

APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/21/19
REPORTS & RECOMMENDATIONS	A RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PLAT FOR OAK RIDGE OF FRANKLIN SUBDIVISION (AT 7475 SOUTH 49TH STREET) (FRED ARBANELLA, ARBANELLA/CARMODY HOMES, APPLICANT)	ITEM NUMBER <i>G, 3.</i>

At the May 9, 2019 meeting of the Plan Commission, the following action was approved: move to recommend approval of a resolution conditionally approving a Preliminary Plat for Oak Ridge of Franklin Subdivision (at 7475 South 49th Street), with the removal of a sidewalk requirement on the west side of S. 49th Street.

There was much discussion regarding the extension of Marquette Avenue, an east-west corridor connection, from South 51st Street to the existing terminus of Marquette Avenue at South 49th Street, as the western portion of the roadway would be included with this request and the eastern portion of the roadway would be included within an adjacent property to the South.

COUNCIL ACTION REQUESTED

A motion to approve Resolution 2019-_____, conditionally approving a Preliminary Plat for oak Ridge of Franklin Subdivision (at 7475 South 49th Street) (Fred Arbanella, Arbanella/Carmody Homes, applicant).

RESOLUTION NO. 2019-_____

A RESOLUTION CONDITIONALLY APPROVING A
PRELIMINARY PLAT FOR OAK RIDGE OF FRANKLIN SUBDIVISION
(AT 7475 SOUTH 49TH STREET)
(FRED ARBANELLA, ARBANELLA/CARMODY HOMES, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a preliminary plat for Oak Ridge of Franklin Subdivision, such plat being a redivision of Parcel 3 of Certified Survey Map No. 6949, duly recorded in the office of the Milwaukee County Register of Deeds on May 11th, 2001, also being a redivision of Parcel 2 of Certified Survey Map No. 2153 and located in the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 7475 South 49th Street, bearing Tax Key No. 759-9981-010, Fred Arbanella, Arbanella/Carmody Homes, applicant; said preliminary plat having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof at its meeting on May 9, 2019, 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 preliminary plat 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 Preliminary Plat of Oak Ridge of Franklin Subdivision, as submitted by Fred Arbanella, Arbanella/Carmody Homes, 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.
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.
3. Fred Arbanella, Arbanella/Carmody Homes, successors and assigns and any developer of the Oak Ridge of Franklin 23 lot and 1 outlot subdivision development

FRED ARBANELLA, ARBANELLA/CARMODY HOMES – PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 2

shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Oak Ridge of Franklin 23 lot and 1 outlot subdivision development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

4. The approval granted hereunder is conditional upon Fred Arbanella, Arbanella/Carmody Homes and the Oak Ridge of Franklin 23 lot and 1 outlot subdivision development project for the property located at 7475 South 49th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
5. The Oak Ridge of Franklin 23 lot and 1 outlot subdivision development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
6. All necessary approvals and required documentation shall be obtained and provided to the City of Franklin to confirm dedication of the remaining right-of-way associated with S. 50th Street and Marquette Avenue prior to submittal of the Final Plat.
7. All utility easements shall be located along rear lot lines, and in mid block locations where necessary, and shown on the face of the plat prior to submittal of the Final Plat.
8. A written conservation easement document shall be submitted as part of the Final Plat Application for Common Council review and approval, and recording with the Milwaukee County Register of Deeds Office at the time of recording the Final Plat.
9. All necessary approval(s) from the Wisconsin Department of Natural Resources and/or United States Army Corps of Engineers shall be submitted to the City as part of the Final Plat Application.
10. All technical corrections as identified in staff comments numbers 14, 16, 18, and 20, of the Staff Comments memo dated November 27, 2018/revised May 2, 2019 shall be incorporated into the plat at the time of Final Plat submittal.
11. A market analysis and financial plan shall be prepared for the proposed plat prior to submittal of the Final Plat.
12. A draft of the declaration of deed restrictions, protective covenants, and the legal instruments and rules for any proposed Wisconsin non-profit membership corporation

FRED ARBANELLA, ARBANELLA/CARMODY HOMES – PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 3

(homeowners association) whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development shall be submitted to the City as part of the Final Plat for review and approval solely as to form and as such restrictions and covenants may pertain to existing city rules and regulations.

13. Any proposed subdivision monument sign(s) shall be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department.
14. The Final Plat shall be in full compliance with all pertinent City of Franklin Design Standards and Construction Specifications.

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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

Meeting of May 9, 2019

Certified Survey Map and Preliminary Plat

RECOMMENDATION: City Development Staff recommends approval of the Certified Survey Map and Preliminary Plat for the Oak Ridge of Franklin Subdivision, subject to the conditions as noted in the attached draft resolutions.

Project Name:	Oak Ridge of Franklin CSM and Preliminary Plat
Project Location:	Approximately 7475 S. 49 th Street (Tax Key No: 759-9981-010)
Property Owner:	Walter Hablewitz
Applicant:	Fred Arbanella, Arbanella/Carmody Homes
Agent:	Timothy Lynch, Lynch & Associates Engineering Consultants, LLC
Current Zoning:	R-6 Suburban Single-Family Residence District
2025 Comprehensive Plan:	Residential
Use of Surrounding Properties:	Single-family residential to the north and east, vacant developable land to the south, and Payne & Dolan quarry to the west.
Applicant's Action Requested:	Recommendation of approval of the Certified Survey Map and Preliminary Plat for future single-family residential development

Introduction:

On February 20, 2019, the applicant submitted applications for a Certified Survey Map and a Preliminary Plat for a property located northwest of the intersection of South 49th Street and Marquette Avenue. The Certified Survey Map proposes to divide the existing farmhouse and associated 0.7 acre of land from the remainder of the property (which remainder would then be platted as the proposed Oak Ridge of Franklin subdivision).

The preliminary plat proposes to subdivide the remaining 11.2-acre parcel into 23 R-6 single-family residential lots and one outlot. The outlot would consist of natural resource features (to be protected by conservation easements), and a storm water management facility. The subdivision also includes the extension of Marquette Avenue from 49th Street to 51st Street in coordination with the developer of the adjacent Pleasant View Estates subdivision proposed by Rick Pryzbyla.

Certified Survey Map and Preliminary Plat Project Description/Analysis:

As noted above, the applicant has requested approval of a Certified Survey Map (CSM) in order to allow the existing farmhouse to remain separate from the Oak Ridge of Franklin subdivision plat. Staff has no objection to that request, contingent upon a number of technical corrections to

the proposed CSM as noted in the attached draft resolution. In addition, it should be noted that the sidewalk, easements, and utility recommendations associated with the subdivision plat would also apply to this CSM.

The proposed Oak Ridge at Franklin subdivision development includes 23 single-family residential lots and one outlot. The plat also proposes to extend Marquette Avenue from 49th Street to 51st Street, and to extend 50th Street southward to the proposed Marquette Avenue.

The lots range in size from 11,585 square feet to 21,483 square feet, all exceeding the R-6 "minimum lot size of 11,000 square feet. All single-family lots about a public right-of-way and have sufficient width.

The proposed subdivision will be served by municipal water and public sanitary sewer.

Pedestrian Amenities:

The preliminary plat depicts one sidewalk along the east side of 50th Street and one sidewalk along Marquette Avenue (on the north side west of 50th Street and on the south side east of 50th Street). It should be noted that while the Planning Department is recommending an additional sidewalk along the west side of 49th Street, the Engineering Department is recommending sidewalks along both sides of all streets, or at least along both sides of Marquette Avenue and one side of all other streets.

Stormwater Management Plan:

A stormwater pond is proposed within Outlot 1 within the northwest portion of the property. A Stormwater Management Plan and calculations were submitted to the Engineering Department for review. The plan is currently under review and will require final Engineering Department approval as part of the review of the Final Plat Application.

Natural Resource Protection Plan:

A Natural Resource Protection Plan (NRPP) has been completed for the subject development by Lynch & Associates Engineering Consultants, LLC, and the wetland delineations were completed by Alice Thompson (a Wisconsin Department of Natural Resources Assured Delineator). According to the NRPP, the site contains wetlands and associated wetland buffers and setbacks. The applicant has applied for, and received approval of (with conditions) of a Natural Resource Special Exception (NRSE), and of a Public Streets, Sidewalks, and Trails Practicable Alternatives Analysis pursuant to Ordinance No. 2016-2224.

In regard to the NRSE, the applicant requested, and the Common Council approved with conditions at their April 16, 2019 meeting, a proposal to impact approximately 0.554 acre of protected natural resource features, more specifically:

- Clear, grade, fill and develop approximately 0.554 acre of protected natural resource features comprised of the following:
 - Approximately 0.067 acre of wetlands.
 - Approximately 0.242 acre of wetland buffers.
 - Approximately 0.245 acre of wetland setbacks.

In regard to the Public Streets, Sidewalks, and Trails Practicable Alternatives Analysis pursuant to Ordinance No. 2016-2224, the applicant requested, and the Common Council approved at its April 16, 2019 meeting, a request to fill approximately 0.506 acre of wetland, wetland buffer, and wetland setback, associated with construction of the proposed S. 50th Street and the associated sidewalk.

Signage:

Although signage is not being proposed at this time, should the applicant want a subdivision monument or other similar signage, separate City review and approval will be required.

Comprehensive Master Plan Consistency:

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

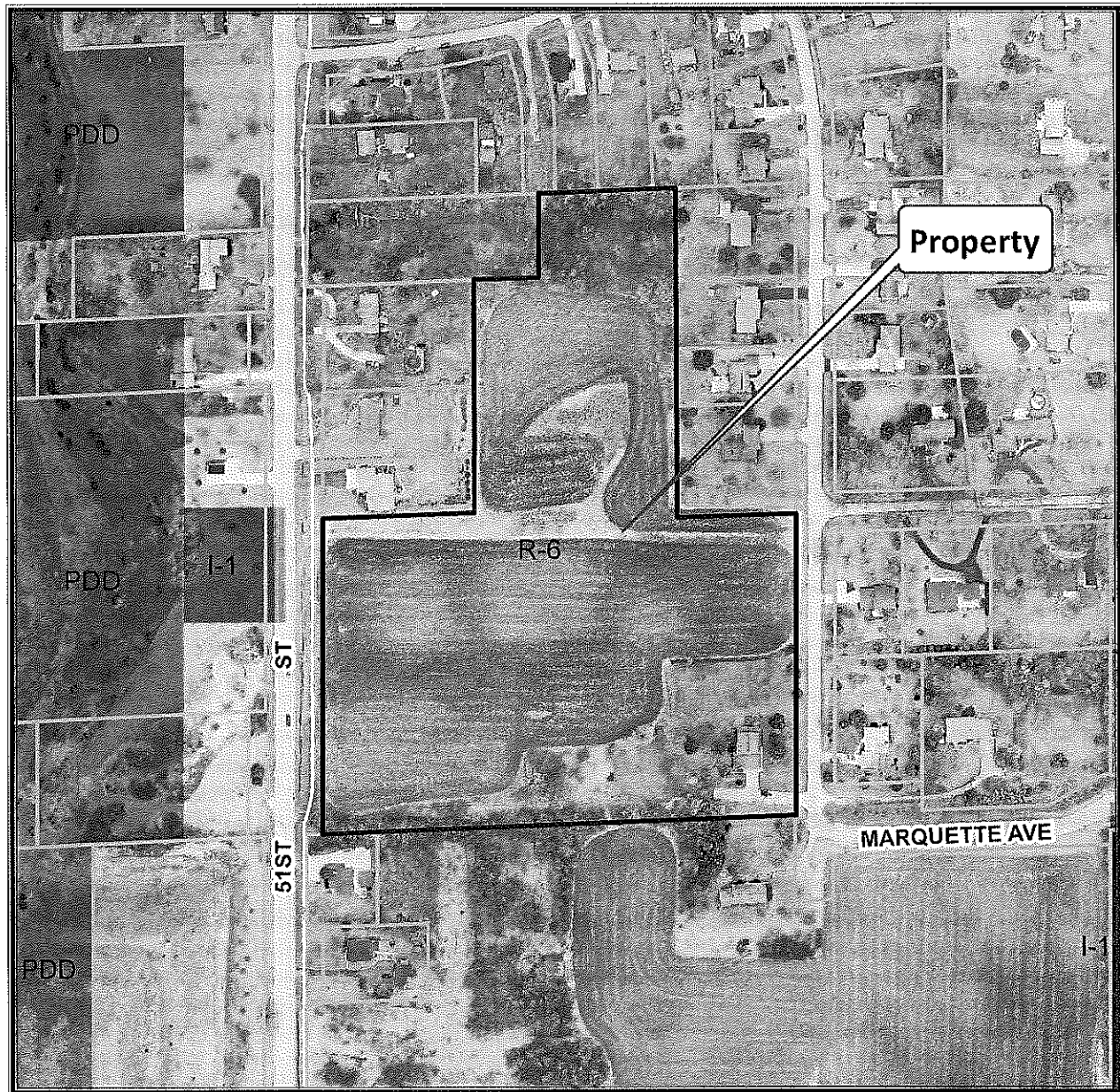
The subject property is designated as Residential on the City's 2025 Future Land Use Map. As such, this Future Land Use Map designation is consistent with the existing zoning and the applicant's proposed single-family residential development.

Staff Recommendation:

City Development Staff recommends approval of the Certified Survey Map and Preliminary Plat for the Oak Ridge at Franklin Subdivision, subject to the conditions as noted in the attached draft resolutions.



7475 S. 49th Street
TKN 759 9981 010



Planning Department
(414) 425-4024

0 155 310 620 Feet

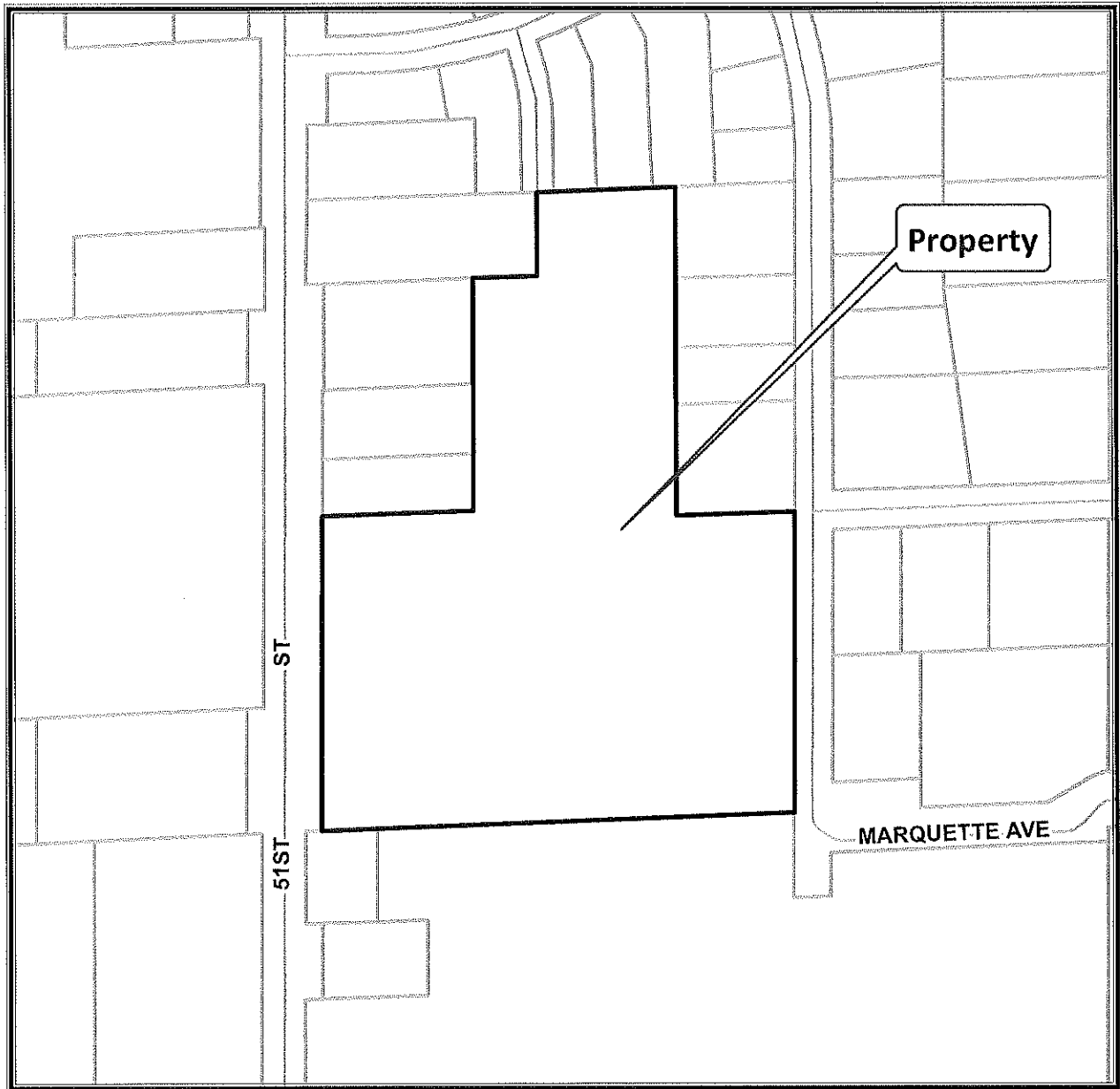
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2017 Aerial Photo



7475 S. 49th Street
TKN 759 9981 010



Planning Department
(414) 425-4024

0 155 310 620 Feet

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2017 Aerial Photo

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 5-3-19]

RESOLUTION NO. 2019-_____

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(AT 7475 SOUTH 49TH STREET)
(FRED ARBANELLA, ARBANELLA/CARMODY HOMES, APPLICANT)

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WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed preliminary plat 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 Preliminary Plat of Oak Ridge of Franklin Subdivision, as submitted by Fred Arbanella, Arbanella/Carmody Homes, 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.
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.
3. Fred Arbanella, Arbanella/Carmody Homes, successors and assigns and any developer of the Oak Ridge of Franklin 23 lot and 1 outlot subdivision development

FRED ARBANELLA, ARBANELLA/CARMODY HOMES – PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 2

shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Oak Ridge of Franklin 23 lot and 1 outlot subdivision development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

4. The approval granted hereunder is conditional upon Fred Arbanella, Arbanella/Carmody Homes and the Oak Ridge of Franklin 23 lot and 1 outlot subdivision development project for the property located at 7475 South 49th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
5. The Oak Ridge of Franklin 23 lot and 1 outlot subdivision development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
6. A sidewalk shall be added along the west side of S. 49th Street, including that area identified as Lot 1 of the associated Certified Survey Map, for City staff review and approval prior to submittal of the Final Plat.
7. All necessary approvals and required documentation shall be obtained and provided to the City of Franklin to confirm dedication of the remaining right-of-way associated with S. 50th Street and Marquette Avenue prior to submittal of the Final Plat.
8. All utility easements shall be located along rear lot lines, and in mid block locations where necessary, and shown on the face of the plat prior to submittal of the Final Plat.
9. A written conservation easement document shall be submitted as part of the Final Plat Application for Common Council review and approval, and recording with the Milwaukee County Register of Deeds Office at the time of recording the Final Plat.
10. All necessary approval(s) from the Wisconsin Department of Natural Resources and/or United States Army Corps of Engineers shall be submitted to the City as part of the Final Plat Application.
11. All technical corrections as identified in staff comments numbers 14, 16, 18, and 20, of the Staff Comments memo dated November 27, 2018/revised May 2, 2019 shall be incorporated into the plat at the time of Final Plat submittal.

FRED ARBANELLA, ARBANELLA/CARMODY HOMES – PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 3

12. A market analysis and financial plan shall be prepared for the proposed plat prior to submittal of the Final Plat.
13. A draft of the declaration of deed restrictions, protective covenants, and the legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners association) whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development shall be submitted to the City as part of the Final Plat for review and approval solely as to form and as such restrictions and covenants may pertain to existing city rules and regulations.
14. Any proposed subdivision monument sign(s) shall be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department.
15. The Final Plat shall be in full compliance with all pertinent City of Franklin Design Standards and Construction Specifications.
16. [other conditions, etc.]

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: November 27, 2018/Revised May 2, 2019

To: Daniel Carmody and Fred Arbanella

From: Department of City Development

RE: Oak Ridge Preliminary Plat – Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Preliminary Plat submitted by Daniel Carmody and Fred Arbanella and date stamped by the City of Franklin on October 31, 2018.


Please note that additional more detailed technical staff comments from the Engineering Department will be provided later in the development review process. Any questions or comments related to the City's Design Standards and Construction Specifications should be directed to the Engineering Department.

Please also note that by email dated November 1, 2018, Mr. Orrin Sumwalt indicated to Mr. Tim Lynch that the associated Natural Resource Special Exception (NRSE) was incomplete and as such, was not accepted by the City. As the NRSE affects the number of lots that can be developed, staff strongly recommends that the NRSE application proceed concurrently with the Preliminary Plat application. In addition, a number of recommendations and requirements noted below about the Natural Resource Protection Plan also apply to the NRSE. **Therefore, and as a complete NRSE has still not been submitted, staff recommends that a time extension be granted for continued review of the preliminary plat when the NRSE is submitted. COMPLETED**

Unified Development Ordinance (UDO) Requirements

Design Standards

1. Please correct the pavement width of the proposed Marquette Avenue. Per Table 15-5.0103 of the UDO, the pavement width should be 36 feet (face of curb to face of curb). **ENGINEERING DEPARTMENT TO CONFIRM**
2. Please provide (and clearly identify) sidewalks on at least one side of all Minor Streets per Table 15-5.0103 of the UDO. **COMPLETED** This includes the portion of S. 49th Street adjacent to the subject property. **STILL REQUIRED**
3. Please note that street grades as required by Section 15-5.0103D. of the UDO may have been superseded by new standards in the City's Design Standards and Construction Specifications. You must contact the Engineering Department to obtain the latest most up-to-date requirements. **ENGINEERING DEPARTMENT TO CONFIRM**

4. Please acquire and dedicate the remaining right-of-way for S. 50th Street north of proposed lot 9 as required by Section 15-5.0103F. of the UDO. SHOWN ON PLAT, DOCUMENTATION STILL REQUIRED
5. Please acquire and dedicate the remaining right-of-way for Marquette Avenue adjacent to the subject property. COMPLETED
 - a. It is staff's understanding that the adjacent proposed Pleasant View Estates preliminary plat has recently been submitted to the City for review, and that Marquette Avenue may also be shown in the same location and configuration as shown on the Oak Ridge subdivision plat. If verified by the City, this issue may have been addressed.
6. Please provide utility easements along rear lot lines, and in mid-block locations where necessary, as required by Section 15-5.0105D. of the UDO. Please note that these utility easements are required to be shown on the Final Plat. STILL REQUIRED
7. Please revise the plat to provide the correct 90' of frontage for lot 11 (and adjust the adjacent lots as needed) as required by Section 15-5.0106D. of the UDO. COMPLETED
8. Please revise the plat to provide a minimum lot depth of 110' for lot 9 as required by Section 15-5.0106E. of the UDO. COMPLETED
9. Please add a vehicular nonaccess reservation restriction to the plat prohibiting direct vehicular access from lot 2 to S. 51st Street pursuant to Sections 15-5.0107A.1. and 6. of the UDO. COMPLETED
 - a. Specifically, "There shall be no direct vehicular access from lot 2 to South 51st Street". Also, please graphically depict this on the Plat as shown
 - NO ACCESS
10. Please prepare a Conservation Easement for City review and approval encompassing all natural resource features to be protected as required by Section 15-5.0109A. of the UDO. STILL REQUIRED
 - a. In addition, please coordinate with the Engineering Department on all required utility easements for City review and approval. Please note that all required utility easements must be at least 12 feet wide, or wider if so recommended by the City Engineer, pursuant to Section 15-5.0109C. of the UDO.

General Plat Data

11. Please correct the Site Data to reflect 23 lots and 1 outlot, and to provide the density of the development, as required by Section 15-7.0501H. of the UDO. COMPLETED
 - a. In this regard, the existing home must be included in this plat as lot 20 (and the remaining lots renumbered), and the stormwater pond/remaining wetland identified as Outlot 1 on the plat.
12. Please correctly depict all existing setbacks, buffers, and building lines as required by Section 15-7.0501K. of the UDO. COMPLETED
 - a. Building lines/envelopes cannot extend into easements, please correct lot 22.

- b. The setback and buffer must be clearly shown and labeled on all portions of all wetlands.
 - c. On the Master Grading Plan, please revise lots 5 and 6 to show the correct building envelope, i.e. building envelopes cannot extend into the rear yard setbacks.
- 13. Please clearly identify and label all existing and proposed contours within the exterior boundaries of the Plat, as required by Section 15-7.0502C. of the UDO. COMPLETED
 - a. For clarity purposes, staff recommends that this information be provided on a separate sheet as part of the Preliminary Plat.
- 14. Please depict all existing right-of-ways immediately adjacent to the Plat, as required by Section 15-7.0502F. of the UDO. STILL REQUIRED
 - a. Include the correct right-of-way boundary on the east and south sides of the intersection of Marquette Avenue and 49th Street.
- 15. Please clearly identify and label utility locations on the face of the Plat as required by Section 15-7.0502I. of the UDO. STILL REQUIRED
 - a. This includes the light poles along 49th Street, all of the telephone poles along the east side of the subject property, and the utility cabinet along 51st Street.
- 16. Please label and indicate the size of Outlot 1 as required by Section 15-7.0502M. of the UDO. STILL REQUIRED
- 17. Please clearly identify and label the soil types as required by Section 15-7.0502R. of the UDO. COMPLETED
 - a. For clarity purposes, staff recommends this information be placed on a separate sheet as part of the Preliminary Plat. This could be placed on the same separate sheet that staff is recommending for the existing and proposed contours.
- 18. Please graphically indicate and clearly delineate and dimension the location of proposed conservation easements on the face of the Preliminary Plat as required by Section 15-7.0502V. of the UDO. STILL REQUIRED, NOTE TO BE REVISED
 - a. The location and extent of conservation easements should be directly related to the "Natural Resource Protection Plan".
- 19. Please provide a Project Summary as required by Section 15-7.0502Z. of the UDO. This must also include (or as separate documents) the market analysis as required by Section 15-7.0502X. and the financial plan as required by Section 15-7.0502Y. STILL REQUIRED

Site Intensity and Capacity Calculations

- 20. In the calculation of your base site area, please add those lands which will be needed for the subject plat for the future right-of-way associated with S. 50th Street and Marquette Avenue, as required by Step 1 of Table 15-3.0502. Then revise the remainder of the Site Intensity and Capacity Calculations as appropriate. STILL REQUIRED
- 21. In your calculation of woodlands (Table 15-3.0503), a tree survey is required pursuant to Section 15-4.0102B.1. of the UDO, to determine how much of the

woodlands are young. The woodland acreage must then be revised accordingly, and the Site Intensity and Capacity Calculations revised accordingly.

COMPLETED

22. In your calculation of wetlands (Table 15-3.0503), the wetland acreage has been excluded. The wetland acreage, as determined by the Wetland Delineation Report prepared by Thompson and Associates Wetland Services, LLC must be provided, and the Site Intensity and Capacity Calculations revised accordingly.

COMPLETED

- a. Please note the wetland report indicates 0.35 acre of wetlands, while the NRPP map indicates 0.29 acres. This discrepancy must be explained/corrected.
23. The wetland setback acreage must be added to Table 15-3.0503 pursuant to Section 15-4.0102I. and 15-7.0201I. of the UDO and the Site Intensity and Capacity Calculations revised accordingly. **COMPLETED**

Natural Resource Protection Plan

24. Please clearly graphically and numerically depict all wetland buffers, wetland setbacks, and steep slopes on the NRPP as required by Section 15-7.0201I. of the UDO. **COMPLETED**

- a. In addition, please correctly depict the wetland delineation as presented in the Wetland Delineation Report prepared by Thompson and Associates Wetland Services, LLC.
- b. Please note that this correction must also be made to the preliminary plat wetland delineation.
25. Please graphically and numerically depict all of the natural resource features that will be disturbed and those that will be preserved per Section 15-7.0201J. of the UDO. **COMPLETED**
- a. Staff suggests that the existing and proposed topographic information be removed from the NRPP map, unless needed to help identify the amount of disturbance to protected natural resource features.
26. Per Section 15-7.0201K. of the UDO, please provide a graphic illustration and notes relating those natural resource features which are to be preserved and will actually be preserved in perpetuity using conservation easements, deed restrictions, protective covenants, etc. **CONSERVATION EASEMENT STILL REQUIRED**

Required Improvements for Land Divisions

27. Section 15-8.0100 of the UDO sets forth the required improvements for all land divisions. Closely review and incorporate that information onto the Preliminary Plat, or associated plans, as appropriate. Additional information about these requirements, and any questions about them, can be directed to the Engineering Department. **APPLICANT TO COORDINATE WITH THE ENGINEERING DEPARTMENT**

Staff Recommendations

Plat

28. Staff recommends that S. 50th Street be moved an additional 20' eastward. This would: provide additional depth (and area) to the lots along the west side of S. 50th Street; reduce the amount of impact upon the wetland and associated setback and buffer to the south of lot 7; and bring the lots west of S. 50th Street closer in size to the lots east of S. 50th Street. **COMPLETED**
29. Staff recommends that lots 2 and 3 be revised, in conjunction with moving S. 50th Street eastward, so that an additional lot can be provided between lots 2 and 3. **COMPLETED**
30. Staff recommends that lot 10 be identified as an outlot and that a conservation easement be prepared for City review and approval to ensure protection of a portion of the woodlands. **COMPLETED**
 - a. In addition, staff recommends that lot 13 also be retained as an outlot to protect the existing wetland, and to be utilized for mitigation for other wetland, wetland buffer/setback, and woodland impacts
31. Staff recommends that the north lot line of lot 6 and the south lot line of lot 7 both be adjusted by about 10 feet to prevent any wetland buffer from extending into those lots. Staff also recommends that both lots be further revised to ensure that the wetland setback does not extend any further into the lots than the side yard setback. **COMPLETED**
 - a. Staff suggests that both lots be revised to prevent any wetland setback from extending into the lots.
32. The Department of City Development recommends that the sidewalk on Marquette Avenue be located on the south side of the road, to match the location of the existing sidewalk by Pleasant View Middle School. **APPLICANT TO COORDINATE WITH THE ENGINEERING DEPARTMENT**
 - a. Please note that the City Engineer will likely recommend that sidewalks be provided along both sides of all streets within the proposed subdivision plat.
33. Staff recommends that the utility easements required by Section 15-5.0105D. of the UDO also be shown on the Preliminary Plat. **STILL REQUIRED**
34. Staff recommends that unnecessary line work, such as the dashed line within the front yard setback of lots 8, 14, and 15, and the dashed line within the front and rear yard setbacks of lots 6 and 7 be removed. **COMPLETED**
35. Staff recommends that no part of a conservation easement be located on an individual parcel (but rather be located entirely within outlots). **COMPLETED**
 - a. If a conservation easement must exist on an individual property, staff recommends marking the location of the conservation easement onsite, utilizing signage or boulders
36. Please label all wetland buffers as "30-foot Wetland Buffer, No Touch" and please label all wetland setbacks as "50-foot Wetland Setback, No Build". **COMPLETED**
37. Proposed grading contours appear to extend into Wetland Buffers. However, grading and/or filling are not allowed within Wetland Buffers. **COMPLETED**

Natural Resource Protection Plan (NRPP)

38. Please label the wetland buffer as the “*30-foot Wetland Buffer, No Touch*” and please label the wetland setback as the “*50-foot Wetland Setback, No Build*”.
COMPLETED
39. In the Conservation Easement Document, please provide individual exhibit(s) for all natural resources that are to be protected as part of this development. This includes but is not limited to wetland buffers and wetlands. STILL REQUIRED
- a. Staff suggests that the wetland setbacks also be included within the conservation easement.

