

CITY OF FRANKLIN  
COMMON COUNCIL MEETING\*  
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA\*\*  
TUESDAY, FEBRUARY 4, 2020 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B.
  - 1. Citizen Comment Period.
  - 2. Mayoral Announcements: Proclamation to Designate May 2, 2020 as Arbor Day in the City of Franklin.
- C. Approval of Minutes - Regular Common Council Meeting of January 21, 2020.
- D. Hearings - A proposed Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use (Daniel S. Duchniak, General Manager of Waukesha Water Utility, applicant, (Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners). The property which is the subject of this application currently bears Tax Key No. 948-9998-001.
- E. Organizational Business.
- F. Letters and Petitions.
- G. Reports and Recommendations:
  - 1. An Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to Change the City of Franklin 2025 Future Land Use Map for Property Located at 5207 West Oakwood Road From Recreational Use and Areas of Natural Resource Features Use to Institutional Use (Approximately 2.40 Acres) (Daniel S. Duchniak, General Manager of Waukesha Water Utility, Applicant, (Judith E. Gyuro and Evelyn A. Farchione (Deceased), Property Owners).
  - 2. A Resolution Conditionally Approving a 4 Lot Certified Survey Map, Being a Division of the North 1/2 of the Northwest 1/4 Of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (Daniel S. Duchniak, General Manager of Waukesha Water Utility, Applicants Judith E. Gyuro and Evelyn A. Farchione (Deceased), Property Owners) (5207 West Oakwood Road).
  - 3. An Ordinance to Amend the Unified Development Ordinance (Zoning Map) to Rezone Lot 1 of Certified Survey Map No. \_\_\_\_ from R-2 Estate Single-Family Residence District and FW Floodway District to I-1 Institutional District (Located at 5207 West Oakwood Road), (Approximately 2.40 Acres) (Daniel S. Duchniak, General Manager of Waukesha Water Utility, Applicant, Judith E. Gyuro and Evelyn A. Farchione (Deceased), Property Owners).
  - 4. Update from Director of Clerk Services on Use of Badger Books at the February 18, 2020 Spring Primary in Aldermanic District 4, Aldermanic District 5 and Central Count Absentee Processing.
  - 5. Project Updates for Ballpark Commons.
  - 6. Purchase of Squad Cars for the Police Department.
  - 7. Purchase of Capital Items for the Police Department.

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8. Request for a Monday-Friday Primary Records Clerk/Emergency Dispatcher Position.
9. Request for Approval to Allow the Fire Chief to Offer Enhanced Vacation and Sick Leave Allowances Pertaining to a Conditional Offer of Employment for the Position of Assistant Chief.
10. Authorization to Purchase HP ProLiant Memory for Four VMWare Host Servers.
11. Review of the Professional Services Agreement Between the City of Franklin and Stantec Consulting Services Inc. for Quarry Monitoring Services for 2020.
12. Consider Approval of 2020 Contracts for Planning Department Professional Services Including but not Limited to Development and Plan Review Services, Site Plans, Landscaping Plans, Lighting Plans, Architectural Plans, Certified Survey Maps, and Other Such Plans that are Part of or Related to Applications Submitted to the City of Franklin Planning Department.
13. A Resolution Authorizing the Acceptance of Temporary Rights of Access from Property Owners for the Purpose of Commencing Construction of West Hickory Street and Associated Utilities as Part of Tax Incremental District No. 4.
14. Revisions to the Job Descriptions for Sanitarian, Drug-Free Community Coalition Coordinator and Planning Manager.
15. Professional Services Agreement Between the City of Franklin and Racine County for Services to Verify a Certified Soil Tester's Soil & Site Evaluation.

H. Bills.

Request for Approval of Vouchers and Payroll.

I. Licenses and Permits.

Miscellaneous Licenses from License Committee Meeting of February 4, 2020.

J. Adjournment.

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

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

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

REMINDERS:

February 6	Plan Commission Meeting	7:00 p.m.
February 17	Common Council Meeting	6:30 p.m.
February 18	Spring Primary	7:00 p.m.-8:00 p.m.
February 20	Plan Commission Meeting	7:00 p.m.
March 3	Common Council Meeting	6:30 p.m.
March 5	Plan Commission Meeting	7:00 p.m.
March 17	Common Council Meeting	6:30 p.m.
March 19	Plan Commission Meeting	7:00 p.m.

B.2.

# City of Franklin Proclamation

## PROCLAMATION

### TO DESIGNATE MAY 2<sup>nd</sup>, 2020 AS ARBOR DAY IN THE CITY OF FRANKLIN

**WHEREAS**, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, the holiday now known as Arbor Day is celebrated worldwide; and

**WHEREAS**, the City of Franklin Environmental Commission, and the people of Franklin, Wisconsin have observed Arbor Day since 1999; and

**WHEREAS**, trees reduce erosion, purify our air and water and provide habitat for wild life, provide a source of spiritual renewal; and

**WHEREAS**, trees increase our property values, enhance our economic vitality, and beautify our community.

**NOW, THEREFORE, I, STEPHEN R. OLSON**, Mayor of the City of Franklin, Wisconsin proclaim:

### MAY 2<sup>nd</sup>, 2020 AS ARBOR DAY IN THE CITY OF FRANKLIN

and urge all citizens of the City of Franklin to protect our trees and woodlands and to gladden their hearts by planting trees.

Dated: \_\_\_\_\_

Signed:

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

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- POLICE, FIRE & PARKS DONATIONS      G.1.(g)      Acknowledge and accept donations received during October, November and December 2019 to the Police, Fire and Parks as included on the Common Council Action Sheet.
- Approval of the consent agenda was seconded by Alderman Nelson. All voted Aye; motion carried.
- DPW EQUIPMENT      G.1.(d)      Alderman Barber moved to authorize staff to solicit bids for the replacement equipment now and the capital outlay funds when available. The Board of Public Works would review and approve when appropriate. Seconded by Alderman Mayer. All voted Aye; motion carried.
- BALLPARK COMMONS UPDATE      G.2.      No action was taken on an update regarding Ballpark Commons provided by the Director of Economic Development, with a request by Alderman Nelson that the developer appear at the next Common Council meeting.
- REGISTERED SANITARIAN TO FULL TIME      G.3.      Alderman Barber moved to authorize the transition of the part-time Registered Sanitarian position to a full-time position beginning March 1, 2020. Seconded by Alderman Nelson. All voted Aye; motion carried.
- ORD. 2020-2411 CH. 169 UPDATE      G.4.      Alderman Barber moved to adopt Ordinance No. 2020-2411, AN ORDINANCE TO AMEND §169-1. OF THE MUNICIPAL CODE, "LICENSES REQUIRED" TO UPDATE THE HEALTH DEPARTMENT LICENSE CATEGORIES AND FEES AS REFERRED TO BY §138-28. OF THE MUNICIPAL CODE, "FEES". Seconded by Alderman Mayer. All voted, Aye; motion carried.
- FRANKLIN SENIOR CITIZEN UPDATE      G.5.      Alderman Dandrea moved to receive and place on file the Franklin Senior Citizens, Inc. program update. Seconded by Alderman Nelson. All voted, Aye; motion carried.
- SENIOR TRAVEL 2019 YEAR END UPDATE      G.6.      Alderman Mayer moved to accept and file the Senior Travel Program 2019 year-end report and for the City to pay the full Senior Travel expenditures for 2019 totaling \$15,000, which includes the shortfall amount of \$1,550, from the "Recreation" Senior Citizen Travel account, and to send a letter indicating that such overages may not be covered in the future without prior approval. Seconded by Alderman Nelson. All voted Aye; motion carried.

ORD. 2020-2412  
AMEND UDO  
SPECIAL USE B-2,  
B-3 & B-4

G.7. Alderman Mayer moved to adopt Ordinance No. 2020-2412, AN ORDINANCE TO AMEND UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 7999 "AMUSEMENT AND RECREATION SERVICES, NOT ELSEWHERE CLASSIFIED", TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE B-2 GENERAL BUSINESS DISTRICT, B-3 COMMUNITY BUSINESS DISTRICT AND THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT, (LINDA B. SCHERRER, RYT200 (REGISTERED YOGA TEACHER AT THE 200 HOUR LEVEL), RMT (REIKI MASTER TEACHER), CERTIFIED ESSENTIAL OILS COACH (ANCIENT APOTHECARY & YOUNG LIVING OILS), OWNER OF INNER WISDOM & WELLNESS, LLC, APPLICANT, BETTY BUSS, PROPERTY OWNER. Seconded by Alderman Nelson. All voted Aye; motion carried.

RES. 2020-7580  
SPECIAL USE  
7127 S. 76TH ST.

G.8. Alderman Mayer moved to adopt Resolution No. 2020-7580, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A YOGA, REIKI AND ESSENTIAL OILS, MEDITATION AND MINDFULNESS INSTRUCTION STUDIO USE UPON PROPERTY LOCATED AT 7127 SOUTH 76TH STREET (FRANKLIN VILLAGE MULTI-TENANT BUILDING) (LINDA B. SCHERRER, RYT200 (REGISTERED YOGA TEACHER AT THE 200 HOUR LEVEL), RMT (REIKI MASTER TEACHER), CERTIFIED ESSENTIAL OILS COACH (ANCIENT APOTHECARY & YOUNG LIVING OILS), OWNER OF INNER WISDOM AND WELLNESS, LLC, APPLICANT, BETTY BUSS, PROPERTY OWNER). Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2020-7581  
SIGN FOR THE GLEN  
AT PARK CIRCLE  
CONDO DEV.

G.9. Alderman Nelson moved to adopt Resolution No. 2020-7581, A RESOLUTION AUTHORIZING THE INSTALLATION OF A MONUMENT SIGN WITHIN THE 30 FOOT LANDSCAPE PLANTING BUFFER PLAT RESTRICTION IN THE GLEN AT PARK CIRCLE CONDOMINIUM DEVELOPMENT. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2020-7582  
SIGN FOR RYANWOOD  
MANOR

G.10. Alderman Nelson moved to adopt Resolution No. 2020-7582, A RESOLUTION AUTHORIZING THE INSTALLATION OF A MONUMENT SIGN WITHIN THE STORMWATER MANAGEMENT ACCESS EASEMENT PLAT RESTRICTION IN

THE RYANWOOD MANOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. Seconded by Alderman Mayer. All voted Aye; motion carried.

ORD. 2020-2413  
AMEND UDO SPLIT  
OF NEW LOTS (CITY OF  
FRANKLIN,  
APPLICANT)

G.11. Alderman Nelson moved to adopt Ordinance No. 2020-2413, AN ORDINANCE TO AMEND UNIFIED DEVELOPMENT ORDINANCE §15-3.0103.A.3. SPLIT ZONING OF NEWLY CREATED LOTS NOT ALLOWED, TO PROVIDE FOR AND EXCEPT CERTAIN MINOR LAND DIVISIONS INVOLVING AN ESTABLISHED RESIDENTIAL USE NOT CURRENTLY INTENDED FOR REDEVELOPMENT. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ORD. 2020-2414  
AMEND UDO MINOR  
LAND DIVISIONS  
(CITY OF FRANKLIN,  
APPLICANT)

G.12. Alderman Nelson moved to adopt Ordinance No. 2020-2414, AN ORDINANCE TO AMEND UNIFIED DEVELOPMENT ORDINANCE §15-3.0501.C. EXCLUSIONS (WHEN NATURAL RESOURCE PROTECTION AND SITE INTENSITY AND CAPACITY CALCULATIONS ARE NOT REQUIRED), TO PROVIDE FOR AND EXCLUDE CERTAIN MINOR LAND DIVISIONS INVOLVING AN ESTABLISHED RESIDENTIAL USE NOT CURRENTLY INTENDED FOR REDEVELOPMENT. Seconded by Alderman Dandrea. All voted Aye; motion carried.

IMPACT FEE AND 2019  
YEAR-END ACTIVITY  
REPORT

G.13. Alderman Nelson moved to accept and place on file the report from the Director of Administration on Impact Fee Administration and 2019 year-end activity. Seconded by Alderman Dandrea. All voted Aye; motion carried.

CAPITAL  
IMPROVEMENT PLAN/  
HVAC INSPECTION  
APPROVAL

G.14. Alderman Barber moved to authorize the staff to prepare any revisions to the proposal presented and to obtain a completed proposal for HVAC inspections with Industrial Roofing Services, Inc., and to return the same to the Common Council for approval, acknowledging that as much as \$32,000 to \$40,000 in the General Fund contingency appropriation would be required. Seconded by Alderman Nelson. All voted Aye; motion carried.

RES. 2020-7583  
S. 116TH ST. TRAIL IN  
WISDOT TAP

G.15. Alderman Nelson moved to adopt Resolution No. 2020-7583, A RESOLUTION OF SUPPORT FOR THE S. 116TH STREET TRAIL IN WISDOT 2020-2024 TRANSPORTATION ALTERNATIVES PROGRAM (TAP), and authorize Staff to submit. Seconded by Alderman Mayer. All voted Aye; motion carried.

S. 116TH ST. WETLAND  
DELINEATION AND  
DPW WORK

G.16. Alderman Nelson moved to authorize staff to proceed with efforts to delineate wetlands, make application to Wisconsin Department of Natural Resources, and if allowed, have Staff prepare and obtain

property owner waivers and authorize Department of Public Works to perform needed work on private property (8531 and 8635 S. 116th Street) for the purposes of attempting to alleviate flooding on S. 116th Street. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. 2020-7584  
RAWSON HOMES  
DRAINAGE  
IMPROVEMENTS &  
WATER MAIN RELAY

G.17. Alderwoman Wilhelm moved to adopt Resolution No. 2020-7584, A RESOLUTION TO AUTHORIZE EXECUTION OF A FINAL CHANGE ORDER NO. 3 FOR RAWSON HOMES DRAINAGE IMPROVEMENT AND WATER MAIN RELAY IN THE AMOUNT OF -\$167,607.23. Seconded by Alderman Dandrea. All voted Aye; motion carried.

SOLICIT SURFACE  
PAVING BIDS FOR  
RAWSON HOMES  
NEIGHBORHOOD

G.18. Alderwoman Wilhelm moved to direct staff to solicit contractors per compliance with applicable Public Works bidding requirements for the surface paving of Rawson Homes Neighborhood. Seconded by Alderman Barber. All voted Aye; motion carried.

PLEASANT VIEW  
MASTERPLAN WITH  
GRAEF

G.19. Alderwoman Wilhelm moved to return to the Common Council meeting of February 17, 2020, a Resolution to Authorize Graef-USA Inc. to Create a Pleasant View Park Masterplan Update, with renegotiated items in the previous Common Council motion and a change with the recommended neighborhood meeting date. Seconded by Alderman Dandrea. All voted Aye; motion carried.

Alderwoman Wilhelm vacated her seat at 7:12 p.m.

RES 2020-7585  
SUBD. DEV.  
AGREEMENT WITH  
RYAN MEADOWS  
DEVELOPER

G.20. Alderman Nelson moved to adopt Resolution No. 2020-7585, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A SUBDIVISION DEVELOPMENT AGREEMENT WITH THE DEVELOPER OF RYAN MEADOWS, subject to amendments to the Agreement to more specifically provide for the costs of oversizing the water main public improvement and the terms of payment thereof, and also in addition to the reference in the title primarily of subdivision development for Ryan Meadows, that it also reference 'and for the Tax Incremental District No. 6 Development Agreement public improvements' which are also provided for within this Agreement, and that such changes be approved by the City Engineer, Director of Finance and Treasurer and City Attorney. Seconded by Alderman Dandrea. All voted Aye; motion carried.

CITY HALL HVAC,  
ROOF, FASCIA UPDATE  
AND COUNCIL  
CHAMBERS IMPR.

G.21. Alderman Barber moved to authorize the Director of Inspection Services to approve a change order with Selzer-Ornst for removal of paneling and repair of the walls in the Common Council Chambers for \$10,013; and to authorize Bob Tesch, the Operations Supervisor, to

approve a proposal with Stu's Flooring for replacing base board (cove base) in the City Hall common areas for \$1,599 and a proposal for floor maintenance and resurfacing for an amount not-to-exceed \$2,500. Seconded by Alderman Nelson. All voted Aye; motion carried.

ORD. 2020-  
PARKING  
RESTRICTIONS  
W. ROBINWOOD LN./  
S. MISSION DR.

G.22. Alderman Mayer moved to table at the call of the Alderman of the District, an Ordinance to Add to the Municipal Code Section 245-5.D.(4), Establishing Parking Restrictions on South Side of W. Robinwood Lane, 50 Feet East and 50 Feet West of Centerline of S. Mission Drive Right-of-Way. Seconded by Alderman Barber. All voted Aye; motion carried.

FINANCIAL REPORT  
ON TID 4 FOR 2019

G.23. Alderman Barber moved to accept and place on file the Director of Finance & Treasurer's report on Tax Increment District No. 4 for calendar year 2019. Seconded by Alderman Dandrea. All voted Aye; motion carried.

TID 4 ASSESSMENT  
FOR INFRASTRUCTURE  
IMPR.

G.24. Alderman Dandrea moved to direct staff to proceed on improvements for Tax Increment District No. 4 without consideration of assessments for any infrastructure improvements in TID 4 for benefited properties. Seconded by Alderman Barber. All voted Aye; motion carried.

RES. 2020-7586  
AWARD STAAB  
CONSTRUCTION CORP.  
THE FRANKLIN CORP.  
PUMPING STATION  
WORK

G.25. Alderman Barber moved to adopt Resolution No. 2020-7586, A RESOLUTION TO AWARD THE BASE BID OF FRANKLIN CORPORATE PARK, WASTEWATER PUMPING STATION TO STAAB CONSTRUCTION CORP. IN THE AMOUNT OF \$867,000, contingent on purchase of all property and acquisition of all permits, and subject to any changes upon review by the Legal Services Department with regard to the property acquisition and obtaining of permits, with such changes to possibly be included in the Resolution. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2020-7587  
AWARD SUPER  
EXCAVATORS  
S. HICKORY ST.  
UTILITY IMPR.

G.26. Alderman Nelson moved to adopt Resolution No. 2020-7587, A RESOLUTION TO AWARD THE BASE BID OF FRANKLIN CORPORATE PARK, S. HICKORY STREET CORRIDOR UTILITY IMPROVEMENTS TO SUPER EXCAVATORS, INC. IN THE AMOUNT OF \$4,058,768, contingent on purchase of all property and acquisition of all permits, and subject to any changes upon review by the Legal Services Department with regard to the property acquisition and obtaining of permits, with such changes to possibly be included in the Resolution. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2020-7588  
AUTHORIZE TASK  
ORDER NO. 7 FOR  
S. HICKORY ST.  
UTILITY IMPR.

G.27. Alderman Nelson moved to adopt Resolution No. 2020-7588, A RESOLUTION TO AUTHORIZE TASK ORDER NO. 7 TO RUEKERT & MIELKE'S CONTRACT FOR FRANKLIN CORPORATE PARK, PHASE 1 DATED NOVEMBER 4, 2014, FOR CONSTRUCTION SERVICES RELATED TO S. HICKORY STREET CORRIDOR UTILITY IMPROVEMENTS AND PUMP STATION PROJECTS FOR AN HOURLY, TIME AND MATERIALS CONTRACT FOR \$413,750, subject to any changes upon review by the Legal Services Department with regard to the property acquisition and obtaining of permits, with such changes to possibly be included in the Resolution. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2020-7589  
AWARD TERRACON  
S. HICKORY ST.  
UTILITY IMPR.

G.28. Alderman Dandrea moved to adopt Resolution No. 2020-7589, A RESOLUTION TO AUTHORIZE TERRACON A CONTRACT FOR CONSTRUCTION OBSERVATION AND TESTING SERVICES RELATED TO S. HICKORY STREET CORRIDOR UTILITY IMPROVEMENTS AND PUMP STATION PROJECTS FOR AN HOURLY, TIME AND MATERIALS CONTRACT FOR \$40,000, subject to any changes upon review by the Legal Services Department with regard to the property acquisition and obtaining of permits, with such changes to possibly be included in the Resolution. Seconded by Alderman Barber. All voted Aye; motion carried.

REQUEST TO BID ELM  
RD. IMPR.

G.29. Alderman Dandrea moved to authorize staff to solicit for construction of Franklin Corporate Park, W. Elm Road. Seconded by Alderman Barber. All voted Aye; motion carried.

VOUCHERS AND  
PAYROLL

H. Alderman Barber moved to approve the following:  
City vouchers with an ending date of January 16, 2020 in the amount of \$4,775,684.16; and Payroll dated January 17, 2020 in the amount of \$488,434.02 and payments of the various payroll deductions in the amount of \$389,358.15 plus City matching payments; and estimated payroll dated January 31, 2020 in the amount of \$400,000.00 and payments of the various payroll deductions in the amount of \$414,000.00 plus City matching payments; property tax vouchers with an ending date of January 16, 2020 in the amount of \$36,461,849.94; and use of investment funds for tax settlements of \$39,820,199.36; approval to release payment to Stark Pavement in the amount of \$218,981.77; approval to release payment to Knight Barry for TID 5 in the amount of \$736,105.73; and approval to release payment to Knight Barry for TID 7 in the amount of \$805,899.50; and approval to release payment to Loomis & Ryan, Inc. for TID 6 in the amount of \$1,349,996.40. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

LICENSES AND  
PERMITS

- I. Alderman Nelson moved to approve the following license recommendations from the License Committee meeting of January 21, 2020:

Hold for appearance the Operators' License applications of Ema I Cavaliere, 4119 108th St., Franksville; Rebekah L Shallow, 6125 S Martin Rd., New Berlin; Daniel J Stachnik, 5650 W Wahner Ave., #207, Brown Deer; and

No action was needed on the review of Police incident reports of Class A Beer and Intoxicating Liquor license establishments of Dairyland Retail Group, LLC, Agent Elizabeth Evans, 7610 W Rawson Ave.; Ryan Fuel LLC, Agent Kavita Khullar, 5120 W Ryan Rd.; Wisconsin CVS Pharmacy LLC, Agent Samantha Jo Klaphake, 5220 W Rawson Ave.; and Ultra Mart Foods, LLC, Agent Ricky Kloth, 7201 S 76th St.; and

Grant Operators' Licenses to Genine M Behning, 2362 S 75th St., West Allis; Tammy M Bresette, 3912 W Denis Ave., Milwaukee; Alexander M Donahoe, S81 W17311 Joel Dr., Muskego; Mary E Furey, 3333 5th Ave. #6I, South Milwaukee; Elena Hubred, 5131 S 60th St., Greendale; Sarah L Jasinski, 2460 S 18th St., Milwaukee; Michael R Klamecki, 12251 W Beloit Rd., #3, Greenfield; Mary C Pitcher, 7955 S Mission Dr.

Seconded by Alderman Barber. All voted Aye; motion carried.

CLOSED SESSION  
TID 4 W. ELM RD.  
LAND ACQUISITIONS

- G.30. Alderman Barber moved to enter closed session at 7:44 p.m. pursuant to Wis. Stat. §19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to potential property acquisition for Elm Road roadway improvements for the Tax Incremental District No. 4 Franklin Corporate Park and the investing of public funds and governmental actions in relation thereto and to effect such acquisition, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Dandrea. All voted Aye; motion carried.

Upon reentering open sessions at 8:13 p.m., Alderman Barber moved to authorize staff to negotiate and enter into purchase agreements consistent with the terms identified during closed session and to authorize appropriate City officials to execute and deliver the same. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.

CLOSED SESSION  
PURCHASE AND SALE  
OF 3548 W. SOUTH  
COUNTY LINE RD.

