

***REVISED 4/8/2020**

*The Facebook page for the Economic Development Commission (<https://www.facebook.com/forwardfranklin/>) will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 9, 2020, 7:00 P.M.

[note: The proposed Creation of Tax Incremental District No. 9 Public Hearing and proposed Project Plan thereof item is not on this agenda as it remains a work in process at this time.]

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

B. **Approval of Minutes**

1. Approval of regular meeting of March 19, 2020.

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

1. **MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT.** Rezoning application by Mills Hotel Wyoming, LLC, to rezone Lot No. 84 (24.05 acres) of the Ryan Meadows Subdivision development from M-1 Limited Industrial District to M-2 General Industrial District, property generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G; part of Tax Key No. 891-9010-002 [*this Rezoning application is being submitted in conjunction with a Site Plan application for Copart, Inc., which is a global online vehicle auction company*]. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT.** Natural Resource Features Special Exception application by Mills Hotel Wyoming, LLC, (Daniel L. Mathson and Virginia K. Mathson, property owners) for the purpose of grading and development of approximately 9,969 square feet of wetland, 19,268 square feet of wetland buffer and 34,002 square feet of wetland setback (which includes the buffer area as well), identified as W-2 in the Ryan Creek watershed, resulting from a Certified Survey Map land division to develop the property generally located at West Loomis Road and West Ryan Road (Lot 84 in Ryan Meadows Subdivision), such property being zoned R-2 Estate/Single-Family Residence District, C-1 Conservancy District and R-8 Multiple-Family Residence District; Tax Key No. 939-9994-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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3. **ASKREN WRESTLING ACADEMY: CONVERSION OF AN EXISTING CUSTOM AUTO BODY AND PAINT SHOP TO A WRESTLING ACADEMY GYMNASIUM.** Special Use and Site Plan applications by

Franklin Plan Commission Agenda

4/9/20

Page 2

Benjamin M. Askren, Askren Wrestling Academy, LLC (Askren Properties, LLC, property owner) to allow for a wrestling gymnasium and instruction use (in an existing custom auto body and paint shop building which will be converted into an Askren Wrestling Academy gymnasium), property located at 9760 South 60th Street, and a Site Plan to allow for interior building alterations to the space, including adding two Americans with Disabilities Act restrooms, a small office and finish improvements, and minor exterior site modifications, including parking lot restriping (to include 16 parking spaces, including one Americans with Disabilities Act accessible space) and addition of wheel stops, property zoned M-1 Limited Industrial District; Tax Key No. 899-9993-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**

4. **PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 8, CITY OF FRANKLIN, WISCONSIN (THE “DISTRICT”).** A. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 8 (See the Public Hearing Notice which was published on March 25, 2020 & April 1, 2020). B. Consideration and possible action on “A Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8, City of Franklin, Wisconsin”. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

5. **PROPOSED AMENDMENT OF BOUNDARIES AND PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, CITY OF FRANKLIN, WISCONSIN (THE “DISTRICT”).** A. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on March 25, 2020 & April 1, 2020). B. Consideration and possible action on “A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin”. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

- 1. COPART, INC. GLOBAL ONLINE VEHICLE AUCTION COMPANY BUILDING AND VEHICLE STORAGE YARD CONSTRUCTION.** Site Plan application by Copart of Connecticut, Inc. to allow for construction of a 7,200 square foot building and vehicle storage yard for Copart, Inc. (on approximately 44-acres (approximately .5 acres are located within the City of

Franklin Plan Commission Agenda

4/9/20

Page 3

Muskego)), a global online vehicle auction company specializing in asset liquidation services (including short-term storage and sales of assets, and ancillary receiving, shipping, lien sale and administrative activities-all assets liquidated intact) to institutional, commercial and private owners of used undamaged vehicles, trailers, watercraft, and powersports, industrial and construction equipment [Copart, Inc. is classified under Standard Industrial Classification No. 5012 Automobiles and Other Motor Vehicles, which is a Permitted Use in the M-2 General Industrial District (the applicant has concurrently submitted a Rezoning Application, requesting to rezone the property from M-1 Limited Industrial District to M-2 General Industrial District)], the development consisting of a building containing an office and shop space, as well as associated parking, landscaping, lighting, fencing, storm water management facilities, and a drop lot for receiving vehicles (a significant amount of space is dedicated for vehicle storage), with hours of operation Monday through Friday, from 8:00 a.m. to 5:00 p.m., upon property located at 10082 South 124th Street (approximately 72.636 acres of vacant land), zoned R-2 Estate/Single-Family Residence District, C-1 Conservancy District and R-8 Multiple-Family Residence District; Tax Key No. 939-9995-000 and a portion of Tax Key Nos. 939-9994-000 and 891-9010-002.

E. Adjournment

*Supporting documentation and details of these agenda items are available in the Plan Commission Meeting Packet on the City of Franklin website www.franklinwi.gov.

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

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

REMINDERS:

Next Regular Plan Commission Meeting: April 23, 2020



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of April 9, 2020

Rezoning and Site Plan

RECOMMENDATION: City Development Staff recommends approval of the Rezoning application submitted by Bear Development, LLC and Site Plan submitted by Copart of Connecticut, Inc. subject to the conditions in the draft ordinance and draft resolution.

Project Name:	Copart of Connecticut, Inc.
Project Location:	10082 S 124th Street. Not Assigned/891-9010002, 939-9994-000, and 939-9995-000
Property Owner:	Mills Hotel Wyoming (891-9010-002), Franklin Mills, LLC (939-9995-000), and Mathson, Daniel L & Virginia K (Mathson, Robert ET AL) (939-9994-000)
Applicant:	Daniel Szczap. Bear Development, LLC Mason Laycock. Copart of Connecticut, Inc.
Current Zoning:	M-1 Limited Industrial District
Proposed Zoning:	M-2 General Industrial District
2025 Comprehensive Plan:	Business Park and Areas of Natural Resource Features
Applicant's Action Requested:	Recommendation of approval of the Rezoning and approval of the proposed Site Plan.

Introduction

Please note:

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

On February 10, 2020, Bear Development, filed an application requesting to rezone Lot No. 84 of the Ryan Meadows Subdivision development from M-1 Limited Industrial District to M-2 General Industrial District.

On February 14, 2020, in conjunction with the Rezoning Application, Copart of Connecticut, Inc. filed a Site Plan Application for the development of a 7,200 square foot building and vehicle storage yard. In accordance with the Unified Development Ordinance (UDO) §15-7.0104., the review time frame for Site Plan applications is 60 days. Therefore, this application is scheduled for this April 9, 2020, Plan Commission meeting.

Project Description and Analysis

Rezoning Application:

As indicated, Bear Development is proposing to rezone the proposed Lot 84 of the Ryan Meadows subdivision to the M-2 District to accommodate the Copart, Inc. development. Copart, Inc. is a global online vehicle auction company specializing in asset liquidation and is classified under Standard Industrial Classification No. 5012 Automobiles and other Motor Vehicles, which is a Permitted Use in the M-2 Zoning District.

As the subject parcel does not yet exist, and to not create split zoning in violation of Section 15-3.0103 of the UDO, the Rezoning shall be contingent upon the recording of the Final Plat for the Ryan Meadows Subdivision.

The area to be rezoned is designated as Business Park and Areas of Natural Resource Features on the City's 2025 Future Land Use Map. The proposed rezoning to the M-2 District is consistent with the City's Comprehensive Master Plan; therefore, an amendment is not required.

With that said, the M-2 District intent should be considered to ensure that the rezoning is consistent with the City's overall plan for the larger surrounding area as an industrial park. The M-2 District intent is below for review.

§ 15-3.0310

M-2 General Industrial District.

A. District Intent.

1. The M-2 General Industrial District is intended to:

- a. Provide for manufacturing, industrial, warehousing, and uses of a more general and less restrictive nature and size than either the M-1 or BP Districts.
- b. Be used in locations where the relationship to surrounding land use would create fewer problems of compatibility.

2. The M-2 District is not intended to:

- a. Abut residential zoning districts.
- b. Accommodate industrial or business parks under unified design and ownership which exceed 20 acres in area.

The community character of the M-2 District is SUBURBAN as set forth in the City of Franklin Comprehensive Master Plan.

Per Memorandum sent to the applicant on March 10, 2020, staff commented that a landscape bufferyard shall be required along the eastern boundary to ameliorate any potential nuisance between the existing residential zoning district and the proposed M-2 General Industrial District. The applicant added such landscape bufferyard to the landscape plan. However, staff recommends that a tree survey shall be provided for all landscape bufferyard areas prior to the issuance of a building permit in accordance with Section 15-7.0301.G of the UDO.

With regards to adjacent residential districts to the north and south, Bear Development, LLC submitted a landscape bufferyard easement as a condition of approval for Certified Survey Map set forth in Resolution 2019-7565. Furthermore, an approved conservation easement on the southern portion of Lot 84 would act as buffer to the south.

Site Plan Application:

Again, Copart of Connecticut, Inc. has applied for a Site Plan for the development of a 7,200 square foot building and vehicle storage yard.

The development is proposed on approximately 44-acres, of which about .5-acres are located within the City of Muskego. The development consists of the building, which contains office and shop space, as well as associated parking, landscaping, lighting, fencing, and storm water management facilities. In addition, the site plan includes a drop lot for receiving vehicles and a significant amount of space dedicated for vehicle storage.

The 44 acres includes Lot 1 of the previously approved CSM, which has not yet been recorded, as well as the southern portion of Lot 84, which also has not yet been created. The Ryan Meadows subdivision plat still needs to be recorded. As such, the Copart, Inc. Site Plan shall be contingent upon the recording of a CSM or land transfer, as may be allowed, to combine the southern portion of Lot 84 of the Ryan Meadows subdivision and Lot 1 of the previously approved CSM for the redivision of parcels bearing Tax Key Nos. 939-9994-000 and 939-9995-000.

The site will be accessible from 124th Street through the .5-acre portion of land that is within the City of Muskego. An emergency fire access will be provided from Monarch Drive. The applicant is proposing a 28-foot wide entrance drive with heavy-duty pavement. Note that per Section 15-5.0207B., driveways shall not exceed 24 feet at the street right-of-way line and 30-feet at the roadway, unless a greater distance is approved by the Plan Commission. Approval of the proposed Site Plan will constitute the Plan Commission's approval of the entrance drive as proposed by the applicant.

The site plan includes 41 parking spaces, including two ADA accessible spaces, which is in conformance with Table 15-5.0202(I)(1). The UDO recommends junkyards provide two parking spaces per 1,000 square feet of roofed area, plus one space per 15,000 square feet of outside storage area.

