advanced to the level of detail it currently is. The total acreage of the wooded land located between 112th Street and the Magarich property is .96 acres. The grading plan contemplates that these trees must be removed to facilitate public streets, public utilities and grading/drainage. A certified arborist classified 57% of the trees to be in a dead or poor condition.

Lots 51 & 52

Approximately 2500 square feet of woodland on Lot 51 may be impacted by grading. Approximately 6229 square feet of woodland on Lot 52 may be impacted by grading

Lots 59, 50 & 61

This area is essentially a wooded fence line that is connected to the woodlot. Grading limits do not encroach upon the woodland located on Lot 59. A field inlet is proposed just inside

the canopy line of Lot 60. While we do not believe the tree line will be impacted, a conservative approach would be 200 square feet of woodland impact. A proposed extension of public water main (for serving other properties) is shown to cross a wooded fence line and the impact is 15' x 60' or 900 square feet. The same water main easement has the same effect on Lot 61, 15' x60' or 900 SF.

Summary

Public Right of Way grading, utility installation and lot grading for Aster Street, Bergamont Drive and Lots 8-14, Lot 79 =.96 acres (41,817 SF)

<i>Lot 51</i>	<i>=</i>	<i>.05 acres (2500 SF)</i>
<i>Lot 52</i>		<i>.14 acres (6299 SF)</i>
<i>Lot 59</i>		<i>0</i>
<i>Lot 60 .025 acres (1100 SF)</i>	<i>Lot 61</i>	<i>.020 acres (900 SF)</i>

3. Applicant's reason for request:

As part of the mass grading, underground utility construction and public roadway construction, Mills Hotel Wyoming, LLC is requesting approval of a Natural Resource Special Exception to remove limited amounts of existing trees and underbrush to facilitate the development, in accordance with the approved Conceptual Plan, TIF Project Plan and Preliminary Plat.

Enclosed as part of this submittal, are detailed survey exhibits and grading plans showing the location of the trees/underbrush in relation to the proposed improvements of the project.

4. Applicant's reason why request appropriate for Special Exception:

The City of Franklin Plan Commission and City Council has approved a Conceptual Master Plan, TIF Project Plan and Preliminary Plat for this property. All of the submitted documents for these City of Franklin approvals have shown unavoidable impacts to woodlands in the area of request

Further, the largest area of impact is the area west of 112th Street and south of W. Ryan Road. According to historical aerial photos, the specific area was used for driveway access purposes to the adjacent property until the 1960's. At some point the driveway was abandoned and tree cover resumed. It is also within the general overland drainage path of the larger Mills Hotel Wyoming property. As such, the property has not been actively farmed, but previously disturbed

In general, the area exhibits a low-quality tree cover, common to previously disturbed areas. The tree species present are primarily Green Ash, Silver Maple and Black Cherry. The survey documented a total of seventy (70) trees, of which forty (40) or 57% of the trees were classified as dead or in poor condition. The trees that were classified as being in "good" condition were primarily Silver Maple, which are typically multi-stemmed, weak trees which are susceptible to wind damage. Only two (2) Oak trees were present on the site. Based on the species mix and general condition of the vegetation, the grove is indicative of an overgrown driveway and barnyard rather than a naturally occurring, native woodland

II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species:

Please see enclosed Tree Survey.

2. Storm and flood water storage:

The property is not in a designated floodplain or floodway. The improvements contemplated on the Construction Plans will markedly improve the quantity, quality and rate of water draining from the site

3. Hydrologic functions:

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided

4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances:

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. The improvements contemplated on the Construction Plans will markedly improve the quantity, quality and rate of water draining from the site

5. Shoreline protection against erosion:

N/A

6. Habitat for aquatic organisms:

N/A

7. Habitat for wildlife:

Habitat loss of approximately 1 acre may occur. The impacts occur in an isolated group of dead and dying trees within very close proximity to an established farmstead and public roadway. While there may be a loss of habitat, the habitat should be classified as marginal at best

8. Human use functional value:

The proposed areas of impacts are not being used for any type of human use. The area consists of an overgrown abandoned driveway. The approved project includes significant open spaces which will be used for residents use and enjoyment

9. Groundwater recharge/discharge protection:

Groundwater discharge will be regulated by the storm sewer design which will incorporate any existing drain tiles into the storm sewer system

10. Aesthetic appeal, recreation, education, and science value:

The impacted area consists of a low-quality stand of trees, many of which are dead or dying. The planned street trees within the subdivision will provide aesthetic appeal. There is no educational or scientific function to the impacted areas

11. State or Federal designated threatened or endangered species or species of special concern:

Owners are not aware of any State or Federal designated threatened or endangered species on our site

12. Existence within a Shoreland:

N/A

13. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time:

The property in question does not include any land designated as Primary or Secondary Environmental Corridor as defined by SEWRPC

III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature):

The request for Natural Resource Exception is based on the fact that the areas of impact are either minimal or occur in areas of degraded woodland that are located on previously disturbed areas. Documentation of the situation is enclosed for review and reference

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
 - a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. There is no reasonable alternative to impacting the woodlands as requested without being unreasonably burdensome to the overall project economics, including TID #6 ; or

- b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

Applicant represents that the denial of the NRSE would be unreasonable and negatively impact the applicants proposed use of the property based on the fact that the impacts are minimal and occur in areas of degraded woodland that are located on previously disturbed areas. There are no reasonable alternatives for relocating public streets and underground utilities within the planned development

3. The Special Exception, including any conditions imposed under this Section will:
 - a. be consistent with the existing character of the neighborhood:

The proposed woodland impacts and resulting development will be consistent with the neighborhood and consistent with the existing zoning and Comprehensive Plan ; and

- c. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

The situation and conditions related to this project are unique as the affected property lies within an established TID District and Preliminary Plat which was evaluated and approved by the City of Franklin. Further, the impacts are to natural resources that were evaluated by an arborist and classified as low-quality. Other properties seeking the same relief would need to meet similar standards ; and

- d. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

Applicant represents that the unique circumstances involved with this request is what the NRSE process was intended for ; and

- e. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

The applicant understands and agrees to place Conservation Easements on other natural resource features within the site, including any areas of mitigation. Further, the project calls for significant installation and maintenance of municipal street trees

IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:

- 1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

The proposed improvements which cause the need for the NRSE include public roadways, underground utilities and lot grading which have been evaluated through the Preliminary Plat process. The improvements will not negatively affect surrounding properties

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:

The exceptional, extraordinary or unusual circumstance is that the resource being impacted has been designated as low quality by a Certified Arborist, is located on lands that were previously disturbed, and the property has been included in a TID Project Plan whereby the resulting improvements are necessary to generate tax increment

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

- i. Aesthetics:

a. There will be no negative impact to aesthetics. The resulting development will be a single-family neighborhood with required street trees of quantity and quality exceeding what is currently existing

- ii. Degree of noncompliance with the requirement allowed by the Special Exception:

a. Considering the that the area of impact was previously disturbed and nature and overall health of the trees, the NRSE is not over-reaching

- iii. Proximity to and character of surrounding property:

a. Applicant owns the adjacent properties

- iv. Zoning of the area in which property is located and neighboring area:

a. Zoning in the general area is generally Residential

- v. Any negative affect upon adjoining property:

a. There are no negative affects to the surrounding property. Rather, the proposed improvements will have a positive affect be improving the existing drainage situation. Currently, overland drainages crosses over 1121h Street. In the future condition stormwater will be detained, settled and released at a slower rate