G.31. Alderman Barber moved to enter closed session at 8:15 p.m. pursuant to Wis. Stat. §19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to potential property acquisition for the development of public improvements for the Tax Incremental District No. 4 Franklin Corporate Park and the investing of public funds and governmental actions in relation thereto and to effect such acquisition, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Nelson. All voted Aye; motion carried.

Upon reentering open session at 8:25 p.m., Alderman Barber moved to authorize the execution and delivery by the City of such Agreement for Purchase and Sale of Real Estate documents for 8.61 +/- acres of the property located at 3548 South County Line Road, in furtherance of the terms authorized by the Common Council at its meeting on January 7, 2020, with such minor changes as discussed in closed session at this meeting and approved by the City Engineer, Director of Finance and Treasurer and City Attorney, and to authorize the Mayor, City Clerk and Director of Finance and Treasurer to execute and deliver such Agreements and acceptance of any Counter-offers thereto. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.

ADJOURNMENT

J. Alderman Barber moved to adjourn the meeting at 8:26 p.m. Seconded by Alderman Nelson. All voted Aye; motion carried.

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D.

CITY OF FRANKLIN  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, February 4, 2020, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use (Daniel S. Duchniak, General Manager of Waukesha Water Utility, applicant, (Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners). The property which is the subject of this application currently bears Tax Key No. 948-9998-001, and is more particularly described as follows:

Commencing at the Northwest Corner of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Thence North 88°32'06" East along the North line of Section 35 and the centerline of West Oakwood Road, 819.76 feet; Thence South 01°27'54" East, 40.00 feet to a point on the South right of way line of West Oakwood Drive to the Point of Beginning; Thence North 88°32'06" East along said South right of way line, 330.00 feet; Thence South 01°27'54" East, 317.00 feet; Thence South 88°32'06" West, 330.00 feet; Thence North 01°27'54" West, 317.00 feet to the Point of Beginning (2.40 acres).

A map showing the property affected may be obtained from the City Council by way of request to the Department of City Development at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, telephone number (414) 425-4024, during normal business hours.

This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft ordinance is also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at [www.franklinwi.gov](http://www.franklinwi.gov). Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 17th day of December, 2019.

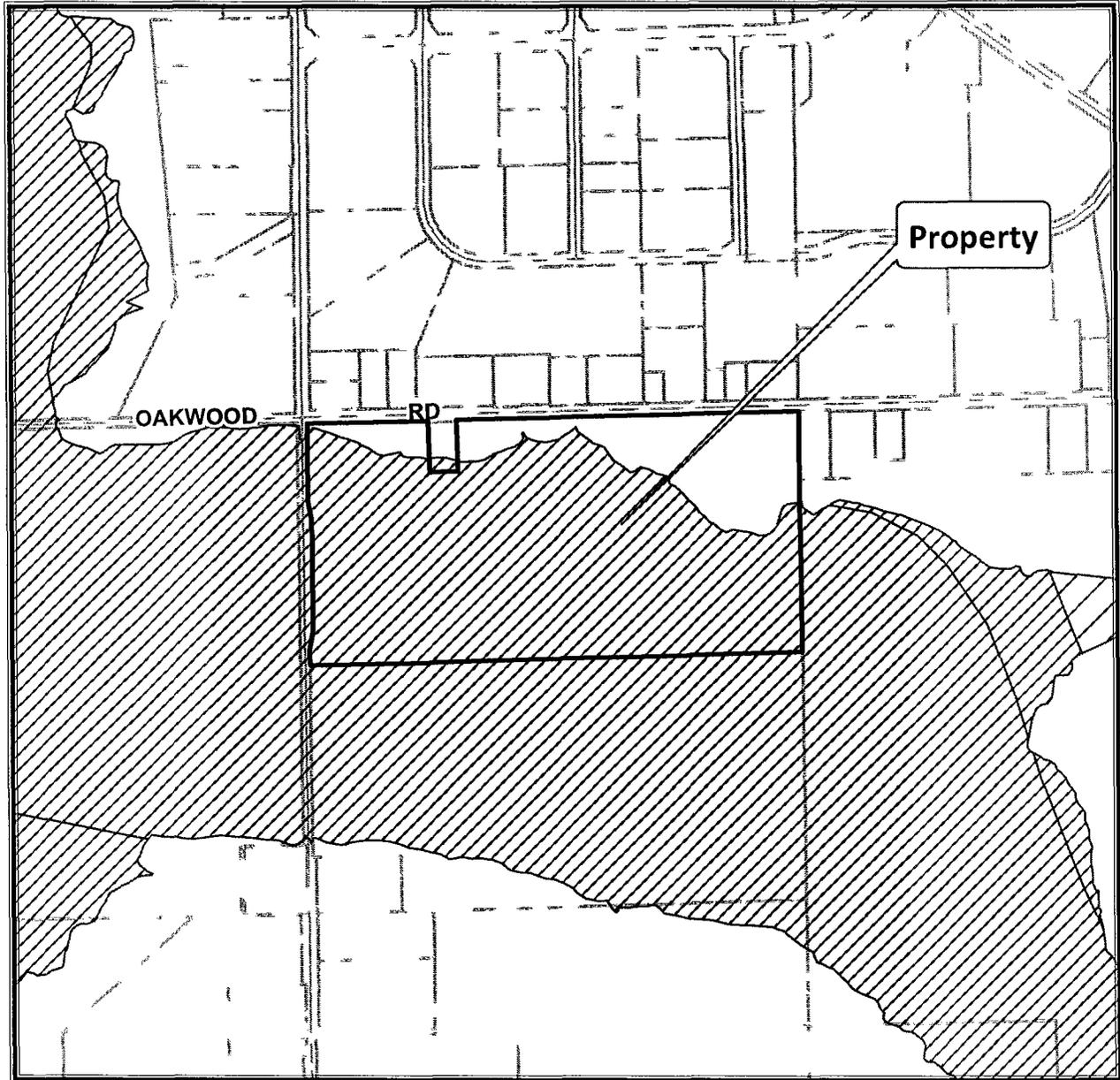
Sandra L. Wesolowski  
City Clerk

N.B. Class I

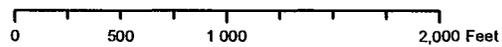
Please publish: 12/25/19



5207 W. Oakwood Road  
TKN: 948 9998 001



Planning Department  
(414) 425-4024



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.*

APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 02/04/20
REPORTS & RECOMMENDATIONS	<b>AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 5207 WEST OAKWOOD ROAD FROM RECREATIONAL USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO INSTITUTIONAL USE (APPROXIMATELY 2.40 ACRES) (DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA WATER UTILITY, APPLICANT, (JUDITH E. GYURO AND EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS)</b>	ITEM NUMBER  <i>G. I.</i>

At the January 23, 2020, regular meeting, the Plan Commission carried a motion to adopt a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 future land use map for property located at 5207 West Oakwood Road from recreational use and areas of natural resource features use to institutional use, pursuant to Wis. Stat. § 66.1001(4)(b).

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance 2020-\_\_\_\_\_, to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 future land use map for property located at 5207 West Oakwood Road from recreational use and areas of natural resource features use to institutional use (approximately 2.40 acres) (Daniel S. Duchniak, General Manager of Waukesha Water Utility, applicant, (Judith e. Gyuro and Evelyn A. Farchione (deceased), property owners)

ORDINANCE NO. 2020-\_\_\_\_\_

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF  
 FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED  
 AT 5207 WEST OAKWOOD ROAD FROM RECREATIONAL USE AND AREAS OF  
 NATURAL RESOURCE FEATURES USE TO INSTITUTIONAL USE  
 (APPROXIMATELY 2.40 ACRES)  
 (DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA  
 WATER UTILITY, APPLICANT, (JUDITH E. GYURO AND  
 EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS)

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, Daniel S. Duchniak, General Manager of Waukesha Water Utility has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on January 23, 2020, 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 property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional 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 February 4, 2020; 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 property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use. Such property is more particularly described within Resolution No. 2020 \_\_\_\_\_ 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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020.

APPROVED:

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

ATTEST:

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

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

STATE OF WISCONSIN

CITY OF FRANKLIN  
PLAN COMMISSION

MILWAUKEE COUNTY

RESOLUTION NO. 2020-005

A RESOLUTION RECOMMENDING THE ADOPTION OF AN  
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF  
FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY  
LOCATED AT 5207 WEST OAKWOOD ROAD FROM RECREATIONAL  
USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO  
INSTITUTIONAL USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

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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, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Daniel S. Duchniak, General Manager of Waukesha Water Utility (Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners) having applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use, such property bearing Tax Key No. 948-9998-001, more particularly described as follows:

Commencing at the Northwest Corner of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Thence North 88°32'06" East along the North line of Section 35 and the centerline of West Oakwood Road, 819.76 feet; Thence South 01°27'54" East, 40.00 feet to a point on the South right of way line of West Oakwood Drive to the Point of Beginning; Thence North 88°32'06" East along said South right of way line, 330.00 feet; Thence South 01°27'54" East, 317.00 feet; Thence South 88°32'06" West, 330.00 feet; Thence North 01°27'54" West, 317.00 feet to the Point of Beginning (2.40 acres); and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on January 23, 2020, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable

RESOLUTION NO. 2020 -005

Page 2

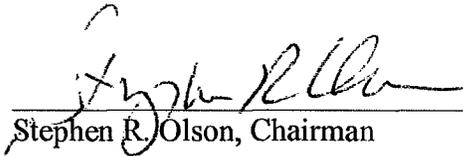
and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 23rd day of January, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 23rd day of January, 2020.

APPROVED:

  
\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

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

AYES 4 NOES 1 ABSENT 2 (Burckhardt, Alderman Dandrea)



## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of January 23, 2020

**Certified Survey Map, Comprehensive Master Plan Amendment, Rezoning, and Site Plan**


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**RECOMMENDATION:** Department of City Development staff recommends approval of the Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map (CSM) and Site Plan.

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<b>Project Name:</b>	Great Water Alliance
<b>General Project Location:</b>	5207 Oakwood Road
<b>Property Owner:</b>	Judith Gyuro & Evelyn Farchione
<b>Applicant:</b>	Waukesha Water Utility
<b>Agent:</b>	<b>Daniel Duchniak</b>
<b>Current Zoning:</b>	<b>R-2</b>
<b>2025 Comprehensive Plan:</b>	Recreational and Areas of Natural Resources
<b>Use of Surrounding Properties:</b>	Single-family residential (R-2) to the north, Single-family residential (R-2) & floodway (FW) to the East, floodway (FW) to the South, and floodway (FW) to the west.
<b>Applicant's Action Requested:</b>	Approval of Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map (CSM) and Site Plan.

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**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 ordinance.

In 2016, the Great Lakes Compact Council approved the City of Waukesha's application to source water from Lake Michigan to the City of Waukesha. As part of the application approval, Waukesha Water Utility (WWU) is required to return water diverted from Lake Michigan back to the Lake Michigan watershed. To fulfill this requirement, water treated at the City of Waukesha's Clean Water Plant will be returned to the Lake Michigan watershed through an approximately 23-mile, 30-inch pipeline via the Root River in Franklin. Due to the complexity of this effort, the full project has been divided into multiple smaller projects. The project before the Plan Commission at this time includes only the proposed outfall facilities at 5207 Oakwood Road in Franklin.

The proposed outfall facilities consist of infrastructure and equipment need to meet the permitted discharge levels of dissolved oxygen and temperature for water being returned to the Root River and Lake Michigan watershed. Proposed improvements include driveway access, parking area, reaeration building which includes a reaeration structure, and outfall pipe to the Root River.

The applicant has submitted applications for Certified Survey Map (CSM), Comprehensive Master Plan amendment, Rezoning, and Site Plan related to proposed outfall facilities.

According to Section 15-9.0309-C of the UDO, the Common Council shall approve, approve conditionally and thereby require resubmission of corrected Certified Survey Map, or reject such Certified Survey Map within 90 days from the date of filing of the map unless time is extended by agreement with the Subdivider. The applicant submitted this CSM application on November 6, 2019, so February 4, 2020, is the 90-day deadline for this application.

## **PROJECT DESCRIPTION AND ANALYSIS:**

### **Certified Survey Map**

The proposed CSM divides one existing lot into four proposed lots. The subject property is owned by Judith Gyuro & Evelyn Farchione and is approximately 76 acres in area. The proposed Lot 1 would have 2.40 acres and contain most of the proposed improvements, while Lot 2 is 7.64 acres and intended for future improvements. The current owners will maintain ownership of Lot 3, which would have 7.75 acres. The remaining 57.75 acres would be Lot 4. The applicant is proposing a 30-inch buried pipeline to a proposed outfall at the Root River. The land division request essentially allows Waukesha Water Utility to purchase the proposed Lots 1, 2 and 4.

Lot 1 meets the minimum lot area and lot width requirements for the proposed I-1 Institutional zoning district. Lot 2, Lot 3, and Lot 4 meet the minimum lot area and lot width requirements for the existing R-2 Estate Single-Family Residence zoning district.

### **Comprehensive Master Plan Amendment:**

The applicant is proposing to amend the designation of the proposed Lot 1 in the Future Land Use Map 2025 from “Recreational” and “Areas of Natural Resources” to “Institutional.” The applicant is not requesting to change the future land use designation of the proposed Lots 2, 3, or 4.

The Root River corridor, which runs across the southwest corner of Lot 4, is a Primary Environmental Corridor, as identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). According to the Comprehensive Master Plan, the Root River is one of the most (if not the most) important natural resource feature in Franklin. Much of the drainage basin is designated as primary environmental corridor by SEWRPC and includes both the Root River and Root River Canal branch. This entire area is identified in the Comprehensive Master Plan as a Protection/Conservation Priority. Additionally, the Comprehensive Master Plan recommends a recreational trail along the Root River.

### **Comprehensive Master Plan Consistency:**

The Department of City Development believes that the proposed project, and its associated Certified Survey Map, Comprehensive Master Plan Amendment, Rezoning, and Site Plan requests, is consistent with the City’s Comprehensive Plan. The proposed outfall facility of this nature is not anticipated or addressed by the City’s Comprehensive Master Plan. However, the Plan generally supports the development of infrastructure and other essential services, with a

goal to “provide adequate infrastructure and public services to meet existing and future conditions” (page 8-4 of Plan). Further, the Comprehensive Master Plan recommends “that the City of Franklin continue to remain aware of, and participate in to the extent that the Common Council may determine from time to time, other regional planning efforts” (page 9-19), which would apply to efforts approved by the Great Lakes Compact Council. Additionally, essential services such as the proposed outfall facilities, which help prepare clean water to be returned to the Lake Michigan watershed, supports regional water quality goals.

**Rezoning:**

A Rezoning application is sought to change the zoning of the proposed Lot 1 from R-2 Estate Single-Family Residence District and FW Floodway to I-1 Institutional General to enable the proposed the outfall facility. The applicant is not proposing to rezone the proposed Lot 2, 3 and 4, remaining as currently zoned (R-2, FW, FC and C-1 districts).

The proposed rezoning to I-1, Institutional would be consistent with the proposed Comprehensive Master Plan amendment (Institutional). The resulting “spot zoning” of I-1 surrounded by R-2 zoning is common for essential services and is not a concern to the Department of City Development.

**Site Plan:**

The applicant is proposing most of the outfall facilities within Lot 1, including an access drive from Oakwood Road, parking area, and a building to house and screen essential services. These improvements will be located outside the 100-year floodplain. Within Lot 4, the applicant is proposing a 30-inch buried pipe connecting the proposed building/infrastructure on Lot 1 to a proposed outfall at the Root River. The applicant is not proposing any improvements in Lots 2 and 3 as part of this application, but Lot 2 is anticipated for future phases of infrastructure improvements.

Natural Resource Protection Plan

The southern half of the site is predominately 100-year floodplain and wetland. About half of the wetland area is currently farmed. The portion of the wetland that is not farmed is mostly grass with few trees. No woodlands or steep slopes are present on the site. The Root River runs through the southwest corner of the site.

The proposed reaeration building and paved area are located outside of natural resource areas. The proposed pipeline and outfall coincide with natural resources, including the wetland buffer, wetland, shoreline buffer, and Root River. As an Essential Services use, defined in UDO 15-11.0103, natural resource protection standards are not applicable. However, areas of disturbance of natural resource features to provide for said essential services shall be restored to the restoration standards of Section 15-4.0102I.

### Parking

The proposed building is served by a 12-foot wide asphalt driveway accessed from Oakwood Road, with an asphalt parking lot containing two angled parking spaces. Staff recommends that the driveway be widened to 24 feet wide, per UDO 15-5.0202A.

The UDO requires two parking spaces, including one ADA parking space, and therefore Staff recommends that one of the parking spaces be designated as ADA space with a minimum width of 13 feet, per UDO 15-5.0202D. Staff further recommends that concrete curb and gutter be installed surrounding the driveway and parking lot, per UDO 15-5.0202D, although Staff acknowledges that Plan Commission may wish to waive this requirement as curb and gutter is not installed on Oakwood Road.

### Landscaping

Shade trees and shrubs are proposed surrounding the parking lot and building. A cluster of shrubs are proposed surrounding a proposed manhole above the pipeline about 150 feet south of the proposed building, and a variety of plantings are proposed at the outfall at the Root River. Because Lot 1 will be surrounded by R-2 zoning district on three sides, a bufferyard is required.

### Architecture

The recreation building is of burnished block construction with a standing seam gable metal roof. The pitched roof, use of natural materials, and neutral colors are designed to blend in with adjacent residential development. Louvers are incorporated on the building façade to mimic windows.

### Outdoor Lighting

Two 15-foot light poles are proposed on the parking area perimeter, and a wall-mounted light is proposed over the door, located on the east side of the recreation building. Lighting meets the requirements of the UDO.

### Signage

No signage is proposed. Staff has notified the applicant that any signage desired in the future must be approved by the City.

### Stormwater Management

No stormwater infrastructure is proposed on the site, other than a proposed culvert under the proposed driveway within Lot 1, which maintains the drainage ditch parallel to Oakwood Road.

### **STAFF RECOMMENDATION:**

The Department of City Development staff recommends approval of the Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map (CSM) and Site Plan, subject to the conditions in the draft resolutions and draft ordinances.

## **Recommended Motions**

Motions to recommend approval of the Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map (CSM) applications and a motion to approve the Site Plan application.

With regards to the conditions of approval for the Site Plan Resolution, the applicant is requesting the following:

- Condition No. 7. The applicant is requesting to allow for a 12-foot driveway.
- Conditions No. 8. The applicant is requesting to not require one ADA parking space.
- Condition No. 9. The applicant is requesting to not require curb and gutter for the parking and driveway.
  - Staff comment: The Plan Commission may wish to waive this requirement as curb and gutter is not installed on Oakwood Road.
- Condition No. 10. The applicant is requesting to not require on-site irrigation.
  - Staff comment: Alternatively, staff suggests to replace this condition as follows:

Pursuant to Unified Development Ordinance § 15-5.0303.G3, 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 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's demise.

For further details about these requests, please see waiver request letters submitted by the applicant.

# Site Plan Application Project Summary For the City Of Franklin

Project Name Outfall Facilities

In June of 2016, the Great Lakes Compact Council approved the City of Waukesha's application to source water from Lake Michigan to the City of Waukesha. The Waukesha Water Utility (WWU) created the Great Water Alliance (GWA). A website ([greatwateralliance.com](http://greatwateralliance.com)) was established to educate, communicate and provide information flow to the public and impacted communities. As part of the application approval, WWU is required to return water (return flow) diverted from Lake Michigan back to the Lake Michigan watershed. To fulfill this requirement, water treated at the City of Waukesha's Clean Water Plant (CWP), will be returned through an approximately 23-mile, 30" pipeline to the Lake Michigan watershed via the Root River in Franklin, Wisconsin. Due to the complexity of this overall effort, the design and implementation of the entire return flow piping system is broken up into multiple contract packages issued as part of the GWA. The Outfall Facilities is included within Contract Package 6.

The location of returning water to the Root River (see Figure 1 below) was evaluated based on land with river access and land available for purchasing. The final selection is located at 5207 Oakwood Road (parcel tax key 9489998001) in the City of Franklin in Section 35, Township 5 North, Range 21 East, at the southeast corner of the intersection of South 60th Street and West Oakwood Road in the City of Franklin, Milwaukee County, Wisconsin. The current owners are Judith Gyuro and Evelyn Fachione, 4604 West Thorncrest Drive, Franklin, WI 53132.

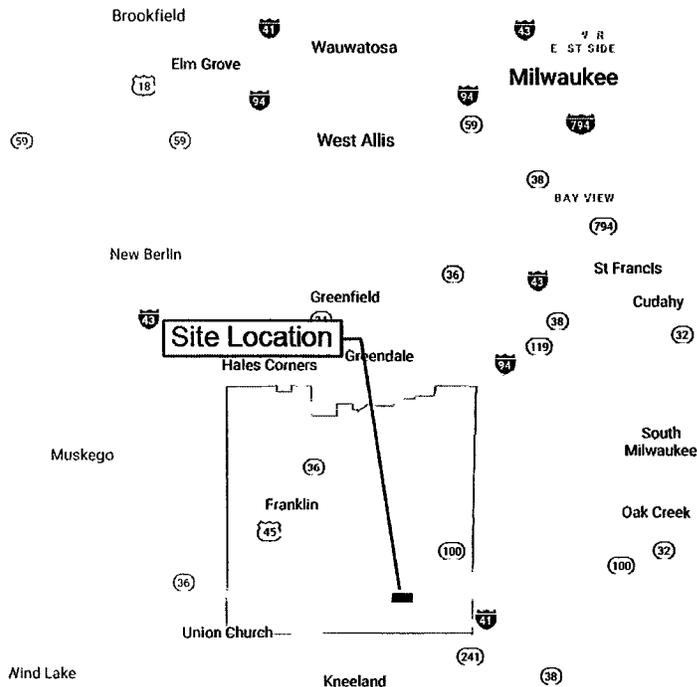


Figure 1. Return Flow Facilities Site Location

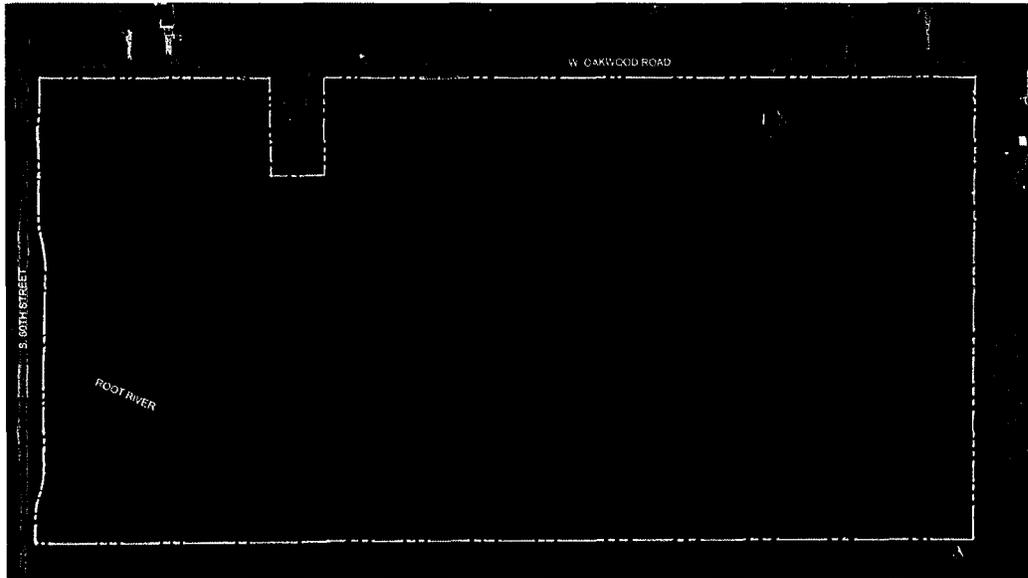


Figure 2. Return Flow Facilities Site Existing Conditions

### Existing Site Conditions

A key component of the return flow system is the approximate 76-acre parcel, as shown in Figure 2, in order to build essential services to fulfill the requirements set by the Great Lakes Compact Council approval. Presently, this parcel includes a vacant farmhouse, with associated farm and accessory buildings and in the far northeast corner. Much of the property is presently farmed and is located within the 100-year floodplain. With its proximity to the Root River, a large portion of the property is classified as wetland based on WDNR criteria. A large portion of the delineated wetlands on site are presently farmed as indicated in Figure 3. The portion of the existing wetlands which are not currently farmed exhibit primarily reed grass vegetation with minimal tree canopy and scrubby plant material. The shoreline of the Root River, which runs in the southwest quadrant of the site, is vegetated primarily up to the top of bank with sparse riparian trees and reed grass. Areas beyond the top of bank elevation of the Root River are presently farmed.