According to the applicant, *Copart's operations are very unique compared to most facilities that have outdoor storage. Their operation does not allow the public in the storage yard or beyond the building. That being said, most of the personal vehicle traffic at a Copart Facility is employees and the adequate number of parking stalls needed are far less than a typical outdoor storage facility.* The applicant is requesting a reduction in the number of parking stalls at this Facility to 41 stalls, two of which are accessible spaces to meet the current City code and ADA Standards.

The Plan Commission may approve increases or reductions from this Standard Parking Ratio. Alternatively, if determined the use is not appropriately classified as a junk yard, the Plan

Commission may determine the amount of parking required per Section 15-5.0203E. of the UDO.

All parking spaces within the parking lot in front of the building are 9-feet wide and 20-feet long (180 square feet) and drive aisles are 24-feet wide in compliance with UDO standards.

Landscape Plan:

According to the applicant, 64.9% of the site consists of impervious surfaces, resulting in a 35.1% Landscape Surface Ratio, which complies with the M-2 District minimum LSR of 35%.

The UDO requires one planting of each type (Canopy/Shade Trees, Evergreens, Decorative Trees, and Shrubs) per five provided parking spaces. With 41 proposed parking spaces, nine plantings of each type are required. However, as the property abuts residentially zoned properties, an additional 20% of plantings is required. Therefore, 11 plantings of each type are required.

The Landscape Plan includes 11 Canopy/Shade Trees, 11 Evergreens, 11 Decorative Trees, and 15 Shrubs. Therefore, it complies with UDO Table 15-5.0302.

Per UDO Section 15-5.0303.D., permanent, on-site irrigation is required for all new living landscape areas. The applicant is proposing temporary irrigation until the plantings are established. According to the applicant: *planting species have been specifically chosen to be tolerable of drought conditions, so permanent irrigation should not be needed.*

Natural Resource Protection Plan:

All protected natural resource features shall be placed within a Conservation Easement, approved by the Common Council and recorded with the Milwaukee County Register of Deeds, prior to the issuance of building permits. It is noted that Bear Development, LLC is preparing conservation easements for natural resources within lot 1 of previously approved CSM (Res. 2019-7565), and that the conservation easement for the southern portion of Lot 84 has been approved but not yet recorded.

The Site Plan will also be contingent upon the approval of the Natural Resources Special Exception (NRSE) application to allow for impacts to wetlands, wetland buffers and wetland setbacks. The NRSE request is scheduled for this April 9, 2020, Plan Commission meeting.

Lighting Plan:

The applicant is requesting to defer the requirement of a Lighting Plan set forth in Division 15-5.0400 of the UDO as a condition of approval.

Stormwater management:

The applicant has provided detailed engineering plans. *Staff recommends that a final utility, grading, erosion control and storm water management shall be subject to review and approval by the Engineering Department, prior to issuance of a Building Permit.*

Architecture:

Staff suggests that the architecture and building materials proposed be reconsidered. Furthermore, metal is not recommended to be used as a primary building material, staff is suggesting brick or stone as exterior materials.

Signage:

Sign plans have not been provided. *It is recommended that all proposed signage shall comply with the requirements of Chapter 210 of the City's Municipal Code and must receive a Sign Permit from the Inspection Department prior to installation.*

Recommendation

It is recommended that the Plan Commission recommend approval of the Rezoning application and approve the Site Plan, subject to the conditions in the attached draft resolution.

Additionally, the applicant is requesting the following:

1. A reduction in the number of parking stalls at this Facility to 41 stalls, two of which are accessible spaces to meet the current City code and ADA Standards.

Staff comment: The Plan Commission may approve increases or reductions from this Standard Parking Ratio. Alternatively, if determined the use is not appropriately classified as a junk yard, the Plan Commission may determine the amount of parking required per Section 15-5.0203E. of the UDO.

2. A 28-foot wide drive to the west, while the UDO requires driveway width not to exceed 24 feet.

Staff comment: Per UDO §15-5.0207B., the width of a driveway shall not exceed 24 feet at the street right-of-way line and 30-feet at the roadway, unless a greater distance is approved by the Plan Commission. The applicant stated that the *driveway is 28-foot wide to comply with the WisDOT commercial development standards. We feel this is acceptable because this will be a shared driveway when Lot 1 of CSM 11704 (to the north) is developed.*

3. Approval of the proposed fences with a height of 8 feet, including a metal panel fencing and a decorative masonry fencing, as shown in plan sheet 13/16 "Details".

Staff comment: In memorandum dated March 13, 2020, staff recommended landscape plantings between the metal panel fencing and South 124th Street. The applicant has addressed this recommendation.

4. Temporary irrigation in lieu of permanent irrigation, the applicant is proposing drought-tolerant plantings.

Staff comment: Permanent irrigation is a requirement of the UDO. Staff is proposing two alternatives: permanent irrigation and/or a 2-year planting guarantee.

- Pursuant to Unified Development Ordinance §15-5.0303.D., the applicant shall revise the Landscape Plan to include permanent, on-site irrigation for all new living landscape areas.

AND/OR

- Pursuant to Unified Development Ordinance §15-5.0303.G.3., any plant materials included in an approved landscaping plan that do not survive a plant establishment period of two years after installation shall be replaced by applicant, owner(s) of the property, successors and assigns, with plant material(s) of the same or like species of equal size within the next planting season, but in any event, within six months of the plant material(s)' demise.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 4-3-20]

ORDINANCE NO. 2020-_____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
(ZONING MAP) TO REZONE LOT 84 OF THE APPROVED FINAL PLAT FOR
“RYAN MEADOWS” SUBDIVISION FROM M-1 LIMITED INDUSTRIAL
DISTRICT TO M-2 GENERAL INDUSTRIAL DISTRICT
(GENERALLY LOCATED ON THE EAST SIDE OF MONARCH DRIVE,
SOUTH OF CHICORY STREET, AREA COMMONLY KNOWN AS AREA G)
(APPROXIMATELY 24.0541 ACRES)
(MILLS HOTEL WYOMING, LLC, APPLICANT)

WHEREAS, Mills Hotel Wyoming, LLC having petitioned for the rezoning of Lot 84 of the approved Final Plat for “Ryan Meadows” Subdivision from M-1 Limited Industrial District to M-2 General Industrial District, such land being generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G *[this Rezoning application is being submitted in conjunction with a Site Plan application for Copart, Inc., which is a global online vehicle auction company]*; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 9th day of April, 2020, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from M-1 Limited Industrial District to M-2 General Industrial District:

Part of Lots 2 and Outlot 1, of Certified Survey Map No. 9095 as recorded in the Register of Deeds office for Milwaukee County as Document No. 10830741, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all

in Section 30, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows: Commencing at the southwest corner of the Northwest 1/4 of said Section 30; thence South 89°39'32" East along the south line of said Northwest 1/4, 2142.90 feet to the Point of Beginning; Thence North 53°44'29" East, 35.97 feet to a point of curvature; thence northeasterly 106.76 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 42°24'51" East, 106.06 feet; thence North 31°05'13" East, 282.33 feet to a point of curvature; thence northeasterly 183.30 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 11°38'18" East, 179.80 feet; thence North 07°48'36" West, 543.63 feet to a point of curvature; thence northwesterly 241.78 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 33°27'51" West, 233.79 feet; thence North 59°07'06" West, 82.77 feet; thence North 14°02'32" West, 27.27 feet; thence North 30°52'54" East, 29.00 feet to a point of curvature; thence northeasterly 114.43 feet along the arc of said curve to the right, whose radius is 190.00 feet and whose chord bears North 48°08'09" East, 112.71 feet; thence North 65°23'24" East, 245.97 feet to a point of curvature; thence northeasterly 181.45 feet along the arc of said curve to the left, whose radius is 535.00 feet and whose chord bears North 55°40'26" East, 180.58 feet; thence North 45°57'27" East, 53.22 feet; thence South 44°24'10" East, 200.97 feet; thence South 00°34'43" East, 365.13 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 the Northeast 1/4 of said Section 30; thence South 00°34'05" West along the east line of said Outlot 1, 667.46 feet to the southeast corner of said Outlot 1; thence North 89°47'21" West along a south line of said Outlot 1, 662.96 feet to the southwest corner of said Outlot 1; thence North 00°34'08" West along the west line of said Outlot 1, 570.47 feet; thence North 53°44'29" East, 165.19 feet to the Point of beginning. Containing 1,047,796 square feet (24.0541 acres) of land, more or less. Tax Key No. part of 891-9010-002.

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

SECTION 3: All ordinances and parts of ordinances in contravention to this

ordinance are hereby repealed.

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

SECTION 5: This Rezoning shall be contingent upon the recording of the Final Plat for the Ryan Meadows Subdivision.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020.

APPROVED:

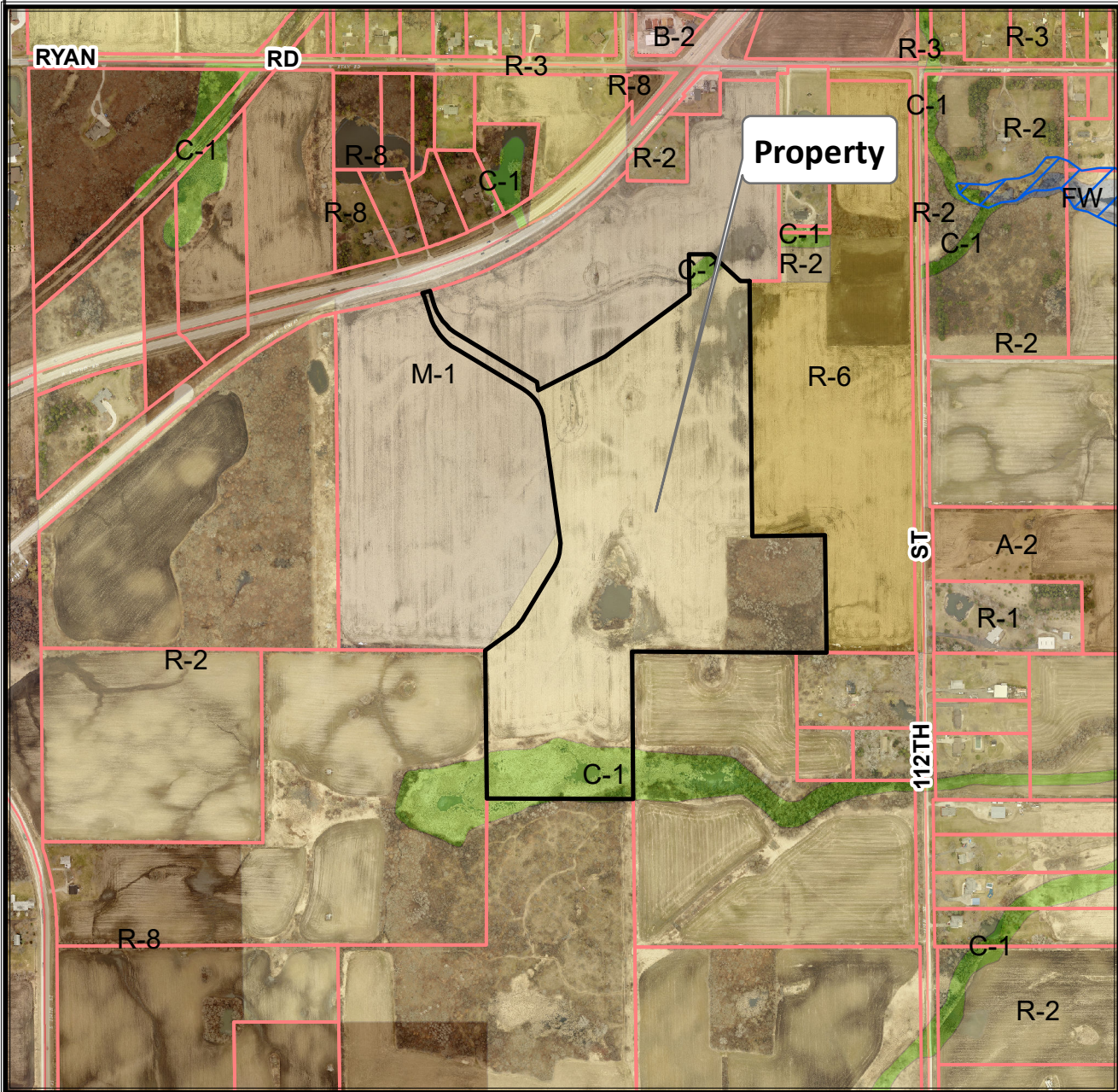
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