Declaration of Deed Restrictions, Protective Covenants, Conservation Easements, and Homeowner’s Association

40. Please submit a draft of declaration of deed restrictions and protective covenants whereby the Subdivider intends to regulate land use in the proposed Subdivision and otherwise protect the proposed development, as required by Section 15-7.0507-A of the UDO. STILL REQUIRED
41. Please submit a written conservation easement document (template attached) whereby the Subdivider intends to regulate the protection of natural resource features in the proposed Subdivision in conjunction with the “Natural Resource Protection Plan”, as required by Section 15-7.0507-B of the UDO. STILL REQUIRED
42. Please submit draft legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners’ association), for the purpose of demonstrating its existence, when the Subdivider proposes the property within the Subdivision would be either owned or maintained by such an organization of property owners, as required by Section 15-7.0507-C of the UDO. STILL REQUIRED
43. The City Attorney shall review all draft declaration of deed restrictions and protective covenants, conservation easements, and homeowners’ associations and shall approve said instruments as to form, as required by Section 15-7.0507-D of the UDO. COMPLETED

Sign Plan

44. If a subdivision monument sign is proposed in the future, it requires a separate application and review and approval by the Plan Commission. STILL REQUIRED

Other

45. Staff recommends that the existing shed located south of the existing home be removed or relocated. In its current location, it would be located within a future corner side yard, which is not allowed by the UDO. If left as is, this shed would become a legal non-conforming structure. STILL REQUIRED

Engineering Staff Comments

The lot to the north from the proposed intersection of West Marquette Avenue and 50th Street should not be platted until the full street right of way is platted. Must coordinate with the neighboring property to acquire right of way. The following comments must be shown for the final plat submittal; **STILL REQUIRED**

- Must show vision triangle easement at all intersections.
- Must show no "Vehicular Access " along South 51st Street (knowing that their access is from Marquette).
- Must show all the utility easements such as storm drainage, sewer & water, access easement, gas & electric, etc.
- Must show that the existing lot at the northwest corner of 49th and Marquette is part of the lot in the subdivision as depicted.
- Must show wetland buffer and offset.
- Must show wetland lines and bearings (Wetland table).

Police Department Staff Comments

The Franklin Police Department has reviewed the application for Oak Ridge. The Police Department has no issues with this request.

Fire Department Staff Comments

The Fire Department has the following comments: must meet NFPA1, Chapter 18 requirements (at a minimum) regarding access roads and water supply.

Alderwoman Wilhelm Comments

Please keep the Alderwoman informed of any meeting, agenda dates, or other information. She would also like time to notice residents prior to [this item] being placed on an agenda. Will the

Milwaukee County

Attached, please find Milwaukee County comments.

Date of Application: _____

APPLICATION FOR SUBDIVISION PLAT - PRELIMINARY

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

Applicant	(Full Legal Name(s))	Applicant is Represented by (contact person)	(Full Legal Name(s))
Name	<u>Fred Arbanella</u>	Name:	<u>Timothy C. Lynch</u>
Company:	_____	Company:	<u>Lynch & Associates</u>
Mailing Address:	<u>5803 Glen Haven Dr</u>	Mailing Address:	<u>5482 S. Westridge Dr</u>
City / State:	<u>Greendale, WI</u>	City / State:	<u>New Berlin, WI</u>
Zip:	<u>53129</u>	Zip:	<u>53151</u>
Phone:	<u>(414) 425-4775</u>	Phone:	<u>262-402-5040</u>
Email Address:	<u>dcarmody@wi.rr.com</u>	Email Address:	<u>tylynch@lynch-engineering.com</u>
Project Property Information:			
Property Address:	<u>7475 S. 49th St</u>	Tax Key Nos:	<u>759 9981 010</u>
Property Owner(s):	<u>Walter R. Hablewitz</u>	Existing Zoning:	<u>R6</u>
Mailing Address:	<u>3408 S. Chicago Ave</u>	Existing Use:	<u>Agricultural</u>
City / State:	<u>South Milwaukee, WI</u>	Proposed Use:	<u>Single Family Residence</u>
Zip:	<u>53172</u>	Future Land Use Identification:	_____
Email Address:	_____		

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

- All Preliminary Subdivision Plat submittals shall comply with Chapter 236 of the Wisconsin State Statutes and City of Franklin UDO Division 15-7.0500 Preliminary Plat. The Unified Development Ordinance (UDO) can be found at the City's web site: www.franklinwi.gov.

Preliminary Subdivision Plat Application submittals for review must include and be accompanied by the following:

- ☒ Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds: \$150.00
 - ☒ Four (4) original map copies for Milwaukee County review, prepared at 22x30-inch on durable white media (s. 236.20(1) (b) & c), Wis. Stats.
- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: ☒ \$5,000
- ☒ Legal Description for the subject property (WORD.doc or compatible electronic format).
- ☒ One copy of the completed DOA "Request for Land Subdivision Plat Review; and "WISDOT SUBDIVISION REVIEW REQUEST" if applicable (Per s. 236.12 (4m) Wis. Stats. The surveyor must submit copies of the plat directly to all approving agencies.)
- ☒ Nine (9) complete collated and folded sets of Application materials to include:
 - ☒ One (1) original and eight (8) copies of a written Project Narrative, detailed description of the project.
 - ☒ Nine (9) full size copies of the Preliminary Plat, drawn to scale (22" x 30") per s. 236.25(2) (a) Wis. Stats.
 - ☒ Nine (9) full size copies of the Natural Resource Protection Plan, (22" x 30") per Division 15-7.0200 of the UDO, if applicable.
 - ☐ Nine (9) full size copies of the Landscape Plan (22" x 30") for any landscape bufferyard easement areas per Division 15-7.0300 of the UDO, if applicable.
- ☒ One copy of the Site Intensity and Capacity Calculations, see Division 15-3.0500 of the UDO.
- ☐ Three (3) copies of the Natural Resource Protection report, if applicable (see Section 15-7.0103Q of the UDO).
- ☒ Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

•Upon receipt of a complete submittal, staff review will be conducted within 20 days.

•Preliminary Subdivision Plat Review requests require Plan Commission review and recommendation within 60 days of filing.

•Within 90 days of the date of filing, Common Council shall approve, conditionally approve or reject the plat, unless the time is extended by agreement with the Subdivider.

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

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

Signature - Property Owner
Walter R. Hablewitz, Jr., Owner
Name & Title (PRINT)
Walter R. Hablewitz, Jr.
Signature - Property Owner
WALTER R. HABLEWITZ OWNER
Name & Title (PRINT)
Date: 10/22/18

Fred Arbanella
Signature - Applicant
Fred Arbanella, Applicant
Name & Title (PRINT)
Date: 10/22/18
Signature - Applicant's Representative
Name & Title (PRINT)
Date: _____

Project Narrative

Oak Ridge of Franklin Subdivision

The proposed development is a 23 lot subdivision located between 49th Street and 51st Street. The property to be developed is 11.87 acres in size. As part of the development, Marquette Avenue will be extended west from 49th Street to 51st Street and 50th Street will be extended south from West Minnesota Avenue to Marquette Avenue.

The subdivision lots will be single family residential, ranging in size from 0.25 acres to 0.44 acres. One outlot will be created that will contain a storm water management basin and preserve a portion of an existing wetland, wetland buffer and wetland setback. Zoning for this property is R-6 Suburban Single-Family Residence District.

Proposed sanitary sewer and water main will be extended from the existing utilities in 51st Street.

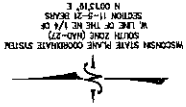
The extension of S. 50th Street to Marquette Avenue will require filling in a portion of a wetland, wetland buffer and wetland setback.

Wetlands were delineated by Alice Thompson on October 31, 2017. The wetland boundaries were located by Metropolitan Survey Service, Inc. Wetland A is 12,571 square feet in area and Wetland B is 2,750 square feet in area.

OAK RIDGE OF FRANKLIN

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2153 AND
PARCEL 3 OF CERTIFIED SURVEY MAP NO. 5649, IN THE SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 11, CITY 5 NORTH, RANGE 21 EAST, CITY OF
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

MATCH LINE SHEET 1 OF 2



WISCONSIN STATE PLANE COORDINATE SYSTEM
SECTION 11-5-21 BEARS
N 00°13'19" E
10.46'

There are no alterations to this plan with respect to
Sect. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wm. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration



LYNCH & ASSOCIATES

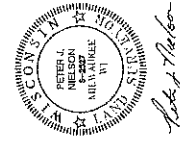
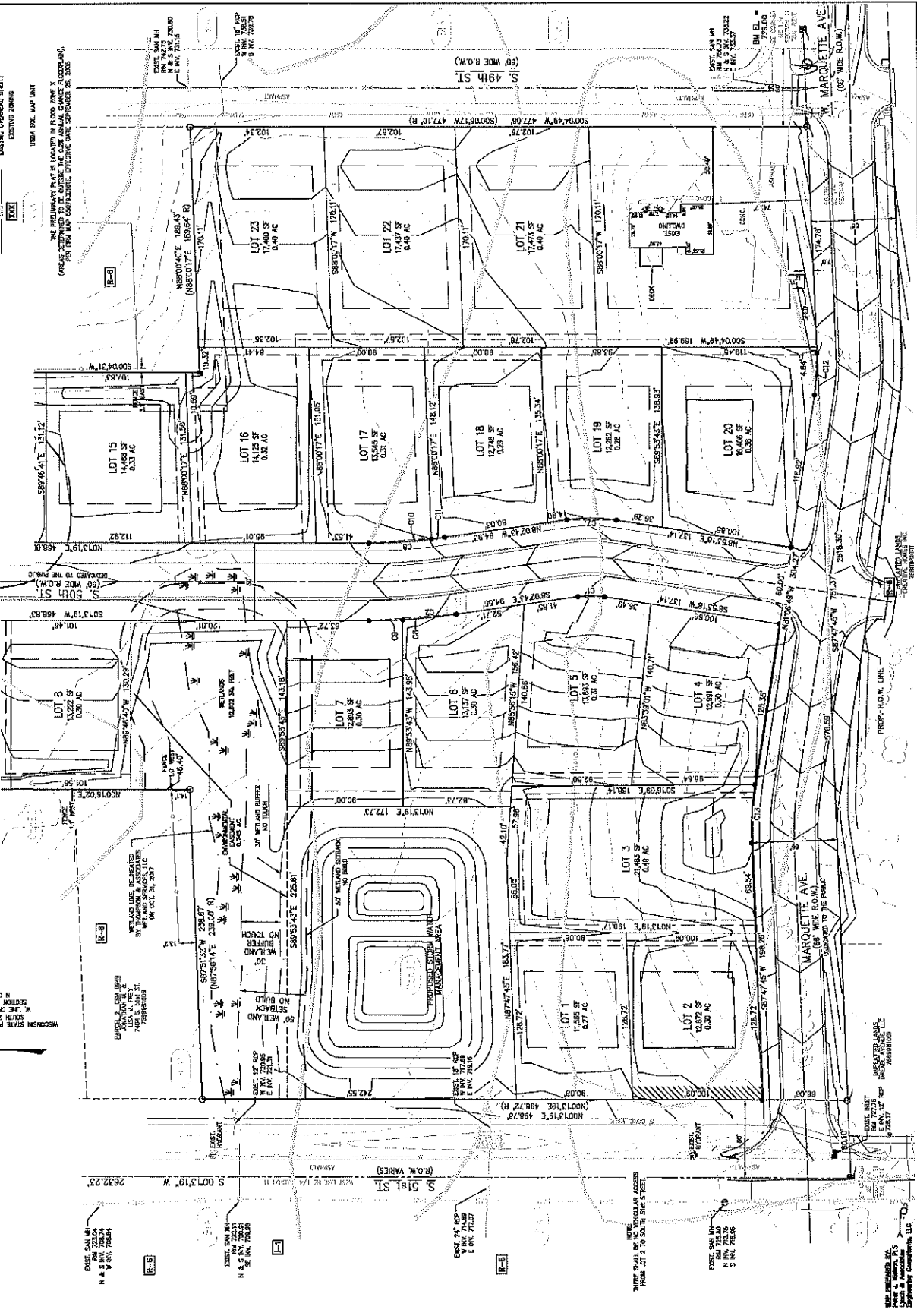
ENGINEERING CONSULTANTS, LLC

PRELIMINARY PLAT FOR
OAK RIDGE

CITY OF FRANKLIN, MILWAUKEE COUNTY, WI

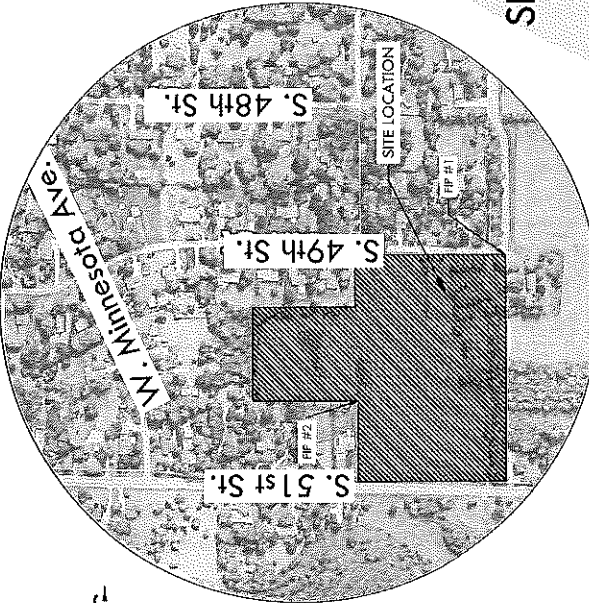
- LEGEND
- 100' = 1" (1" = 100')
 - EXISTING ROAD CENTER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING FENCE - CHAIN LINK
 - EXISTING FENCE - BARRIED WIRE
 - EXISTING FENCE - CHAIN LINK
 - EXISTING FENCE - BARRIED WIRE
 - EXISTING FENCE - CHAIN LINK
 - EXISTING FENCE - BARRIED WIRE
 - EXISTING OVERHEAD UTILITY
 - EXISTING ZONING

THE INFORMATION ON THIS PLAT IS BASED ON A 2008 TIME 1
AERIAL PHOTOGRAPHIC SURVEY OF THE AREA AND A FIELD SURVEY
CONDUCTED BY LYNCH & ASSOCIATES, LLC ON OCTOBER 26, 2008.
FOR THE MAP INFORMATION, DIFFERENCE DATE SEPTEMBER 26, 2008.



DATE	05.14.18
SCALE	1" = 100'
PROJECT NO.	18-0002
SHEET NO.	2 OF 2

PLAT DATE: 3/20/2019 9:36 AM



VICINITY MAP
SCALE: 1" = 200'

SITE DEVELOPMENT PLANS FOR OAK RIDGE OF FRANKLIN FRANKLIN, WI

SHEET INDEX

C001	TITLE SHEET & VICINITY MAP
C002	GENERAL NOTES & CONTACTS
C003	CONSTRUCTION NOTES
C100	SITE PLAN
C101 - C102	MASTER GRADING PLAN
C103 - C104	CONSTRUCTION GRADING PLAN
C105	EROSION CONTROL PLAN
C201 - C202	SANITARY SEWER AND WATER MAIN PLANS
C204 - C208	ROADWAY AND STORM SEWER PLANS
C401	WET PAVEMENT DETAIL
C402	CURB RAMP DETAILS
C400 - C406	CONSTRUCTION DETAILS

BENCHMARKS

ROUND IRON PPE #1	N. 0231.3227	E. 4810.6509
ROUND IRON PPE #2	N. 4878.0428	E. 4803.1456

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	440 MILWAUKEE AVENUE BURLINGTON, WI 53105	TM LYNCH P.E.	608.402.8040	info@lynch-engineering.com

REVISIONS

DATE	BY
2/17/19	DKV

LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

CITY OF FRANKLIN, WI
OAK RIDGE OF FRANKLIN

TITLE SHEET
IN: N/A
TO: N/A
SCALE: NONE N/A
JOB NO.: 18-0002

DESIGNED BY: DKV
DRAWN BY: DKV
CHECKED BY: TCL
DATE: 04.30.18

APPROVED BY: [Signature]
SHEET C001

ISSUED FOR
REVIEW

PLANT DATE: 4/15/2019 3:07 PM

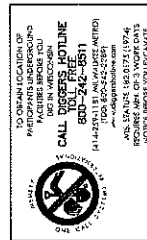
FILENAME: P:\Source\3 - Projects\2018\18-0002 Germany - 18 Lot Subd. Franklin\CAD\Sheets\18-0002 TS.dwg

[illegible]

SYMBOL	DESCRIPTION
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④	SEWER
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96	SEWER
97	SEWER
98	SEWER
99	SEWER
100	SEWER

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
DEPARTMENT OF PUBLIC WORKS	7975 W. KAYN RD. FRANKLIN, WI 53112	BILL DUDASH	414-425-2392	buddash@franklinwi.gov
FIRE & RESCUE DEPARTMENT	9911 S 40TH STREET FRANKLIN, WI 53122		414-425-1420	
WI DNR	141 HWY BARTSTOWN ST. ROOM 18D WAUKESHA, WI 53188	ELIANE JOHNSON, WATER RESOURCE SPECIALIST	262-584-4213	eliane.johnson@dnr.wisconsin.gov
WI DNR	141 HWY BARTSTOWN ST. ROOM 18A WAUKESHA, WI 53188	PETER WOOD, WATER RESOURCE ENGINEER	262-584-2316	peter.wood@dnr.wisconsin.gov
AMERICAN TRANSMISSION COMPANY	WCS, 42500 RIDGEVIEW PKWY CT2, WAUKESHA, WI 53188	BRUNN HCCBE	262-594-5895	brunne@att.net
WISDOT	141 HWY BARTSTOWN ST. WAUKESHA, WI 53188	KEVIN KOEHNKE, PERMITTING COORDINATOR	800-872-5341	kevin.koehnke@dot.il.gov
AIRNT	9800 74TH ST SUITE 104 PLEASANT FRANK, WI 53158	MAE TOYK	262-548-5991	m1774@att.net
105 TELECOM			262-548-6991	
TIME WARNER CABLE	1320 N. MARTIN LUTHER KING, Jr. DR. MILWAUKEE, WI 53212	STEVE CRANER, COORDINATOR	414-377-4045	steve.craner@twcable.com
WEI-BEGGIES		ALLIE MILLER	800-627-2588	allie.miller@wei-energy.com
			262-552-3237	
			NATURAL GAS	
			800-261-5525	
			ELECTRICAL	
			800-565-0727	

1. CONSTRUCT STONE TROUSING PILE AT THE PROPOSED ENTRANCE.
2. INSTALL SUE FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SUE FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
4. CONSTRUCT MET BURN.
5. ROUGH GRADING MAY TAKE PLACE AFTER STOCKPIPING.
6. UTILITY INSTALLATION WILL TAKE PLACE DURING BURNING STAGING. ALL CATCH BASINS AND INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAILS IN THESE PLANS.
7. ROADWAY CONSTRUCTION AND FINISHED GRADING IS TO BE COMPLETED AFTER UTILITY CONSTRUCTION IS COMPLETED.
8. FURNISHING SEEDING IS TO BE COMPLETED BY OCTOBER 1ST OF THE YEAR GRADING WORK IS COMPLETED.



1. *Environ Biol Fish* (2008) 81:111–120. doi:10.1007/s10641-007-9280-9

ISSUED FOR
REVIEW

[illegible]

AD 602-8107/8174 JULY 2015

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD D.I.T. SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADED PAVEMENT BASE, INSTALLATION OF CRUSHED STONE BASE, BITUMINOUS SURFACE COURSE, AND FINISH PAVING. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE STONE BASE SHALL CONFORM TO SECTION 400 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL CONFORM TO SECTION 405 OF THE MOST CURRENT SPECIFICATIONS.
5. HMA PAVEMENT FOR THE INSIDE CURB SHALL BE HOT MIX DESIGNATION 3.11 56-08-0. HMA PAVEMENT FOR THE SURFACE COURSE SHALL BE HOT MIX DESIGNATION 3.11 56-08-2.5.
6. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 453.0.2 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SQ YD.
7. CONCRETE FOR CURB, DRIVEWAYS, VAULTS AND NON-FLOOR SLABS SHALL BE GRADE 40 (OR GRADE 42 IF PLACING IN EXISTING FORMS) AND SHALL CONFORM TO SECTION 500 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
8. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 115 FOR CONCRETE PAVEMENT, SECTION 604 FOR CONCRETE CARS AND OUTLETS, AND SECTION 602 FOR CONCRETE CURB/VAULTS.
9. ALL FINISHED CURB/VAULTS SHALL BE COVERED WITH A LEADED CURBING COMPOUND CONFORMING TO ASTM D 154, TYPE 2.

[illegible]

1. ALL INSTALLATION AND MAINTENANCE OF EMISSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARD.
2. ALL EMISSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WISCONSIN TECHNICAL STANDARD.

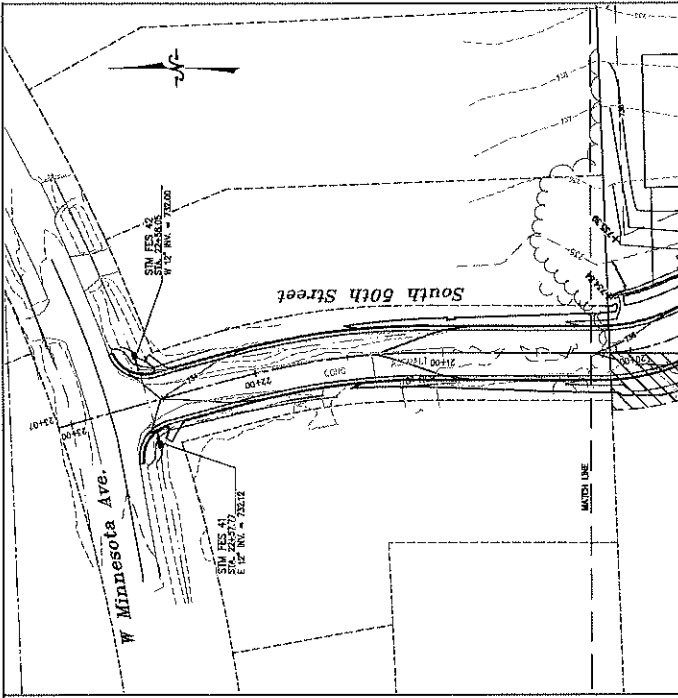
1. PLANT MATERIALS SHALL BE PLANT SPECIES IDENTIFIED IN AN AISC OF HORTICULTURAL SHAPE WITH BARS POINTING UPWARD TO INDICATE MAIN TRUNK AND DIRECTION.
2. ALL SPECIES AND SEEDLING CROWN PROTECTORS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EXACT REPLENISHMENT THAT PROVIDES 12 INCHES OF SOIL DEPTH DURING A 90 DAY PERIOD. NEEDED SUPPLIES SHALL BE ORDERED WITHIN 24 HOURS AFTER ORDER AND SHALL BE SUBMITTED WITH TOPSOIL, SEED, AND PLANT MATERIALS TO THE CONTRACTOR. CONTRACTORS SHALL MAINTAIN RECORDS FROM 1998 AND 1999.
3. TOPSOIL PILES LEFT IN PLACE FOR LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEEDING.
4. TEMPORARY SEEDING SHALL BE COMPLETED AFTER VESTIBULES, THE MOST STANDARD SPECIFICATIONS, USE WATER TO STABILIZE SEEDS. SEEDS SHALL BE PLACED AT A DENSE COVER OF SEEDING OF SEEDING AND ALLOWING SOIL TO RECOVER TO THE POINT OF SEEDING. SEEDING SHALL BE STABILIZED BY APPLYING ANIMAL PLANT MATERIAL (PAM) IN ACCORDANCE WITH WEIR TECHNICAL STANDARD 1004.
5. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
6. ALL WATER FROM CONSTRUCTION REMOVED SHALL BE TREATED IN ACCORDANCE WITH WEIR TECHNICAL STANDARD 1001. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO MAINTAIN THE STABILITY OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE SITE THROUGHOUT THE PROJECT. TEMPORARY SEEDING SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WEIR TECHNICAL STANDARD 1001.
7. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WEIR TECHNICAL STANDARD 1004.
8. FINAL STABILIZATION OF UNDESIGNED AREAS SHALL BE IN ACCORDANCE WITH THESE PLANS.
9. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO THESE PLANS TO MAINTAIN A THICKEN DENSE VEGETATIVE COVER.
10. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED.
11. SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
12. SEEDING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.04 OF WEIR STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, A NO. 40 MATERIAL SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1000 S.F.
13. PLANT MULCH AND TOPSOIL ON THE SEEDING AREAS.
14. RECYCLE ON PROPERTY (OPPOSITE OF ALL WASTE AND OTHERS BULDED MATERIALS IN A TULY MARKER. CONTROL RUNNY FROM WATER MATERIALS UNTIL THEY ARE REMOVED OR REUSED.
15. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF-SITE SEEDING DEPOSITS OR REMOVED SOIL THAT ORIGINATED FROM THE PROJECT. THE PHRASED SITE SHALL BE LEFT IN A CLEAN CONDITION. ALL SEEDING SHALL BE REMOVED FROM THE PROJECT SITE. FILLING SHALL BE LEFT IN A CLEAN CONDITION. ALL SEEDING SHALL BE REMOVED FROM THE PROJECT SITE.

4. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION. THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS") AND THE LOCAL ORDINANCES AND SPECIFICATIONS.

