

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, FEBRUARY 20, 2020, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of February 6, 2020.

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

1. **KEVIN M. SPIEGL AND SONDR J. SPIEGL HOME REMODELING AND ADDITIONS.** Special Use application by Kevin M. Spiegl and Sondra J. Spiegl, to allow for a One-family residential dwelling in an R-8 Multiple-Family Residence District [the Special Use application is for the purpose of constructing substantial improvements to an existing One-family dwelling, which dwelling on the property was constructed and existed before the adoption of the Unified Development Ordinance; pursuant to Unified Development Ordinance Table 15-3.0602 “Permitted and Special Uses in the Residential Zoning Districts”, a Special Use is required for One-family dwellings in the R-8 Multiple-Family Residence District], and for improvements to the existing Spiegl dwelling, consisting of: first floor interior remodeling; a second floor addition and a first floor two car garage addition, and ancillary exterior work including, but not limited to regrading, and the installation of a concrete apron for the garage, property located at 9323 West Puetz Road, zoned R-8 Multiple-Family Residence District; Tax Key No. 847-9980-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **5100 LLC LAND DIVISION.** Certified Survey Map application by Anup K. Khullar, 5100 LLC, to divide the existing property into two separate lots (Lot 1: 2.49 acres, currently used as “Andy’s” gas station; Lot 2: 1.29 acres, currently vacant, proposed for future development) [on June 18, 2019, the Common Council adopted Resolution 2019-7512 imposing conditions for the approval of a 125-foot telecommunication monopole tower in the northwest corner of proposed Lot 2], property zoned B-3 Community Business District, located at 5112 West Ryan Road; Tax Key No. 882-9999-002.

2. **JHB PROPERTIES, LLC LAND DIVISION.** Certified Survey Map application by JHB Properties, LLC, to divide an existing 80 acre property into three lots and one outlot which will contain a storm water detention pond, located at 3617 West Elm Road (immediately north of the proposed lift station for Planned Development District No. 39), property zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 979-9997-000 [the Certified Survey Map will dedicate right-of-way (ROW) for three public roads: ROW for Hickory Street, 120 feet; Aspen Way and Birch Street, 80 feet wide, and will include utilities and a pedestrian path].

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: March 5, 2020

**City of Franklin
Plan Commission Meeting
February 6, 2020
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the February 6, 2020 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Kevin Haley, Patricia Hogan, Patrick Leon and Adam Burckhardt, Alderman Mark Dandrea and Assistant City Engineer Sara Arnold. Also present were Associate Planner Régulo Martínez-Montilva and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of January 23, 2020.

Commissioner Hogan moved and Commissioner Leon seconded approval of the January 23, 2020 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) INDOOR/OUTDOOR GOLF FACILITY BUILDING AND SITE REVISIONS (BUILDING S2/C3 AND C4). Site Plan Amendment application (building/Site Plan has been approved by the City but not yet constructed) by BPC Golf Entertainment, LLC, applicant and BPC County Land, LLC, property owner, for (including but not limited to): relocating entries, doors and windows; slightly enlarging the building footprint due to addition of an interior trash compactor; removal of a third level outdoor deck/patio; decreasing the size of a second level outdoor deck/patio; removal of a large portion of the metal

Associate Planner Régulo Martínez-Montilva presented the request by BPC Golf Entertainment, LLC, applicant and BPC County Land, LLC, property owner, for (including but not limited to): relocating entries, doors and windows; slightly enlarging the building footprint due to addition of an interior trash compactor; removal of a third level outdoor deck/patio; decreasing the size of a second level outdoor deck/patio; removal of a large portion of the metal wood texture paneling on the exterior of the building and replace with white masonry; addition of a small green roof to the third level [details for the driving range will be provided in the near future], upon properties zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7055, 7065 and 7075 South Ballpark Drive; Tax Key No. 744-1004-000.