TKN: 891 9010 002



Planning Department
(414) 425-4024

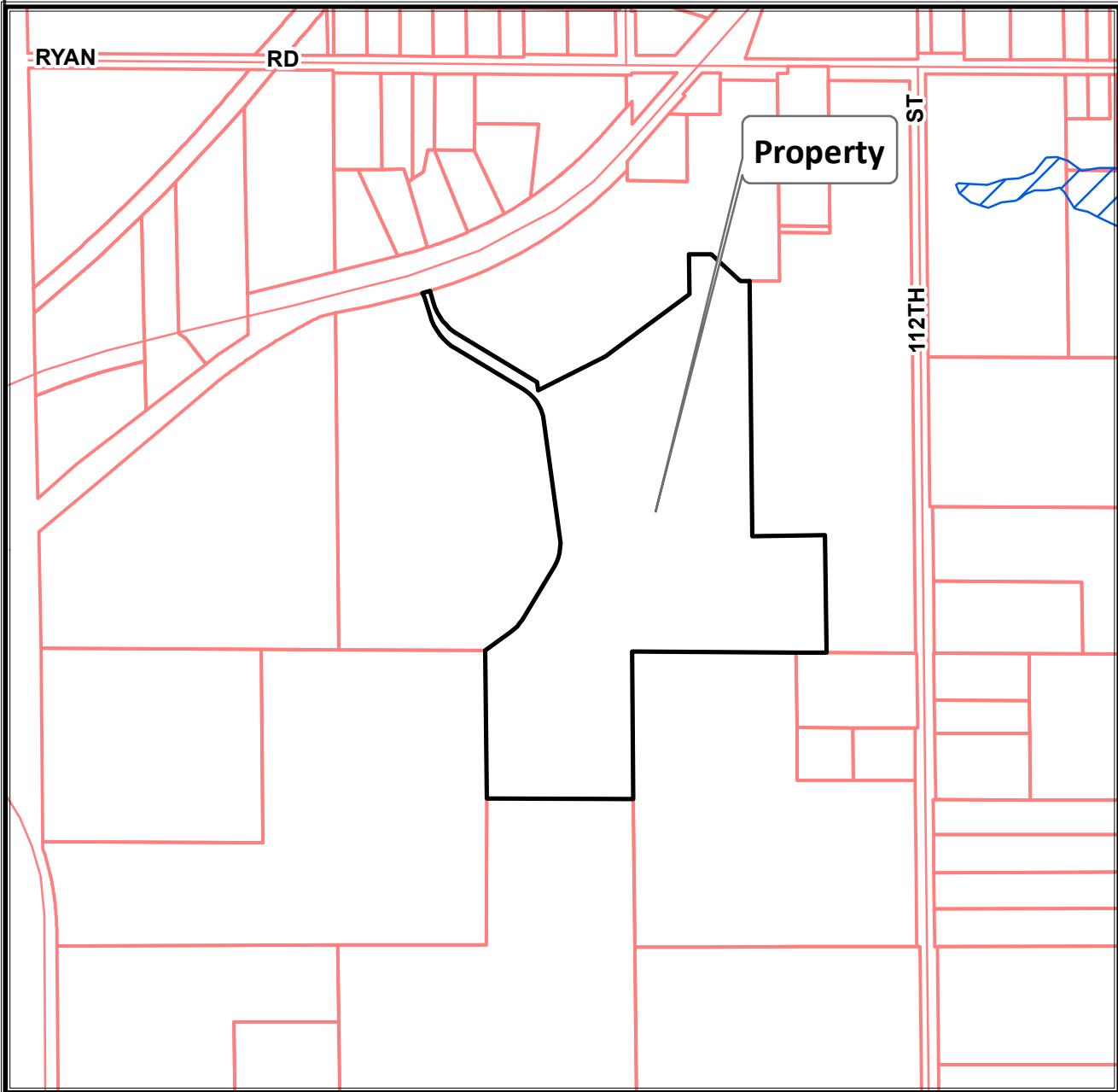
0 435 870 1,740 Feet

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


NORTH
2017 Aerial Photo



TKN: 891 9010 002



Planning Department
(414) 425-4024

0 435 870 1,740 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.





March 26, 2020

Mr. Regulo Martinez-Montilva
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Rezoning Application- Planning Area G

Dear Mr. Martinez-Montilva:

Please accept this letter and the enclosed submittal materials as formal re-submittal for zoning reclassification for lands owned by Mills Hotel Wyoming, LLC in the City of Franklin. Bear Development is acting on behalf of the owners of record, Mills Hotel Wyoming, LLC. We are in receipt of the City Staff Comments dated March 13, 2020. We understand that these comments represent the City's review of the zoning and Site Plan applications.

Property Summary

Mills Hotel Wyoming, LLC is the owner of record of approximately 24.05 acres of land in the City of Franklin. The land is identified as Lot 84 on the approved Ryan Meadows Plat of Subdivision. The subject property is located on the east side of Monarch Drive, south of Chicory Street. The property is included in the area commonly known as Planning Area G.

The property is part of Tax Key Number 891-9010-000.

Enclosed with this submittal is an exhibit depicting the subject properties showing a total project area of 24.05 acres

Existing Zoning

The subject property is currently zoned M-1 Limited Industrial District.

City of Franklin Comprehensive Plan

The subject properties are designated as Business Park on the City of Franklin Comprehensive Plan.

Proposed Zoning Classification

The applicants are requesting a zoning reclassification to the M-2 General Industrial District. The proposed zoning is consistent with the planned Business Park designation. The proposed zoning is consistent with the adjacent M-1 Industrial zoning in the Loomis Road Business Park and the lands located directly south, which were recently zoned M-2 General Industrial District.

We understand the Staff comment regarding the M-2 zoning being adjacent to residential zoned properties. Please note that an existing WEBCO Easement and dedicate Outlot separate the platted residential lots from the land proposed for rezoning.

Purpose

Bear Development, LLC recognizes the City of Franklin prohibits split lot zoning. Therefore the applicant is seeking zoning on the entire Lot 84 to accommodate a proposed user.

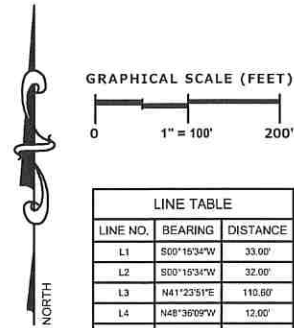
We feel the proposed zoning is consistent with adjacent zoning, the City of Franklin Comprehensive Plan and the existing and planned land use in the general area. Our intention is to create a development opportunity for Planning Area G that meets the goals of the Comprehensive Plan while providing a diverse mix of land use.

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



GRAPHICAL SCALE (FEET)

LINE NO.	BEARING	DISTANCE
L1	S00°15'34"W	33.00'
L2	S00°15'34"W	32.00'
L3	N41°23'31"E	110.60'
L4	N48°36'09"W	12.00'
L5	N41°23'31"E	127.48'
L6	S89°44'26"E	83.49'
L7	N41°23'31"E	95.47'
L8	S89°44'26"E	95.51'
L9	N41°23'31"E	206.07'
L10	S89°44'26"E	353.92'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The north line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East bears S89°44'26"E.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