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN EACH CITY'S AS SHOWN OF THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT SHOWN OF THE RECORDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REVISION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORRO CORRO CONNECTIONS.
3. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:
 - a. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, ASTM C-76, CLASS II OR GREATER, WITH RUBBER GASKETS TO THE STANDARD SPECIFICATIONS SECTION 4-4.2.
 - b. TRENCH SEWER SHALL BE CLASS "C" FOR CONCRETE AND CLASS "A" FOR ALL OTHER MATERIALS.
4. STORM SEWER PIPE SHALL BE 36" DIA. FOR ALL OTHER MATERIALS.
5. INLETS SHALL BE SOLID CONCRETE BLOCKS OR CAST (REINFORCED) CONCRETE, ASTM-476, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 4-4.2. THE INLET SHALL BE 18" DIA. AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FREDERICK COUNTY CONSTRUCTION DETAILS AS ATTACHED HEREIN.
6. MATERIALS FOR SANITARY SEWERS SHALL BE AS FOLLOWS:
 - a. SANITARY SEWER PIPE SHALL BE PVC PIPE CLASS 205 28" OR 36" AS NOTED ON THE PLAN.
 - b. MATERIALS FOR WATER MAIN SHALL BE AS FOLLOWS:
 - i. WATER MAIN PIPE SHALL BE TWO CONCRETE TO THE REQUIREMENTS OF ASTM A-53, PIPE SPECIFICATION CLASS 150.
 - ii. WATER MAIN SHALL BE 36" DIA. FOR ALL OTHER MATERIALS.
 - iii. MEETING THE REQUIREMENTS OF CHAPTER 2-3.2.2, INSTALLATION OF THE MAIN SHALL CONFORM TO SECTION 4-4.4.
7. MANHOLE MATERIALS FOR ALL UTILITIES SHALL CONFORM TO THE CITY OF FREDERICK COUNTY CONSTRUCTION SPECIFICATIONS.
8. LATERAL TRENCHES BELOW GROUND PROPOSED SEWERS SHALL BE BACKFILLED WITH 1 X 1/2 INCH TIE. THE BACKFILL SHALL EXTEND FROM 18" DIA. OF CURB TO RIGHT OF WAY LINE.
9. SANITARY SEWERS BEHIND SHALL BE CASTED STONE CHOPS CONFORMING TO SECTION 10-11.2 OF THE SPECIFICATIONS. THE CHOPS SHALL BE 18" DIA. TO THE TOP OF THE CHOP TO 12" DIA. 12" DIA. ABOVE THE TOP OF THE PIPE.
10. "BUTTER" SAND TO BE PLACED TO 12" DIA. TO 12" DIA. ABOVE THE TOP OF THE PIPE.
11. SEWER MANHOLES LOCATED IN PROPOSED TOWNHALL.
 - a. ALL REINFORCES LOCATED IN A MANHOLE SHALL BE COMPACTED TO MAX OF 18" DIA. PROTECT JOINTS.
 - b. SAND SHALL BE TIGHTEN UP TO EXIST URBAN STRESS IN THE CITY OF FREDERICK COUNTY. THE TRENCH CASE SHALL BE 18" DIA. TO THE TOP OF THE CHOP TO 12" DIA. ABOVE THE TOP OF THE PIPE.
 - c. THE MATERIAL SHALL BE 15" DIA. TO THE TOP OF THE CHOP TO 12" DIA. ABOVE THE TOP OF THE PIPE.
12. THE TRENCH SHALL BE KEPT FREE OF VISIBLE WATER DURING ANY BACKFILLING OR COMPACTION WORK.
13. ONLY REINFORCES THAT ARE LOCATED IN AN OFF-RoadWAY AREA CAN BE BACKFILLED WITH SOIL MATERIAL. REINFORCES THAT ARE LOCATED IN THE TOWNHALL SHALL BE KEPT FREE OF VISIBLE WATER DURING ANY BACKFILLING OR COMPACTION WORK.
14. STORM SEWERS VERTICALLY SHALL BE 36" DIA. OR 48" OR 60" INCH (OR THE TOP OF THE PIPE, THAT IS, 36" DIA. OR 48" DIA. OR 60" DIA. OR 72" DIA. OR 84" DIA. OR 96" DIA. OR 108" DIA. OR 120" DIA. OR 132" DIA. OR 144" DIA. OR 156" DIA. OR 168" DIA. OR 180" DIA. OR 192" DIA. OR 204" DIA. OR 216" DIA. OR 228" DIA. OR 240" DIA. OR 252" DIA. OR 264" DIA. OR 276" DIA. OR 288" DIA. OR 300" DIA. OR 312" DIA. OR 324" DIA. OR 336" DIA. OR 348" DIA. OR 360" DIA. OR 372" DIA. OR 384" DIA. OR 396" DIA. OR 408" DIA. OR 420" DIA. OR 432" DIA. OR 444" DIA. OR 456" DIA. OR 468" DIA. OR 480" DIA. OR 492" DIA. OR 504" DIA. OR 516" DIA. OR 528" DIA. OR 540" DIA. OR 552" DIA. OR 564" DIA. OR 576" DIA. OR 588" DIA. OR 600" DIA. OR 612" DIA. OR 624" DIA. OR 636" DIA. OR 648" DIA. OR 660" DIA. OR 672" DIA. OR 684" DIA. OR 696" DIA. OR 708" DIA. OR 720" DIA. OR 732" DIA. OR 744" DIA. OR 756" DIA. OR 768" DIA. OR 780" DIA. OR 792" DIA. OR 804" DIA. OR 816" DIA. OR 828" DIA. OR 840" DIA. OR 852" DIA. OR 864" DIA. OR 876" DIA. OR 888" DIA. OR 900" DIA. OR 912" DIA. OR 924" DIA. OR 936" DIA. OR 948" DIA. OR 960" DIA. OR 972" DIA. OR 984" DIA. OR 996" DIA. OR 1008" DIA. OR 1020" DIA. OR 1032" DIA. OR 1044" DIA. OR 1056" DIA. OR 1068" DIA. OR 1080" DIA. OR 1092" DIA. OR 1104" DIA. OR 1116" DIA. OR 1128" DIA. OR 1140" DIA. OR 1152" DIA. OR 1164" DIA. OR 1176" DIA. OR 1188" DIA. OR 1200" DIA. OR 1212" DIA. OR 1224" DIA. OR 1236" DIA. OR 1248" DIA. OR 1260" DIA. OR 1272" DIA. OR 1284" DIA. OR 1296" DIA. OR 1308" DIA. OR 1320" DIA. OR 1332" DIA. OR 1344" DIA. OR 1356" DIA. OR 1368" DIA. OR 1380" DIA. OR 1392" DIA. OR 1404" DIA. OR 1416" DIA. OR 1428" DIA. OR 1440" DIA. OR 1452" DIA. OR 1464" DIA. OR 1476" DIA. OR 1488" DIA. OR 1500" DIA. OR 1512" DIA. OR 1524" DIA. OR 1536" DIA. OR 1548" DIA. OR 1560" DIA. OR 1572" DIA. OR 1584" DIA. OR 1596" DIA. OR 1608" DIA. OR 1620" DIA. OR 1632" DIA. OR 1644" DIA. OR 1656" DIA. OR 1668" DIA. OR 1680" DIA. OR 1692" DIA. OR 1704" DIA. OR 1716" DIA. OR 1728" DIA. OR 1740" DIA. OR 1752" DIA. OR 1764" DIA. OR 1776" DIA. OR 1788" DIA. OR 1800" DIA. OR 1812" DIA. OR 1824" DIA. OR 1836" DIA. OR 1848" DIA. OR 1860" DIA. OR 1872" DIA. OR 1884" DIA. OR 1896" DIA. OR 1908" DIA. OR 1920" DIA. OR 1932" DIA. OR 1944" DIA. OR 1956" DIA. OR 1968" DIA. OR 1980" DIA. OR 1992" DIA. OR 2004" DIA. OR 2016" DIA. OR 2028" DIA. OR 2040" DIA. OR 2052" DIA. OR 2064" DIA. OR 2076" DIA. OR 2088" DIA. OR 2100" DIA. OR 2112" DIA. OR 2124" DIA. OR 2136" DIA. OR 2148" DIA. OR 2160" DIA. OR 2172" DIA. OR 2184" DIA. OR 2196" DIA. OR 2208" DIA. OR 2220" DIA. OR 2232" DIA. OR 2244" DIA. OR 2256" DIA. OR 2268" DIA. OR 2280" DIA. OR 2292" DIA. OR 2304" DIA. OR 2316" DIA. OR 2328" DIA. OR 2340" DIA. OR 2352" DIA. OR 2364" DIA. OR 2376" DIA. OR 2388" DIA. OR 2400" DIA. OR 2412" DIA. OR 2424" DIA. OR 2436" DIA. OR 2448" DIA. OR 2460" DIA. OR 2472" DIA. OR 2484" DIA. OR 2496" DIA. OR 2508" DIA. OR 2520" DIA. OR 2532" DIA. OR 2544" DIA. OR 2556" DIA. OR 2568" DIA. OR 2580" DIA. OR 2592" DIA. OR 2604" DIA. OR 2616" DIA. OR 2628" DIA. OR 2640" DIA. OR 2652" DIA. OR 2664" DIA. OR 2676" DIA. OR 2688" DIA. OR 2700" DIA. OR 2712" DIA. OR 2724" DIA. OR 2736" DIA. OR 2748" DIA. OR 2760" DIA. OR 2772" DIA. OR 2784" DIA. OR 2796" DIA. OR 2808" DIA. OR 2820" DIA. OR 2832" DIA. OR 2844" DIA. OR 2856" DIA. OR 2868" DIA. OR 2880" DIA. OR 2892" DIA. OR 2904" DIA. OR 2916" DIA. OR 2928" DIA. OR 2940" DIA. OR 2952" DIA. OR 2964" DIA. OR 2976" DIA. OR 2988" DIA. OR 3000" DIA. OR 3012" DIA. OR 3024" DIA. OR 3036" DIA. OR 3048" DIA. OR 3060" DIA. OR 3072" DIA. OR 3084" DIA. OR 3096" DIA. OR 3108" DIA. OR 3120" DIA. OR 3132" DIA. OR 3144" DIA. OR 3156" DIA. OR 3168" DIA. OR 3180" DIA. OR 3192" DIA. OR 3204" DIA. OR 3216" DIA. OR 3228" DIA. OR 3240" DIA. OR 3252" DIA. OR 3264" DIA. OR 3276" DIA. OR 3288" DIA. OR 3300" DIA. OR 3312" DIA. OR 3324" DIA. OR 3336" DIA. OR 3348" DIA. OR 3360" DIA. OR 3372" DIA. OR 3384" DIA. OR 3396" DIA. OR 3408" DIA. OR 3420" DIA. OR 3432" DIA. OR 3444" DIA. OR 3456" DIA. OR 3468" DIA. OR 3480" DIA. OR 3492" DIA. OR 3504" DIA. OR 3516" DIA. OR 3528" DIA. OR 3540" DIA. OR 3552" DIA. OR 3564" DIA. OR 3576" DIA. OR 3588" DIA. OR 3600" DIA. OR 3612" DIA. OR 3624" DIA. OR 3636" DIA. OR 3648" DIA. OR 3660" DIA. OR 3672" DIA. OR 3684" DIA. OR 3696" DIA. OR 3708" DIA. OR 3720" DIA. OR 3732" DIA. OR 3744" DIA. OR 3756" DIA. OR 3768" DIA. OR 3780" DIA. OR 3792" DIA. OR 3804" DIA. OR 3816" DIA. OR 3828" DIA. OR 3840" DIA. OR 3852" DIA. OR 3864" DIA. OR 3876" DIA. OR 3888" DIA. OR 3900" DIA. OR 3912" DIA. OR 3924" DIA. OR 3936" DIA. OR 3948" DIA. OR 3960" DIA. OR 3972" DIA. OR 3984" DIA. OR 3996" DIA. OR 4008" DIA. OR 4020" DIA. OR 4032" DIA. OR 4044" DIA. OR 4056" DIA. OR 4068" DIA. OR 4080" DIA. OR 4092" DIA. OR 4104" DIA. OR 4116" DIA. OR 4128" DIA. OR 4140" DIA. OR 4152" DIA. OR 4164" DIA. OR 4176" DIA.

[illegible]

ISSUED FOR
REVIEW



THE LANDMAN ALLOWABLE UNDERLY (FROM THE BACK OF MAIN/RIGHT OF WAY LINE TO THE GRADE FLOOR) FOR THE CITY OF FRANKLIN IS ONE UNDER NORMAL CONDITIONS. SUGGESTED SPACING ARE BETWEEN 10 AND 20 FEET. ACCEPTANCE MUST BE SIGNED BY THE OWNER/DEVELOPER FOR ANY DEVIATION WITH A SLOPE GREATER THAN 2%.

LEGEND
 1" = 100' GRADE
 1" = 100' DRIVE
 1" = 100' SIDEWALK

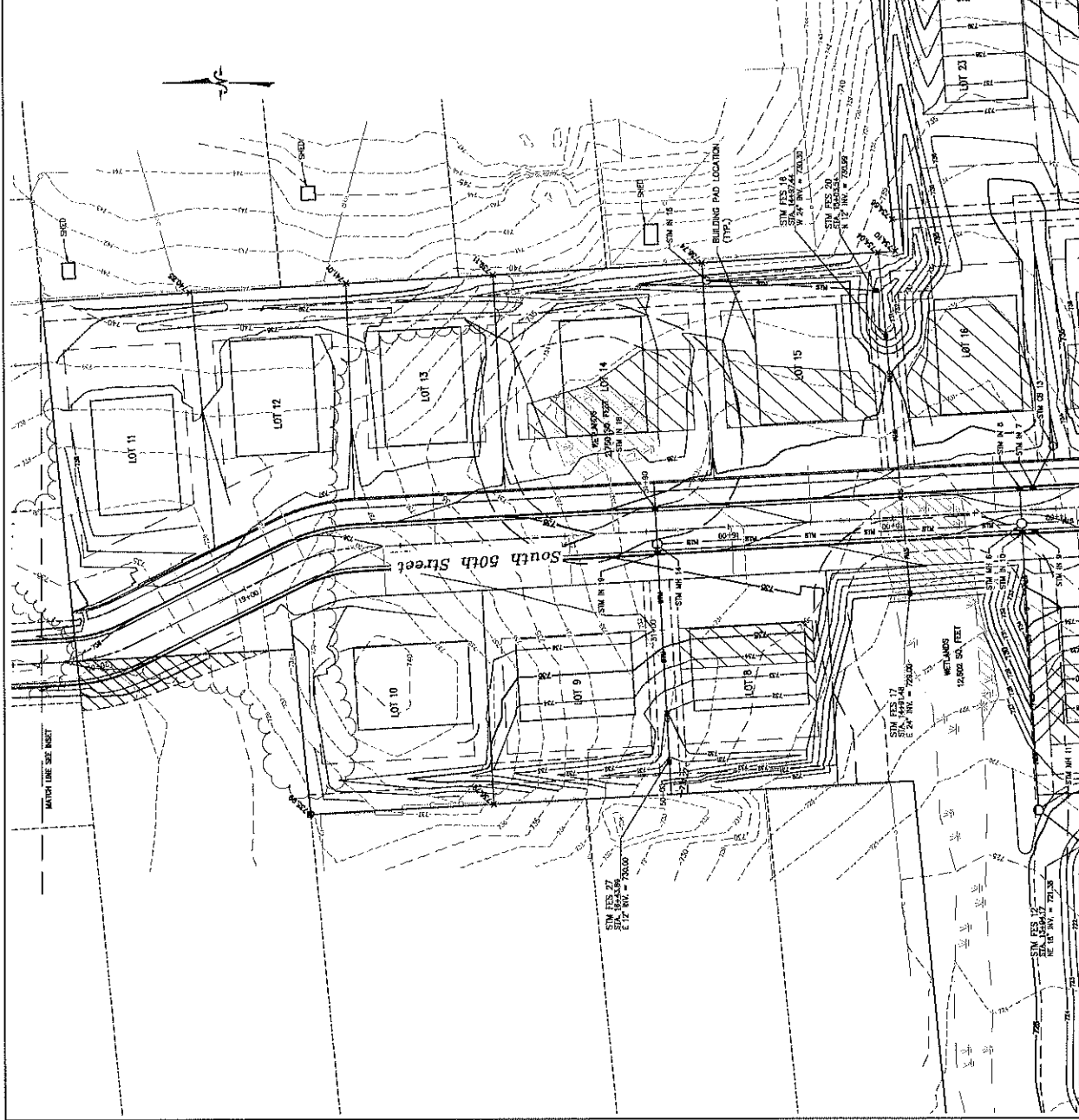
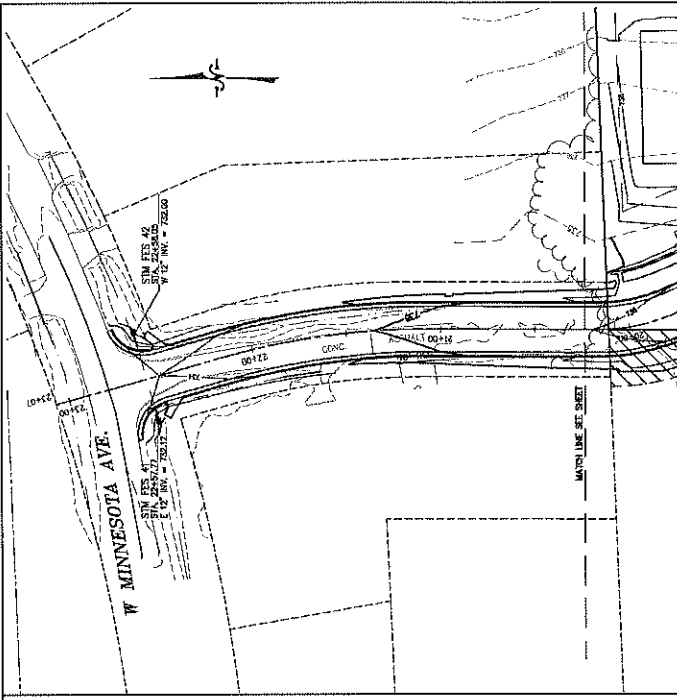
REVISIONS
 DATE BY
 7/17/14 JCY

LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53105
 CITY OF FRANKLIN, WI
 OAK RIDGE OF FRANKLIN
 MASTER GRADING PLAN

SCALE: HORIZ. 1" = 30' VERT. 1" = 10'
 DESIGNED BY: JCY
 CHECKED BY: JCY
 DATE: 7/17/14
 SHEET: C101
 OF: 101



ISSUED FOR
 REVIEW



STRUCTURAL TEL AREAS
 ALL SHALL BE COMPARED FROM A CERTIFIED TRUE
 REPORTS PREPARED BY A CERTIFIED SURVEYOR AND
 SUBMITTED TO THE CITY ENGINEER FOR REVIEW.

LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53105

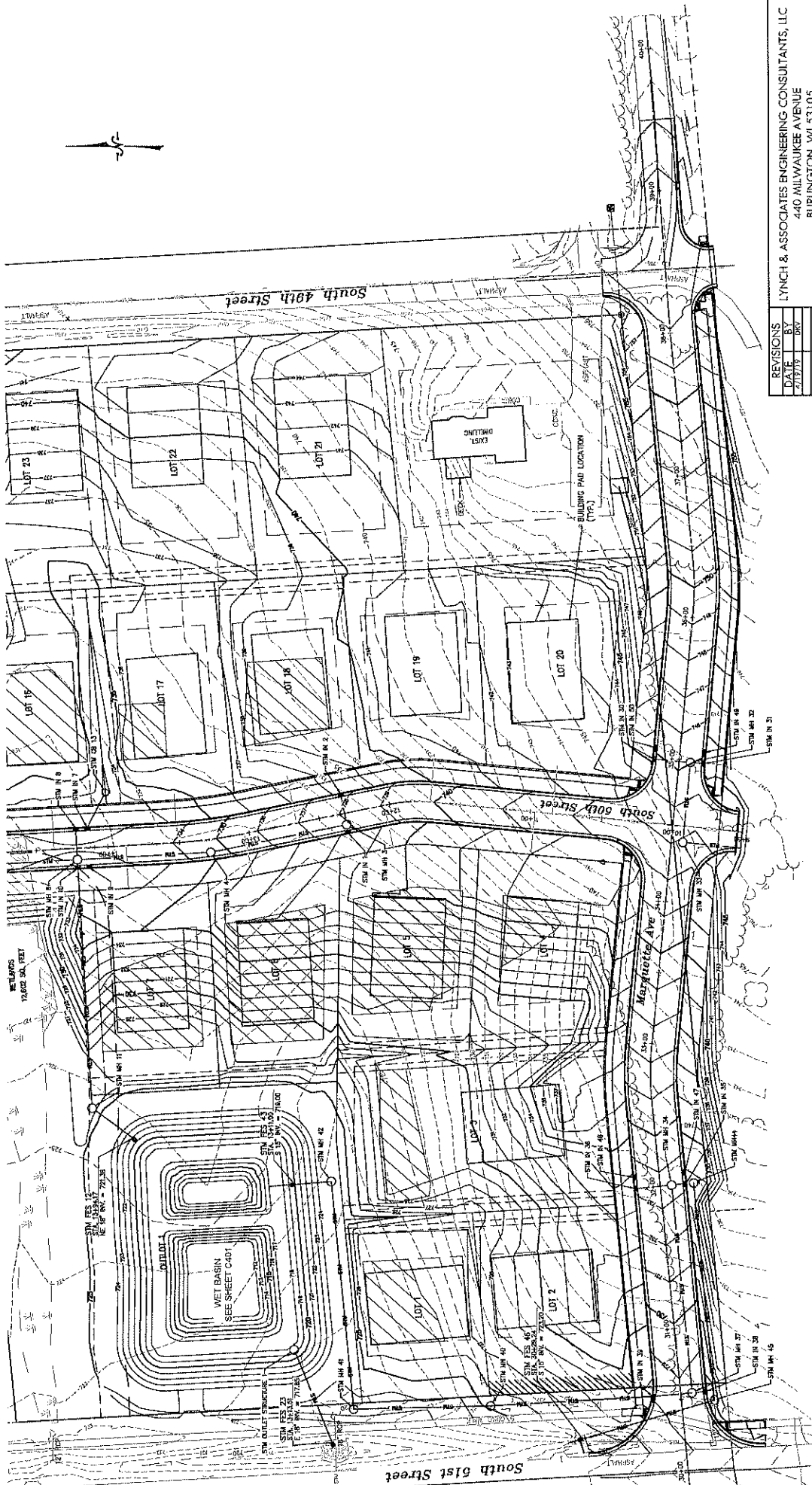
CITY OF FRANKLIN, WI
 OAK RIDGE OF FRANKLIN
 CONSTRUCTION GRADING PLAN

SCALE: HORIZONTAL = 1" = 30' VERTICAL = 1" = 10'
 DATE: 04-30-19
 DESIGNED BY: DRY
 DRAWN BY: DRY
 CHECKED BY: TEL
 APPROVED BY: TEL

REVISIONS	DATE	BY
1	2/17/19	DRY

ISSUED FOR
 REVIEW

SHEET C103



REVISIONS	DATE	BY
1	7/17/17	DK

LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

CITY OF FRANKLIN, WI
OAK RIDGE OF FRANKLIN
CONSTRUCTION GRADING PLAN

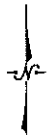
SCALE: HORIZONTAL = 1" = 30' VERTICAL = 1" = 5' DATE: 04-26-18
DESIGNED BY: DKY DRAWN BY: DKY CHECKED BY: LCL
APPROVED BY: [Signature] CITY ENGINEER

ISSUED FOR REVIEW

SHEET C104

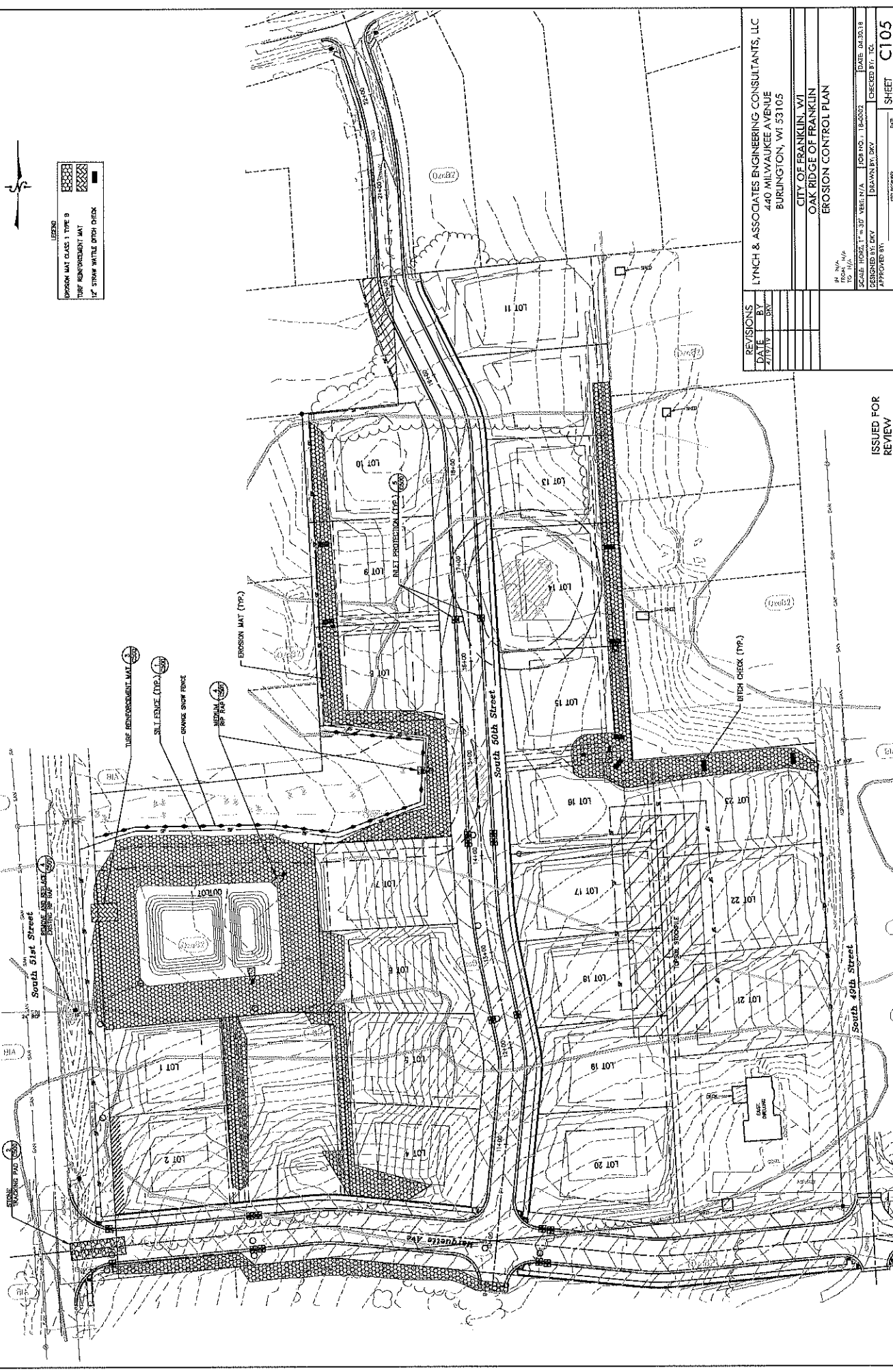
NOTATION: ALL GRADES SHALL BE COMPARED FROM A CERTIFIABLE GRADE BOUND TO THE EXISTING SURFACE. COMPACTED MATERIAL AND SUBMITTALS TO THE CITY ENGINEER ARE REQUIRED.

DATE: 04-26-18



LEGEND

[Pattern]	EROSION MAT CLASS 1 TYPE 9
[Pattern]	TURF REINFORCEMENT MAT
[Pattern]	12" STRAW WATTLE DITCH CHECK



REVISIONS

DATE	BY	DESCRIPTION
7/17/14	BO	

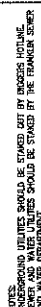
LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

CITY OF FRANKLIN, WI
OAK RIDGE OF FRANKLIN
EROSION CONTROL PLAN

IN CHARGE: [Signature]
PROJECT NO.: 14-0003
DATE: 04/20/14
SCALE: 1"=30' VERT. 1"=100' HORZ.
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

ISSUED FOR REVIEW

SHEET C105



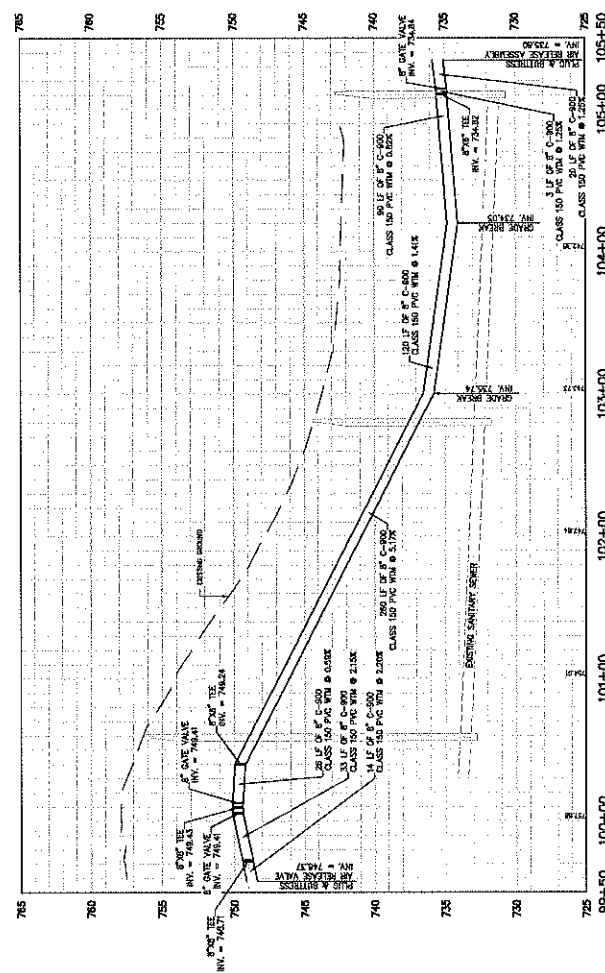
ESTIMATE OF QUANTITIES --SANTARY SEWER			
MATERIAL	QUANTITY	UNIT	
1" PVC LATERAL	211	LF	

ESTIMATE OF QUANTITIES --WATER MAIN			
MATERIAL	QUANTITY	UNIT	
6" DRAIN	3	EACH	
6" GATE VALVE	2	EACH	
8" PVC MAIN	302	LF	
8" MANHOLE	23	LF	
8" LATERAL	187	LF	
8" STOP	7	EACH	
HYDRANT	2	EACH	
BAR REDUCE	2	EACH	

ESTIMATE OF QUANTITIES --SANITARY SEWER		
MATERIAL	QUANTITY	UNIT
5" PVC	211	LF
6" ALUM.		