- vi. Natural features of the property:

a. *The woodland resources that will be impacted consists of low-quality tree cover, common to previously disturbed areas. The tree species present are primarily Green Ash, Silver Maple and Black Cherry. The survey documented a total of seventy (70) trees, of which forty (40) or 57% of the trees were classified as dead or in poor condition. The trees that were classified as being in "good" condition were primarily Silver Maple, which are typically multi-stemmed, weak trees which are susceptible to wind damage. Based on the species mix and general condition of the vegetation, the grove is indicative of a an overgrown driveway and barnyard rather than a naturally occurring, native woodland*

vii. Environmental impacts:

a. *There are no other environmental impacts associated with the NRSE with exception to the reduction of approximately 1.00 acre of woodlands. As part of the project, a significant number of street trees will be required*

V. Environmental Commission Recommendation:

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. above are incorporated herein.
2. The Environmental Commission recommends [approval] of the Application upon the aforesaid recommendations for the reasons set forth therein.
3. The Environmental Commission recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
 - a. Approval of a Conservation Easement.
 - b. Mitigation standards to be determined by the Plan Commission and the Common Council.
 - c. Inclusion of a woodland management plan for five years for the purpose of enhancing both woodland and wildlife succession.

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the 24th day of July, 2019.

Dated this 15th day of August, 2019.

Arthur Skowron, Chairman

Attest:

Wesley D. Cannon
Wesley Cannon, Vice-Chairman



July 11, 2019

Mr. Joel Dietl
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Mills Hotel Wyoming – Natural Resource Special Exception

Dear Mr. Dietl:

Bear Development is pleased to submit this letter and the enclosed submittal materials in preparation for the various Natural Resource Special Exception meetings. Bear Development is acting on behalf of the owner of record, Mills Wyoming Hotel, LLC.

Enclosed under this cover letter, please find:

- Bear Development NRSE- Staff Comments Response
- NRSE Question & Answer Form
- Bear Development April 12, 2019 Submittal
- Tree Survey & Tree Tally, Wachtel Tree Science, Inc.
- Ryan Meadows Preliminary Plat
- Natural Resource Protection Plan, dated April 25, 2019
- Tree Survey Overlay, Preliminary Plat
- Tree Survey Overlay, Grading Plan
- Tree Survey, Dead & Dying Trees Identified.

We appreciate your time and consideration of this matter and respectfully request approval of the Natural Resource Exception to disturb the identified features on the project site. Please note that our project includes the permanent preservation of significant open space and the planting of public street trees. We feel that these features compensate for the disturbance necessary to facilitate our project.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

Franklin
JUL 31 2019
City Development

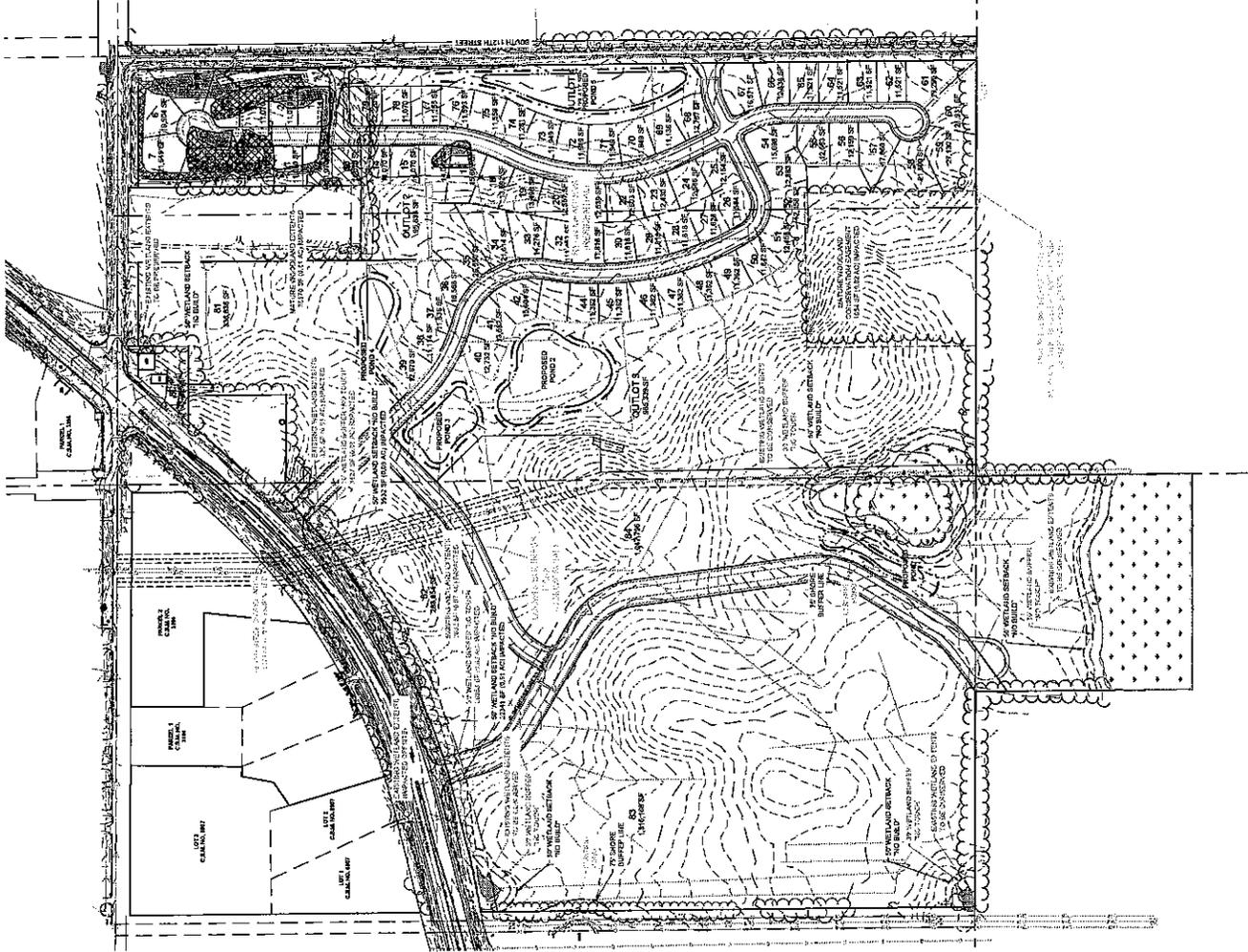


GRAPHICAL SCALE (FEET)
0 100 400
1" = 200'

NATURAL RESOURCE FEATURE AREAS

RESOURCE TYPE	RYAN MEADOWS (RESIDENTIAL) LOTS 1-73, OUTLOTS 1 & 4 (27.97 AC)	LOOMIS BUSINESS PARK (COMMERCIAL) LOTS 80-94, OUTLOTS 2 & 3 (133.43 AC)	ENTIRE BASE SITE (133,40 AC)
STEEP SLOPES AREA - PER PDS SURVEYED CONTOURS	N/A	13,461 SF (0.31 AC)	13,461 SF (0.31 AC)
STEEP SLOPES AREA - PER PDS SURVEYED CONTOURS	N/A	N/A	N/A
STEEP SLOPES - MANMADE - PER PDS SURVEYED CONTOURS	N/A	N/A	N/A
STEEP SLOPES - MANMADE - PER PDS SURVEYED CONTOURS	N/A	N/A	N/A
PONDS - AS SHOWN BY PDS SURVEY IN JANUARY OF 2015	N/A	28,733 SF (0.66 AC)	28,733 SF (0.66 AC)
WETLANDS - WETLAND DELINEATION INFORMATION BELOW**	N/A	251,003 SF (5.76 AC)	251,003 SF (5.76 AC)
WETLAND BUFFER "NO TOUCH"	N/A	104,124 SF (2.39 AC)	104,124 SF (2.39 AC)
WETLAND SETBACK "NO BUILD"	N/A	79,308 SF (1.82 AC)	79,308 SF (1.82 AC)
SHORE BUFFER - FIELD VERIFIED POINT LOCATION	N/A	14,993 SF (0.34 AC)	14,993 SF (0.34 AC)
NATURE WOODLAND - FIELD VERIFIED POINT LOCATION AND CHAPIT COM.	36,224 SF (0.83 AC)	268,151 SF (6.16 AC)	304,375 SF (6.99 AC)

** ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS
 - FIELD DELINEATED BY RA SMITH NATIONAL ON 10-28-14 & 10-30-14 (SEE "WETLAND DELINEATION REPORT DATED 08-19-18")
 - RE-DELINEATED ALONG LOOMIS BY HEARTLAND ECOLOGICAL GROUP ON 08-15-18, 08-19-18 & 08-22-18
 (SEE "WETLAND DELINEATION REPORT" DATED 08-11-18)





April 12, 2019

Mr. Ben Kohout
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Mills Hotel Wyoming – Natural Resource Special Exception

Dear Mr. Kohout:

Bear Development is pleased to submit this letter and the enclosed submittal materials as formal application for a Natural Resource Special Exception. Bear Development is acting on behalf of the owner of record, Mills Wyoming Hotel, LLC.

Property Information

Mills Wyoming Hotel, LLC is the owner of record of approximately 131.50 acres of vacant land in the City of Franklin. The land is located on the south sides of STH 36, south of West Ryan Road and west of 112th Street.

The property in question was previously approved for Conceptual Plan approval and zoning reclassification by the City Plan Commission and Common Council. Further, the property is included in the area commonly known as Planning Area G, included in Tax Increment District #6 and subject to a Development Agreement outlining specific development plans for the property. Included in our submittal is the Conceptual Plan that was approved by the City of Franklin.

The property subject to the Natural Resource Special Exception is part of Tax Key 891-9009 and is located south of West Ryan Road and west of 112th Street. The specific area includes a grove of trees with a canopy covering approximately 1.017 acres. The vegetated cover consists of a mix of trees and underbrush.

According to historical aerial photos, the specific area was used for driveway access purposes to the adjacent property until the 1960's. At some point the driveway was abandoned and tree cover resumed. It is also within the general overland drainage path of the larger Mills Hotel Wyoming property. As such, the property has not been actively farmed, but previously disturbed.

Specific Request

As part of the mass grading, underground utility construction and public roadway construction, Mills Hotel Wyoming, LLC is requesting approval of a Natural Resource Special Exception to remove

Franklin
JUL 31 2019
City Development

the existing trees and underbrush to facilitate the development, in accordance with the approved Conceptual Plan.

Enclosed as part of this submittal, are detailed survey exhibits and grading plans showing the location of the trees/underbrush in relation to the proposed improvements of the project.

Natural Resource Protection Plan

Due to the timing of the project as set forth in the Development Agreement, this area was designated as Mature Woodlands on the NRPP without a detailed Tree Survey being completed. Mills Hotel Wyoming had the understanding that the City Staff, Plan Commission and Council were aware that this area had to be disturbed to facilitate the approved development plans.

Based on the Tree Survey, it is difficult to determine if these area would be classified as Mature or Young Woodland, or either based on the amount of dead trees and lack of continuous canopy.

Tree Survey & Existing Conditions

At the request of the City Planning Department, Bear Development completed a tree survey. The Tree Survey was completed by Wachtel Tree Science, Inc. under the direction of Nathan Schuettpelez, ISA Certified Arborist, WI-0887 AM.

The trees survey was completed in February 2019. Existing trees greater than 8" DBH were identified, measured and evaluated based on overall condition. The tree survey inventory and exhibit are enclosed for your review and reference.

In general, the area exhibits a low-quality tree cover, common to previously disturbed areas. The tree species present are primarily Green Ash, Silver Maple and Black Cherry. The survey documented a total of seventy (70) trees, of which forty (40) or 57% of the trees were classified as dead or in poor condition. The trees that were classified as being in "good" condition were primarily Silver Maple, which are typically multi-stemmed, weak trees which are susceptible to wind damage. Only two (2) Oak trees were present on the site. Based on the species mix and general condition of the vegetation, the grove is indicative of an overgrown driveway and barnyard rather than a naturally occurring, native woodland.

Artificial Wetland

Within the canopy of the identified trees, exists a man-made pond. The pond is identified as man-made on the Wetland Delineation and its surrounded by spoil castings and is fed by concrete pipe. The pond is approximately 20' in diameter and is assumed that the pond serves as an outlet for existing agricultural tiles drainage. The pond drainage eventually makes its way to the 112th Street ditch and culverts, before going to Ryan Creek.

While it was identified as a wetland, Bear requested review by the Wisconsin Department of Natural Resources, and it was subsequently deemed as an Artificial Wetland. Artificial wetlands are permissible to fill. As part of the Natural Resource Exception we are respectfully requesting the City acknowledge the artificial nature of the wetland, as it is also within the grading limits of the project.

Proposed Use

Enclosed for your reference is the proposed Grading Plan for the property in question, with the identified trees overlaid. You will find that the trees fall within the either public streets or grading limits for future home sites. The Grading Plan, Public Street layout and location of building sites is

in compliance with the approved Concept Plan. The public streets were specifically located to accommodate storm drainage.

We appreciate your time and consideration of this matter and respectfully request approval of the Natural Resource Exception to disturb the identified features on the project site. Please note that our project includes the permanent preservation of significant open space and the planting of public street trees. We feel that these features compensate for the disturbance necessary to facilitate our project.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Szczap", with a long horizontal flourish extending to the right.

Daniel Szczap
Bear Development, LLC

Tag #	Species-Common Name	DBH	Condition Class
668	Bur Oak	16	good
669	Silver Maple	29/12/8	poor
670	Boxelder	9	fair
671	Black Cherry	8	poor
672	Green Ash	15	poor
673	Black Cherry	10	poor
674	Green Ash	10	poor
675	Apple	8	poor
676	Bur Oak	10	good
677	Black Cherry	9	fair
678	Green Ash	9	poor
679	Green Ash	9	poor
680	Silver Maple	45	fair
681	Silver Maple	21/15/13	poor
682	Black Cherry	10	fair
683	Black Cherry	10	fair
684	Green Ash	11	poor
685	Bur Oak	9	good
686	Silver Maple	33	good
687	Silver Maple	21	poor
688	Silver Maple	39	fair
689	Common Hackberry	22	good
690	Silver Maple	27	fair
691	Black Cherry	12	dead
692	Silver Maple	24	poor
693	Black Cherry	8	fair
694	Green Ash	9	poor
695	Green Ash	9	poor
696	Boxelder	10/8	poor
697	Silver Maple	10	fair
698	Silver Maple	25	fair
699	Green Ash	11	poor
700	Silver Maple	10/9/7	good
701	Silver Maple	8/6/4	good
702	Silver Maple	10	good
703	Green Ash	12	poor
704	Green Ash	9	poor
705	Green Ash	8	poor
706	Silver Maple	9	good
707	Green Ash	15	dead
708	Silver Maple	26	good
709	Silver Maple	19	good
710	Silver Maple	16/14/13/8/8	fair
711	Silver Maple	13/13	poor
712	Green Ash	14	poor
713	Silver Maple	13	fair

