

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL *COMMUNITY ROOM
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, AUGUST 22, 2019, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of August 8, 2019.

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

1. **LAKE AND NATURE TRAILS CONSTRUCTION ON THE CONSERVANCY FOR HEALING AND HERITAGE PROPERTY.** Natural Resource Features Special Exception application by Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, for the purpose of clearing, grading, filling, and development of approximately 0.002 acre of lake (which is also located within the 100-year recurrence interval floodplain and the shore buffer associated with Kopmeier Lake), approximately 0.007 acre of wetlands (which is also located within the 100-year recurrence interval floodplain and the shore buffer associated with Kopmeier Lake), approximately 0.107 acre of wetland buffer (of which about 0.089 acre is also located within the 100-year recurrence interval floodplain and about 0.003 acre is also located within the shore buffer), and approximately 0.006 acre of wetland setback, to construct the proposed Lake and Nature Trails on the Conservancy for Healing and Heritage property (extending northeastward from the existing chapel to Kopmeier Lake) [this project includes the construction of paved and unpaved trails with boardwalks and observation decks, benches, stairs, a pier on Kopmeier Lake, and associated signage], property generally located at 6941 South 68th Street, such property being zoned Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center), Tax Key No. 743-8978-006. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **BALISTRERI AND BURGE SHIFT OF INTERIOR PROPERTY LINE.** Certified Survey Map application by Denis J. and Sharon L. Balistreri/Melissa M. and Christopher D. Burge, to shift the interior property line of two properties located at 6708 and 6720 South North Cape Road 12.4 feet further north in order to locate the existing driveway entirely on the property located at 6720 South North Cape Road [currently a driveway exists that is split by the property line and said driveway is the only access for the property located at 6720 South North Cape Road (a second driveway exists further north providing sole access to the property located at 6708 South North Cape Road)],

Franklin Plan Commission Agenda

8/22/19

Page 2

properties zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key Nos. 748-9964-001 (6708) and 748-9965-000 (6720).

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: September 5, 2019

**City of Franklin
Plan Commission Meeting
August 8, 2019
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the August 8, 2019 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners, Adam Burckhardt and Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners David Fowler and Patricia Hogan. Also present was Planning Manager Joel Dietl, Associate Planner Régulo Martínez-Montilva and Assistant Planner Marion Ecks.

B. Approval of Minutes

1. Regular Meeting of July 18, 2019.

Alderman Dandrea moved and City Engineer Morrow seconded approval of the July 18, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. **MILLS HOTEL WYOMING, LLC SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Natural Resource Features Special Exception application for portions of two properties, by Mills Hotel Wyoming, LLC, for the purpose of clearing, grading, filling and developing approximately 1.2 acres of mature woodlands (removal of approximately 70 trees) to create Bear Franklin subdivision, an 87 lot subdivision with 83 lots and 4 outlots, properties generally located at the southwest corner of West Ryan Road and South 112th Street, property 1 being zoned R-6 Suburban Single-Family Residence District, Tax Key No. 891-9009-000; property 2 being zoned R-2 Estate Single-Family Residence District and C-1 Conservancy District, Tax Key No. 892-9993-001.

Planning Manager Joel Dietl presented the request by Mills Hotel Wyoming, LLC, for the purpose of clearing, grading, filling and developing approximately 1.2 acres of mature woodlands (removal of approximately 70 trees) to create Bear Franklin subdivision, an 87 lot subdivision with 83 lots and 4 outlots, properties generally located at the southwest corner of West Ryan Road and South 112th Street, property 1 being zoned R-6 Suburban Single-Family Residence District, Tax Key No. 891-9009-000; property 2 being zoned R-2 Estate Single-Family Residence District and C-1 Conservancy District.

The Official Notice of Public Hearing for a Natural Resource Features Special Exception was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:07pm and closed at 7:09 pm.

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of the Mills Hotel Wyoming, LLC Natural Resource Features Special Exception pursuant to the standard, 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, consisting primarily of street trees. On voice vote, all voted 'aye'. Motion carried (4-0-2).

2. GREGORY DAVID MARSO SINGLE-FAMILY RESIDENCE CONSTRUCTION [recommendation to Board of Zoning and Building Appeals]. Application by Gregory David Marso for an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of 19% (5,215 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (4,117 square feet), for property located at 7570 South Kensington Way (Lot 59 of Wyndham Hills Addition No. 1 Subdivision), for construction of a single-family residence structure (which will increase lot coverage by approximately 4%), property zoned R-3E Suburban/Estate Single-Family Residence District and C-1 Conservancy District; Tax Key No. 837-0235-000.

Planning Manager Joel Dietl presented the request by Gregory David Marso for an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of 19% (5,215 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (4,117 square feet), for property located at 7570 South Kensington Way (Lot 59 of Wyndham Hills Addition No. 1 Subdivision), for construction of a single-family residence structure (which will increase lot coverage by approximately 4%), property zoned R-3E Suburban/Estate Single-Family Residence District and C-1 Conservancy District; Tax Key No. 837-0235-000.

The Official Notice of Public Hearing for an Area Exception was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:18pm and closed at 7:30 pm.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an application for an Area Exception to allow for construction of a single-family residence structure (which will increase lot coverage by approximately 3%) [application request an Area Exception from table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of 18% (4,940 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (4,117 square feet)], for property located at 7570 South Kensington Way (lot 59 of Wyndham Hills Addition No. 1 Subdivision). On voice vote, all voted 'aye'. Motion carried (4-0-2).

D. Business Matters

1. OZINGA READY MIX CONCRETE, INC. CHANGE OF DAYS AND HOURS OF OPERATION OF THE TEMPORARY PORTABLE CONCRETE BATCH PLANT. Temporary Use Amendment application by Ozinga Ready Mix Concrete, Inc., to further change the days and hours of operation of the temporary, portable concrete batch plant located partly on

Planning Manager Joel Dietl presented the request by Ozinga Ready Mix Concrete, Inc., to further change the days and hours of operation of the temporary, portable concrete batch plant located partly on the existing parking lot (former golf dome property) for the purpose of revisioning/resurfacing the north and southbound lanes of Interstate 94 beginning at Highway G (Racine County) north to College Avenue (Milwaukee County); batch plant operation for 8 months, from April 1, 2019 to November 30, 2019, with proposed days and hours of operation Monday

the existing parking lot (former golf dome property) for the purpose of revisioning/resurfacing the north and southbound lanes of Interstate 94 beginning at Highway G (Racine County) north to College Avenue (Milwaukee County); batch plant operation for 8 months, from April 1, 2019 to November 30, 2019, with proposed days and hours of operation Monday through Saturday, 5:00 a.m. to 8:00 p.m., property located at 11027 South 27th Street, zoned Planned Development District No. 39 (Mixed-Use Business Park), FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 978-9998-000.

through Saturday, 5:00 a.m. to 8:00 p.m., property located at 11027 South 27th Street, zoned Planned Development District No. 39 (Mixed-Use Business Park), FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 978-9998-000.

City Engineer Morrow moved and Commissioner Haley seconded a motion to suspend the regular order of business at 7:38 pm. Public input was received, then City Engineer Morrow moved and Commissioner Haley seconded a motion to return to the regular order of business at 7:40 pm.

Alderman Dandrea moved and Commissioner Haley seconded a motion to approve a Resolution to amend Resolution No. 2019-002, a Resolution imposing conditions and restriction for the approval of a Temporary Use for a portable concrete batch plant and construction of laydown yard for Ozinga Ready Mix Concrete, Inc. upon property located at 11027 South 27th Street, to change the days and hours of operation of the concrete batch plant, removing condition No. 1. On voice vote all voted “aye”. Motion carried (4-0-2).

Adjournment

Alderman Dandrea moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of August 8, 2019 at 7:45 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of August 22, 2019

Natural Resource Special Exception

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

Project Name:	Conservancy for Healing and Heritage Lake and Nature Trails Natural Resource Special Exception (NRSE)
Project Address:	Approximately 6941 S. 68 th Street
Applicant:	Susan A. Rabe, Conservancy for Healing and Heritage Inc.
Property Owner:	Conservancy for Healing and Heritage, Inc.
Current Zoning:	PDD Planned Development District No. 28 and FW Floodway District
2025 Comprehensive Plan:	Areas of Natural Resource Features
Use of Surrounding Properties:	Commercial and medical uses to the south, vacant conservancy land to the north and east, and vacant conservancy land and Loomis Road (STH 36) to the west
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:

On June 11, 2019, the applicant submitted an application for a Special Exception to Natural Resource Feature Provisions to the Department of City Development. The applicant is requesting approval to impact wetlands, wetland buffers, wetland setbacks, shore buffers, floodplain, a lake, mature woodlands, and steep slopes in order to construct the proposed lake and nature trails on the subject land.

PROJECT DESCRIPTION:

More specifically, the applicant is proposing to construct paved and unpaved trails, benches, a boardwalk and pier, observation decks, stairs, and signage extending northeastward from the existing chapel to Kopmeir Lake. This will involve clearing, grading, filling and development of approximately:

- 0.002 acre of lake (which is also located within the 100-year recurrence interval floodplain and the shore buffer associated with Kopmeier Lake);
- 0.007 acre of wetlands (which is also located within the 100-year recurrence interval floodplain and the shore buffer associated with Kopmeier Lake);

- 0.107 acre of wetland buffer (of which about 0.089 acre is also located within the 100-year recurrence interval floodplain and about 0.003 acre is also located within the shore buffer); and
- 0.006 acre of wetland setback.

It can also be noted that about 0.358 acre of mature woodland will be impacted by this project. In conjunction with the previously approved Healing Garden and Chapel, a total of approximately 0.498 acre of woodland has been impacted, which is about 12% of the total 4.1 acres of mature woodlands within the subject property.

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 not yet applied for any Wisconsin Department of Natural Resources or U.S. Army Corps of Engineers approvals.
- The wetland delineation was prepared by an Assured Delineator.

It can be noted that a site visit of the proposed lake and nature trails project area has been scheduled with the City Forester. The findings and conclusions of that site visit may result in revisions of staff's proposed mitigation. In a related matter, staff is also recommending additional erosion control during construction of this project because of the presence of steep slopes within the project area. Staff strongly recommends a more detailed Erosion Control Plan for those areas within and adjacent to steep slopes.

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 document titled, "City of Franklin Environmental Commission" that the Environmental Commission has completed 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 August 12, 2019 meeting, has recommended approval of the NRSE as presented at their meeting, with conditions as set forth in the City of Franklin Environmental Commission Special Exception application review and recommendation memo.

CONCLUSION:

Staff recommendations are contained in the decisions of the draft standards, findings and decision of the City of Franklin.

Draft 8/22/19

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of Conservancy for
Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, applicant,
for a Special Exception to Certain Natural Resource Provisions of the City of Franklin
Unified Development Ordinance

Whereas, Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, applicant, having filed an application dated June 11, 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 August 12, 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 22, 2019 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is generally located at 6941 South 68th Street, zoned Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center), and such property is 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 June 11, 2019, by Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, 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*,_____.
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:_____; *or*
 - b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: _____.
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: _____; *and*
 - c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:_____; *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 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:_____.
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: _____.
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:_____.
4. Aesthetics:_____.
5. Degree of noncompliance with the requirement allowed by the Special Exception: _____.
6. Proximity to and character of surrounding property: _____.
7. Zoning of the area in which property is located and neighboring area: *Residential*.
8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*
9. Natural features of the property: _____.
10. Environmental impacts:_____.
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 _____ 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 Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, applicant, and all other applicable provisions of the Unified Development Ordinance.*
- 4) that the applicant shall prepare a mitigation plan for review and approval by City of Franklin staff that incorporates trail maintenance and removal of dead and diseased trees prior to issuance of any building permits.*
- 5) that the applicant shall prepare a detailed erosion control plan for the entire project for city staff review and approval prior to issuance of any building permits.*
- 6) that the applicant must revise the Natural Resource Special Exception Question and Answer form question 6(m) to state that the subject project is located in a Primary Environmental Corridor.*

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:

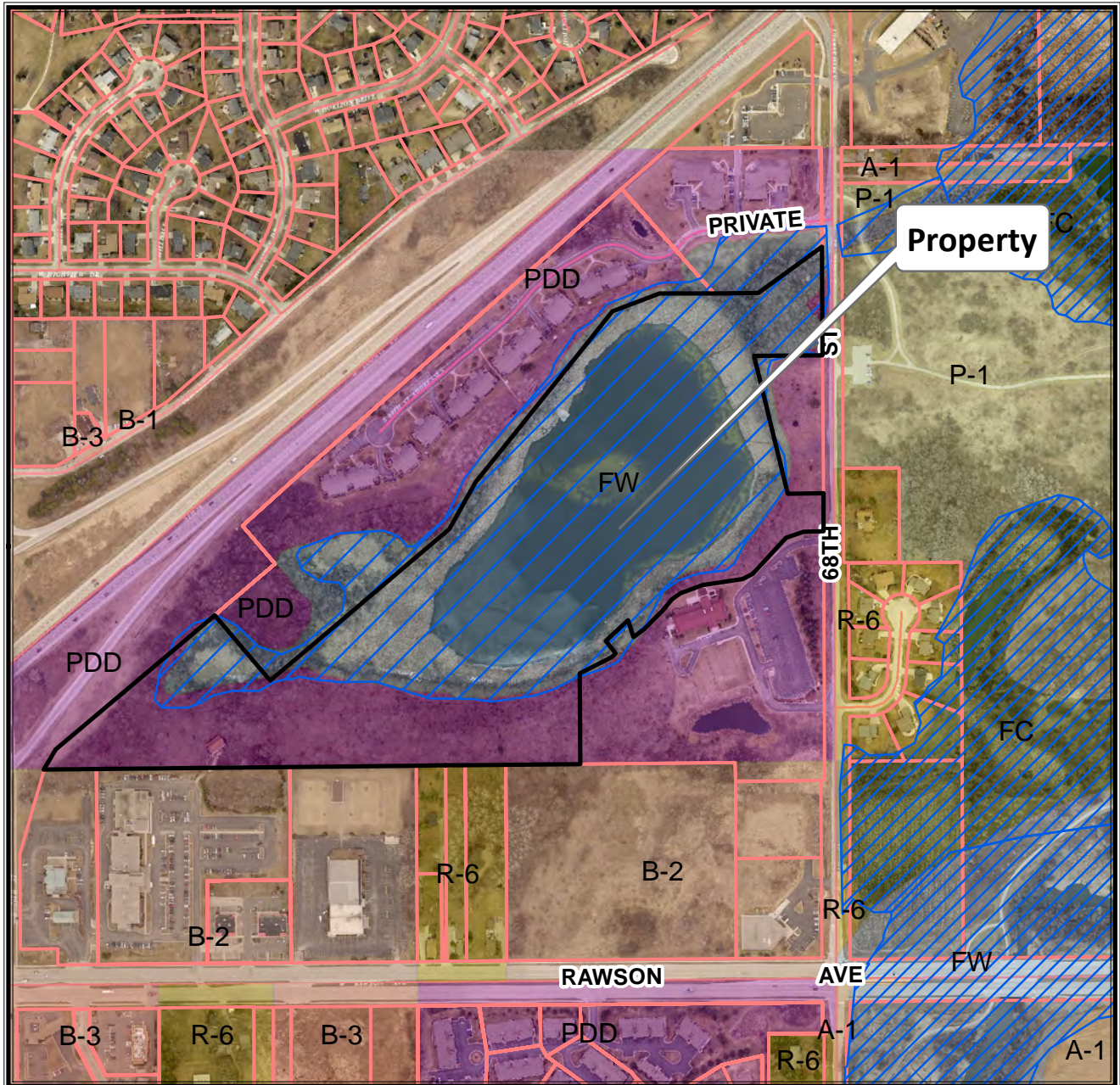
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

TKN: 743 8978 006



Planning Department
(414) 425-4024

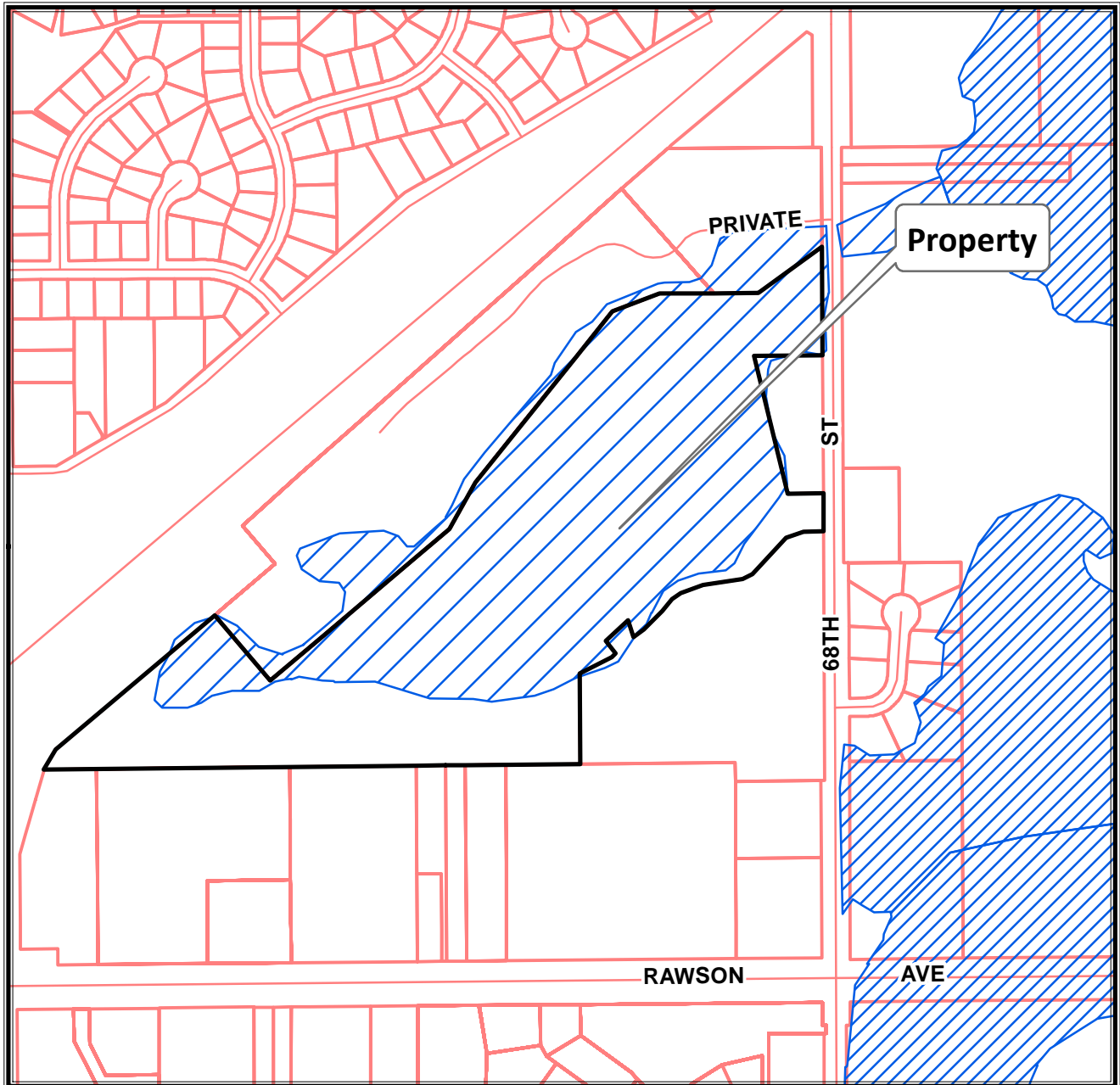
0 305 610 1,220 Feet

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


NORTH
2017 Aerial Photo



TKN: 743 8978 006



Planning Department
(414) 425-4024

0 305 610 1,220 Feet

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



City of Franklin Environmental Commission

TO: Common Council
DATE: August 12, 2019
RE: Special Exception application review and recommendation
APPLICATION: Conservancy for Healing and Heritage, Inc., Susan A. Rabe,
CEO and Executive Director, Applicant, dated: June 11, 2019
(generally 6941 South 68th 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:

UDO Section 15-8.0305B9 pertaining to the protection of lakes, wetlands, and wetland buffers. The Special Exception is requested to create a trail within the limits of the wetland buffer and setback (also overlapping the floodplain), create a boardwalk through the wetland (also overlapping the floodplain and shore buffer), and to create a pier at the end for the boardwalk overlooking the lake. See table 15-4.0100 for exact values.

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

The 6' wide, 2,640' long, 0.375 acre, mulch and pervious geotextile lined trail will overlap 0.107 acres of wetland buffer (overlapping 0.088 acres of floodplain and 0.002 acres of shore buffer) and 0.006 acres of wetland setback. There will be two 12' x 12' observation decks. The boardwalk is approximately 95' long and 4' wide (0.008 acres), potentially impacting 0.007 acres of wetland (overlapping with 0.007 acres of floodplain and 0.007 acres of shore buffer) and 0.001 acres of wetland buffer (including 0.001 acre of floodplain). The 12' x 9' pier will impact 0.002 acres of lake resources.

3. Applicant's reason for request:

The Conservancy for Healing and Heritage's mission is to protect this natural habitat while creating shared spaces for comfort, inspiration, stewardship and education. The Healing Garden will serve the community as a free, ADA compliant public destination. When completed, it will welcome and serve people locally and regionally. The trails will be used as a route to provide pristine views of Koepmeier Lake, as well as serve as an outdoor classroom.

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

The boardwalk and pier, Phase 3, of the project cannot proceed without affecting the lake or wetland. This would also eliminate part of the project purpose to create a view point of the lake. It is unlikely the mulch trail will disturb the functions of the wetland buffer.

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: *Not Applicable*
2. Storm and flood water storage: *Not Applicable*
3. Hydrologic functions: *Not Applicable*
4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: *Not Applicable*
5. Shoreline protection against erosion: *Applicable*

Construction and use of the trails, boardwalk, and pier will have an impact on the site. Construction site erosion control and sedimentation control shall comply with the requirements of the City of Franklin, and shall employ erosion control methods as shown and specified in the Wisconsin Department of Natural Resources (WDNR) "Construction Site Erosion and Sediment Control Technical Standards." All erosion control measures shall be adjusted to meet field conditions at the time of construction and shall be installed prior to any grading or disturbance of existing surface material on the site.

6. Habitat for aquatic organisms: *Applicable*

The trails, boardwalk, and pier will have an impact on the lake and surrounding wetland and forest. When completed, the trail through the wetland buffer will not alter topography, plants, wildlife, hydrology, and soils in the area. The wetland is classified by the DNR as Forested, Emergent/wet meadow with a subclass of Broad-leaved deciduous, Narrow-leaved persistent. Plants in and soils in the area of the wetland will be included in the wetland delineation report.

7. Habitat for wildlife: *Not Applicable*
8. Human use functional value: *Applicable*

The trails, boardwalk, and pier will have an impact on the lake and surrounding wetland and forest. This is mitigated by their purpose to give the area a more functional use. When completed, it will welcome and serve people locally and regionally. The Garden is specifically designed to provide the visitors with a natural environment to reduce stress responses, positively affecting the endocrine, cardiovascular, immune and nervous systems. Areas for rest, reflection and rejuvenation will be abundant. It will serve a diverse population in age, ethnicity, Physical ability and capability. It will also serve as an educational destination for Franklin High School, and other learning institutions and community groups.

9. Groundwater recharge/discharge protection: *Not Applicable*

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

The trails, boardwalk, and pier will give the lake and surrounds wetland and forest a more functional use. When completed, it will welcome and serve people locally and regionally. The Garden is specifically designed to provide the visitors with a natural environment to reduce stress responses, positively affecting the endocrine, cardiovascular, immune and nervous systems. Areas for rest, reflection and rejuvenation will be abundant. It will serve a diverse population in age, ethnicity, Physical ability and capability. It will also serve as an educational destination for Franklin High School, and other learning institutions and community groups.

11. State or Federal designated threatened or endangered species or species of special concern: *Not Applicable*

12. Existence within a Shoreland: *Applicable*

The trails, boardwalk, and pier will have an impact on the lake and surrounding wetland. However, the project will not affect the water of the State of Wisconsin. Construction and use of the trails, boardwalk, and pier will have an impact on the site. Construction site erosion control and sedimentation control shall comply with the requirements of the City of Franklin, and shall employ erosion control methods as shown and specified in the Wisconsin Department of Natural Resources (WDNR) "Construction Site Erosion and Sediment Control Technical Standards." All erosion control measures shall be adjusted to meet field conditions at the time of construction and shall be installed prior to any grading or disturbance of existing surface material on the site.

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:
Applicable

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 boardwalk and pier, Phase 3, of the project cannot proceed without affecting the lake or wetland. This would also eliminate part of the project purpose to create a view point of the lake. It is unlikely the mulch trail will disturb the functions of the wetland buffer.

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: ; or

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

The boardwalk and pier, Phase 3, of the project cannot proceed without affecting the lake or wetland. The trail could potentially be redesigned to be located outside of the wetland setback, this is not practicable as the view to the lake would be obstructed and the slope of the hill where the trail would be moved is primarily greater than 30%. The current location of the trail is located on slopes of less than 10%.

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

- a. 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: ; and

- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: ; 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 trail through the wetland buffer will not alter topography, plants, wildlife, hydrology, and soils in the area. The wetland is classified by the DNR as Forested, Emergent/wet meadow with a subclass of Broad-leaved deciduous, Narrow-leaved persistent. Plants in and soils in the area of the wetland will be included in the wetland delineation report. The trail is located under 2.284 acre of are within the drip line for 176 trees with diameters 8" or larger. This is a 16% impact of all the individual tree canopies. It is unlikely that the small amount of trail within the drip line will impact tree health.