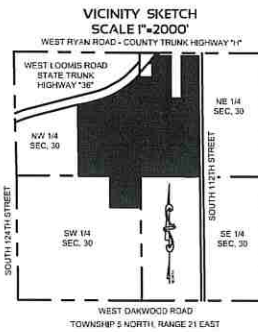
Certified _____, 20____

Department of Administration



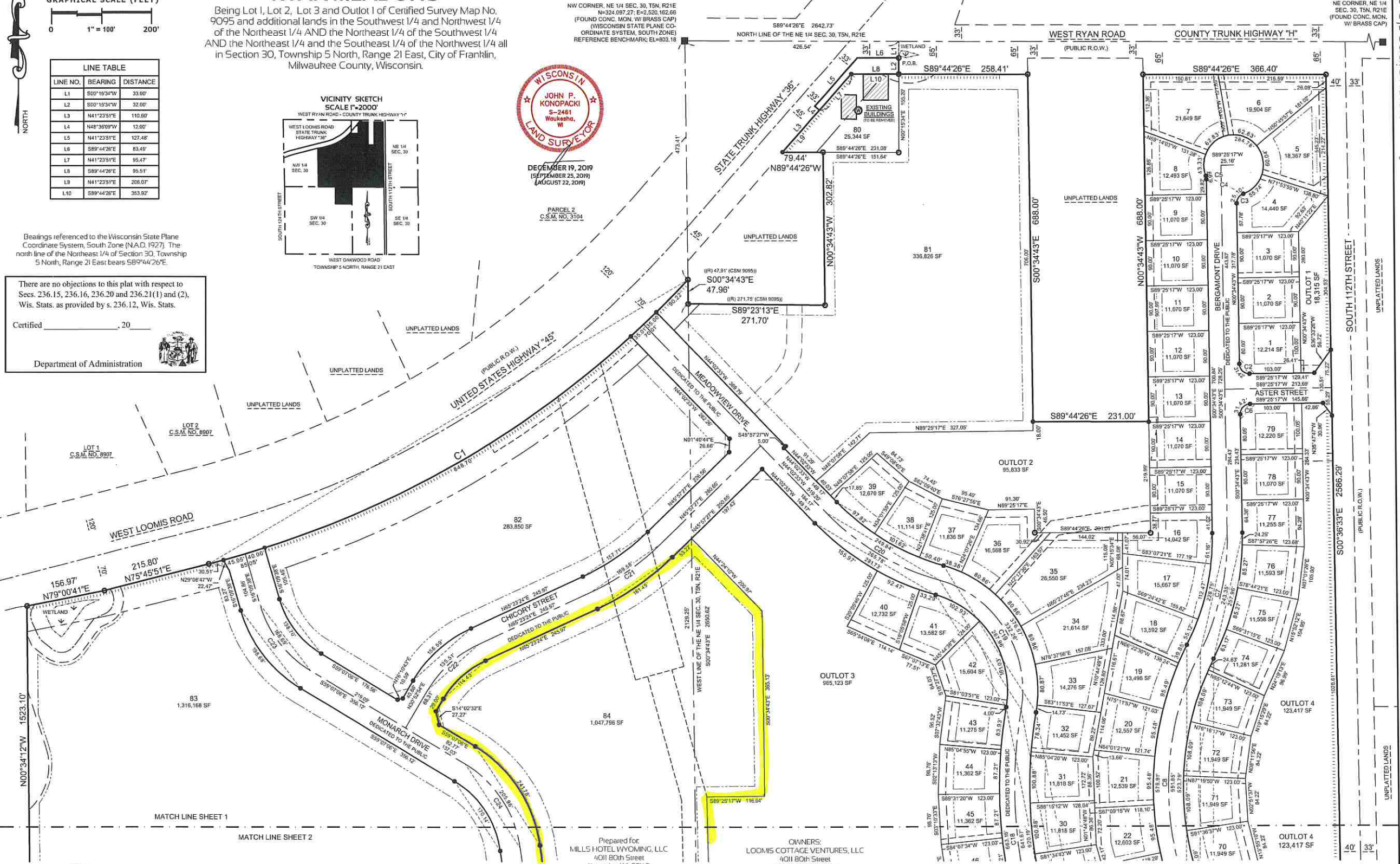
RYAN MEADOWS

Being Lot 1, Lot 2, Lot 3 and Outlot 1 of Certified Survey Map No. 9095 and additional lands 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.



DECEMBER 19, 2019
(SEPTEMBER 25, 2019)
(AUGUST 22, 2019)

PARCEL 2
C.S.M. NO. 3104



NOTE:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

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

PINNACLE ENGINEERING GROUP

Prepared for:
MILLS HOTEL WYOMING, LLC
4011 80th Street
Kenosha, WI 53142
(262) 842-0184

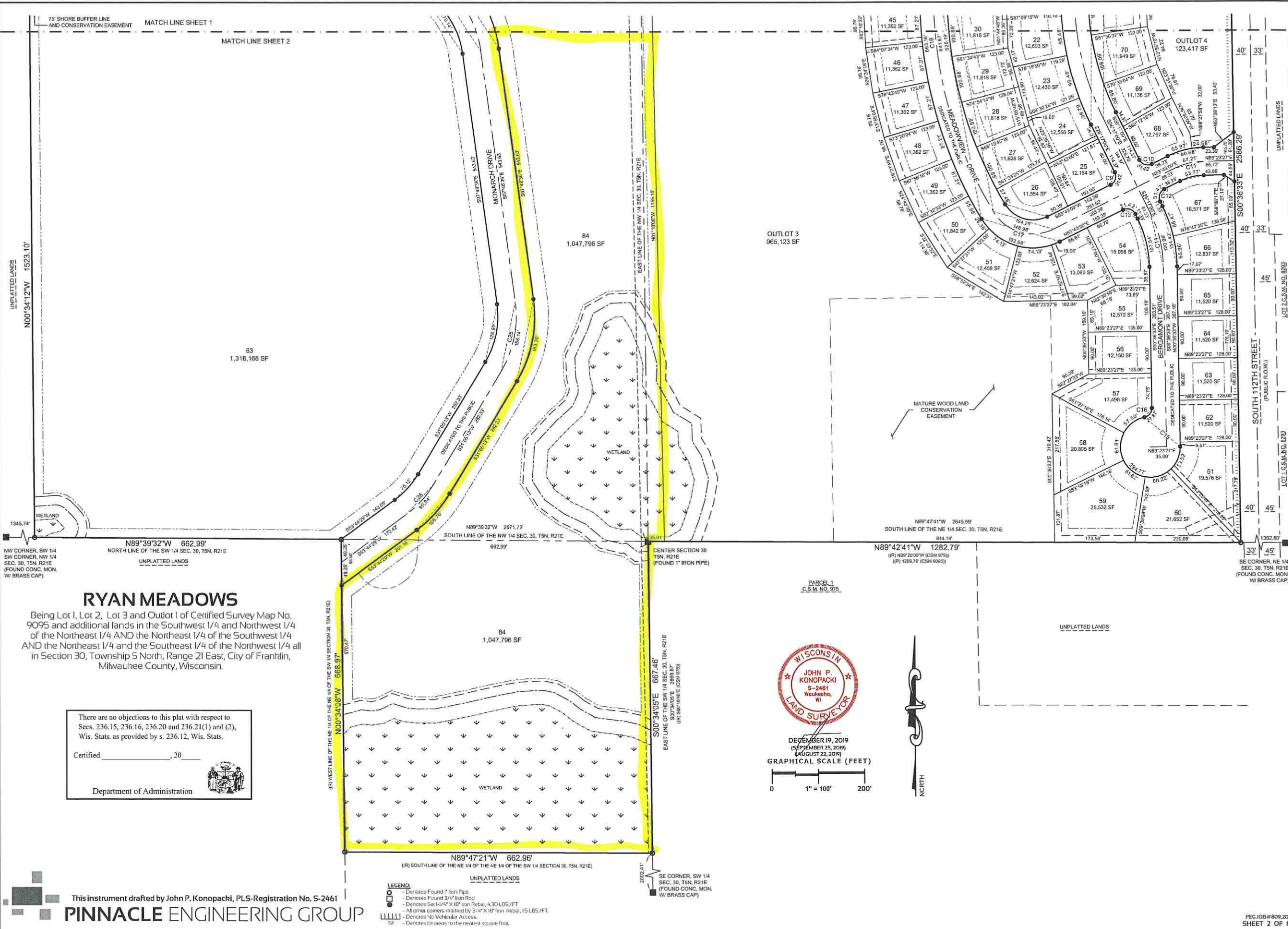
Prepared by:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

OWNERS:
LOOMIS COTTAGE VENTURES, LLC
4011 80th Street
Kenosha, WI 53142
262-842-0184

OWNERS:
STRAUSS INVESTMENTS, LLC
5129 Franklin Drive
Franklin, WI 53132
414-421-5250

LEGEND:
- Denotes Found Iron Pipe
- Denotes Found 5/8" Iron Rod
- Denotes Set 1-1/2" X 18" Iron Rebar, 4:30 LBS./FT.
- All other corners marked by 3/4" X 18" Iron Rebar, 15 LBS./FT.
- Denotes No Vertical Access
- Denotes for areas to the nearest square foot.

PEG/08#80920
SHEET 1 OF 8



RYAN MEADOWS
Being Lot 1, Lot 2, Lot 3 and Outlot 1 of Certified Survey Map No. 9095 and additional lands 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.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

LEGEND
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes See 1/4" X 1/4" Iron Rebar, 430 LBS./FT.
- All other corners marked by 5/8" X 1/4" Iron Rebar, 15 LBS./FT.
- Denotes No Vehicular Access
- Denotes lot areas to the nearest square foot.

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukegan, WI
LAND SURVEYOR
DECEMBER 19, 2019
(SEPTEMBER 25, 2019)
(AUGUST 22, 2019)
GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

LEGAL DESCRIPTION:

Part of Lots 2 and Outlot 1, of Certified Survey Map No. 9095 as recorded in the register of deeds office for Milwaukee County as Document No. 10830741, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 30, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the southwest corner of the Northwest 1/4 of said Section 30; thence South 89°39'32" East along the south line of said Northwest 1/4, 2142.90 feet to the Point of Beginning;

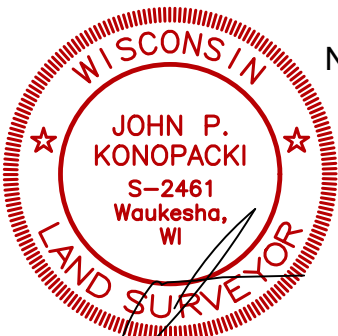
Thence North 53°44'29" East, 35.97 feet to a point of curvature; thence northeasterly 106.76 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 42°24'51" East, 106.06 feet; thence North 31°05'13" East, 282.33 feet to a point of curvature; thence northeasterly 183.30 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 11°38'18" East, 179.80 feet; thence North 07°48'36" West, 543.63 feet to a point of curvature; thence northwesterly 241.78 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 33°27'51" West, 233.79 feet; thence North 59°07'06" West, 82.77 feet; thence North 14°02'32" West, 27.27 feet; thence North 30°52'54" East, 29.00 feet to a point of curvature; thence northeasterly 114.43 feet along the arc of said curve to the right, whose radius is 190.00 feet and whose chord bears North 48°08'09" East, 112.71 feet; thence North 65°23'24" East, 245.97 feet to a point of curvature; thence northeasterly 181.45 feet along the arc of said curve to the left, whose radius is 535.00 feet and whose chord bears North 55°40'26" East, 180.58 feet; thence North 45°57'27" East, 53.22 feet; thence South 44°24'10" East, 200.97 feet; thence South 00°34'43" East, 365.13 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 the Northeast 1/4 of said Section 30; thence South 00°34'05" West along the east line of said Outlot 1, 667.46 feet to the southeast corner of said Outlot 1; thence North 89°47'21" West along a south line of said Outlot 1, 662.96 feet to the southwest corner of said Outlot 1; thence North 00°34'08" West along the west line of said Outlot 1, 570.47 feet; thence North 53°44'29" East, 165.19 feet to the Point of beginning.

Containing 1,047,796 square feet (24.0541 acres) of land, more or less.

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 84 in Ryan Meadows, located 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.

SEE SHEET 5 FOR
BOUNDARY
CURVE TABLE
AND NOTES



MARCH 16, 2020

CHICORY STREET
(PUBLIC R.O.W.)

LOT 83
RYAN MEADOWS
OWNER: STRAUSS
INVESTMENTS LLC

LOT 1
586,423
SQ. FT.
13.4624
ACRES

MONARCH DRIVE
(PUBLIC R.O.W.)