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714	Green Ash	9	dead
715	Silver Maple	33	poor
716	Black Cherry	10	good
717	Green Ash	9	poor
718	Green Ash	8	poor
719	Silver Maple	36	poor
720	Silver Maple	23/17/10	fair
721	Green Ash	14/14/13/13	poor
722	Silver Maple	11/10/9	fair
723	Green Ash	14	poor
724	Silver Maple	12/8	fair
725	Apple	16	poor
726	Green Ash	11	poor
727	Green Ash	9	poor
728	American Elm	12	fair
729	Silver Maple	12/11/11/10/10	fair
730	Green Ash	12	dead
731	Green Ash	12	poor
732	Green Ash	8	dead
733	Green Ash	9	dead
734	Green Ash	8	dead
735	American Elm	27	fair
736	Green Ash	8	poor
737	Green Ash	11	poor

EXHIBIT

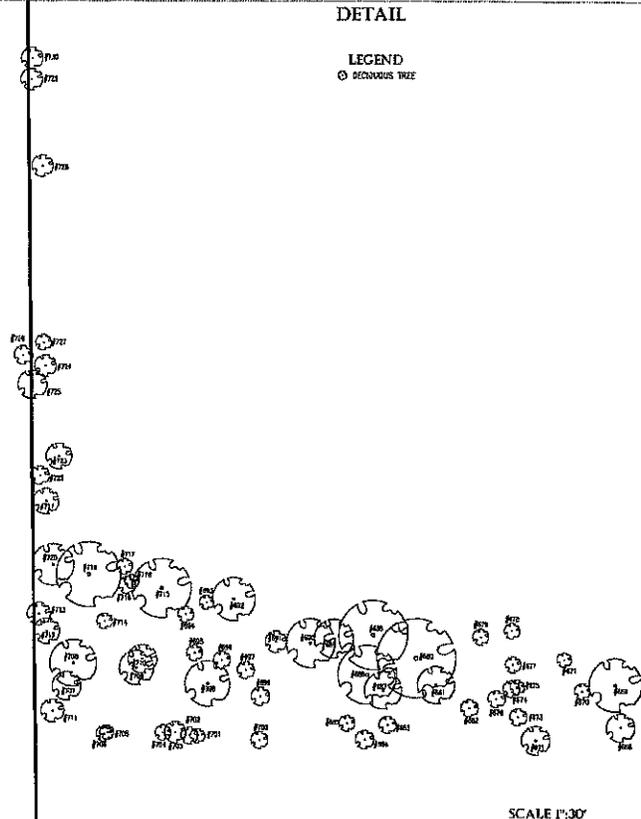
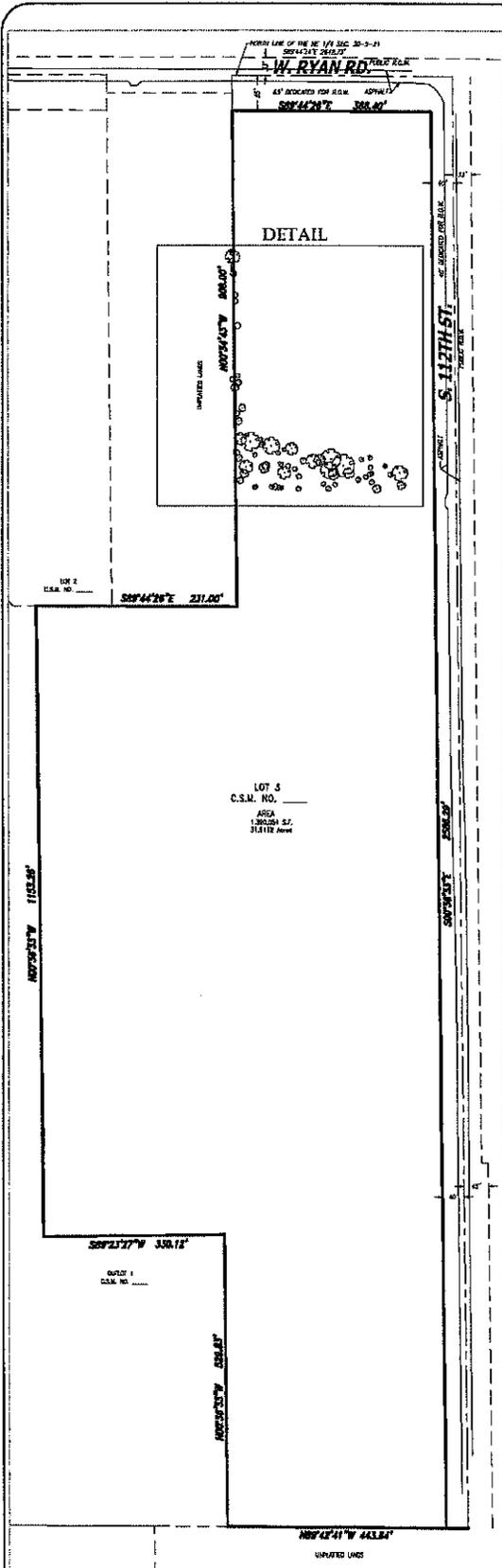
CLIENT
Franklin Development

SITE ADDRESS
W. RYAN RD., City of Franklin, Milwaukee County, Wisconsin

LEGAL DESCRIPTION
Lot 1 of Certified Survey Map No. _____ being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 5 North, Range 11 East, in the City of Franklin, Milwaukee County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 83, in which the North line of the Northeast 1/4 of Section 30 bears S89°44'21"E.

CHAPUT LAND SURVEYS



Tree Inventory per Wadswell Tree Service

Tag #	Species	Condition	DBH	Condition Obs.
668	Box Elm		14	good
669	Silver Maple		21/12/15	good
670	Box Elder		9	fair
671	Black Cherry		8	good
672	Green Ash		12	good
673	Black Cherry		10	good
674	Green Ash		10	good
675	Box Elm		8	good
676	Box Elm		10	good
677	Black Cherry		8	fair
678	Green Ash		9	good
679	Green Ash		8	good
680	Silver Maple		45	fair
681	Silver Maple		21/12/15	good
682	Black Cherry		10	fair
683	Black Cherry		10	fair
684	Black Cherry		10	fair
685	Green Ash		11	good
686	Box Elm		5	good
687	Silver Maple		11	good
688	Silver Maple		21	good
689	Silver Maple		18	fair
690	Common Hackberry		21	good
691	Silver Maple		27	fair
692	Black Cherry		11	good
693	Black Cherry		11	good
694	Silver Maple		26	good
695	Black Cherry		8	fair
696	Green Ash		9	good
697	Green Ash		9	good
698	Green Ash		9	good
699	Green Ash		10/28	good
700	Silver Maple		16	fair
701	Silver Maple		25	fair
702	Green Ash		11	good
703	Silver Maple		12/17/17	good
704	Silver Maple		12/17/17	good
705	Silver Maple		12/17/17	good
706	Silver Maple		12/17/17	good
707	Green Ash		11	good
708	Silver Maple		25	good
709	Silver Maple		12/17/17	good
710	Silver Maple		12/17/17	good
711	Silver Maple		12/17/17	good
712	Green Ash		14	good
713	Silver Maple		11	fair
714	Green Ash		9	good
715	Silver Maple		21	good
716	Black Cherry		10	good
717	Green Ash		9	good
718	Green Ash		8	good
719	Silver Maple		26	good
720	Silver Maple		12/17/17	fair
721	Green Ash		12/17/17	good
722	Silver Maple		12/17/17	good
723	Green Ash		14	good
724	Silver Maple		12/17/17	good
725	Green Ash		14	good
726	Silver Maple		12/17/17	good
727	Green Ash		16	good
728	Green Ash		11	good
729	Green Ash		9	good