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 Conservancy for Healing and Heritage's mission is to protect this natural habitat while creating shared spaces for comfort, inspiration, stewardship and education. The Conservancy is a 36.38 acre parcel located at 6941 S 68th St, Franklin, WI. Natural features as described by the applicant include a 14.16 acre lake, 5.78 acres of shore buffer, 26.62 acres of floodplain, and various slopes. There is also a tree canopy of 3.65 acres of mature woodland, wetlands, and wetland buffer and setback as described in the wetland delineation report.

The boardwalk and pier, Phase 3, of the project cannot proceed without affecting the lake or wetland. This would also eliminate part of the project purpose to create a view point of the lake. It is unlikely the mulch trail will disturb the functions of the wetland buffer.

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:

Removing parts or aspects of the trail would have reduced cost but would not fulfill the project purpose. Creating paths on areas of steeper slopes could challenge some trail users. Additional grading and disturbance would be need to create a flat surface for the trail. The proposed trail location is naturally flat. If the trail was moved to a location outside of the wetland buffer, there would potentially be an additional impact to trees.

As stated, the boardwalk and pier, Phase 3, of the project cannot proceed without affecting the lake or wetland.

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

The mission [of the Conservancy] is to protect this natural habitat while creating shard spaces for comfort, inspiration, stewardship and education. The Nature Trails, Healing garden, Healing Chapel in the Woods, and Koepmeier Lake are surrounded by forestland with a history leading back to the settlement of greater Milwaukee in the 19th century. Once completed, it will be open to the community as a place to restore our connection to the natural world for schools, families and individuals.

The project purpose is to view and interact with Koepmier Lake, resulting in the trail running parallel to the wetland and within the extent of the wetland buffer. Similarly, the boardwalk and pier are designed as another viewing location for the lake.

4. Aesthetics:

The project purpose is to view and interact with Koepmier Lake, resulting in the trail running parallel to the wetland and within the extent of the wetland buffer. Similarly, the boardwalk and pier are designed as another viewing location for the lake.

The trails, boardwalk, and pier will give the lake and surrounds wetland and forest a more functional use. When completed, it will welcome and serve people locally and regionally. The Garden is specifically designed to provide the visitors with a natural environment to reduce stress responses, positively affecting the endocrine, cardiovascular, immune and nervous systems. Areas for rest, reflection and rejuvenation will be abundant. It will serve a diverse population in age, ethnicity, Physical ability and capability. It will also serve as an educational destination for Franklin High School, and other learning institutions and community groups.

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

The boardwalk and pier, Phase 3, of the project cannot proceed without affecting the lake or wetland.

The 6' wide, 2,640' long, 0.375 acre, mulch and pervious geotextile lined trail will overlap 0.107 acres of wetland buffer (overlapping 0.088 acres of floodplain and 0.002 acres of shore buffer) and 0.006 acres of wetland

setback. There will be two 12' x 12' observation decks. The boardwalk is approximately 95' long and 4' wide (0.008 acres), potentially impacting 0.007 acres of wetland (overlapping with 0.007 acres of floodplain and 0.007 acres of shore buffer) and 0.001 acres of wetland buffer (including 0.001 acre of floodplain). The 12' x 9' pier will impact 0.002 acres of lake resources.

The project will not affect the water of the State of Wisconsin.

6. Proximity to and character of surrounding property:

The Conservancy for Healing and Heritage is located at S. 74 Street and W. Rawson Ave., adjacent to the Reiman Cancer Center, and Koepmeier Lake. The Polish Community Center is to the east.

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

The Conservancy is within PDD 28, along with the Polish Community Center. To the south are the Ascension St. Francis at W. Rawson Avenue medical facility and other businesses and facilities with zoning types B-2 General Business, as well as R-2 Estate Single-Family Residence. PDD 15 is on the northern shore of Koepmeier Lake.

8. Any negative effect upon adjoining property:

The Conservancy is adjacent to the Reiman Cancer Center. The Reiman Healing Chapel in the Woods serves as the centerpiece of the Garden and the most defining image of the Conservancy.

9. Natural features of the property:

Mature woodlands, wetlands, wetland buffers, wetland setbacks, shore buffer, and Koepmeier Lake and its floodway are located within the project area.

10. Environmental impacts:

The trail will overlap 0.107 acres of wetland buffer (overlapping 0.088 acres of floodplain and 0.002 acres of shore buffer) and 0.006 acres of wetland setback. There will be two 12' x 12' observation decks. The boardwalk has potential impact on 0.007 acres of wetland (overlapping with 0.007 acres of floodplain and 0.007 acres of shore buffer) and 0.001 acres of wetland buffer (including 0.001 acre of floodplain). The pier will impact 0.002 acres of lake resources.

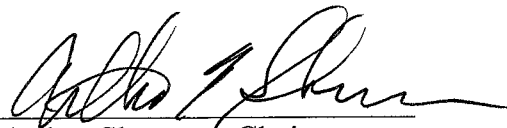
V. Environmental Commission Recommendation:

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 Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
 - a. Obtaining all necessary permits.
 - b. Mitigation standards as determined by the Plan Commission and Common Council
 - With consideration of trail maintenance and removal of dead ash trees

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the 12th day of August, 2019.

Dated this 15th day of AUGUST, 2019.


Arthur Skowron, Chairman

Attest:


Wesley Cannon, Vice-Chairman



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July 31st, 2019

Planning Department Staff
9229 W Loomis Rd
Franklin, Wisconsin 53132

SUBJECT: Response to Department Comments
The Conservancy for Healing and Heritage

Dear Planning Staff:

See responses to department comments dated July 27th, 2019 in **blue** below.

Unified Development Ordinance (UDO) Requirements:

Natural Resources

1. Pursuant to Section 15-4.0102I. of the UDO, please indicate the amount of wetland setbacks both total and to be impacted, and revise the Site Intensity Calculations accordingly.
 - a. Staff recommends that you add the wetland setbacks into the Resource Protection Land table, either as the last row in the table, or as a footnote.
GRAEF Response: Wetland setbacks were added to the table (Appendix D).
2. Pursuant to Section 15-4.0102K. of the UDO, please clearly indicate the amount and type of overlapping natural resource features.
 - a. Staff recommends that the Resource Protection Land table be revised in the following manner:
 - i. Each instance of overlapping natural resource feature only be counted once in the table (i.e. the area that is both wetland, and shore buffer and floodplain only be listed as a wetland, with a footnote. The footnote would state that of the total wetlands, ___ acres are also both shore buffer and floodplain, ___ acres are also only shore buffer, and ___ acres are also only floodplain.
GRAEF Response: Total amount of each resource were updated and a footnote was added to summarize the overlapping aquatic/wetland resources. Due to different preservation percentages the site calculation estimation was not changed (Appendix D).



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- ii. This should be done for both the total amount of each natural resource feature, and for the amount to be impacted.

GRAEF Response: Overlapping aquatic/wetland resources were only counted once and summarized in the footnote (Appendix D).

- 3. Pursuant to Section 15-4.0102K. of the UDO, please clearly indicate the amount and type of natural resource features to be impacted. Construction of the trails, the observation decks, the stairs, the boardwalk, and the pier are all impacts upon the natural resource features. The amount of each natural resource feature impact must be calculated. The amount of impact would consist of the size of the trail, observation decks, stairs, boardwalk, benches, and pier plus any adjacent areas that will be cleared, filled, graded, or otherwise impacted. Any areas of temporary disturbance (construction access, staging areas, etc.) should be noted separately.

- a. Staff recommends that the amount of impact for overlapping resource features be indicated in the Resource Protection Land table the same way as recommended in Staff Comment number 2 above.

GRAEF Response: Overlapping aquatic/wetland resources were only counted once and summarized in the footnote (Appendix D).

- b. Staff recommends that the number of trees over 8" in diameter to be impacted also be provided. Impacted trees would include those to be removed, or those where the trail, deck, stairs, or boardwalk would be located within the dripline of the tree.

GRAEF Response: The trail will run under the drip line of 176 tree with DBH of 8" or larger. The total canopy cover associated with individually counted trees is 4.10 acres and 2.284 acres of individual tree canopies will have a section of the trail underneath their drip lines. The trail overlaps with a total of 0.358 acres of canopy, calculated as the sum of the areas of the trail under each individual tree canopy. This amounts to a 16% impact to the trees that will have the trail underneath the drip line. Wachtel Tree Sciences Confirmed that if the impacts is less than 1/3 of the tree protection area (conservatively assumed to be the canopy or drip line), the health of the tree would likely not be impacted. (Appendix D).

It is also important to note that that much of the site would be considered a Mature Grove, and the trees that would have the trail beneath their canopies would represent only a small fraction of the Mature Grove.



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4. Pursuant to Sections 15-4.0103 and 15-10.0208B.3.b. of the UDO, please provide mitigation for the natural resource impacts.
 - a. Staff recommends that the amount and type of mitigation should be subject to a site visit where the extent and nature of the impacts can be mutually agreed upon. The amount and type of impacts (tree removal, root cutting, soil compaction, etc.) would then guide the amount and type of mitigation.
GRAEF Response: It is our opinion that the project is an overall benefit to the environment and the impacts to specific resources are very limited. Based on this, we request the City provide additional details on potential mitigation options.

Natural Resource Protection Plan (NRPP)

5. Pursuant to Section 15-7.0201J. of the UDO, please clearly graphically indicate the areas of natural resource impacts.
 - a. Staff recommends that the Natural Resource Protection Plan (or one of the other plans), clearly show the project limits.
GRAEF Response: A note was added to the site plan regarding the project limits (Appendix A).
 - b. Staff recommends that exhibits to the Natural Resource Protection Plan (or one of the other plans) be prepared, one each for a portion of the trail, for a deck, for the stairs, for the boardwalk, and for the pier, that shows in detail the size of the structure, the size of any adjacent area to be cleared, graded and/or filled, and any adjacent areas that would be temporarily disturbed during construction. These exhibits would be the means by which the type and amount of natural resource impacts could be calculated more accurately for the entire project.
GRAEF Response: All project parts including the location and size of structures are included on one NRPP (Appendix A).
 - c. Staff suggests that rather than sample exhibits, that this more accurate mapping be prepared for the entire trail and all structures. Staff would note that should consensus be reached from the site visit on the amount and type of impacts to the natural resource features, such mapping may not be necessary.
GRAEF Response: At this stage of the planning, all features are accurately sized and located on the NRPP Map. A Sub-foot accurate GPS was used to map the trail and location of decks, stairs, and boardwalk/pier (Appendix A).



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6. Pursuant to Section 15-7.0201K. of the UDO, please provide a revised Conservation Easement, which includes allowance for the pier. A copy of the current Conservation Easement is attached for your review and use.

GRAEF Response: The Conservancy for Heritage and Healing will update the Conservation Easement (Appendix H).

Natural Resource Special Exception (NRSE)

7. Pursuant to Section 15-9.0110A. of the UDO, please indicate the name and address of all abutting property owners.

GRAEF Response: Adjacent property owners are attached to the NRSE (Appendix E).

8. Pursuant to Section 15-9.0110C. of the UDO, please correct the NRSE Question and Answer Form as noted below:

- d. Revise answer A. to reference Table 15-4.0100, and specifically note the following features: lakes, shore buffers, floodplains, wetlands, wetland buffers, and wetland setbacks. And include Section 15-4.0103 if no mitigation is proposed.

GRAEF Response: Answer A has been revised. Mitigation has not yet been considered for this project.

- e. Revise answer B. to specifically note the length, width, and total size of the trail, decks, boardwalk, and pier impacts.

GRAEF Response: Answer B has been revised (Appendix E).

- f. Revise answer D.1.(a) to include reference to the subject NRPP, site and erosion plans.

GRAEF Response: reference to the NRPP, Site Plan, and Erosion Control Plan has been added to D.1. (a) (Appendix E).

- g. Revise answer D.5. to include the woodland impact details, i.e. size/area of impacts, number of trees impacted, etc.

GRAEF Response: Tree impacts were updated in answer D.5 (Appendix E).



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- h. Revise answer D.6. to indicate that e) shoreline will be impacted (i.e. pier and boardwalk construction); f) habitat will be impacted (i.e. pier construction); l) shoreland will be impacted (i.e. pier and boardwalk located within the shoreland); m) Corridor will be impacted (i.e. the entire subject area is located within a Primary Environmental Corridor).
GRAEF Response: D.6 has been revised (Appendix E).
 - i. Revise answer D.6. "Describe in detail..." to include the details of the size, area, and nature of impacts associated with the trail, decks, etc., i.e. the physical structures themselves, the adjacent clearing, grading, filling, the temporary construction disturbances, etc.
GRAEF Response: These impact descriptions can be found in question B (Appendix E) and in the NRPP Tables (Appendix A).
9. Pursuant to Section 15-10.0208B.1. of the UDO, please provide answers to the findings set forth in Section 15-10.0208B.2.
GRAEF Response: Answers are attached to the NRSE questionnaire.

Additional Staff Recommendations

10. Staff recommends that the previously prepared Tree Survey, Deck and Stair Plans (Appendix G), Metes and Bounds (Appendix C), and CSM (Appendix B) be added to the project materials for Environmental Commission, Plan Commission, and Common Council review and consideration.
GRAEF Response: Previously submitted materials will be provided again.
11. Staff recommends that a much more detailed Erosion Control Plan be prepared for the entire project. Staff strongly recommends this more detailed Erosion Control Plan for those areas within and adjacent to the steep slopes.
GRAEF Response: Project construction plan and details are still being developed, additional erosion control details will be provided once final plans are completed.
12. Staff recommends that the written Plan Summary document be revised to reflect the more detailed natural resource impact information requested in Staff Comments #1, 2, and 3.
GRAEF Response: The plan summary was updated (Appendix D).



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Please contact me at Alison.Kuhne@graef-usa.com or (414) 266-9299 if you have any questions.

Sincerely,

Alison Kuhne
Environmental Scientist

Enclosed: Appendix A. Figures

Figure 1. NRPP Map

Figure 2. Site Plan

Figure 3. Nature Trail Erosion Control Plan

Appendix B. Kapur & Associates, Inc. Certified Survey Map

Appendix C. Metes and Bounds Site Description

Appendix D. NRPP Summary Letter

Appendix E. NRSE questionnaire

Appendix F. Tree Survey

Appendix G. Deck and Stair Plans

Appendix H. Conservation Easement

APPENDICES

Appendix A	Figures
Appendix B	Kapur & Associates, Inc. Certified Survey Map
Appendix C	Metes and Bounds Site Description
Appendix D	NRPP Letter
Appendix E	NRSE Questionnaire
Appendix F	Tree Survey
Appendix G	Deck and Stair Plans
Appendix H	Conservation Easement

APPENDIX A

Figures

Legend

- Tree: Diameter 8"-12"
- Tree: Diameter > 12"
- Tree Canopy
- 2-Ft Contours
- Wetland Boundary
- Wetland Buffer
- Wetland Setback
- Structures
- Garden Construction Limits
- Trails
- Shoreline Buffer
- Parcels
- Floodplain
- <10% Slope
- 10-20% Slope
- 20-30% Slope
- >30% Slope

Susan Rabe

P.O. Box 320305

Franklin WI, 53132

(414) 510-4771

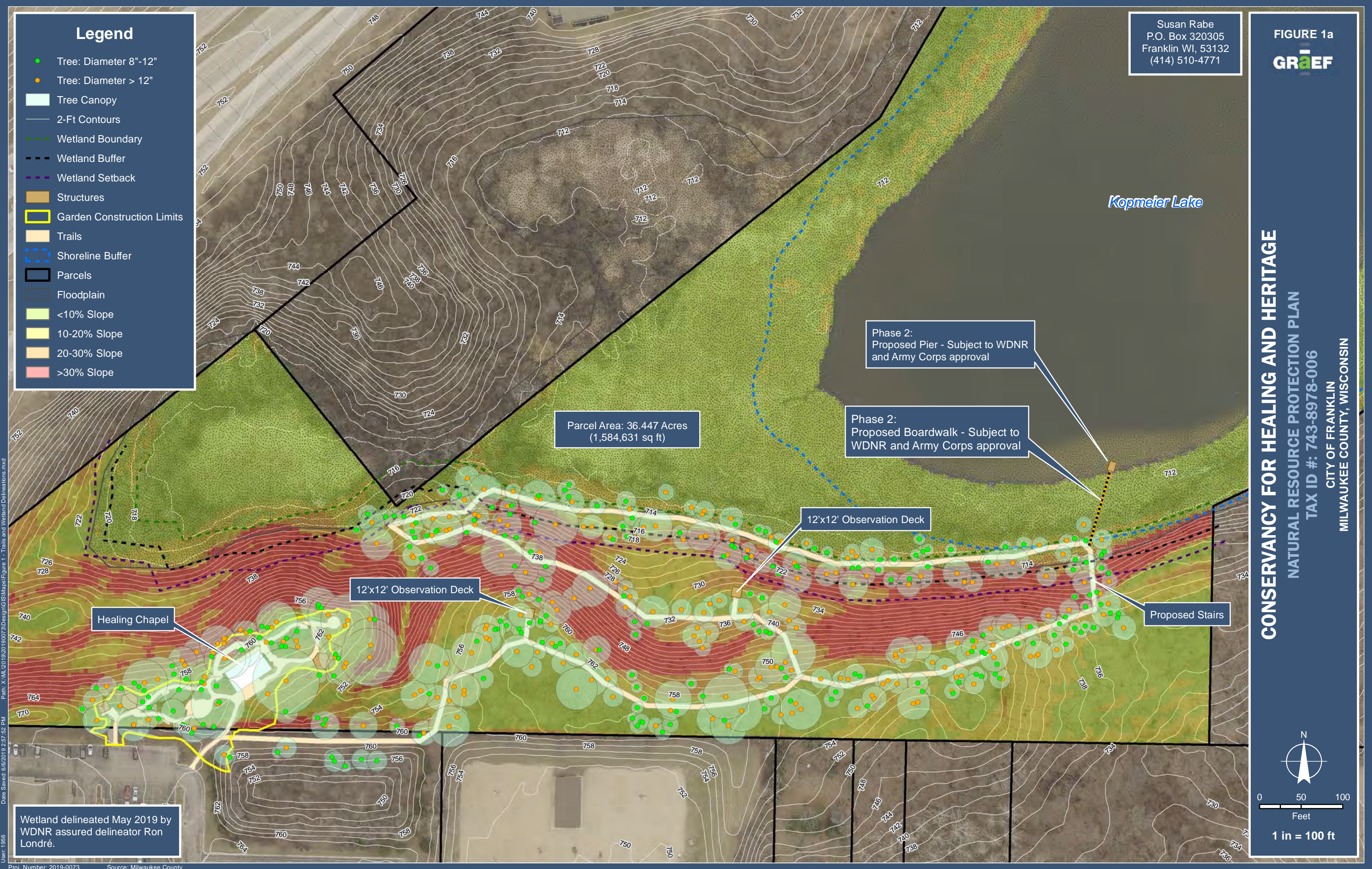
CONSERVANCY FOR HEALING AND HERITAGE

NATURAL RESOURCE PROTECTION PLAN

TAX ID #: 743-8978-006

CITY OF FRANKLIN

MILWAUKEE COUNTY, WISCONSIN



Path: X:\ML2019\20190730\Design\GIS\Map\Figure 1 - Trails and Wetland Delineations.mxd

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User: 1956

Wetland delineated May 2019 by

WDNR assured delineator Ron

Londré.

FIGURE 1b

Table 15-3.0505		
Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development		
STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:	16.20 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): 36 Multiple by Minimum Landscape Surface Ratio (LSR) (see specific zoning district LSR standard): X 0.45	
	Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =	
STEP 2:	CALCULATE NET BUILDABLE SITE AREA:	4 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): 36	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required Landscape Surface (from Step 1 above), whichever is greater: 32 Equals NET BUILDABLE SITE AREA =	
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:	2.28 acres
	Take Net Buildable Site Area (from Step 2 above): 4	
	Multiple by Maximum Net Floor Area Ratio (NFAR) (see specific nonresidential zoning district NFAR standard): X 0.57	
	Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =	
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:	11.16 acres
	Take Base Site Area (from Step 5 of Table 15-3.0502): 36	
	Multiple by Maximum Gross Floor Area Ratio (GFAR) (see specific nonresidential zoning district GFAR standard): X 0.31	
	Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =	
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:	2.28 acres
	Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):	
	(Multiple results by 43,560 for maximum floor area in square feet):	(99,317 square feet)

Resource Protection Land							
Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land Required to be Preserved	Acres of Land to be Impacted	Acres of Land Required to be Mitigated
	Agricultural District	Residential District	Non-Residential District				
Steep Slopes ¹							
10-19%	0.00	0.60	0.40	3.97	1.59	0.135	0.000
20-30%	0.65	0.75	0.70	2.15	1.51	0.050	0.000
30%+	0.90	0.85	0.80	3.23	2.58	0.035	0.000
Woodlands & Forest ²							
Mature Woodland Grove	0.70	0.70	0.70	4.10	2.87	0.358	0.000
Young	0.50	0.50	0.50	0.00	0.00	0.000	0.000
Lake & Ponds ¹	1.00	1.00	1.00	14.16	14.16	0.002	0.002
Streams ¹	1.00	1.00	1.00	0.00	0.00	0.000	0.000
Shore Buffer ¹	1.00	1.00	1.00	5.78	5.78	0.000	0.000
Floodplain/Floodlands ¹	1.00	1.00	1.00	26.62	26.62	0.000	0.000
Wetland Buffers ³	1.00	1.00	1.00	0.98	0.98	0.107	0.107
Wetland Setbacks ³	1.00	1.00	1.00	0.71	0.71	0.006	0.006
Wetlands & Shoreland Wetlands ³	1.00	1.00	1.00	3.28	3.28	0.007	0.007
Total Resource Protection Land (includes overlapping features)				60.08 acres			
<p>1. Natural Resource Features surveyed for entire site with offsite tools.</p> <p>2. Trees were surveyed within 25 feet of the Project Area</p> <p>3. Natural Resource Features surveyed within 150 feet of the Project Area</p>							
<p>Note about overlapping resources: Of the 3.28 acres of wetlands, overlapping resources include 3.28 acres of floodplains and 1.27 acres of shoreland buffer. Of the 0.107 acres of wetland buffer there are 0.61 acres of floodplain and 0.03 acres of shoreland. Of the 0.71 acres of wetland setback, there are 0.12 acres of floodplain. The 26.62 acres of floodplain also includes the overlapping 14.16 acres of lake.</p>							
<p>Note about overlapping impacts: Of the 0.007 acres of wetland impacts, overlapping impacts include 0.007 acres of floodplains and 0.007 acres of shoreland buffer. Of the 0.107 acres of wetland buffer impacts there are 0.089 acres of floodplain and 0.003 acres of shoreland impacts.</p>							

Legend

- Wetland Setback
- Study
- Approximate Utility Easement
- Structures
- Garden Construction Limits
- Trails
- Parcels

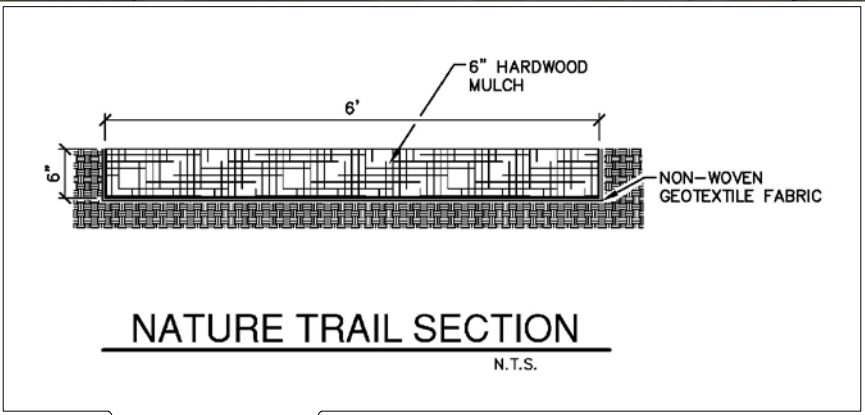
NOTES:

1. The Healing chapel, structures, gardens and trails are available for public use.

2. See New Eden Landscape Architecture Sheet L1 for additional utility easements and building setbacks.

3. Project limits will primarily be located within the extent of the 6' wide trail and boardwalk/pier area.

Susan Rabe
P.O. Box 320305
Franklin WI, 53132
(414) 510-4771



Parcel Area: 36.447 Acres
(1,584,631 sq ft)

Blanket Easement Milw
Electrical & Light Co.
& WEPCO
V.2132 PG.439
V.1137 P.221
DOC.1441535

*Approximate dimensions
Subject to verification.

Phase 2:
Proposed Pier - Subject to WDNR
and Army Corps approval

12'x12' Observation Deck

Proposed Stairs

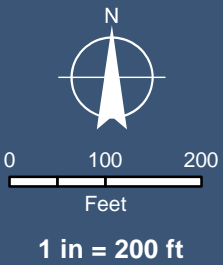
Phase 2:
Proposed Boardwalk - Subject to
WDNR and Army Corps approval

12'x12' Observation Deck

Healing Chapel

FIGURE 2
GRaEF

CONSERVANCY FOR HEALING AND HERITAGE
SITE PLAN
TAX ID #: 743-8978-006
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN





Legend

Parcels

Susan Rabe
P.O. Box 320305
Franklin WI, 53132
(414) 510-4771

FIGURE 2b

GRÄEF

Kopmeier Lake

CONSERVANCY FOR HEALING AND HERITAGE

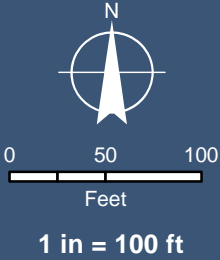
SITE PLAN

TAX ID #: 743-8978-006

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

NOTES:

1. The Healing chapel, structures, gardens and trails are available for public use.
2. See New Eden Landscape Architecture Sheet L1 for additional utility easements and building setbacks.



Legend

.....