Commissioner Leon moved and Commissioner Haley seconded a motion to edit condition No. 8 to require the installation of sound absorbent materials in case of sound

wood texture paneling on the exterior of the building and replace with white masonry; addition of a small green roof to the third level [details for the driving range will be provided in the near future], upon properties zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7055, 7065 and 7075 South Ballpark Drive; Tax Key No. 744-1004-000.

2. NISENBAUM HOMES & REALTY, INC. TWO UNIT CONDOMINIUM AND DETACHED ACCESSORY BUILDING PLAT.

Declaration of Condominium Plat application (to convert a City approved plan for a townhome to a proposed condominium, The Cortez Condominiums development), by Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., for construction of a two unit (A and B) condominium and a 700 square foot detached garage for Unit A, for property zoned R-8 Multiple-Family Residence District, located at 10504 West Cortez Circle; Tax Key No. 797-9979-000.

3. CITY OF FRANKLIN CORPORATE PARK SEWAGE PUMPING STATION (FRANKLIN CORPORATE PARK SOUTH HICKORY STREET CORRIDOR UTILITY IMPROVEMENTS) SITE PLAN. Site Plan application by the City of Franklin, MLG Investments 2002 LLC, property owner, to allow for construction of a sewage pumping station (lift station), including: a prefabricated support building, SCADA (Supervisory Control and Data Acquisition), wet well, temporary gravel access road, paved areas and landscape

levels exceeding a certain limit, to be determined by staff. Commissioner Haley moved and Commissioner Leon seconded a motion to approve a Resolution amending the Site Plan for properties located at 7055, 7065 and 7075 South Ballpark Drive to revise certain aspects of the indoor/outdoor golf facility (building S2/C3 and C4), including but not limited to: relocating entries, doors and windows; slightly enlarging the building footprint due to addition of an interior trash compactor; removal of a third level outdoor deck/patio; decreasing the size of a second level outdoor deck/patio; removal of a large portion of the metal wood texture paneling on the exterior of the building and replace with white masonry; addition of a small green roof to the third level (tax key no. 744-1004-000). On voice vote, all voted 'aye'. Motion carried (6-0-0).

Associate Planner Régulo Martínez-Montilva presented the request by Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., for construction of a two unit (A and B) condominium and a 700 square foot detached garage for Unit A, for property zoned R-8 Multiple-Family Residence District, located at 10504 West Cortez Circle; Tax Key No. 797-9979-000.

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a Condominium Plat for the Cortez Condominiums development at 10504 West Cortez Circle. On voice vote, all voted 'aye'. Motion carried (6-0-0).

Associate Planner Régulo Martínez-Montilva presented the request by the City of Franklin, MLG Investments 2002 LLC, property owner, to allow for construction of a sewage pumping station (lift station), including: a prefabricated support building, SCADA (Supervisory Control and Data Acquisition), wet well, temporary gravel access road, paved areas and landscape screening, to provide preliminary sewer and water service to this project area, currently located at 3548 South County Line Road (site is within an 8-acre street acquisition) [application is part of project titled “Franklin Corporate Park South Hickory Street Corridor Utility Improvements”, which would serve the Tax Incremental District No. 4 or Area “D”], zoned Planned Development

screening, to provide preliminary sewer and water service to this project area, currently located at 3548 South County Line Road (site is within an 8-acre street acquisition) [application is part of project titled “Franklin Corporate Park South Hickory Street Corridor Utility Improvements”, which would serve the Tax Incremental District No. 4 or Area “D”], zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 979-9999-000.

District No. 39 (Mixed Use Business Park); Tax Key No. 979-9999-000.

Commissioner Burckhardt moved and Commissioner Leon seconded a motion to approve a Resolution approving a Site Plan for a sewage pumping station for Franklin Corporate Park (3548 South County Line Road). On voice vote, all voted 'aye'. Motion carried (6-0-0).