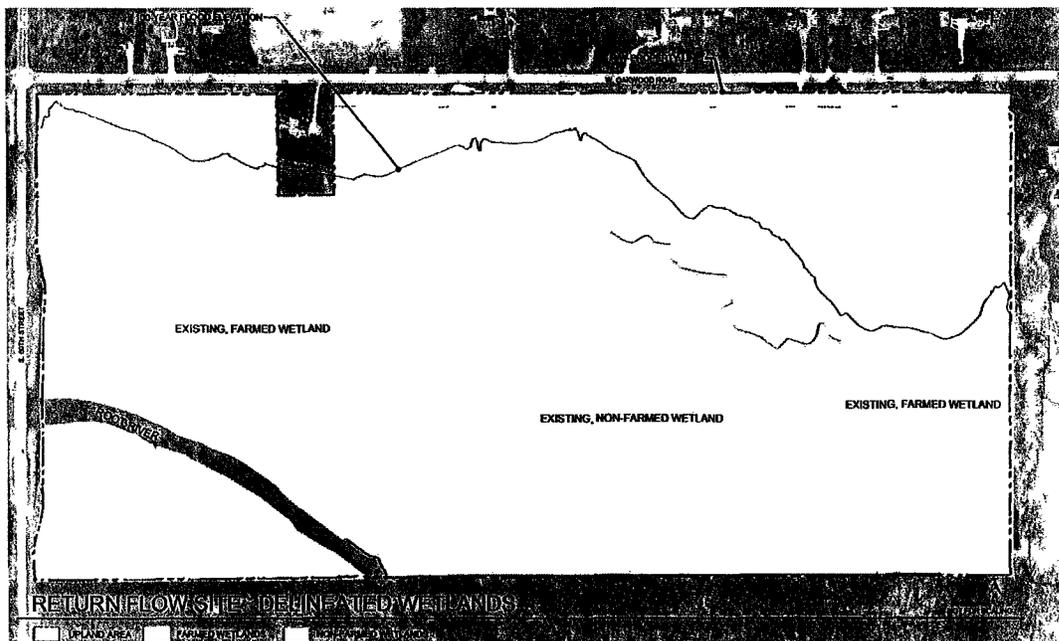


Figure 3. Existing Delineated Wetlands

## Existing and Proposed Zoning Districts

Lands to the north of the site are presently zoned by the City of Franklin R-2 Estate Single-Family Residence and include single family homes and vacant land, with a Planned Development District comprised of primarily industrial land uses beyond the R-2 Estate Single-Family Residence. The site is primarily zoned Floodway to the west and south. Lands to the east of the site are also zoned R-2 Estate Single-Family Residence and Floodway. There are no planned improvements within Conservancy and Floodplain Conservancy Zoning Districts.

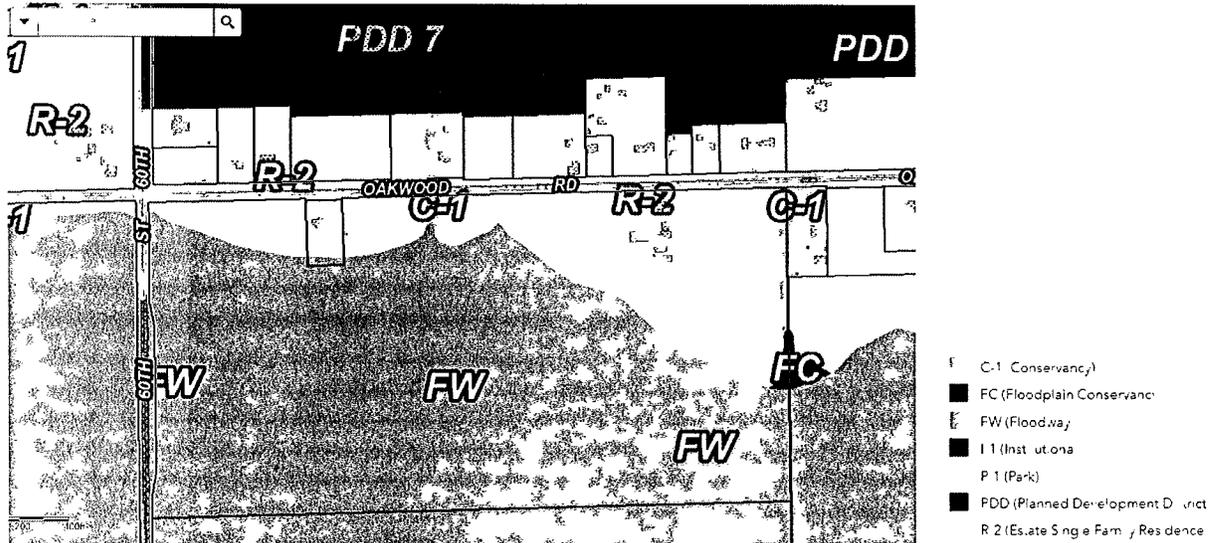


Figure 4. Current City of Franklin Zoning in and around the Return Flow Site

WWU is proposing to divide the Outfall Facilities parcel, as shown in Figure 4 into four parcels as shown on the Certified Survey Map (CSM) included with the attached Site Plan Application and backup information packet. The applicant proposes to divide the property in this manner to balance needed improvements along with maintaining the direction of future development as indicated within the current City of Franklin 2025 Comprehensive Plan. The City of Waukesha on behalf of the WWU is planning to purchase Lots 1, 2, and 4 as shown in the CSM.

### Lot 1

WWU is proposing for Lot 1 (as shown in the CSM), to develop most of the Outfall Facility improvements, including an access driveway, parking area, and a building to house and screen essential services outside the 100-year floodplain, or outside of the FW Zoning District, within the proposed parcel of Lot 1. The existing zoning for the proposed Lot 1 area is primarily R-2, with FW along the southern boundary. The applicant requests to rezone the area within proposed Lot 1 to Institutional, due to the proposed land use of essential services is more conducive for an Institutional Zoning District. The applicant wishes to rezone Lot 1 to Institutional only rather than the entire parcel as shown in Figure 2. In the City of Franklin's 2025 Comprehensive Plan, the entire parcel, as shown in Figure 5 is slated for a Recreational land use primarily in north and west areas of the site, while the rest of the parcel is designated as an Area of Nature Resource Features. The proposed boundaries of Lot 1, if re-zoned to Institutional would be located within the proposed Recreational land use, leaving all remaining Lots 2-4 slated for Recreational land use and an Area of Natural Resource Features more consistent with the 2025 Comprehensive Plan.

## Site Plan Application Project Summary For the City Of Franklin



**Figure 5. City of Franklin 2025 Comprehensive Plan for the Return Flow Facilities Site**

### Lot 2

WWU is not proposing and does not anticipate any improvements for this application within Lot 2 as shown in the CSM but wishes to maintain ownership of this property if future phases of infrastructure improvements are required from environmental regulated levels around temperature and dissolved oxygen set by the Wisconsin Department of Natural Resources (WDNR). If in the event that the proposed improvements within this application are sufficient in meeting regulations set by the WDNR, and it is deemed by regulators that improvements will not be required in the future, Lot 2 would remain developable in accordance with the 2025 Comprehensive Plan or a future Comprehensive Plan. The land within proposed Lot 2 is currently farmed and will continue to be farmed into the foreseeable future.

### Lot 3

The current land owner wishes to maintain ownership of Lot 3 as shown in the CSM. No improvements are planned as part of this application.

### Lot 4

The City of Waukesha is proposing a 30" buried pipeline which connects the proposed infrastructure improvements within Lot 1 to a proposed outfall located at the Root River. No other improvements are expected as part of the application. The site within Lot 4 will be restored to existing conditions, with the exception of minor grading to accommodate the new outfall at the Root River streambank. Current farming activities within Lot 4 will continue into the foreseeable future.

## Proposed Outfall Facilities

The Outfall Facilities will comprise of infrastructure and equipment required in meeting permitted discharge levels of dissolved oxygen and temperature for water being returned to the Root River. The infrastructure planned for the site is critical in meeting these regulations, as well as returning water back to the Lake Michigan watershed. Proposed improvements include driveway access, parking area, reaeration building which encloses a reaeration structure, and outfall pipe to the Root River.

The reaeration building will be located 35-ft south the City of Franklin's proposed 80-ft right-of-way (ROW). The reaeration building was sited across from vacant lands, considering view impacts of adjacent residents. The reaeration building was sited so the building itself, along with proposed grading and site

## Site Plan Application Project Summary For the City Of Franklin

improvements would not impact existing natural resources types and maintain natural drainage patterns. The building was designed to mimic the character and context of the existing single-family homes located across Oakwood Road to minimize visual impact. Vegetation such as trees, shrubs, and native grasses are proposed to fulfill the landscape requirements set within the City of Franklin Unified Development Ordinance (UDO), but also includes additional proposed vegetation, beyond UDO requirements, to mimic the character of the surrounding uses, as well as provide screening from the east and west views for existing residents on Oakwood Road. Native grasses are proposed in lieu of turf grasses to provide greater stormwater absorption and minimize mowing frequency and chemical use.

The driveway access from Oakwood Road, as well as the parking area will be asphalt. The City of Waukesha will periodically utilize light-duty maintenance trucks to access the site, for periodic maintenance of the Outfall Facilities. On the parking area perimeter, there will be two light poles with motion-sensor lighting for continuous security, but also to minimize energy consumption. The parking area will be screened per the City of Franklin UDO requirements.

The reeration building itself is approximately 49 ft by 39 ft, burnished block construction with a standing seam gable metal roof. Overall roof height at its peak is 17'-4". To blend into the residential character of the area, louvers were incorporated to look like windows and are primarily located on the east and west sides. No windows are planned. There is one set of double doors on the east side with a required exterior emergency light above the door. This light is also on a motion sensor to provide continuous security while minimizing energy consumption.

A 30" buried Return Flow Pipeline from the City of Waukesha CWP crosses the north portion of the property from west to east and enters the north side of the Reeration Building. A 30-inch pipe leaves the south side of the building and gravity flows through an inverted siphon to the Root River. The streambank at the proposed outfall at the Root River will be restored with native riparian vegetation and erosion control fabric to maintain the integrity of the streambank while vegetation can establish. The outfall and respective grading are proposed so no existing trees will be removed during construction. Tree protection is proposed for existing trees. Drawings and colored rendering are included in attached backup.

The natural drainage on this site the parcel (including Lot 1) generally flows from north to south at a 5% to 7% slope. All proposed grading in Lot 1 will also follow the natural drainage and will provide sheet flow away from the building and parking area. There is no proposed stormwater infrastructure, other than a proposed culvert under the proposed driveway, within Lot 1, to maintain drainage in the existing swale that runs parallel to Oakwood Road.

Construction duration is approximately 9 months. Hauling of material offsite is not anticipated. Contractors limits of construction are delineated on the attached drawing package and does not permanently impact wetland setback and buffer zones. Permanent impacts to the site are minimal, including the driveway, parking area, the Reeration building with respective grading, the outfall at the Root River, and two at grade manholes along the pipeline route to the river. After the pipeline is installed, the land currently farmed will be regraded and returned to a farming use, except for the upland areas around the proposed Reeration Building in Lot 1, which will be restored with native grasses. The total construction cost is estimated to be \$2,600,000.



January 13, 2020

Mr. Joel Dietl  
Planning Manager  
Franklin City Hall Planning Department  
9229 West Loomis Road  
Franklin, WI 53132

Subject: Response to City of Franklin City Development Staff comments on the Certified Survey Map (CSM) dated December 5, 2019 and comments on the Comprehensive Master Plan Amendment, Rezoning, and Site Plan dated January 2, 2019

Dear Mr. Dietl,

Waukesha Water Utility (WWU) submitted documents related to the Site Plan/Site Plan Amendment approval, the Comprehensive Master Plan Amendment approval, the Certified Survey Map (CSM) Application approval and the Rezoning Application approval for the Outfall Facilities located in the City of Franklin, Milwaukee County, Wisconsin on November 6, 2019.

Below are responses to the Certified Survey Map (CSM) comments from City of Franklin Development Staff dated December 5, 2019.

**Department of City Development Comment:**

Lot 1 meets the minimum lot area and lot width requirements for the existing R-2 Estate Single-Family Residence zoning district and proposed I-1 Institutional zoning district. Lot 2, Lot 3 and Lot 4 meet the minimum lot area and lot width requirements for the existing R-2 Estate Single-Family Residence zoning district.

*WWU Response: Noted.*

**Unified Development Ordinance (UDO) requirements**

1. Per UDO Section 15-9.0309.E, it is recommended that Natural Resources be located within conservation easements and outlots. Please see attached template.

*WWU Response: Conservation Easement added on pages 5 and 6 of the CSM. An unsigned conservation easement form is included and will be fully signed after review.*

2. Please add all required building setbacks to the CSM per UDO 15-7.0702B.

*WWU Response: Setbacks added on page 1 of the CSM.*

3. Please add map dates and revision dates to the CSM per UDO 15-7.0702H.

***WWU Response: Map dates have been added on all sheets of the CSM.***

4. Correct the existing zoning labeled as R-1 on page one of the CSM to R-2 Estate Single-Family Residence District, FW Floodway District, C-1 Conservancy District and FC Floodplain Conservancy District. Additionally, please add the zoning boundary lines per UDO 15-7.0702M.

***WWU Response: Zoning label on page 1 of the CSM has been corrected and zoning boundary lines added on page 3 of the CSM.***

5. It is noted that UDO Section 15-3.0202 requires that lots within the R-2 zoning district be served by public sanitary sewer and water supply. Are the proposed lots served by public water and sewer? Please add a note on the face of the CSM with information about the availability of public water and sewer for the proposed lots.

***WWU Response: Note from Comment 6 below added to page 1 of the CSM.***

6. For those lots not served by both public water and sewer, please add the following note on the face of the CSM:
  - Common Council approval of development without public facilities is required for lots [add lot numbers] upon future development, with the exception of essential services.

***WWU Response: Note added to the CSM.***

7. Please submit certificate with signature from Land Surveyor, per UDO 15-7.0704.

***WWU Response: Land Surveyor will stamp and sign hard copies of the CSM will be fully signed after review.***

8. Please provide a 30' wide landscape bufferyard easement per UDO 15-5.0302C., 15-5.0109, 15-7.0301, and 15-7.0702P.

***WWU Response: Bufferyard easement added to page 1 of the CSM.***

9. Please prepare all revisions as may be requested by Milwaukee County and all other approving authorities per UDO 15-9.0309B.5. and 6.

***WWU Response: Received comments from the Milwaukee County Register of Deeds and all comments were addressed on the CSM.***

10. Please prepare all revisions as may be requested by the Engineering Department per UDO 15-7.0701.

*WWU Response: No comments have been received from the Engineering Department. The comments will be addressed if and when they are received.*

**Additional staff comments**

11. The 2007 Milwaukee County Trail Network Plan depicts a proposed snowmobile trail on the site. Staff recommends that you contact the Milwaukee County Parks Department and the Rolling Dice Riders snowmobile club for potential impact of the CSM upon the proposed snowmobile trail.

*WWU Response: The Milwaukee County Parks were contacted and indicated they may be interested in shifting a proposed trail from the west side of 60th street to the east side which could possibly impact the site. The Rolling Dice Riders snowmobile club was also contacted and indicated they may also pursue a snowmobile trail on the subject property. No changes to the CSM will be made at this time due to the uncertainty of the location and timing of the proposed trail(s).*

12. Staff recommends that a time extension be granted in regard to the review of the subject CSM so that simultaneous review of the associated rezoning, site plan, and comprehensive master plan amendment may occur. Please be aware that absent such simultaneous reviews, it is possible that changes to the rezoning, site plan, and/or comprehensive master plan may necessitate changes to the CSM.

*WWU Response: We understand and agree with the proposed extension.*

13. Staff recommends that a Consent of Corporate Mortgagee page be included with the CSM. If there is no mortgage for the subject property, the page may be stamped "NONE".

*WWU Response: There will be no mortgage for the property, but a page was added to the CSM and stamped "NONE" as recommended.*

Below are responses to the Comprehensive Master Plan Amendment, Rezoning, and Site Plan comments received from the City of Franklin Development Staff dated January 2, 2019.

**Unified Development Ordinance (UDO) requirements**

**Rezoning**

1. Per UDO § 15-9.0203, please provide a "Rezoning Exhibit" that illustrates the site boundaries, future recreational trail, boundaries for proposed Lots 1-4, and label the current and proposed zoning district on each of the proposed lots.

*WWU Response: Drawing SP-1 Overall Site Plan includes site boundaries, proposed Lots 1-4 boundaries and current and proposed zoning districts (in table Site Plan Land Development Requirements). The Milwaukee County Parks and The Rolling Dice Riders snowmobile club were contacted and indicated they may be interested in a proposed trail. No changes to the SP-1 will be made at this time due to the uncertainty of the location and timing of the proposed trail(s).*

Site Plan

2. Per UDO § 15-7.0103, please provide the following information on the Proposed Site Development Plan:

- B. **Owner &/or Developer's Name and Address.** Owner's and/or developer's name and address noted on site plan. -- Waukesha Water Utility's address should be added to site plan.

*WWU Response: Owners name and address has been added to the proposed site plan along with the City of Waukesha as a potential future owner.*

- D. **Date.** Date of Site Plan submittal with all dates of revision. -- October 2019 is noted on Site Plan – We will need a precise submittal date for revised submittal.

*WWU Response: Submittal dates have been added to the drawings.*

- G. **Soils Data.** The characteristics and types of soils related to contemplated specific uses. Soil borings may be required by the City Engineer, Zoning Administrator, and/or Plan Commission.

*WWU Response: Geotechnical investigations were completed at the site previously. Soil boring information can be provided if requested.*

- N. **North Arrow.** North arrow. -- North arrow needed on Sheet SP-2.

*WWU Response: North arrow is on this drawing in the upper right-hand corner.*

- BB. **Financial Plan for Project Implementation to be provided.** A financial plan for project implementation, acceptable to the Plan Commission. -- Only general total cost information is provided in project summary. Please provide a financial plan for project implementation.

*WWU Response: The construction of the Outfall Facilities, along with the Return Flow Pipeline, will be paid for by WWU. The costs of the project will be paid by a combination of WWU's capital funds and low-interest loans from Clean Water Fund through the Wisconsin Department of Natural Resources.*

- DD. Please show building dimensions on Site Plan.

*WWU Response: Building dimensions have been added to the Site Plan (drawing SP-1).*

- DD. Please show parking lot and driveway dimensions on Site Plan

*WWU Response: Parking lot and driveway dimensions are shown on drawing SP-2 .*

3. I-1 Zoning District standards, UDO requirements listed on site plan are all met except:
- A. Minimum Landscape Surface Ratio (LSR): The UDO requires a minimum of LSR of 0.40 in the I-1 zoning district, but Sheet SP-2 lists the proposed LSR as 0.05. Please recalculate the Landscape Surface Ratio by dividing the area of landscaped surface by the base site area. (The proposed site plan appears to meet the 0.40 LSR requirement.)

***WWU Response: The landscape Surface Ratio has been recalculated and the table has been updated.***

Natural Resource Protection Plan

4. On the Natural Resource Protection Plan (NRPP), please include the individual's name that performed the wetland delineations in addition to the company's name.

***WWU Response: The individual's name and company who performed the wetland delineation has been added to the NRPP.***

5. Per UDO Division 15-4.0100, please measure and graphically indicate the following on the Natural Resource Protection Plan (NRPP):
- B. Steep slopes. If no steep slopes are present on the subject property, please indicate that none are present.

***WWU Response: There are no steep slopes present on the property and a note that none are present has been added.***

- C. Woodlands and forests (mature and young). If no such features are present on the subject property, please indicate that none are present.

***WWU Response: There are no mature or young woodlands and forests present on the property and a note that none are present has been added.***

- D. Lakes and ponds. If no such features are present on the subject property, please indicate that none are present.

***WWU Response: There are no lakes or ponds present on the property and a note that none are present has been added.***

- E. Streams. Please provide the area of the Root River in square feet and acres.

***WWU Response: The area of the Root River in square feet and acres has been added to the legend on NRPP-1.***

- F. Wetlands Buffers. Please provide the area of Wetlands Buffers in square feet and acres.

***WWU Response: The area of the wetland buffers in square feet and acres has been added to the legend on NRPP-1.***

- G. Wetlands and Shoreland Wetlands. Please provide the area of Wetlands and Shoreland Wetlands in square feet and acres.

***WWU Response: The area of wetlands and shoreland wetlands in square feet and acres has been added to the legend on NRPP-1.***

6. Provide a topographic drawing on which steep slopes are measured and graphically indicated.

***WWU Response: Existing grading on SP-2 is shown and a note no steep slopes are present was added.***

7. Please be aware that according to footnote (b) of Table 15-4.0100, which states that natural resource protection standards shall not be applicable to essential services and their associated easements (as defined in Section 15-11.0103 of this Ordinance); however, areas of disturbance of natural resource features to provide for said essential services shall be restored to the restoration standards of Section 15-4.0102I.

***WWU Response: The disturbed areas will be restored after construction as noted.***

8. Please complete the Worksheet for the Calculation of Site Intensity and Capacity for \*Nonresidential\* Development (Table 15-3.0505). Use the regulations for the I-1 district, not the R-2. (The applicant has completed Residential version of the table in error.)

***WWU Response: A revised Worksheet for the Calculation of Site Intensity and Capacity for \*Nonresidential\* Development has been completed and is included with the revised documents.***

9. On the “Worksheet for the Calculation of Natural Resource Protection Land,” please provide the number of acres of land in streams and shore buffers present on the subject property.

***WWU Response: The streams and shoreland buffers present on the property have been added to the Worksheet for the Calculation of Natural Resource Protection Land.***

10. In the Natural Resources Protection Plan Technical Memorandum, “steep slopes” appears on both the list of present regulated natural resources and the list of absent regulated natural resources (see Section 3). Please correct this.

***WWU Response: The correction has been made and will be submitted with the revised documents.***

11. Attached is conservation easement template.

***WWU Response: The conservation easement has been completed and will be submitted with the revised documents and will be fully signed after review.***

Parking

12. Driveways shall be at least 24 feet wide, per UDO 15-5.0202A.

*WWU Response: WWU has submitted a request of waiver of this requirement based on the minimal use of the driveway. This facility will be unmanned and monitored remotely. Access to the site by City of Waukesha staff will be minimal and is anticipated to be approximately once per month by a single WWU truck. In order to minimize impacts to the site, a waiver for a driveway less than 24-feet wide will be requested.*

13. One ADA space is required per Table 15-5.0202(I)(1) of the UDO. Please label one ADA accessible parking spaces on the site plan. Also note that the UDO requires a minimum 13-foot width for ADA parking spaces.