Straw Wattles

Wetland Boundary

Wetland Buffer

Wetland Setback

2-Ft Contours

Structures

Garden Construction Limits

Trails

Shoreline Buffer

Parcels

Floodplain

<10% Slope

10-20% Slope

20-30% Slope

>30% Slope

Wetland delineated May 2019 by WDNR assured delineator Ron Londré.

Susan Rabe
P.O. Box 320305
Franklin WI, 53132
(414) 510-4771



WOOD STAKE

STRAW WATTLE

INBED WATTLE 3" INTO EXISTING GROUND SURFACE TO PROVIDE CUTOFF

STRAW WATTLE

N.T.S.

NATURE TRAIL EROSION CONTROL NOTES:

- 1.CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".

2.ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.

3.ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.

4.STRAW WATTLES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE STRAW WATTLES WHEN DEPOSITS REACH 1/2 THE HEIGHT OF THE STRAW WATTLE. THE STRAW WATTLES WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.

5.EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- 6.PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.

7.CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.

2. INSTALL STRAW WATTLES.

3. INSTALL FABRIC AND MULCH NATURE TRAIL

4. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

8.WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.

9.TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". NOTIFY CITY OF FRANKLIN FOR CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.

10.SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY.
- 11.ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING. COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.

12.SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.

13.WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, STRAW WATTLES SHALL BE REMOVED.

14.NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.

15.NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.

16.REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.

17.KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE. INTERSECTING DIRECTIONS.

FIGURE 3

CONSERVANCY FOR HEALING AND HERITAGE

NATURE TRAIL EROSION CONTROL PLAN

TAX ID #: 743-8978-006

CITY OF FRANKLIN

MILWAUKEE COUNTY, WISCONSIN

N

0 50 100

Feet

1 in = 100 ft

Proj. Number: 2019-0073 Source: Milwaukee County User: 1966 Date Saved: 6/7/2019 12:11:54 PM Path: X:\ML2019\20190073\Design\GIS\Maps\Figure 3 - Erosion Control.mxd

APPENDIX B

Kapur & Associates, Inc. Certified Survey Map

CERTIFIED SURVEY MAP

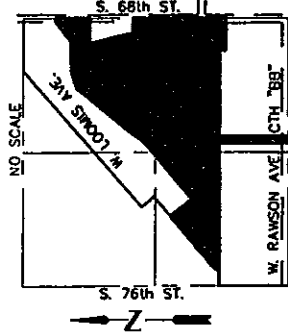
Sheet 1 of 7
(Map)

That part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 all in the Southwest 1/4 of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.

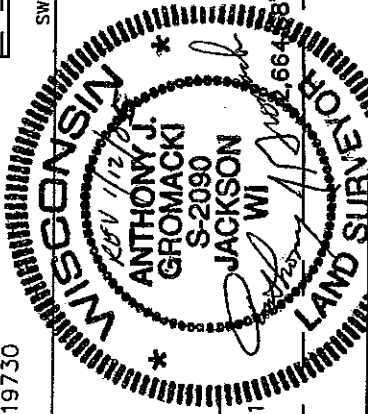
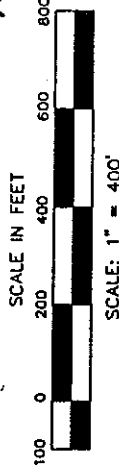
LEGEND

- DENOTES 1"(O.D.) IRON PIPE FOUND weighing 1.13 lbs/linear foot
- DENOTES 1" (O.D.) IRON PIPE SET weighing 1.13 lbs/linear foot

NO ACCESS PER
R.2616.11533,
DOC.6519730



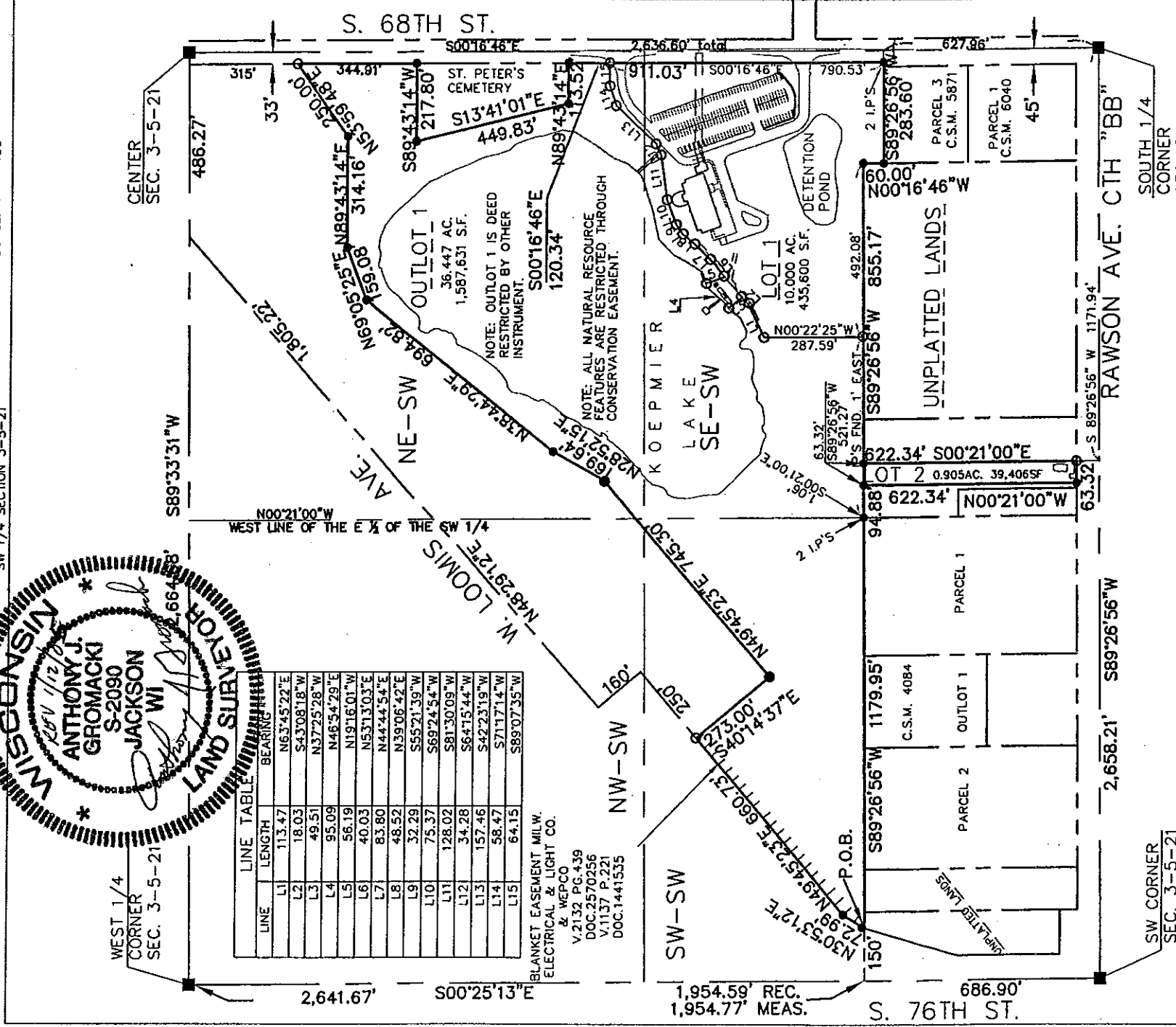
NORTH REFERENCED TO:
WISCONSIN COORDINATE SYSTEM
SOUTHERN ZONE NAD 1927 BASED
ON THE EAST LINE OF THE SW 1/4
WHICH WAS RECORDED AS
S00T6'46"E IN S.E.W.R.P.C. TECH
REPORT 7 2nd EDITION DATED 1987



LINE TABLE		
LINE	LENGTH	BEARING
L1	113.47	N63°45'22"E
L2	18.03	S43°08'18"W
L3	49.51	N37°25'28"W
L4	95.09	N46°54'29"E
L5	56.19	N19°16'01"W
L6	40.03	N53°13'03"E
L7	83.80	N44°44'54"E
L8	48.52	N39°06'42"E
L9	32.29	S55°21'39"W
L10	75.37	S69°24'54"W
L11	128.02	S81°30'09"W
L12	34.28	S64°15'44"W
L13	157.46	S42°23'19"W
L14	58.47	S71°17'14"W
L15	64.15	S89°07'35"W

BLANKET EASEMENT MILW.
& WEP CO.

V.2132 PG.439
DOC.2570256
V.1137 P.221
DOC.1441535



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.6666

CERTIFIED SURVEY MAP

Sheet 2 of 7
(Easements)

That part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 all in the Southwest 1/4 of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.

NOTES

LOTS 1 & 2 SUBJECT TO DEVELOPERS AGREEMENT R.4680 I.963, DOC.7829064

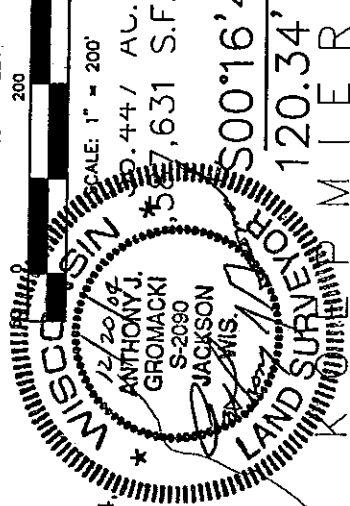
LOTS 1 & 2 SUBJECT TO STIPULATION AGREEMENT BETWEEN DILHR & POLISH FESTIVAL INC. R.2127 I.1394, DOC.6092139.

GRANT OF LAKE ACCESS FRIENDSHIP VILLAGE R.2479 I.699, DOC.6406865

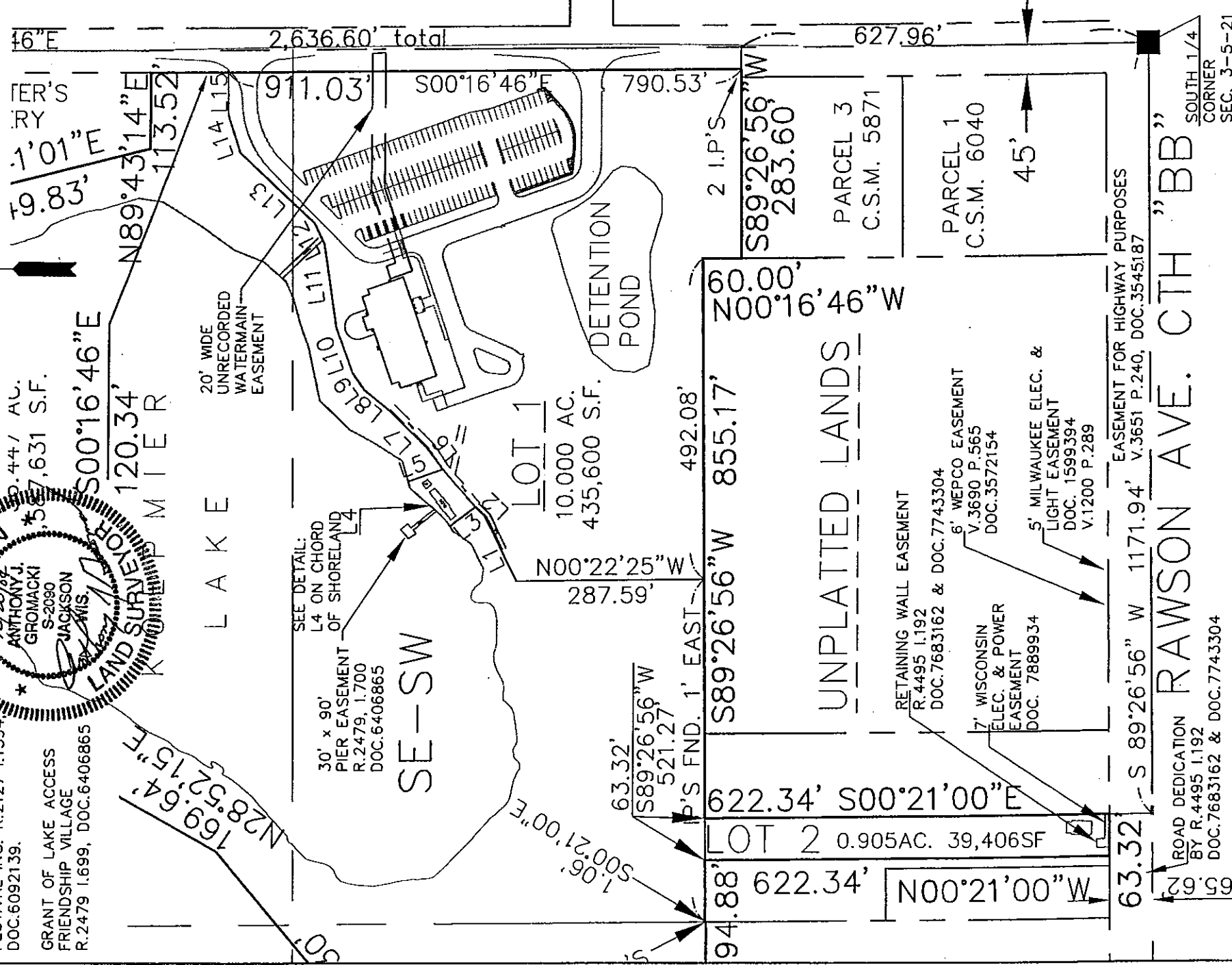
SCALE IN FEET



SCALE: 1" = 200'



NORTH REFERENCED TO:
WISCONSIN COORDINATE SYSTEM
SOUTHERN ZONE NAD 1927 BASED
ON THE EAST LINE OF THE SW 1/4
WHICH WAS RECORDED AS
S00°16'46"E IN S.E.W.R.P.C. TECH
REPORT 7 2nd EDITION DATED 1987



ROAD DEDICATION
BY R.4495 I.192
DOC.7683162 & DOC.7743304

EASEMENT FOR HIGHWAY PURPOSES
V.3651 P.240, DOC.3545187

RAWSON AVE. CTH "BB"

SOUTH 1/4
CORNER
SEC. 3-5-21

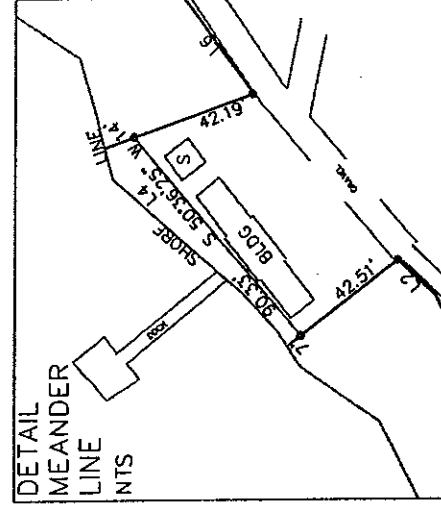
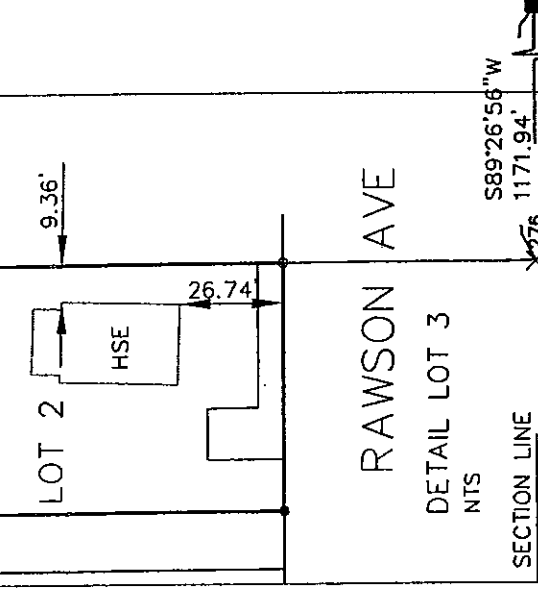
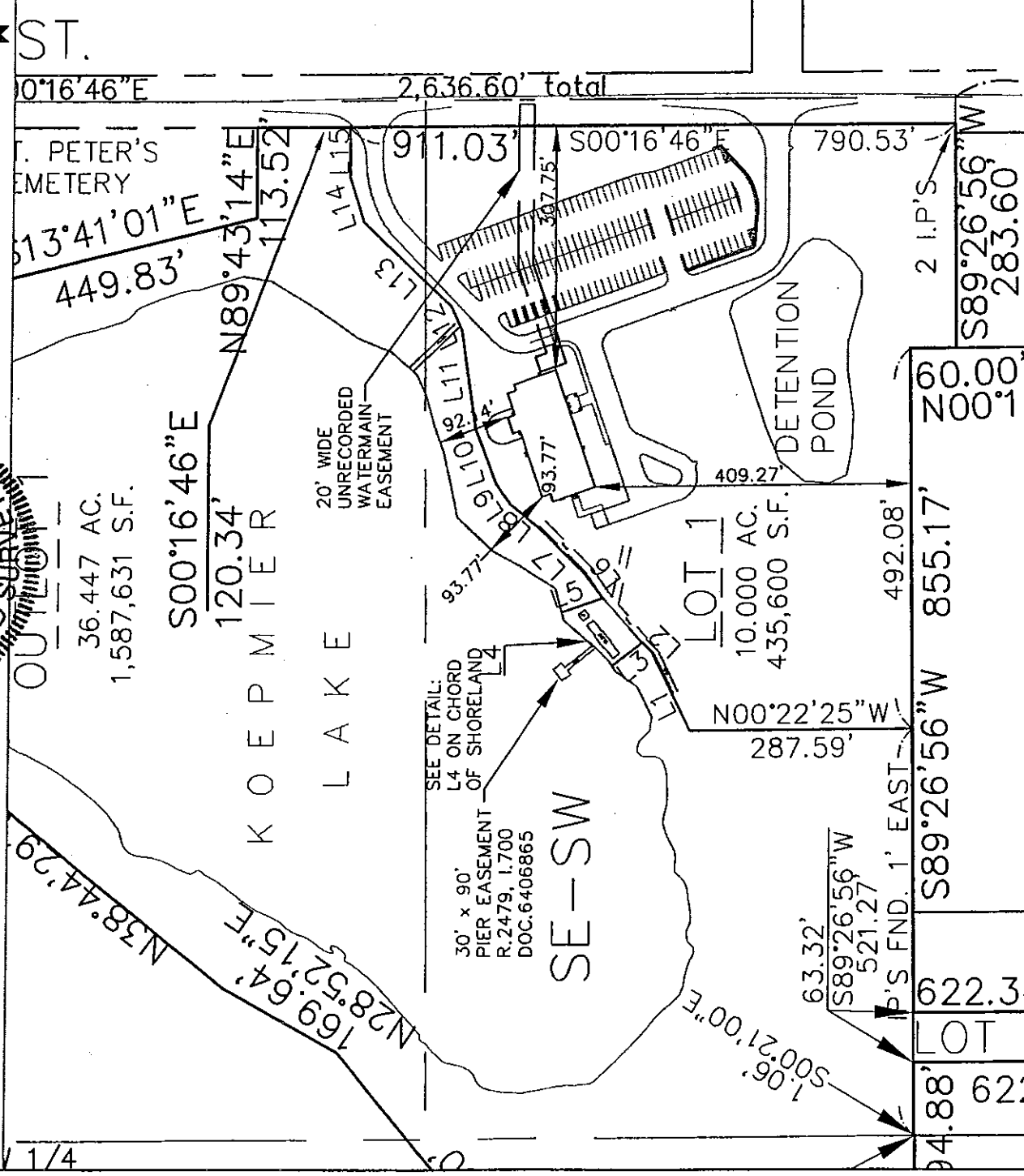
CERTIFIED SURVEY MAP

Sheet 3 of 7
(Details)

That part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 all in the Southwest 1/4 of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.



NORTH REFERENCED TO:
WISCONSIN COORDINATE SYSTEM
SOUTHERN ZONE NAD 1927 BASED
ON THE EAST LINE OF THE SW 1/4
WHICH WAS RECORDED AS
S00°16'46"E IN S.E.W.R.P.C. TECH
REPORT 7 2nd EDITION DATED 1987



CERTIFIED SURVEY MAP

Sheet 4 of 7
(Wetlands)

That part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 all in the Southwest 1/4 of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.

WETLAND 1

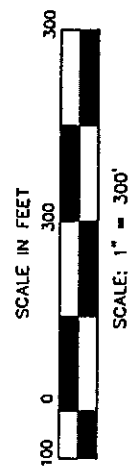
L1	14.03'	S33°00'37"E
L2	306.01'	N89°43'14"E
L3	159.08'	N69°05'25"E
L4	694.82'	N38°44'29"E
L5	169.64'	N28°52'15"E
L6	605.51'	N49°45'23"E
L7	59.12'	N15°14'19"E
L8	80.89'	N68°53'02"W
L9	99.91'	N80°46'04"W
L10	104.44'	N81°41'32"W
L11	106.70'	N73°10'18"W
L12	118.46'	N85°34'30"W
L13	127.04'	S87°24'53"W
L14	107.37'	S81°13'48"W
L15	91.80'	S76°33'53"W
L16	97.36'	S63°41'34"W
L17	94.96'	S50°35'52"W
L18	77.35'	S29°33'40"W
L19	37.08'	N79°30'41"W
L20	63.38'	S45°27'14"W
L21	96.11'	S28°24'18"W
L22	47.11'	S37°22'53"W
L23	115.18'	S70°48'53"W
L24	77.01'	S63°19'07"W
L25	66.27'	S35°02'05"W
L26	64.80'	S33°07'16"W
L27	67.41'	S35°12'30"W
L28	74.37'	S38°18'50"E
L29	155.76'	S11°28'32"E
L30	18.51'	S01°37'48"E
L31	172.20'	S00°59'54"E
L32	177.50'	S10°27'12"E
L33	80.36'	S13°41'01"E
L34	16.79'	S89°43'14"W
L35	14.95'	S01°37'48"E

WETLAND 3

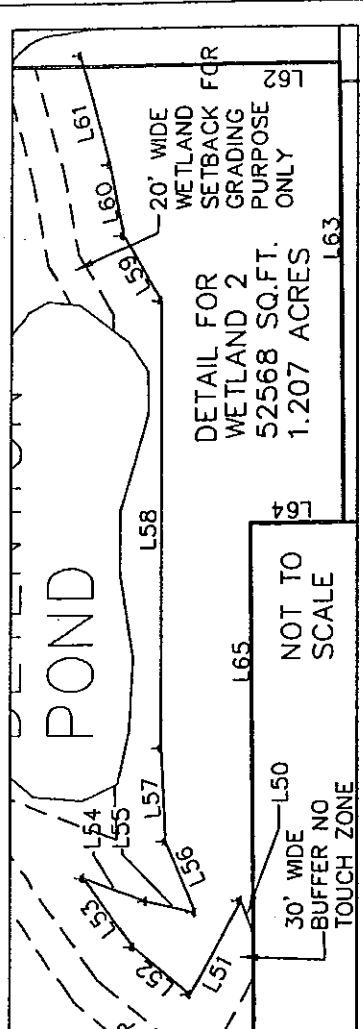
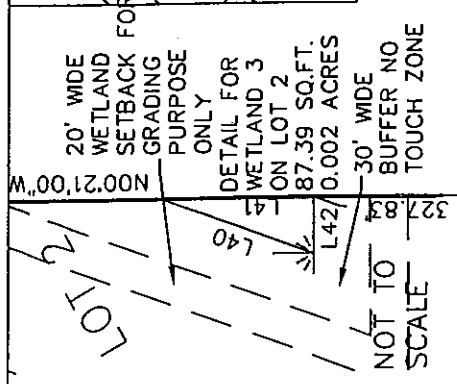
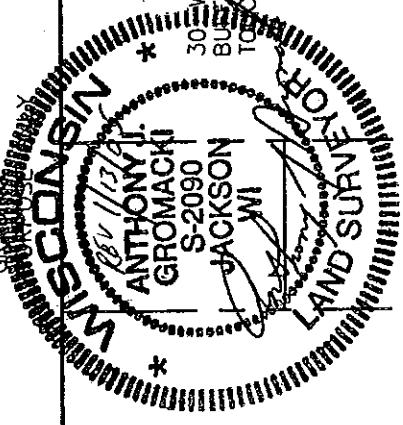
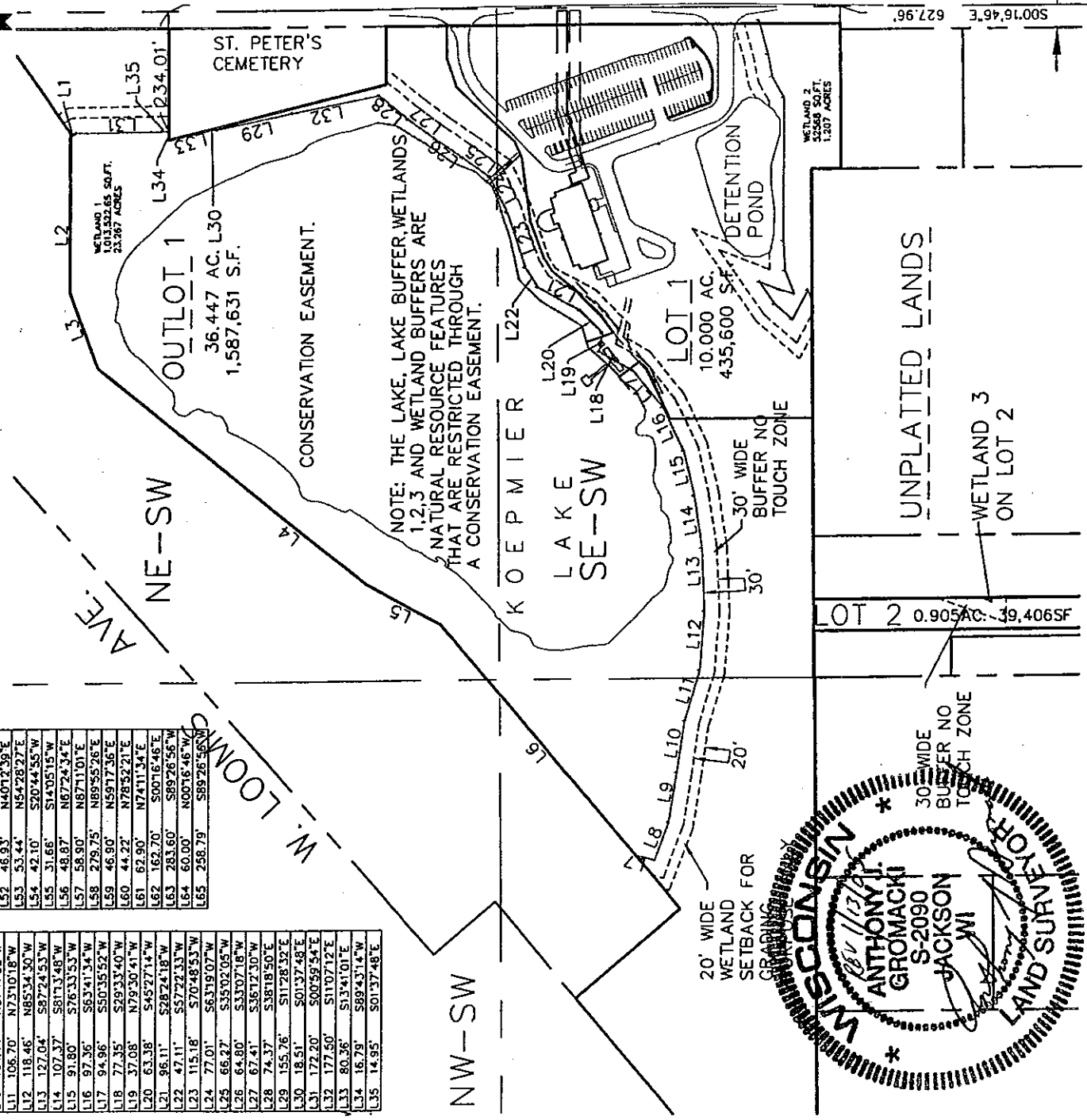
L40	23.29'	N19°43'36"E
L41	21.86'	S00°21'00"E
L42	7.99'	S89°33'39"W

WETLAND 2

L50	22.57'	N89°03'49"E
L51	66.15'	N61°39'23"W
L52	46.93'	N40°12'39"E
L53	53.44'	N54°28'27"E
L54	42.10'	S20°44'55"W
L55	31.66'	S14°05'16"W
L56	48.87'	N67°24'34"E
L57	58.90'	N87°11'01"E
L58	279.75'	N89°55'26"E
L59	46.90'	N59°17'36"E
L60	44.22'	N78°52'21"E
L61	82.90'	N74°11'34"E
L62	162.70'	S00°16'48"E
L63	283.60'	S89°26'56"W
L64	60.00'	N00°16'46"W
L65	258.79'	S89°26'56"W



NORTH REFERENCED TO:
WISCONSIN COORDINATE SYSTEM
SOUTHERN ZONE NAD 1927 BASED
ON THE EAST LINE OF THE SW 1/4
WHICH WAS RECORDED AS
S00°16'46"E IN S.E.W.R.P.C. TECH
REPORT 7 2nd EDITION DATED 1987



S89°26'56"W 1,171.95'

CERTIFIED SURVEY MAP

That part of the Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$, Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ all in the Southwest $\frac{1}{4}$ of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.