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DATE OF MAP
March 11, 2019

FIELD DATE
March 9, 2019

CHAPUT
LAND SURVEYS

DATE	REVISION	DESCRIPTION

We warrant that the survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Wisconsin. Drawing No. 101/00111 Tree Ex 1102/19

Natural Resource Special Exception Question and Answer Form

Section 1: Per Section 15-9.0110, Applications for a Special Exception to stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback provisions, and for improvements or enhancements to a natural resource feature of this Ordinance shall include the following:

A. Name and address of the applicant and all abutting and opposite property owners of records.
(Please attach supplemental documents as necessary)

Applicant: Mills Hotel Wyoming, LLC
4011 80th Street
Kenosha, WI 53142

Abutting Property Owners:

Robert Diedrich
11111W. Ryan Road
Franklin, WI 53132

John Umke
8320 Virginia Circle
Wind Lake, WI 53185

Eugene & Marlen Magarich
11327 W. Ryan Road
Franklin, WI 53132

Sharon Kessman
W2143 N54448
Menomonee Falls, WI 53051

Ignasiak investment Company, LLC
3132 Ravine Way
Green Bay, WI 54301

Daniel Kaminski
9880 S. 112th Street
Franklin, WI 53132

Michael & Katherine Delemont
9917 S. 112th Street
Franklin, WI 53132

James Meisenheimer
9951S 112th Street
Franklin, WI 53132

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Ruth Grandlich
11722 W Oakwood Rd
Franklin,WI 53132

Daniel & Virginia Mathson
19370 Killarney Way
Brookfield,WI53045

Franklin One,LLC
333 Bishops Way #160
Brookfield,WI 53005

Mills Hotel Wyoming,LLC
4011goth Street
Kenosha,WI53142

Steve Vallee / Colleen Damack
11808 W. Loomis Road
Franklin,WI 53132

Chad Zolecki
11736 W.Loomis Road
Franklin,WI53132

A&E Realty,LLC
11835 W.Ryan Road
Franklin,WI 53132

Mary & Michael MacDonald
11555 W.Loomis Road
Franklin,WI 53132

B. Plat of survey. Plat of survey prepared by a registered land surveyor showing all of the information required under §15-9.0102 of this Ordinance for a Zoning Compliance Permit.

Please see attached.

C. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:

1. Indication of the section(s) of the UDO for which a Special Exception is requested.

15-4.0101

15-4.0102

- 2. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.

According to the NRPP the entire site includes 6.99 acres of Mature Woodlands. The NRPP dated 4/23/2019 assumes 0.83 acres of total impact. However, the grading plan was not advanced to the level of detail it currently is.

The total acreage of the wooded land located between 112th Street and the Magarich property is .96 acres. The grading plan contemplates that these trees must be removed to facilitate public streets, public utilities and grading/drainage. A certified arborist classified 57% of the trees to be in a dead or poor condition.

Lots 51 & 52

Approximately 2500 square feet of woodland on Lot 51 may be impacted by grading. Approximately 6229 square feet of woodland on Lot 52 may be impacted by grading

Lots 59, 50 & 61

This area is essentially a wooded fence line that is connected to the woodlot. Grading limits do not encroach upon the woodland located on Lot 59

A field inlet is proposed just inside the canopy line of Lot 60. While we do not believe the tree line will be impacted, a conservative approach would be 200 square feet of woodland impact.

A proposed extension of public water main (for serving other properties) is shown to cross a wooded fence line and the impact is 15' x 60' or 900 square feet. The same water main easement has the same effect on Lot 61, 15' x60' or 900 SF.

Summary

Public Right of Way grading, utility installation and lot grading for Aster Street, Bergamont Drive and Lots 8-14, Lot 79 =	.96 acres (41,817 SF)
Lot 51 =	.05 acres (2500 SF)
Lot 52	.14 acres (6299 SF)
Lot 59	0
Lot 60	.025 acres (1100 SF)
Lot 61	.020 acres (900 SF)

- 3. Statement of the reason(s) for the request.

As part of the mass grading, underground utility construction and public roadway construction, Mills Hotel Wyoming, LLC is requesting approval of a Natural Resource Special Exception to remove limited amounts of existing trees and underbrush to facilitate the development, in accordance with the approved Conceptual Plan, TIF Project Plan and Preliminary Plat.

Enclosed as part of this submittal, are detailed survey exhibits and grading plans showing the location of the trees/underbrush in relation to the proposed improvements of the project.

4. Statement of the reasons why the request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:

The City of Franklin Plan Commission and City Council has approved a Conceptual Master Plan, TIF Project Plan and Preliminary Plat for this property. All of the submitted documents for these City of Franklin approvals have shown unavoidable impacts to woodlands in the area of request.

Further, the largest area of impact is the area west of 112th Street and south of W. Ryan Road. According to historical aerial photos, the specific area was used for driveway access purposes to the adjacent property until the 1960's. At some point the driveway was abandoned and tree cover resumed. It is also within the general overland drainage path of the larger Mills Hotel Wyoming property. As such, the property has not been actively farmed, but previously disturbed.

In general, the area exhibits a low-quality tree cover, common to previously disturbed areas. The tree species present are primarily Green Ash, Silver Maple and Black Cherry. The survey documented a total of seventy (70) trees, of which forty (40) or 57% of the trees were classified as dead or in poor condition. The trees that were classified as being in "good" condition were primarily Silver Maple, which are typically multi-stemmed, weak trees which are susceptible to wind damage. Only two (2) Oak trees were present on the site. Based on the species mix and general condition of the vegetation, the grove is indicative of a an overgrown driveway and barnyard rather than a naturally occurring, native woodland.

- a. Background and Purpose of the Project.

1. Describe the project and its purpose in detail. Include any pertinent construction plans.

The project is part of the recently approved Ryan Meadows Preliminary Plat. The Preliminary plat includes Single-Family Residential homes sites and Limited Industrial lots. The project was approved as a Concept Plan, TIF Project Plan and Preliminary Plat. Appropriate zoning amendments and Comprehensive Plan Amendments have been previously approved by the City Plan Commission and Common Council. Construction Plans are included.

- ii. State whether the project is an expansion of an existing work or new construction.

New Construction

111. State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. The request is limited to woodland impacts associated with necessary grading. Exhibits which graphically show this are included for review and reference.

The layout of the project, including public right-of-ways, public utilities and lot grading occur in these particular areas and cannot be avoided based on best practices and professional engineering design.

b. Possible Alternatives.

1. State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. The request is limited to woodland impacts associated with necessary grading. Exhibits which graphically show this are included for review and reference.

The project was designed to release stormwater at the location it currently drains, which is at the 112th Street ditch. The Aster Street entrance was located based on the distance from the intersection of 112th Street and W. Ryan Road and interior public utility design.

It is necessary to impact the woodlands to install public utilities and public streets to accommodate the approved project.