E. Adjournment

Commissioner Haley moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of February 6, 2020 at 7:35 p.m. On voice vote, all voted 'aye'; motion carried. (6-0-0).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of February 6, 2020

Special Use

RECOMMENDATION: Department of City Development staff recommends approval of the subject Special Use.

Project Name:	Spiegl Special Use
General Project Location:	9323 West Puetz Road
Property Owner:	Kevin M. Spiegl and Sondra J. Spiegl
Applicant:	Kevin M. Spiegl and Sondra J. Spiegl
Agent:	Matt Trenkle
Current Zoning:	R-8 / FW
2025 Comprehensive Plan:	Residential - Multifamily
Use of Surrounding Properties:	Single-family residential (R-8) to the south, east and west, and vacant lots zoned as Planned Development Districts 31 and 36, and Floodway FW.
Applicant's Action Requested:	Approval of Special Use to allow for additions to an existing single family dwelling.

INTRODUCTION:

On December 23, 2019, the applicant submitted applications for Special Use and Site Plan to allow for improvements to an existing dwelling, including: interior remodeling, an addition to the second floor and an attached garage. The Site Plan application is not included in this staff report because single-family dwellings are exempt from a Site Plan application per Unified Development Ordinance (UDO) Section 15-7.0101.

The existing single family dwelling was built in 1947, for which a Special Use approval was not required at that time. Per current UDO Table 15-3.0602. "Permitted and Special Uses in the Residential Zoning Districts", a Special Use is required for One-family dwellings in the R-8 "Multiple-Family Residence District".

PROJECT DESCRIPTION AND ANALYSIS:

According to the project summary, this proposal is composed of three parts: first floor interior remodeling, second floor addition and first floor two car garage addition. The first floor garage addition would be attached to the existing dwelling and within the footprint of the existing pavement.

Consistency with the Comprehensive Master Plan

The future land use designation of the subject property is Residential – Multifamily, therefore this Special Use request for single family residential is not consistent with the future land use

map of the Comprehensive Master Plan. However, per Wisconsin Statutes §66.1001(2m)(b). a conditional use permit does not need to be consistent with the comprehensive plan. A conditional use permit, as defined in the Wisconsin Statutes §62.23(7)(de)., means also a Special Use.

Compatibility with adjacent land uses

To the south, east and west, the existing land use is residential single family, this proposal would be compatible with the adjacent properties because is the same land use. To the north, the subject property is facing Puetz Rd, and the properties across the road are vacant lots zoned as Planned Development Districts 31, 36 and Floodway FW. This special request is compatible with adjacent land uses.

It is noted that a portion of the property located along the northern property line is designated as Floodway (FW), this area is currently vacant and the applicant is not proposing any structures therein.

Compliance with the Unified Development Ordinance

The existing building footprint is approximately 1,974 sf and the proposed footprint including additions would be 650 sf, the resulting lot coverage would be approximately 0.02 while the maximum is 0.35. Additionally, the proposed additions comply with the building setback requirements of the R-8 district.

However, the southern portion of the existing driveway does not comply with UDO §15-5.0207., the minimum distance between a driveway and a lot line shall be 6 feet, and such driveway is approximately 5ft 8in from the eastern property line. The attached draft resolution contains a condition of approval addressing this concern.

Inspection Services Department comments

“The applicant shall address structural issues requiring attention on the levels below the addition as a result of newly imposed 2nd floor loads”.

STAFF RECOMMENDATION:

The Department of City Development staff recommends approval of this Special Use request, subject to the conditions in the draft resolution.

Recommended Motions

Motions to recommend approval of this Special Use application.

Upon approval of this Special Use request, the applicant would need to obtain approval of the Architectural Review Board unless the Plan Commission conditions of approval direct otherwise. Staff is suggesting to add the following condition, subject to Plan Commission approval:

- Pursuant to the Unified Development Ordinance §15-10.0302., whereas this proposal requires zoning approval, further approval by the Architectural Review Board shall not be required.