ESTIMATE OF QUANTITIES --WATER MAIN			
MATERIAL	QUANTITY	UNIT	
CAST IRON PIPE	3	EACH	
CAST IRON VALVE	2	EACH	
CAST IRON MANHOLE	563	LF	
PVC MAIN	23	LF	
APPROXIMATE LEAD	187	LF	
LATERAL	7	EACH	
SHUT OFF	2	EACH	
TRANSITS	2	EACH	
RELEASE VALVE	2	EACH	

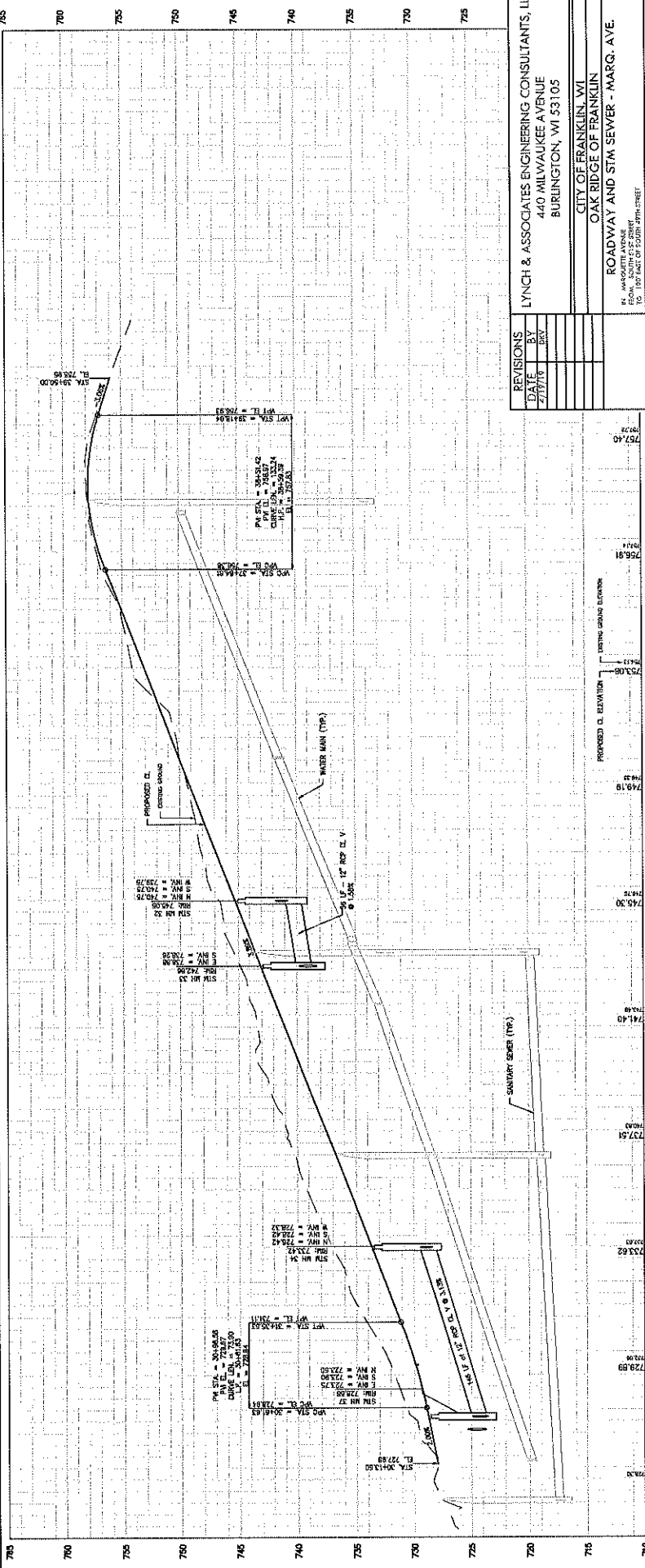
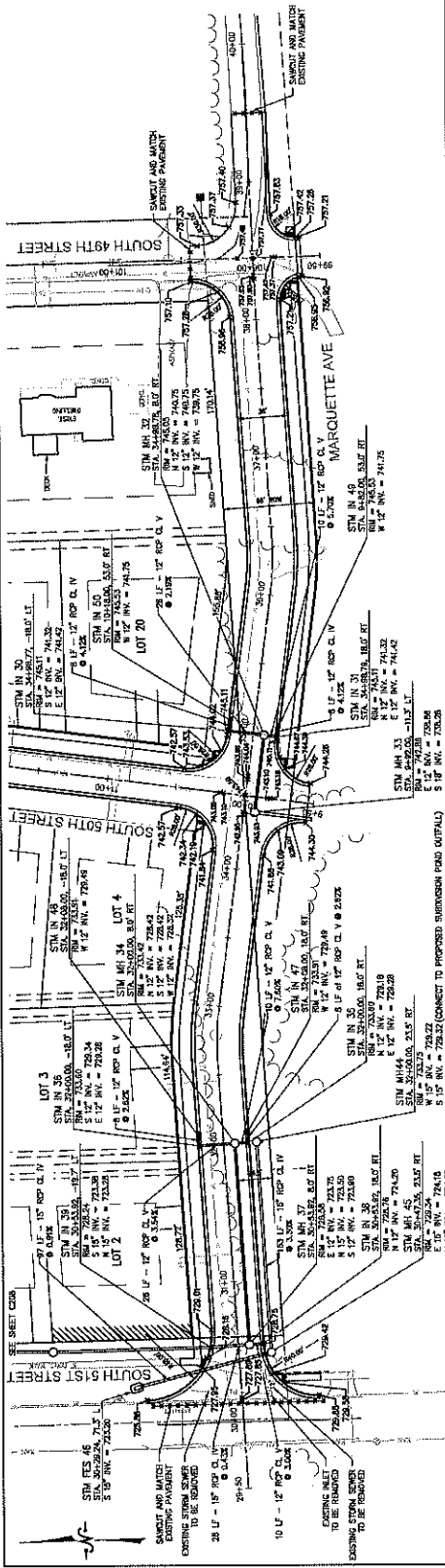
ISSUED FOR
REVIEW



ESTIMATE OF QUANTITIES			
ROADWAY			
MATERIAL	QUANTITY	UNIT	PRICE
ASPHALT	972	TONS	17.00
GRAVEL	1768	TONS	17.00
CONCRETE	1784	YD	17.00
CONCRETE SIDEWALK	4070	YD	17.00

ESTIMATE OF QUANTITIES			
STORM SEWER			
MATERIAL	QUANTITY	UNIT	PRICE
MANHOLE	6	EACH	10.00
PIPE	10	LINEAL FEET	17.00
12" RCP	278	LF	17.00
15" RCP	278	LF	17.00
18" RCP	1	LF	17.00

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 1995 EDITION, WITH THE LATEST REVISIONS.
 2. THE SEWER AND WATER UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
 3. THE SEWER AND WATER UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
 4. THE SEWER AND WATER UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.



REVISIONS		BY	
DATE	BY	DATE	BY
7/17/15	BY		

ISSUED FOR REVIEW

39+00

38+00

37+00

36+00

35+00

34+00

33+00

32+00

31+00

30+00

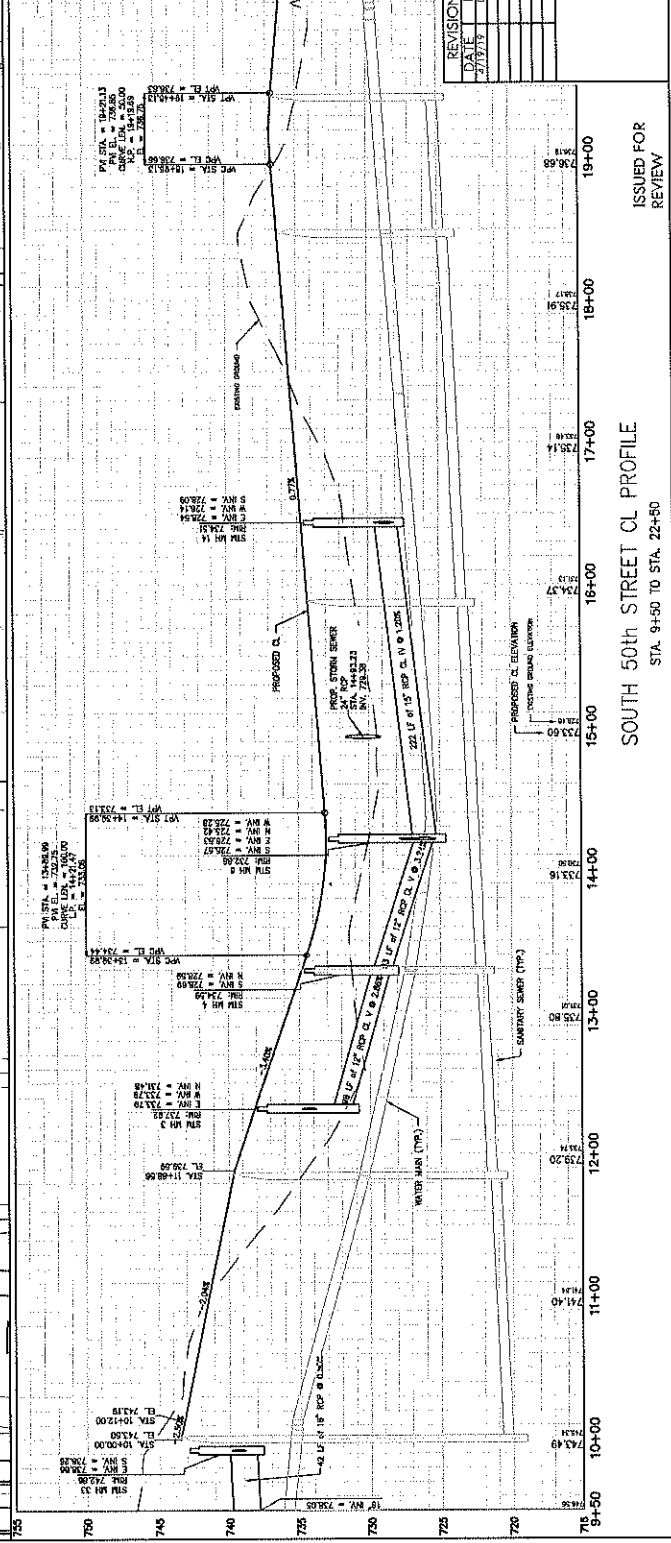
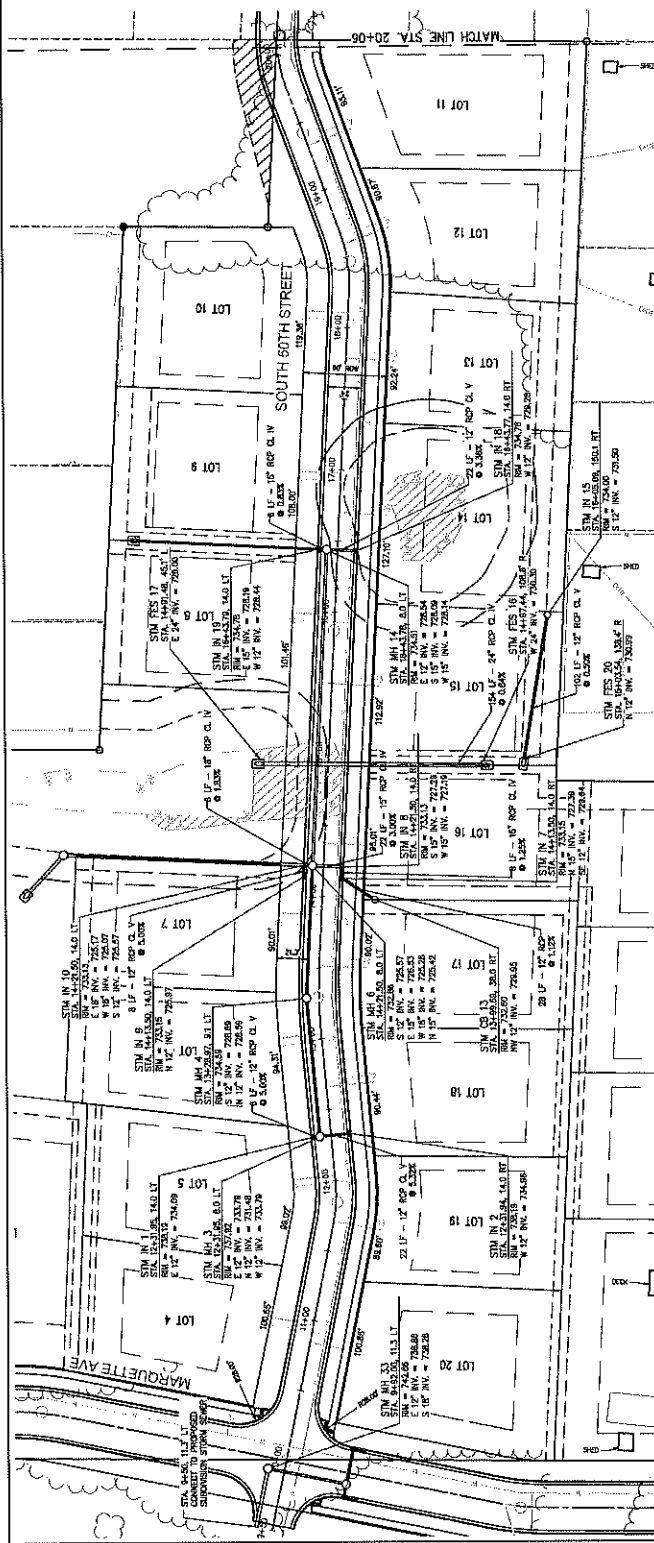
29+50



ESTIMATE OF QUANTITIES		
-ROADWAY-		
MATERIAL	QUANTITY	UNIT
ASPHALT	696	TONS
CRUSHED STONE	1335	TONS
1/2" CRUSHED STONE	2094	LF
CONCRETE SIDEWALK	4440	SF

ESTIMATE OF QUANTITIES		
-STORM SEWER-		
MATERIAL	QUANTITY	UNIT
MANHOLE	4	EACH
12" RCP	378	LF
15" RCP	206	LF
18" RCP	42	LF
24" RCP	154	LF
24" RCP	2	EACH
24" RCP	1	EACH

NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE STATED BY THE DRAWING ENGINEER.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE STATED BY THE DRAWING ENGINEER.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE STATED BY THE DRAWING ENGINEER.

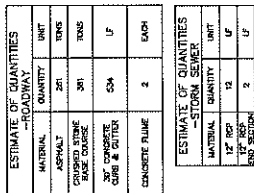


REVISIONS		DATE	BY	CHK
NO.	DESCRIPTION			
1	ISSUED FOR REVIEW	7/17/17	DKY	

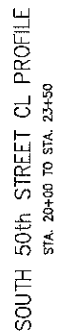
LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC	
440 MILWAUKEE AVENUE	
BURLINGTON, WI 53105	
CITY OF FRANKLIN, WI	
OAK RIDGE OF FRANKLIN	
ROADWAY & STORM SEWER - 50TH ST 10+00-20+00	
IN 50TH STREET	
FROM 10+00 TO 20+00	
SCALE: HORIZONTAL = 1" = 40' VERTICAL = 1" = 4'	
DESIGNED BY: DKY	CHECKED BY: LGL
DATE: 04-20-18	DATE: 04-20-18
APPROVED BY: [Signature]	APPROVED BY: [Signature]
CITY: FRANKLIN, WI	SHEET: C205
PROJECT: 17-001	DATE: 7/17/17

ISSUED FOR REVIEW
STA. 9+50 TO STA. 22+50
SOUTH 50TH STREET CL PROFILE

REVISIONS: 1. ISSUED FOR REVIEW



NOTES:
UNDERGROUND UTILITIES SHOULD BE STAKED OUT BY DIGGERS HOTLINE.
SEWER AND WATER UTILITIES SHOULD BE STAKED BY THE FRANKLIN SEWER
AND WATER DEPARTMENT.
RACHS ARE DIMENSIONED TO THE FACE OF CURB.
RAIN ELEVATIONS ARE TO THE BACK OF CURB.

[illegible]

LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

CITY OF FRANKLIN, WI
OAK RIDGE OF FRANKLIN

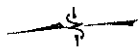
OAK RIDGE OF FRANKLIN
ROADWAY & STM SEWER - 50TH ST 20+00 - 23+50

IN SOUTH 50TH STREET
FROM : 0.000' NORTH OF 146TH QUETTE AVENUE

FROM: 1000 NORTH OF MAXQUETTE AVENUE
TO: WEST MARQUETTE AVE

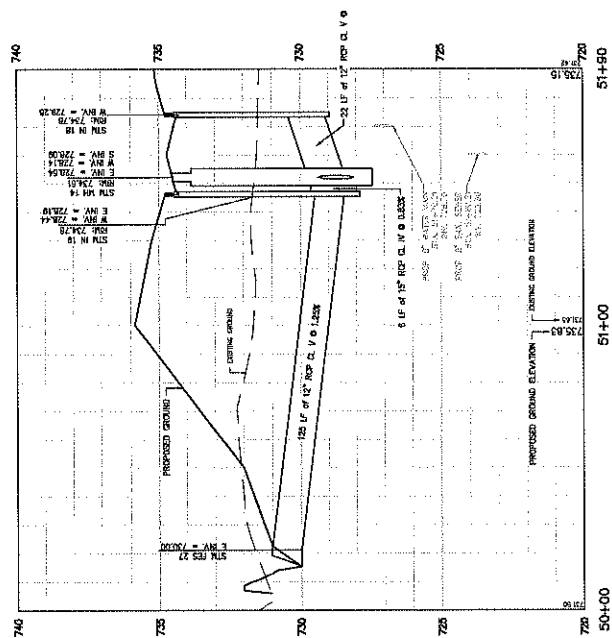
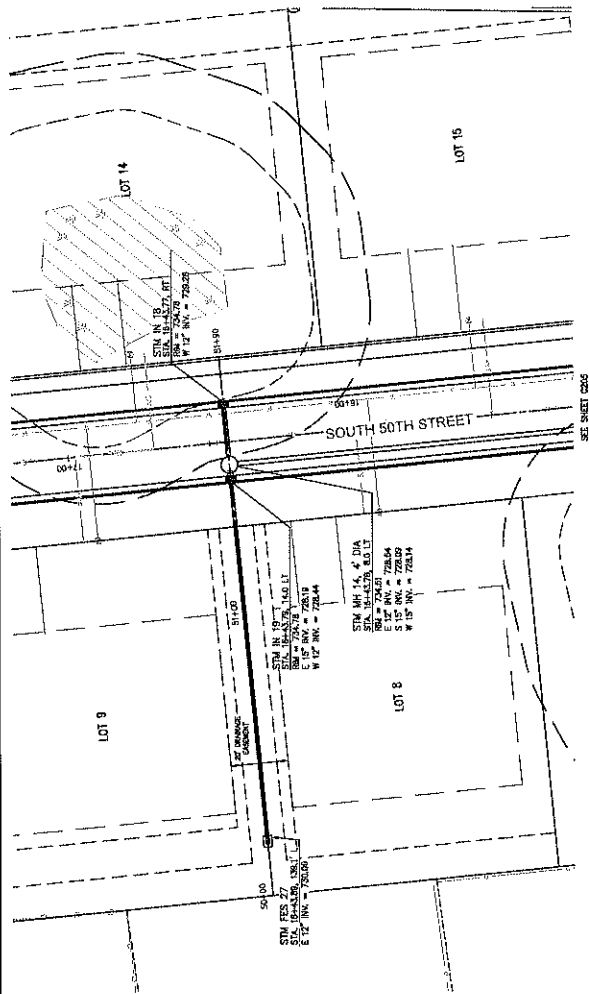
DESIGNED BY: DCV	DRAWN BY: DCV	CHECKED BY: TCI	DATE 04.30.18
SCALE HORIZ: 1" = 40'		JOB NO.: 18-0002	
VERT: 1" = 40'			

APPROVED BY: _____
DATE: _____
SHEET C206



ESTIMATE OF QUANTITIES		
-STORM SEWER		
MATERIAL	QUANTITY	UNIT
12" RCP	130	LF
12" RCP	1	EACH
MANHOLE	1	EACH

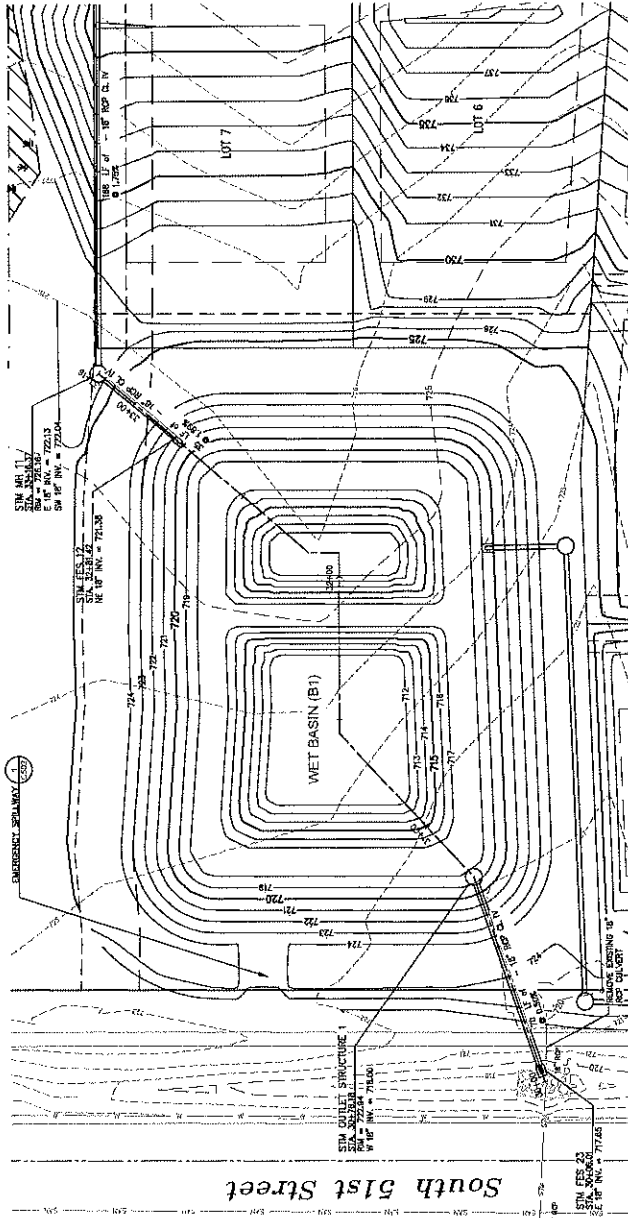
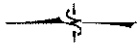
NOTES:
UNDERGROUND UTILITIES SHOULD BE SHOWN BY EXISTING NOTING.
ALL UTILITIES SHOULD BE SHOWN AT THE PROPOSED DEPTH
AND WATER DEPARTMENT.



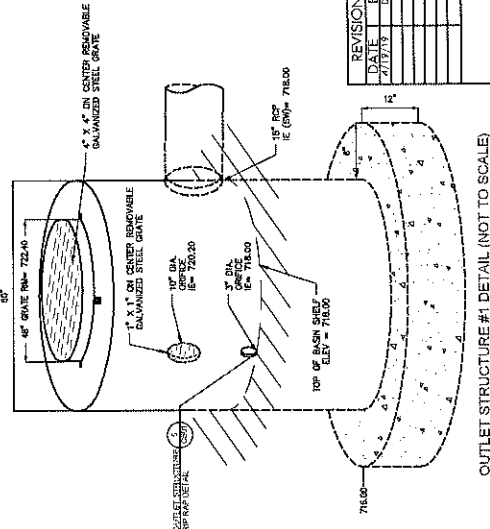
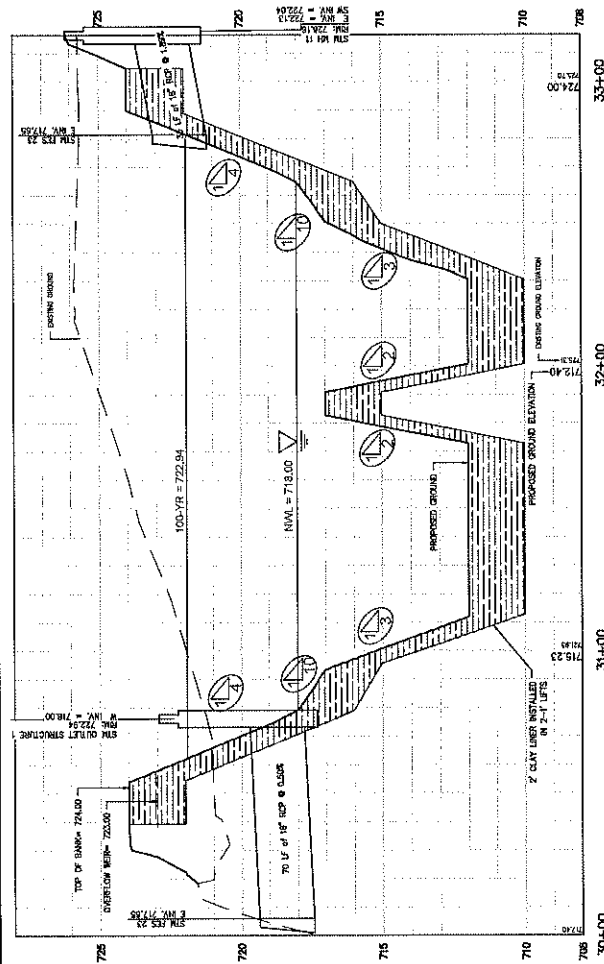
FES 27 to STM MH 14 PROFILE
STA. 50+00 TO STA. 51+00

REVISIONS		BY	
DATE	2/17/19	CHKD	BY
Lynch & Associates Engineering Consultants, LLC		440 MILWAUKEE AVENUE	
		BURLINGTON, WI 53105	
		CITY OF FRANKLIN, WI	
		OAK RIDGE OF FRANKLIN	
		STORM SEWER EASEMENT	
		FOR THE CITY OF FRANKLIN, WI	
		DESIGNED BY: DRY	
		CHECKED BY: DRY	
		DATE: 04/20/19	
		SHEET C207	
		TOTAL SHEETS 217	

ISSUED FOR
REVIEW



ESTIMATE OF QUANTITIES			
MATERIAL	QUANTITY	UNIT	PRICE
MANHOLE	1	EACH	
STRUCTURE	1	PIECE	
18" RCP	293	LF	
24" RCP	2	PIECE	

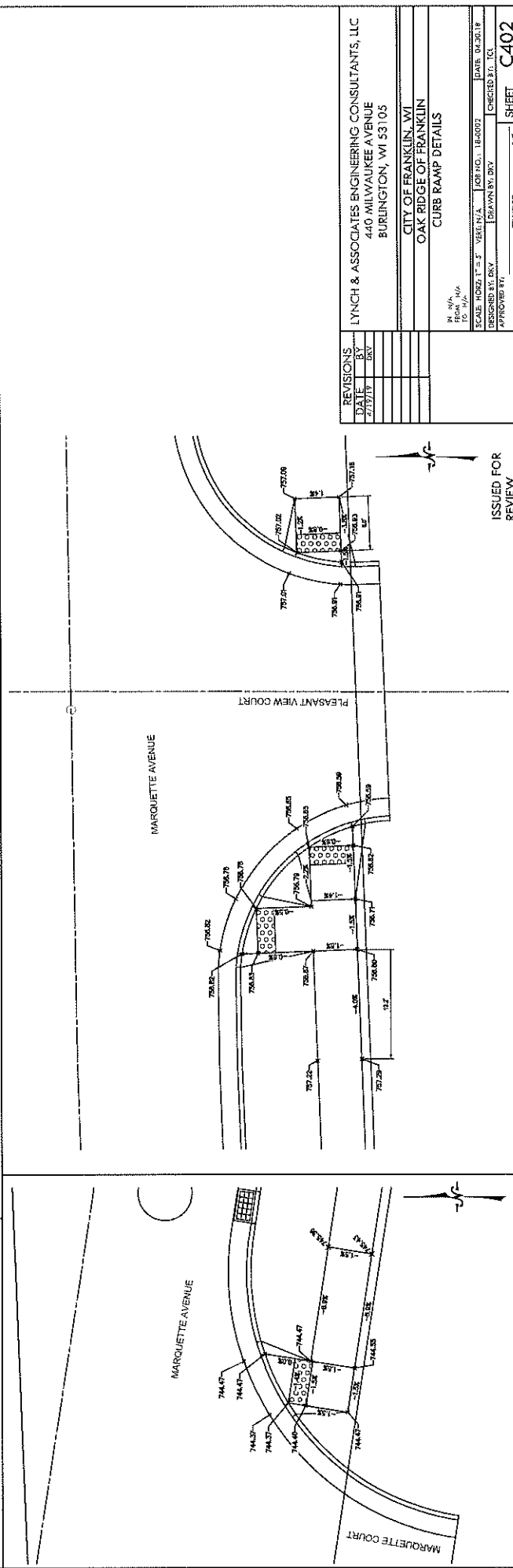


REVISIONS		LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC	
DATE	BY	440 MILWAUKEE AVENUE	
7/17/13	DKV	BURLINGTON, WI 53105	
		CITY OF FRANKLIN, WI	
		OAK RIDGE OF FRANKLIN	
		WET BASIN DETAIL	
		IN CHARGE	DATE 04/30/13
		SCALE: HORIZONTAL = 20' VERTICAL = 2'	JOB NO.: 13-002
		DESIGNED BY: DKV	DRAWN BY: DKV
		APPROVED BY:	CHECKED BY: JCL
		ST. NUMBER	SHEET C401
			4/27/2013 11:17 AM

ISSUED FOR REVIEW

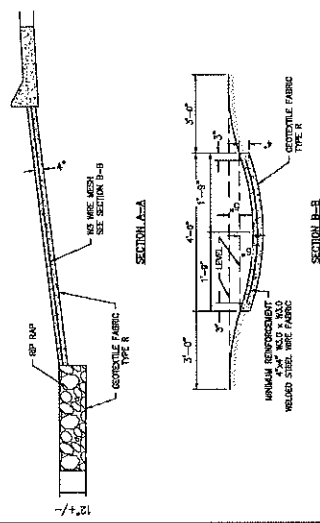
WET BASIN CROSS SECTION PROFILE
STA. 30+00 TO STA. 33+15

30+00 31+00 32+00 33+00

[illegible]

ISSUED FOR
REVIEW

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LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

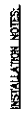
CITY OF FRANKLIN, WI
OAK RIDGE OF FRANKLIN

574330 10012394154555

Why not

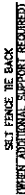
FROM 14/2	VERB. N/A	DATE 04.30.18
TO 14/2	VERB. N/A	

DATE	CITY	SHEET	C500
APPROVED BY:	DRAWN BY: DKY	CHECKED BY: TCI	
DESIGNED BY: DKY			



1. FINISHED SIZE, INCLUDING FLAP, POCKETS WOULD BE REQUIRED, SHALL EXCEED A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REPAIR.
2. THE CONTRACTOR SHALL PROVIDE A METHOD OF MAINTAINING, OR REPAIRING, THE FLAP AND POCKETS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM EXTERIOR THE INLET.
3. INLET PROTECTION SHALL BE PRESENT AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES OLD RIGHDS DURING A 24-HOUR PERIOD. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN 4" AND 6" DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
4. DURING REMOVAL OF INLET PROTECTION, EXCESS SEDIMENT CANNOT BE DISCHARGED INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

5 INLET PROTECTION, TYPE B



GENERAL NOTES:

- [illegible]

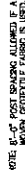
1 SILT FENCE



GENERAL NOTES:

1. FINISHED SIDE, INCLUDING PLUG POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 1" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. TYPICAL PROTECTION TYPE C (WITH CURB BOLL, AN ADDITIONAL 1" OF FABRIC IS MOUNTED AROUND THE TYPICAL PROTECTION TYPE C CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
3. TYPICAL PROTECTION TYPE D (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
4. TYPICAL PROTECTION TYPE E (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
5. TYPICAL PROTECTION TYPE F (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
6. TYPICAL PROTECTION TYPE G (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
7. TYPICAL PROTECTION TYPE H (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
8. TYPICAL PROTECTION TYPE I (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
9. TYPICAL PROTECTION TYPE J (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
10. TYPICAL PROTECTION TYPE K (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
11. TYPICAL PROTECTION TYPE L (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
12. TYPICAL PROTECTION TYPE M (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
13. TYPICAL PROTECTION TYPE N (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
14. TYPICAL PROTECTION TYPE O (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
15. TYPICAL PROTECTION TYPE P (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
16. TYPICAL PROTECTION TYPE Q (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
17. TYPICAL PROTECTION TYPE R (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
18. TYPICAL PROTECTION TYPE S (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
19. TYPICAL PROTECTION TYPE T (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
20. TYPICAL PROTECTION TYPE U (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
21. TYPICAL PROTECTION TYPE V (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
22. TYPICAL PROTECTION TYPE W (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
23. TYPICAL PROTECTION TYPE X (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
24. TYPICAL PROTECTION TYPE Y (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.
25. TYPICAL PROTECTION TYPE Z (WITH CURB BOLL) SHALL BE USED TO PROTECT THE CURB BOLL.