11. State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. The request is limited to woodland impacts associated with necessary grading. Exhibits which graphically show this are included for review and reference.

It is not possible to develop the property without impacting the woodlands as shown. It is necessary to extend utilities through this particular area, as it is the historic overland drainage path of a significant watershed. Further, to access the site from 112th Street public roadways must be constructed.

111. State how the project may be made smaller while still meeting the project's needs.

The project cannot be reduced in size and meet the project needs. The home sites and roadways have been factored into the financial model on which TID #6 was based upon.

- iv. State what geographic areas were searched for alternative sites.

None

- v. State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.

As record owners of the property we did not seek or research other sites in the area. It is assumed that there are other areas in the City of Franklin that do not exhibit these unique conditions. However, this property has been included in TID #6 and planned for development by the City of Franklin.

- vi. State what will occur if the project does not proceed.

If the project does not proceed, the anticipated tax increment contemplated by TID #6 will not be generated.

c. Comparison of Alternatives.

1. State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

Possible alternatives were not considered as the City of Franklin has approved the Conceptual Plan, TID #6 Project Plan and Ryan Meadows Preliminary Plat in its current design. Over \$250,000.00 has been spent on design engineering, due diligence and surveying to produce construction plans for the approved Preliminary Plat. Costs of re-design and re-engineering would be significant.

11. State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

The entire 135 acres of the approved plan drains through the area of woodland impact. Because of this fact, the storm water management plan for the project follows the natural drainage pattern. Public utilities and roads were designed around this design constraint.

111. State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

Please see above.

- iv. State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

N/A

- d. Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. The request is limited to woodland impacts associated with necessary grading. Exhibits which graphically show this are included for review and reference.

The project should proceed because it implements the best design practices and engineering to develop this unique site. Further, the design has been previously approved.

Further, the woodland resources that will be impacted consists of low-quality tree cover, common to previously disturbed areas. The tree species present are primarily Green Ash, Silver Maple and Black Cherry. The survey documented a total of seventy (70) trees, of which forty (40) or 57% of the trees were classified as dead or in poor condition. The trees that were classified as being in "good" condition were primarily Silver Maple, which are typically multi-stemmed, weak trees which are susceptible to wind damage. Based on the species mix and general condition of the vegetation, the grove is indicative of an overgrown driveway and barnyard rather than a naturally occurring, native woodland.

- e. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description. Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

Please see enclosed Tree Survey

- f. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

- i. Diversity of flora including State and/or Federal designated threatened and/or endangered species.

Please see enclosed Tree Survey.

- ii. Storm and flood water storage.

The property is not in a designated floodplain or floodway. The improvements contemplated in the Construction Plans will markedly improve the quantity, quality and rate of water draining from the site.

iii. Hydrologic functions.

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided.

iv. Water quality protection including filtration and storage of sediments, nutrients or toxic substances.

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. The improvements contemplated in the Construction Plans will markedly improve the quantity, quality and rate of water draining from the site.

v. Shoreline protection against erosion.

N/A

vi. Habitat for aquatic organisms.

N/A

vii. Habitat for wildlife.

Habitat loss of approximately 1 acre may occur. The impacts occur in an isolated group of dead and dying trees within very close proximity to an established farmstead and public roadway. While there may be a loss of habitat, the habitat should be classified as marginal at best.

viii. Human use functional value.

The proposed areas of impacts are not being used for any type of human use. The area consists of an overgrown abandoned driveway. The approved project includes significant open spaces which will be used for residents use and enjoyment.

ix. Groundwater recharge/discharge protection.

Groundwater discharge will be regulated by the storm sewer design which will incorporate any existing drain tiles into the storm sewer system.

x. Aesthetic appeal, recreation, education, and science value.

The impacted area consists of a low-quality stand of trees, many of which are dead or dying. The planned street trees within the

subdivision will provide aesthetic appeal. There is no educational or scientific function to the impacted areas.

- x1. Specify any State or Federal designated threatened or endangered species or species of special concern.

Owners are not aware of any State or Federal designated threatened or endangered species on our site.

- xu. Existence within a Shoreland.

N/A

- xm. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.

The property in question does not include any land designated as Primary or Secondary Environmental Corridor as defined by SEWRPC.

- g. Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.

The installation of professionally engineered/designed storm sewer through the area of impact will correct overland drainage issues currently occurring at 112th Street. Further, on-site storm water detention will improve the quality and rate of storm drainage leaving the site.

- 5. Date of any previous application or request for a Special Exception and the disposition of that previous application or request (if any).

N/A

- D. Copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit. *(Please attach accordingly)*

Section 2: Staff recommends providing statements to the following findings that will be considered by the Common Council in determining whether to grant or deny a Special Exception to the stream, shore buffer, navigable water-related, wetland, wetland buffer and wetland setback regulations of this Ordinance and for improvements or enhancements to a natural resource feature, per Section 15-10.0208B.2. of the Unified Development Ordinance.

- a. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature):

The request for Natural Resource Exception is based on the fact that the areas of impact are either minimal or occur in areas of degraded woodland that are located

on previously disturbed areas. Documentation of the situation is enclosed for review and reference.

The condition is not self-imposed as a Master Conceptual Plan, TID Project Plan and Preliminary Plat have been approved by the Common Council. All documents indicated development occurring in the area of impact.

b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

1. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

The project does not impact streams, waterways, wetlands or navigable waterways. All wetlands on the property have been avoided. There is no reasonable alternative to impacting the woodlands as requested without being unreasonably burdensome to the overall project economics, including TID #6.

; or

ii. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

Applicant represents that the denial of the NRSE would be unreasonable and negatively impact the applicants proposed use of the property based on the fact that the impacts are minimal and occur in areas of degraded woodland that are located on previously disturbed areas. There are no reasonable alternatives for relocating public streets and underground utilities within the planned development.

c. The Special Exception, including any conditions imposed under this Section will:

1. be consistent with the existing character of the neighborhood:

The proposed woodland impacts and resulting development will be consistent with the neighborhood and consistent with the existing zoning and Comprehensive Plan.

; and

n. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

The situation and conditions related to this project are unique as the affected property lies within an established TID District and Preliminary Plat which was evaluated and approved by the City of Franklin. Further, the impacts are to natural resources that were evaluated by an arborist and classified as low-quality.

Other properties seeking the same relief would need to meet similar standards.

; and

- m. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

Applicant represents that the unique circumstances involved with this request is what the NRSE process was intended for.

; and

- lv. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

The applicant understands and agrees to place Conservation Easements on other natural resource features within the site, including any areas of mitigation. Further, the project calls for significant installation and maintenance of municipal street trees.

- d. In making its determinations, the Common Council shall consider factors such as:

- 1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

The proposed improvements which cause the need for the NRSE include public roadways, underground utilities and lot grading which have been evaluated through the Preliminary Plat process. The improvements will not negatively affect surrounding properties.

- n. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:

The exceptional, extraordinary or unusual circumstance is that the resource being impacted has been designated as low quality by a Certified Arborist, is located on lands that were previously disturbed, and the property has been included in a TID Project Plan whereby the resulting improvements are necessary to generate tax increment.

- 111. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

The future use of the property has been affirmed through recent zoning, Comprehensive Plan Amendment and Plat.

The future improvements will be permanent.

- lv. Aesthetics:

There will be no negative impact to aesthetics. The resulting development will be a single-family neighborhood with required street trees of quantity and quality exceeding what is currently existing.

- v. Degree of noncompliance with the requirement allowed by the Special Exception:

Considering the that the area of impact was previously disturbed and nature and overall health of the trees, the NRSE is not over-reaching.