OUTLOT 3
RYAN MEADOWS
OWNER: RYAN MEADOWS
HOMEOWNERS
ASSOCIATION

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 1.50 LBS./FT
- ↓ - Denotes Wetland
- (R) - Denotes "Recorded As"

NW CORNER, SW 1/4
SW CORNER, NW 1/4
SEC. 30, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

N53°44'29"E
201.16'

N89°39'32"W 2671.72'
SOUTH LINE OF THE NW 1/4
SEC. 30, T5N, R21E

2008.73'
NORTH LINE OF THE SW 1/4
SEC. 30, T5N, R21E
S00°34'08"E 98.50'

N00°34'08"W 570.47'

LOT 2
461,373 SQ. FT.
10.5917 ACRES

UNPLATTED LANDS
OWNER: MATHSON

GRAPHICAL
SCALE (FEET)

0 1" = 250'

N89°47'21"W 662.96'

UNPLATTED LANDS
OWNER: GRANDLICH

CENTER SECTION 30
T5N, R21E
(FOUND 1" IRON PIPE)

2002.41'

S00°34'05"E 667.46'

EAST LINE OF THE SW 1/4 SEC. 30, T5N, R21E

SE CORNER, SW 1/4
SEC. 30, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

PARCEL 1
C.S.M. NO. 975
OWNER: SINGH

((R) N89°20'00"W (CSM 975))
S89°42'41"E 2645.59'
SOUTH LINE OF THE NE 1/4
SEC. 30, T5N, R21E

SE CORNER, NE 1/4
SEC. 30, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

NW CORNER, NE 1/4 SEC. 30, T5N, R21E
N=324,097.27; E=2,520,162.66
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

1664.62'
WEST LINE OF THE NE 1/4
S00°34'43"E 2650.62'

S44°24'10"E
200.97'

S00°34'43"E
365.13'

S89°25'17"W
116.04'

S01°10'06"E 1155.10'

S01°10'06"E 1155.10'

S00°34'05"E 667.46'

2002.41'

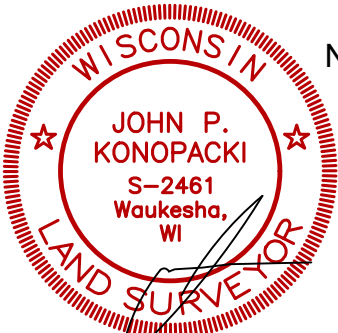
PEG JOB#809.20
SHEET 1 OF 9

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

CERTIFIED SURVEY MAP NO. _____

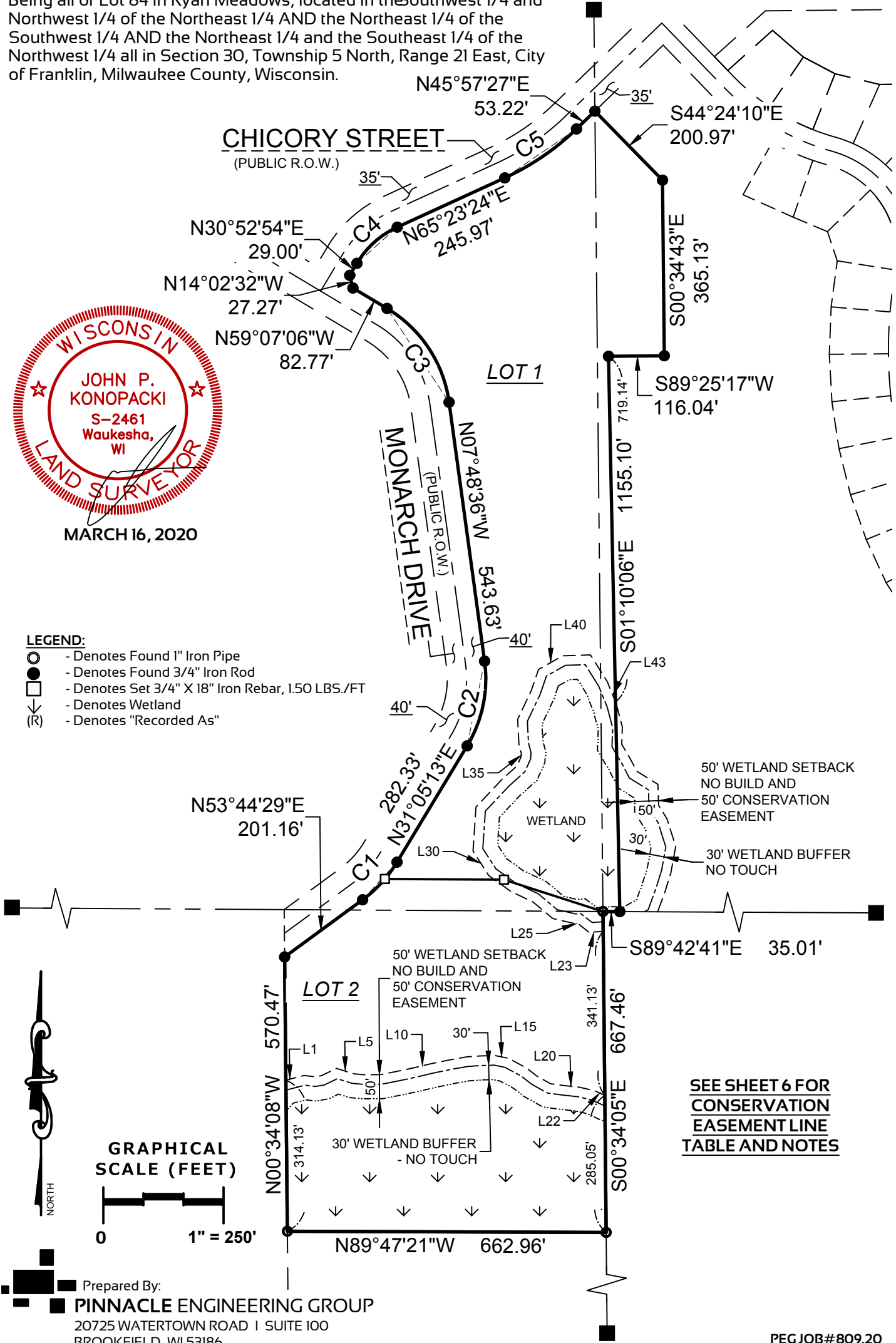
Being all of Lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



MARCH 16, 2020

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 1.50 LBS./FT
- ↓ - Denotes Wetland
- (R) - Denotes "Recorded As"



SEE SHEET 6 FOR
CONSERVATION
EASEMENT LINE
TABLE AND NOTES

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#809.20

SHEET 2 OF 9

CERTIFIED SURVEY MAP NO. _____

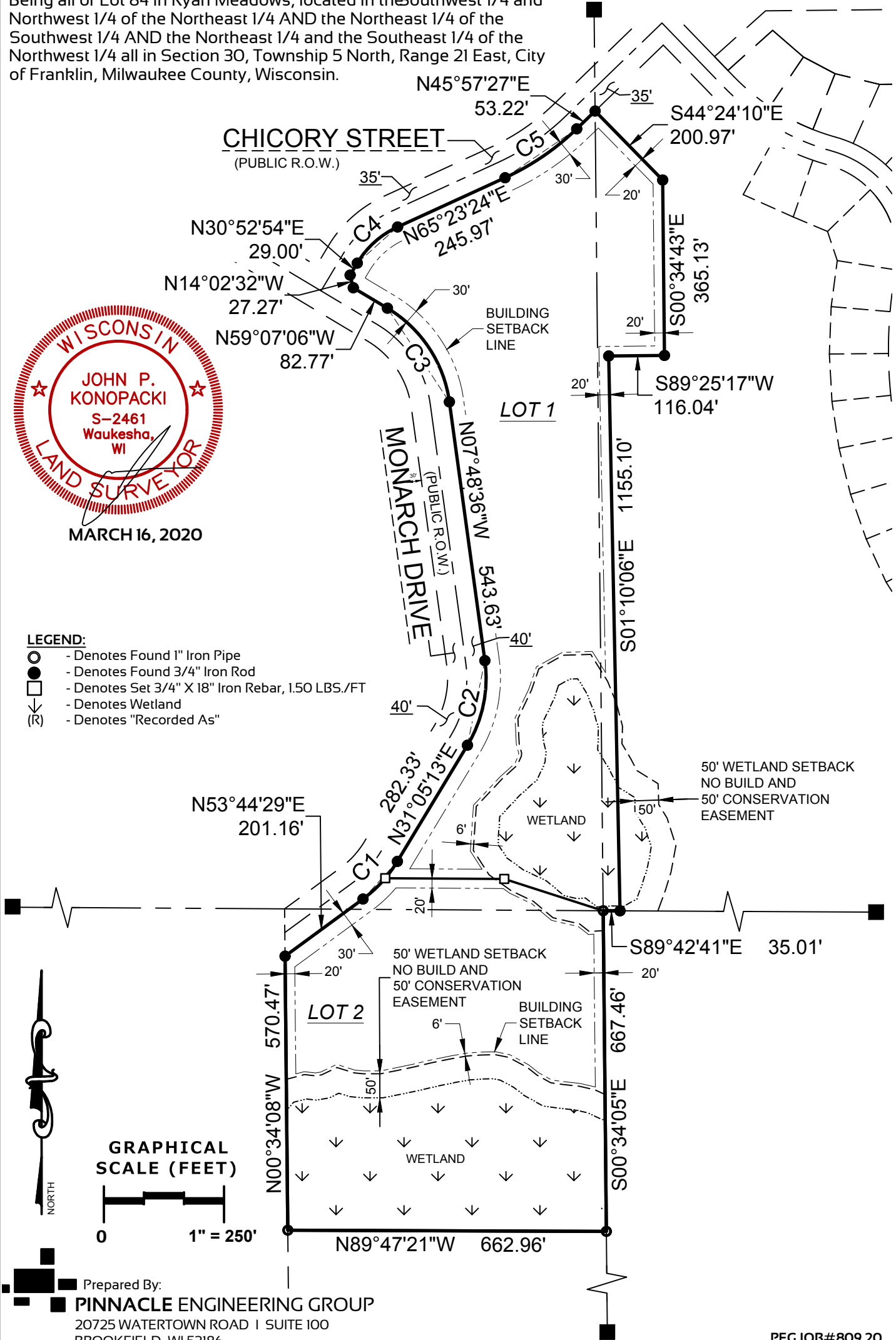
Being all of Lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



MARCH 16, 2020

LEGEND:

- - Denotes Found 1" Iron Pipe
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- - Denotes Set 3/4" X 18" Iron Rebar, 1.50 LBS./FT
- ↘ - Denotes Wetland
- (R) - Denotes "Recorded As"