RESOLUTION NO. 2020-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A ONE-FAMILY
RESIDENTIAL DWELLING USE UPON PROPERTY LOCATED AT
9323 WEST PUETZ ROAD
(KEVIN M. SPIEGL AND SONDR A J. SPIEGL, APPLICANTS)

WHEREAS, Kevin M. Spiegl and Sondra J. Spiegl having petitioned the City of Franklin for the approval of a Special Use in an R-8 Multiple-Family Residence District [the application is for the purpose of constructing substantial improvements to an existing One-family dwelling, which dwelling on the property was constructed and existed before the adoption of the Unified Development Ordinance; pursuant to Unified Development Ordinance Table 15-3.0602 “Permitted and Special Uses in the Residential Zoning Districts”, a Special Use is required for One-family dwellings in the R-8 Multiple-Family Residence District], to allow for a One-family residential dwelling use upon property zoned R-8 Multiple-Family Residence District, located at 9323 West Puetz Road, bearing Tax Key No. 847-9980-000, more particularly described as follows:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 20, SAID POINT BEING 396 FEET WEST OF THE NORTHEAST CORNER OF SAID 1/4 SECTION, THENCE WEST ALONG SAID NORTH LINE, 190.61 FEET TO A POINT, THENCE SOUTH 1 DEGREE 16' WEST AND PARALLEL TO THE EAST LINE OF THE 1/4 SECTION, 528.88 FEET TO A POINT, THENCE SOUTH 36 DEGREES 36' EAST ON A LINE PARALLEL TO AND 500 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF STH #100, 163.49 FEET TO A POINT, THENCE EAST AND PARALLEL TO THE NORTH LINE OF THE 1/4 SECTION, 90.23 FEET TO A POINT; THENCE NORTH 1 DEGREE 16' EAST AND PARALLEL TO THE EAST LINE OF THE 1/4 SECTION, 660.16 FEET TO THE PLACE OF BEGINNING, RESERVING THEREFROM THE NORTH 60 FEET FOR HIGHWAY; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 20th day of February, 2020, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain

KEVIN M. SPIEGL AND SONDRA J. SPIEGL – SPECIAL USE
RESOLUTION NO. 2020-_____

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conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Kevin M. Spiegel and Sondra J. Spiegel, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Kevin M. Spiegel and Sondra J. Spiegel, successors and assigns, as a One-family residential dwelling use, which shall be developed in substantial compliance with, and operated and maintained by Kevin M. Spiegel and Sondra J. Spiegel, pursuant to those plans City file-stamped February 10, 2020 and annexed hereto and incorporated herein as Exhibit A.
2. Kevin M. Spiegel and Sondra J. Spiegel, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Kevin M. Spiegel and Sondra J. Spiegel One-family residential dwelling, 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.
3. The approval granted hereunder is conditional upon Kevin M. Spiegel and Sondra J. Spiegel, and the One-family residential dwelling use, for the property located at 9323 West Puetz 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.

KEVIN M. SPIEGL AND SONDRA J. SPIEGL – SPECIAL USE
RESOLUTION NO. 2020-_____

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4. Pursuant to the Unified Development Ordinance §15-5.0207., the applicant shall add a note to the site plan indicating that existing pavement shall be removed as necessary to maintain a minimum distance of 6 feet measured from the edge of driveway to the eastern property line, for Department of City Development review, prior to issuance of building permits.

BE IT FURTHER RESOLVED, that in the event Kevin M. Spiegel and Sondra J. Spiegel, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

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.

KEVIN M. SPIEGL AND SONDR A J. SPIEGL – SPECIAL USE
RESOLUTION NO. 2020-_____

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APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

MEMORANDUM

Date: January 21, 2020
To: Kevin and Sondra Spiegl
From: Department of City Development
RE: Application for Special Use - 9323 W. Puetz Road

Staff comments are as follows for Special Use application submitted on December 23, 2019, to allow for improvements to an existing single-family dwelling, including: interior remodeling, an addition to the second floor, an attached garage and ancillary work.