④ INLET PROTECTION: TYPE C



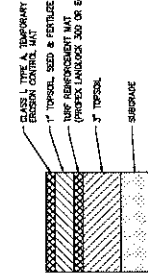
This drawing based on Wisconsin
Department of Transportation
Standard Detail Drawing 8 E 9-B.

STONE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2 1/2"	90-100
1 1/2"	25-50
3/4"	0-25
3/8"	0-5

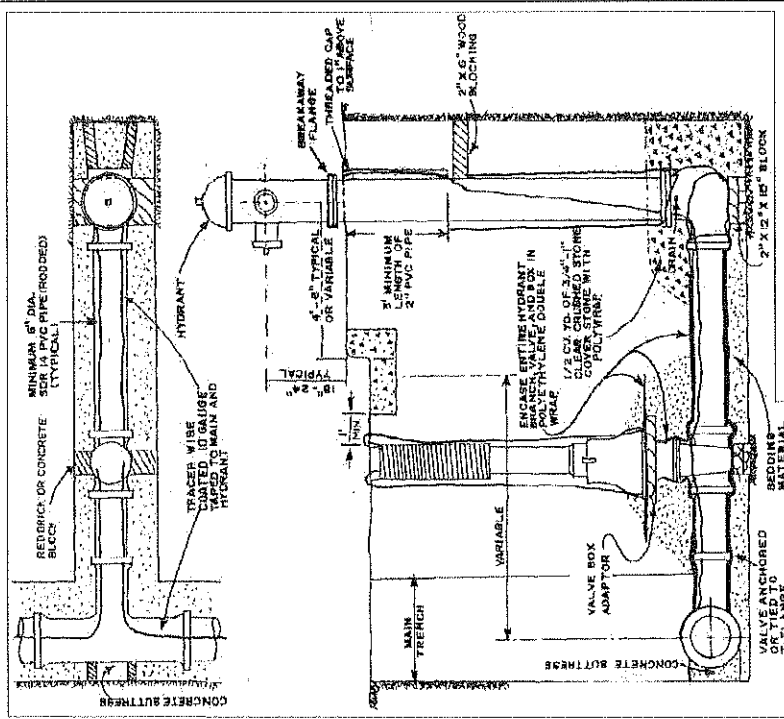
ALTERNATE - MEET GRADATION FOR W850UT
 SELECT CRUSHED MATERIAL, SECTION 312
 OF STANDARD SPECIFICATIONS FOR ROAD
 AND STRUCTURE CONSTRUCTION.



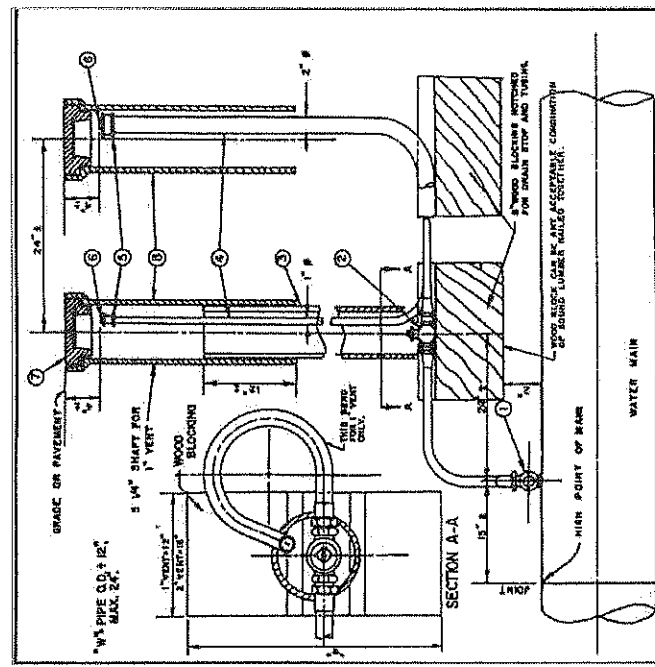
2 STONE TRACKING PAD



3 TURF REINFORCEMENT MAT



FIRE HYDRANT DETAIL 4 C503

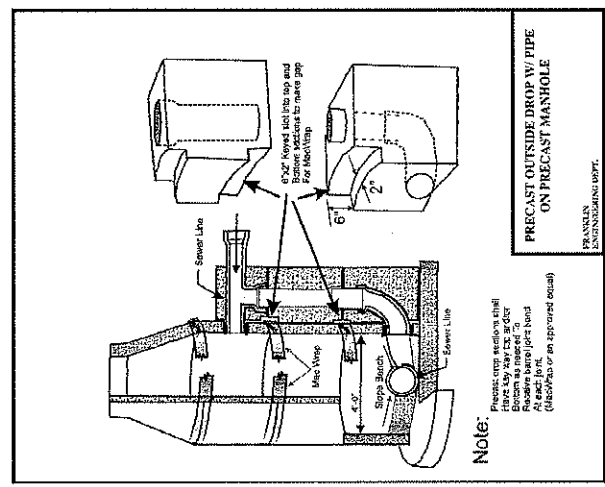


REF: SEC. 4.12.1

AIR RELEASE ASSEMBLY (VALVE BOX TYPE)

NOT TO SCALE JULY 1987 FILE NO. 42

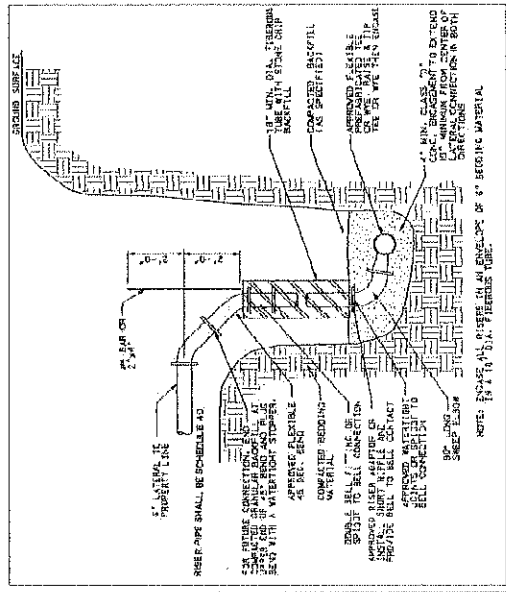
ITEM NO.	DESCRIPTION
1	COMPARISON STOP
2	GRAIN STOP, EQUAL TO MODEL N-1210
3	5\"/>



PRECAST OUTSIDE DROP W/ PIPE ON PRECAST MANHOLE

Note:

Precast drop section is still
 1. 1/2\"/>



RISER DETAIL 4 C503

REVISIONS

DATE	BY
7/17/17	DN

LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53105

CITY OF FRANKLIN, WI
 OAK RIDGE OF FRANKLIN

CONSTRUCTION DETAILS

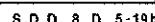
BY: N/A
 DATE: N/A

SCALE: 3/8\"/>

ISSUED FOR REVIEW

SHEET C504

GENERAL NOTES



ISSUED FOR REVIEW	REVISIONS		LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC 440 MILWAUKEE AVENUE BURLINGTON, WI 53105			
	DATE	BY				
	2/17/19	DKV				
			CITY OF FRANKLIN, WI			
			OAK RIDGE OF FRANKLIN			
CONSTRUCTION DETAILS						
		IN	BY	FOR	DATE	
		FRANK	N/A			
		TC	N/A			
		SCALE	HORIZ N/A	VERT N/A	JOB NO. - 18-0002	
		DESIGNED BY: DKV	CHECKED BY: TCL		DATE: 04/24/18	
		APPROVED BY:	DRAWN BY: DKV			
		SHEET C505				

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/21/19
REPORTS & RECOMMENDATIONS	AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTIES GENERALLY LOCATED SOUTH OF THE INTERSECTION OF WEST LOOMIS ROAD AND WEST RYAN ROAD, INCLUDING PORTIONS OF WHAT WAS FORMERLY 11205 WEST RYAN ROAD (THE EASTERN PORTION OF OUTLOT 1 AND THE SOUTHERN PORTION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9095) FROM BUSINESS PARK USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES USE (APPROXIMATELY 26.1 ACRES) (MILLS HOTEL WYOMING, LLC, APPLICANT)	ITEM NUMBER <i>G.4.</i>

At their May 9, 2019 meeting, the Plan Commission recommended approval of an ordinance providing for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for properties generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (the eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095) from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use, such property bearing Tax Key Nos. 891-9008-000 and 891-9010-000 (Mills Hotel Wyoming, LLC, Applicant).

COUNCIL ACTION REQUESTED

A motion to adopt Ordinance 2019-_____, an ordinance providing for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for properties generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (the eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095) from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use, such property bearing Tax Key Nos. 891-9008-000 and 891-9010-000 (Mills Hotel Wyoming, LLC, Applicant).

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

ORDINANCE NO. 2019-_____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN
2025 FUTURE LAND USE MAP FOR PROPERTIES GENERALLY LOCATED SOUTH
OF THE INTERSECTION OF WEST LOOMIS ROAD AND WEST RYAN ROAD,
INCLUDING PORTIONS OF WHAT WAS FORMERLY 11205 WEST RYAN ROAD
(THE EASTERN PORTION OF OUTLOT 1 AND THE SOUTHERN PORTION OF LOT 2
OF CERTIFIED SURVEY MAP NO. 9095) FROM BUSINESS PARK USE AND AREAS
OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL USE AND
AREAS OF NATURAL RESOURCE FEATURES USE
(APPROXIMATELY 26.1 ACRES)
(MILLS HOTEL WYOMING, LLC, APPLICANT)

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

WHEREAS, Mills Hotel Wyoming, LLC has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for properties generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (the eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095) from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on May 9, 2019, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for properties generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (the eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095) from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on May 21, 2019; and

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

- SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for properties generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (the eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095) from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use. Such properties are more particularly described within Resolution No. 2019 ____ of even-date herewith.
- SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.
- SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.
- SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

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

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this ____ day of _____, 2019.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES ____ NOES ____ ABSENT ____



REPORT TO THE PLAN COMMISSION

Meeting of May 9, 2019

**Comprehensive Master Plan Amendment, Rezoning and Preliminary
Plat Approval**

RECOMMENDATION: City Development Staff recommends approval of the proposed Comprehensive Master Plan Amendment, Rezoning and Preliminary Plat Approval subject to the conditions in the draft resolutions.

Project Name:	Mills Hotel Wyoming/Bear Development Comprehensive Master Plan Amendment, Rezoning and Preliminary Plat (aka Ryan Meadows)
Project Address:	Generally located southwest of W. Loomis Road, south of W. Ryan Road and west of S. 112 th Street, including 11205 W. Ryan Road
Applicant:	Bear Development, LLC
Owners (property):	Mills Hotel Wyoming, LLC
Current Zoning:	R-2 Estate Single Family Residence District, M-1 Light Industrial & C-1 Conservancy District
2025 Future Land Use:	Business Park, Areas of Natural Resource Features, and Residential
Use of Surrounding Properties:	Single-family residential to the north, east as well as the Irish Cottage to the north and agricultural land to the south and west
Applicant Action Requested:	Recommendation of approval of the Comprehensive Master Plan amendments, Rezoning and Preliminary Plat.

Project Description and Analysis:

On March 13, 2019, the applicant filed a Comprehensive Master Plan Amendment Application and Rezoning Application with the Department of City Development requesting approval to subdivide three existing parcels bearing Tax Key Nos. 891-9009-000, 891-9010-000, and 891-9008-000 and a fourth parcel currently under contract to purchase at 892-993-001 into lots for single family residential usage, industrial usage and resulting outlots to accommodate stormwater and natural areas. The applicant is also proposing to amend the City Comprehensive Master Plan for approximately 26.11 acres and to rezone for approximately 50.67 acres of land generally located southwest of W. Loomis Road, south of W. Ryan Road and west of S. 112th Street to match up with the proposed outer lots of the accompanying preliminary plat. The request would amend the Comprehensive Master Plan of the proposed areas as follows:

- Area Two: From Business Park to Residential (22.79 acres).
- Area 3: From Business Park to Residential (3.32 acres).

The application for rezoning proposes to amend the properties as follows:

- Area One: From R-2 Estate Single-Family Residence District to M-1 Limited Industrial District (24.56 acres).
- Area Two: From R-2 Estate Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District (22.79 acres).
- Area 3: From M-1 Limited Industrial District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District (3.32 acres).

The Preliminary Plat shows the resulting subdivision for residential and light industrial areas stemming from a previous request in 2018 and this proposal. The resulting amount of single family residential lots shown in the R-6 area is 78 residential lots. The resulting amount of light industrial area in the resulting M-1 district is four (4) lots.

It should be noted that the proposed "Outlot 2" consists of property recently contracted to purchase and at the time of the writing of this staff summary, it is understood by staff the property has not yet been closed on. Therefore, the proposed comprehensive land use amendment and rezoning for this particular property, with Tax Key Number 892-9993-001, would need to come back for an amendment to match adjacent properties and their respective Comprehensive Master Plan and Zoning Designations prior to final plat consideration by the City.

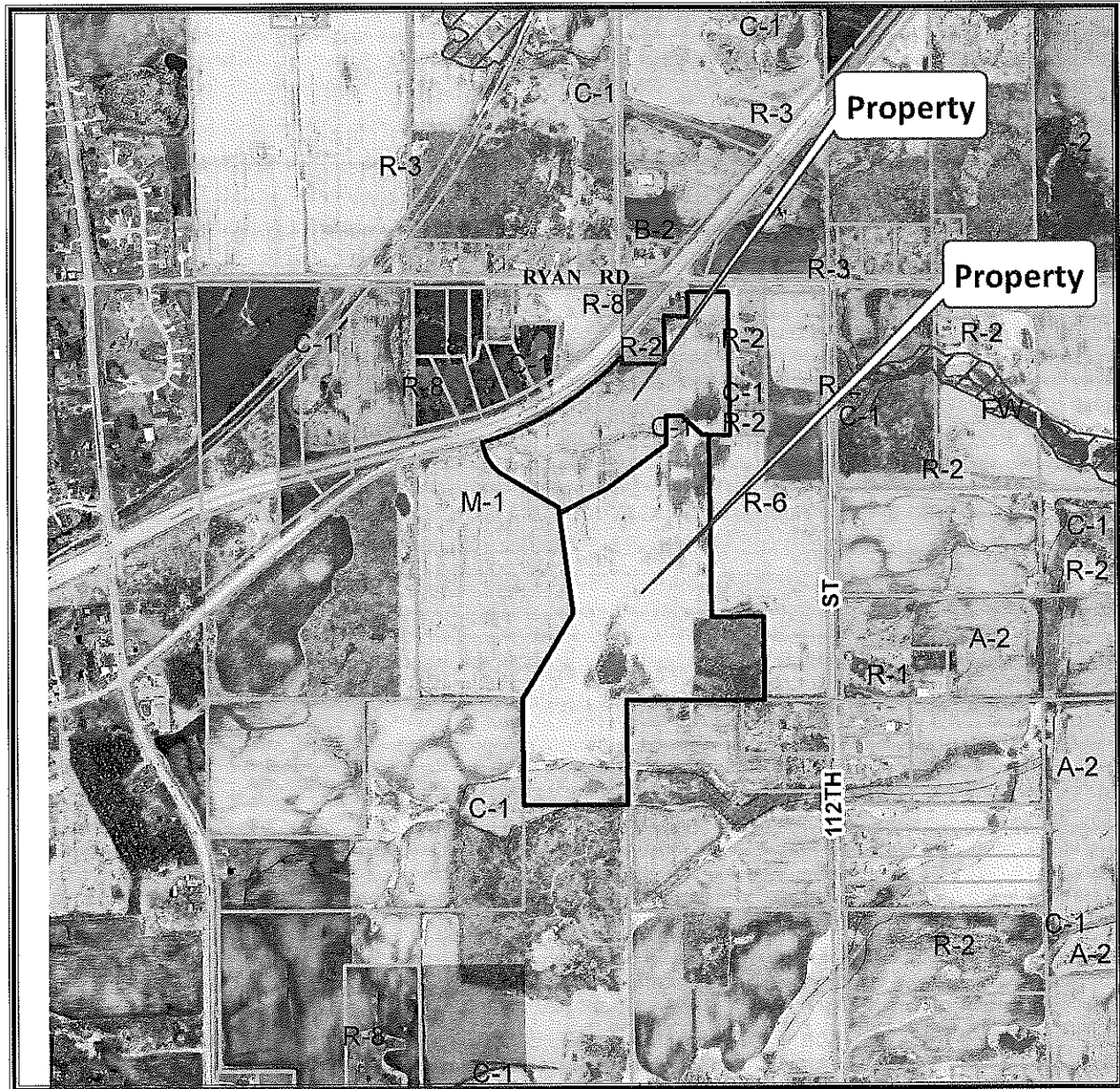
Please Note: As of the writing of this staff summary, the applicant has notified staff setback widths mentioned in staff comments nos. 2 and 24 for the residential lots will be shown on a revised set of plans, to be placed on the seats of the Commission members the night of the meeting.

Staff Recommendation:

City Development Staff recommends approval of the proposed Comprehensive Land Use Map Amendments, Rezoning and Preliminary Plat, subject to the conditions in the draft resolutions.



TKNs: 891 9008 000 and 891 9010 000



Planning Department
(414) 425-4024

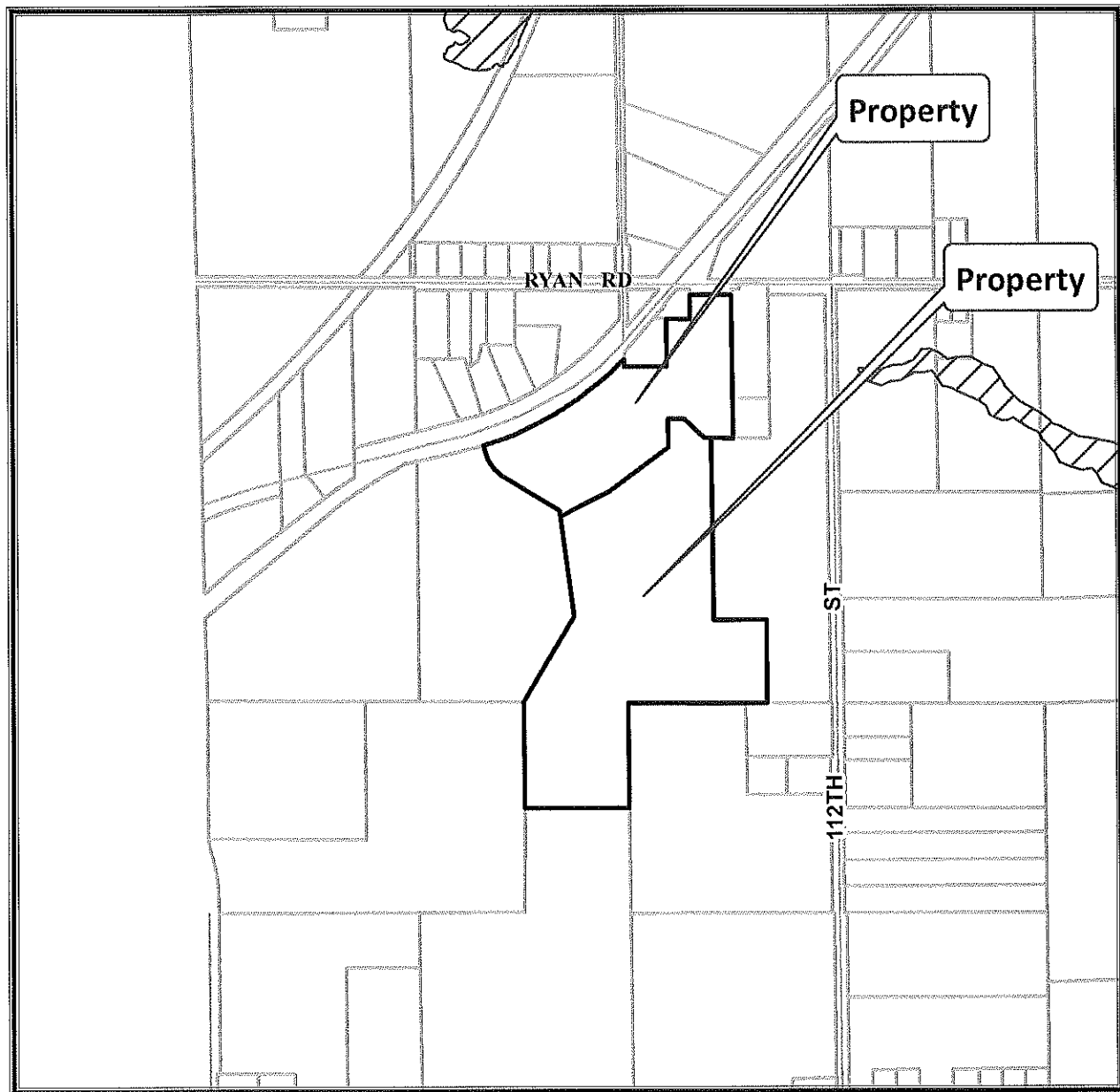
0 600 1,200 2,400 Feet

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.





TKNs: 891 9008 000 and 891 9010 000



Planning Department
(414) 425-4024

0 600 1,200 2,400 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.



2017 Aerial Photo



April 25, 2019

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

Re: Mills Hotel Wyoming Comprehensive Plan Amendment

Dear Mr. Kohout:

Please accept this letter and the enclosed submittal materials as formal application for an amendment request to the City of Franklin Comprehensive Plan. Bear Development is acting on behalf of the owner of record, Mills Wyoming Hotel, LLC.

Project Summary

Mills Wyoming Hotel, LLC is the owner of record of approximately 130 acres of land in the City of Franklin. The land is located on the east side of STH 36 and lies south of Ryan Road. The property is included in the area commonly known as Planning Area G.

Last year, Mills Hotel Wyoming, LLC submitted a petition to amend the Comprehensive Plan, based on a Conceptual Site Plan. The amendment was granted, however, as the project has advanced into the design engineering and platting stages, we have found it necessary to request further amendments so that the Preliminary Plat and Comprehensive Plan are consistent.

Current Plan Designation-South Side of Loomis Road

The subject property (approximately 130 acres) is located on the east side of STH 36 and is designated as Business Park and Residential

Proposed Comprehensive Plan Amendment- South Side of Loomis Road

Mills Hotel Wyoming, LLC is respectfully requesting a Comprehensive Plan Amendment for portions of the subject property to be changed from the designation "Business Park" to the "Residential" designation.

A legal description and graphic exhibit is enclosed for your reference and review.

We feel the mix of land use shown on the Preliminary Plat offers an opportunity to create a development opportunity for Planning Area G that meets the goals of the Comprehensive Plan while providing a diverse land uses that will ensure a successful project.

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

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



City of Franklin

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov

Date of Application: _____

COMPREHENSIVE MASTER PLAN AMENDMENT (CMP) APPLICATION

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

Applicant (Full Legal Name[s]):

Name: S.R. Mills
Company: Bear Development, LLC
Mailing Address: 4011 80th Street
City / State: Kenosha, WI Zip: 53142
Phone: (262) 842-0556
Email Address: dan@beardevelopment.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: 11327 W. Ryan Road (rear parcel)
Property Owner(s): Eugene & Marlene Magarich

Mailing Address: 11327 W. Ryan Road
City / State: Franklin, WI Zip: 53132
Email Address: _____

Tax Key Nos: Part of 892-9893-001

Existing Zoning: R2 and C1
Existing Use: Vacant
Proposed Use: Outlot/Open Space/Storm Water Management
CMP Land Use Identification: Business Park

**Property specific information may be inapplicable and not required if the requested amendment does not apply to specific property.*

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

Comprehensive Master Plan Amendment submittals for review must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: ☐ \$125.00
- ☒ Legal Description for the subject property (WORD.doc or compatible format) *if applicable.*
- ☒ Seven (7) complete collated sets of Application materials to include:
 - ☒ Seven (7) copies of a written Project Narrative, including a specific, detailed description of the proposed amendment, its intent, impacts, and consistency with the Comprehensive Master Plan.
 - ☒ Seven (7) folded copies of a Site Development Plan/Map, drawn to a reasonable scale (at least 11"x17" or as determined by the City Planner or City Engineer) identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural resource features, as applicable.
- ☒ Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in Adobe PDF (and AutoCAD compatible format (where applicable)).
- ☐ Additional Information as may be required.

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Requires a Class I Public Hearing notice at least 30 days before the Common Council meeting.
- All Comprehensive Master Plan Amendment requests require Plan Commission review and recommendation and Common Council approval.

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

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

Signature - Property Owner S.R. Mills
Name & Title (PRINT) _____

Date: April 16th 2019

Signature - Property Owner _____
Name & Title (PRINT) _____

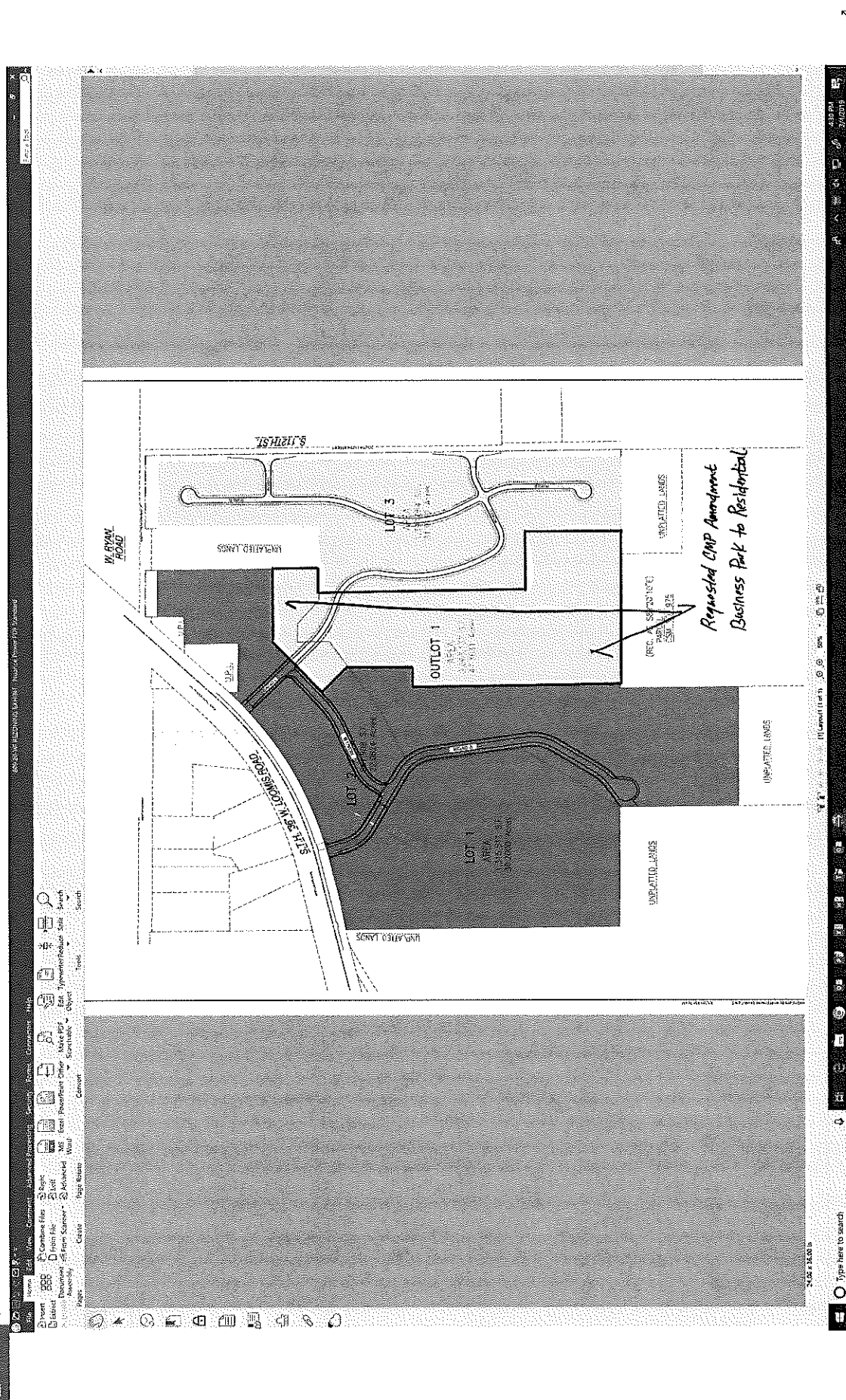
Date: _____

Signature - Applicant _____
Name & Title (PRINT) _____

Date: _____

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

Date: _____



LEGAL DESCRIPTION:

Part of Outlot 1 of Certified Survey Map No. 9505, located in the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the southeast corner of said Outlot 1; thence North 89°42'41" West along the south line of said Outlot 1, 844.14 feet; thence North 01°10'06" West, 1155.10 feet; thence North 89°25'17" East, 116.04 feet; thence North 00°34'43" West, 359.81 feet to the north line of said Outlot 1; thence North 53°26'01" East along said north line, 169.70 feet; thence North 00°51'07" West along said north line, 180.39 feet; thence South 89°28'18" East along said north line, 102.69 feet; thence South 46°55'39" East along said north line, 177.07 feet; thence South 89°44'26" East along said north line, 41.64 feet to the northeast corner of said Outlot 1; thence South 00°36'33" East along the east line of said Outlot 1, 1153.26 feet; thence North 89°23'27" East along said east line, 330.12 feet; thence South 00°36'33" East along said east line, 529.83 feet to the Point of Beginning.