CERTIFIED SURVEY MAP NO. _____

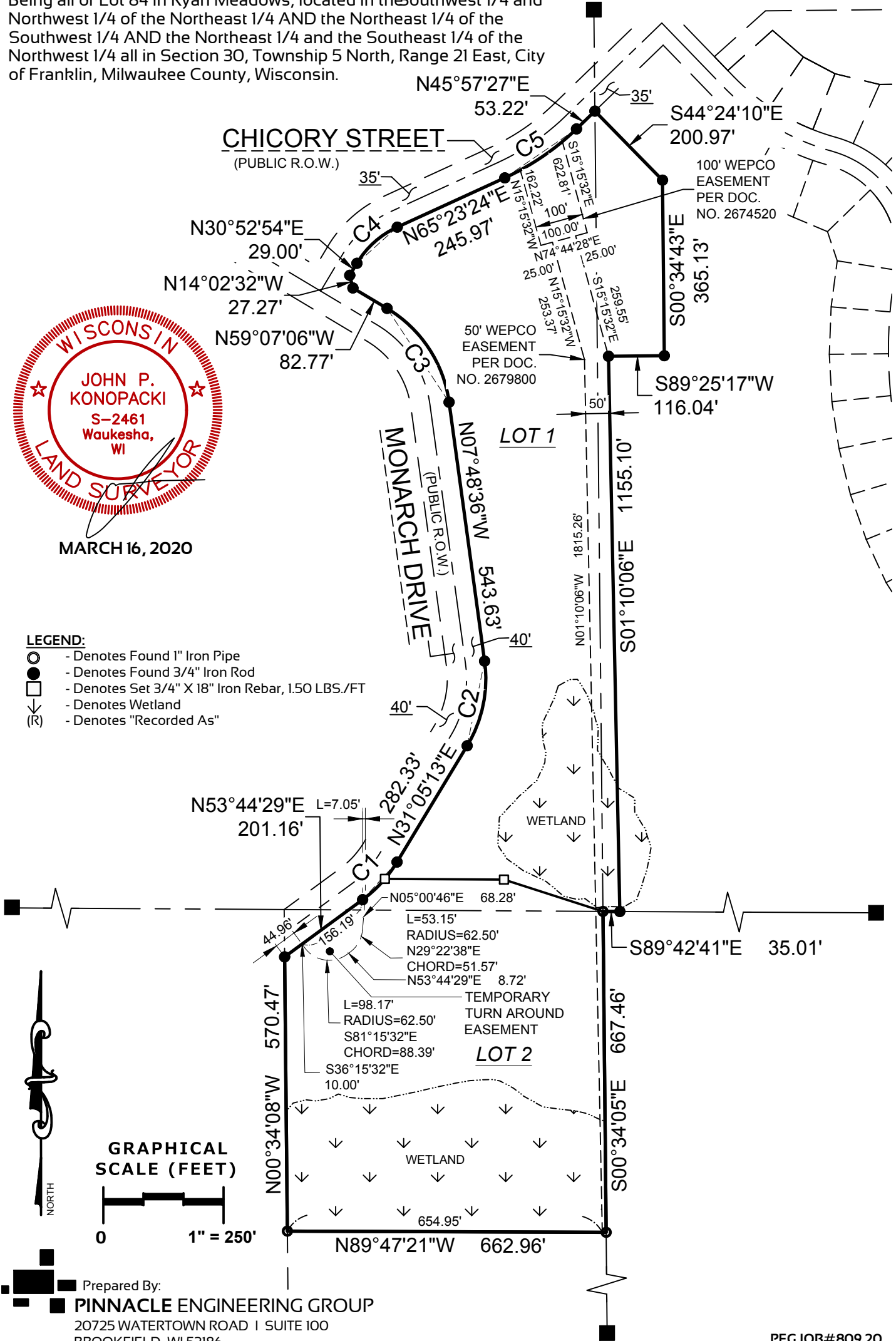
Being all of Lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



MARCH 16, 2020

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Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#809.20

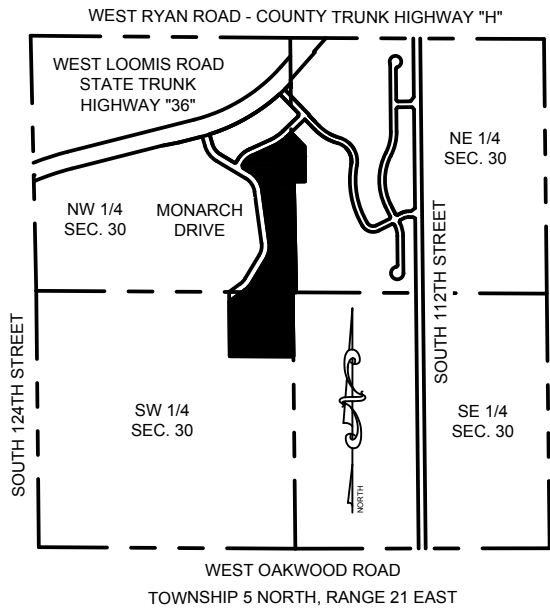
SHEET 4 OF 9

CERTIFIED SURVEY MAP NO. _____

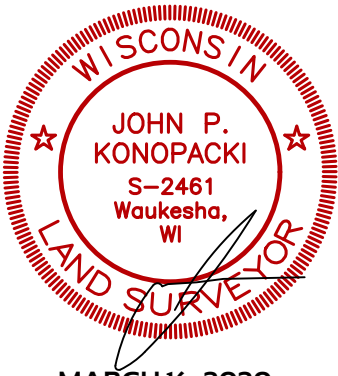
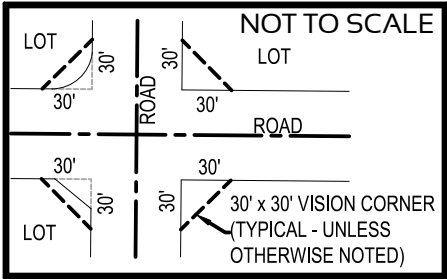
Being all of Lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

BOUNDARY CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	106.76'	270.00'	022°39'16"	N42°24'51"E	106.06'	N53°44'29"E	N31°05'13"E
C2	183.30'	270.00'	038°53'49"	N11°38'18"E	179.80'	N31°05'13"E	N07°48'36"W
C3	241.78'	270.00'	051°18'30"	N33°27'51"W	233.79'	N07°48'36"W	N59°07'06"W
C4	114.43'	190.00'	034°30'30"	N48°08'09"E	112.71'	N30°52'54"E	N65°23'24"E
C5	181.45'	535.00'	019°25'57"	N55°40'26"E	180.58'	N65°23'24"E	N45°57'27"E
C6	63.60'	270.00'	013°29'45"	N46°59'36"E	63.45'	N53°44'29"E	N40°14'44"E
C7	43.16'	270.00'	009°09'31"	N35°39'59"E	43.11'	N40°14'44"E	N31°05'13"E

VICINITY SKETCH
SCALE 1"=2000'



CITY OF FRANKLIN VISION CORNER
EASEMENT DETAIL (VCE)



MARCH 16, 2020

Prepared for:
MILLS HOTEL WYOMING, LLC
4011 80th Street
Kenosha, WI 53142
(262) 842-0484

NOTES:

- 1. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0206E AND 55079C0205E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- 2. Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East bears S89°44'26"E.
- 3. Wetlands delineated by Heather D. Patti, PWS - Senior Wetland Ecologist Project Manager, R.A. Smith National, Inc. on December 8, 2014.
- 4. VISION CORNER EASEMENTS: No Obstructions Permitted. No visual obstructions, such as structures, parking, or vegetation, shall be permitted between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the Vision Corner Easement.

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 84 in Ryan Meadows, located 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.

50' CONSERVATION EASEMENT

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N75°22'21"E	39.14'
L2	S83°24'58"E	22.94'
L3	N81°01'31"E	12.95'
L4	N64°22'19"E	35.35'
L5	S72°46'48"E	38.10'
L6	S84°45'14"E	19.51'
L7	N89°55'05"E	35.37'
L8	N78°42'05"E	35.25'
L9	N78°13'06"E	34.92'
L10	N76°36'18"E	38.42'
L11	N78°25'24"E	42.12'
L12	N80°05'35"E	32.68'
L13	N86°06'12"E	30.49'
L14	N88°33'35"E	28.34'
L15	S78°35'50"E	28.25'
L16	S61°51'16"E	43.50'
L17	S51°40'09"E	26.71'
L18	S60°48'43"E	32.81'
L19	S82°18'03"E	25.35'
L20	S83°46'43"E	34.76'
L21	S76°59'19"E	32.39'
L22	S65°37'25"E	23.62'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L23	S85°51'26"W	29.14'
L24	N52°02'25"W	30.19'
L25	S85°12'42"W	5.62'
L26	N76°55'48"W	47.86'
L27	N49°54'31"W	53.03'
L28	N64°32'14"W	50.77'
L29	N54°16'58"W	57.16'
L30	N32°49'08"W	60.42'
L31	N03°52'01"E	91.68'
L32	N43°11'30"E	79.10'
L33	N47°54'45"E	42.17'
L34	N24°01'30"E	20.76'
L35	N03°26'47"E	6.56'
L36	N14°43'41"W	19.65'
L37	N02°49'59"W	52.28'
L38	N25°21'49"E	65.72'
L39	N19°04'30"E	47.01'
L40	N60°46'28"E	57.64'
L41	N88°06'54"E	57.62'
L42	S32°06'26"E	66.20'
L43	S21°57'55"E	45.18'

NOTES:

1. CONSERVATION EASEMENT RESTRICTIONS:
- No construction or placement of buildings or any structure;

- No construction or any improvements, unless, notwithstanding covenant 1 above, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like;

- No excavation, dredging, grading mining, drilling, or change the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees; with the exception of limited grading within the wetland setback area as defined by the City of Franklin Unified Development Ordinance. Grading within the wetland setback is limited to the grading shown in the approved Final Engineering Plans for the Strauss Brands Facility development.

- No filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris;

- No planting of any vegetation not native to the protected property or not typical wetland vegetation;

- No operating snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of Motorized vehicles.