LEGAL FOR WETLAND 1

That part of the Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$, Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ all in the Southwest $\frac{1}{4}$ of Section 3, Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; thence N 00°16'46" W along the east line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 1,976.41 feet; thence S 89°43'14" W 234.01 feet to the point of beginning; thence South 89°43'14" West 16.79 feet; thence South 13°41'01" East 80.36 feet; thence South 01°37'48" East 18.51 feet; thence South 11°28'32" East 155.76 feet; thence South 11°07'12" East 177.50 feet; thence South 38°18'50" West 74.37 feet; thence South 36°12'30" West 67.41 feet; thence South 33°07'18" West 64.80 feet; thence South 35°02'05" West 66.27 feet; thence South 63°19'07" West 77.01 feet; thence South 70°48'53" West 115.18 feet; thence South 57°22'33" West 47.11 feet; thence South 28°24'18" West 96.11 feet; thence South 45°27'14" West 63.38 feet; thence North 79°30'41" West 37.08 feet; thence South 29°33'40" West 77.35 feet; thence South 50°35'52" West 94.96 feet; thence South 63°41'34" West 97.36 feet; thence South 76°33'53" West 91.80 feet; thence South 81°13'48" West 107.37 feet; thence South 87°24'53" West 127.04 feet; thence North 85°34'30" West 118.46 feet; thence North 73°10'18" West 106.70 feet; thence North 81°41'32" West 104.44 feet; thence North 80°46'04" West 99.91 feet; thence North 68°59'02" West 80.89 feet; thence North 15°14'19" East 39.12 feet; thence North 49°45'23" East 605.51 feet; thence North 28°52'15" East 169.64 feet; thence North 38°44'29" East 694.82 feet; thence North 69°05'25" East 159.08 feet; thence North 89°43'14" East 306.01 feet; thence South 33°00'13" East 14.03 feet; thence South 00°59'54" East 172.20 feet; thence South 01°37'48" East 14.95 feet; to the point of beginning.

LEGAL FOR WETLAND 2:

That part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin.

Commencing at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; thence N 00°16'46" W along the east line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 627.96 feet; thence S 89°26'56" W 33.00 feet to the point of beginning; thence S 89°26'56" W 283.60 feet; thence N 00°16'46" W 60.00 feet; thence S 89°26'56" W 258.79 feet; thence N 69°03'49" E 22.57 feet; thence N 61°39'23" W 66.15 feet; thence N 40°12'39" E 46.93 feet; thence N 54°28'27" E 53.44 feet; thence S 20°44'55" W 42.10 feet; thence S 14°05'15" W 31.66 feet; thence N 67°24'34" E 48.87 feet; thence N 87°11'01" E 58.90 feet; thence N 89°55'26" E 279.75 feet; thence N 59°17'36" E 46.90 feet; thence N 78°52'21" E 44.22 feet; thence N 74°11'34" E 62.90 feet; thence S 00°16'46" E 162.70 feet to the point of beginning.

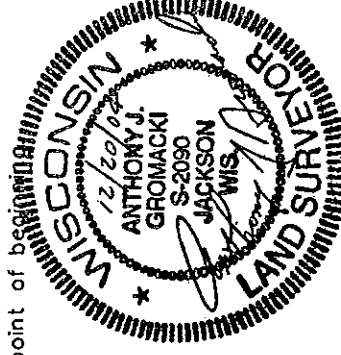
LEGAL FOR WETLAND 3:

That part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; thence S 89°26'56" W along the south line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 1,171.95 feet; thence N 00°21'00" W 327.83 feet to the point of beginning; thence S 89°33'39" W 7.99 feet; thence N 19°43'36" E 23.29 feet; thence S 00°21'00" E 21.86 feet to the point of beginning.

NOTE: Wetland Delineated by:
Jonell Philipp
Enviro Dynamics LLC
on 11/9/2004

NOTE: Wetland Field Located
By Kapur & Assoc. Survey Crew
on 11/10 & 11/11/2004



CERTIFIED SURVEY MAP

Sheet 6 of 7
(Legals)

That part of the Northeast ¼, Southeast ¼, Southwest ¼ and Northwest ¼ all in the Southwest ¼ of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.

LEGAL DESCRIPTION:

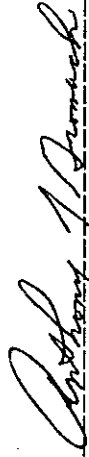
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3; ALONG THE WEST LINE OF THE SOUTHWEST 1/4; THENCE S 00°25'13" E 1954.77 FEET; THENCE N 89°26'56" E 150.00 FEET TO THE POINT OF BEGINNING; THENCE N 30°53'12" E 72.99 FEET; THENCE N 49°45'23" E 660.73 FEET; THENCE S 40°14'37" E 273.00 FEET; THENCE N 49°45'23" E 745.30 FEET; THENCE N 28°52'15" E 169.64 FEET; THENCE N 38°44'29" E 694.82 FEET; THENCE N 69°05'25" E 159.08 FEET; THENCE N 89°43'14" E 314.16 FEET; THENCE N 53°59'48" E 250.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 68TH STREET; THENCE S 00°16'46" E ALONG SAID RIGHT OF WAY LINE 344.91 FEET TO THE NORTH LINE OF SAINT PETER'S CEMETERY; THENCE S 89°43'14" W ALONG SAID NORTH LINE 217.80 FEET TO THE WEST LINE OF SAINT PETER'S CEMETERY; THENCE S 13°41'01" E ALONG SAID WEST LINE 449.83 FEET TO THE SOUTH LINE OF SAINT PETER'S CEMETERY; THENCE S 89°43'14" E ALONG SAID SOUTH LINE 113.52 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 68TH STREET; THENCE S 00°16'46" E ALONG SAID RIGHT OF WAY LINE 911.03 FEET; THENCE S 89°26'56" W 283.60 FEET; THENCE N 00°16'46" W 60.00 FEET; THENCE S 89°26'56" W 855.17 FEET; THENCE S 00°21'00" E 622.34 FEET TO THE NORTH RIGHT OF WAY LINE OF RAWSON AVENUE; THENCE S 89°26'56" W ALONG SAID RIGHT OF WAY LINE 63.32 FEET; THENCE N 00°21'00" W 622.34 FEET; THENCE S 89°26'56" W 94.88 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S 00°21'00" E ALONG SAID WEST LINE 1.06 FEET; THENCE S 89°26'56" W 1179.95 FEET TO THE POINT OF BEGINNING.

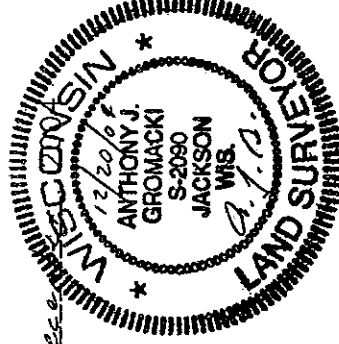
SAID PARCEL CONTAINS 2062637 SQUARE FEET, 47.352 ACRES, MOR OR LESS.

SURVEYOR'S CERTIFICATE:

I ANTHONY J. GROMACKI, DO HEREBY CERTIFY THAT AT THE DIRECTION OF SIGMUND TOMKALSKI, EXECUTIVE DIRECTOR OF POLISH HERITAGE ALLIANCE, INC. I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE UNITED DEVELOPMENT ORDINANCE DIVISION-15 OF THE CITY OF FRANKLIN IN SURVEYING DIVIDING AND MAPPING SAID LANDS.

DATED THIS 20th DAY OF Dec


Anthony J. Gromacki S-2090



CERTIFIED SURVEY MAP

Sheet 7 of 7
(Certificate)

That part of the Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$, Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ all in the Southwest $\frac{1}{4}$ of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.

OWNER'S CERTIFICATE:

I, SIGMUND TOMKALSKI, AS EXECUTIVE DIRECTOR OF POLISH HERITAGE ALLIANCE, INC., DO HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.34 OF THE WISCONSIN STATUTES AND THE UNITED DEVELOPMENT ORDINANCE DIVISION-15 OF THE CITY OF FRANKLIN TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 1st DAY OF February, 2005.

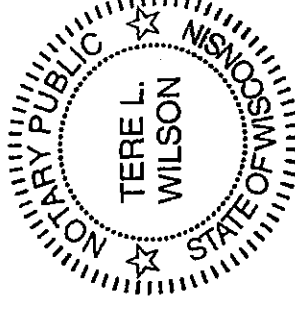
Sigmund Tomkowski
SIGMUND TOMKALSKI EXECUTIVE DIRECTOR

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)ss

PERSONALLY CAME BEFORE ME THIS 1st DAY OF February, 2005 THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Tere L. Wilson NOTARY PUBLIC
COUNTY OF MILWAUKEE, STATE OF WISCONSIN

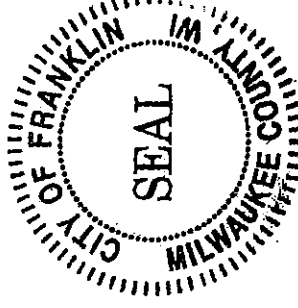
MY COMMISSION EXPIRES: February 18, 2007



CITY OF FRANKLIN COMMON COUNCIL APPROVAL:

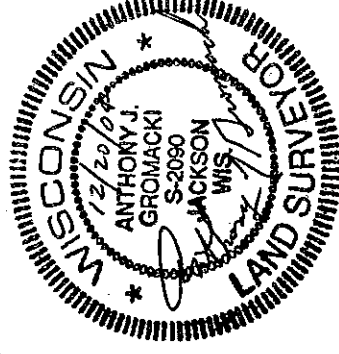
APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN BY RESOLUTION NO 2004-5298 SIGNED ON THIS 31st DAY OF December, 2005.

Frederick F. Klimetz Sandra L. Wesolowski
FREDERICK F. KLIMETZ MAYOR SANDRA L. WESOLOWSKI CITY CLERK



DATED THIS 1st DAY OF February, 2005.

REVISED THIS ___ DAY OF ___, 200__



APPENDIX C

Metes and Bounds Site Description

LEGAL DESCRIPTION

Outlot 1 of Certified Survey Map numbered 7544 recorded in the office of the Register of Deeds for Milwaukee County more particularly described as follows; That part of the Northwest 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 all in the Southwest 1/4 of Section 3 Township 5 North Range 21 East in the City of Franklin, County of Milwaukee and the State of Wisconsin.

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3; ALONG THE WEST LINE OF THE SOUTHWEST 1/4; THENCE S 00°25'13" E 1954.77 FEET; THENCE N 89°26'56" E 150.00 FEET TO THE POINT OF BEGINNING; THENCE N 30°53'12" E 72.99 FEET; THENCE N 49°45'23" E 660.73 FEET; THENCE S 40°14'37" E 273.00 FEET; THENCE N 49°45'23" E 745.30 FEET; THENCE N 28°52'15" E 169.64 FEET; THENCE N 38°44'29" E 694.82 FEET; THENCE N 69°05'25" E 159.08 FEET; THENCE N 89°43'14" E 314.16 FEET; THENCE N 53°59'48" E 250.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 68TH STREET; THENCE S 00°16'46" E ALONG SAID RIGHT OF WAY LINE 344.91 FEET TO THE NORTH LINE OF SAINT PETER'S CEMETERY; THENCE S 89°43'14" W ALONG SAID NORTH LINE 217.80 FEET TO THE WEST LINE OF SAINT PETERS CEMETERY; THENCE S 13°41'01" E ALONG SAID WEST LINE 449.83 FEET TO THE SOUTH LINE OF SAINT PETER'S CEMETERY; THENCE S 89°43'14" E ALONG SAID SOUTH LINE 113.52 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 68TH STREET; THENCE S 00°16'46" E ALONG SAID RIGHT OF WAY LINE 911.03 FEET; THENCE S 89°26'56" W 283.60 FEET; THENCE N 00°16'46" WEST 60.00 FEET; THENCE S 89°26'56" W 855.17 FEET; THENCE S 00°21'00" E 622.34 FEET TO THE NORTH RIGHT OF WAY LINE OF RAWSON AVENUE; THENCE S 89°26'56" W ALONG SAID RIGHT OF WAY LINE 63.32 FEET; THENCE N 00°21'00" W 622.34 FEET; THENCE S 89°26'56" W 94.88 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S 00°21'00" E ALONG SAID WEST LINE 1.06 FEET; THENCE S 89°26'56" W 1179.95 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM LOT 1 AND LOT 2 AS SHOWN ON SAID CERTIFIED SURVEY MAP NUMBERED 7544.

SAID PARCEL CONTAINS 1587764 SQUARE FEET, 36.450 ACRES, MORE OR LESS.

APPENDIX D

NRPP Letter



One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

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July 31st, 2019

Susan Rabe
7410 W Rawson Ave
Franklin, Wisconsin 53132

SUBJECT: Natural Resource Protection Plan Summary
The Conservancy for Healing and Heritage

Dear Susan:

GRAEF was retained by the Conservancy for Healing and Heritage to prepare a Natural Resources Protection Plan (NRPP) for 36.38-acre parcel #7438978004 located at 6941 S 68TH Street, Franklin WI (Figure 1.). The proposed project includes Phase 1.- a healing garden, Phase 2. - 0.5 miles of trails, and Phase3. - a boardwalk with a pier.

Due to the numerous trees and large size of the parcel, it was confirmed by the City of Franklin Planning Department that GRAEF could narrow the NRPP scope for the natural resources wetland features to 150 feet of the project area and survey the trees within 25 feet.

Natural resource features that could be determined using offsite tools for the entire parcel include, a 14.16-acre lake, 5.78 acres of shore buffer, 26.62 acres of Zone A floodplains which also encompasses the lake acreage, 3.97 acres of 10-19% slopes, 2.15 acres 20-30% slopes, and 3.23 acres greater than 30% slopes.

Trees with diameters of 8 inches or greater and within 25 feet of the Project Area were surveyed on February 15th and May 13th. The total individual canopy in this area forms 4.1 acres of Mature Woodlands. Wetlands within 150 feet of the project area were delineated May 2019 by WDNR Assured Delineator Ron Londré. The delineation includes 3.28 acres of wetland, 0.98 acres of wetland buffer, and 0.71 acres of wetland setback.

Phase 2 of the project consists of trails that will be approximately six feet wide and 2,640 feet long, with a pervious geotextile liner and mulch. Two 12' by 12' wood observation decks will be built on naturally flat and treeless areas of the trail. A staircase will be built on the east, steep section of the trail. A few benches will also be placed around the trail for resting areas. Protected slopes including 0.094 acres of 10-20% slopes, 0.045 acres of 20-30% slopes and 0.028 acres of greater than 30% slopes overlap the trails in this phase of the project. The trail will run under the drip line of 176 tree with DBH of 8" or larger. The total canopy cover associated with individually counted trees is 4.10 acres

and 2.284 acres of individual tree canopies will have a section of the trail underneath their drip lines. The trail overlaps with a total of 0.358 acres of canopy, calculated as the sum of the areas of the trail under each individual tree canopy. This amounts to a 16% impact to the trees that will have the trail underneath the drip line. Wachtel Tree Sciences Confirmed that if the impacts is less than 1/3 of the tree protection area (conservatively assumed to be the canopy or drip line), the health of the tree would likely not be impacted. It is also important to note that that much of the site would be considered a Mature Grove, and the trees that would have the trail beneath their canopies would represent only a small fraction of the Mature Grove. The intent of the trail is to allow users to view the lake and wetland feature on site, because of this, the trail overlaps with 0.106 acres of wetland buffer (overlapping with 0.088 acres of floodplains and 0.002 acres of shoreland buffer) and 0.006 acres of wetland setback, it is unlikely this overlap will affect the buffer functions.

Phase 3 of the project includes a boardwalk approximately four feet wide and 95' long leading out to a 12' by 8' pier overlooking the lake. This is anticipated to impact 0.007 acres of wetland, 0.002 acres of lake, and 0.001 acres of wetland buffer. The wetland impact overlaps with 0.007 acres shore buffer and 0.007 acers of floodplain. Department of Natural Resources and Army Corps of Engineers permits will be obtained prior to the start of this phase of the project. It was confirmed by the City of Franklin Planning that obtaining these permits will not delay Phase 1 or 2 of the Project.

Preservation requirements will be met for the 10-19% slopes, 20-30% slopes, greater than 30% slopes, and Mature Woodlands resources. Due to the 100% preservation requirements of the lake, wetland, and buffers a Natural Resource Special Exception (NRSE) will be submitted to impact to 0.002 acres of lake, 0.107 acres of wetland buffer, and 0.007 acres of wetland. Mitigation has not been considered yet for this project.

The total of overlapping resources required to be preserved on the site is 57.92 acres. Due to the overlapping features and limited scope of the field survey it is estimated conservatively that 32 acres of the site is required to be preserved. The estimation was calculated by taking the parcel area of 36 acres and subtracting the 21 acres of area covered by lake and wetland (100% protection requirement) leaving a remaining 15 acres of Mature Woodland area with varying slopes. The Mature Woodlands have a protection standard of 70%, allowing a remaining 4 acres of land that can be disturbed and 32 acres required to be preserved. A similar estimation was done for the narrowed scope of the project area and out of the 8 acres of project area, 5.6 acres will need to be preserved.



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Using these estimated values, the Site Intensity table was completed and included on the NRPP Map. Because this site does not fit any of the general use types, the medium values associated with commercial retail sales and service were used for the calculation. The calculations yielded a maximum net floor area of 2.28 acres/99,317 square feet for the site. The combined area of the garden shed, two gazebos and, healing chapel equal 2,510 square feet.

Please contact me at Alison.Kuhne@graef-usa.com or (414) 266-9299 if you have any questions.

Sincerely,

Alison Kuhne
Environmental Scientist

APPENDIX E

NRSE questionnaire

Natural Resource Special Exception Question and Answer Form.

Questions to be answered by the Applicant

Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:

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

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

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

- D. Statement of the reasons why the particular 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:

1) **Background and Purpose of the Project.**

- (a) Describe the project and its purpose in detail. Include any pertinent construction plans.

- (b) State whether the project is an expansion of an existing work or new construction.

- (c) 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.

2) Possible Alternatives.

- (a) 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.

- (b) 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.

- (c) State how the project may be made smaller while still meeting the project's needs.

- (d) State what geographic areas were searched for alternative sites.

- (e) 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.

- (f) State what will occur if the project does not proceed.

3) Comparison of Alternatives.

- (a) 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.

- (b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

- (c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

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

4) 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.

5) 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.

6) Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts.

- | | | | |
|----|--|---|-------------------------------------|
| a) | Diversity of flora including State and/or Federal designated threatened and/or endangered species. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| b) | Storm and flood water storage. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| c) | Hydrologic functions. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| d) | Water quality protection including filtration and storage of sediments, nutrients or toxic substances. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| e) | Shoreline protection against erosion. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| f) | Habitat for aquatic organisms. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| g) | Habitat for wildlife. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| h) | Human use functional value. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| i) | Groundwater recharge/discharge protection. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| j) | Aesthetic appeal, recreation, education, and science value. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| k) | Specify any State or Federal designated threatened or endangered species or species of special concern. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| l) | Existence within a Shoreland. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| m) | 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. | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |

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:

7) Water Quality Protection.

Describe how the project protects the public interest in the waters of the State of Wisconsin.