City Development Department comments

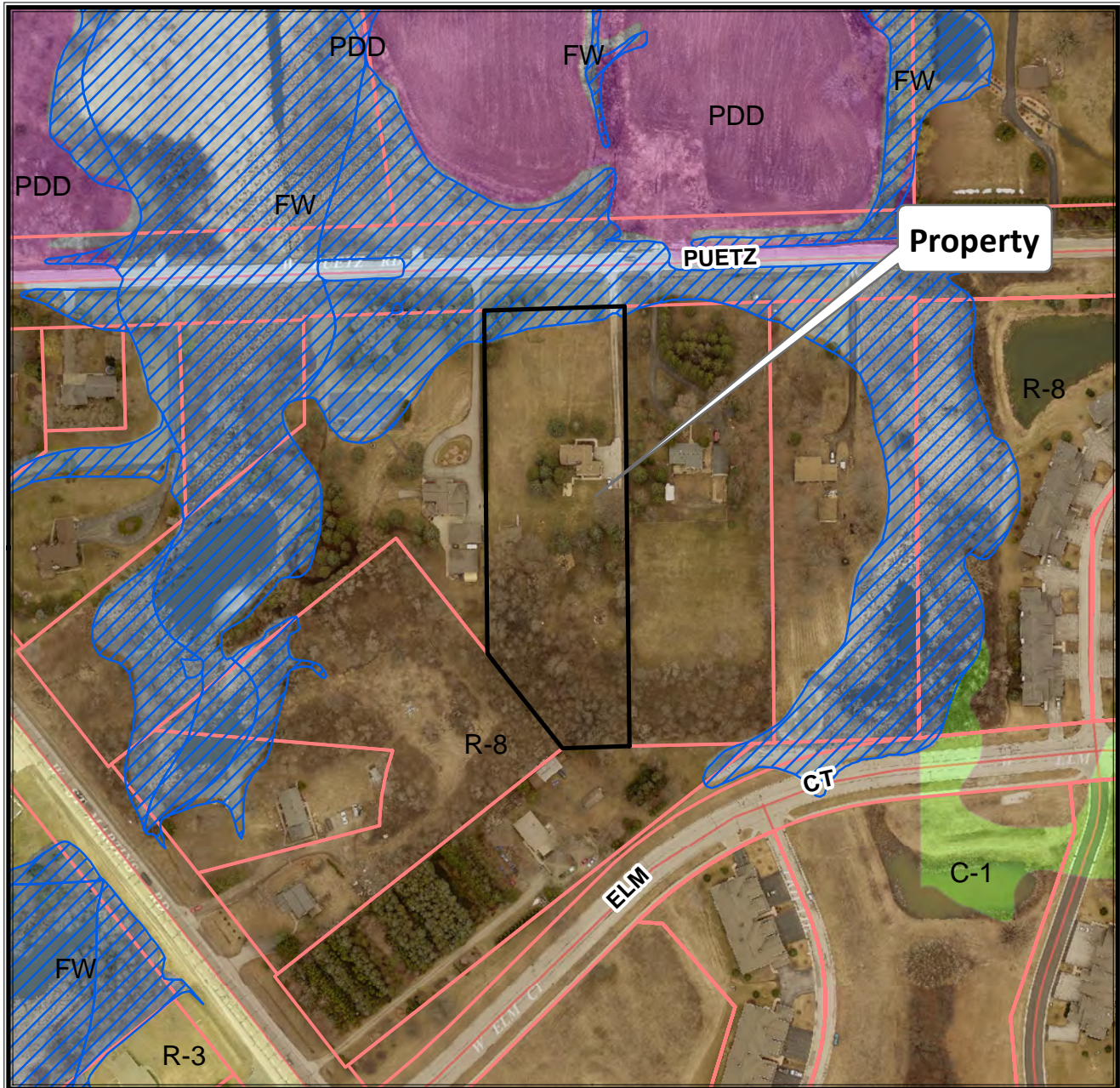
1. Sheet C-1.0 depicts an 8-foot building side yard setback. Per Unified Development Ordinance (UDO) Table 15-3.0209A, the minimum building side yard setback is 5 feet, please revise accordingly.
2. Per Unified Development Ordinance (UDO) Table 15-3.0209A, please add lot coverage calculations.
 - Lot coverage: The area of a zoning lot occupied by the principal building or buildings, accessory structure(s) and accessory building(s).
3. Pursuant to UDO Section 15-5.0207, driveways shall be located at least 6 feet from lot lines. Please add dimension measured from the edge of the driveway to lot lines.
4. According to the submitted Natural Resource Investigation, Box Elder (*Acer negundo*) trees are present within the study area. Please be aware that pursuant to Municipal Code Section 240-8, *every female tree of the species Acer negundo, commonly called the "seed-bearing Box Elder," which is now or may hereafter become infested with Leptocoris trivittatus, commonly known as the "Box Elder" bug, or any other tree or shrub whose seeds, fruits or flowers shall fall in such manner as to interfere with the storm drainage system is hereby declared to be a public nuisance, and any person having any such tree on his or her premises shall cause the same to be destroyed.*
5. It is noted that single-family dwellings are exempt from a Site Plan application per UDO Section 15-7.0101.