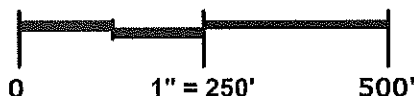
Containing 992,963 sq. ft. (22.7953 acres) more or less

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N89°25'17"E	116.04'
L2	N53°26'01"E	169.70'
L3	N00°51'07"W	180.39'
L4	S89°28'18"E	102.69'
L5	S46°55'39"E	177.07'
L6	S89°44'26"E	41.64'



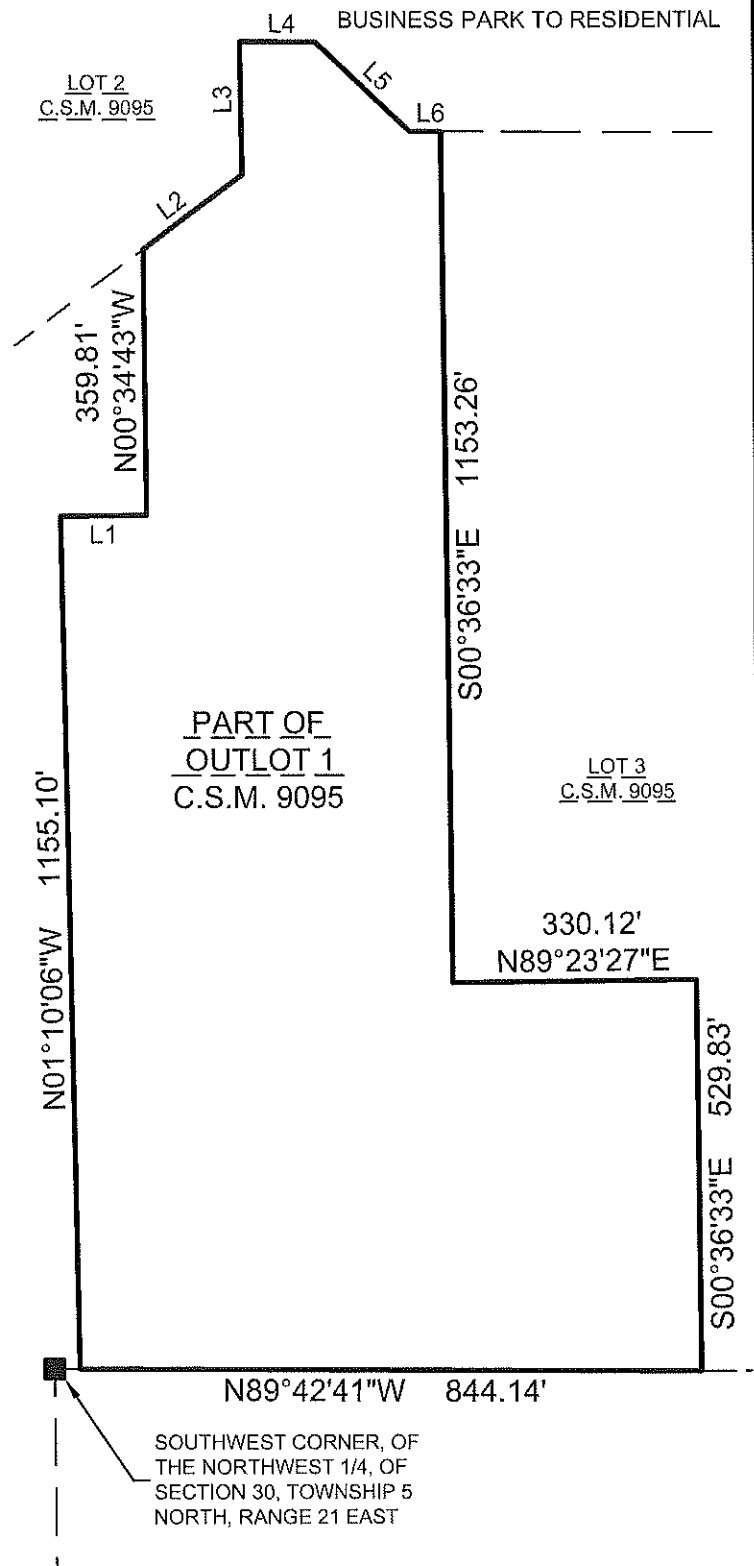
GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of N00°34'43"W.

"ZONING AREA TWO" PROPERTY IS CURRENTLY ZONED AS R-2 AND C-1 TO BE ZONED AS R-6

REQUESTED CMP AMENDMENT:
BUSINESS PARK TO RESIDENTIAL



CMP EXHIBIT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#809.20

04/25/19

LEGAL DESCRIPTION:

Part of Lot 2 of Certified Survey Map No. 9505, located in the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the southeast corner of said Lot 2; thence North 89°44'26" West along the south line of said Lot 2, 177.55 feet; thence North 46°55'39" West along said line, 177.07 feet; thence North 89°28'18" West along said line, 102.69 feet; thence South 00°51'07" East along said line, 180.39 feet; thence South 53°26'01" West along said line, 169.70 feet; thence North 00°34'43" West, 5.31 feet; thence North 44°24'10" West, 200.97 feet; thence North 45°57'27" East, 382.31 feet; thence North 89°25'17" East, 406.44 feet to a point on the east line of said Lot 2; thence South 00°34'43" East along the east line of said Lot 2, 260.00 feet to the Point of Beginning.

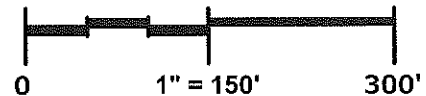
Containing 144,762 sq. ft. (3.3233 acres) more or less

"ZONING AREA THREE"
PROPERTY IS CURRENTLY ZONED
AS M-1 AND C-1 TO BE ZONED AS R-6

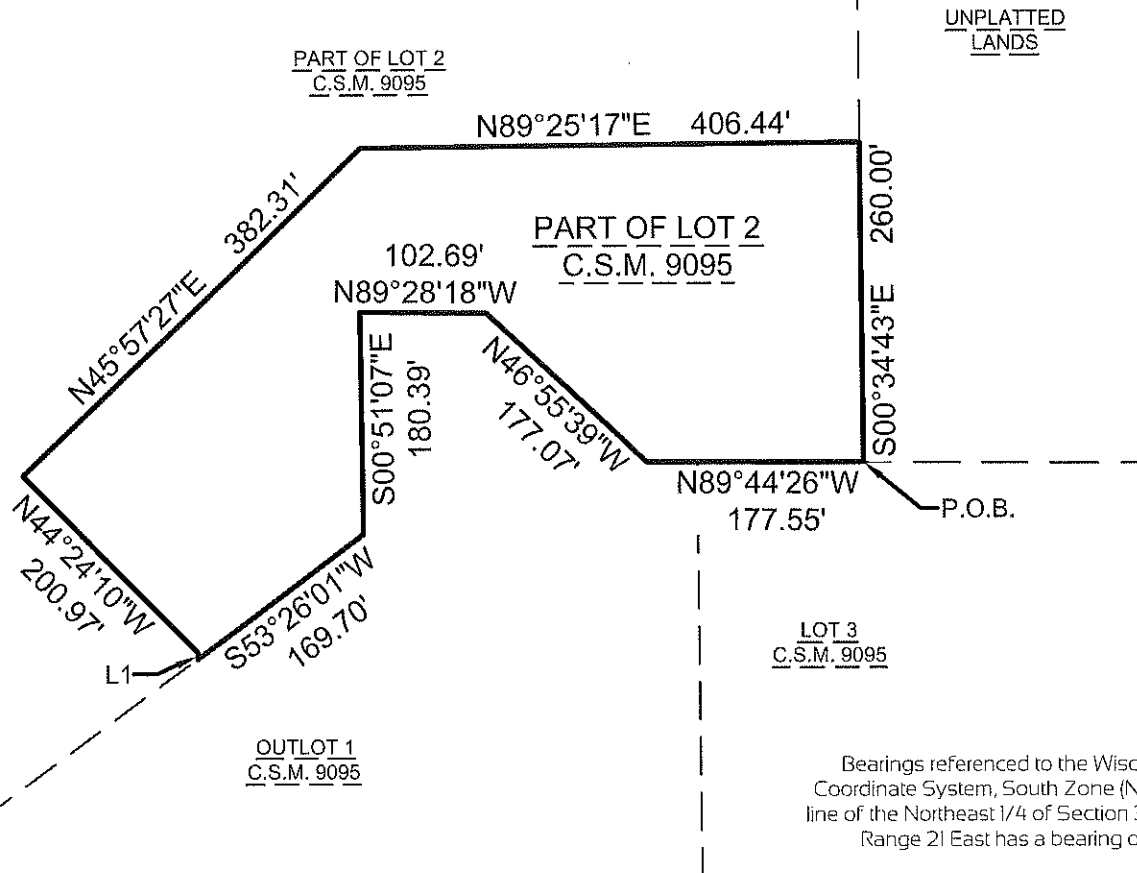
REQUESTED CMP AMENDMENT:
BUSINESS PARK TO RESIDENTIAL



GRAPHICAL SCALE (FEET)



LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N00°34'43"W	5.31'



CMP EXHIBIT

04/25/19

PINNACLE ENGINEERING GROUP

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PLAN | DESIGN | DELIVER

PEC JOB#809.20

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/21/19
REPORTS & RECOMMENDATIONS	AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE THE WESTERN PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9095 FROM R-2 ESTATE/SINGLE-FAMILY RESIDENCE DISTRICT TO M-1 LIMITED INDUSTRIAL DISTRICT, TO REZONE THE EASTERN PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9095 FROM R-2 ESTATE/SINGLE-FAMILY RESIDENCE DISTRICT AND C-1 CONSERVANCY DISTRICT TO R-6 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT AND TO REZONE THE SOUTHERN PORTION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9095 FROM M-1 LIMITED INDUSTRIAL DISTRICT AND C-1 CONSERVANCY DISTRICT TO R-6 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT (PROPERTIES GENERALLY LOCATED SOUTH OF THE INTERSECTION OF WEST LOOMIS ROAD AND WEST RYAN ROAD, INCLUDING PORTIONS OF WHAT WAS FORMERLY 11205 WEST RYAN ROAD (THE WESTERN AND EASTERN PORTION OF OUTLOT 1 AND THE SOUTHERN PORTION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9095)(APPROXIMATELY 50.69 ACRES)(MILLS HOTEL WYOMING, LLC, APPLICANT)	ITEM NUMBER <i>6.5.</i>
<p>At their April 4, 2019 meeting, following a properly noticed public hearing, the Plan Commission recommended approval of an ordinance providing for the rezoning of the western portion of Outlot 1 of Certified Survey Map No. 9095 from R-2 Estate/Single-Family Residence District to M-1 Limited Industrial District, the eastern portion of Outlot 1 of Certified Survey Map No. 9095 from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District and the southern portion of Lot 2 of Certified Survey Map No. 9095 from M-1 Limited Industrial District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, such land being generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (the western and eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095).</p>		

COUNCIL ACTION REQUESTED

A motion to adopt Ordinance 2019-_____, an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone the western portion of Outlot 1 of Certified Survey Map No. 9095 from R-2 Estate/Single-Family Residence District to M-1 Limited Industrial District, the eastern portion of Outlot 1 of Certified Survey Map No. 9095 from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District and the southern portion of Lot 2 of Certified Survey Map No. 9095 from M-1 Limited Industrial District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, such land being generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (the western and eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095).



REPORT TO THE PLAN COMMISSION

Meeting of May 9, 2019

**Comprehensive Master Plan Amendment, Rezoning and Preliminary
Plat Approval**

RECOMMENDATION: City Development Staff recommends approval of the proposed Comprehensive Master Plan Amendment, Rezoning and Preliminary Plat Approval subject to the conditions in the draft resolutions.

Project Name:	Mills Hotel Wyoming/Bear Development Comprehensive Master Plan Amendment, Rezoning and Preliminary Plat (aka Ryan Meadows)
Project Address:	Generally located southwest of W. Loomis Road, south of W. Ryan Road and west of S. 112 th Street, including 11205 W. Ryan Road
Applicant:	Bear Development, LLC
Owners (property):	Mills Hotel Wyoming, LLC
Current Zoning:	R-2 Estate Single Family Residence District, M-1 Light Industrial & C-1 Conservancy District
2025 Future Land Use:	Business Park, Areas of Natural Resource Features, and Residential
Use of Surrounding Properties:	Single-family residential to the north, east as well as the Irish Cottage to the north and agricultural land to the south and west
Applicant Action Requested:	Recommendation of approval of the Comprehensive Master Plan amendments, Rezoning and Preliminary Plat.

Project Description and Analysis:

On March 13, 2019, the applicant filed a Comprehensive Master Plan Amendment Application and Rezoning Application with the Department of City Development requesting approval to subdivide three existing parcels bearing Tax Key Nos. 891-9009-000, 891-9010-000, and 891-9008-000 and a fourth parcel currently under contract to purchase at 892-993-001 into lots for single family residential usage, industrial usage and resulting outlots to accommodate stormwater and natural areas. The applicant is also proposing to amend the City Comprehensive Master Plan for approximately 26.11 acres and to rezone for approximately 50.67 acres of land generally located southwest of W. Loomis Road, south of W. Ryan Road and west of S. 112th Street to match up with the proposed outer lots of the accompanying preliminary plat. The request would amend the Comprehensive Master Plan of the proposed areas as follows:

- Area Two: From Business Park to Residential (22.79 acres).
- Area 3: From Business Park to Residential (3.32 acres).

The application for rezoning proposes to amend the properties as follows:

- Area One: From R-2 Estate Single-Family Residence District to M-1 Limited Industrial District (24.56 acres).
- Area Two: From R-2 Estate Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District (22.79 acres).
- Area 3: From M-1 Limited Industrial District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District (3.32 acres).

The Preliminary Plat shows the resulting subdivision for residential and light industrial areas stemming from a previous request in 2018 and this proposal. The resulting amount of single family residential lots shown in the R-6 area is 78 residential lots. The resulting amount of light industrial area in the resulting M-1 district is four (4) lots.

It should be noted that the proposed "Outlot 2" consists of property recently contracted to purchase and at the time of the writing of this staff summary, it is understood by staff the property has not yet been closed on. Therefore, the proposed comprehensive land use amendment and rezoning for this particular property, with Tax Key Number 892-9993-001, would need to come back for an amendment to match adjacent properties and their respective Comprehensive Master Plan and Zoning Designations prior to final plat consideration by the City.

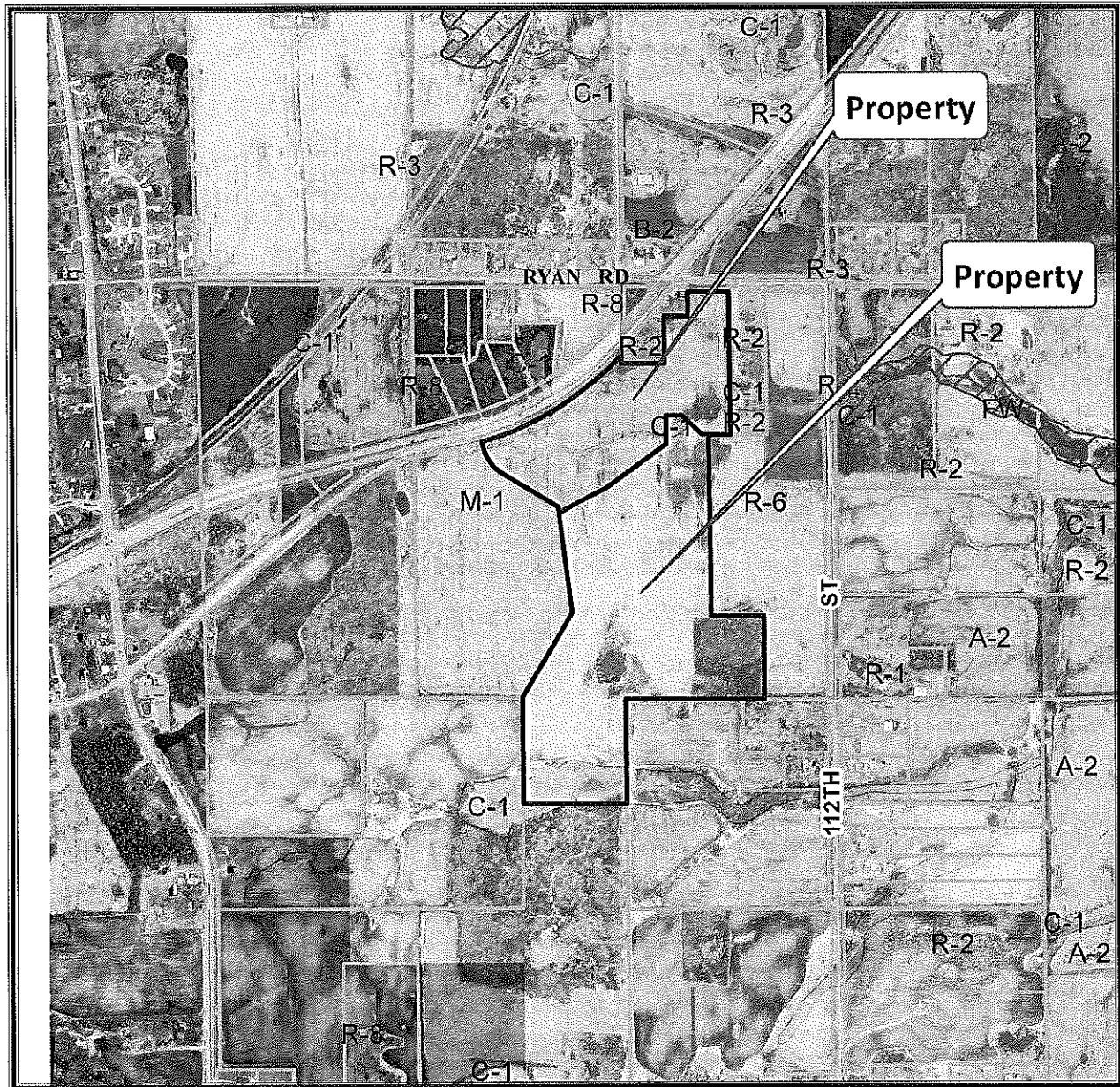
Please Note: As of the writing of this staff summary, the applicant has notified staff setback widths mentioned in staff comments nos. 2 and 24 for the residential lots will be shown on a revised set of plans, to be placed on the seats of the Commission members the night of the meeting.

Staff Recommendation:

City Development Staff recommends approval of the proposed Comprehensive Land Use Map Amendments, Rezoning and Preliminary Plat, subject to the conditions in the draft resolutions.



TKNs: 891 9008 000 and 891 9010 000



Planning Department
(414) 425-4024

0 600 1,200 2,400 Feet

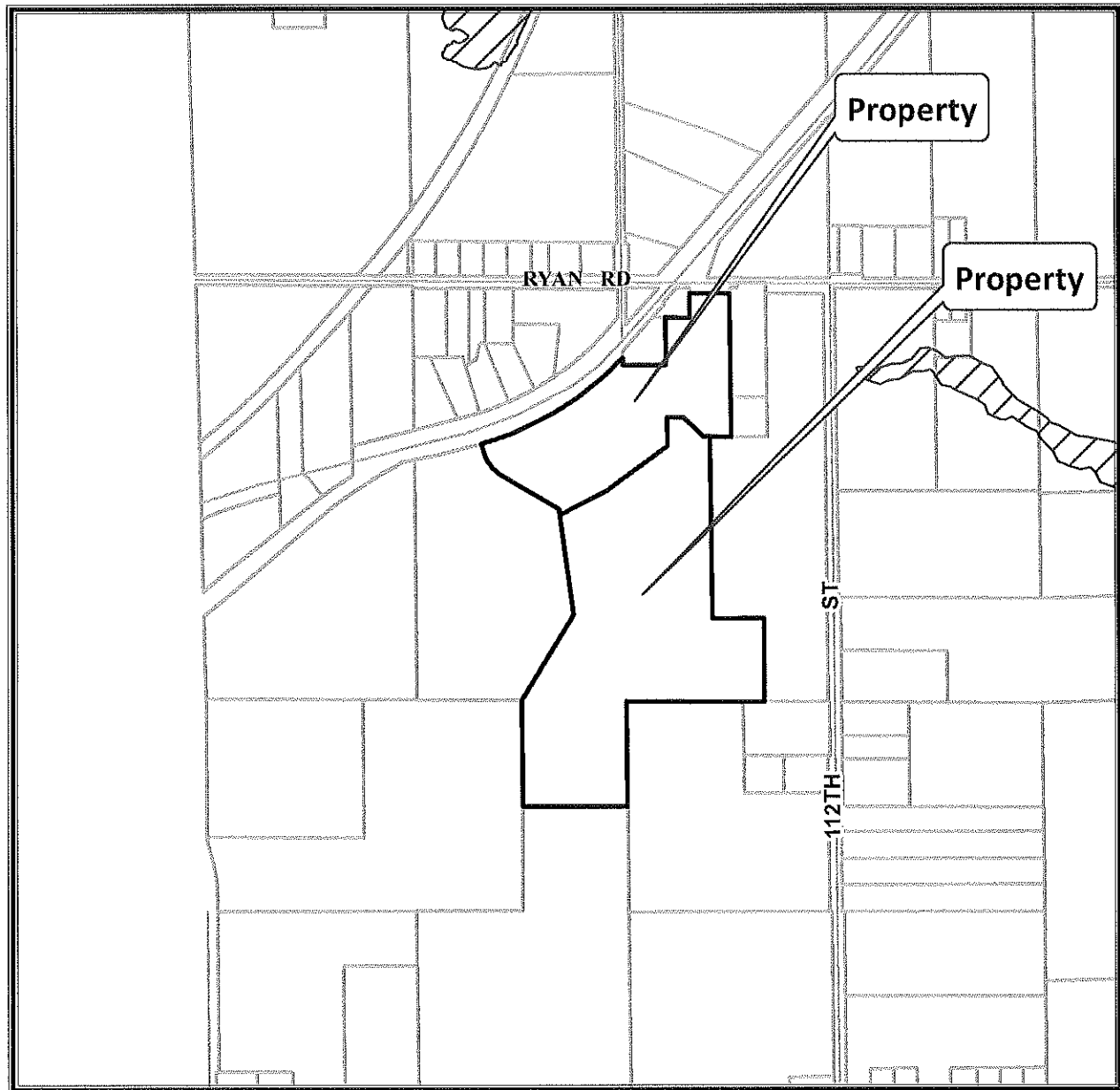
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2017 Aerial Photo



TKNs: 891 9008 000 and 891 9010 000



Planning Department
(414) 425-4024

0 600 1,200 2,400 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.



2017 Aerial Photo



April 25, 2019

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

Re: Mills Hotel Wyoming Rezoning- Planning Area G

Dear Mr. Kohout:

Please accept this letter and the enclosed submittal materials as formal application for zoning reclassification for portions of the Bear Development project at Loomis and Ryan Roads in the City of Franklin. Bear Development is acting on behalf of the owner of record, Mills Wyoming Hotel, LLC.

Project Summary

Mills Wyoming Hotel, LLC is the owner of record of approximately 130 acres of land in the City of Franklin. The land is located on the east side of STH 36 and lies south of Ryan Road. The property is included in the area commonly known as Planning Area G. Mills Hotel Wyoming is respectfully requesting several zoning amendments to facilitate a mixed-use development.

In 2018 Mills Hotel Wyoming requested zoning reclassification for much of the project. The rezoning was based on the boundaries shown in the original Concept Plan and Certified Survey Map. As the project advanced into the engineering stage, we discovered that our previous zoning petition did not include portions of the project which require proper zoning. *This request is intended to create zoning consistency between the boundaries and uses shown on the Preliminary Plat.*

Current Zoning- East Side of Loomis Road

The subject property is currently zoned R6 and R2 Residential, M-1 Limited Industrial District and C-1 Conservancy.

Proposed Zoning

Mills Hotel Wyoming, LLC is proposing several zoning amendments in preparation for a mixed-use development for Planning Area G. The areas of proposed zoning follow the proposed property lines of the submitted Preliminary Plat and the uses shown in the approved Concept Plan.

Zoning Area 1

Acreage: 24.56 Acres
Current Zoning: R-2 Residential
Proposed Zoning: M-1 Limited Industrial

Zoning Area 2

Acreage: 22.79 Acres
Current Zoning: R-2 Residential and C-1 Conservancy
Proposed Zoning: R-6 Residential

Zoning Area 3

Acreage: 3.32 Acres
Current Zoning: M-1 Limited Industrial and C-1 Conservancy
Proposed Zoning: R-6 Residential

Proposed Land Use

Zoning Area 1: A Light industrial development component with future lots of various sizes. The proposed use is consistent with the Comprehensive Land Use Plan designation of Business Park.

Zoning Area 2: Single-Family Residential and large open space Outlot.

Zoning Area 3: Single Family Residential. This property was previously zoned M-1 but is now shown as Single Family Residential on the Preliminary Plat.

We feel the mix of land use shown on the Preliminary Plat offers an opportunity to create a development opportunity for Planning Area G that meets the goals of the Comprehensive Plan while providing a diverse land uses that will ensure a successful project.

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

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



City of Franklin

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov

Date of Application: 4/12/2019

REZONING APPLICATION

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

Applicant (Full Legal Name[s]):

Name: S.R. Mills
Company: Bear Development, LLC
Mailing Address: 4011 80th Street
City / State: Kenosha, WI Zip: 53142
Phone: (262) 842-0556
Email Address: dan@beardevelopment.com

Project Property Information:

Property Address: 11327 W. Ryan Road (rear parcel)
Property Owner(s): Eugene & Marlene Magarich
Mailing Address: 11327 W. Ryan Road (rear parcel)
City / State: Franklin, WI Zip: 53132
Email Address: d

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: _____
Company: _____
Mailing Address: _____
City / State: _____ Zip: _____
Phone: _____
Email Address: _____

Tax Key Nos: Part of 892-9993-001
Existing Zoning: R2 and C1
Existing Use: Vacant
Proposed Use: Outlot/Open Space/Storm Water Management
CMP Land Use Identification: Business Park

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

Rezoning submittals for review must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: ☐ \$1,250 ☐ \$350 (One Parcel Residential)
- ☒ Legal Description for the subject property (WORD.doc or compatible format).
- ☐ Seven (7) complete colLATED sets of Application materials to include:
 - ☒ One (1) original and six (6) copies of a written Project Summary, including a general description of the proposed development of the property, proposal's intent, impacts, and consistency with the Comprehensive Master Plan.
 - ☐ Seven (7) folded copies of a Plot Plan, or Site Plan, drawn to a reasonable scale (at least 11"x17" or as determined by the City Planner or City Engineer) and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
- ☒ Email (or CD ROM) with all plans/submittal materials.
- ☐ Additional Information as may be required.

- Additional notice to and approval required for amendments or rezoning in the FW, FC, FFO, and SW Districts.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Requires a Class II Public Hearing notice at Plan Commission.
- Rezoning requests require Plan Commission review and recommendation and Common Council approval.

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

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

Signature - Property Owner

Name & Title (PRINT)

Date: April 16, 2019

Signature - Applicant

Name & Title (PRINT)

Date: _____

Signature - Property Owner

Name & Title (PRINT)

Date: _____

Signature - Applicant's Representative

Name & Title (PRINT)

Date: _____

LEGAL DESCRIPTION:

Part of Outlot 1 of Certified Survey Map No. 9095, located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 and Northeast 1/4 of the Northwest 1/4, and the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the southwest corner of said Outlot 1; Thence North 00°34'08" West along the west line of said Outlot 1, 668.97 feet; thence North 31°05'13" East along said west line, 632.11 feet; thence North 07°48'36" West along said west line, 642.42 feet to the northwest corner of said Outlot; thence North 63°19'38" East along the north line of said Outlot, 338.33 feet; thence North 53°26'01" East along said north line, 305.57 feet; thence South 00°34'43" East, 359.81 feet; thence South 89°25'17" West, 116.04 feet; thence South 01°10'06" East, 1155.10 feet to the south line of said Outlot 1; thence North 89°42'41" West along said south line, 35.01 feet to the Southwest corner of aforesaid Northeast 1/4; thence South 00°34'05" East along the east line of said Outlot 1, 667.46 feet to the south line of said Outlot 1; thence North 89°47'21" West along the south line of said Outlot 1, 662.96 feet to the Point of Beginning.