15-10.0208B.2

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 may be granted only upon a finding, by not fewer than four members of the Common Council that:

- 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); and
- b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
 - i. Be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives; or,
 - ii. Unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives; and

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 may be granted because the overall project is a benefit to the environment and compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will be unreasonably burdensome to the applicant and will negatively impact upon the applicant's use of the property

Adjacent neighbors		
Tax Key	Address	Owner
7438978002	W LOOMIS RD	PARKWOOD LAKE LLC
7438978001	6751 S 68TH ST	SHA MSL GREENDALE LLC
7438979000	S 68TH ST	ST PETERS LUTHERAN CHURC
7438978004	6941 S 68TH ST	POLISH FESTIVALS INC N/K/A
7438997000	W RAWSON AVE	W RAWSON AVE
7438996000	7106 W RAWSON AVE	7106 WEST RAWSON AVENUE LLC
7438978005	7128 W RAWSON AVE	AYMAN SAIF
7438994000	7142 W RAWSON AVE	MATTHEW O'MALIA
7438992001	7220 W RAWSON AVE	ROOT RIVER PARTNERS LLC
7430001000	7400 W RAWSON AVE	WHEATON FRANCISCAN HEALTHCARE-SE WI INC
7438988001	7000 S 76TH ST	HAI YUE GROUP WI LLC

APPENDIX F

Tree Survey

Legend

- Tree
- Tree Canopy
- Parcels

Susan Rabe
P.O. Box 320305
Franklin WI, 53132
(414) 510-4771

FIGURE 4
GRaEF



CONSERVANCY FOR HEALING AND HERITAGE

TREE SURVEY
TAX ID #: 743-8978-006

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN



User: 1966 Date Saved: 6/27/2019 11:42:05 AM Path: X:\ML2019\20190730\Design\GIS\Map\Figure 4 Tree Map.mxd

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
1	Elm Spp. (Hybrid)	14	25	65	
2	Elm Spp. (Hybrid)	8	15	65	
3	Eastern Cottonwood	9	20	60	
4	Boxelder	9	20	65	
5	Elm Spp. (Hybrid)	8	20	70	
6	Elm Spp. (Hybrid)	9	15	65	
7	Elm Spp. (Hybrid)	11	25	65	
8	Elm Spp. (Hybrid)	10	25	70	
9	Pine Spp.	9	18	60	
10	Norway Maple	15	30	80	
11	White Oak	33	50	80	
12	Norway Maple	16	25	70	
13	Norway Maple	17	35	80	
14	Norway Maple	18	30	70	
15	Oak Spp. -- Deciduous	25	40	80	
16	Norway Maple	10	20	80	
17	Oak Spp. -- Deciduous	33	50	70	
18	Black Cherry	10	16	60	
19	Oak Spp. -- Deciduous	28	50	75	
20	Sugar Maple	16	35	85	
21	Sugar Maple	8	15	80	
22	American Basswood	8	15	75	
23	American Basswood	9	15	80	
24	Sugar Maple	10	20	80	
25	Norway Maple	15	30	75	
26	American Basswood	15	35	75	10 8
27	Sugar Maple	12	20	80	
28	Sugar Maple	9	20	75	8
29	Oak Spp. -- Deciduous	30	40	70	
30	Sugar Maple	12	20	80	
31	Sugar Maple	12	20	80	
32	Sugar Maple	9	15	80	
33	American Basswood	16	30	75	
34	Oak Spp. -- Deciduous	27	40	75	
35	Sugar Maple	8	15	75	
36	Black Cherry	19	35	80	
37	Oak Spp. -- Deciduous	25	25	80	
38	American Basswood	10	15	75	10
39	Sugar Maple	9	15	80	
40	White Ash	11	20	40	
41	White Ash	8	15	40	
42	Sugar Maple	12	25	80	
43	Black Cherry	11	15	55	
44	Oak Spp. -- Deciduous	39	55	75	
45	Oak Spp. -- Deciduous	27	50	80	
46	Oak Spp. -- Deciduous	19	25	70	
47	Ironwood	9	15	75	
48	Black Cherry	14	25	75	
49	American Basswood	17	30	75	
50	Black Cherry	18	30	65	
51	White Ash	8	15	40	
52	Black Cherry	9	15	65	
53	Oak Spp. -- Deciduous	19	30	75	
54	American Basswood	16	25	75	
55	American Basswood	13	25	75	
56	American Basswood	9	15	75	
57	American Basswood	15	25	80	
58	American Basswood	12	30	80	
59	Black Cherry	12	25	60	
60	White Ash	23	30	40	
61	American Basswood	11	20	75	

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
62	American Basswood	11	25	75	
63	American Basswood	13	20	75	
64	American Basswood	16	25	55	
65	American Basswood	12	20	75	
66	Oak Spp. -- Deciduous	20	35	80	
67	Oak Spp. -- Deciduous	18	30	80	
68	White Ash	13	20	40	
69	White Ash	13	20	40	
70	Black Cherry	8	15	75	
71	Sugar Maple	14	25	80	
72	Sugar Maple	10	20	80	
73	Sugar Maple	9	15	80	
74	American Basswood	23	30	55	
75	Northern Red Oak	17	30	75	
76	Northern Red Oak	10	15	75	
77	Northern Red Oak	13	25	75	
78	American Basswood	10	15	65	
79	Black Cherry	9	15	65	
80	Northern Red Oak	13	30	75	
81	American Basswood	8	10	70	
82	Northern Red Oak	17	30	75	
83	American Basswood	9	15	80	
84	American Basswood	12	20	80	
85	American Basswood	15	30	70	11
86	Oak Spp. -- Deciduous	19	35	80	
87	American Basswood	11	20	65	
88	American Basswood	11	15	70	
89	American Basswood	10	20	75	
90	Sugar Maple	10	20	80	
91	White Ash	9	15	40	
92	American Basswood	10	15	70	5
93	Sugar Maple	10	15	80	
94	Sugar Maple	10	20	80	
95	Northern Red Oak	14	30	80	
96	White Ash	10	20	40	
97	White Ash	8	15	40	
98	American Basswood	12	15	70	
99	American Basswood	8	10	70	
100	Sugar Maple	10	15	80	
101	Sugar Maple	10	15	80	
102	Northern Red Oak	10	10	75	
103	Sugar Maple	10	20	80	
104	Northern Red Oak	11	15	70	
105	American Basswood	8	15	70	
106	American Basswood	9	10	65	
107	Black Walnut	12	20	70	
108	Northern Red Oak	12	20	70	
109	American Basswood	12	20	60	
110	American Basswood	9	15	65	
111	Sugar Maple	26	40	75	
112	Northern Red Oak	24	35	75	
113	Sugar Maple	10	20	75	
114	Northern Red Oak	13	20	75	
115	Northern Red Oak	26	35	75	
116	American Basswood	9	15	70	
117	Ironwood	9	15	75	
118	American Basswood	10	15	70	
119	Northern Red Oak	22	30	75	
120	Sugar Maple	9	20	75	
121	Sugar Maple	11	20	75	
122	American Basswood	9	15	70	

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
123	Norway Maple	9	15	75	
124	White Ash	25	30	40	
125	American Basswood	10	15	70	
126	Northern Red Oak	15	20	75	
127	Sugar Maple	10	20	75	
128	American Basswood	9	15	55	
129	American Basswood	15	20	70	
130	White Ash	9	10	40	
131	Northern Red Oak	9	15	75	
132	Sugar Maple	10	20	75	
133	Alder Spp.	11	15	60	
134	Sugar Maple	10	15	75	
135	Sugar Maple	12	5	70	
136	American Basswood	11	15	60	
137	Ironwood	8	15	70	
138	Northern Red Oak	10	15	75	
139	Northern Red Oak	9	15	75	
140	American Basswood	19	30	65	
141	Northern Red Oak	24	35	75	
142	Sugar Maple	22	35	75	
143	Ironwood	8	20	75	
144	American Basswood	9	15	70	
145	American Basswood	10	20	70	
146	Sugar Maple	10	20	75	
147	Black Cherry	15	20	75	
148	American Basswood	15	30	65	8
149	Sugar Maple	11	15	75	
150	American Basswood	8	15	65	
151	American Basswood	8	10	65	
152	Red Elm	8	10	75	
153	Sugar Maple	9	15	75	
154	Black Cherry	17	30	75	
155	American Basswood	11	25	70	
156	American Basswood	12	25	75	
157	American Basswood	9	20	75	
158	American Basswood	10	20	75	
159	Shagbark Hickory	11	25	80	
160	White Ash	10	15	40	
161	Sugar Maple	15	25	75	
162	American Basswood	15	15	75	
163	Sugar Maple	10	20	75	
164	Shagbark Hickory	8	10	75	
165	American Basswood	9	15	70	
166	American Basswood	9	20	70	
167	American Basswood	16	25	75	
168	American Basswood	29	40	70	
169	Black Cherry	20	35	70	
170	Black Cherry	9	15	60	7
171	American Basswood	21	30	75	
172	American Basswood	13	20	70	
173	American Basswood	13	30	70	9
174	Sugar Maple	10	20	80	
175	Oak Spp. -- Deciduous	34	50	75	
176	Ironwood	9	20	85	
177	Sugar Maple	22	40	75	
178	Sugar Maple	11	25	75	
179	American Basswood	19	30	65	
180	Sugar Maple	34	45	65	
181	Northern Red Oak	16	20	65	
182	Sugar Maple	8	15	75	
183	Black Cherry	12	20	70	

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
184	Sugar Maple	15	30	75	
185	Black Cherry	15	25	70	
186	White Ash	16	20	40	
187	Northern Red Oak	11	15	65	
188	American Basswood	9	15	70	
189	American Basswood	10	15	70	
190	Black Cherry	12	20	70	
191	Northern Red Oak	17	25	75	
192	Northern Red Oak	20	35	75	
193	Black Cherry	9	15	70	
194	Elm Spp. (Hybrid)	9	15	65	
195	Black Locust	12	25	70	
196	Eastern Cottonwood	18	35	70	
197	Mulberry Spp.	8	15	65	
198	Elm Spp. (Hybrid)	10	25	70	
199	Mulberry Spp.	14	35	65	12
200	Black Cherry	10	20	70	
201	Norway Maple	10	15	80	
202	Oak Spp. -- Deciduous	17	35	80	
203	Norway Maple	12	20	80	
204	Norway Maple	12	20	75	
205	Norway Maple	12	20	75	
206	Oak Spp. -- Deciduous	22	35	75	
207	Sugar Maple	10	25	80	
208	Sugar Maple	15	30	80	
209	American Basswood	12	20	75	
210	Sugar Maple	15	35	80	
211	American Basswood	11	25	75	
212	American Basswood	8	15	75	
213	Norway Maple	18	30	75	
214	Sugar Maple	8	15	80	
215	American Basswood	12	20	80	
216	American Basswood	10	15	80	
217	American Basswood	8	10	80	
218	Norway Maple	11	20	80	
219	American Basswood	11	15	80	
220	Sugar Maple	11	20	80	
221	Norway Maple	17	25	80	
222	American Basswood	9	15	80	
223	Sugar Maple	11	25	80	8
224	Sugar Maple	15	30	80	
225	Oak Spp. -- Deciduous	28	50	80	
226	Black Cherry	10	20	75	
227	Oak Spp. -- Deciduous	25	25	80	
228	American Basswood	8	10	70	
229	American Basswood	8	15	75	
230	American Basswood	8	15	75	
231	American Basswood	11	20	75	
232	American Basswood	9	15	70	
233	Black Cherry	12	20	65	
234	White Ash	11	20	40	
235	White Ash	9	20	40	
236	Oak Spp. -- Deciduous	25	45	75	
237	Black Cherry	8	15	65	
238	Oak Spp. -- Deciduous	25	40	75	
239	White Ash	10	20	45	
240	Oak Spp. -- Deciduous	42	45	75	
241	American Basswood	10	15	75	
242	Black Cherry	12	20	75	
243	White Ash	11	20	45	
244	Oak Spp. -- Deciduous	27	50	80	

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
245	Oak Spp. -- Deciduous	19	40	80	
246	American Basswood	21	30	80	
247	White Ash	10	20	40	
248	American Basswood	10	20	75	
249	American Basswood	13	20	75	
250	Oak Spp. -- Deciduous	11	25	80	
251	White Ash	9	15	40	
252	American Basswood	12	25	80	
253	American Basswood	12	20	40	8
254	Black Cherry	13	25	75	
255	Oak Spp. -- Deciduous	23	40	70	
256	White Ash	12	20	40	
257	Sugar Maple	12	25	80	
258	Sugar Maple	12	20	80	
259	American Basswood	9	15	75	
260	Northern Red Oak	10	15	65	
261	Northern Red Oak	16	30	75	
262	American Basswood	10	16	80	
263	Northern Red Oak	8	10	75	
264	Northern Red Oak	22	35	80	
265	American Basswood	13	20	75	
266	Black Cherry	11	25	60	
267	American Basswood	12	15	65	
268	Northern Red Oak	17	30	80	
269	Northern Red Oak	17	30	75	
270	American Basswood	13	25	70	10
271	Sugar Maple	14	25	75	
272	American Basswood	13	20	70	
273	White Ash	12	20	40	
274	Sugar Maple	10	15	75	
275	Black Cherry	10	15	65	
276	American Basswood	16	25	65	
277	American Basswood	12	30	65	8
278	White Ash	9	15	40	
279	Black Cherry	16	30	65	
280	American Basswood	10	20	70	
281	White Ash	16	20	40	
282	Sugar Maple	9	15	80	
283	Sugar Maple	11	20	80	
284	White Ash	15	25	40	
285	Sugar Maple	9	15	80	
286	Black Cherry	10	15	70	
287	Northern Red Oak	20	30	80	
288	American Basswood	11	20	70	
289	American Elm	12	20	70	
290	Northern Red Oak	17	25	75	
291	Sugar Maple	11	20	75	
292	Northern Red Oak	18	25	80	
293	White Ash	10	15	40	
294	Ironwood	8	15	80	
295	Ironwood	8	15	80	
296	Northern Red Oak	22	30	75	
297	American Basswood	13	20	70	
298	Northern Red Oak	26	36	80	
299	American Basswood	13	20	70	
300	Northern Red Oak	15	20	70	
301	American Basswood	9	15	55	
302	Black Cherry	12	15	60	
303	Northern Red Oak	20	30	75	
304	Northern Red Oak	28	35	75	
305	Northern Red Oak	20	30	75	

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
306	Northern Red Oak	9	10	70	
307	Northern Red Oak	16	25	75	
308	American Basswood	14	20	70	
309	American Basswood	20	25	65	
310	Northern Red Oak	16	20	75	
311	Northern Red Oak	14	20	65	
312	Northern Red Oak	9	10	70	
313	White Ash	27	35	25	
314	Northern Red Oak	9	15	70	
315	Northern Red Oak	14	20	75	
316	Bur Oak	10	15	70	
317	American Basswood	14	20	70	
318	American Elm	14	25	75	
319	American Basswood	14	20	70	
320	Northern Red Oak	17	25	75	
321	American Basswood	14	20	55	
322	Sugar Maple	34	40	75	
323	Northern Red Oak	21	25	60	
324	American Basswood	8	10	65	
325	American Basswood	14	20	75	
326	Black Cherry	10	15	65	
327	White Ash	21	20	40	
328	American Basswood	11	25	60	7 5
329	Black Cherry	19	30	65	
330	Sugar Maple	8	15	75	
331	Sugar Maple	11	20	75	
332	Sugar Maple	34	55	70	
333	American Basswood	23	25	75	
334	American Basswood	8	15	75	
335	American Basswood	7	45	65	14 8
336	Black Cherry	14	20	70	
337	American Basswood	10	15	70	
338	American Basswood	13	20	75	
339	Northern Red Oak	23	35	70	
340	American Basswood	14	20	70	
341	American Basswood	23	40	75	11
342	Northern Red Oak	25	35	70	
343	White Ash	17	30	25	
344	Hawthorn	8	15	55	
345	Black Cherry	12	30	65	9
346	American Basswood	12	20	75	
347	Shagbark Hickory	10	20	75	
348	Black Cherry	17	30	70	
349	Black Cherry	8	10	65	
350	Black Walnut	23	40	75	
351	Bitternut Hickory	8	20	80	
352	American Basswood	9	15	70	
353	American Basswood	9	15	75	
354	Sugar Maple	16	20	75	
355	American Basswood	8	10	70	
356	Black Cherry	13	25	60	
357	Ironwood	8	15	75	
358	Sugar Maple	11	20	75	
359	American Basswood	14	30	70	9
360	Sugar Maple	9	25	80	
361	American Basswood	13	20	70	
362	American Basswood	8	10	65	
363	American Basswood	13	20	70	
364	Black Cherry	13	25	75	
365	Sugar Maple	9	20	80	
366	American Basswood	11	15	75	

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
367	American Basswood	29	40	75	
368	Sugar Maple	16	25	80	
369	Sugar Maple	14	25	75	
370	Black Cherry	12	20	75	
371	American Basswood	14	20	75	
372	Sugar Maple	12	20	80	
373	Black Cherry	23	30	65	
374	American Basswood	9	10	75	
375	Northern Red Oak	18	25	60	
376	American Basswood	14	25	75	9
377	American Basswood	9	15	70	
378	American Basswood	9	15	70	
379	Northern Red Oak	26	40	75	
380	American Basswood	12	15	65	
381	Northern Red Oak	35	55	75	
382	American Basswood	23	25	75	
383	American Basswood	6	20	65	
384	American Basswood	8	20	60	
385	American Basswood	9	20	65	
386	American Basswood	12	30	65	
387	Black Cherry	12	20	60	
388	American Basswood	11	45	60	
389	Sugar Maple	14	50	60	
390	Sugar Maple	14	50	60	
391	Black Cherry	26	35	45	
392	Sugar Maple	13	35	70	
393	American Basswood	13	30	70	
394	Sugar Maple	6	10	60	
395	American Basswood	11	25	65	
396	Sugar Maple	8	20	65	
397	American Basswood	9	25	65	
398	American Basswood	14	35	70	
399	Sugar Maple	7	30	70	
400	Sugar Maple	11	40	65	
401	Bur Oak	29	55	10	
402	Sugar Maple	7	20	65	
403	Sugar Maple	8	25	65	
404	Sugar Maple	8	15	65	
405	White Oak	26	40	55	
406	American Basswood	15	25	75	
407	American Basswood	8	15	70	
408	American Basswood	17	25	75	
409	American Basswood	8	10	65	
410	Sugar Maple	6	15	65	
411	Black Cherry	8	25	65	
412	Black Locust	10	25	60	
413	White Oak	33	65	55	
414	Glossy Buckthorn	9	20	60	
415	Sugar Maple	9	20	65	
416	Sugar Maple	7	15	65	
417	Sugar Maple	10	30	65	
418	Sugar Maple	7	20	65	
419	Black Cherry	13	25	65	
420	American Basswood	16	35	65	
421	American Basswood	16	35	65	
422	Black Cherry	13	25	65	
423	Sugar Maple	13	45	70	
424	American Basswood	15	30	65	
425	Sugar Maple	8	30	65	
426	Sugar Maple	11	25	70	
427	American Basswood	15	30	70	

The Conservancy for Heritage and Healing Tree Survey

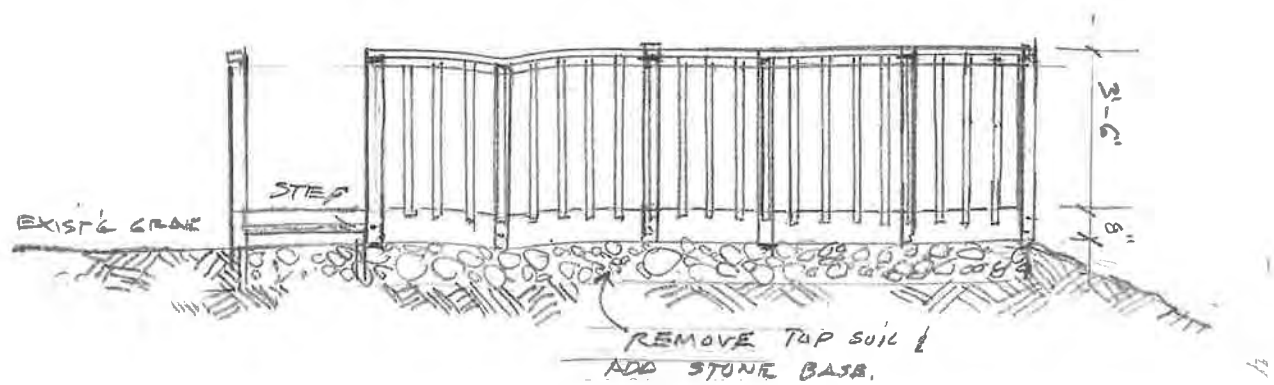
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429	Black Walnut	23	55	75	
430	American Basswood	7	15	70	
431	American Basswood	9	25	70	
432	American Basswood	11	20	60	
433	Sugar Maple	9	25	70	
434	Sugar Maple	10	15	40	
435	Sugar Maple	6	15	65	
436	White Oak	39	35	60	
437	Tree of Heaven	7	15	65	
438	Black Walnut	21	40	70	
439	American Basswood	12	20	65	
440	American Basswood	13	25	70	
441	White Oak	7	15	55	
442	Sugar Maple	11	20	60	
443	Black Cherry	11	15	10	
444	Sugar Maple	7	25	70	
445	Sugar Maple	7	15	65	
446	Sugar Maple	11	30	75	
447	Sugar Maple	7	20	65	
448	Sugar Maple	8	25	65	
449	American Basswood	13	35	70	
450	Shagbark Hickory	10	35	70	
451	Sugar Maple	8	30	60	
452	Bitternut Hickory	6	15	65	
453	American Basswood	9	35	65	
454	Sugar Maple	7	30	70	
455	Sugar Maple	7	20	65	
456	White Oak	38	80	65	
457	Black Cherry	13	30	70	
458	Hawthorn	8	30	60	
459	Box Elder	9	20	60	
460	Black Cherry	8	20	65	
461	American Basswood	17	45	60	
462	Black Cherry	8	10	0	
463	American Basswood	13	40	65	
464	Bitternut Hickory	10	35	65	
465	Black Walnut	7	25	65	
466	Black Walnut	23	65	70	
467	Black Walnut	15	25	65	
468	American Elm	16	50	70	
469	Sugar Maple	9	35	70	
470	American Basswood	15	50	75	
471	American Basswood	12	30	70	
472	Black Cherry	7	15	60	
473	American Basswood	8	20	65	
474	Bitternut Hickory	10	30	65	
475	Black Cherry	10	20	60	
476	American Basswood	18	45	75	
477	Black Cherry	7	15	60	
478	American Basswood	13	40	65	
479	Black Cherry	8	5	0	
480	American Basswood	17	45	60	
481	Bitternut Hickory	22	70	70	
482	White Oak	25	65	60	
483	Green Ash	13	35	45	
484	Black Cherry	8	20	65	
485	Sugar Maple	9	35	65	
486	American Basswood	14	45	70	
487	Bitternut Hickory	7	25	70	
488	American Basswood	9	25	65	

The Conservancy for Heritage and Healing Tree Survey

Tree ID	Species	Diameter	Crown Spread	Condition Rating	Multi Stem Diameters
489	American Basswood	13	40	65	
490	Black Cherry	8	20	65	
491	Green Ash	13	40	35	
492	Black Cherry	8	20	60	
493	Black Cherry	11	25	65	
494	Black Cherry	12	30	70	

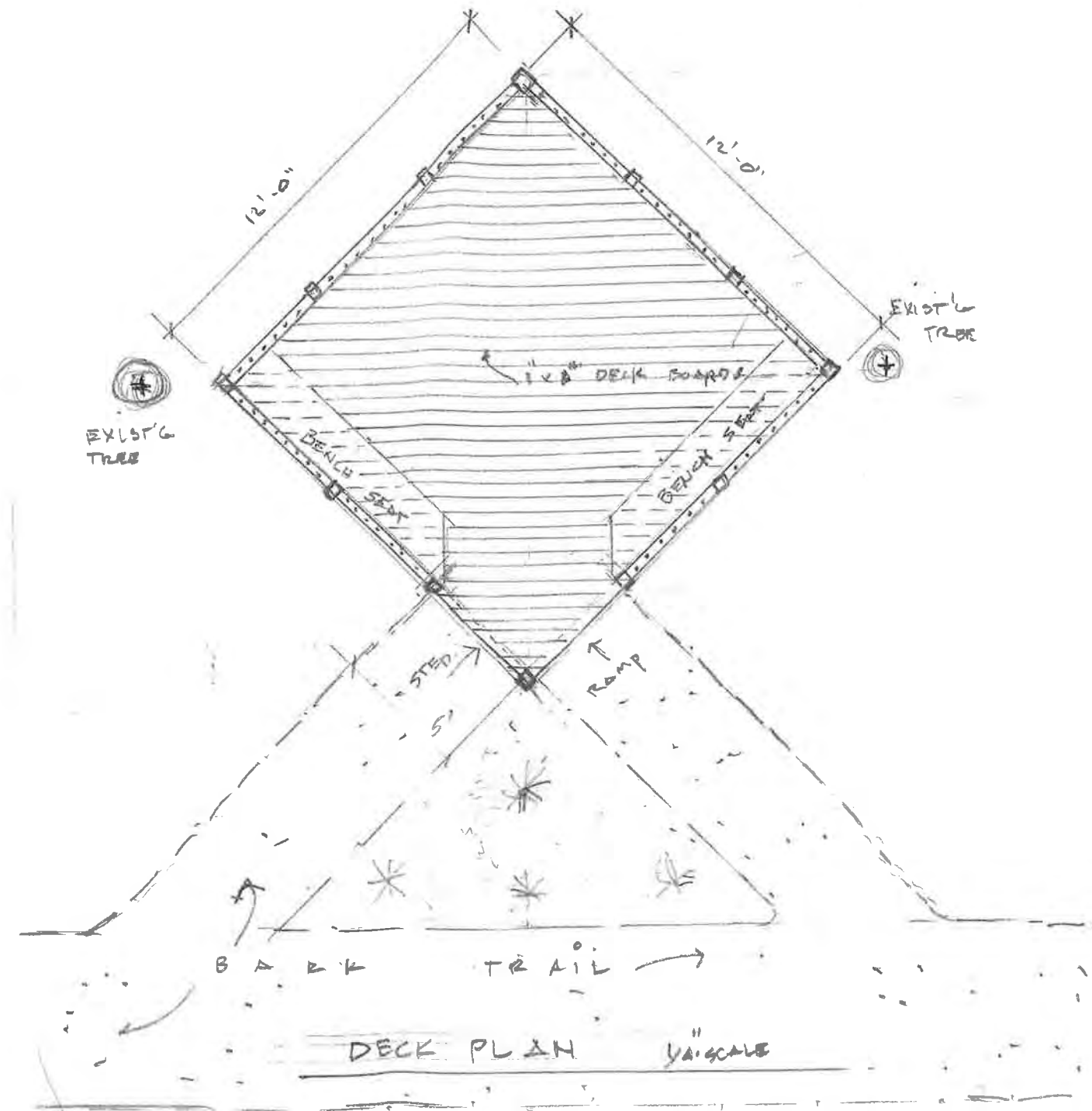
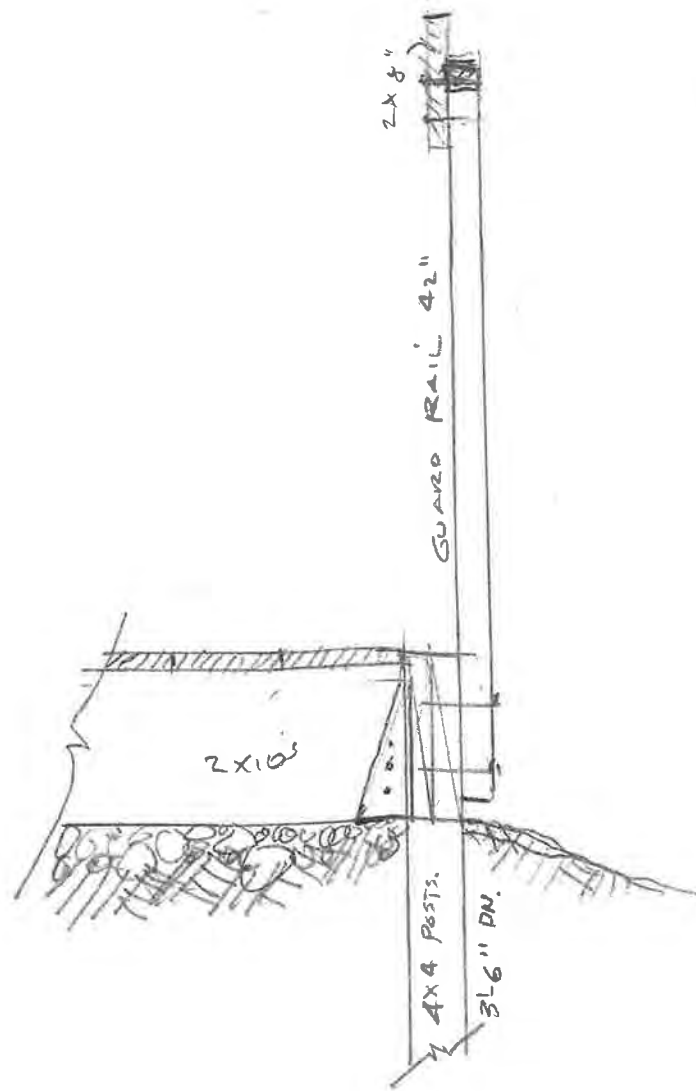
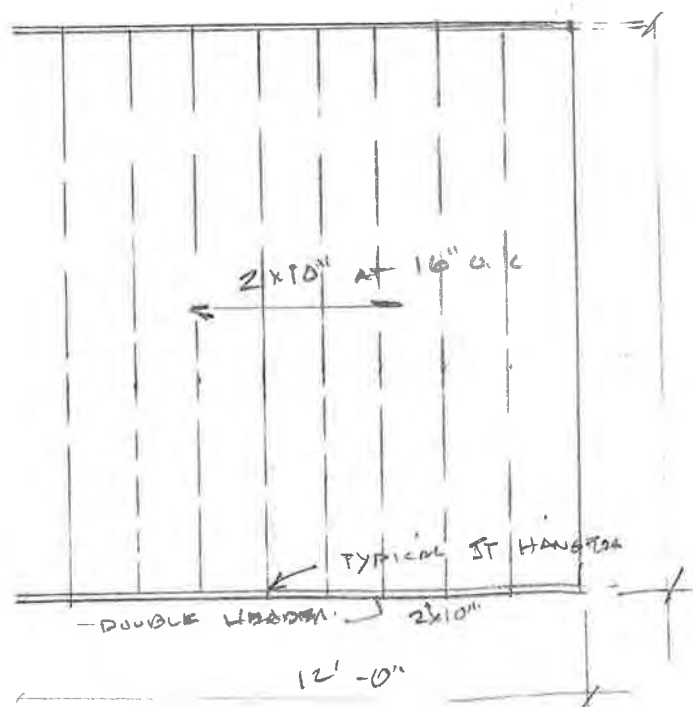
APPENDIX G