Engineering Department comments

6. Submit a plat of survey showing the following for review and recommendation:
 - Proposed addition showing the dimension from the adjoining property line
 - Proposed grading (show existing elevation and the proposed garage floor elevation)
 - Proposed erosion control/Limit of land disturbance



9323 W. Puetz Road
TKN: 847 9980 000



Planning Department
(414) 425-4024

0 130 260 520 Feet

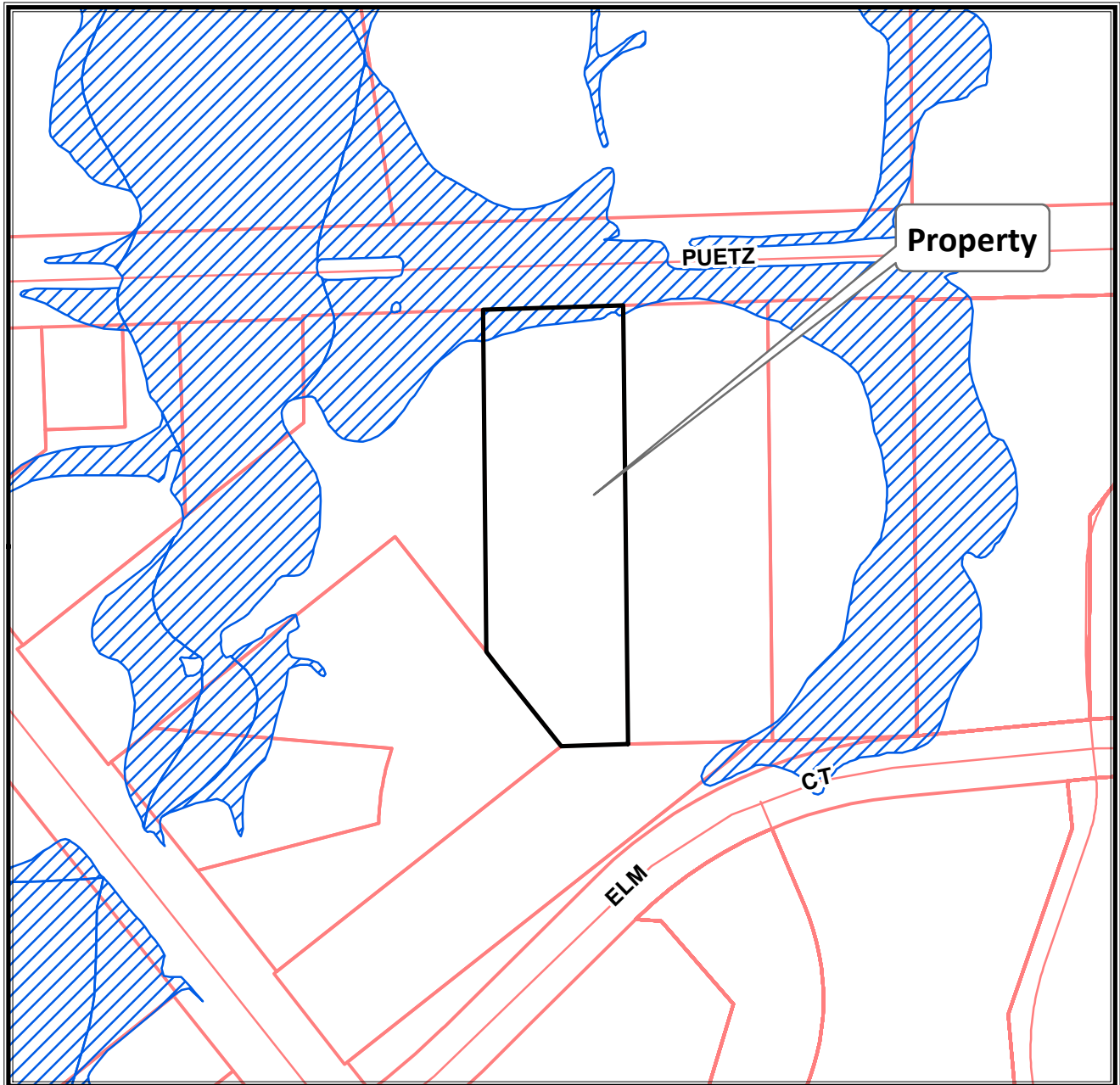
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2017 Aerial Photo