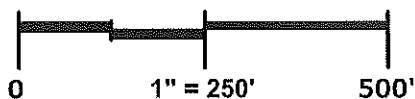
Containing 1,070,164 sq. ft. (24.5676 acres) more or less

"ZONING AREA ONE"
PROPERTY IS CURRENTLY ZONED
AS R-2 TO BE ZONED AS M-1

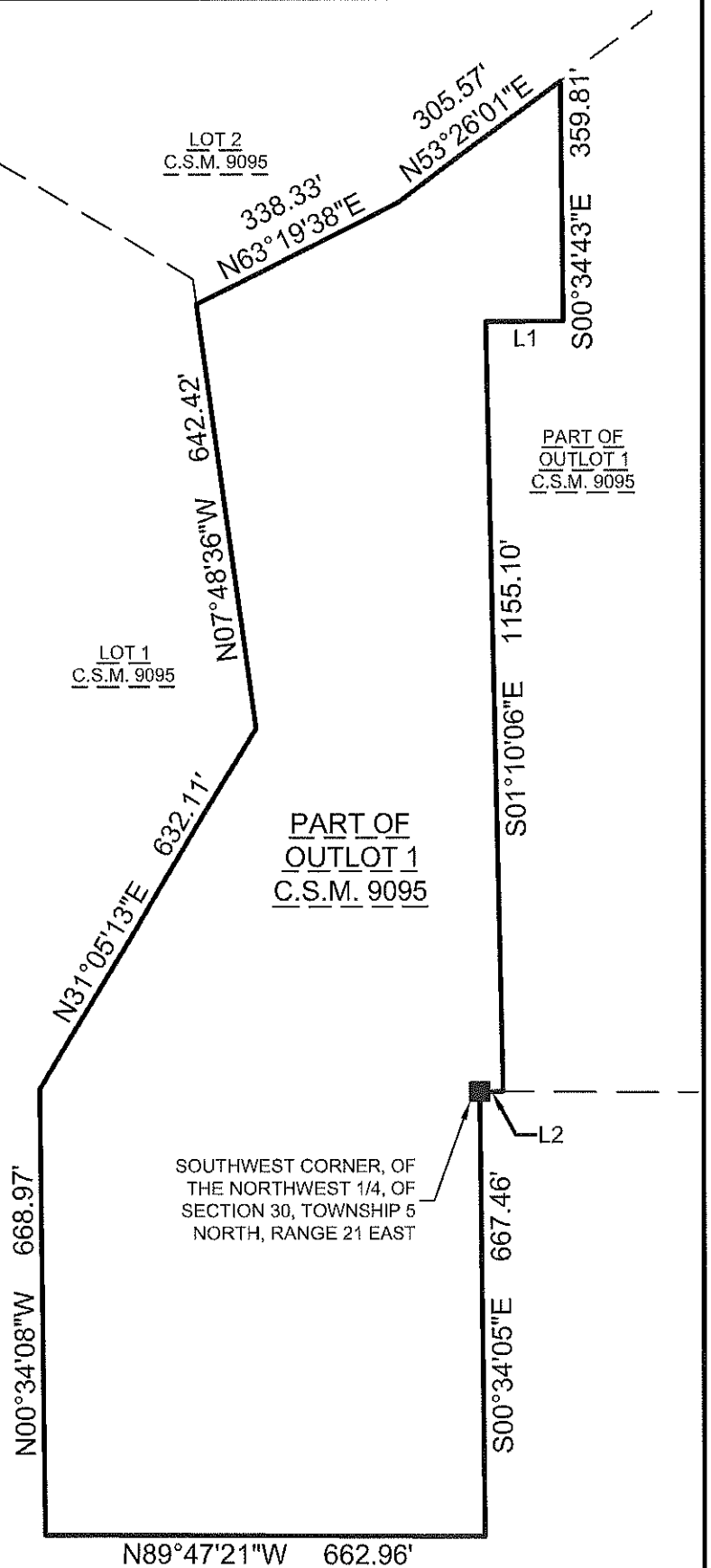
LINE TABLE		
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L2	N89°42'41"W	35.01'



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of N00°34'43"W.



REZONING EXHIBIT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

WWW.PINNACLE-ENGR.COM

04/25/19

PLAN | DESIGN | DELIVER

PEG JOB#809.20

LEGAL DESCRIPTION:

Part of Outlot 1 of Certified Survey Map No. 9505, located in the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the southeast corner of said Outlot 1; thence North 89°42'41" West along the south line of said Outlot 1, 844.14 feet; thence North 01°10'06" West, 1155.10 feet; thence North 89°25'17" East, 116.04 feet; thence North 00°51'07" West, 180.39 feet; thence South 89°28'18" East along said north line, 102.69 feet; thence South 46°55'39" East along said north line, 177.07 feet; thence South 89°44'26" East along said north line, 41.64 feet to the northeast corner of said Outlot 1; thence South 00°36'33" East along the east line of said Outlot 1, 1153.26 feet; thence North 89°23'27" East along said east line, 330.12 feet; thence South 00°36'33" East along said east line, 529.83 feet to the Point of Beginning.

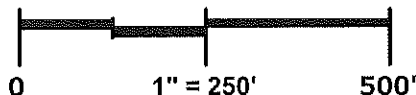
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L5	S46°55'39"E	177.07'
L6	S89°44'26"E	41.64'

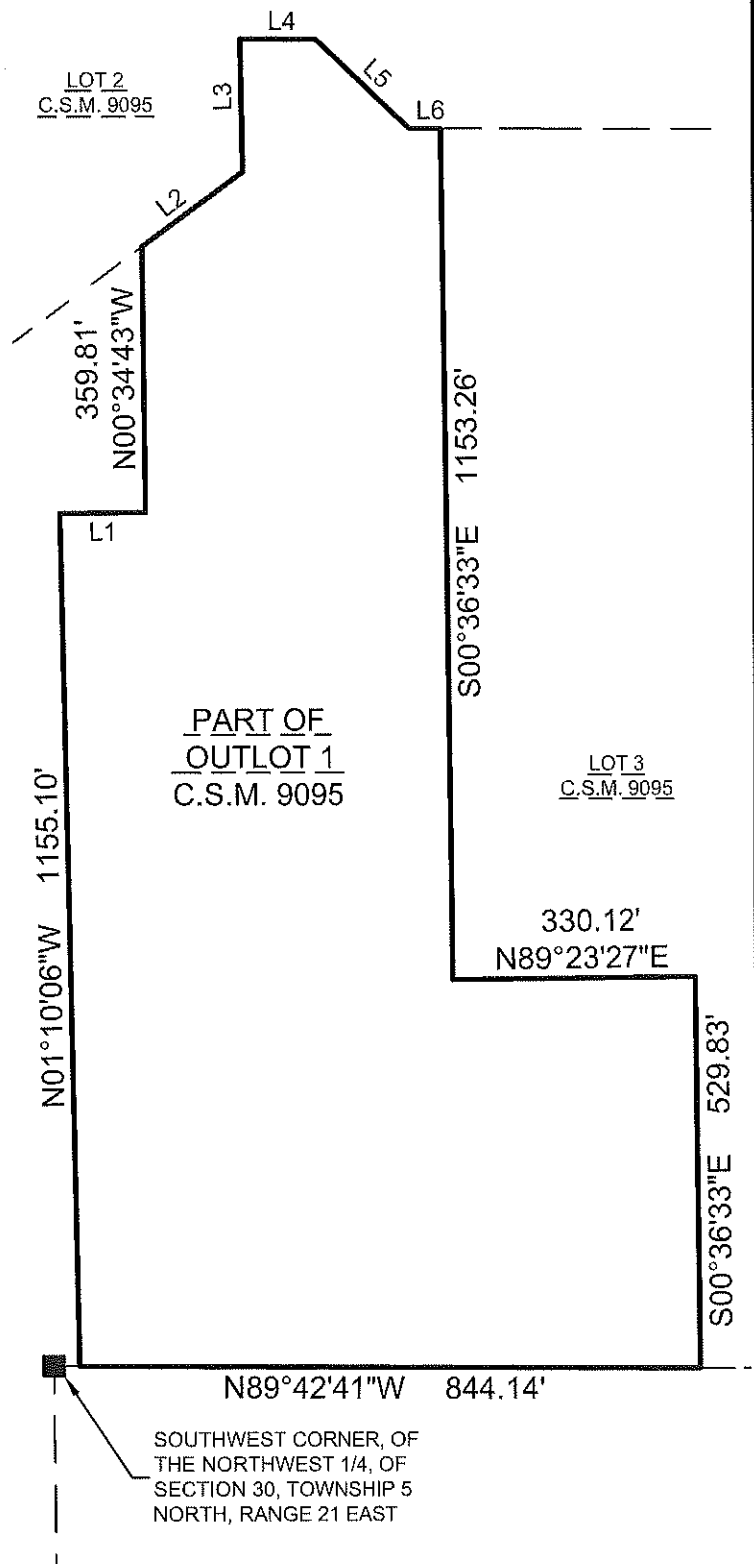


GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of N00°34'43"W.

"ZONING AREA TWO"
PROPERTY IS CURRENTLY ZONED
AS R-2 AND C-1 TO BE ZONED AS R-6



REZONING EXHIBIT

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04/25/19

PLAN | DESIGN | DELIVER

PEG JOB#809.20

LEGAL DESCRIPTION:

Part of Lot 2 of Certified Survey Map No. 9505, located in the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

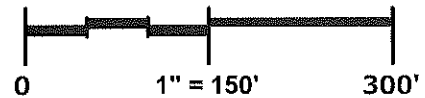
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Containing 144,762 sq. ft. (3.3233 acres) more or less

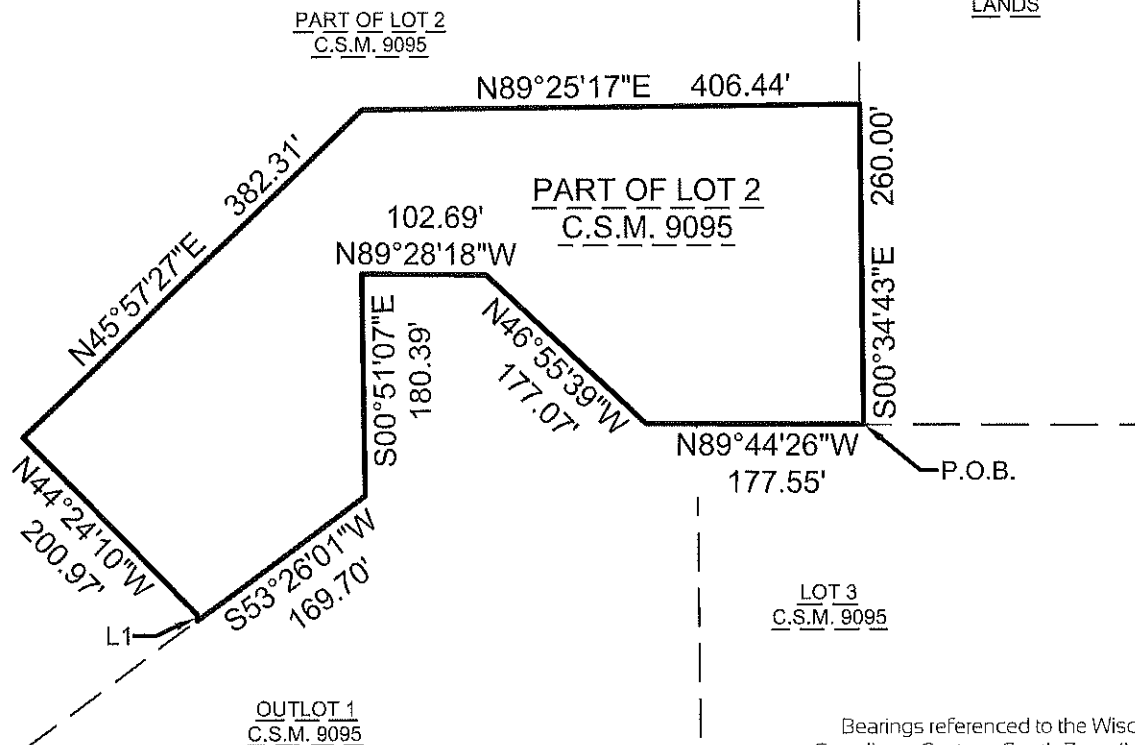
**"ZONING AREA THREE"
PROPERTY IS CURRENTLY ZONED
AS M-1 AND C-1 TO BE ZONED AS R-6**



GRAPHICAL SCALE (FEET)



LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N00°34'43"W	5.31'



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of N00°34'43"W.

REZONING EXHIBIT

04/25/19

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PLAN | DESIGN | DELIVER

PEG JOB#809.20

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<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>05/21/19</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>A RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PLAT FOR BEAR FRANKLIN SUBDIVISION (AT APPROXIMATELY WEST RYAN ROAD AND SOUTH 112TH STREET) (BEAR DEVELOPMENT, LLC, APPLICANT, ON BEHALF OF MILLS HOTEL WYOMING, LLC, PROPERTY OWNER)</p>	<p>ITEM NUMBER</p> <p><i>6.6.</i></p>
<p>At the May 9, 2019 meeting of the Plan Commission the following action was approved: move to recommend approval of a resolution conditionally approving a Preliminary Plat for Bear Franklin Subdivision (at approximately West Ryan Road and South 112th Street), with condition No. 26 pertaining to a new recreational trail be deleted from the resolution.</p> <p style="text-align: center;">COUNCIL ACTION REQUESTED</p> <p>A motion to approve Resolution 2019-_____, conditionally approving a Preliminary Plat for Bear Franklin Subdivision (at approximately West Ryan Road and South 112th Street) (Bear Development, LLC, Applicant, on behalf of Mills Hotel Wyoming, LLC, Property Owner).</p>		

RESOLUTION NO. 2019-_____

A RESOLUTION CONDITIONALLY APPROVING A
PRELIMINARY PLAT FOR BEAR FRANKLIN SUBDIVISION
(AT APPROXIMATELY WEST RYAN ROAD AND SOUTH 112TH STREET)
(BEAR DEVELOPMENT, LLC, APPLICANT, ON BEHALF OF MILLS HOTEL
WYOMING, LLC, PROPERTY OWNER)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a preliminary plat for Bear Franklin Subdivision, such plat being Lot 1, Lot 2, Lot 3 and Outlot 1 of Certified Survey Map No. 9095, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10830741, in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County Wisconsin, more specifically, of the property located at approximately West Ryan Road and South 112th Street [the Preliminary Plat includes an 87 lot subdivision with 83 lots and 4 Outlots; Lots 1-79 are single-family residential lots meeting the R-6 Suburban Single-Family Residence District standards; Lots 81-84 are light industrial lots meeting the M-1 Limited Industrial District standards; Outlots 1-3 are for proposed stormwater retention and maintenance and Outlot 4 is for proposed community open space and stormwater retention and maintenance (all lots are proposed to be served by public water and sanitary sewer service)], bearing Tax Key Nos. 891-9009-000, 891-9010-000, 891-9008-000, 892-9993-001 and 891-9007-000, Bear Development, LLC, applicant, on behalf of Mills Hotel Wyoming, LLC, property owner; said preliminary plat having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof at its meeting on May 9, 2019, 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 preliminary plat 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 Preliminary Plat of Bear Franklin Subdivision, as submitted by Bear Development, LLC, applicant, on behalf of Mills Hotel Wyoming, LLC, property owner, 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.

BEAR DEVELOPMENT, LLC, ON BEHALF OF MILLS HOTEL WYOMING, LLC –
PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 2

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.
3. Bear Development, LLC, on behalf of Mills Hotel Wyoming, LLC, property owner, successors and assigns and any developer of the Bear Franklin 83 lot and 4 outlot mixed-use subdivision development shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Bear Franklin 83 lot and 4 outlot mixed-use subdivision development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
4. The approval granted hereunder is conditional upon Bear Development, LLC, on behalf of Mills Hotel Wyoming, LLC, property owner, and the Bear Franklin 83 lot and 4 outlot mixed-use subdivision development project for the property located at approximately West Ryan Road and South 112th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
5. The Bear Franklin 83 lot and 4 outlot mixed-use subdivision development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
6. Applicant shall graphically indicate and clearly delineate and dimension the location of proposed deed restrictions, landscape easements, and/or conservation easements on the face of the Preliminary Plat per Section 15-7.0502-V of the UDO.
7. Applicant shall provide a Landscape Plan for the landscape bufferyard for Lots 6 & 7 along West Ryan Road, as required by Sections 15-7.0502-W and 15-9.0303 of the UDO.
8. Applicant shall provide a Market Analysis, prepared by an independent market analyst acceptable to the Plan Commission indicating anticipated absorption rate of

BEAR DEVELOPMENT, LLC, ON BEHALF OF MILLS HOTEL WYOMING, LLC –
PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 3

the lots as well as other information as may be required by the City Planner or Plan Commission per Section 15-7.0502-X of the UDO.

9. Applicant shall provide a Financial Plan for project implementation acceptable to the Plan Commission per Section 15-7.0502-Y of the UDO.
10. Applicant shall provide a written project summary including fiscal impact upon the City of Franklin, operational information, building schedule, and estimate of project value and including all site improvement costs per Section 15-7.0502-Z of the UDO.
11. Applicant shall submit a draft of declaration of deed restrictions and protective covenants whereby the Subdivider intends to regulate land use in the proposed Subdivision and otherwise protect the proposed development, as required by Section 15-7.0507-A of the UDO.
12. Applicant shall submit a written conservation easement document (template attached) whereby the Subdivider intends to regulate the protection of natural resource features in the proposed Subdivision in conjunction with the “Natural Resource Protection Plan”, as required by Section 15-7.0507-B of the UDO.
13. Applicant shall submit draft legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners’ association), for the purpose of demonstrating its existence, when the Subdivider proposes the property within the Subdivision would be either owned or maintained by such an organization of property owners, as required by Section 15-7.0507-C of the UDO.
14. The City Attorney shall review all draft declaration of deed restrictions and protective covenants, conservation easements, and homeowners’ associations and shall approve said instruments as to form, as required by Section 15-7.0507-D of the UDO.
15. Applicant shall have the following restriction lettered on the face of the Plat, as required by Section 15-5.0102-A of the UDO:
 - a. “Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.”
16. Applicant shall graphically and numerically depict and update those natural resource features that will be disturbed and those that will be preserved, inclusive of wetland impacts along Loomis Road due to the addition of a right turn lane and resubmit per Section 15-7.0201-J of the UDO.

BEAR DEVELOPMENT, LLC, ON BEHALF OF MILLS HOTEL WYOMING, LLC –
PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 4

17. Applicant shall provide a graphic illustration and notes relating those natural resource features, which are to be preserved, will actually be preserved in perpetuity using conservation easements, deed restrictions, protective covenants, etc. per Section 15-7.0201-K of the UDO due to the addition of a right turn lane along Loomis Road and resubmit to the Department of City Development for review and approval prior to recording of the Final Plat with the office of the Register of Deeds office.
18. Applicant shall provide the addresses, and telephone numbers of the owners, subdividers, lessee and/or developer per Section 15-7.0301-C of the UDO on the plat.
19. Applicant shall indicate all landscape bufferyard easements graphically on the plat per Section 15-7.0301-F of the UDO.
20. Applicant shall provide the location, extent, type and size of all existing trees and natural resource features. If any existing vegetation or other natural resource features are to be demolished or mitigated, applicant shall clearly delineate on the landscape plan. Both, common names and scientific names should be identified in the case of plant materials as required by Section 15-7.0301-G of the UDO.
21. Applicant shall provide the location, extent, type and size of all landscape materials and plantings per Section 15-7.0301-H of the UDO on the landscape plan. Both, common names and scientific names should be identified in the case of plant materials.
22. Applicant shall provide information regarding maintenance of the proposed landscape as required by Section 15-7.0301-J of the UDO.
23. Applicant shall address and correct all Milwaukee County review comments prior to consideration by the Common Council.
24. Applicant shall have acquired property shown to be a part of "Outlot 2" on the plat, with Tax Key Number 892-9993-001, a 1.33 acre property, and shall submit to the Department of City Development for review and approval a copy of the recorded deed of conveyance, together with a signed consent and acknowledgement to and of this application by the current property owner, prior to recording of the Final Plat with the office of the Register of Deeds office .

BEAR DEVELOPMENT, LLC, ON BEHALF OF MILLS HOTEL WYOMING, LLC –
PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 5

25. Applicant shall provide on the preliminary plat sidewalks, showing connectivity throughout the development, and meeting City of Franklin minimum standards and approved by City Staff, prior to recording of the Final Plat with the office of the Register of Deeds office.
26. Applicant shall show a landscape bufferyard of 30 feet along the rear of lots 6 and 7 in the form of a 30 foot wide bufferyard easement prior to recording of the Final Plat with the office of the Register of Deeds office.
27. Applicant shall provide a minimum of 60 feet of frontage along the roadway for lots 5, 58, 59 & 60 prior to recording of the Final Plat with the office of the Register of Deeds office.
28. Applicant shall provide an erosion control plan to the City Engineering office meeting UDO Section 15-8.0306 for review and approval prior to recording of the Final Plat with the office of the Register of Deeds office.
29. Applicant shall provide stormwater calculations for proposed stormwater management facilities to the City Engineering department for review and comment prior to recording of the Final Plat with the office of the Register of Deeds office.

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 _____



REPORT TO THE PLAN COMMISSION

Meeting of May 9, 2019

**Comprehensive Master Plan Amendment, Rezoning and Preliminary
Plat Approval**

RECOMMENDATION: City Development Staff recommends approval of the proposed Comprehensive Master Plan Amendment, Rezoning and Preliminary Plat Approval subject to the conditions in the draft resolutions.

Project Name:	Mills Hotel Wyoming/Bear Development Comprehensive Master Plan Amendment, Rezoning and Preliminary Plat (aka Ryan Meadows)
Project Address:	Generally located southwest of W. Loomis Road, south of W. Ryan Road and west of S. 112 th Street, including 11205 W. Ryan Road
Applicant:	Bear Development, LLC
Owners (property):	Mills Hotel Wyoming, LLC
Current Zoning:	R-2 Estate Single Family Residence District, M-1 Light Industrial & C-1 Conservancy District
2025 Future Land Use:	Business Park, Areas of Natural Resource Features, and Residential
Use of Surrounding Properties:	Single-family residential to the north, east as well as the Irish Cottage to the north and agricultural land to the south and west
Applicant Action Requested:	Recommendation of approval of the Comprehensive Master Plan amendments, Rezoning and Preliminary Plat.

Project Description and Analysis:

On March 13, 2019, the applicant filed a Comprehensive Master Plan Amendment Application and Rezoning Application with the Department of City Development requesting approval to subdivide three existing parcels bearing Tax Key Nos. 891-9009-000, 891-9010-000, and 891-9008-000 and a fourth parcel currently under contract to purchase at 892-993-001 into lots for single family residential usage, industrial usage and resulting outlots to accommodate stormwater and natural areas. The applicant is also proposing to amend the City Comprehensive Master Plan for approximately 26.11 acres and to rezone for approximately 50.67 acres of land generally located southwest of W. Loomis Road, south of W. Ryan Road and west of S. 112th Street to match up with the proposed outer lots of the accompanying preliminary plat. The request would amend the Comprehensive Master Plan of the proposed areas as follows:

- Area Two: From Business Park to Residential (22.79 acres).
- Area 3: From Business Park to Residential (3.32 acres).

The application for rezoning proposes to amend the properties as follows:

- Area One: From R-2 Estate Single-Family Residence District to M-1 Limited Industrial District (24.56 acres).
- Area Two: From R-2 Estate Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District (22.79 acres).
- Area 3: From M-1 Limited Industrial District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District (3.32 acres).

The Preliminary Plat shows the resulting subdivision for residential and light industrial areas stemming from a previous request in 2018 and this proposal. The resulting amount of single family residential lots shown in the R-6 area is 78 residential lots. The resulting amount of light industrial area in the resulting M-1 district is four (4) lots.

It should be noted that the proposed "Outlot 2" consists of property recently contracted to purchase and at the time of the writing of this staff summary, it is understood by staff the property has not yet been closed on. Therefore, the proposed comprehensive land use amendment and rezoning for this particular property, with Tax Key Number 892-9993-001, would need to come back for an amendment to match adjacent properties and their respective Comprehensive Master Plan and Zoning Designations prior to final plat consideration by the City.

Please Note: As of the writing of this staff summary, the applicant has notified staff setback widths mentioned in staff comments nos. 2 and 24 for the residential lots will be shown on a revised set of plans, to be placed on the seats of the Commission members the night of the meeting.

Staff Recommendation:

City Development Staff recommends approval of the proposed Comprehensive Land Use Map Amendments, Rezoning and Preliminary Plat, subject to the conditions in the draft resolutions.

RESOLUTION NO. 2019-_____

A RESOLUTION CONDITIONALLY APPROVING A
PRELIMINARY PLAT FOR BEAR FRANKLIN SUBDIVISION
(AT APPROXIMATELY WEST RYAN ROAD AND SOUTH 112TH STREET)
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BEAR DEVELOPMENT, LLC, ON BEHALF OF MILLS HOTEL WYOMING, LLC –
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Page 2

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Page 4

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24. Applicant shall have acquired property shown to be a part of "Outlot 2" on the plat, with Tax Key Number 892-9993-001, a 1.33 acre property, and shall submit to the Department of City Development for review and approval a copy of the recorded deed of conveyance, together with a signed consent and acknowledgement to and of this application by the current property owner, prior to recording of the Preliminary Plat with the office of the Register of Deeds office .

BEAR DEVELOPMENT, LLC, ON BEHALF OF MILLS HOTEL WYOMING, LLC –
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Page 5

25. Applicant shall provide on the preliminary plat sidewalks, showing connectivity throughout the development, and meeting City of Franklin minimum standards and approved by City Staff, prior to recording of the Preliminary Plat with the office of the Register of Deeds office.
26. Applicant shall depict a 10 foot wide public recreational multi-use trail (Ryan Creek Trail) along South 112th Street in accordance with Map 7.1 of the City's 2030 Comprehensive Outdoor Recreation Plan prior to recording of the Preliminary Plat with the office of the Register of Deeds office.
27. Applicant shall show a landscape bufferyard of 30 feet along the rear of lots 6 and 7 in the form of a 30 foot wide bufferyard easement prior to recording of the Preliminary Plat with the office of the Register of Deeds office.
28. Applicant shall provide a minimum of 60 feet of frontage along the roadway for lots 5, 58, 59 & 60 prior to recording of the Preliminary Plat with the office of the Register of Deeds office.
29. Applicant shall provide an erosion control plan to the City Engineering office meeting UDO Section 15-8.0306 for review and approval prior to recording of the Preliminary Plat with the office of the Register of Deeds office.
30. Applicant shall provide stormwater calculations for proposed stormwater management facilities to the City Engineering department for review and comment prior to recording of the Preliminary Plat with the office of the Register of Deeds office.
31. [other conditions, etc.]