Deck and Stair Plans



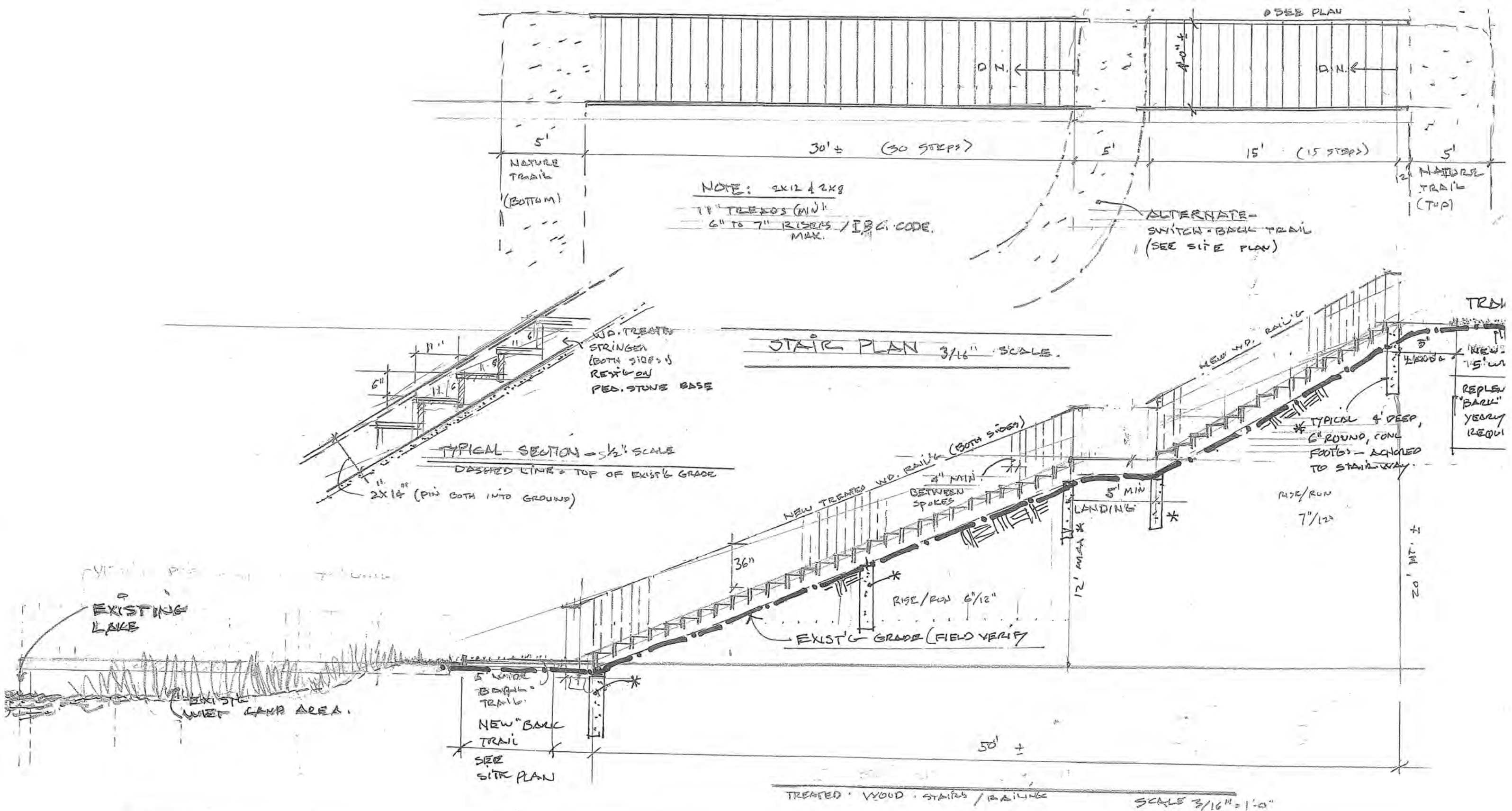
DECK ELEVATION

NOTE: ALL MEMBERS - TREATED W.P. SCALE 1/4"



APPENDIX H

Conservation Easement

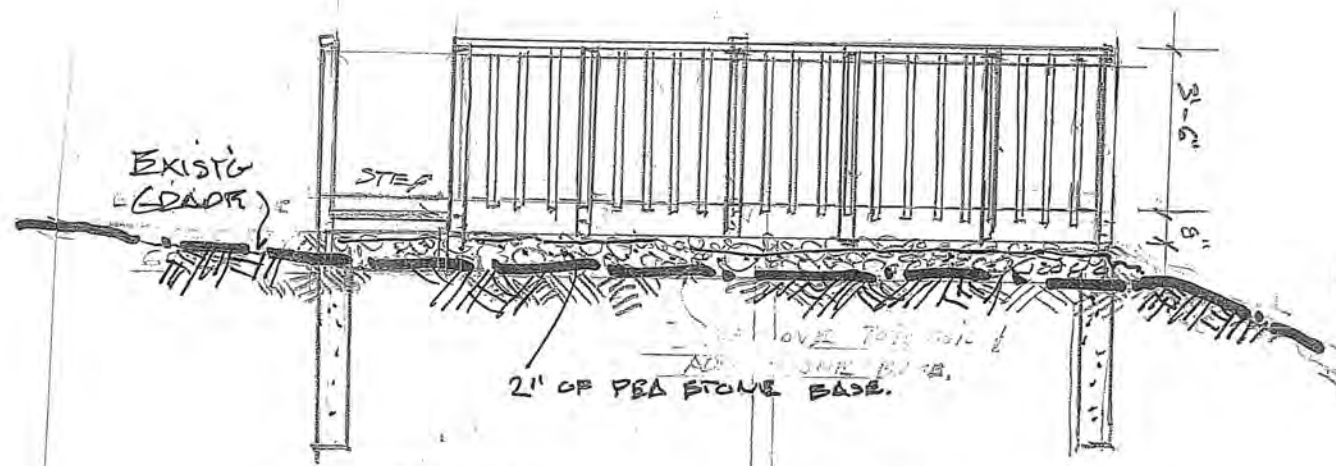


HEALING GARDEN - STAIR SECTION - SEE PLAN FOR "ALTERNATE TRAIL"

SCALE 3/16" = 1'-0"

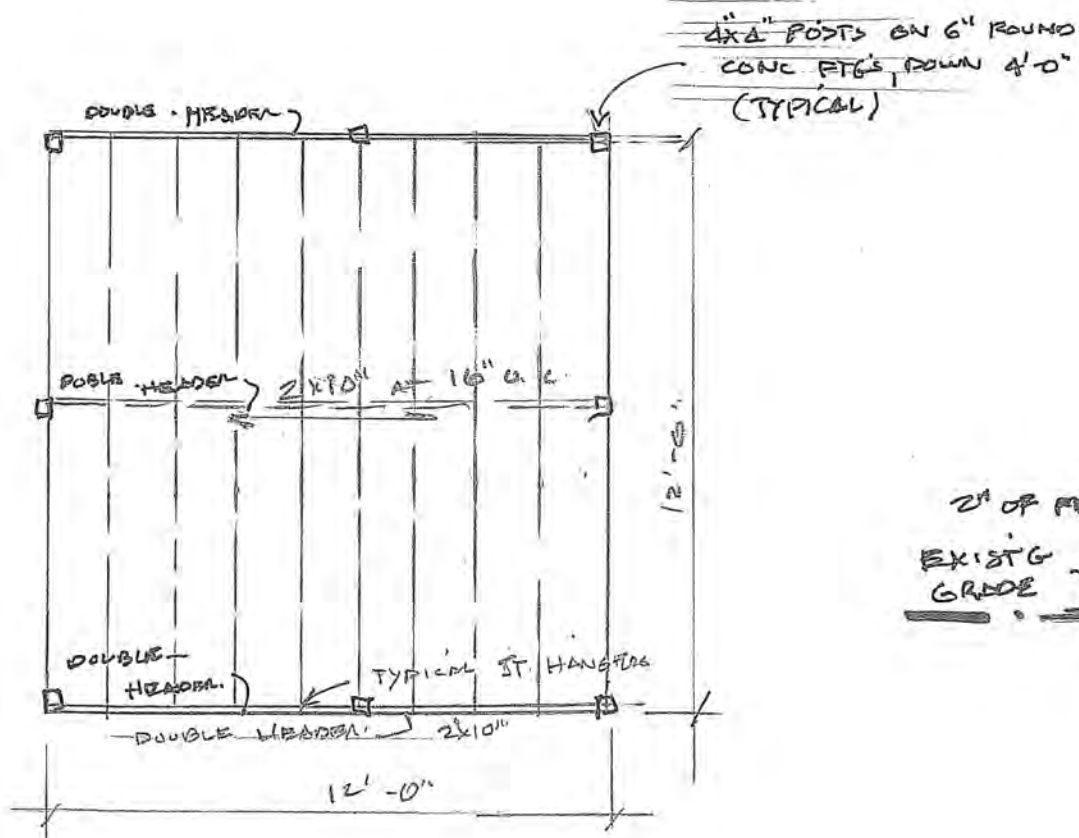
8.1.19
Franklin
AUG 12 2019
City Development

REV 6.2019

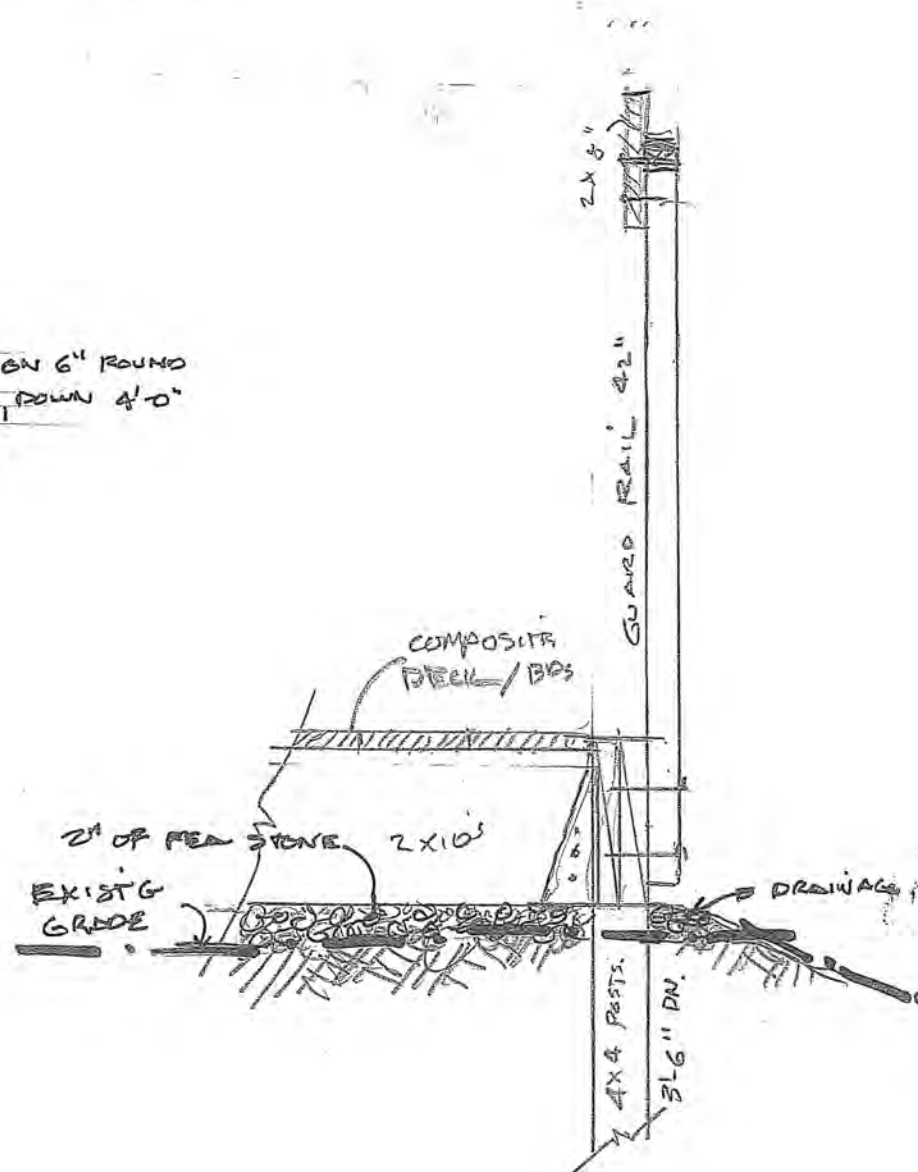


DECK ELEVATION

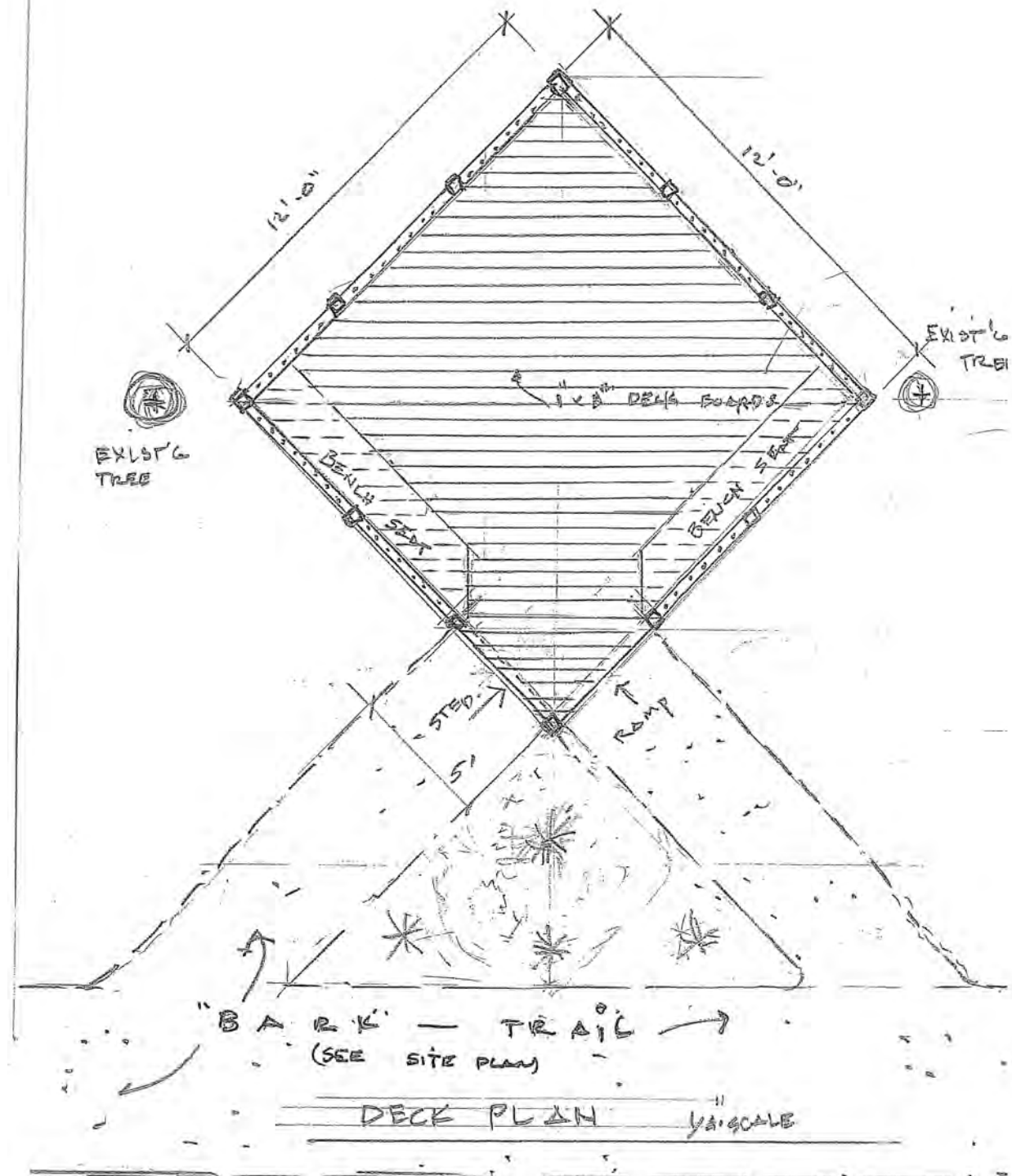
NOTE: ALL MEMBERS TREATED W.D. SCALE 1/4"



FRAMING PLAN



SECTION



NOTE: NEW, PHASE II TRAIL
TO BE BARK/CHIPS REPLENISHED
YEARLY AS REQUIRED -
(SEE SITE PLAN)

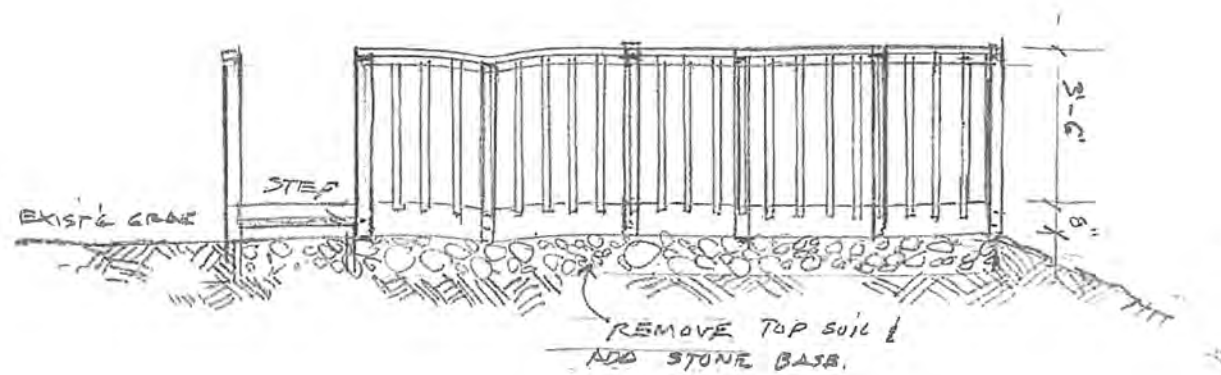
Franklin

AUG 12 2019

City Development

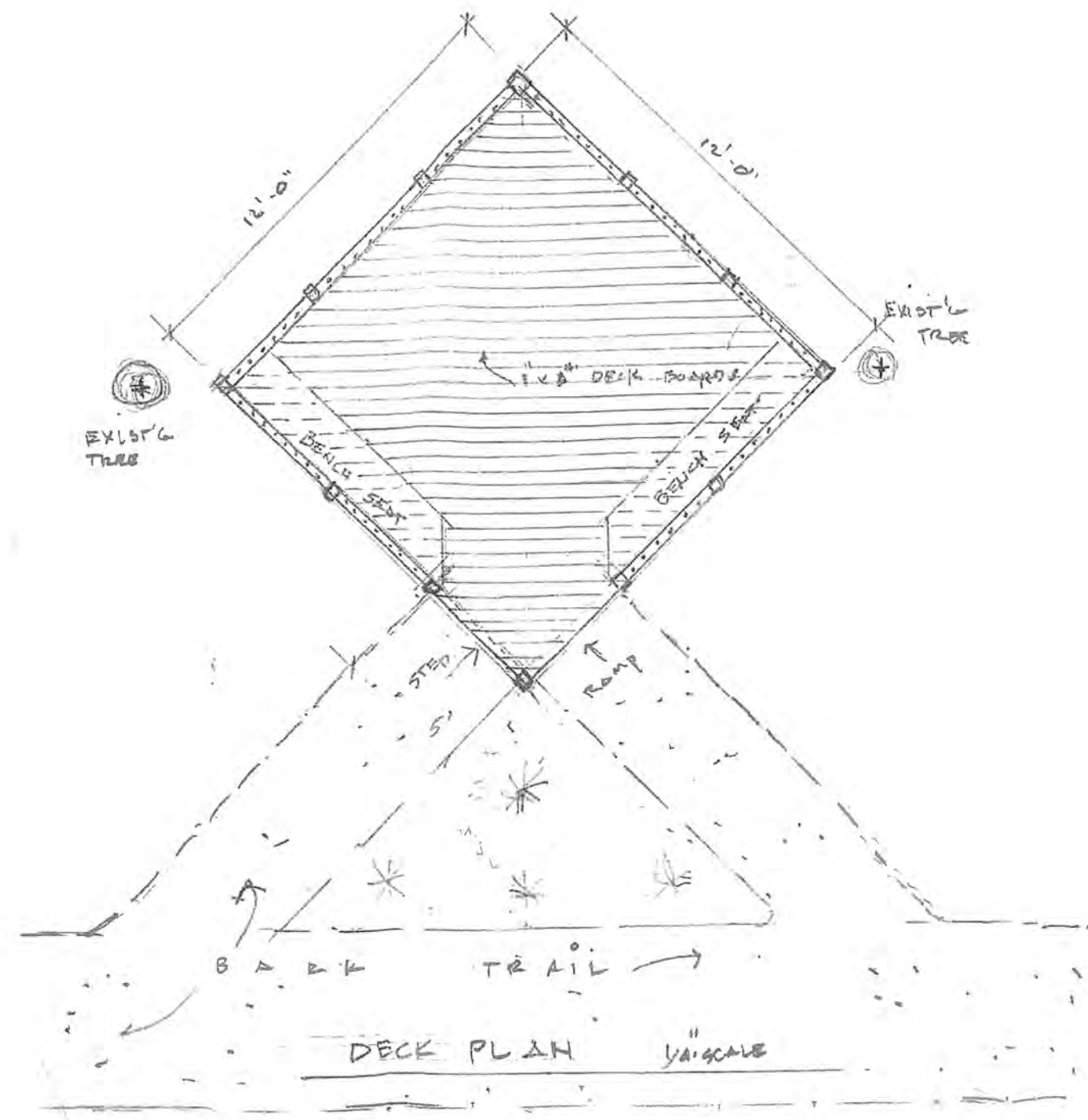
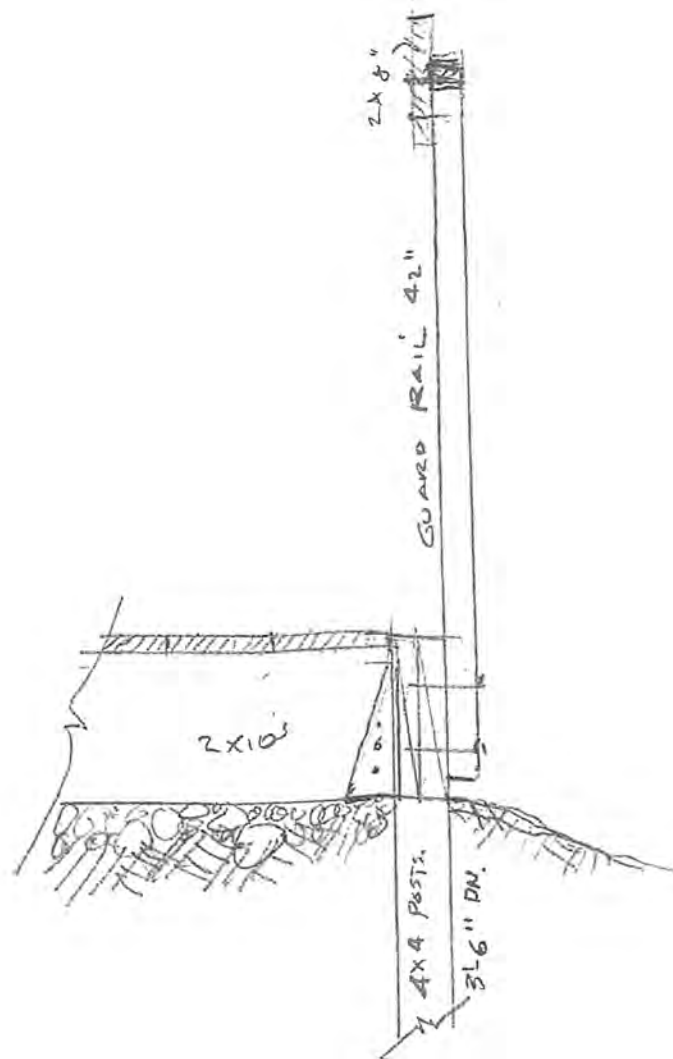
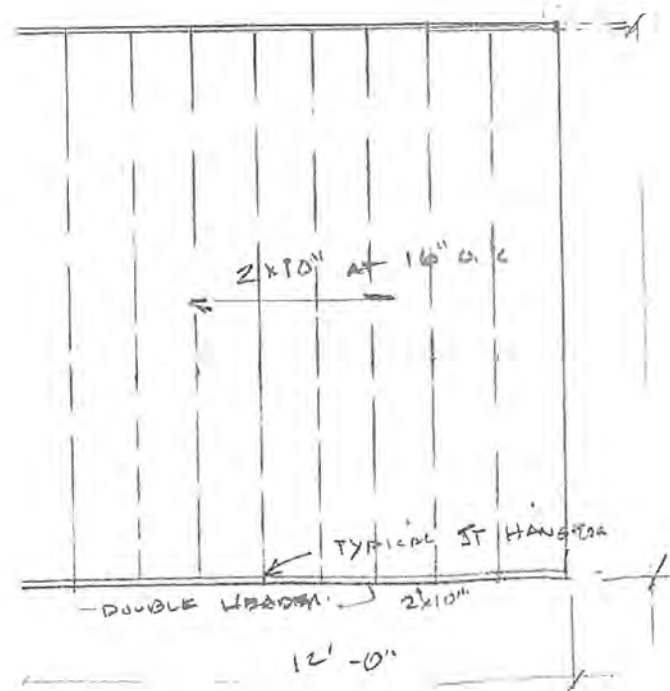
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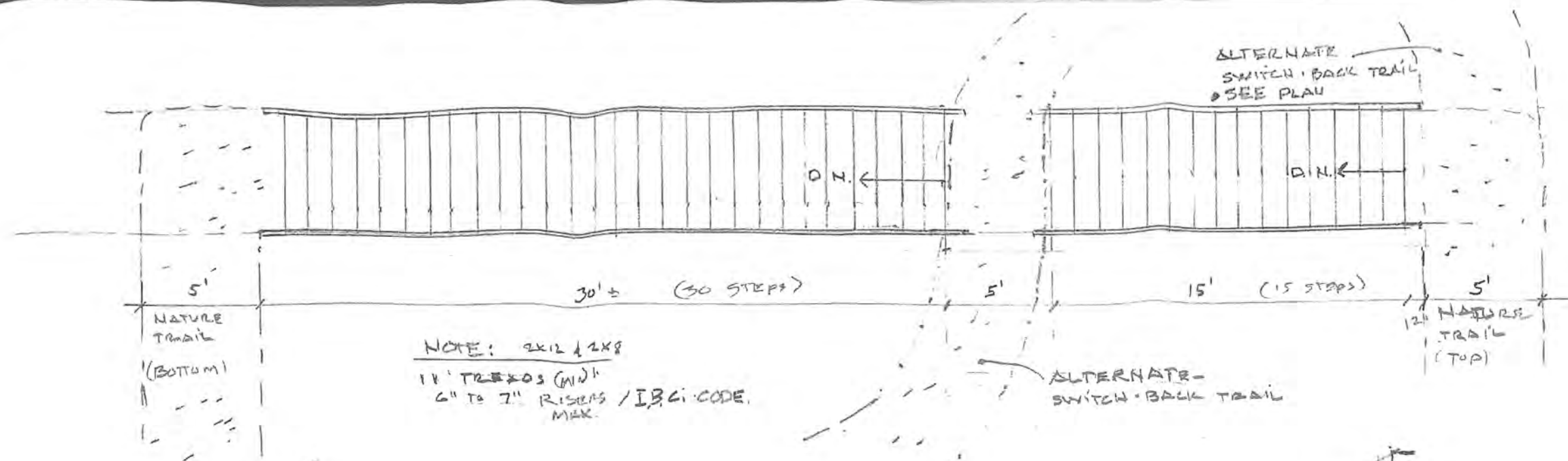
1/4"