CERTIFIED SURVEY MAP NO. _____

Being all of Lot 84 in Ryan Meadows, located 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.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided Lot 84 in Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, located 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, described as follows:

Commencing at the southwest corner of the Northwest 1/4 of said Section 30;
Thence South 89°39'32" East along the south line of said Northwest 1/4 and then along a south line of Ryan Meadows, a recorded subdivision, 2008.73 feet to the north right of way line of Monarch Drive and a west line of said Ryan Meadows;
Thence South 00° 34'08" East along said west line of Ryan Meadows, 98.50 feet to the south right of way line of Monarch Drive and the Point of Beginning;

Thence North 53°44'29" East along said south right of way line, 201.16 feet to a point of curvature;
Thence northeasterly 106.76 feet along the arc of said curve to the left and said right of way line, whose radius is 270.00 feet and whose chord bears North 42°24'51" East, 106.06 feet;
Thence North 31°05'13" East along said right of way line, 282.33 feet to a point of curvature;
Thence northeasterly 183.30 feet along the arc of said curve to the left and said right of way line, whose radius is 270.00 feet and whose chord bears North 11°38'18" East, 179.80 feet;
Thence North 07°48'36" West along said right of way line, 543.63 feet to a point of curvature;
Thence northwesterly 241.78 feet along the arc of said curve to the left and said right of way line, whose radius is 270.00 feet and whose chord bears North 33°27'51" West, 233.79 feet;
Thence North 59°07'06" West along said right of way line, 82.77 feet;
Thence North 14°02'32" West, 27.27 feet to the south right of way line of Chicory Street;
Thence North 30°52'54" East along said south right of way line, 29.00 feet to a point of curvature;
Thence northeasterly 114.43 feet along the arc of said curve to the right and said right of way line, whose radius is 190.00 feet and whose chord bears North 48°08'09" East, 112.71 feet;
Thence North 65°23'24" East along said right of way line, 245.97 feet to a point of curvature;
Thence northeasterly 181.45 feet along the arc of said curve to the left and said right of way line, whose radius is 535.00 feet and whose chord bears North 55°40'26" East, 180.58 feet;
Thence North 45°57'27" East along said right of way line, 53.22 feet to the west line of Outlot 3 in said Ryan Meadows;
Thence South 44°24'10" East along said west line, 200.97 feet;
Thence South 00°34'43" East along said west line, 365.13 feet;
Thence South 89°25'17" West along said west line, 116.04 feet;
Thence South 01°10'06" East along said west line, 1155.10 feet to the south line of the Northeast 1/4 of said Section 30 and a south line of Ryan Meadows;
Thence North 89°42'41" West along said south line, 35.01 feet to the southwest corner of said Northeast 1/4;
Thence South 00°34'05" East along the east line of the Southwest 1/4 of said Section 30 and an east line of said Ryan Meadows, 667.46 feet to a south line of said Ryan Meadows;
Thence North 89°47'21" West along said south line, 662.96 feet to a west line of said Ryan Meadows;
Thence North 00°34'08" West along said west line, 570.47 feet to the Point of beginning.

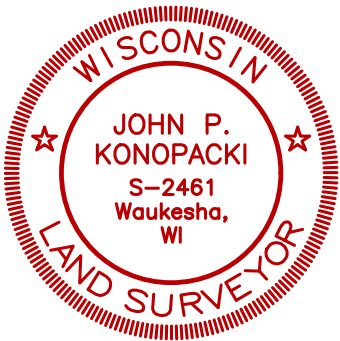
Containing 1,047,796 square feet (24.0541 acres) of land, more or less.

That I have made such survey, land division and map by the direction of MILLS HOTEL WYOMING, LLC, LOOMIS COTTAGE VENTURES, LLC and STRAUSS INVESTMENTS, LLC, owners of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Franklin Land Division Ordinance and the Unified Development Ordinance Division - 15 of the City of Franklin in surveying the certified survey map.

Date: MARCH 16, 2020



John P. Konopacki
Professional Land Surveyor S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 84 in Ryan Meadows, located 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.

OWNER'S CERTIFICATE

MILLS HOTEL WYOMING, LLC, Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

MILLS HOTEL WYOMING, LLC, also certifies that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Franklin

IN WITNESS WHEREOF, the said **MILLS HOTEL WYOMING, LLC**, has caused these presents to be signed by Stephen C. Mills, Member, and Martha L. Mills, Member, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2020.

In the presence of: **MILLS HOTEL WYOMING, LLC**
By: Mills Enterprises, LLC, it Manager

Stephen C. Mills, Member

Martha L. Mills, Member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2020, Stephen C. Mills, Member, and Martha L. Mills, Member, of the above named **MILLS HOTEL WYOMING, LLC**, to me known to be the persons who executed the foregoing instrument, and to me known to be such members of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____




MARCH 16, 2020

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 84 in Ryan Meadows, located 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.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Franklin on this _____ day of _____, 2020.

Date

Steve Olson, Chairman

Date

Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Franklin, Wisconsin, on this _____ day of _____, 2020.

Date

Steve Olson, Mayor

Date

Sandra L. Wesolowski, City Clerk



MARCH 16, 2020



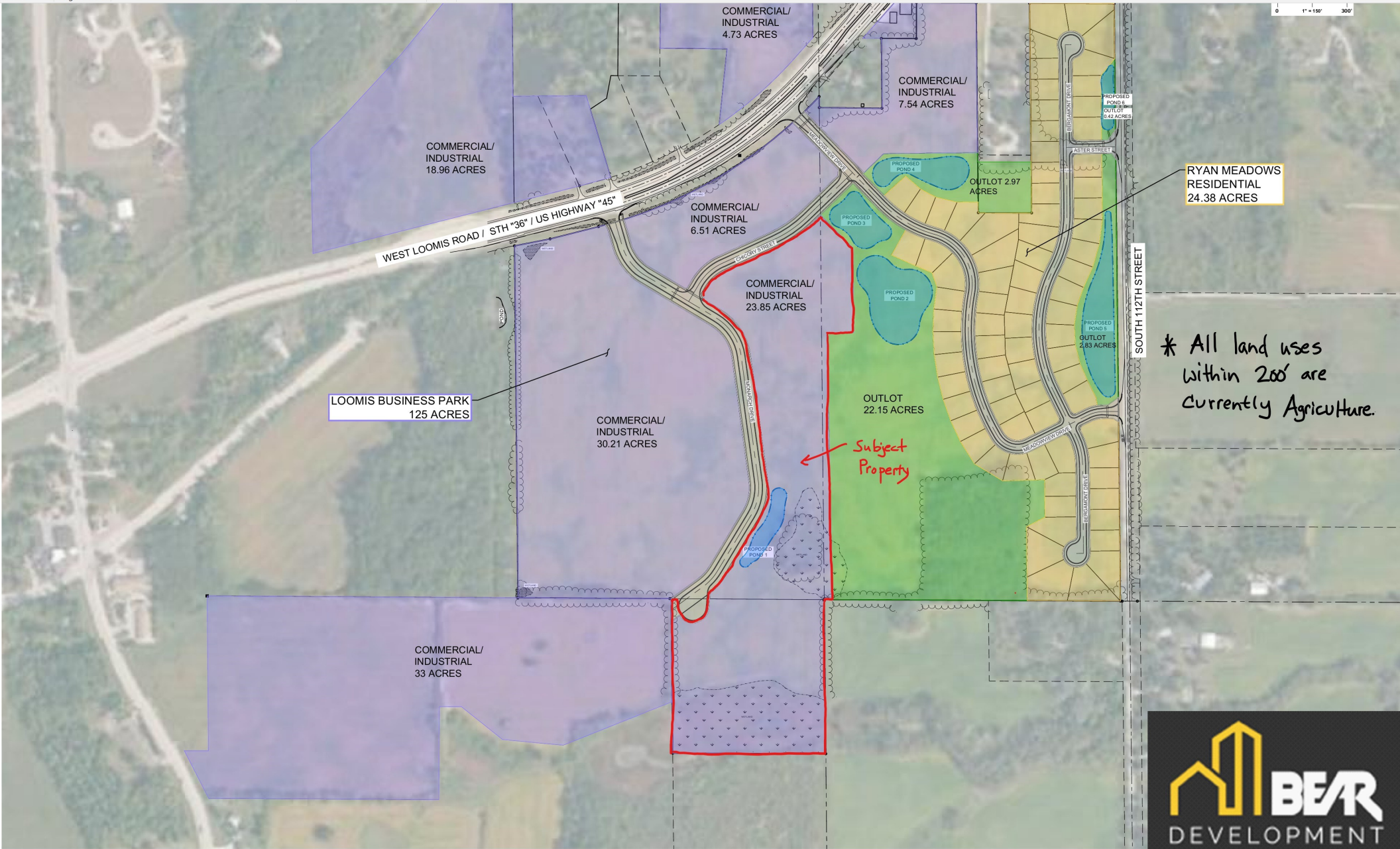
Prepared By:

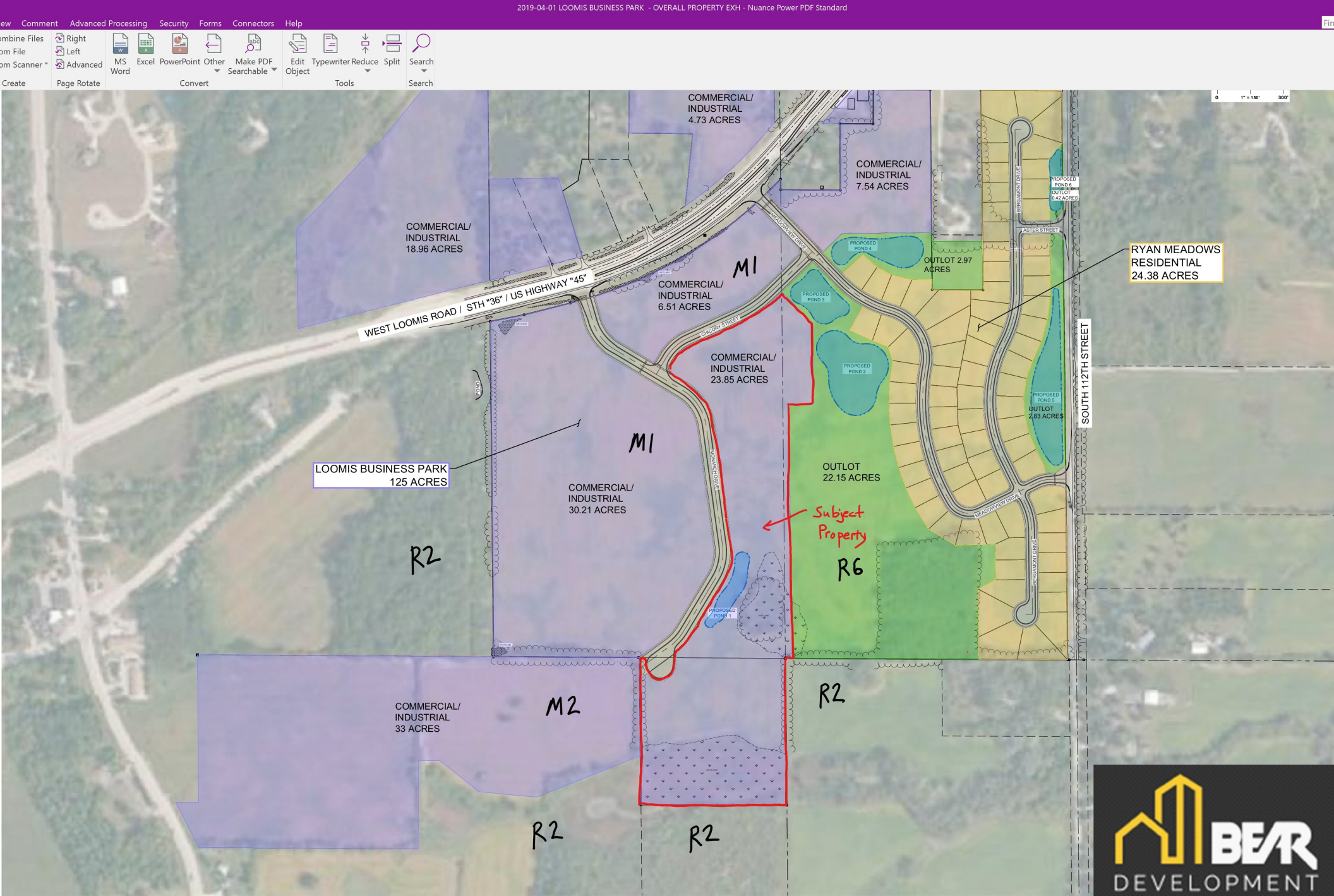
PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