*WWU Response: The WWU would like to request a waiver of this requirement. Access to the site by only be by City of Waukesha staff to service equipment. No public is allowed on site. The 2015 IBC, Chapter 11: Accessibility, paragraph 1103.2.9 Equipment Spaces state: "Spaces frequented by service personnel for maintenance, repair or occasional monitoring of equipment are not required to comply with this Chapter". The Wisconsin Commercial Building Code or the City of Franklin UDO does not amend the IBC paragraph 1103.2.9.*

14. Concrete curb and gutter shall be installed surrounding the driveway and parking lot, per UDO 15-5.0202D. It is noted that This provision may be waived by the Plan Commission for additions to existing structures located in areas without a predominance of curb and gutter when curb and gutter is not installed on the adjacent street right-of-way, or is not anticipated to be constructed on the street right-of-way in a future street reconstruction in a reasonable period of time." (per UDO 15-5.0202D).

Are you requesting to waive this requirement? Please confirm.

*WWU Response: Yes, the WWU would like to request a waiver of this requirement. There are no curb and gutter on the adjacent Oakwood Drive.*

15. Only passenger automobiles, panel trucks, vans or pick-up trucks, each individually not exceeding 8,000 pounds manufactured Gross Vehicle Weight, may be parked onsite, per UDO 15-5.0202G.

*WWU Response: No Passenger automobiles, panel trucks, vans or pick-up trucks, each individually exceeding 8,000 pounds will be allowed onsite.*

16. Minimum width of off-street parking rows and aisles must meet the requirements of Table 15-5.0204. Increasing driveway width to 24 feet will help with this.

*WWU Response: The minimum off-street parking meets the requirements of Table 15-5.0204.*

Landscaping

17. Please provide a 30' wide landscape bufferyard along proposed zoning district boundaries per UDO 15-5.0302C., 15-5.0109, 15-7.0301, and 15-7.0702P. All screening and plant material shall be a minimum of six feet in height at the time of installation.

*WWU Response: A 30 feet wide landscape bufferyard has been added to the CSM and Drawing L800. The plantings will be a minimum of six feet in height at the time of installation. The plantings have not been located within the bufferyard area for the following reasons:*

- *Provides better screening of the building and parking area from Oakwood Drive and neighbors.*
- *Minimize construction impacts to the site.*
- *The quantity of plantings meets or exceeds the requirements of UDO*

*See Drawing L800 for the landscape plan.*

18. Staff recommends additional trees species be provided to comply with UDO minimum landscaping standards (15-5.0302 F). For site with 12-20 trees plantings, a minimum of 4 trees of each species is required. The landscaping plan meets this requirement for shrubs and herbaceous plantings, but not for tree species.

*Waukesha Water Utility Response: See Landscape Requirements table on drawing L800. The site has at least 4 trees of each type.*

19. Is irrigation provided? The UDO requires permanent, on-site irrigation (underground or drip irrigation, hose bibs, etc.) per Section 15-5.0303 of the UDO. If hose bibs are used, they must be located within 100 feet of any landscaped area.

*WWU Response: The WWU requests a waiver of this requirement. There is no city water at this site and is not required for the purpose of WWU.*

20. Please note a two-year planting guaranty on the Landscape Plan for compliance with Section 15-5.0303 G.3. of the UDO.

*WWU Response: A two-year planting guaranty is included in the specifications, and a note has been added to the drawing.*

21. Attached is landscape bufferyard easement template

*WWU Response: The landscape bufferyard easement has been completed with the exception of City of Franklin required resolution information and will be submitted with the revised documents and will be executed after review.*

Lighting Plan

22. Lighting Plan meets all requirements for luminaires with angle less than 90 degrees.

*WWU Response: Noted*

Architecture

23. Please provide specific names of colors of proposed building materials on building elevations (particularly for burnished block, roof, and louvers). Visible sloped roofs must be neutral in color, such as gray, black, or dark brown, per UDO 15-3.0355B.4.f. The colors depicted on the 3D rendering appear to meet requirements for building materials and colors described in UDO 15-3.0355B.3.

***WWU Response: Specific names and colors of the building materials has been added to building elevations on Drawing SP-4.***

**Additional City Development comments**

**Comprehensive Master Plan Amendment**

24. Please provide an exhibit labeled “Comprehensive Master Plan Amendment Exhibit” that illustrates the site boundaries, future recreational trail, boundaries for proposed Lots 1-4, and label the current and proposed future land use designations on each of the proposed lots.

***WWU Response: An exhibit labeled “Comprehensive Master Plan Amendment Exhibit” has been prepared including site and lot boundaries and current and proposed future land use. The Milwaukee County Parks and The Rolling Dice Riders snowmobile club were contacted and indicated they may be interested in a proposed trail. No changes to the Exhibit will be made at this time due to the uncertainty of the location and timing of the proposed trail(s).***

Architecture

25. Please consider the following comments and recommendations related to the architecture of the building:
1. Add corner features to the building, particularly where the building is viewed from the public right-of-way.

***WWU Response: Gutters and fascia provided at roofline. See notes on drawing SP-4 Reaeration Building Rendering.***

2. Add decorative molding at roofline.

***WWU Response: Gutters and fascia provided at roofline. See notes on drawing SP-4 Reaeration Building Rendering.***

3. Add window treatments throughout.

***WWU Response: There are no windows on this building, only louvers.***

Sign Plan

26. Is any signage proposed? If so, staff recommends submittal of sign details, such as the location and base material for approval as part of the Site Plan Application. Please also be aware that a Sign Permit will be required for any proposed sign, prior to installation. Please contact the

Building Inspection Department at 414-425-0084 regarding the approval process and any required application.

*WWU Response: There will be no signage for the site or building.*

**Engineering Department Comments**

27. The proposed certified survey map is still in the process of review. The Engineering Department has no comments on the Rezoning, Site Plan Amendment and Comprehensive Master Plan Amendment.

*WWU Response: Noted.*

28. Note: The Engineering Department will still need to review the engineering aspects of the entire site. Engineering may need to require additional information to complete the review.

*WWU Response: Noted.*

29. On page 1 of 5; Add the note “LOT 1, 2, 3 & 4 IS NOT SERVED BY PUBLIC SANITARY SEWER AND WATER”

*WWU Response: Note has been added on page 1 of the CSM.*

30. On page 5 of 5; Under Common Council Approval – insert the word “Dedication”. It should be written “Approved and dedication accepted by the .....” (see attached). The Mayor’s name should be changed to Stephen Olson.

*WWU Response: Change has been made under Common Council Approval and Mayor’s name changed to Stephan Olson on the CSM.*

If you have any questions or concerns, please feel free to contact me at (920) 912-7530 or at Andrew.schrank@jacobs.com

Yours very truly,



Andrew G. Schrank, P.E.  
Project Manager

Encl. (1): Documents listed above

C: Daniel Ducniak/WWU

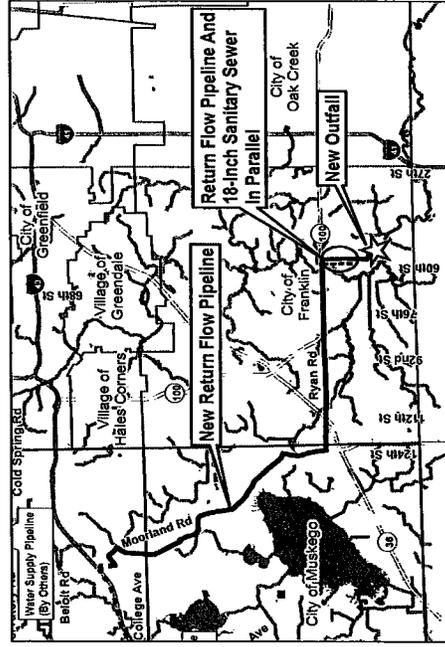


Catharine Richardson/Greeley and Hansen  
File

# WAUKESHA WATER UTILITY GREAT LAKES WATER SUPPLY PROGRAM

## PERMIT DRAWINGS:

### CITY OF FRANKLIN SITE PLAN APPLICATION OUTFALL FACILITIES



VICINITY MAP  
NOT TO SCALE

## INDEX TO DRAWINGS

SHEET NUMBER	DRAWING NUMBER	TITLE
1	SP-1	OVERALL SITE PLAN
2	SP-2	SITE PLAN - NORTH
3	SP-3	SITE PLAN LIGHTING
4	SP-4	REAERATION BUILDING RENDERING
5	SP-5	REAERATION BUILDING SITE RENDERING
6	C801	SITE GRADING AND EROSION CONTROL PLAN - NORTH
7	C802	SITE GRADING AND EROSION CONTROL PLAN - SOUTH
8	C805	CIVIL DETAILS SECTIONS AND ELEVATION
9	L800	SITE LANDSCAPING PLAN - NORTH
10	L801	SITE LANDSCAPING PLAN - SOUTH
11	L802	LANDSCAPING SCHEDULES AND STANDARD DETAILS
12	E801	ELECTRICAL SITE PLAN
13	NRPP-1	OVERALL NATURAL RESOURCE PROTECTION PLAN
14	NRPP-2	NATURAL RESOURCE PROTECTION PLAN - NORTH
15	NRPP-3	NATURAL RESOURCE PROTECTION PLAN - SOUTH
16	NRPP-4	COMPREHENSIVE MASTER PLAN AMENDMENT EXHIBIT
17	A800	REAERATION BUILDING PLAN SECTION AND ELEVATIONS







**D-Series Pole Mount LED Luminaire**

**Specifications:**  
 Luminaire: D-Series Pole Mount LED Luminaire  
 Pole: 1.5" x 1.5" x 10' Galvalume Steel Pole  
 Mounting: 1.5" x 1.5" x 10' Galvalume Steel Pole  
 Finish: White  
 Height: 10' (to luminaire center)  
 Spacing: 100' (to luminaire center)

**Example Downward LED Luminaire Illumination Data**

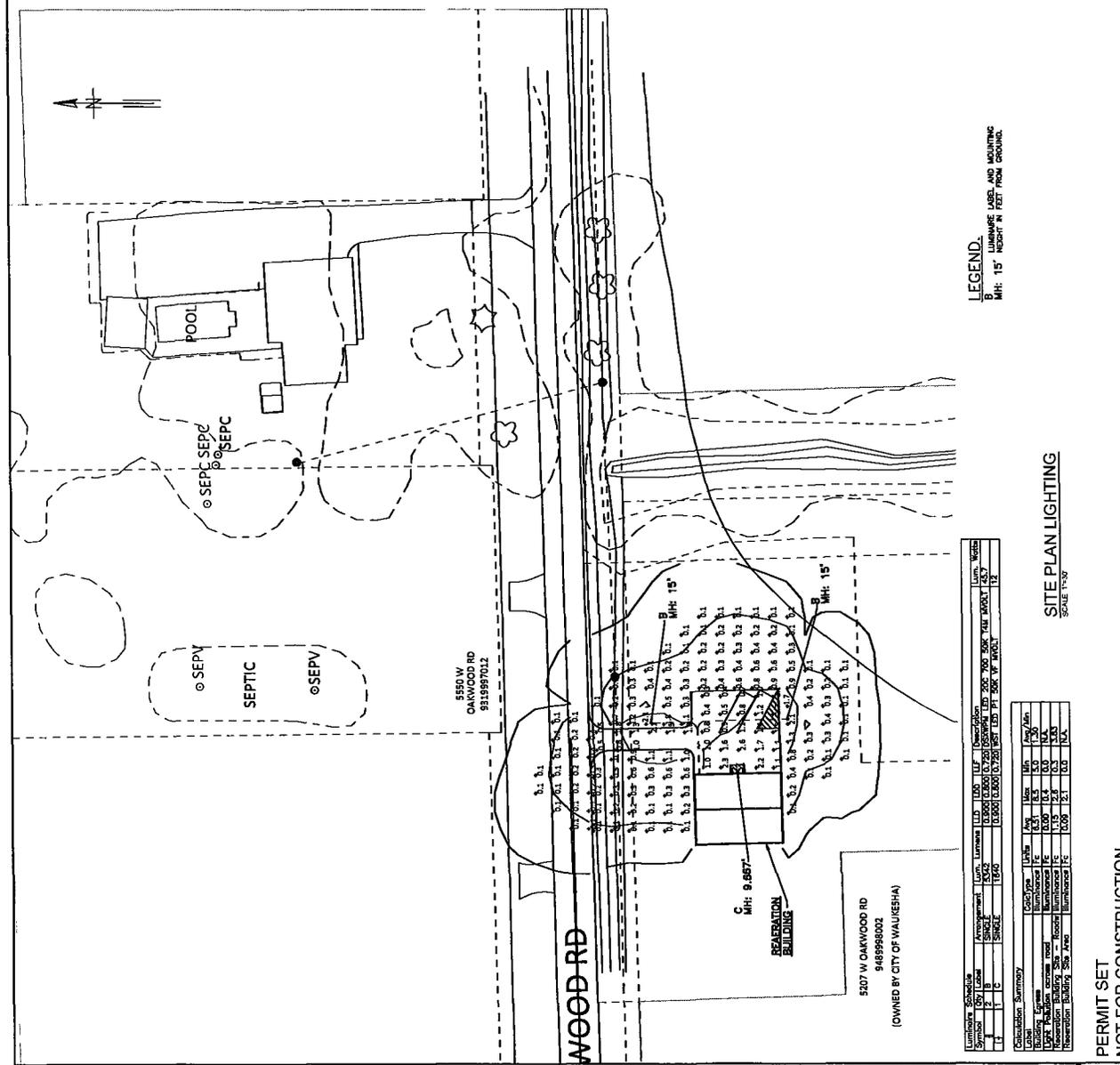
Distance (ft)	Footcandle (fc)	Footcandle (fc) @ 10' Height
0	100	100
10	10	10
20	2.5	2.5
30	1.1	1.1
40	0.6	0.6
50	0.4	0.4
60	0.3	0.3
70	0.2	0.2
80	0.15	0.15
90	0.1	0.1
100	0.07	0.07

**WST LED Architectural Wall Scape**

**Specifications:**  
 Luminaire: WST LED Architectural Wall Scape  
 Pole: 1.5" x 1.5" x 10' Galvalume Steel Pole  
 Mounting: 1.5" x 1.5" x 10' Galvalume Steel Pole  
 Finish: White  
 Height: 10' (to luminaire center)  
 Spacing: 100' (to luminaire center)

**Example Downward LED Luminaire Illumination Data**

Distance (ft)	Footcandle (fc)	Footcandle (fc) @ 10' Height
0	100	100
10	10	10
20	2.5	2.5
30	1.1	1.1
40	0.6	0.6
50	0.4	0.4
60	0.3	0.3
70	0.2	0.2
80	0.15	0.15
90	0.1	0.1
100	0.07	0.07

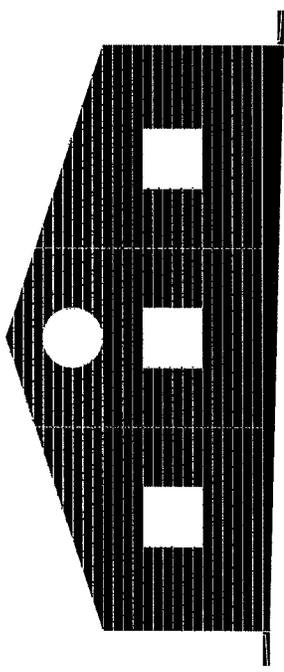


NO.	DATE	APP'D	REVISION

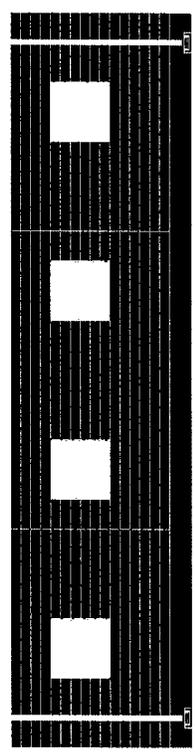
741 N GRAND AVE SUITE 300  
WAUKESHA, WI 53186  
**GREELY AND HANSEN**

**GREAT WATER ALLIANCE**  
CONTRACT PACKAGE & RETURN FLOWLINE  
REPERATION BUILDING AND OUTFALL  
REPERATION BUILDING AND OUTFALL  
18-INCH SANITARY SEWER, AND OUTFALL FACILITIES

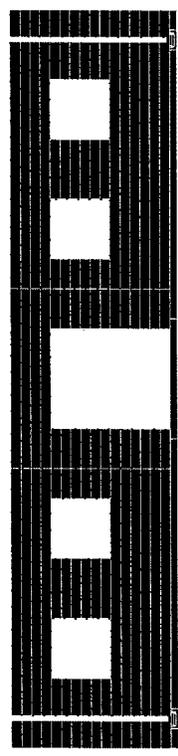
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SEAL AFFIXED  
MONTH DAY YEAR  
JANUARY 10, 2020  
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APPROV: RGS DRAWN: DAA  
SCALE: 1/4"=1'-0"  
DRAWING NUMBER  
**SP-4**  
SHEET 4 OF 7 REV 0



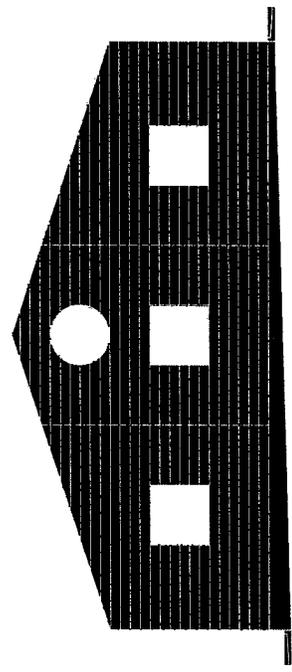
**NORTH ELEVATION**  
1/4"=1'-0"



**WEST ELEVATION**  
1/4"=1'-0"



**EAST ELEVATION**  
1/4"=1'-0"



**SOUTH ELEVATION**  
1/4"=1'-0"

MATERIAL COLORS	
ITEM	COLOR
LOWERS	GRAY ALUMINUM
DOORS	GRAY ALUMINUM
WALLS	REDOSIF-BLACK BURNISHED
ROOF, EUTERS, DOWNSPOUTS AND FASCIA	WHITE



**ch2m**

PERMIT SET  
NOT FOR CONSTRUCTION

NO.	DATE	APPD.	REVISION

**Waukesha Water Utility**  
 241 N GRAND AVE, SUITE 300  
 WAUKESHA, WI 53186

**GREELY AND HANSEN**

**GREAT WATER ALLIANCE**

CONTRACT PACKAGE & RETURN FLOW PRELINE,  
 18-INCH SANITARY SEWER, AND OUTFALL FACILITIES  
 REPERATION BUILDING AND OUTFALL  
 REPERATION BUILDING SITE RENDERING

APPROVED

SEAL AFFIXED  
 MONTH DAY YEAR  
 JANUARY 10, 2020

JOB NO. 19310

DESIGN: AG    CHECK:     
 APPROV: BRN    DRAWN: BRN  
 SCALE: NOT TO SCALE

DRAWING NUMBER

**SP-5**

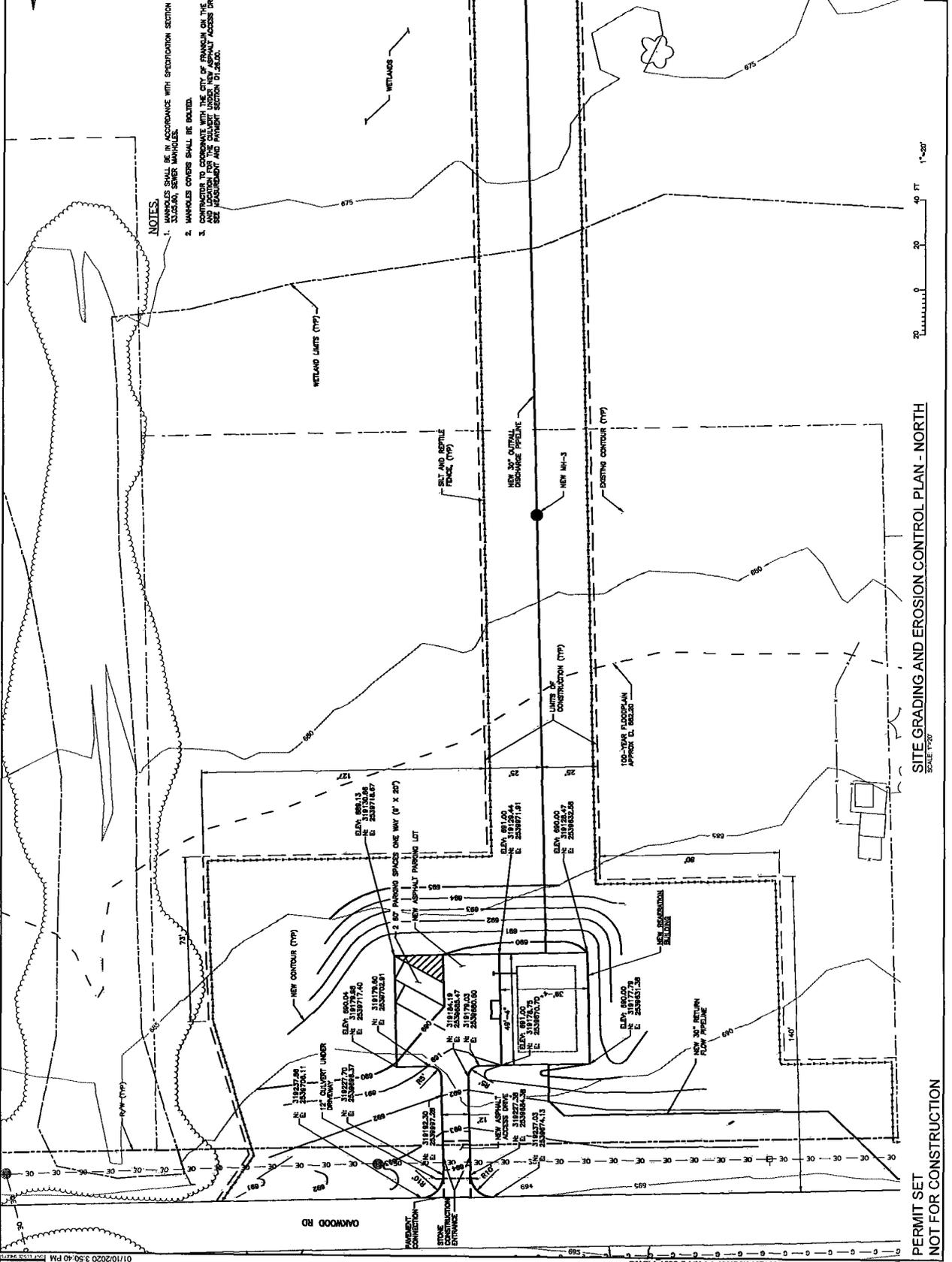
SHEET 5 OF 7 REV. 0



**ch2m**

NOT TO SCALE

PERMIT SET  
 NOT FOR CONSTRUCTION



NO	DATE	APP'D	REVISION

Waukesha Water Utility  
 741 N GRAND AVE SUITE 300  
 WAUKESHA, WI 53188

**GREAT WATER ALLIANCE™**  
 CONTRACT PACKAGE 6: RETURN FLOW PIPELINE  
 REAPARTION BUILDING AND OUTFALL  
 SITE GRADING AND EROSION CONTROL PLAN SOUTH