DECK ELEVATION

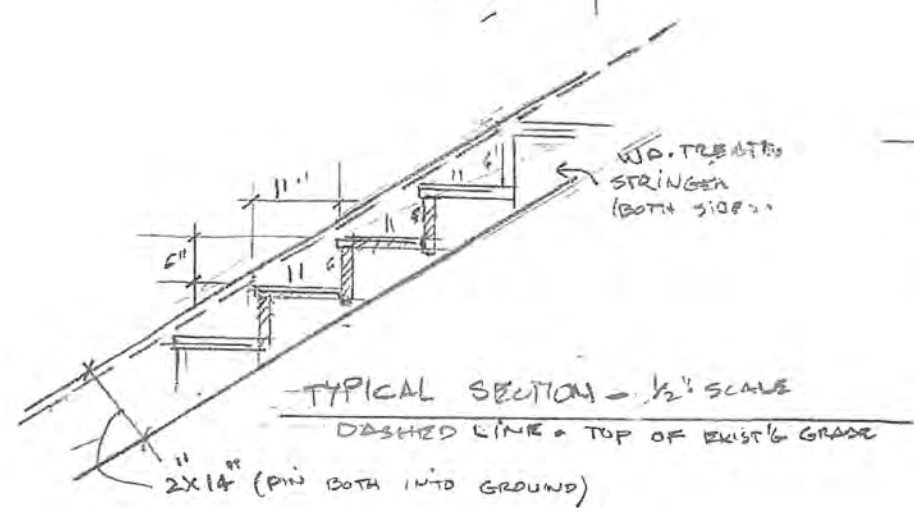
NOTE: ALL MEMBERS TREATED W.D. SCALE 1/4"



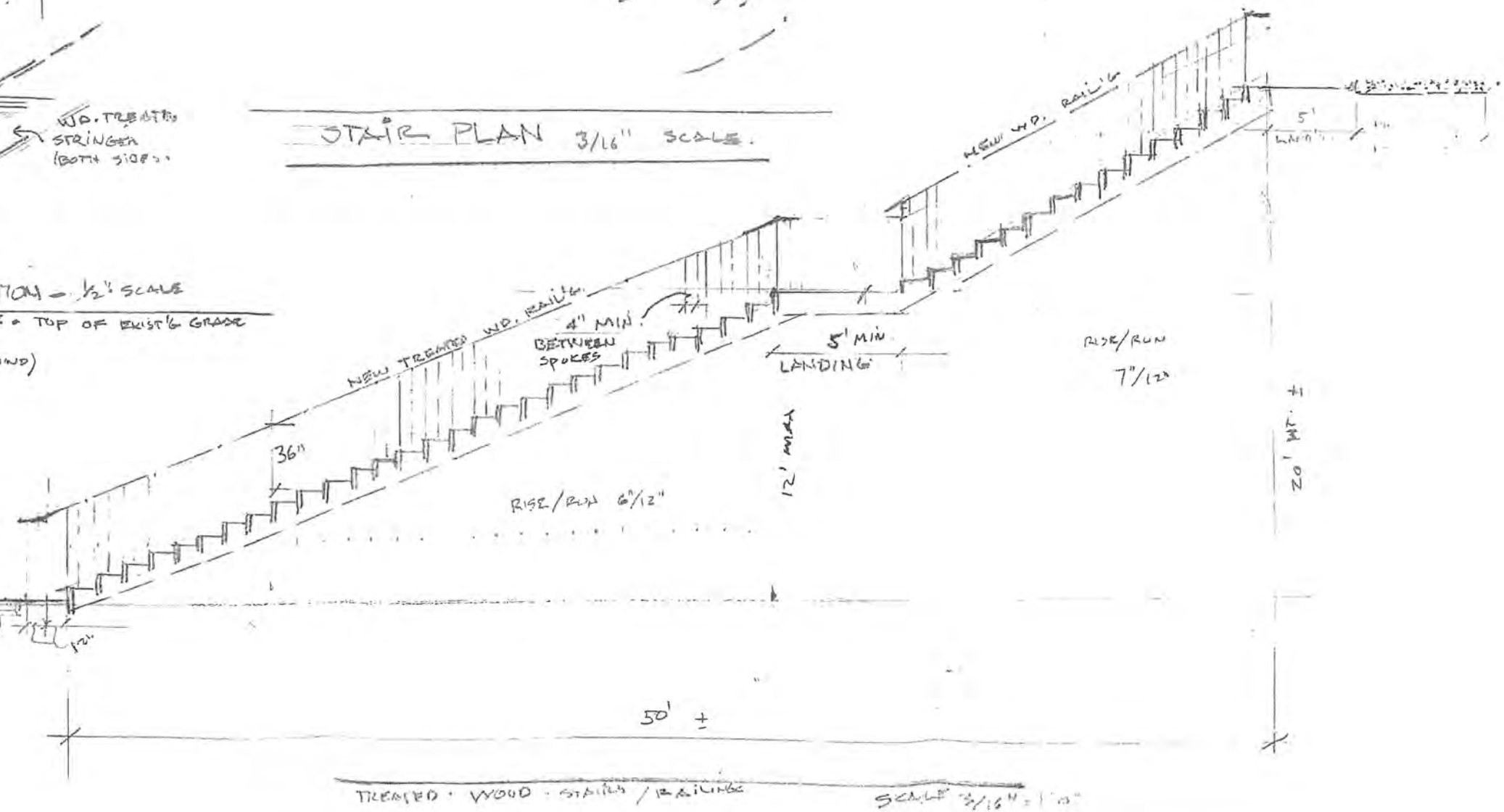


NOTE: 2x12 & 2x8
11' TREXOS (MIN)
6" TO 7" RISERS / IRC CODE
MAX.

STAIR PLAN 3/16" SCALE.



TYPICAL SECTION - 1/2" SCALE
DASHED LINE = TOP OF EXIST'G GRADE



EXISTING
AKC
WET LAND AREA.

TREATED WOOD STAIRS / RAILINGS SCALE 3/16" = 1' 0"

HEALING GARDEN - STAIR SECTION - SEE PLAN FOR "ALTERNATE TRAIL"

SCALE 3/16" = 1' 0"



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of August 22, 2019

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the Balistreri & Mather-Burge Certified Survey Map, subject to the conditions as noted in the attached draft resolution.

Project Name:	Balistreri & Mather-Burge Certified Survey Map
Project Address/Tax Key:	6708 & 6720 S. North Cape Road/748 9964 001 & 748 9965 000
Property Owner:	Denis & Sharon Balistreri & Melisa M Mather
Applicants:	Denis & Sharon Balistreri & Melisa M Mather/Burge
Current Zoning:	R-3 Suburban/Estate Single-Family Residence District
2025 Comprehensive Plan:	6708 S. North Cape Road – Residential 6720 S. North Cape Road – Residential and Commercial
Use of Surrounding Properties:	Single-family residential to the north, south, and west, and business/commercial to the east.
Applicant's Action Requested:	Recommendation of approval of the Certified Survey Map

Please note: Staff recommendations are contained within the attached draft resolution. Details of these recommendations are contained within the attached Staff Comments memo.

Introduction:

On June 13, 2019, the applicants filed a Certified Survey Map Application requesting to reconfigure the properties located at 6708 and 6720 S. North Cape Road. More specifically, the property owners are proposing to shift the interior property line about 16-feet further north in order to locate the existing driveway entirely on the 6720 S. North Cape Road property.

Project Description/Analysis:

Currently a driveway exists that is split by this property line. The driveway is the only access for the property at 6720 S. North Cape Road. Another driveway is located further north that provides access solely to the property at 6708 S. North Cape Road

Lot 1 of the proposed Certified Survey Map has an area of 24,098 square feet (0.55 acres). Lot 2 has an area of 21,261 square feet (0.49 acres). Both properties and the existing structures meet R-3 Suburban/Estate Residence District Development Standards.

Note that a Natural Resource Protection Plan was not provided nor recommended to be submitted for the subject land division as no development is proposed. Furthermore, per FEMA mapping there is no floodplain on the properties, there are no SEWRPC Environmental Corridors on the properties, and the WDNR Water Surface Data Viewer does not show any mapped wetlands. DNR mapping does show hydric soils (Maximum Extent Wetland Indicators) on the properties, but again, no development is currently proposed.

If the property owner moves forward with the “Proposed Garage” the City may determine at that time if additional natural resource information is needed.

It can also be noted that the applicant has not depicted existing and proposed contours on the subject Certified Survey Map as required by the Unified Development Ordinance (UDO). However, as set forth in Section 15-7.0702 of the UDO, this requirement may be waived by the Plan Commission if the parcels created are fully developed.

Staff Recommendation:

City Development Staff recommends approval of the Balistreri & Mather-Burge Certified Survey Map, subject to the conditions as noted in the attached draft resolution.

RESOLUTION NO. 2019-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT
CERTIFIED SURVEY MAP, BEING PART OF PARCEL "A" OF
CERTIFIED SURVEY MAP NO. 3411, AND UNPLATTED LANDS, BEING
A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY
OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(DENIS J. AND SHARON L. BALISTRERI/MELISSA M. AND
CHRISTOPHER D. BURGE, APPLICANTS)
(AT 6708 AND 6720 SOUTH NORTH CAPE ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being part of Parcel "A" of Certified Survey Map No. 3411, and unplatted lands, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the properties located at 6708 and 6720 South North Cape Road, bearing Tax Key Nos. 748-9964-001 (6708) and 748-9965-000 (6720), Denis J. and Sharon L. Balistreri/Melissa M. and Christopher D. Burge, applicants; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Denis J. and Sharon L. Balistreri/Melissa M. and Christopher D. Burge, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

DENIS J. AND SHARON L. BALISTRERI/MELISSA M. AND CHRISTOPHER D. BURGE – CERTIFIED SURVEY MAP
RESOLUTION NO. 2019-_____

Page 2

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to recording of the Certified Survey Map.
4. Denis J. and Sharon L. Balistreri/Melissa M. and Christopher D. Burge, successors and assigns, and any developer of the Denis J. and Sharon L. Balistreri/Melissa M. and Christopher D. Burge 2 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Denis J. and Sharon L. Balistreri/Melissa M. and Christopher D. Burge and the 2 lot certified survey map project for the properties located at 6708 and 6720 South North Cape Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant shall revise the proposed Landscape Bufferyard Easement documents to incorporate certain minor technical corrections including but not limited to proper reference to the subject Certified Survey Map in Grantor covenant number 1, completion of the Mortgage Holder Consent page, and inclusion of Exhibit B which provides a map and legal description of the easement area, for City staff review and approval prior to recording of the Certified Survey Map with the Milwaukee County Register of Deeds Office.

7. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Denis J. and Sharon L. Balistreri (6708 South North Cape Road) and Melissa M. Burge (6720 South North Cape Road), be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

DENIS J. AND SHARON L. BALISTRERI/MELISSA M. AND CHRISTOPHER D.
BURGE – CERTIFIED SURVEY MAP
RESOLUTION NO. 2019-_____
Page 3

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Denis J. and Sharon L. Balistreri (6708 South North Cape Road) and Melissa M. Burge (6720 South North Cape Road), with the Office of the Register of Deeds for Milwaukee County.

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

Department of City Development

Date: July 21, 2019

To: Melissa and Christopher Burge
Denis and Sharon Balistrer

From: Department of City Development Staff

RE: Certified Survey Map – Staff Comments

Please be advised that staff has reviewed the above referenced Certified Survey Map. City staff comments are as follows for the Certified Survey Map (CSM) materials submitted by Melissa and Christopher Burge, date stamped by the City of Franklin on June 13, 2019.

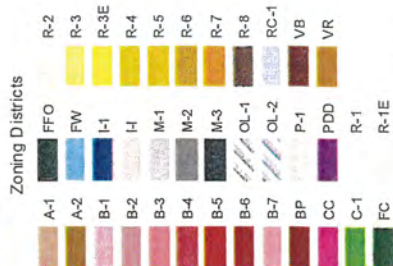
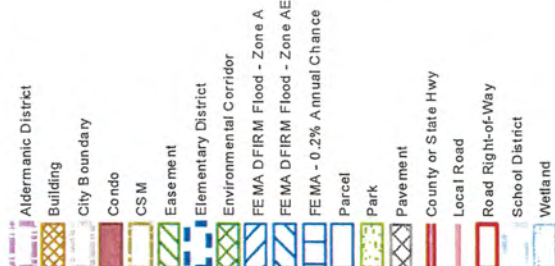
Unified Development Ordinance (UDO) Requirements:

1. Per Section 15-7.0701 of the UDO, please submit the complete Certified Survey Map for review. Only Sheet 1 of 7 was provided.
2. Per Section 15-7.0701 of the UDO (and the Wisconsin Platting Manual), please depict on the CSM the lot size of 6708 S. North Cape Road.
3. Per Section 15-7.0702B. of the UDO, all required setbacks shall be graphically indicated and dimensioned on the Certified Survey Map.
 - Please illustrate building setbacks on the CSM for both properties. Minimum building setbacks for the R-3 Residence District can be found in Table 15-3.0203 of the UDO.
4. Per Sections 15-7.0702E. and 15-7.0702P. of the UDO, the location of any proposed deed restrictions and landscape easements shall be graphically indicated and clearly delineated and dimensioned on the face of the Certified Survey Map.
 - Per Section 15-5.0102 of the UDO, please provide a 30' Landscape Bufferyard Easement on Lot 1 adjacent to W. Forest Home Avenue. A note shall also be included on the CSM that states: "Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs, the building of structures hereon is prohibited."
 - Subject to Plan Commission and Common Council approval, staff would not object to revising the above note to allow the existing garage driveway to remain.
5. Per Section 15-9.0309E. of the UDO, the Plan Commission shall require that landscape bufferyard easement be filed with the Certified Survey Map.
 - Pursuant to long-standing City policy, please submit a separate easement document for the landscape bufferyard for review by staff and approval by the Common Council prior to/or simultaneously with recording of the CSM.
 - A standard landscape bufferyard easement template is attached for your use.

6. Per Section 15-7.0702F. of the UDO, please depict the existing and proposed contours on the CSM.
 - Alternatively, if requested by the applicant, this requirement may be waived by the Plan Commission or the Common Council if the parcel(s) are fully developed.
7. Per Section 15-7.0702J. of the UDO, please confirm the property owner name of 6720 S. North Cape Road. The City's records show 'Mather' as the last name.
8. Per Section 15-7.0702K. of the UDO, please show on the CSM all contiguous areas owned or controlled by the subdivider.
 - Both properties, 6708 and 6720 S. North Cape Road, must be shown on the CSM as Lot 1 and Lot 2, to illustrate the boundary change of both properties as well as providing the information required by Section 15-7.0702 for both lots, including lot area and setbacks of all structures.
9. Per Section 15-7.0702M. of the UDO, please label both properties as being zoned R-3 Suburban/Estate Single-Family Residence District.
10. Per Section 15-7.0702Q. of the UDO, please provide a landscape plan for the landscape bufferyard easement.
11. Per Table 15-5.0103 and Section 15-7.0702R. of the UDO, it appears that the CSM correctly shows the required right-of-way width for North Cape Road of 40' from the centerline. However, the CSM should also show the existing right-of-way/property line at this location as a dashed line (as was done on the north side of the parcel by the driveway).

Additional Staff Recommendations:

1. Pursuant to Section 15-7.0702R. of the UDO, please provide a statement on the CSM indicating whether the property is or is not served by public sanitary sewer and water.
2. Pursuant to Section 15-7.0702R. of the UDO, what is the existing side yard setback of the existing home located at 6708 S. North Cape Road from the proposed property line? Is that the 12.4' dimension? Please clarify this dimension.
3. Pursuant to Section 15-7.0702R. of the UDO, note that the proposed garage may be removed from the CSM. If not, please provide the dimensions, height and other details to confirm that it is in compliance with Division 15-3.0800 of the UDO.
4. Pursuant to Section 15-7.0702R. of the UDO, please label the setback of the existing driveway from the proposed property line on the CSM.
5. Pursuant to Section 15-7.0702R. of the UDO, it appears a dashed line is shown indicating the original or current lot line. Please label that line accordingly, such as original or previous lot line to be removed.
6. Will the existing walkway connecting the 6708 S. North Cape Road home to the southern driveway be removed? Staff would recommend it be removed as it would extend onto the property of 6720 North Cape Road and as it might interfere with any future landscaping efforts.



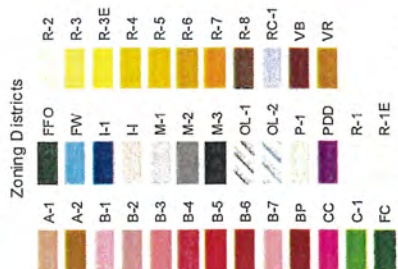
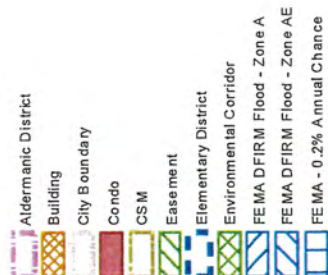
Legend includes all layers even if they are not visible in the map.



(C) City of Franklin, WI

The maps and information provided by the City of Franklin's Property Viewer are not legal instruments and are to be used for reference purposes only, not as a substitute for legally recorded maps, surveys, or other documents. The City of Franklin assumes no liability for any damages or loss resulting from the use or misuse of the maps and information offered through this site. The maps and information provided here may have been compiled from various state, county, municipal, and private sources, and are maintained by their sources for a wide variety of purposes. Therefore, the City of Franklin cannot guarantee the quality, content, completeness, or currency of the information transmitted by this site, and provides such information without expressed or implied warranties, subject to the terms and conditions stated in this Disclaimer and as otherwise provided for by law. While the City of Franklin makes every attempt to provide accurate, complete, and up-to-date information, it shall not be held responsible for any discrepancies contained herein. Each individual accesses and uses the information herein at their own risk. Use of the Property Viewer constitutes acceptance of all terms and conditions in this Disclaimer.

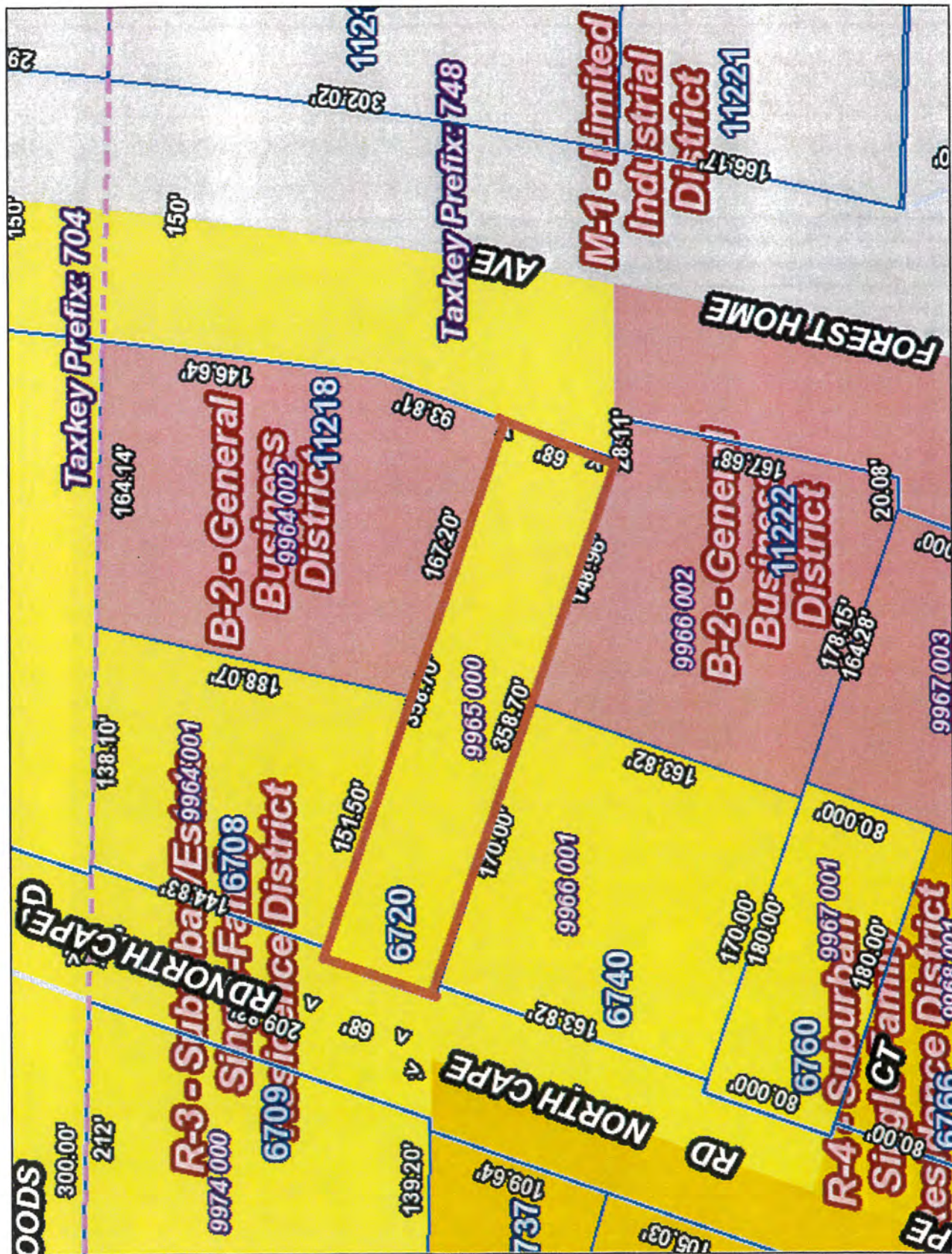
Overview Map



Legend includes all layers even if they are not visible in the map.