- vi. Proximity to and character of surrounding property:

Applicant owns the adjacent properties.

- vn. Zoning of the area in which property is located and neighboring area:

Zoning in the general area is generally Residential.

- viii. Any negative affect upon adjoining property:

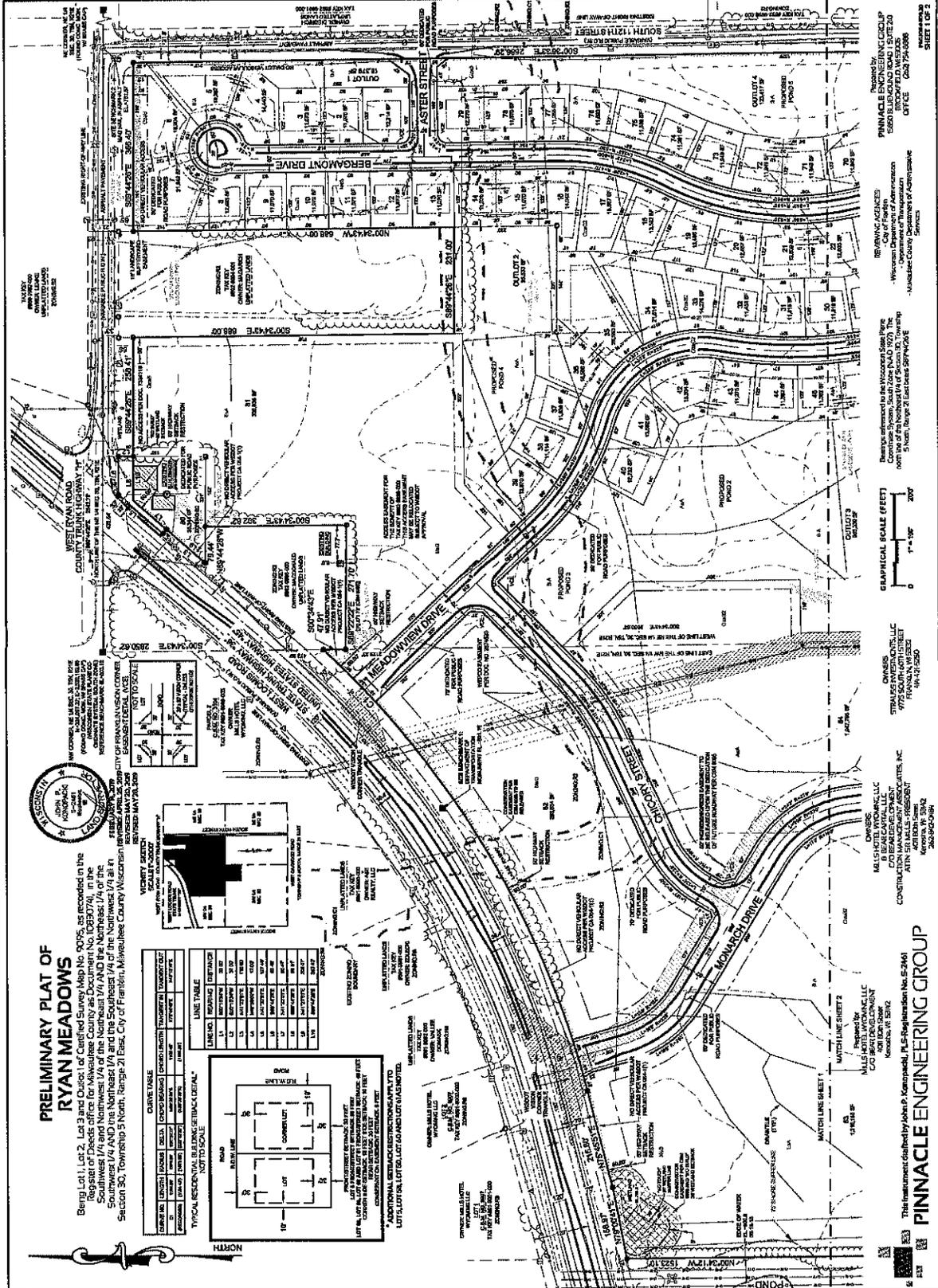
There are no negative affects to the surrounding property. Rather, the proposed improvements will have a positive affect be improving the existing drainage situation. Currently, overland drainages crosses over 112th Street. In the future condition stormwater will be detained, settled and released at a slower rate.

- 1x. Natural features of the property:

The woodland resources that will be impacted consists of low-quality tree cover, common to previously disturbed areas. The tree species present are primarily Green Ash, Silver Maple and Black Cherry. The survey documented a total of seventy (70) trees, of which forty (40) or 57% of the trees were classified as dead or in poor condition. The trees that were classified as being in "good" condition were primarily Silver Maple, which are typically multi-stemmed, weak trees which are susceptible to wind damage. Based on the species mix and general condition of the vegetation, the grove is indicative of a an overgrown driveway and barnyard rather than a naturally occurring, native woodland.

- x. Environmental impacts:

There are no other environmental impacts associated with the NRSE with exception to the reduction of approximately 1.00 acre of woodlands. As part of the project, a significant number of street trees will be required.



PRELIMINARY PLAT OF RYAN MEADOWS

Being Lots 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CHURCH TABLE

CHURCH	LENGTH	WIDTH	AREA
1	100	50	5000
2	100	50	5000
3	100	50	5000
4	100	50	5000
5	100	50	5000
6	100	50	5000
7	100	50	5000
8	100	50	5000
9	100	50	5000
10	100	50	5000
11	100	50	5000
12	100	50	5000
13	100	50	5000
14	100	50	5000
15	100	50	5000
16	100	50	5000
17	100	50	5000
18	100	50	5000
19	100	50	5000
20	100	50	5000
21	100	50	5000
22	100	50	5000
23	100	50	5000
24	100	50	5000
25	100	50	5000
26	100	50	5000
27	100	50	5000
28	100	50	5000
29	100	50	5000
30	100	50	5000
31	100	50	5000
32	100	50	5000
33	100	50	5000
34	100	50	5000
35	100	50	5000
36	100	50	5000
37	100	50	5000
38	100	50	5000
39	100	50	5000
40	100	50	5000
41	100	50	5000
42	100	50	5000
43	100	50	5000
44	100	50	5000
45	100	50	5000
46	100	50	5000
47	100	50	5000
48	100	50	5000
49	100	50	5000
50	100	50	5000