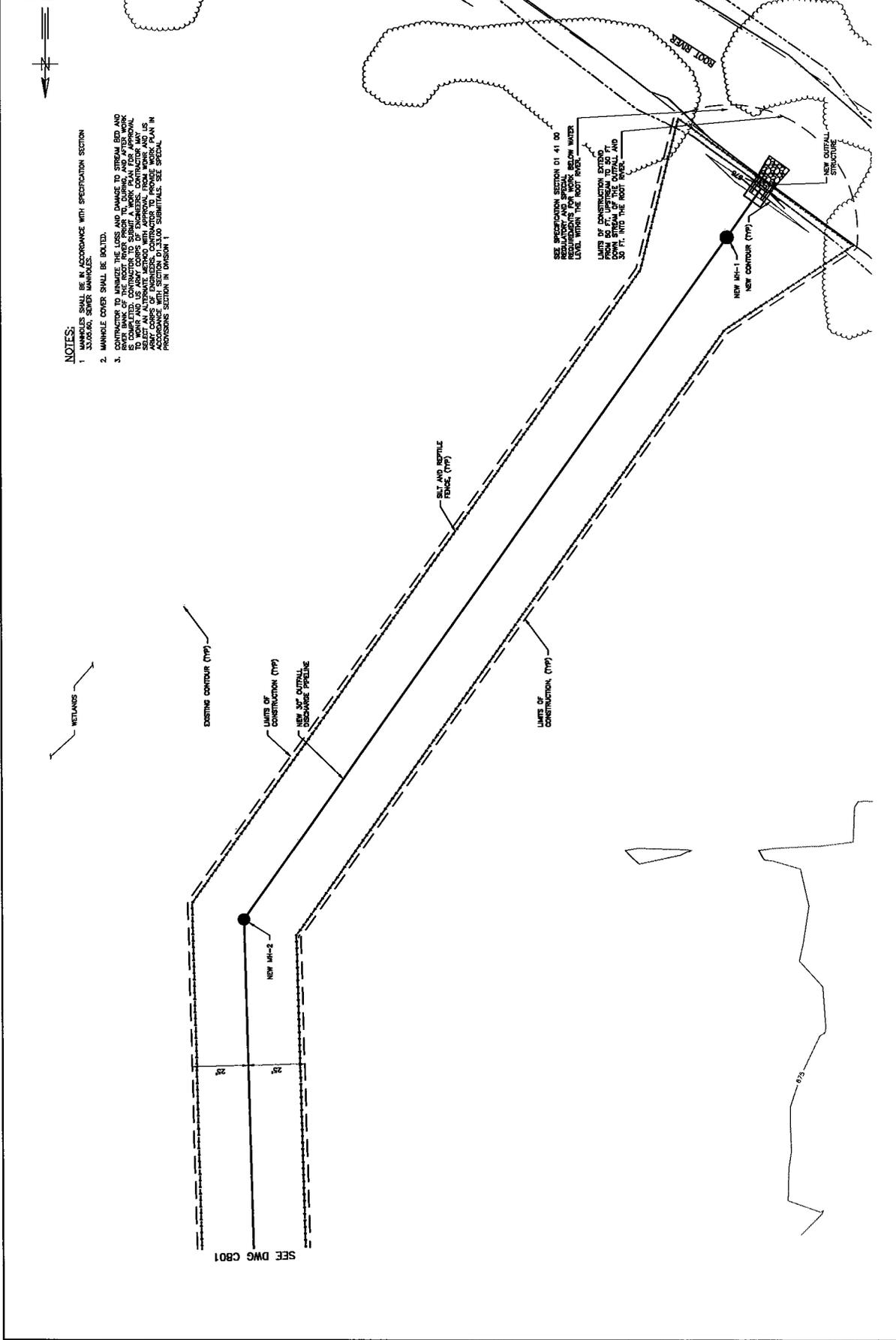
APPROVED

SEAL, PENCE  
 PROJECT CIVIL YEAR  
 JANUARY 10, 2020

JOB NO 10370  
 DESIGN FIRM  
 APPROV FIRM  
 SCALE 1"=30'

DRAWING NUMBER  
**C802**

SHEET 1 OF 13 REV. 0



- NOTES:**
1. MANHOLE SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 33.03.050, SIGHT MANHOLES.
  2. MANHOLE COVER SHALL BE BOLLIED.
  3. CONTRACTOR TO MANAGE THE LOSS AND DAMAGE TO STREAM BED AND BANKS. CONTRACTOR TO SUBMIT A WORK PLAN FOR APPROVAL. WORK PLAN SHALL INCLUDE: A) EROSION CONTROL MEASURES; B) SOIL STABILIZATION; C) EROSION CONTROL MEASURES; D) SOIL STABILIZATION; E) EROSION CONTROL MEASURES; F) SOIL STABILIZATION; G) EROSION CONTROL MEASURES; H) SOIL STABILIZATION; I) EROSION CONTROL MEASURES; J) SOIL STABILIZATION; K) EROSION CONTROL MEASURES; L) SOIL STABILIZATION; M) EROSION CONTROL MEASURES; N) SOIL STABILIZATION; O) EROSION CONTROL MEASURES; P) SOIL STABILIZATION; Q) EROSION CONTROL MEASURES; R) SOIL STABILIZATION; S) EROSION CONTROL MEASURES; T) SOIL STABILIZATION; U) EROSION CONTROL MEASURES; V) SOIL STABILIZATION; W) EROSION CONTROL MEASURES; X) SOIL STABILIZATION; Y) EROSION CONTROL MEASURES; Z) SOIL STABILIZATION.

**ch2m**

**SITE GRADING AND EROSION CONTROL PLAN - SOUTH**  
 SCALE 1"=30'

**PERMIT SET**  
**NOT FOR CONSTRUCTION**



NO	DATE	APPROVED	REVISION

**Waukesha Water Utility**  
 741 N GRAND AVE, SUITE 308  
 WAUKESHA, WI 53186

**GREELEY AND HANSEN**

**GREAT WATER ALLIANCE**

18 INCH SANITARY SEWER AND OUTFALL FACILITIES  
 RECREATION BUILDING AND OUTFALL  
 SITE LANDSCAPING PLAN NORTH

APPROVED

SEAL REVIEWED  
 MONTH DAY YEAR  
 JANUARY 10, 2020

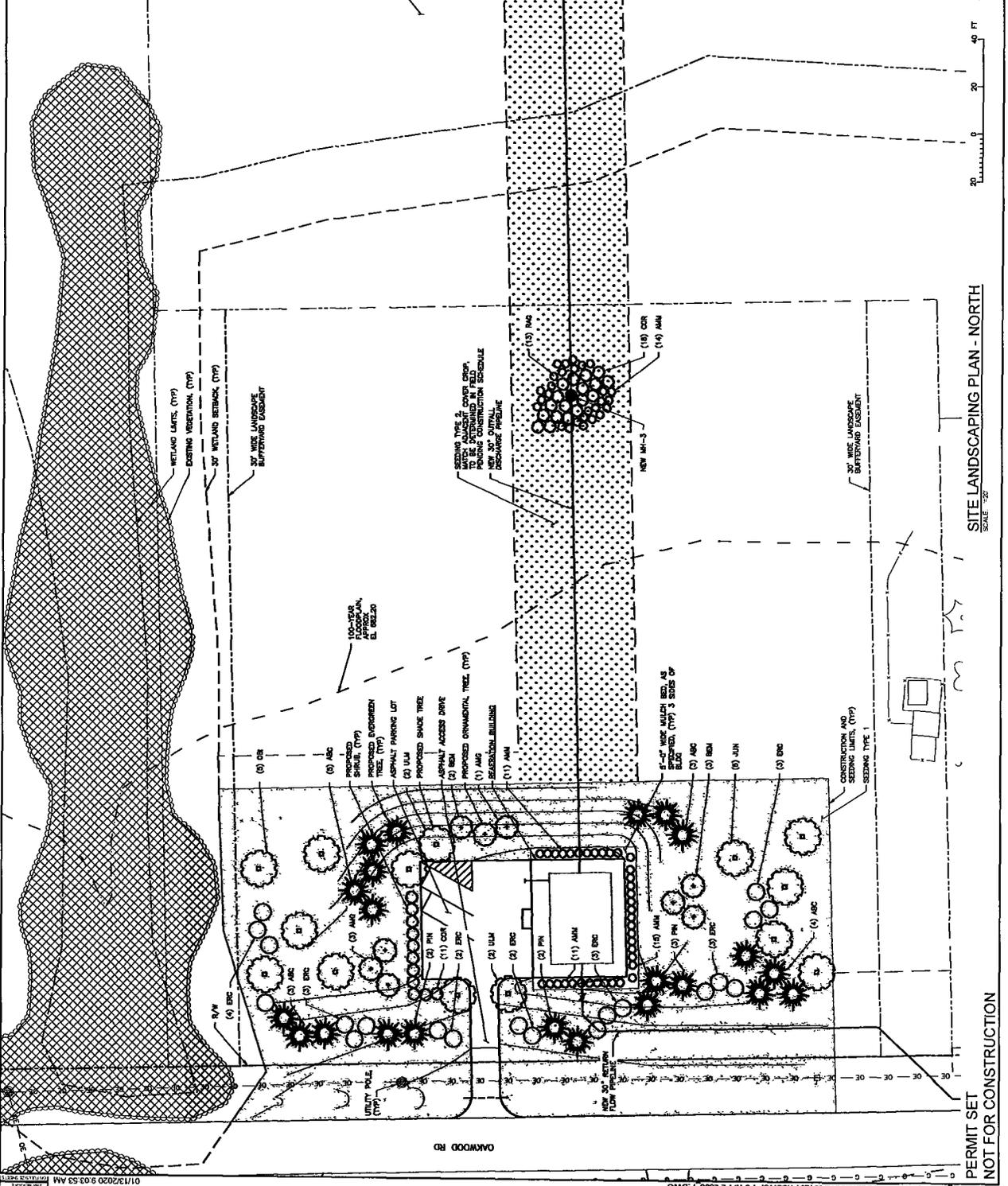
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 CHECKED BY: [ ]  
 APPROVED BY: [ ]  
 SCALE: 1/8"=1'-0"

DRAWING NUMBER: L800  
 SHEET 8 OF 17 REV. 0

**Landscape Requirements**

City of Franklin, Wisconsin  
 Based on Section 4.5.5.000  
 Minimum Landscape Standards  
 Table 15-5.000C Proposed on Permit

Minimum Landscape Elements	Quantity	Proposed on Permit
1. Tree	1	0
2. Shrub	1	21
3. Deciduous Tree	1	6
4. Coniferous Tree	1	48
5. Total Planting Percentage in Planting	31.40	47
6. Total Proposed Number of Species	51	24
7. Total Proposed Number of Spokes	10	12



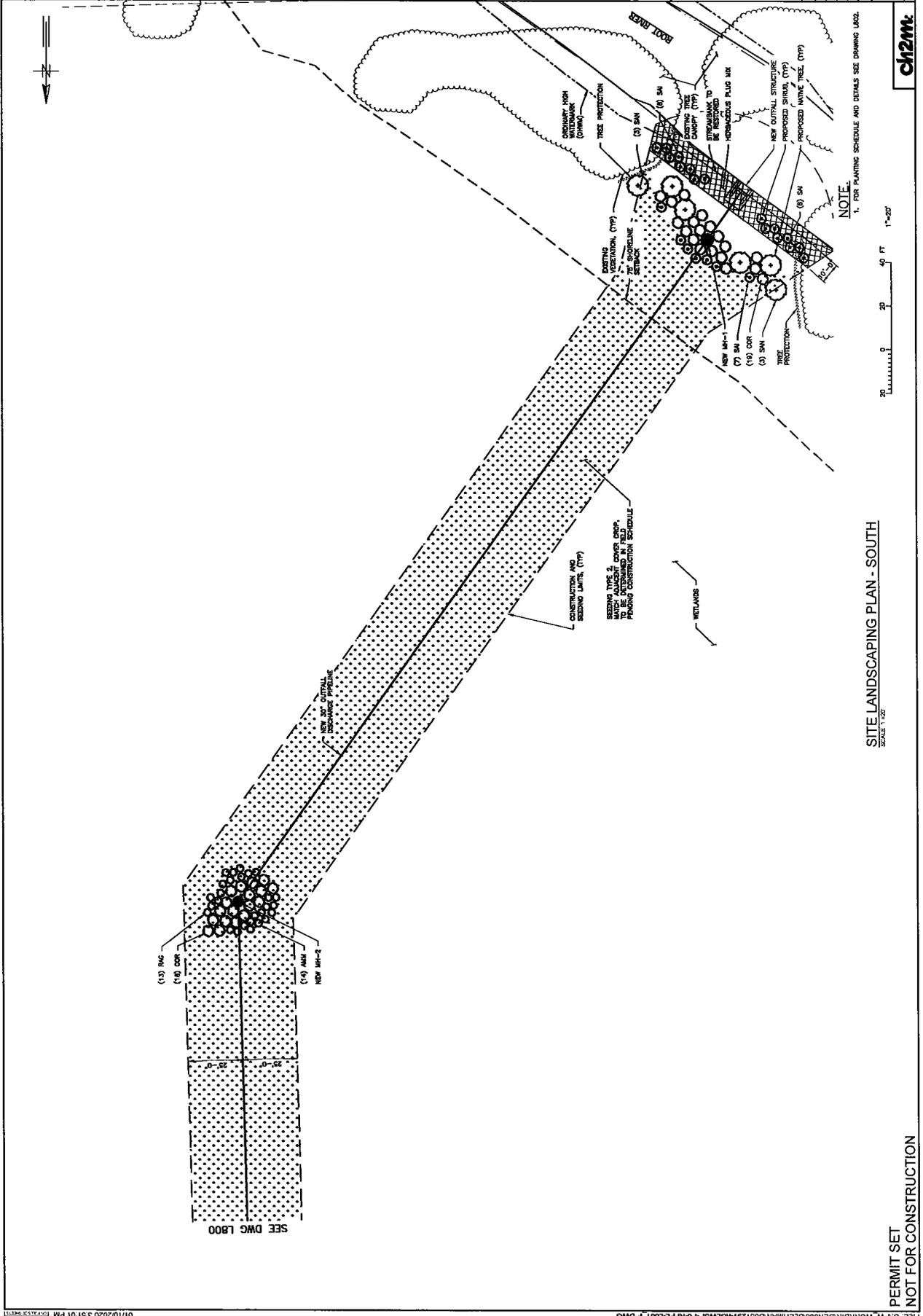
NO.	DATE	APPD.	REVISION


**Waikeshah Water Utility**  
 241 N GRAND AVE. SUITE 300  
 WAUKESHA, WI 53189


**GREAT WATER ALLIANCE**  
 18 INCH SANITARY SEWER, AND OUTFALL FACILITIES  
 REARATION BUILDING AND OUTFALL  
 SITE LANDSCAPING PLAN SOUTH

APPROVED  
 SEAL AFFIXED  
 MONTH DAY YEAR  
 JANUARY 10, 2020  
 JOB NO. 5310  
 DESIGN RPS  
 CHECK T.L.S.  
 APPROV. J.P.  
 DRAWN C.D.  
 SCALE 1"=20'  
 DRAWING NUMBER  
**L801**

SHEET 10 OF 17 REV. 3



SITE LANDSCAPING PLAN - SOUTH  
 SCALE 1"=20'

PERMIT SET  
 NOT FOR CONSTRUCTION

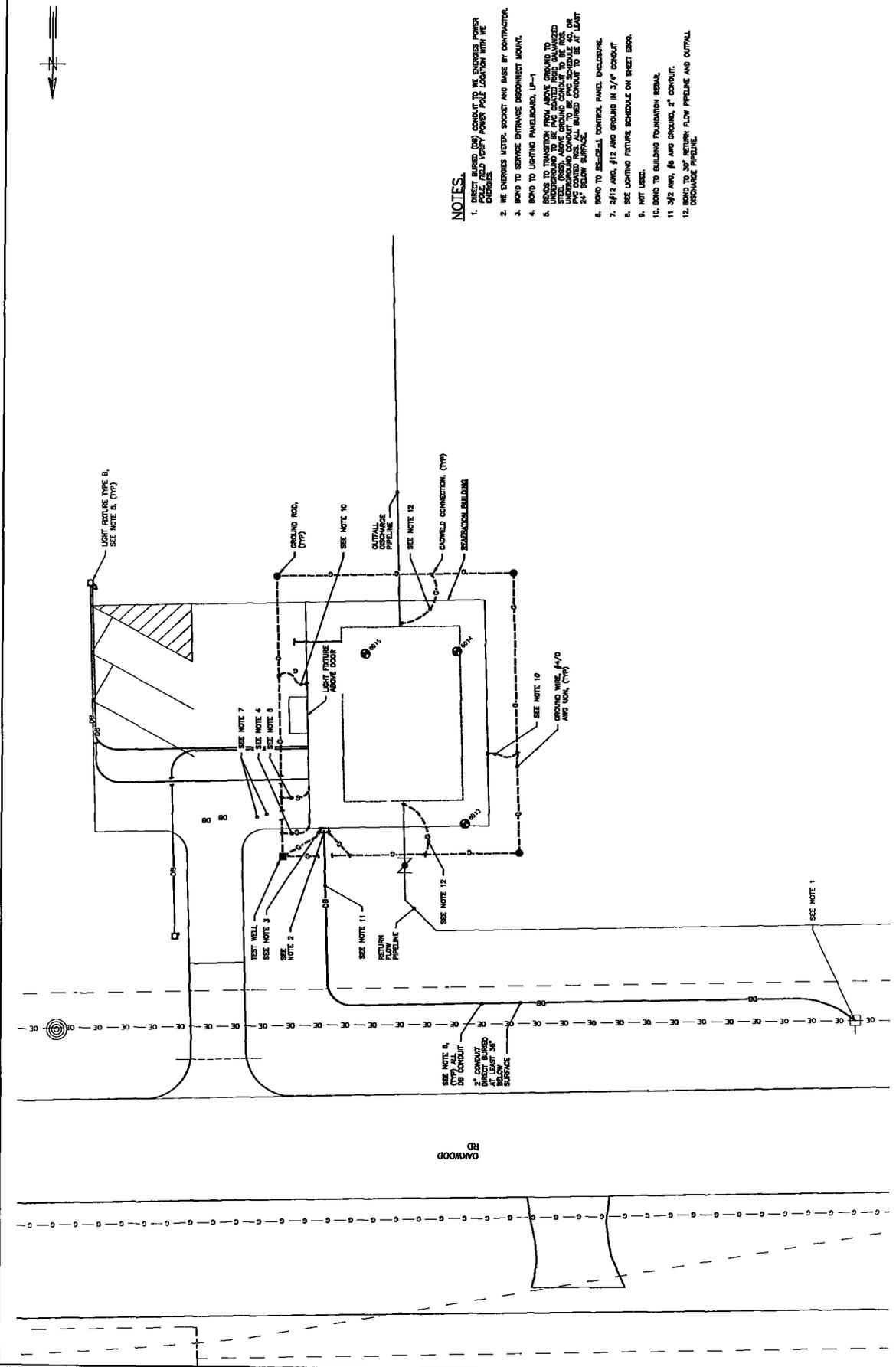


NO.	DATE	APP'D	REVISION


**Waukesha Water Utility**  
 711 GRAND AVE. SUITE 200  
 WAUKESHA, WI 53186  
**GREELY AND HANSEN**


**GREAT WATER ALLIANCE**  
 CONTRACT PACKAGE & RETURN FLOW PIPELINE  
 RECREATION BUILDING AND OUTFALL FACILITIES  
 18 INCH SANITARY SEWER AND OUTFALL FACILITIES  
 ELECTRICAL SITE PLAN  
 APPROVED

SEAL AFFIXED MONTH DAY YEAR JANUARY 10, 2020 DESIGN CHECK (TH) APPROV. (AW) DRAWN (CJ) SCALE 1"=10' DRAWING NUMBER <b>E801</b>	SHEET 12 OF 17 REV. 0
---	-----------------------



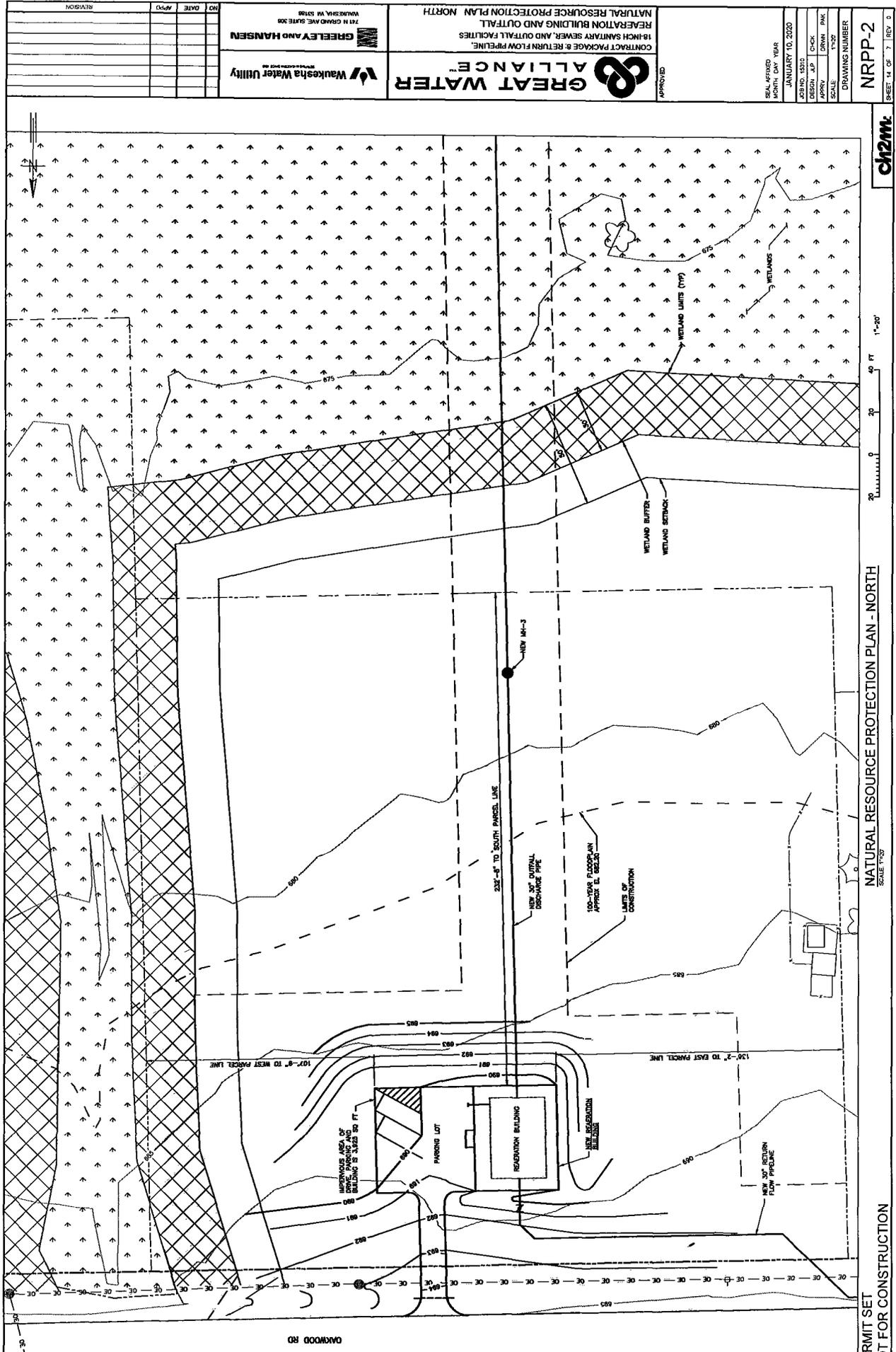
- NOTES.**
- DIRECT BURIED (DB) CONDUIT TO BE EXPOSED POWER POLES AND VERTY POWER POLE LOCATION WITH THE EXPOSED POWER POLES.
  - WE EXPOSED LETTER SOCKET AND BASE BY CONSTRUCTION.
  - BOND TO SERVICE ENTRANCE DISCONNECT MOUNT.
  - BOND TO LIGHTING PANELBOARD, LP-1
  - BOND TO TRANSITION FROM ABOVE GROUND TO UNDERGROUND CONDUIT TO BE PERMITTED BY THE LOCAL HEALTH DEPARTMENT. ABOVE GROUND CONDUIT TO BE RISE UNDERGROUND CONDUIT TO BE PERMITTED BY THE LOCAL HEALTH DEPARTMENT. ABOVE GROUND CONDUIT TO BE AT LEAST 24" BELOW SURFACE.
  - BOND TO ELECTRICAL CONTROL PANEL ENCLOSURE.
  - 2#12 AWG, #12 AND GROUND IN 3/4" CONDUIT
  - SEE LIGHTING FIXTURE SCHEDULE ON SHEET 8000.
  - NOT USED.
  - BOND TO BUILDING FOUNDATION REBAR.
  - 2#2 AWG, #6 AND GROUND, 2" CONDUIT.
  - BOND TO 30" RETURN FLOW PIPELINE AND OUTFALL DISCHARGE PIPELINE.