Map Printed: 8/16/2019



(C) City of Franklin, WI

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CERTIFIED SURVEY MAP (CSM) APPLICATION

Date of Application: 5-10-19

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]): Melissa M. Burge
Name: Christopher D Burge
Company: _____
Mailing Address: 6720 S. North Cape Rd
City / State: Franklin WI Zip: 53132
Phone: 414-807-2166
Email Address: burge2@aol.com

Applicant is Represented by: (contact person)(Full Legal Name[s])
Name: _____
Company: _____
Mailing Address: _____
City / State: _____ Zip: _____
Phone: _____
Email Address: _____

Project Property Information:

Property Address: 6720 S. North Cape Rd. Franklin WI 53132
Property Owner(s): Melissa Burge (6720)
Sharon Balistreri (6708)
Mailing Address: Same as applicant
City / State: _____ Zip: _____
Email Address: burge2@aol.com

Tax Key Nos: _____
Existing Zoning: _____
Existing Use: _____
Proposed Use: _____
CMP Land Use Identification: _____

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/Resources/Documents/Maps.htm>

Certified Survey Maps shall be prepared as provided in § 236.34 (1m) (c) Wis. Stats. and Division 15-7.0700 of the Unified Development Ordinance.

Certified Survey Map submittals for review must include and be accompanied by the following:

- ☐ Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds: \$75
- ☐ Two (2) original map copies for Milwaukee County review, prepared at 8-1/2" wide by 14" long on durable white paper.
- ☐ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☐ Application Filing Fee, payable to City of Franklin: \$1,500
- ☐ Seven (7) complete sets of Application materials, for City of Franklin review to include:
 - ☐ Project Summary: a written detailed description of the project: One (1) original and six (6) copies
 - ☐ Map Copies: One (1) original map copy and six (6) map copies prepared at 8-1/2" wide by 14" long and must be clearly legible.
- ☐ As may be required, seven (7) copies of a "Natural Resource Protection Plan and "Landscape Plan" for any landscape bufferyard easement areas.
- ☐ If applicable, three (3) copies of the Natural Resource Protection report (see Division 15-9.0309D of the UDO).
- ☐ If applicable, one copy of the Site Intensity and Capacity Calculations (see Division 15-3.0500 of the UDO).
- ☐ Email (or CD ROM) with all plans and submittal materials in Adobe PDF. (May be waived by City Planner.)

- *Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- *All Certified Survey Map requests require Plan Commission review and Common Council approval.
- *All Certified Survey Map requests shall comply with Chapter 236 of the Wisconsin State Statutes.

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

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

M Burge
Signature - Property Owner
Name & Title (PRINT) Melissa Burge

Date: 5/10/19

Sharon Balistreri
Signature - Property Owner
Name & Title (PRINT) SHARON BALISTRERI

Date: 5/10/19

Denise Balistreri
Signature - Property Owner
Name & Title (PRINT) DENISE BALISTRERI

M Burge Chris Burge
Signature - Applicant
Name & Title (PRINT) Melissa & Chris Burge

Date: 5/10/19

Signature - Applicant's Representative
Name & Title (PRINT)

Date:

Detailed Description

of Project at 6720 & 6708 S.
North Cape Rd.
Properties

Due to the costly maintenance and responsibility on the driveway upkeep, both neighbors are more than willing to move the property line. The property line currently falls in the middle of the driveway. The current owner of the Northern section does not use or need access to the driveway. If needed the owners are more than willing to let owners on North to use for any unforeseen reason after the change.

We are requesting ^{M.P.} the minimum needed to change this, which is 6 ft North-east from the driveway. The owners at 6708 S. North Cape still have over 12 ft. from the proposed change, to their home.

Franklin

AUG 13 2019

6720 S. North Cape Rd. Franklin WF 53132

Owner M. Burge Sign _____

Melissa Burge
(Mather)

City Development

Date 5/10/19

6708 S. North Cape Rd Franklin WF 53132

Owner SHARON BALISTRERI Sign Sharon Balistreri Date 5/10/19

LANDSCAPE BUFFERYARD EASEMENT

This Landscape Bufferyard easement is made by and between the CITY OF FRANKLIN, a municipal corporation of the State of Wisconsin, hereinafter referred to as "Grantee," and Melissa M. Burge, hereinafter referred to as "Grantor," and shall become effective upon the recording of this Grant of Landscape Bufferyard Easement, together with the Acceptance following, with the Office of the Register of Deeds for Milwaukee County, pursuant to §700.40(2)(b) of the Wisconsin Statutes.

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property, located within the City of Franklin, Milwaukee County, Wisconsin, at 6720 S North Cape Rd., described in Exhibit A attached hereto and hereby made a part hereof (protected property); and

WHEREAS, the Grantor is required by Section 15-5.0102A of the City of Franklin Unified Development Ordinance to provide a thirty (30) foot-wide planting strip on Lot 1 adjacent to W. Forest Home Ave.

WHEREAS, Melissa M. Burge the Grantor is the property owner at 6720 S North Cape Rd and shall grant a thirty (30) foot-wide Landscape Bufferyard easement to the City of Franklin subject to Common Council approval and recording with the Milwaukee County Registered of Deeds Office.; and

WHEREAS, Grantee is a "holder", as contemplated by §700.41(1)(b)1. of the Wisconsin Statutes, whose purposes include, while exercising regulatory authority granted to it, *inter alia*, under §62.23 and §236.45 of the Wisconsin Statutes, the conservation of land, natural areas, open space, and water areas; and

WHEREAS, the Grantor and Grantee, by the conveyance to the Grantee of the Landscape Bufferyard Easement on, over, and across the protected property, desire to reserve the area for the planting of trees and shrubs and prevent the use or development of the protected property for any purpose or in any manner inconsistent with the terms of this Landscape Bufferyard Easement; and

WHEREAS, the Grantee is willing to accept this Landscape Bufferyard Easement subject to the reservations and to the covenants, terms, conditions, and restrictions set out herein and imposed hereby;

NOW, THEREFORE, the Grantor, for and in consideration of the foregoing recitations and of the mutual covenants, terms, conditions, and restrictions subsequently contained, and as an absolute and unconditional dedication, does hereby grant and convey unto the Grantee a Landscape Bufferyard Easement in perpetuity on, over, and across the protected property.

Grantee's rights hereunder shall consist solely of the following:

1. To establish and ensure the continuance of an area reserved for the planting of trees and shrubs for the private use by the owners of the underlying fee simple interests, to the exclusion of all others, for the purpose of buffering the properties adjoining Certified Survey Map 3411, Lot 1 by requiring this protected property to be open space in perpetuity; the protected property shall consist of natural existing vegetation and approved landscaping of trees, shrubs, fences, and/or berms, designed to provide a screen and buffer between Certified Survey Map 3411, Lot 1 and W. Forest Home Ave;
2. To enforce by proceeding at law or in equity the covenants subsequently set forth, including, and in addition to all other enforcement proceedings, proceedings to obtain all penalties and remedies set forth under Division 15-9.0500 of the Unified Development Ordinance of the City of Franklin, as amended from time to time, any violation of the covenants subsequently set forth being and constituting a violation of such Unified Development Ordinance, as amended from time to time, or such local applicable ordinance as may be later adopted or in effect to enforce such covenants or the purposes for which they are made, it being agreed that there shall be no waiver or forfeiture of the Grantee's right to insure compliance with the covenants and conditions of this grant by reason of any prior failure to act; and
3. To enter the protected property at all reasonable times for the purpose of inspecting the protected property to determine if the Grantor is complying with the covenants and conditions of this grant.

And in furtherance of the foregoing affirmative rights of the Grantee, the Grantor makes the following covenants which shall run with and bind the protected property in perpetuity, namely, that, on, over, or across the protected property, the Grantor, without the prior consent of the Grantee, shall not:

Franklin

AUG 13 2019

City Development

1. Construct or place buildings or any structure, beyond those buildings and structures and improvements as identified on any engineering or construction plans approved by the City of Franklin, including, without limitation, the civil engineering plans approved on August 22, 2019 as City of Franklin Plan Commission Resolution 2018-008, are specifically permitted and allowed within the limits of the Easement Area in compliance with this Landscape Bufferyard Easement;
2. Construct or make any improvements, unless, notwithstanding Covenant 1 above, the improvement is specifically and previously approved by the, by the Plan Commission of the City of Franklin, by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the open space buffer value of the protected property to the occupants of land adjoining or neighboring the protected property including, but not limited to fences, berms, and the like.

To have and to hold this Landscape Bufferyard Easement unto the Grantee forever. Except as expressly limited herein, the Grantor reserves all rights as owner of the protected property, including, but not limited to, the right to use the protected property for all purposes not inconsistent with this grant. Grantor shall be responsible for the payment of all general property taxes levied, assessed, or accruing against the protected property pursuant to law.

The covenants, terms, conditions, and restrictions set forth in this grant shall be binding upon the Grantor and the Grantee and their respective agents, personal representatives, heirs, successors, and assigns, and shall constitute servitudes running with the protected property in perpetuity. This grant may not be amended, except by a writing executed and delivered by Grantor and Grantee or their respective personal representatives, heirs, successors, and assigns. Notices to the parties shall be personally delivered or mailed by U.S. Mail registered mail, return receipt requested, as follows:

To Grantor:
Melissa M. Burge
6720 S. North Cape Rd
Franklin, WI 53132

To Grantee:
City of Franklin
Office of the City Clerk
9229 W. Loomis Road
Franklin, Wisconsin 53132

In witness whereof, the grantor has set its hand and seals this on this date of _____, 20__.

Franklin RE, LLC

By: _____
Authorized Officer and Signatory

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

This instrument was acknowledged before me on the _____ day of _____, A.D. 20__ by

Jim Kleinfeldt as Authorized Officer and Signatory of Franklin, RE, LLC

To me known to be the person(s) who executed the foregoing Easement and acknowledged the same as the voluntary act and deed of said Franklin RE, LLC.

Notary Public

My commission expires _____

Acceptance

The undersigned does hereby consent to and accepts the Landscape Bufferyard Easement granted and conveyed to it under and pursuant to the foregoing Grant of Landscape Bufferyard Easement. In consideration of the making of such Grant Of Landscape Bufferyard Easement, the undersigned agrees that this acceptance shall be binding upon the undersigned and its successors and

assigns and that the restrictions imposed upon the protected property may only be released or waived in writing by the Common Council of the City of Franklin, as contemplated by §236.293 of the Wisconsin Statutes.

In witness whereof, the undersigned has executed and delivered this acceptance on the ____ day of _____, A.D.20__.

CITY OF FRANKLIN

By: _____
Stephen R. Olson, Mayor

By: _____
Sandra L. Wesolowski, City Clerk

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____, A.D. 20 __, the above named Stephen R. Olson, Mayor and Sandra L. Wesolowski, City Clerk, of the above named municipal corporation, City of Franklin, to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the Deed of said municipal corporation by its authority and pursuant to Resolution No. _____, adopted by its Common Council on the _____ day of _____, 20 __.

Notary Public

My commission expires _____

This instrument was drafted by the City of Franklin.

Approved as to contents:

Joel Dietl, Planning Manager
Department of City Development

Date

Approved as to form only:

Jesse A. Wesolowski
City Attorney

Date

MORTGAGE HOLDER CONSENT

The undersigned, (name of mortgagee), a Wisconsin banking corporation ("Mortgagee"), as Mortgagee under that certain Mortgage encumbering encumbering the Property and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on _____, 20____, as Document No. _____, hereby consents to the execution of the foregoing easement and its addition as an encumbrance title to the Property.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed, as of the day and year first above written.

Name of Mortgagee

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)
)ss
COUNTY OF MILWAUKEE)

On this, the _____ day of _____, 20____, before me, the undersigned, personally appeared name of officer of mortgagee, the (title of office, i.e.: VP) of (name of mortgagee), a Wisconsin banking corporation, and acknowledged that (s)he executed the foregoing instrument on behalf of said corporation, by its authority and for the purposes therein contained.

Name: _____

Notary Public, State of Wisconsin

My commission expires _____

Exhibit A

[The Franklin RE, LLC property upon which the open space buffer lands are located is legally described as follows:

Lot 2 of Certified Survey Map No. 9078, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on October 16, 2018, as Document No. 10820171, being a redivision of Lots 3 and 4 of Certified Survey Map 9042 and lands in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Town 5 North, Range 21 East. Said land being in the City of Franklin, Milwaukee County, State of Wisconsin.

A map depicting the open space buffer lands is annexed hereto. The open space buffer lands are legally described as as set forth on EXHIBIT B annexed hereto.]

Staff Suggestions and Responses

1. Pursuant to Section 15-7.0702R. of the UDO, please provide a statement on the CSM indicating whether the property is or is not served by public sanitary sewer and water.

There is public sanitary sewer and private wells for both properties. Wells are labeled.

2. Pursuant to Section 15-7.0702R. of the UDO, what is the existing side yard setback of the existing home located at 6708 S. North Cape Road from the proposed property line? Is that the 12.4' dimension? Please clarify this dimension.

Setback is 40' for both properties

3. Pursuant to Section 15-7.0702R. of the UDO, note that the proposed garage may be removed from the CSM. If not, please provide the dimensions, height and other details to confirm that it is in compliance with Division 15-3.0800 of the UDO.

Garage is still being built and does comply. 24'x30' and a medium height of gable is 15'.

4. Pursuant to Section 15-7.0702R. of the UDO, please label the setback of the existing driveway from the proposed property line on the CSM.

It is labeled on the CSM.

5. Pursuant to Section 15-7.0702R. of the UDO, it appears a dashed line is shown indicating the original or current lot line. Please label that line accordingly, such as original or previous lot line to be removed.

It is labeled on CSM.

6. Will the existing walkway connecting the 6708 S. North Cape Road home to the southern driveway be removed? Staff would recommend it be removed as it would extend onto the property of 6720 North Cape Road and as it might interfere with any future landscaping efforts.

It will not be removed as it is new concrete and would not look good if it was removed. We are neighbors and both agree the sidewalk needs to stay. No landscaping efforts will be made, just moving the property line per the "Detailed Description," you will read

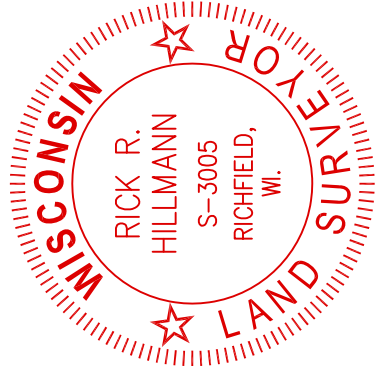
Franklin

AUG 13 2019

City Development

Certified Survey Map

Parcel "A" of Certified Survey Map No.: 3411, and unplatted lands, being a part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 5 North, Range 21 East, Located in the City of Franklin, Milwaukee County, Wisconsin.



Note:
Lot 1 and 2 Shown
Hereon is served by
City Sewer and is
served by a Well.

LEGEND

- 1" Iron Pipe Found
- 20" x 3/4" Re-Bar Set (1.13 lb/foot)



**CONTINENTAL
SURVEYING
SERVICES LLC**

Main Office:

2059 Hwy 175, Suite "A"
Richfield Wl. 53076

Phone: (262) 389-9200

Website: www.csssurveys.com

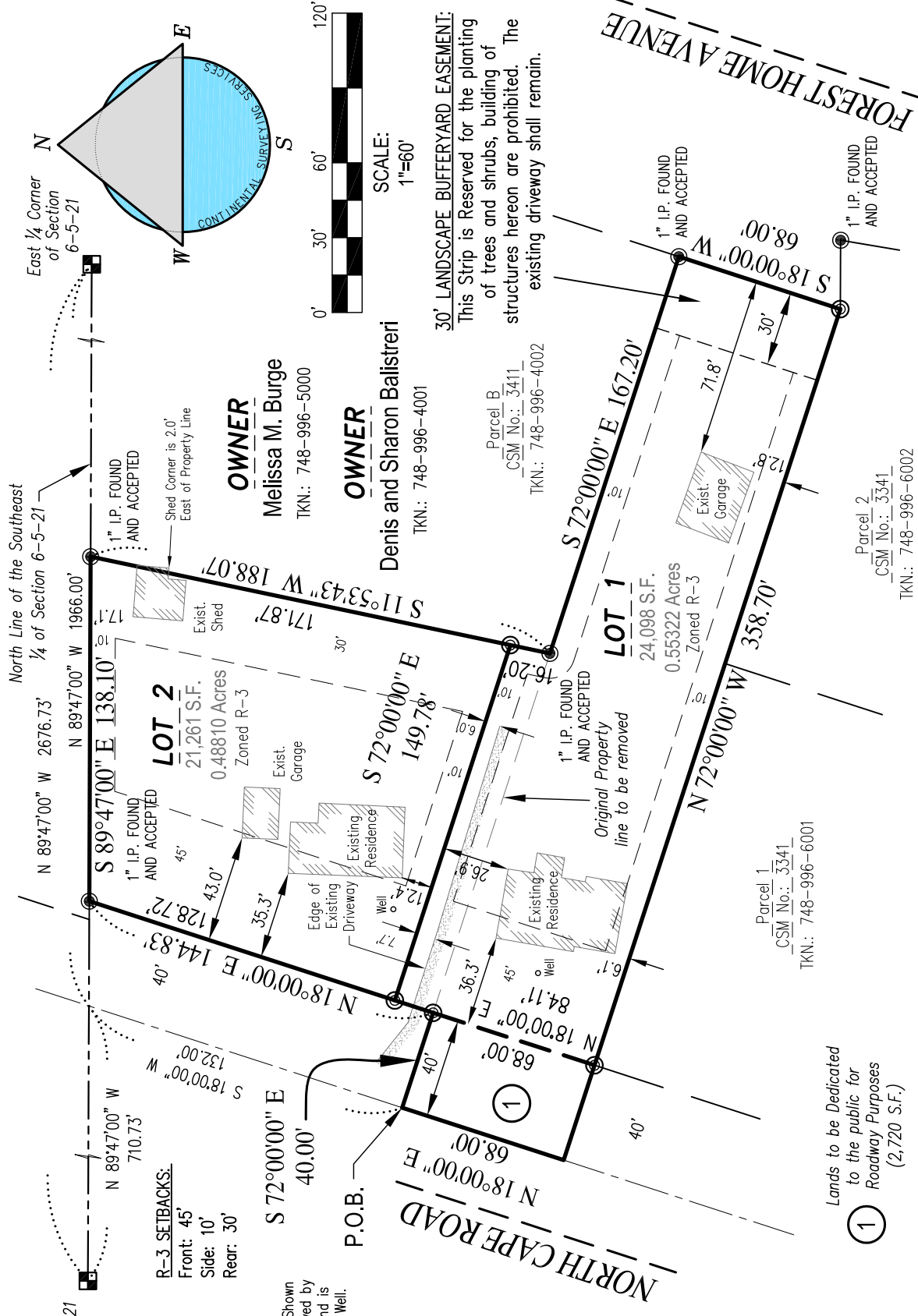
Email: survey@csssurveys.com

NOTE: All bearings are referenced to the North line of the Southeast $\frac{1}{4}$ of Section 6, Township 5 North, Range 21 East that bears N 89°47'00" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor,
S-3005 on this 6th day of June, 2019



Project No.: 20190422_MTG00001



Certified Survey Map_____

Parcel "A" of Certified Survey Map No.: 3411, and unplatted lands, being a part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 5 North, Range 21 East, Located in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped Parcel "A" of Certified Survey Map No.: 3411, and unplatted lands, being a part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 5 North, Range 21 East, Located in the City of Franklin, Milwaukee County, Wisconsin, now being more particularly bounded and described and follows:

Commencing at the East $\frac{1}{4}$ Corner of said $\frac{1}{4}$ Section, thence North 89°47'00" West on and along the North line of said $\frac{1}{4}$ Section, 1,966.00 feet to a point on the Centerline of North Cape Road; thence South 18°00'00" West on and along said Centerline, 132.00 feet to the Point of Beginning of lands hereinafter described;

Thence South 72°00'00" East, 40.00 feet to a point on the Easterly line of North Cape Road said point is also the Southwest Corner of said Parcel A; thence North 18°00'00" East on and along said Easterly line, 144.83 feet to a point; thence South 89°47'00" East on and along the North line of said Parcel "A", 138.10 feet to the East Line of said Parcel "A"; thence South 11°53'43" West on and along said East Line, 188.07 feet to the Southeast Corner of Said Parcel "A" said Point is also the Southwest Corner of Parcel "B"; thence South 72°00'00" East on and along the South Line of said Parcel "B", 167.20 feet to a point on the West Line of Forest Home Avenue; thence South 18°00'00" West on and along said West line, 68.00 feet to a point on the North Line of Parcel 2 of Certified Survey Map No.: 3341; thence North 72°00'00" West on and along the North line of said Certified Survey Map and its Westerly Extension, 358.70 feet to a point on the Centerline of North Cape Road; thence North 18°00'00" East on and along said Centerline, 68.00 feet to the place of beginning of this description.

The gross area of said parcel contains 45,359 Square feet or 1.04132 Acres of land more or less.

That I have made such survey, land division and map by the direction of Melissa M. Burge and Denis and Sharon Balistreri, owners of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the City of Franklin in surveying, dividing and mapping same.

Dated this _____ day of _____, 20_____.

Rick R. Hillmann PLS
Professional Land Surveyor S-3005

**CONTINENTAL
SURVEYING
SERVICES LLC**



Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csss-surveys.com
Email: survey@cssssurveys.com



This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 6th day of June, 2019 Sheet 2 of 7



Certified Survey Map_____

Parcel "A" of Certified Survey Map No.: 3411, and unplatted lands, being a part of
the Northwest ¼ of the Southeast ¼ of Section 6, Township 5 North, Range 21 East,
Located in the City of Franklin, Milwaukee County, Wisconsin.

MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, *(Bank Name)*_____, does hereby consent to the
surveying, dividing, and mapping of the lands described in this map and to the certificate of Melissa M. Burge, as
owner.

WITNESS the hand and seal of *(Bank Name)*_____, has caused this instrument to be executed by *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, and *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, in the *(Select One (1) City,*
Village or Town) of *(City Name)*_____, Wisconsin, this _____ day of _____, 20_____.

In the presence of:

(Bank Name)

(Print - First Name, Last Name and Title)

(Signature)

(Print - First Name, Last Name and Title)

(Signature)

STATE OF WISCONSIN)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20_____, *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, and *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, of the above named
corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the
*(Title)*_____ and *(Title)*_____ respectively of the corporation, and acknowledged that they,
he, or she executed the foregoing instrument and acknowledged the same.

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____

**CONTINENTAL
SURVEYING
SERVICES LLC**



Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csss-surveys.com
Email: survey@cssssurveys.com



This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor,
S-3005 on this 6th day of June, 2019 Sheet 4 of 7



Parcel "A" of Certified Survey Map No.: 3411, and unplatted lands, being a part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 5 North, Range 21 East, Located in the City of Franklin, Milwaukee County, Wisconsin.

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of the City of Franklin, this _____ day of _____, 20_____.

Sharon Balistreri

STATE OF WISCONSIN)
) SS
County of _____)

Personally came before me this _____ day of _____, 20_____, the above named Denis and Sharon Balistreri, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI.

My Commission Expires: _____

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Richfield Wl. 53076

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This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor,
S-3005 on this 6th day of June, 2019 Sheet 5 of 7



Project No.: 20190422_MTG0001

Certified Survey Map_____

Parcel "A" of Certified Survey Map No.: 3411, and unplatted lands, being a part of
the Northwest ¼ of the Southeast ¼ of Section 6, Township 5 North, Range 21 East,
Located in the City of Franklin, Milwaukee County, Wisconsin.

MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, *(Bank Name)*_____, does hereby consent to the
surveying, dividing, and mapping of the lands described in this map and to the certificate of Denis and Sharon
Balistreri, as owner(s).

WITNESS the hand and seal of *(Bank Name)*_____, has caused this instrument to be executed by *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, and *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, in the *(Select One (1) City,*
Village or Town) of *(City Name)*_____, Wisconsin, this _____ day of _____, 20_____.

In the presence of:

(Bank Name)

(Print - First Name, Last Name and Title)

(Signature)

(Print - First Name, Last Name and Title)

(Signature)

STATE OF WISCONSIN)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20_____, *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, and *(First*
*Name)*_____, *(Last Name)*_____, its *(Title)*_____, of the above named
corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the
*(Title)*_____ and *(Title)*_____ respectively of the corporation, and acknowledged that they,
he, or she executed the foregoing instrument and acknowledged the same.

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____

**CONTINENTAL
SURVEYING
SERVICES LLC**



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Richfield WI. 53076

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Email: survey@csssurveys.com



This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor,
S-3005 on this 6th day of June, 2019 Sheet 6 of 7



Certified Survey Map_____

Parcel "A" of Certified Survey Map No.: 3411, and unplatted lands, being a part of
the Northwest ¼ of the Southeast ¼ of Section 6, Township 5 North, Range 21 East,
Located in the City of Franklin, Milwaukee County, Wisconsin.

COMMON COUNCIL CERTIFICATION OF APPROVAL:

I hereby certify that this Certified Survey Map was approved under the Resolution File No. _____ adopted
by the Common Council of the City of Franklin on this _____ day of _____, 20_____.

Sandra L Wesolowski, City Clerk

Steve Olson, Mayor

**CONTINENTAL
SURVEYING
SERVICES LLC**



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This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor,
S-3005 on this 6th day of June, 2019 Sheet 7 of 7