LINE TABLE

LINE NO.	BEARING	LENGTH
1	N 0° 00' 00" E	100.00
2	S 0° 00' 00" E	100.00
3	S 90° 00' 00" E	100.00
4	S 0° 00' 00" E	100.00
5	S 90° 00' 00" E	100.00
6	S 0° 00' 00" E	100.00
7	S 90° 00' 00" E	100.00
8	S 0° 00' 00" E	100.00
9	S 90° 00' 00" E	100.00
10	S 0° 00' 00" E	100.00
11	S 90° 00' 00" E	100.00
12	S 0° 00' 00" E	100.00
13	S 90° 00' 00" E	100.00
14	S 0° 00' 00" E	100.00
15	S 90° 00' 00" E	100.00
16	S 0° 00' 00" E	100.00
17	S 90° 00' 00" E	100.00
18	S 0° 00' 00" E	100.00
19	S 90° 00' 00" E	100.00
20	S 0° 00' 00" E	100.00
21	S 90° 00' 00" E	100.00
22	S 0° 00' 00" E	100.00
23	S 90° 00' 00" E	100.00
24	S 0° 00' 00" E	100.00
25	S 90° 00' 00" E	100.00
26	S 0° 00' 00" E	100.00
27	S 90° 00' 00" E	100.00
28	S 0° 00' 00" E	100.00
29	S 90° 00' 00" E	100.00
30	S 0° 00' 00" E	100.00
31	S 90° 00' 00" E	100.00
32	S 0° 00' 00" E	100.00
33	S 90° 00' 00" E	100.00
34	S 0° 00' 00" E	100.00
35	S 90° 00' 00" E	100.00
36	S 0° 00' 00" E	100.00
37	S 90° 00' 00" E	100.00
38	S 0° 00' 00" E	100.00
39	S 90° 00' 00" E	100.00
40	S 0° 00' 00" E	100.00
41	S 90° 00' 00" E	100.00
42	S 0° 00' 00" E	100.00
43	S 90° 00' 00" E	100.00
44	S 0° 00' 00" E	100.00
45	S 90° 00' 00" E	100.00
46	S 0° 00' 00" E	100.00
47	S 90° 00' 00" E	100.00
48	S 0° 00' 00" E	100.00
49	S 90° 00' 00" E	100.00
50	S 0° 00' 00" E	100.00



Prepared by:
PINNACLE ENGINEERING GROUP
5000 BROADVIEW AVENUE
BROOKFIELD, WISCONSIN
OFFICE: 262-754-0080
STREET: 100

REVIEWING AGENCIES:
City of Franklin
Department of Transportation
Milwaukee County Department of Transportation Services

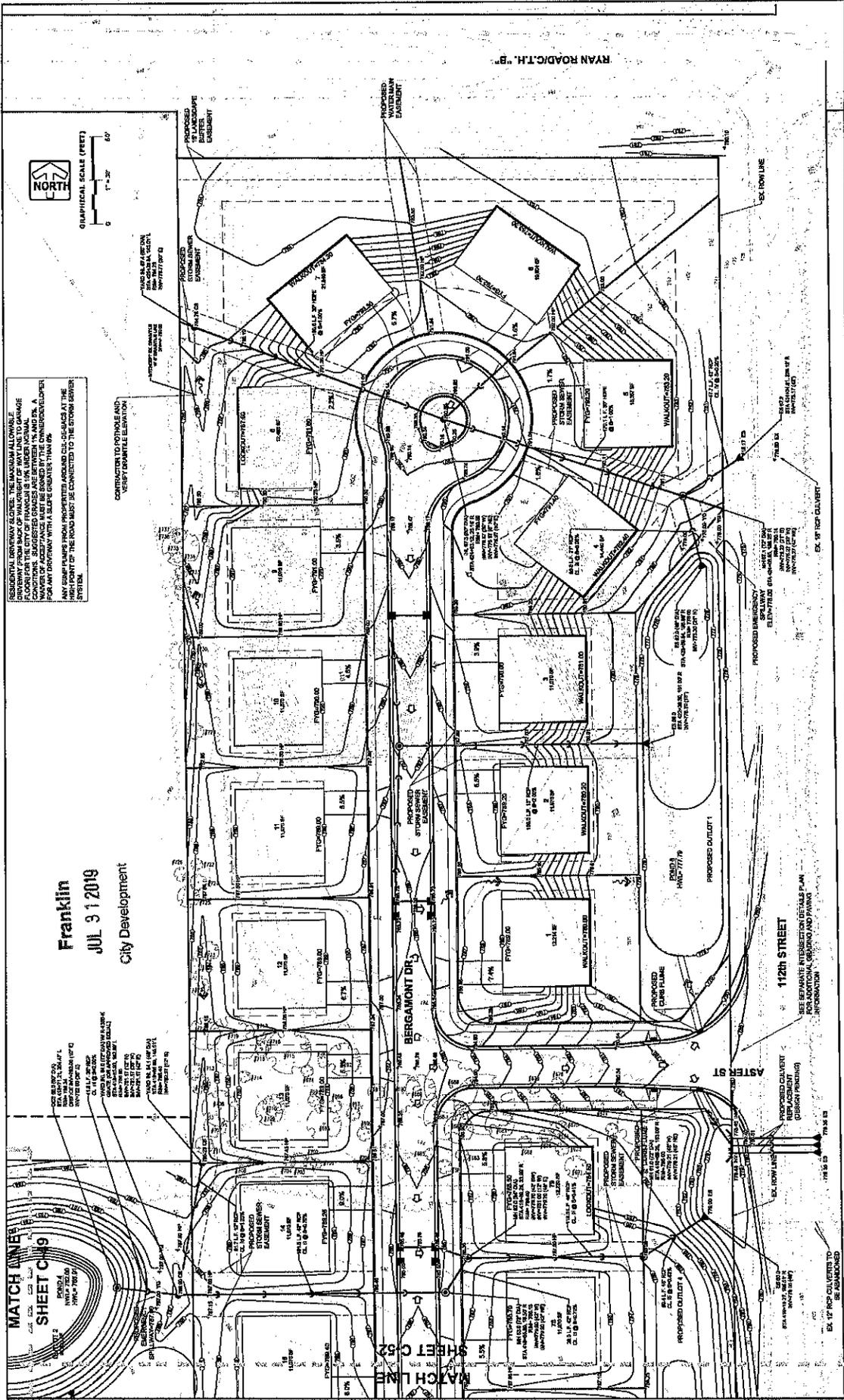
Designs submitted to the Wisconsin State Engineer for approval of the plat of Ryan Meadows, north of the intersection of Bergmont Drive and Molokai Drive, in Section 30, Township 5 North, Range 2 East, less 500,000 sq. ft.

GRAPHICAL SCALE (FEET)
1" = 100'
0 100 200

DRAWN BY:
MELISSA WOODRUFF
C/O BEAR CAPITAL LLC
7075 SOUTH GOLF LANE
FRANCOIS, WISCONSIN
481-1150

MELISSA WOODRUFF
C/O BEAR CAPITAL LLC
CONSTRUCTION MANAGEMENT ASSOCIATES, INC.
ATLANTA, GEORGIA
Approved: 07/29/19
300-960-0341

This instrument is hereby filed by John P. Kormanick, P.E., S.B., Registration No. 52-2444
PINNACLE ENGINEERING GROUP



CONTRACTOR TO POTABLE AND WASTEWATER TREATMENT PLANTS. ANY DUMP PUMPS FROM PROPERTIES AROUND THE DUMPS AT THE POINT OF THE ROAD MUST BE CONNECTED TO THE STORM SEWER SYSTEM.

Franklin
JUL 31 2019
City Development

MATCH LINE
SHEET C-19
W/RYAN MEADOWS
SHEET C-20

MATCH LINE
SHEET C-52

SHEET	C-53
OF	C-72
DATE	07/31/19
PROJECT	RYAN MEADOWS & LOOMIS BUSINESS PARK
LOCATION	FRANKLIN, WI
SCALE	1" = 20'
DESIGNER	
CHECKED	
APPROVED	
REVISIONS	
NO.	DESCRIPTION

GRADING PLAN

RYAN MEADOWS & LOOMIS BUSINESS PARK
FRANKLIN, WI

PLAN DESIGN DELIVER
Pinnacle Engineering Group
1000 W. WISCONSIN ST., SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.PINNACLE-ENG.COM

PINNACLE ENGINEERING GROUP
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

2. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES.

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