BEAR DEVELOPMENT, LLC, ON BEHALF OF MILLS HOTEL WYOMING, LLC –
PRELIMINARY PLAT
RESOLUTION NO. 2019-_____

Page 6

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

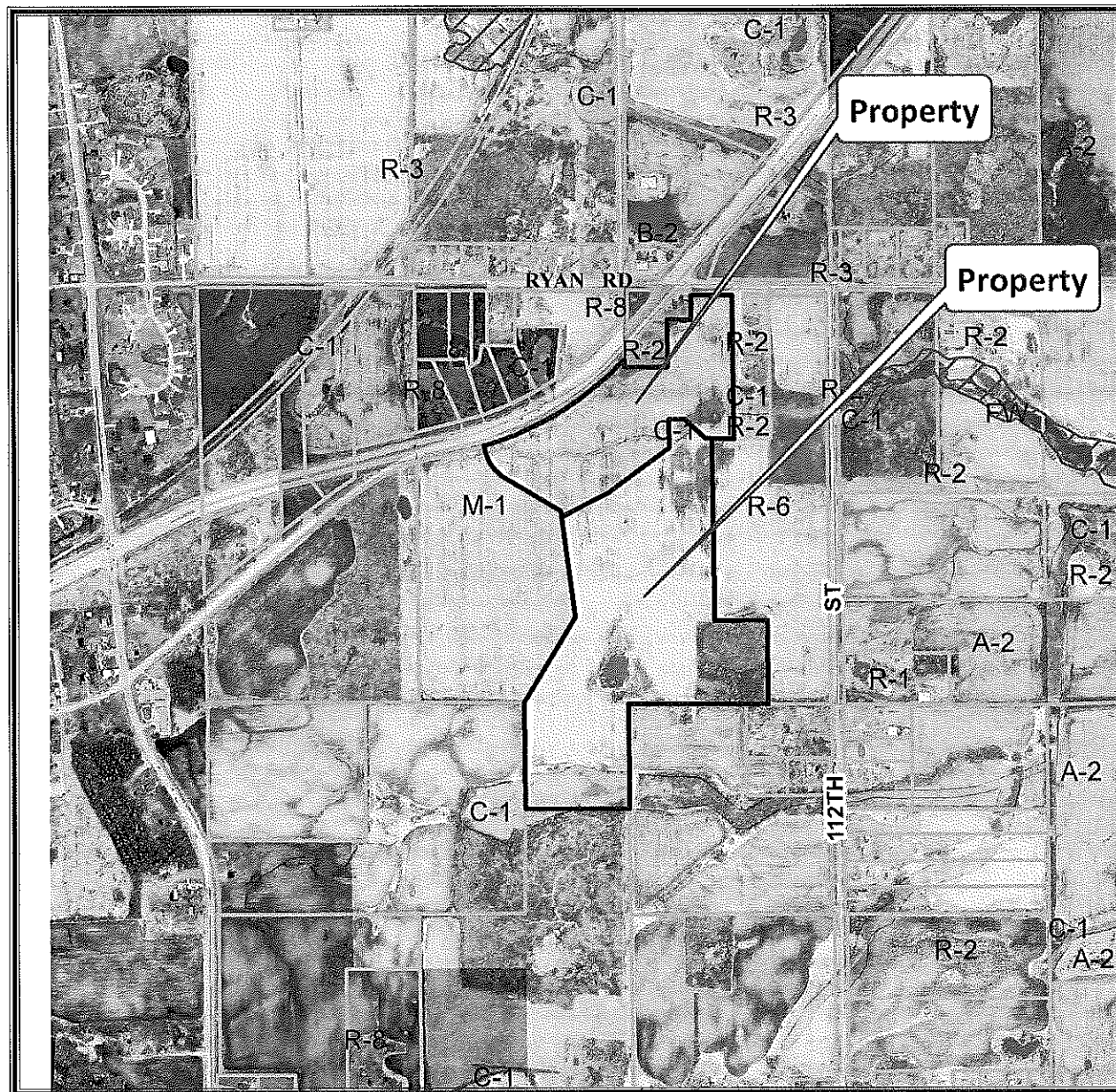
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



TKNs: 891 9008 000 and 891 9010 000



Planning Department
(414) 425-4024

0 600 1,200 2,400 Feet

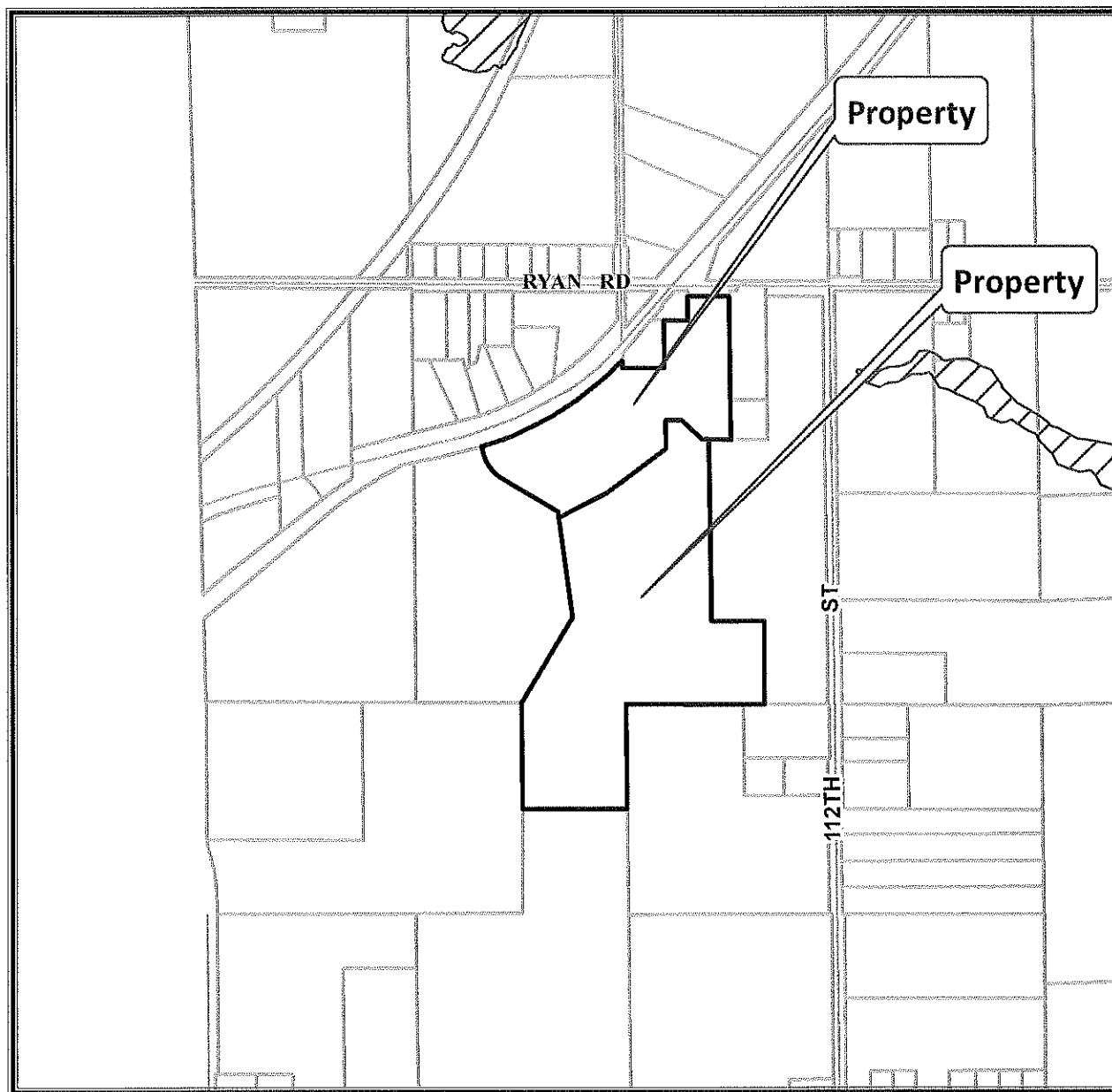


2017 Aerial Photo

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



TKNs: 891 9008 000 and 891 9010 000



Planning Department
(414) 425-4024

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2017 Aerial Photo

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



April 29, 2019

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

Re: Mills Hotel Wyoming – Preliminary Plat

Dear Mr. Kohout:

Bear Development is pleased to submit this letter and the enclosed submittal materials as an amendments to the formal application for Preliminary Plat review. Bear Development is acting on behalf of the owner of record, Mills Wyoming Hotel, LLC.

Project Summary

Mills Wyoming Hotel, LLC is the owner of record of approximately 131.50 acres of vacant land in the City of Franklin. The land is located on the south sides of STH 36, south of West Ryan Road and west of 112th Street. The property is included in the area commonly known as Planning Area G and included in Tax Increment District #6.

Mills Hotel Wyoming, LLC is under contract to purchase approximately 1.16 acres from Eugene & Marlene Magarich. The subject is adjacent to the submitted Preliminary Plat. Our intention is to add the Magarich property into the submitted plat. Rezoning and Comprehensive Plan Amendments for this property have been previously submitted.

Current Land Use

The subject property is unimproved and vacant. The property is within the major drainage path for the surrounding area

Proposed Use

Mills Hotel Wyoming, LLC proposes to include the 1.16 acres into the overall Preliminary Plat. The added property will be mad part of Outlot 2 and be used for storm water management purposes. As stated above, the property is within the drainage path of the general area. We feel that this is the most efficient use of the property and will improve the storm water management palm for the overall development. By using this acreage for storm water detention, it in turn, allows the adjacent Commercial/Industrial Lot to be enlarged, a benefit for the entire project. Light industrial land uses along the Loomis Road and Ryan frontages and the western portion of the property. The proposed use is consistent with the Comprehensive Land Use Plan designation of Business Park.

Existing Zoning

The property currently holds R-2 and C-1 zoning classifications.

Proposed Zoning

Mills Hotel Wyoming has submitted application applications for Zoning Amendment to amend the zoning district boundaries to the surrounding R-6 District.

Proposed Preliminary Plat

Mills Hotel Wyoming, LLC and Bear Development, LLC, respectfully request City of Franklin review and approval of the enclosed Preliminary Plat. The Preliminary Plat includes:

- Gross Land Area of 132.72 acres
- A total of 83 Lots and 4 Outlots
- Lots 1-79 are Single Family lots with bulk requirements meeting the R-6 Residential zoning standards.
- Lots 81-84 are Light Industrial Lots meeting the M-1 Manufacturing zoning standards. Lots 81, 82 and 84 will be re-divided upon final users being secured within the development.
- Lot 80 is the existing Irish Cottage property (owned by Mills Hotel Wyoming, LLC)
- Outlots 1-3 are for Stormwater Retention and Maintenance and community open space.
- All Lots are to be serviced by public water and sanitary sewer service.
- The access points as shown on the Preliminary Plat have been located in compliance with an approved WDOT Traffic Impact Analysis.

We feel the Preliminary Plat offers an opportunity to create a development opportunity for Planning Area G that meets the goals of the Comprehensive Plan while providing a diverse land uses that will ensure a successful project.

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

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



City of Franklin

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov

Date of Application: _____

APPLICATION FOR SUBDIVISION PLAT - PRELIMINARY

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

Applicant	(Full Legal Name[s])	Applicant is Represented by (contact person)	(Full Legal Name[s])
Name: S.R. Mills		Name: _____	
Company: Bear Development, LLC		Company: _____	
Mailing Address: 4011 80th Street		Mailing Address: _____	
City / State: Kenosha, WI	Zip: 53142	City / State: _____	Zip: _____
Phone: (262) 842-0556		Phone: _____	
Email Address: dan@bearddevelopment.com		Email Address: _____	
Project Property Information:			
Property Address: 11327 W. Ryan Road (rear parcel)		Tax Key Nos: Part of 892-9993-001	
Property Owner(s): Eugene & Marlene Magarich			
Mailing Address: 11327 W. Ryan Road (rear parcel)		Existing Zoning: R2 and C1	
City / State: Franklin, WI		Existing Use: Vacant, southwest of W. Ryan Road and 112th Street	
Zip: 53132		Proposed Use: Outlot/Open Space/Storm Water Management	
Email Address: _____		Future Land Use Identification: Business Park	

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

•All Preliminary Subdivision Plat submittals shall comply with Chapter 236 of the Wisconsin State Statutes and City of Franklin UDO Division 15-7.0500 Preliminary Plat. The Unified Development Ordinance (UDO) can be found at the City's web site: www.franklinwi.gov.

Preliminary Subdivision Plat Application submittals for review must include and be accompanied by the following:

- ☒ Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds: \$150.00
 - ☒ Four (4) original map copies for Milwaukee County review, prepared at 22x30-inch on durable white media (s. 236.20(1) (a,b & c), Wis. Stats.
- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: ☐ \$5,000
- ☒ Legal Description for the subject property (WORD.doc or compatible electronic format).
- ☒ One copy of the completed DOA "Request for Land Subdivision Plat Review; and "WISDOT SUBDIVISION REVIEW REQUEST" if applicable. (Per s. 236.12 (4m) Wis. Stats. The surveyor must submit copies of the plat directly to all approving agencies.)
- ☒ Nine (9) complete collated and folded sets of Application materials to include:
 - ☒ One (1) original and eight (8) copies of a written Project Narrative, detailed description of the project.
 - ☒ Nine (9) full size copies of the Preliminary Plat, drawn to scale (22" x 30") per s. 236.25(2) (a) Wis. Stats.
 - ☒ Nine (9) full size copies of the Natural Resource Protection Plan, (22" x 30") per Division 15-7.0200 of the UDO, if applicable.
 - ☒ Nine (9) full size copies of the Landscape Plan (22" x 30") for any landscape bufferyard easement areas per Division 15-7.0300 of the UDO, if applicable.
- ☒ One copy of the Site Intensity and Capacity Calculations, see Division 15-3.0500 of the UDO.
- ☒ Three (3) copies of the Natural Resource Protection report, if applicable (see Section 15-7.0103Q of the UDO).
- ☒ Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

•Upon receipt of a complete submittal, staff review will be conducted within 20 days.

•Preliminary Subdivision Plat Review requests require Plan Commission review and recommendation within 60 days of filing.

•Within 90 days of the date of filing, Common Council shall approve, conditionally approve or reject the plat, unless the time is extended by agreement with the Subdivider.

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

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

Signature - Property Owner

S.R. Mills

Name & Title (PRINT)

Date: April 16, 2019

Signature - Property Owner

Name & Title (PRINT)

Date: _____

Signature - Applicant

Name & Title (PRINT)

Date: _____

Signature - Applicant's Representative

Name & Title (PRINT)

Date: _____

City of Franklin
Department of City Development

Date: April 11, 2019

To: Bear Development, LLC

From: City Development Staff

RE: Bear Franklin Preliminary Plat – Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Preliminary Plat submitted by Bear Development, LLC and date stamped by the City of Franklin on February 27, 2019.

Unified Development Ordinance (UDO) Requirements

Plat Data

1. All wetland buffers shall be graphically indicated and dimensioned on the Preliminary Plat per Section 15-5.0501-K of the UDO.
2. If zoning changes are contemplated, the proposed zoning plan for the property, including dimensions shall be accurately shown on the face of the preliminary plat, per Section 15-7.0501-I of the UDO.
3. Please add the water elevation of all wetlands at the date of the survey, referred to National Geodetic Vertical Datum of 1929 (mean sea level) as required by Section 15-7.0502-D of the UDO.
4. Existing zoning of the proposed subdivision shall be depicted on the face of the preliminary plat per Section 15-7.0502-O of the UDO. *The Plat shall reflect the rezoning for Lots 1, 2, and 3 of CSM No. 9050, which was approved via Ordinance No. 2018-2330.*
5. Please graphically indicate and clearly delineate and dimension the location of proposed deed restrictions, landscape easements, and/or conservation easements on the face of the Preliminary Plat per Section 15-7.0502-V of the UDO. The location and extent of conservation easements should be directly related to the "Natural Resource Protection Plan".
6. Please provide a Landscape Plan for the landscape bufferyard for Lots 6 & 7 along West Ryan Road, as required by Sections 15-7.0502-W and 15-9.0303 of the UDO.
7. Please provide a Market Analysis, prepared by an independent market analyst acceptable to the Plan Commission indicating anticipated absorption rate of the lots as well as other information as may be required by the City Planner or Plan Commission per Section 15-7.0502-X of the UDO.
8. Please provide a Financial Plan for project implementation acceptable to the Plan Commission per Section 15-7.0502-Y of the UDO.

9. Please provide a written project summary including fiscal impact upon the City of Franklin, operational information, building schedule, and estimate of project value and including all site improvement costs per Section 15-7.0502-Z of the UDO.

Declaration of Deed Restrictions, Protective Covenants, Conservation Easements, and Homeowner's Association

10. Please submit a draft of declaration of deed restrictions and protective covenants whereby the Subdivider intends to regulate land use in the proposed Subdivision and otherwise protect the proposed development, as required by Section 15-7.0507-A of the UDO.
11. Please submit a written conservation easement document (template attached) whereby the Subdivider intends to regulate the protection of natural resource features in the proposed Subdivision in conjunction with the "Natural Resource Protection Plan", as required by Section 15-7.0507-B of the UDO.
12. Please submit draft legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners' association), for the purpose of demonstrating its existence, when the Subdivider proposes the property within the Subdivision would be either owned or maintained by such an organization of property owners, as required by Section 15-7.0507-C of the UDO.
13. The City Attorney shall review all draft declaration of deed restrictions and protective covenants, conservation easements, and homeowners' associations and shall approve said instruments as to form, as required by Section 15-7.0507-D of the UDO.

Landscape Bufferyard Easement

14. Please have the following restriction lettered on the face of the Plat, as required by Section 15-5.0102-A of the UDO.
"Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited."

Site Intensity and Capacity Calculations

15. Site Intensity and Capacity Calculations shall be for the entire base site of the Plat, not on a lot by lot basis. Please correct this accordingly.

Natural Resource Protection Plan

16. Please graphically and numerically depict those natural resource features that will be disturbed and those that will be preserved per Section 15-7.0201-J of the UDO.
17. Per Section 15-7.0201-K of the UDO, please provide a graphic illustration and notes relating those natural resource features, which are to be preserved, will actually be preserved in perpetuity using conservation easements, deed restrictions, protective covenants, etc.


Landscaping

18. Please indicate the proposed name of the subdivision plat per Section 15-7.0301-A of the UDO.

19. Please provide the names, addresses, and telephone numbers of the owners, subdividers, lessee and/or developer per Section 15-7.0301-C of the UDO.
20. Please note all applicable revision dates per Section 15-7.0301-D of the UDO.
21. Please illustrate the boundary line of the site with a solid line and indicated the total land area encompassed by the site as required by Section 15-7.0301-E of the UDO.
22. Please indicate all landscape bufferyard easements graphically per Section 15-7.0301-F of the UDO.
23. Please provide the location, extent, type and size of all existing trees and natural resource features. If any existing vegetation or other natural resource features are to be demolished or mitigated, please clearly delineate on the landscape plan. Both, common names and scientific names should be identified in the case of plant materials as required by Section 15-7.0301-G of the UDO.
24. Please provide the location, extent, type and size of all landscape materials and plantings per Section 15-7.0301-H of the UDO. Both, common names and scientific names should be identified in the case of plant materials.
25. Please provide information regarding maintenance of the proposed landscape as required by Section 15-7.0301-J of the UDO.

Staff Recommendations

Plat

1. Staff recommends no vehicular access to South 112th Street for Lots 4, 5, Outlot 1, Outlot 2, and Lots 61-67. Also, please see Engineering's condition about no access to W. Loomis Road – STH 36 and W. Ryan Road – CTH "H". Finally, please graphically depict this on the Plat.
 – NO ACCESS
2. Please provide evidence that Lots 4, 5, 6, 7, 32, 33, 34, 35, 36, 37, 43, 44, 45, 58, 59, 60, 61, 74, 75, and 76 are 90 feet wide at the front yard setback line.
3. Lots 6 & 7 are not deep enough to accommodate the required 30-Foot Landscape Bufferyard Easement and a useable rear yard for the proposed single-family lots. Staff recommends reconfiguring the Plat to correct this issue.
4. Please differentiate between existing conservation easements per CSM No. 9095 and those easements being proposed in association with the new wetland delineations conducted by Heartland Ecological Group, Inc. on September 6, 2018.
5. Please label the wetland buffer as the *30-foot Wetland Buffer "No Touch"* and please label the wetland setback as the *50-foot Wetland Setback "No Build"*.
6. Staff recommends buildings be setback a minimum of six (6) feet from a conservation easement boundary to allow construction of the building without disturbance or impact to the protected resource feature.
7. Please remove the wooded areas and exempt wetlands being impacted by the proposed development from the face of the Plat.
8. Please provide proposed grading elevations and an Erosion Control Plan.

Landscape Plan

9. Please provide a planting schedule.
10. Please coordinate the Planting schedule with like types and designate the plants as a Canopy, Evergreen, Decorative Tree or Shrub. Please indicate the required amount of plantings in accordance with Section 15-5.0302 A. of the UDO.

Natural Resource Protection Plan (NRPP)

11. When resources overlap, only the resource feature with the higher protection standard shall be counted. Please update the NRPP accordingly.
12. Are tree lines identified on the Plat protected resources (e.g. mature woodland, mature woodland grove, or young woodland) or not?
13. Woodland impacts shall be addressed on the NRPP per Staff's previous email.
14. Please label the wetland buffer as the *30-foot Wetland Buffer "No Touch"* and please label the wetland setback as the *50-foot Wetland Setback "No Build"*.
15. In the Conservation Easement Document, please provide individual exhibit(s) for all natural resources that are to be protected as part of this development.
16. Staff recommends buildings be setback a minimum of six (6) feet from a conservation easement boundary.
17. Further NRPP comments are forthcoming.

Sign Plan

18. If a subdivision monument sign is proposed in the future, it will require a separate application, review and approval by the Plan Commission, and issuance of a Sign Permit by the Inspection Services Department.

Other

19. Please submit a separate written conservation easement document for review and approval by the Common Council and to be recorded with the Milwaukee County Register of Deeds Office at the time of recording of the Plat.
20. Please check with the State regarding setback requirements and restrictions along State Trunk Highway 36 per Trans 233.08 of Wis. Stats.
21. Staff recommends the developer install a 10-foot wide public recreational multi-use trail (Ryan Creek Trail) along S. 112th Street in accordance with Map 7.1 of the City's 2030 Comprehensive Outdoor Recreation Plan.

Engineering Staff Comments

22. Show the vision triangle at all intersections.
23. Show the missing side lot dimensions for lots 39, 38 & 37.
24. Show that the lots 5, 58, 59 & 60 meet the required frontage of minimum 60-ft.
25. Show the temporary turn around easement at the end of road A.
26. Show all the easements within the subdivision.
27. Show the symbol (hatch line) of "No Vehicular Access" at Ryan Road and STH 36.
28. Show the wetlands area line tables.

Fire Department Staff Comments

- 29. Roads constructed to existing standards.
- 30. Adequate water supply infrastructure for firefighting, as well as supporting any required fire protection systems for the commercial and industrial occupancies.

Milwaukee County

Milwaukee County comments are forthcoming.

RYAN MEADOWS - RESIDENTIAL

SECTION 15-3.0502 CALCULATION OF BASE SITE AREA

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

Table 15-3.0502

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

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	133.40 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 105.43 acres
STEP 5:	Equals "Base Site Area"	= 27.97 acres

SECTION 15-3.0503 CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED

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

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City Development

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF 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	
	Agricultural District	Residential District	Non-Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X <u>0</u> =	<u>0</u>
20-30%	0.65	0.75	0.70	X <u>0</u> =	<u>0</u>
+ 30%	0.90	0.85	0.80	X <u>0</u> =	<u>0</u>
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u>0.83</u> =	<u>0.58</u>
Young	0.50	0.50	0.50	X <u>0</u> =	<u>0</u>
Lakes & Ponds	1	1	1	X <u>0</u> =	<u>0</u>
Streams	1	1	1	X <u>0</u> =	<u>0</u>
Shore Buffer	1	1	1	X <u>0</u> =	<u>0</u>
Floodplains	1	1	1	X <u>0</u> =	<u>0</u>
Wetland Buffers	1	1	1	X <u>0</u> =	<u>0</u>
Wetlands & Shoreland Wetlands	1	1	1	X <u>0</u> =	<u>0</u>
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					0.58

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

SECTION 15-3.0504**CALCULATION OF SITE INTENSITY AND CAPACITY
FOR RESIDENTIAL USES**

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504

**WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND
CAPACITY FOR RESIDENTIAL DEVELOPMENT**

STEP 1:	CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>27.97</u> Multiply by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0</u> Equals MINIMUM REQUIRED ON-SITE OPEN SPACE = 0 acres	
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>27.97</u> Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: - <u>0.58</u> Equals NET BUILDABLE SITE AREA = 27.39 acres	
STEP 3:	CALCULATE MAXIMUM NET DENSITY YIELD OF SITE: Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>27.39</u> Multiply by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>2.972</u> Equals MAXIMUM NET DENSITY YIELD OF SITE = 81.40 D.U.s	
STEP 4:	CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE: Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>27.97</u> Multiply by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>2.972</u> Equals MAXIMUM GROSS DENSITY YIELD OF SITE = 83.13 D.U.s	
STEP 5:	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE: Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	81.40 D.U.s

LOOMIS BUSINESS PARK - COMMERCIAL

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

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

Table 15-3.0502

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

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	133.40 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 27.79 acres
STEP 5:	Equals "Base Site Area"	= 105.43 acres

SECTION 15-3.0503

CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED

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

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City Development

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF 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	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes: 10-19%	0.00	0.60	0.40	X 0.31 =	0.12
20-30%	0.65	0.75	0.70	X 0 =	0
+ 30%	0.90	0.85	0.80	X 0 =	0
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X 6.16 =	4.31
Young	0.50	0.50	0.50	X 0 =	0
Lakes & Ponds	1	1	1	X 0.66 =	0.66
Streams	1	1	1	X 0 =	0
Shore Buffer	1	1	1	X 0.34 =	0.34
Floodplains	1	1	1	X 0 =	0
Wetland Buffers	1	1	1	X 2.39 =	2.39
Wetlands & Shoreland Wetlands	1	1	1	X 5.76 =	5.76
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					13.58

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

SECTION 15-3.0505**CALCULATION OF SITE INTENSITY AND CAPACITY
FOR NONRESIDENTIAL USES**

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

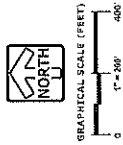
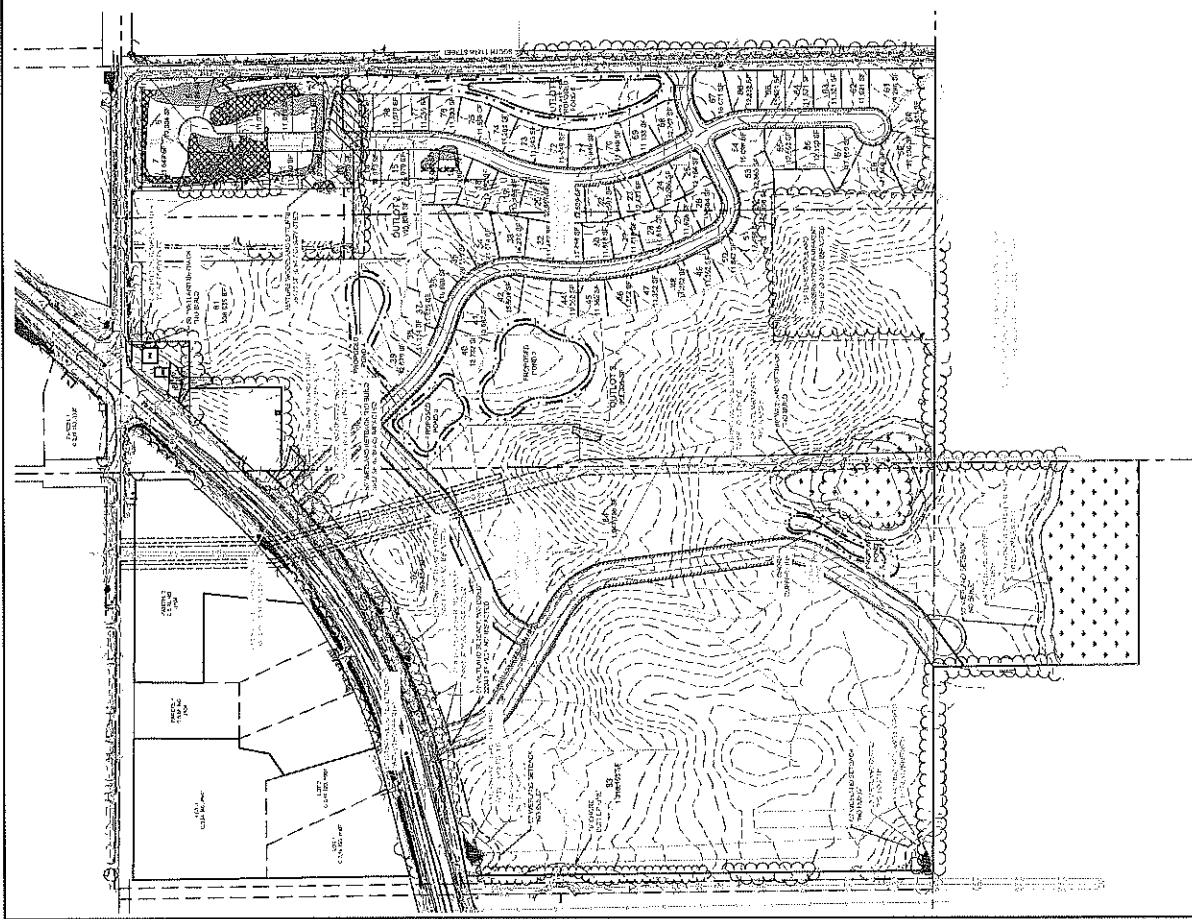
A. Maximum Permitted Floor Area for a Retail Building:

- 1 Notwithstanding the provisions of Table 15-3.0505, no individual retail building in any of the following districts shall exceed a total of 125,000 gross square feet of floor area, including all roofed area.
 - a. B-1 Neighborhood Business District
 - b. B-2 General Business District
 - c. B-3 Community Business District
 - d. B-5 Highway Business District
- 2 Notwithstanding, any other provision of this Ordinance, no special use permit, special exception or variance may be approved or granted that would allow a retail building to exceed the size limits of this subparagraph (1) and no nonconforming use or structure may be expanded in any manner that would increase its nonconformance with the limits of subparagraph (1).

Table 15-3.0505

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

STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>105.43</u> Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.4</u> Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = <u>42.17</u> acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>105.43</u> Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: - <u>42.17</u> Equals NET BUILDABLE SITE AREA = <u>63.26</u> acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>63.26</u> Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>0.85</u> Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = <u>53.77</u> acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>105.43</u> Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>0.42</u> Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = <u>44.28</u> acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet): <u>44.28</u> acres (<u>1,928,837</u> s.f.)



NATURAL RESOURCE FEATURE AREAS

RESOURCE TYPE	RYAN MEADOWS (RESIDENTIAL) LOTS 1-79, OUTLOTS 1 & 4 (27.97 AC)	LOONIS BUSINESS PARK (COMMERCIAL) LOTS 80-94, OUTLOTS 2 & 3 (105.43 AC)	ENTIRE BASE SITE (133.40 AC)
STEEP SLOPES AREA - STEEP SLOPES - PREPARED SURFACES CONTIGUOUS	N/A	13,461 SF (0.31 AC)	13,461 SF (0.31 AC)
STEEP SLOPES AREA - STEEP SLOPES - PREPARED SURFACES CONTIGUOUS	N/A	N/A	N/A
STEEP SLOPES - MAN-MADE - STEEP SLOPES - PREPARED SURFACES CONTIGUOUS	N/A	N/A	N/A
STEEP SLOPES - MAN-MADE - STEEP SLOPES - PREPARED SURFACES CONTIGUOUS	N/A	N/A	N/A
WETLANDS - WETLANDS - PREPARED SURFACES CONTIGUOUS	N/A	28,733 SF (0.66 AC)	28,733 SF (0.66 AC)
WETLANDS - WETLANDS - PREPARED SURFACES CONTIGUOUS	N/A	251,003 SF (5.79 AC)	251,003 SF (5.79 AC)
WETLANDS - WETLANDS - PREPARED SURFACES CONTIGUOUS	N/A	104,124 SF (2.39 AC)	104,124 SF (2.39 AC)
WETLANDS - WETLANDS - PREPARED SURFACES CONTIGUOUS	N/A	79,308 SF (1.82 AC)	79,308 SF (1.82 AC)
WETLANDS - WETLANDS - PREPARED SURFACES CONTIGUOUS	N/A	14,893 SF (0.34 AC)	14,893 SF (0.34 AC)
WETLANDS - WETLANDS - PREPARED SURFACES CONTIGUOUS	36,224 SF (0.83 AC)	298,151 SF (6.76 AC)	304,375 SF (6.99 AC)

* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS
* FIELD DELINEATED BY R/S SMITH NATIONAL ON 10-29-14 & 10-30-14 (SEE WETLAND DELINEATION REPORT DATED 03-19-15)
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FRANKLIN DEVELOPMENT - NATURAL RESOURCES PROTECTION PLAN

PINNACLE ENGINEERING GROUP

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