**ch2m**  
 SCALE 1"=10'  
 0 10 20 FT

**ELECTRICAL SITE PLAN**  
 SCALE 1"=10'

PERMIT SET  
 NOT FOR CONSTRUCTION





NO.	DATE	APP'D	REVISION

**Waukesha Water Utility**  
 Waukesha Water Utility  
 271 N GRAND AVE. SUITE 200  
 WAUKESHA, WI 53188

**GREAT WATER ALLIANCE™**  
 CONTRACT PACKAGE B: RETURN FLOW PIPELINE,  
 18 INCH SANITARY SEWER, AND OUTFALL FACILITIES  
 REACTIVATION BUILDING AND OUTFALL  
 NATURAL RESOURCE PROTECTION PLAN - NORTH

APPROVED  
 SEAL AFFIXED  
 MONTH, DAY, YEAR  
 JANUARY 10, 2020  
 DESIGN: J.P. CHICK  
 APPROV: J.P. CHICK  
 DRAWN: P.M.  
 SCALE: 1"=20'  
 DRAWING NUMBER  
**NRPP-2**

SHEET 14 OF 7 REV. 0

**ch2m**

0 20 40 FT 1"=20'

NATURAL RESOURCE PROTECTION PLAN - NORTH  
 SCALE 1"=20'

PERMIT SET  
 NOT FOR CONSTRUCTION



NO.	DATE	APP'D	REVISION

741 N GRAND AVE. SUITE 300  
WAUWATOSA, WI 53190

**GREELY AND HANSEN**

Waukesha Water Utility

**GREAT WATER ALLIANCE**

CONTRACT PACKAGE & RETURN FLOW PIPELINE  
18 INCH SANITARY SEWER, AND OUTFALL FACILITIES

APPROVED

SEAL AFFIXED  
MONTH DAY YEAR

JANUARY 10, 2020

JOHN S. 1510

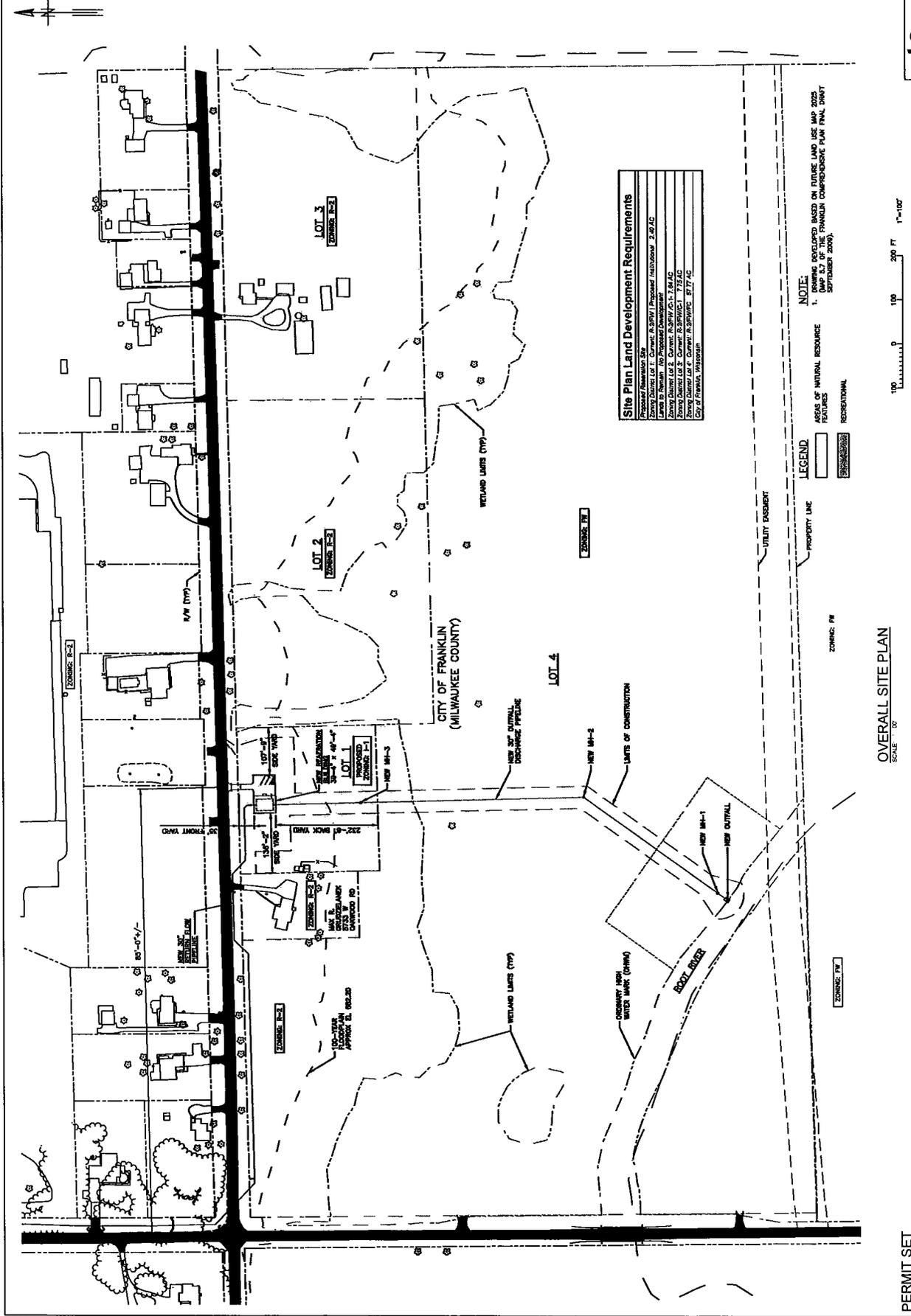
DESIGN ASIS CHECK

APPROV. DRAWN BY: 11-100

SCALE: 1"=100'

DRAWING NUMBER  
**NRPP-4**

SHEET 18 OF 17 REV. D



**Site Plan Land Development Requirements**

Proposed Requirement No.	Proposed Requirement Description	Proposed Requirement Value
1	Stormwater Runoff	2.00 AC
2	Stormwater Detention	2.00 AC
3	Stormwater Treatment	2.00 AC
4	Stormwater Storage	2.00 AC
5	Stormwater Infiltration	2.00 AC
6	Stormwater Evaporation	2.00 AC
7	Stormwater Transpiration	2.00 AC
8	Stormwater Interception	2.00 AC
9	Stormwater Retention	2.00 AC
10	Stormwater Detention	2.00 AC
11	Stormwater Treatment	2.00 AC
12	Stormwater Storage	2.00 AC
13	Stormwater Infiltration	2.00 AC
14	Stormwater Evaporation	2.00 AC
15	Stormwater Transpiration	2.00 AC
16	Stormwater Interception	2.00 AC
17	Stormwater Retention	2.00 AC
18	Stormwater Detention	2.00 AC
19	Stormwater Treatment	2.00 AC
20	Stormwater Storage	2.00 AC
21	Stormwater Infiltration	2.00 AC
22	Stormwater Evaporation	2.00 AC
23	Stormwater Transpiration	2.00 AC
24	Stormwater Interception	2.00 AC
25	Stormwater Retention	2.00 AC
26	Stormwater Detention	2.00 AC
27	Stormwater Treatment	2.00 AC
28	Stormwater Storage	2.00 AC
29	Stormwater Infiltration	2.00 AC
30	Stormwater Evaporation	2.00 AC
31	Stormwater Transpiration	2.00 AC
32	Stormwater Interception	2.00 AC
33	Stormwater Retention	2.00 AC
34	Stormwater Detention	2.00 AC
35	Stormwater Treatment	2.00 AC
36	Stormwater Storage	2.00 AC
37	Stormwater Infiltration	2.00 AC
38	Stormwater Evaporation	2.00 AC
39	Stormwater Transpiration	2.00 AC
40	Stormwater Interception	2.00 AC
41	Stormwater Retention	2.00 AC
42	Stormwater Detention	2.00 AC
43	Stormwater Treatment	2.00 AC
44	Stormwater Storage	2.00 AC
45	Stormwater Infiltration	2.00 AC
46	Stormwater Evaporation	2.00 AC
47	Stormwater Transpiration	2.00 AC
48	Stormwater Interception	2.00 AC
49	Stormwater Retention	2.00 AC
50	Stormwater Detention	2.00 AC
51	Stormwater Treatment	2.00 AC
52	Stormwater Storage	2.00 AC
53	Stormwater Infiltration	2.00 AC
54	Stormwater Evaporation	2.00 AC
55	Stormwater Transpiration	2.00 AC
56	Stormwater Interception	2.00 AC
57	Stormwater Retention	2.00 AC
58	Stormwater Detention	2.00 AC
59	Stormwater Treatment	2.00 AC
60	Stormwater Storage	2.00 AC
61	Stormwater Infiltration	2.00 AC
62	Stormwater Evaporation	2.00 AC
63	Stormwater Transpiration	2.00 AC
64	Stormwater Interception	2.00 AC
65	Stormwater Retention	2.00 AC
66	Stormwater Detention	2.00 AC
67	Stormwater Treatment	2.00 AC
68	Stormwater Storage	2.00 AC
69	Stormwater Infiltration	2.00 AC
70	Stormwater Evaporation	2.00 AC
71	Stormwater Transpiration	2.00 AC
72	Stormwater Interception	2.00 AC
73	Stormwater Retention	2.00 AC
74	Stormwater Detention	2.00 AC
75	Stormwater Treatment	2.00 AC
76	Stormwater Storage	2.00 AC
77	Stormwater Infiltration	2.00 AC
78	Stormwater Evaporation	2.00 AC
79	Stormwater Transpiration	2.00 AC
80	Stormwater Interception	2.00 AC
81	Stormwater Retention	2.00 AC
82	Stormwater Detention	2.00 AC
83	Stormwater Treatment	2.00 AC
84	Stormwater Storage	2.00 AC
85	Stormwater Infiltration	2.00 AC
86	Stormwater Evaporation	2.00 AC
87	Stormwater Transpiration	2.00 AC
88	Stormwater Interception	2.00 AC
89	Stormwater Retention	2.00 AC
90	Stormwater Detention	2.00 AC
91	Stormwater Treatment	2.00 AC
92	Stormwater Storage	2.00 AC
93	Stormwater Infiltration	2.00 AC
94	Stormwater Evaporation	2.00 AC
95	Stormwater Transpiration	2.00 AC
96	Stormwater Interception	2.00 AC
97	Stormwater Retention	2.00 AC
98	Stormwater Detention	2.00 AC
99	Stormwater Treatment	2.00 AC
100	Stormwater Storage	2.00 AC

**NOTE:**  
THIS PLAN WAS DEVELOPED BASED ON DEPOSE LAND USE MAP 2008  
(MAP 5.7 OF THE FRANKLIN COMPREHENSIVE PLAN FINAL DRAFT  
SEPTEMBER 2009).

**LEGEND**

ASIS OF NATURAL RESOURCE FEATURES RECREATIONAL

UTILITY EASEMENT

PROPERTY LINE

ZONING: R-2

ZONING: M-1

ZONING: R-1

ZONING: R-3

ZONING: R-4

ZONING: R-5

ZONING: R-6

ZONING: R-7

ZONING: R-8

ZONING: R-9

ZONING: R-10

ZONING: R-11

ZONING: R-12

ZONING: R-13

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ZONING: R-94

ZONING: R-95

ZONING: R-96

ZONING: R-97

ZONING: R-98

ZONING: R-99

ZONING: R-100

100 0 100 200 FT. 1"=100'

**OVERALL SITE PLAN**  
SCALE: 1"=100'

PERMIT SET  
NOT FOR CONSTRUCTION



<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">02/04/20</p>
<p style="text-align: center;">REPORTS &amp; RECOMMENDATIONS</p>	<p style="text-align: center;"><b>A RESOLUTION CONDITIONALLY APPROVING A 4 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA WATER UTILITY, APPLICANTS, JUDITH E. GYURO AND EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS)</b></p> <p style="text-align: center;"><b>(5207 WEST OAKWOOD ROAD)</b></p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. 2.</i></p>

At the January 23, 2020, regular meeting, the Plan Commission carried a motion to recommend approval of this Resolution conditionally approving a 4 lot Certified Survey Map.

The Plan Commission carried an additional motion to include the following condition:

9. The applicant shall add a note on the face of the Certified Survey Map indicating that the property owner(s) of Lot 4, successors and assigns, as a condition of approval of this Certified Survey Map by the City of Franklin, consent to the execution, delivery and dedication of a trail easement to the City of Franklin, in such location and upon such lands which shall then be determined by the City to then be consistent with the Comprehensive Master Plan of the City of Franklin and the Milwaukee County Trail Network Plan, as may be amended, for Department of City Development review and approval prior to recording of the subject Certified Survey Map.

**COUNCIL ACTION REQUESTED**

A motion to adopt Resolution 2020-\_\_\_\_\_, conditionally approving a 4 lot Certified Survey Map, being a division of the North 1/2 of the Northwest 1/4 of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (Daniel S. Duchniak, General Manager of Waukesha Water Utility, applicants, Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners) (5207 West Oakwood Road).

## RESOLUTION NO. 2020-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A 4 LOT  
CERTIFIED SURVEY MAP, BEING A DIVISION OF THE NORTH 1/2 OF THE  
NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 21 EAST,  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN  
(DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA  
WATER UTILITY, APPLICANTS, JUDITH E. GYURO AND  
EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS)  
(5207 WEST OAKWOOD ROAD)

---

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a division of the North 1/2 of the Northwest 1/4 of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 5207 West Oakwood Road, bearing Tax Key No. 948-9998-001, Daniel S. Duchniak, General Manager of Waukesha Water Utility, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Daniel S. Duchniak, General Manager of Waukesha Water Utility, 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 applicants, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of

DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA  
WATER UTILITY – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 2

separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Daniel S. Duchniak, General Manager of Waukesha Water Utility, successors and assigns, and any developer of the Waukesha Water Utility 4 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Daniel S. Duchniak, General Manager of Waukesha Water Utility and the 4 lot certified survey map project for the property located at 5207 West Oakwood Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant shall revise the Certified Survey Map to add the required setbacks for the I-1 Institutional District and R-2 Estate Single-Family Residence District, including front yard, corner side yard, side yard and rear yard, for Department of City Development review and approval, prior to recording of the Certified Survey Map.
7. The applicant shall submit a written conservation easement and landscape bufferyard easement documents, said easements shall be reviewed by City staff, and approved by the Common Council, for recording with the Milwaukee County Register of Deeds Office concurrently with recording of the Certified Survey Map.
8. Pursuant to the 2025 Comprehensive Master Plan of the City of Franklin and the 2007 Milwaukee County Trail Network Plan, the applicant shall revise the conservation easement to allow a future trail easement for site improvements associated with proposed recreation trails.
9. The applicant shall add a note on the face of the Certified Survey Map indicating that the property owner(s) of Lot 4, successors and assigns, as a condition of approval of this Certified Survey Map by the City of Franklin, consent to the execution, delivery

DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA  
WATER UTILITY – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 3

and dedication of a trail easement to the City of Franklin, in such location and upon such lands which shall then be determined by the City to then be consistent with the Comprehensive Master Plan of the City of Franklin and the Milwaukee County Trail Network Plan, as may be amended, for Department of City Development review and approval prior to recording of the subject Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Judith E. Gyuro and Evelyn A. Farchione (deceased), be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Judith E. Gyuro and Evelyn A. Farchione (deceased), with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_

RESOLUTION NO. 2020-\_\_\_\_\_

A RESOLUTION RECOMMENDING THE ADOPTION OF AN  
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF  
FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY  
LOCATED AT 5207 WEST OAKWOOD ROAD FROM RECREATIONAL  
USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO  
INSTITUTIONAL USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

---

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, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Daniel S. Duchniak, General Manager of Waukesha Water Utility (Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners) having applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use, such property bearing Tax Key No. 948-9998-001, more particularly described as follows:

Commencing at the Northwest Corner of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Thence North 88°32'06" East along the North line of Section 35 and the centerline of West Oakwood Road, 819.76 feet; Thence South 01°27'54" East, 40.00 feet to a point on the South right of way line of West Oakwood Drive to the Point of Beginning; Thence North 88°32'06" East along said South right of way line, 330.00 feet; Thence South 01°27'54" East, 317.00 feet; Thence South 88°32'06" West, 330.00 feet; Thence North 01°27'54" West, 317.00 feet to the Point of Beginning (2.40 acres); and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on January 23, 2020, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable

and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 5207 West Oakwood Road, from Recreational Use and Areas of Natural Resource Features Use to Institutional Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

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

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

## RESOLUTION NO. 2020-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A 4 LOT  
CERTIFIED SURVEY MAP, BEING A DIVISION OF THE NORTH 1/2 OF THE  
NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 21 EAST,  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN  
(DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA  
WATER UTILITY, APPLICANTS, JUDITH E. GYURO AND  
EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS)  
(5207 WEST OAKWOOD ROAD)

---

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a division of the North 1/2 of the Northwest 1/4 of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 5207 West Oakwood Road, bearing Tax Key No. 948-9998-001, Daniel S. Duchniak, General Manager of Waukesha Water Utility, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Daniel S. Duchniak, General Manager of Waukesha Water Utility, 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 applicants, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of

DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA  
WATER UTILITY – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 2

separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Daniel S. Duchniak, General Manager of Waukesha Water Utility, successors and assigns, and any developer of the Waukesha Water Utility 4 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Daniel S. Duchniak, General Manager of Waukesha Water Utility and the 4 lot certified survey map project for the property located at 5207 West Oakwood Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant shall revise the Certified Survey Map to add the required setbacks for the I-1 Institutional District and R-2 Estate Single-Family Residence District, including front yard, corner side yard, side yard and rear yard, for Department of City Development review and approval, prior to recording of the Certified Survey Map.
7. The applicant shall submit a written conservation easement and landscape bufferyard easement documents, said easements shall be reviewed by City staff, and approved by the Common Council, for recording with the Milwaukee County Register of Deeds Office concurrently with recording of the Certified Survey Map.
8. Pursuant to the 2025 Comprehensive Master Plan of the City of Franklin and the 2007 Milwaukee County Trail Network Plan, the applicant shall revise the conservation easement to allow a future trail easement for site improvements associated with proposed recreation trails.

BEAR DEVELOPMENT, LLC – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2019-\_\_\_\_\_

Page 3

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Judith E. Gyuro and Evelyn A. Farchione (deceased), be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Judith E. Gyuro and Evelyn A. Farchione (deceased), with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

APPROVED:

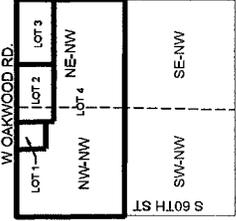
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

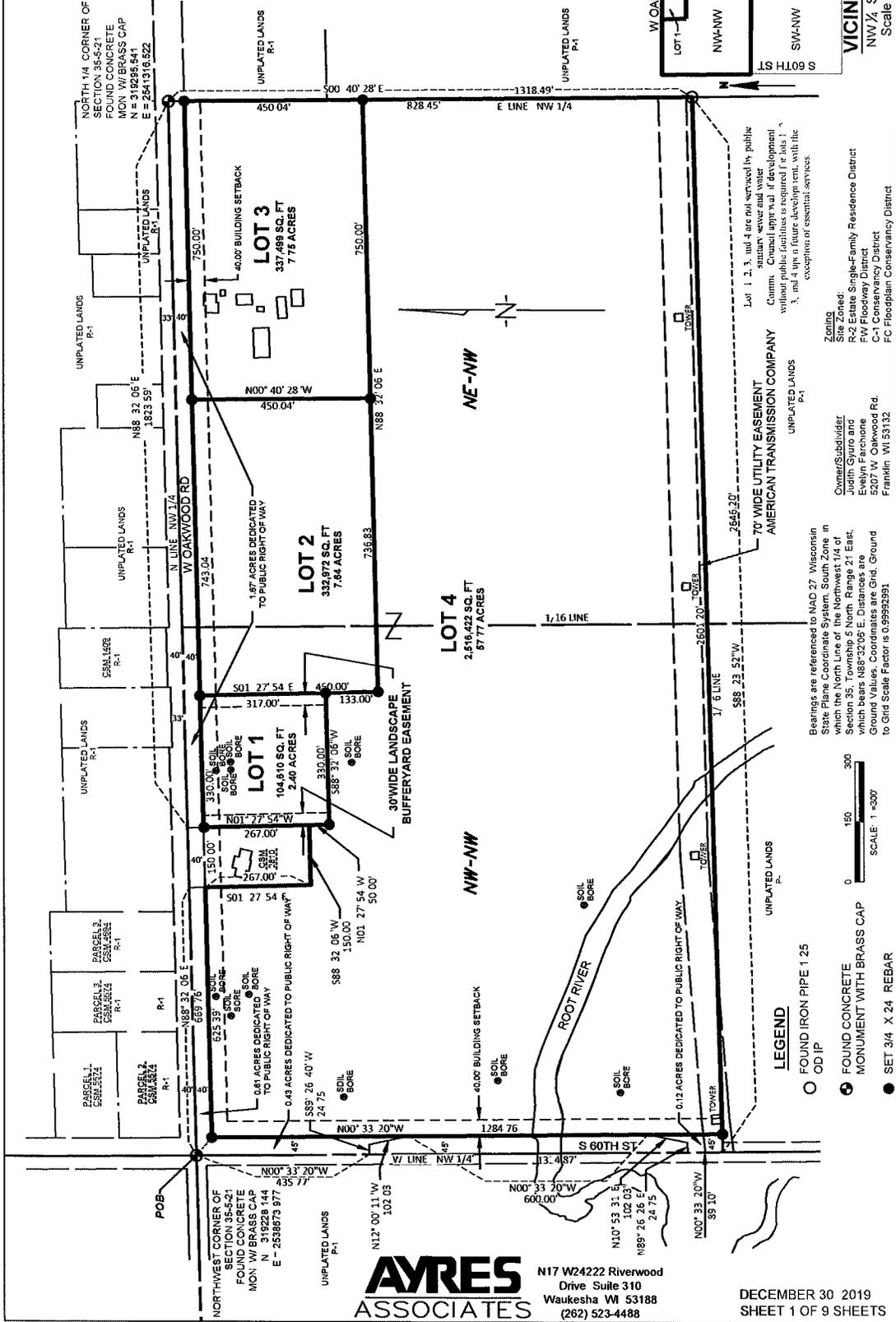
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

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

**CERTIFIED SURVEY MAP NO**  
 A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
 SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
 FRANKLIN MILWAUKEE COUNTY WISCONSIN



**VICINITY MAP**  
 NW 1/4 SEC 35-5-21  
 Scale 1 = 2000'



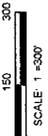
Lot 1, 2, 3, and 4 are not serviced by public sanitary sewer and water mains. On-site sanitary sewer and water facilities are required for lots 1, 2, 3, and 4 upon future development, with the exception of essential services.