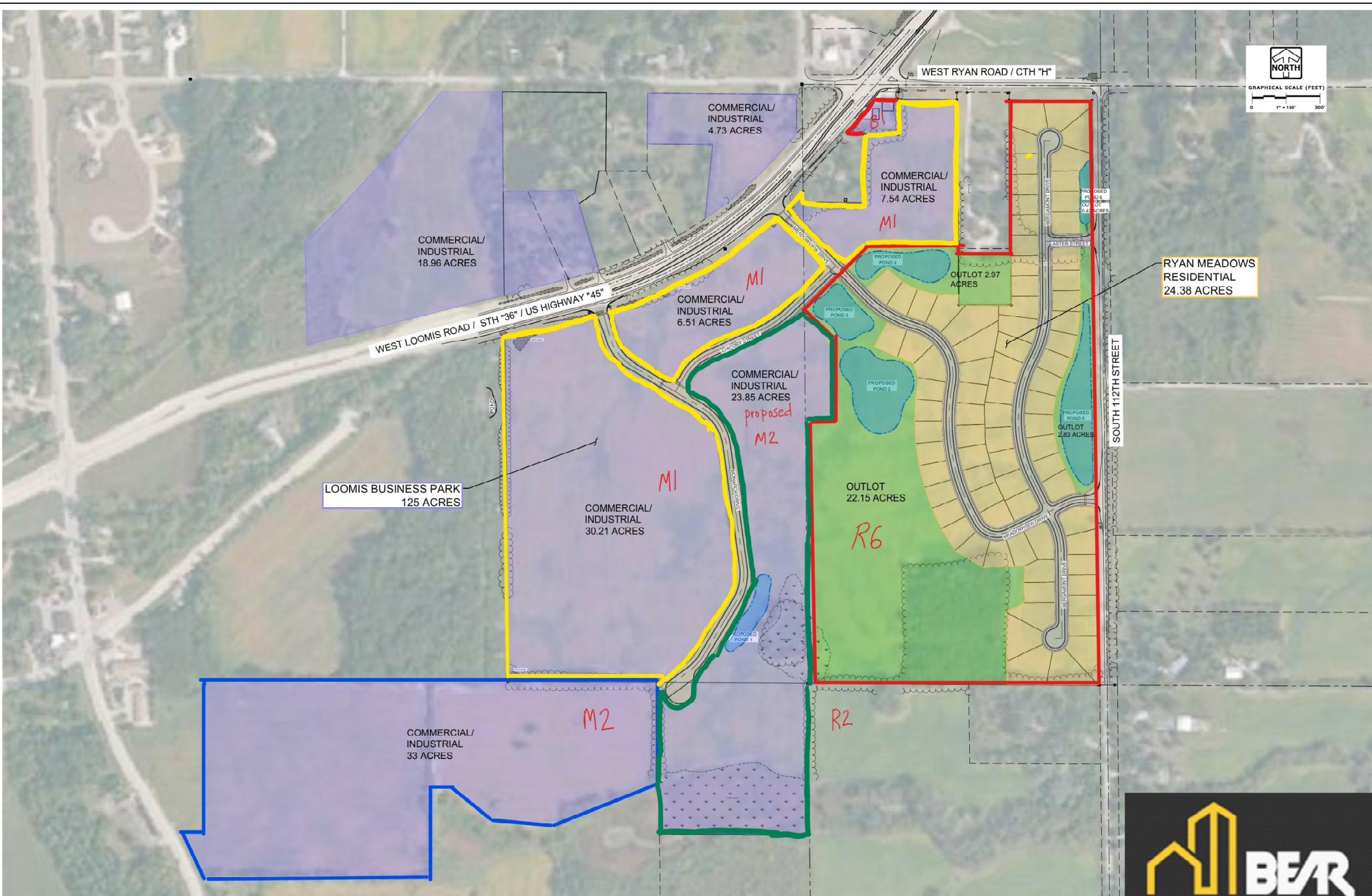
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

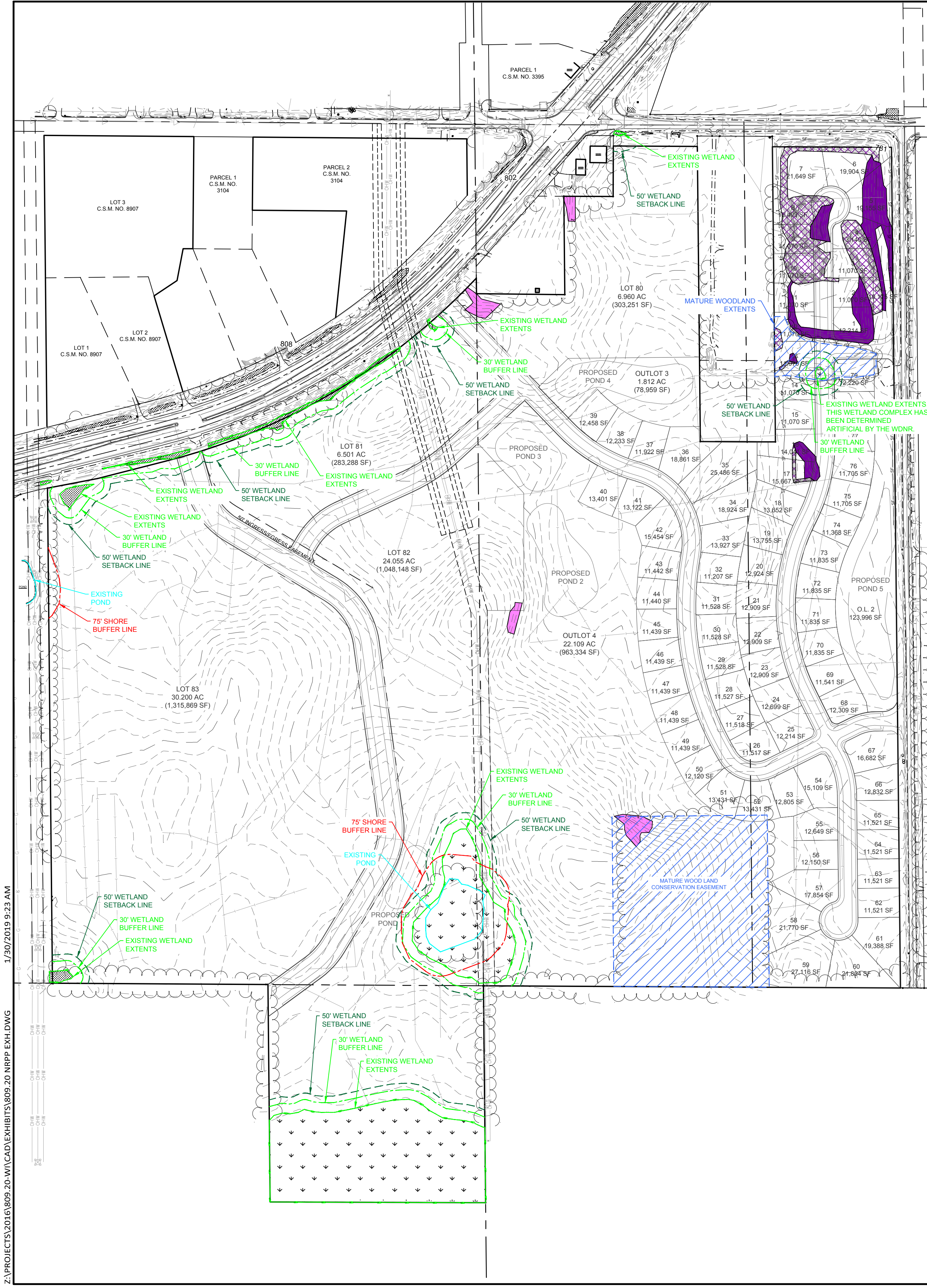
PEG JOB#809.20
SHEET 9 OF 9





REZONING EXHIBIT





NATURAL RESOURCE FEATURE AREAS												
RESOURCE TYPE	LOT 12	LOT 13	LOT 14	LOT 51	LOT 52	LOT 79	LOT 80	LOT 81	LOT 82	LOT 83	OUTLOT 4	ROAD R.O.W.
<div></div> STEEP SLOPES AREA - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)
<div></div> STEEP SLOPES AREA - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)
<div></div> STEEP SLOPES - MAN-MADE - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<div></div> STEEP SLOPES - MAN-MADE - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<div></div> PONDS - FIELD DELINEATED BY PEG SURVEY IN JANUARY OF 2019	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)
<div></div> WETLANDS - SEE DELINEATION INFORMATION BELOW**	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)
<div></div> WETLAND BUFFER - 30' OFFSET, BASED OFF WETLAND DELINEATION	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)
<div></div> WETLAND SETBACK - 50' OFFSET, BASED OFF WETLAND DELINEATION	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)
<div></div> SHORE BUFFER - 75' OFFSET, BASED OFF FIELD VERIFIED POND LOCATION	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)
<div></div> MATURE WOODLAND - BASED OFF PEG SURVEY AND CHAPUT CSM	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)

* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS
**FIELD DELINEATED BY RA SMITH NATIONAL ON 10-29-14 & 10-30-14 (SEE "WETLAND DELINEATION REPORT" DATED 03-19-15)
RE-DELINEATED ALONG LOOMIS BY HEARTLAND ECOLOGICAL GROUP ON 08-15-18, 08-19-18 & 08-22-18
(SEE "WETLAND DELINEATION REPORT" DATED 09-11-18)

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