**Zoning**  
 R-2 Estate, Single-Family Residence District  
**Site Zoned:**  
 R-2 Estate, Single-Family Residence District  
**Owner/Subdivider:**  
 Judith Gyuro and Evelyn Frachone  
 5207 W. Oakwood Rd.  
 Franklin, WI 53132

Bearings are referenced to NAD 83 Wisconsin State Plane Coordinate System, South Zone in which the North Line of the Northwest 1/4 of Section 35, Township 5 North Range 21 East, which bears N88°32'06" E. Distances are Ground Values. Coordinates are Grid, Ground to Grid Scale Factor is 0.99992991

**LEGEND**

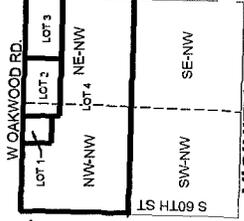
- FOUND IRON PIPE 1.25 OD IP
- FOUND CONCRETE MONUMENT WITH BRASS CAP
- SET 3/4" X 24 REBAR



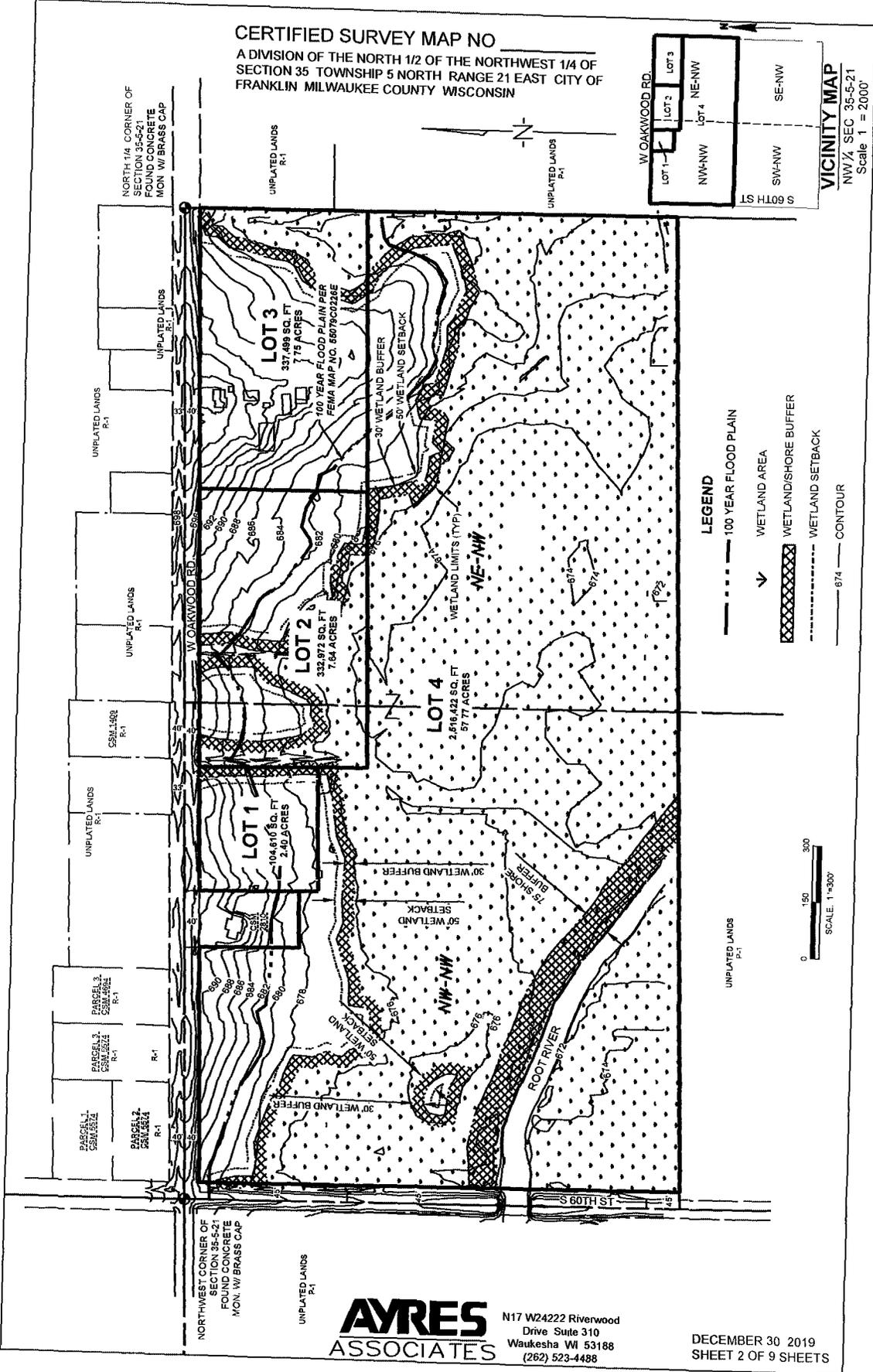
**AYRES ASSOCIATES**  
 N17 W24222 Riverwood Drive Suite 310  
 Waukesha WI 53188  
 (262) 523-4488

DECEMBER 30 2019  
 SHEET 1 OF 9 SHEETS

CERTIFIED SURVEY MAP NO \_\_\_\_\_  
 A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
 SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
 FRANKLIN MILWAUKEE COUNTY WISCONSIN



VICINITY MAP  
 NW 1/4 SEC 35-5-21  
 Scale 1" = 2000'



- LEGEND**
- 100 YEAR FLOOD PLAIN
  - WETLAND AREA
  - WETLAND/SHORE BUFFER
  - WETLAND SETBACK
  - 674 --- CONTOUR



NORTH 1/4 CORNER OF  
 SECTION 35-5-21  
 FOUND CONCRETE  
 MON. W/ BRASS CAP

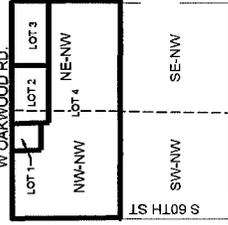
NORTHWEST CORNER OF  
 SECTION 35-5-21  
 FOUND CONCRETE  
 MON. W/ BRASS CAP

**AYRES**  
 ASSOCIATES

N17 W24222 Riverwood  
 Drive Suite 310  
 Waukesha WI 53188  
 (262) 523-4488

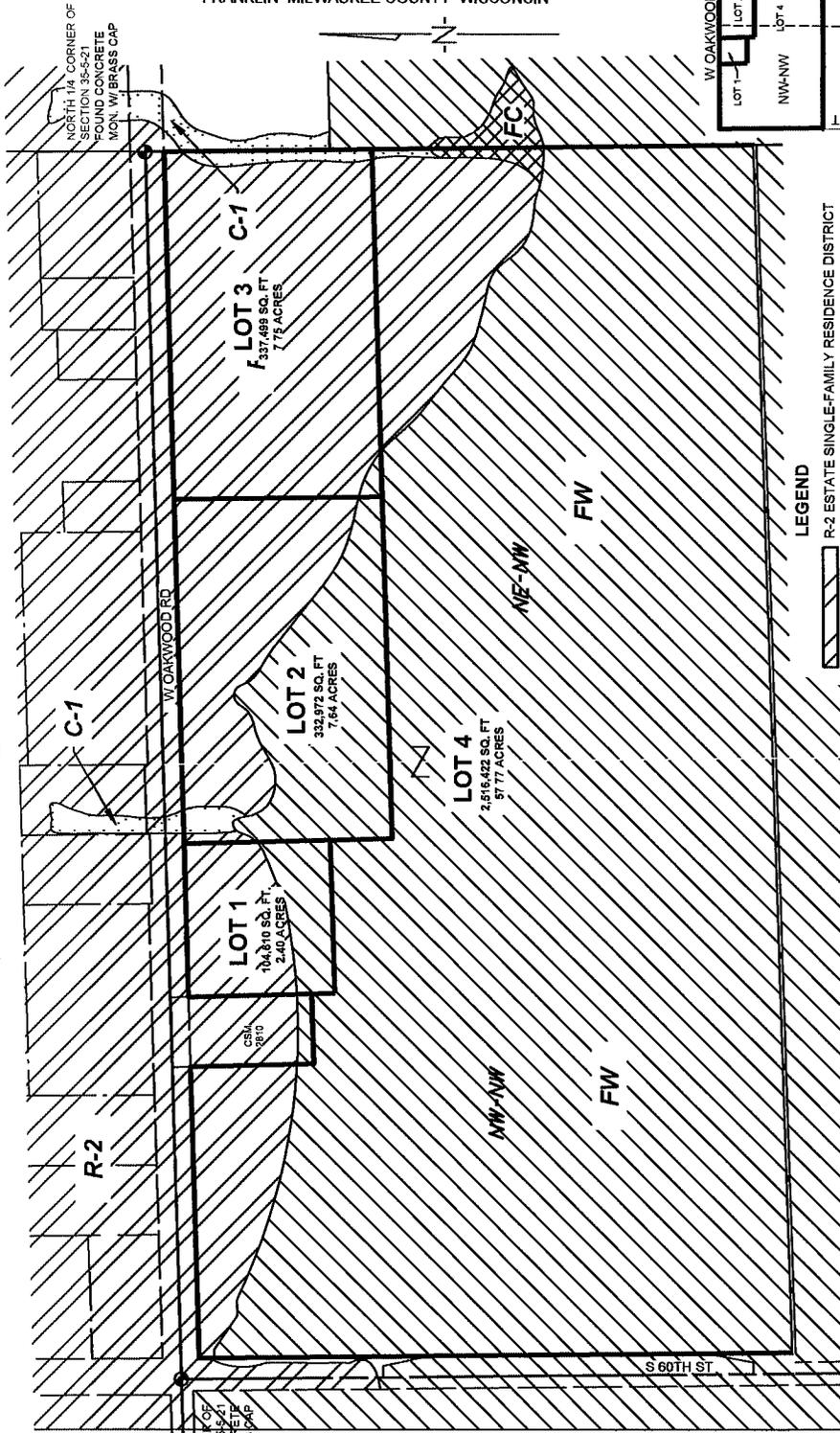
DECEMBER 30 2019  
 SHEET 2 OF 9 SHEETS

CERTIFIED SURVEY MAP NO \_\_\_\_\_  
 A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
 SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
 FRANKLIN MILWAUKEE COUNTY WISCONSIN



VICINITY MAP  
 NW 1/4 SEC 35-5-21  
 Scale 1" = 2000'

ZONING BOUNDARIES



- LEGEND
- R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT
  - FW FLOODWAY DISTRICT
  - C-1 CONSERVANCY DISTRICT
  - FC FLOODPLAIN CONSERVANCY DISTRICT



NORTH 1/4 CORNER OF  
 SECTION 35-5-21  
 FOUND CONCRETE  
 MON. W/ BRASS CAP

NORTHWEST CORNER OF  
 SECTION 35-5-21  
 FOUND CONCRETE  
 MON. W/ BRASS CAP

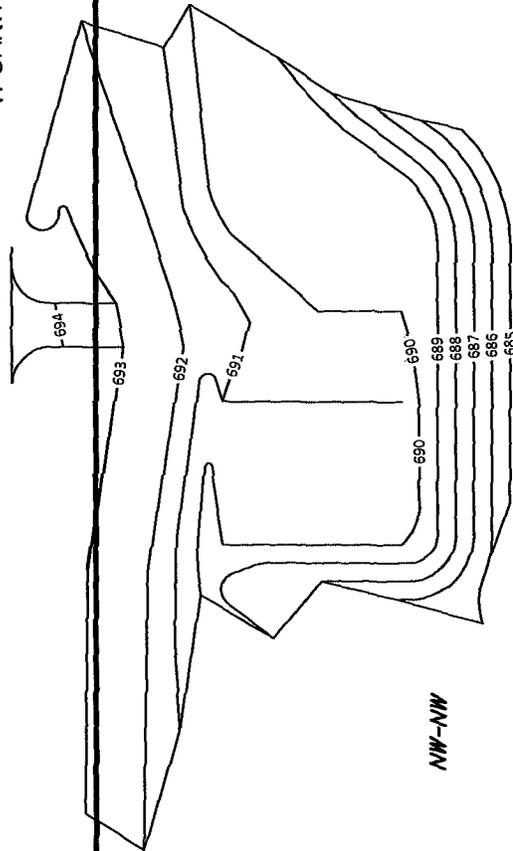
**AYRES**  
 ASSOCIATES

N17 W24222 Riverwood  
 Drive Suite 310  
 Waukesha WI 53188  
 (262) 523-4488

DECEMBER 30 2019  
 SHEET 3 OF 9 SHEETS

MAP OF PROPOSED CONTOURS

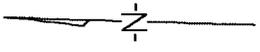
W OAKWOOD RD



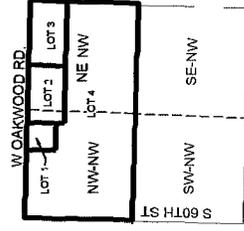
NW-NW

**LOT 2**  
332,972 SQ. FT  
7.64 ACRES

**LOT 1**  
104,610 SQ. FT  
2.40 ACRES



CERTIFIED SURVEY MAP NO \_\_\_\_\_  
A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
FRANKLIN MILWAUKEE COUNTY WISCONSIN



**VICINITY MAP**  
NW 1/4 SEC 35-5-21  
Scale 1" = 2000'



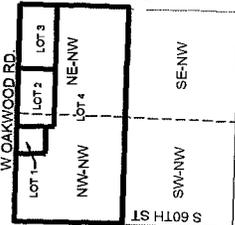
CSM  
28.11.1

**AYRES**  
ASSOCIATES

N17 W24222 Riverwood  
Drive Suite 310  
Waukesha WI 53188  
(262) 523-4488

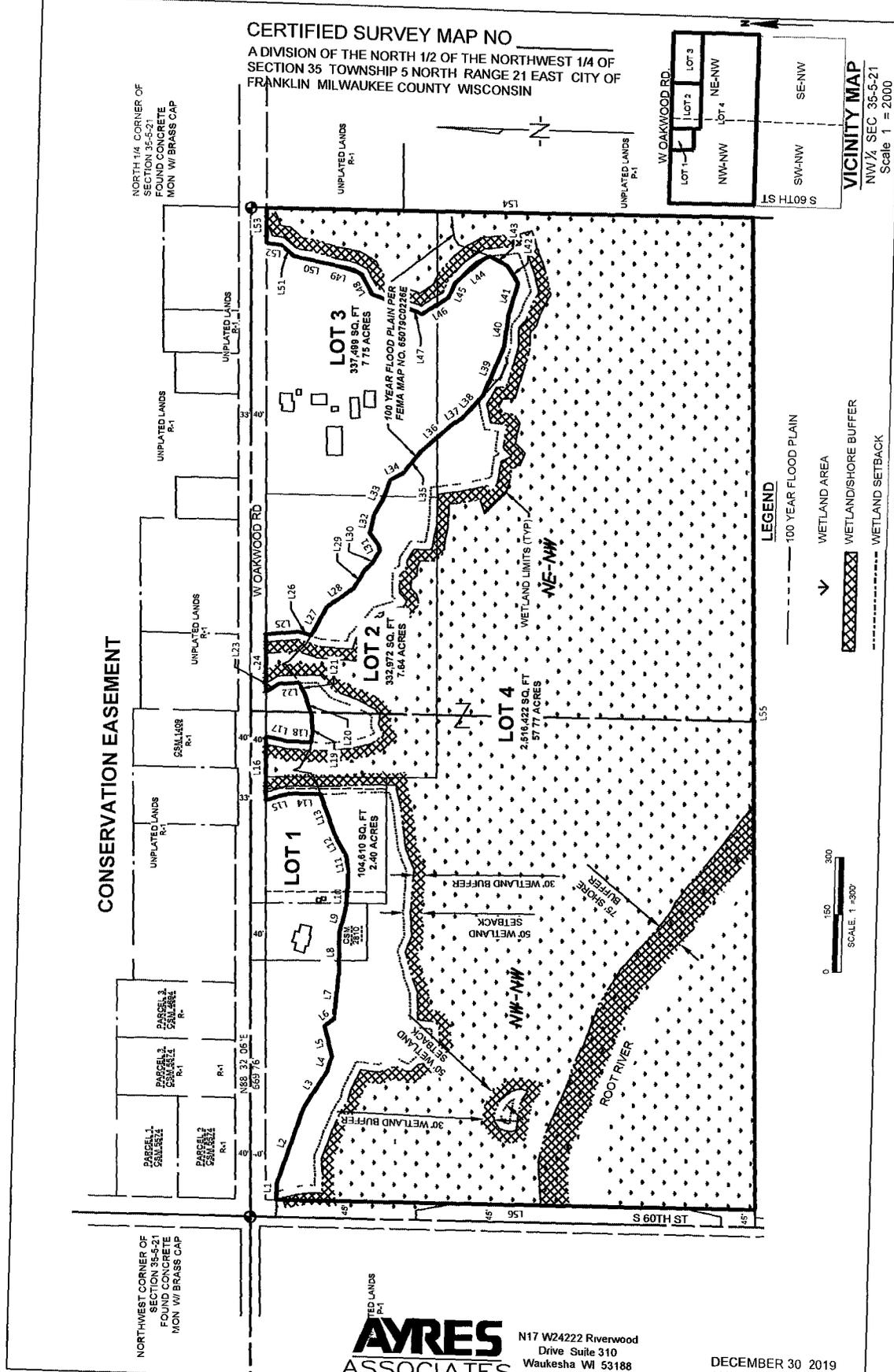
DECEMBER 30 2019  
SHEET 4 OF 9 SHEETS

**CERTIFIED SURVEY MAP NO**  
 A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
 SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
 FRANKLIN MILWAUKEE COUNTY WISCONSIN



**VICINITY MAP**  
 NW 1/4 SEC 35-5-21  
 Scale 1 = 2000

**CONSERVATION EASEMENT**



**LEGEND**

- 100 YEAR FLOOD PLAIN
- W WETLAND AREA
- XXXXX WETLANDSHORE BUFFER
- WETLAND SETBACK



NORTH 1/4 CORNER OF  
 SECTION 35-5-21  
 FOUND CONCRETE  
 MON W/ BRASS CAP

NORTHWEST CORNER OF  
 SECTION 35-5-21  
 FOUND CONCRETE  
 MON W/ BRASS CAP

**AYRES ASSOCIATES**  
 N17 W24222 Riverwood  
 Drive Suite 310  
 Waukesha WI 53188  
 (262) 523-4488

DECEMBER 30 2019  
 SHEET 5 OF 9 SHEETS

CERTIFIED SURVEY MAP NO \_\_\_\_\_  
 A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
 SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
 FRANKLIN MILWAUKEE COUNTY WISCONSIN

**CONSERVATION EASEMENT LINE TABLE**

Line Table		
Line #	Length	Direction
L1	41.92	N90° 00' 00"E
L2	210.20	S72° 01' 26"E
L3	114.73	S58° 34' 59"E
L4	40.01	S74° 10' 19"E
L5	83.05	N75° 35' 01"E
L6	29.53	S37° 06' 10"E
L7	124.08	S85° 02' 37"E
L8	102.28	N88° 48' 03"E
L9	65.52	S76° 16' 29"E
L10	104.06	S87° 11' 12"E
L11	30.64	N78° 25' 48"E
L12	69.14	N60° 30' 47"E
L13	111.43	N69° 16' 10"E
L14	84.16	N01° 38' 04"W
L15	61.77	N17° 07' 12"W
L16	170.18	N88° 32' 06"E
L17	60.14	S13° 44' 01"W
L18	61.04	S00° 59' 40"W
L19	68.91	N89° 33' 31"E
L20	62.05	N71° 06' 12"E

Line Table		
Line #	Length	Direction
L21	31.61	N59° 37' 16"E
L22	50.56	N04° 26' 20"W
L23	40.85	N30° 00' 23"W
L24	149.82	N88° 32' 06"E
L25	90.01	S05° 18' 07"E
L26	29.93	S16° 36' 51"W
L27	85.43	S62° 35' 01"E
L28	87.41	S36° 55' 43"E
L29	51.61	S59° 57' 29"E
L30	68.65	S53° 59' 58"E
L31	54.33	N58° 54' 41"E
L32	51.92	S77° 45' 30"E
L33	98.39	S66° 31' 01"E
L34	35.11	S27° 38' 20"E
L35	77.74	S51° 33' 19"E
L36	106.02	S42° 29' 57"E
L37	34.43	S33° 42' 00"E
L38	79.75	S49° 26' 25"E
L39	135.76	S67° 55' 42"E
L40	92.62	S82° 58' 08"E

Line Table		
Line #	Length	Direction
L41	82.66	S74° 26' 21"E
L42	54.30	N56° 40' 05"E
L43	53.02	N26° 31' 02"E
L44	116.00	N40° 01' 05"W
L45	40.75	N67° 28' 03"W
L46	82.60	N33° 25' 29"W
L47	141.70	N19° 58' 18"E
L48	57.34	N60° 10' 30"E
L49	80.91	N15° 32' 30"E
L50	104.17	N11° 43' 07"E
L51	42.83	N41° 02' 48"E
L52	40.39	N06° 28' 10"E
L53	91.79	N88° 32' 06"E
L54	1278.49	S00° 40' 28"E
L55	2601.19	S88° 23' 52"W
L56	1256.38	N00° 33' 20"W

CERTIFIED SURVEY MAP NO \_\_\_\_\_

A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
FRANKLIN MILWAUKEE COUNTY WISCONSIN

SURVEYOR'S CERTIFICATE  
STATE OF WISCONSIN )

MILWAUKEE COUNTY ) ss

I Benjamin J Larson Professional Land Surveyor certify

That I have surveyed divided and mapped a part of the North 1/2 of the Northwest 1/4 of Section 35 Township 5 North Range 21 East City of Franklin Milwaukee County Wisconsin More particularly described as follows

Commencing at the Northwest Corner of the Northwest 1/4 of said Section 35 and a point in the intersection of W Oakwood Rd and S 60th St said point being the **POINT OF BEGINNING**,

Thence North 88°32'06" East along the North line of the Northwest 1/4 of said Section 35 and the centerline of W Oakwood Rd 669.76 feet to the West line of Certified Survey Map 2810 recorded on Reel 926 Image 372 as Document No 4999405,

Thence South 01°27'54" East along said West line 307.00 feet to the South line of said Certified Survey Map 2810,

Thence North 88°32'06" East along said South 150.00 feet to the East line of said Certified Survey Map

Thence North 01°27'54" West along said East line 307.00 feet to said North line of the Northwest 1/4 and said Centerline of W Oakwood Rd,

Thence North 88°32'06" East along said North line and along said Centerline, 1823.59 feet to the East line of said Northwest 1/4,

Thence South 00°40'28" East along said East line 1318.49 feet to the South line of the North 1/2 of said Northwest 1/4

Thence South 88°23'52" West along said South line, 2646.20 feet to the West line of said Northwest 1/4 and a point in the Centerline of S 60th St ,

Thence North 00°33'20" West along said West line and said Centerline, 89.10 feet

Thence North 89°26'26" East, 24.75 feet to a point in the East right of way line of S 60th St.

Thence North 10°53'31" East along said East right of way line, 102.03 feet

Thence North 00°33'20" West along said East right of way line 600.00 feet,

Thence North 12°00'11" West along said East right of way line 102.03 feet,

Thence South 89°26'40" West, 24.75 feet to the West line said Northwest 1/4 and the Centerline of S 60th St

Thence North 00°33'20" West along said West line and said Centerline 435.77 feet to the **POINT OF BEGINNING**

That I have made the survey land division, and map by the direction of (Judith Gyuro and Evelyn Farchione)

That the map 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 Chapter 236 of the Wisconsin Statutes and Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code in dividing and mapping the same

\_\_\_\_\_ Registered Wisconsin Land Surveyor, 3006

CERTIFIED SURVEY MAP NO \_\_\_\_\_  
A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
FRANKLIN MILWAUKEE COUNTY WISCONSIN

OWNER'S CERTIFICATE:

As owner(s) We certify that we caused the land described on this map to be surveyed divided mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Unified Development Ordinance - Division 15 of the City of Franklin

Witness the hands and seals of said owners this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Judith Gyuro

\_\_\_\_\_  
Evelyn Farchione

STATE OF WISCONSIN)  
WAUKESHA COUNTY ) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Judith Gyuro and Evelyn Farchione to me known to be the person's who executed the foregoing instrument and acknowledged the same

(Notary Seal)

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My Commission expires \_\_\_\_\_

COMMON COUNCIL APPROVAL:

Approved and dedication accepted by the Common Council of the City of Franklin Resolution No \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Stephen Olson Mayor  
City of Franklin

\_\_\_\_\_  
Sandra L. Wesolowski Clerk  
City of Franklin

CERTIFIED SURVEY MAP NO \_\_\_\_\_  
A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
FRANKLIN MILWAUKEE COUNTY WISCONSIN

**CONSENT OF CORPORATE MORGAGEE.**

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin mortgagee of the above described land does hereby consent to the surveying dividing mapping restricting and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of \_\_\_\_\_ owner

This agreement shall be binding on the undersigned and assigns

In Witness Whereof \_\_\_\_\_ has caused these presents to be signed by

\_\_\_\_\_ its President and countersigned by \_\_\_\_\_ its Secretary at  
\_\_\_\_\_ Wisconsin this \_\_\_ day of \_\_\_\_\_ 19

In the presences of

\_\_\_\_\_  
(Corporate Name)

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Print Name) President

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Print Name) Secretary

STATE OF WISCONSIN  
MILWAUKEE COUNTY ) s

Personally came before me on this \_\_\_ day of \_\_\_\_\_ 2019 \_\_\_\_\_ President, and \_\_\_\_\_ Secretary of the above named corporation to me known as the person who executed the foregoing instrument, and to me known to be the President and Secretary of the corporation and acknowledged that he executed the foregoing instrument as such officers as the deed of said corporation by its authority

(Notary Seal)

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

State of Wisconsin  
My Commission expires \_\_\_\_\_

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">02/04/20</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE LOT 1 OF CERTIFIED SURVEY MAP NO. ____ FROM R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND FW FLOODWAY DISTRICT TO I-1 INSTITUTIONAL DISTRICT (LOCATED AT 5207 WEST OAKWOOD ROAD)  (APPROXIMATELY 2.40 ACRES)  (DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA WATER UTILITY, APPLICANT, JUDITH E. GYURO AND EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.3.</i></p>

At the January 23, 2020, regular meeting, the Plan Commission carried a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone lot 1 of Certified Survey Map no. \_\_\_\_ from R-2 Estate Single-Family Residence District and FW Floodway District to I-1 Institutional District (located at 5207 West Oakwood Road) (approximately 2.40 acres) and that the City Clerk shall enter the Certified Survey Map no. \_\_\_\_ upon its availability upon recording.

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance 2020-\_\_\_\_\_, to amend the Unified Development Ordinance (zoning map) to rezone lot 1 of Certified Survey Map No. \_\_\_\_ from R-2 Estate Single-Family Residence District and FW Floodway District to I-1 Institutional District (located at 5207 West Oakwood Road) (approximately 2.40 acres) (Daniel S. Duchniak, General Manager of Waukesha Water Utility, applicants, Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners).

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 1-14-20]*

ORDINANCE NO. 2020-\_\_\_\_\_

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT  
ORDINANCE (ZONING MAP) TO REZONE LOT 1 OF CERTIFIED  
SURVEY MAP NO. \_\_\_\_\_ FROM R-2 ESTATE SINGLE-FAMILY  
RESIDENCE DISTRICT AND FW FLOODWAY DISTRICT TO I-1  
INSTITUTIONAL DISTRICT  
(LOCATED AT 5207 WEST OAKWOOD ROAD)  
(APPROXIMATELY 2.40 ACRES)  
(DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA  
WATER UTILITY, APPLICANT, JUDITH E. GYURO AND  
EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS)

---

WHEREAS, Daniel S. Duchniak, General Manager of Waukesha Water Utility having petitioned for the rezoning of approximately 2.40 acres of land, Lot 1 of Certified Survey Map No. \_\_\_\_\_, from R-2 Estate Single-Family Residence District and FW Floodway District to I-1 Institutional District, such land located at 5207 West Oakwood Road; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 23rd day of January, 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 Lot 1 of Certified Survey Map No. \_\_\_\_\_, described below, be changed from R-2 Estate Single-Family Residence District and FW Floodway District to I-1 Institutional District:

Commencing at the Northwest Corner of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Thence North 88°32'06" East along the North line of Section 35 and the

centerline of West Oakwood Road, 819.76 feet; Thence South 01°27'54" East, 40.00 feet to a point on the South right of way line of West Oakwood Drive to the Point of Beginning; Thence North 88°32'06" East along said South right of way line, 330.00 feet; Thence South 01°27'54" East, 317.00 feet; Thence South 88°32'06" West, 330.00 feet; Thence North 01°27'54" West, 317.00 feet to the Point of Beginning. Tax Key No. 948-9998-001.

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 \_\_\_\_\_, 2020, by Alderman \_\_\_\_\_.

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

APPROVED:

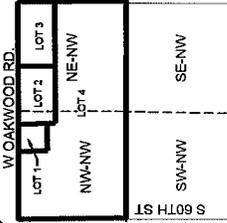
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

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

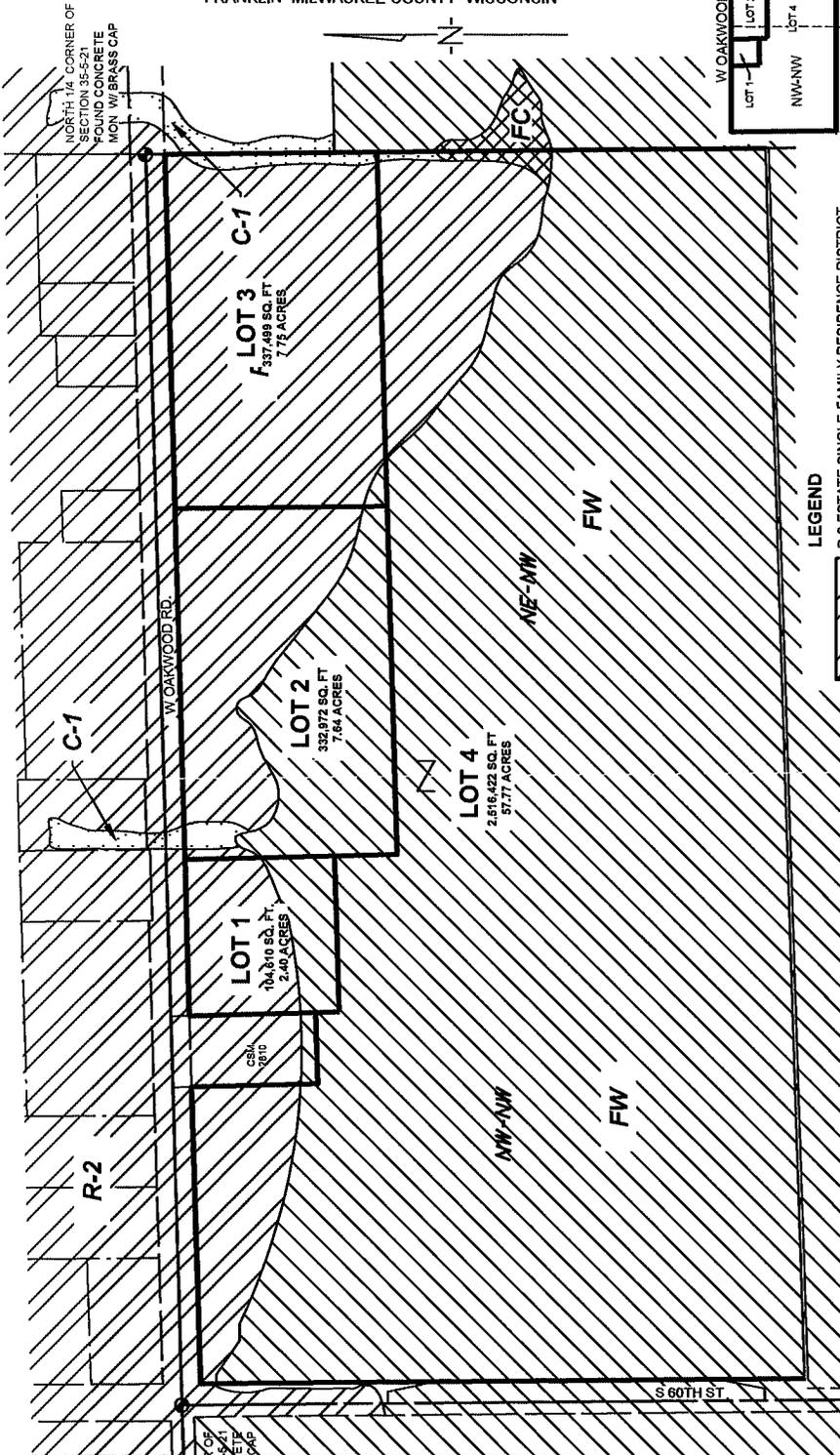
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

CERTIFIED SURVEY MAP NO \_\_\_\_\_  
 A DIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
 SECTION 35 TOWNSHIP 5 NORTH RANGE 21 EAST CITY OF  
 FRANKLIN MILWAUKEE COUNTY WISCONSIN



**VICINITY MAP**  
 NW 1/4 SEC 35-5-21  
 Scale 1" = 2000'

ZONING BOUNDARIES



- LEGEND**
- R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT
  - FW FLOODWAY DISTRICT
  - C-1 CONSERVANCY DISTRICT
  - FC FLOODPLAIN CONSERVANCY DISTRICT



NORTHWEST CORNER OF  
 SECTION 35-5-21  
 FOUND CONCRETE  
 MON. W/ BRASS CAP

**AYRES**  
 ASSOCIATES

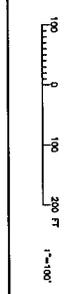
N17 W24222 Riverwood  
 Drive Suite 310  
 Waukesha WI 53188  
 (262) 523-4488

DECEMBER 30 2019  
 SHEET 3 OF 9 SHEETS

PERMIT SET  
NOT FOR CONSTRUCTION

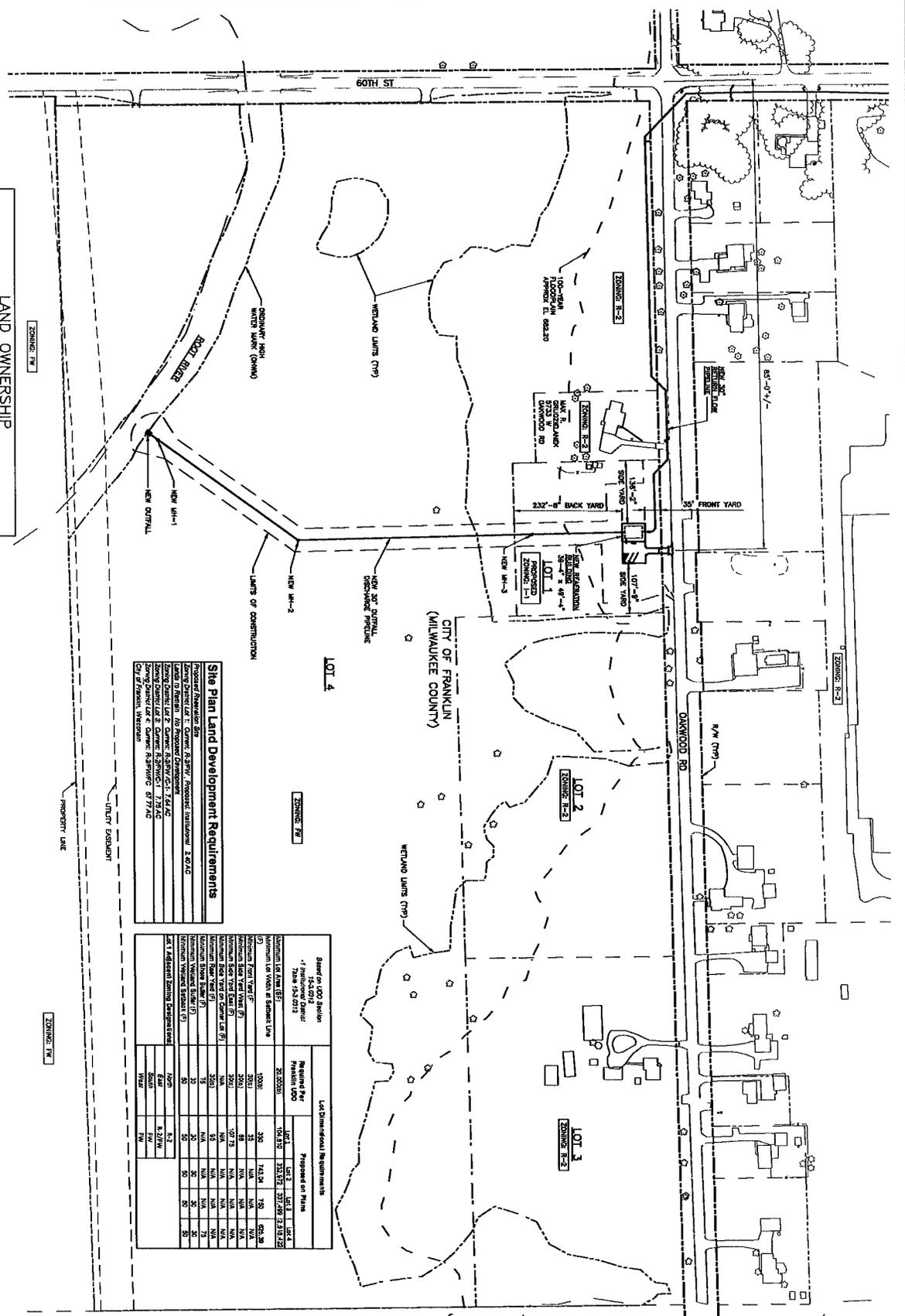
LAND OWNERSHIP	
LOT NO	CURRENT OWNER
LOTS 1, 2, 3 AND 4	ADRIAN GROUP AND 4804 W. HICKORY STREET MILWAUKEE, WI 53182
	PROPOSED OWNER
	CITY OF MILWAUKEE 201 BELLAIR ST. MILWAUKEE, WI 53183

OVERALL SITE PLAN  
SCALE: 1" = 100'



CH2M

SHEET	OF	SHEET	OF
SP-1			
BEA, PFLIED NORTH, DA, YEAR JANUARY 10, 2020 DESIG. AD, CHCK. CHM, FAK APPR. T, 102 DRAWING NUMBER			



**Site Plan Land Development Requirements**

Requirement	Value
Proposed Residential Use	Single-Family Detached
Lot Area	Minimum 10,000 sq ft
Front Yard Setback	25.00 ft
Side Yard Setback	5.00 ft
Back Yard Setback	20.00 ft
Maximum Building Height	35.00 ft
Maximum Building Footprint	75% of Lot Area
Maximum Lot Coverage	30%
Minimum Front Yard Setback	25.00 ft
Minimum Side Yard Setback	5.00 ft
Minimum Back Yard Setback	20.00 ft
Minimum Front Yard Setback	25.00 ft
Minimum Side Yard Setback	5.00 ft
Minimum Back Yard Setback	20.00 ft
Minimum Front Yard Setback	25.00 ft
Minimum Side Yard Setback	5.00 ft
Minimum Back Yard Setback	20.00 ft

**Standards for LDCS Section**

Requirement	Value
Minimum Lot Area (sq ft)	10,000
Minimum Lot Width at Street Line (ft)	30.00
Minimum Front Yard Setback (ft)	25.00
Minimum Side Yard Setback (ft)	5.00
Minimum Back Yard Setback (ft)	20.00
Maximum Building Height (ft)	35.00
Maximum Building Footprint (%)	75%
Maximum Lot Coverage (%)	30%
Minimum Front Yard Setback (ft)	25.00
Minimum Side Yard Setback (ft)	5.00
Minimum Back Yard Setback (ft)	20.00
Minimum Front Yard Setback (ft)	25.00
Minimum Side Yard Setback (ft)	5.00
Minimum Back Yard Setback (ft)	20.00

**GREAT WATER ALLIANCE**

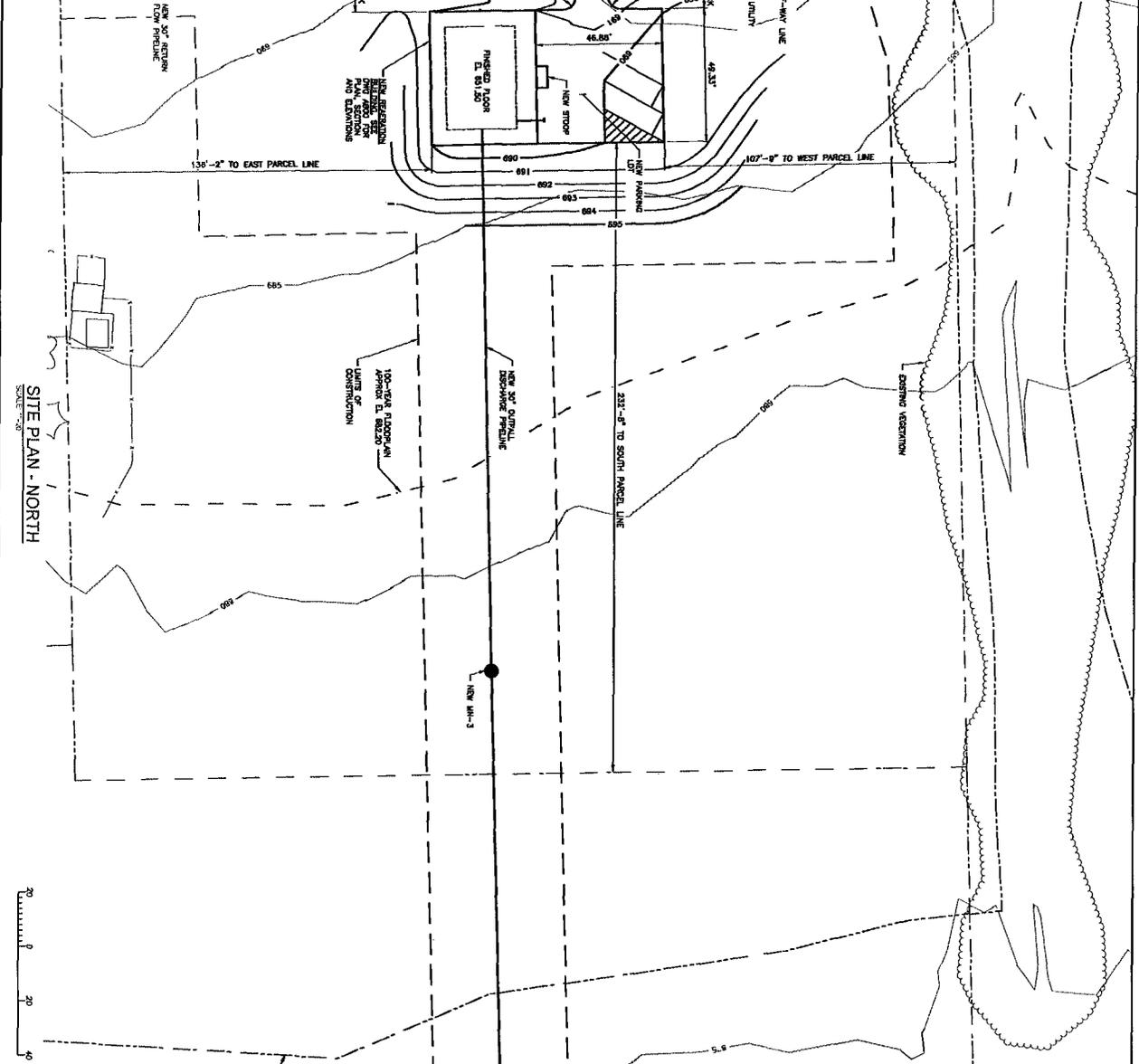
CONTRACT PACKAGE 6: RETURN FLOW PIPELINE, 18-INCH SANITARY SEWER, AND OUTFALL FACILITIES REAERATION BUILDING AND OUTFALL OVERALL SITE PLAN

**Waukesha Water Utility**

**GREELEY AND HANSEN**  
241 N GRAND AVE, SUITE 300  
WAUKESHA WI 53185

NO.	DATE	APP'D	REVISION

PERMIT SET  
NOT FOR CONSTRUCTION



1"=20'

0 20 40 FT

WETLANDS

CH2M

SP-2

Adjacent Zoning (Proposed)	Form	Rate	Area (sq. ft.)	Required Fee (Proposed on New)
Residential Medium Density (RMD)	Single-Family Detached	\$12.00	1,200	\$14,400
Residential Medium Density (RMD)	Single-Family Attached	\$12.00	1,200	\$14,400
Residential Medium Density (RMD)	Multi-Family	\$12.00	1,200	\$14,400
Residential Medium Density (RMD)	Commercial	\$12.00	1,200	\$14,400
Residential Medium Density (RMD)	Industrial	\$12.00	1,200	\$14,400
Residential Medium Density (RMD)	Public Use	\$12.00	1,200	\$14,400
Residential Medium Density (RMD)	Other	\$12.00	1,200	\$14,400

SEAL, APPROVED  
NOVEMBER 20, 2020  
JANUARY 9, 2020  
LDA 02, 1510  
0250, 14P, CHSK  
APPR, 0250, 14P, CHSK  
0250, 14P, CHSK  
0250, 14P, CHSK

DRAWING NUMBER  
SP-2

**GREAT WATER ALLIANCE**  
CONTRACT PACKAGE 6: RETURN FLOW PIPELINE,  
18-INCH SANITARY SEWER, AND OUTFALL FACILITIES  
RECREATION BUILDING AND OUTFALL  
SITE PLAN - NORTH

**Waukesha Water Utility**  
14 GRAND AVE SUITE 100  
WAUKESHA WI 53186

**Greeley and Hansen**  
14 GRAND AVE SUITE 100  
WAUKESHA WI 53186

NO.	DATE	APP'D	REVISION