9323 W. Puetz Road
TKN: 847 9980 000



Planning Department
(414) 425-4024

0 130 260 520 Feet

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





Trenkle Architecture & Construction, LLC

500 W. Silver Spring Dr. Ste. K200, Milwaukee WI 53217

414-446-3350

Matt @ TrenkleArchitecture.com

Cover Letter

*For the Project located at 9323 W. Puetz. Rd, In Franklin
As Part of Special Use Application Issuance to Plan Commission
Issued February 7th, 2020*

To Whom It May Concern:

Please find completed Special Use Permit application materials attached and as follows:

1. *Response to Staff Comments*
2. *Special Use Application*
3. *Legal Description of the Subject Property*
4. *Response to the General / Special Standards*
5. *Project Summary*
6. *Revised Design / Construction Drawings*
7. *Revised Site Survey*
8. *Letter & Associated Documents from Wetland Delineator*

This package contains seven copies of each of the above, formatted to City of Franklin requirements.

From the Owner:

"Kevin and I and our entire family are very excited to be making these improvements on our home in Franklin. We moved to Franklin 12 years ago, we have enjoyed being here and have made this old house a home to raise our family in, just like the original owner of the house had done when he built the home for his family. I didn't care how much work there was to do inside because I knew the property was what we wanted and the rest we could work on as time went on (which we have done, the kids have many memories of being a part of this for sure). Our four children, my husband Kevin, myself and our dog have so much enjoyed the large yard to play, and practice all kinds of sports, garden, and for summer parties. Kaitlyn(senior) and Isaac(sophomore) attend FHS and are involved with many sports and clubs at the school and have great friends. And our younger 2 boys attend St Paul's Lutheran School and will soon attend FHS as well . We all have become quite attached to this home(even though there are some things that will never change about it). As the 3 boys have outgrown their bedroom(which they share) we've had to decide whether to move or make a change in our home. After looking searching the market, we realized we could not find the right home in Franklin, except for right where we are. We wanted to make some long-term improvements which the house could really use, as well as give us many years to enjoy it with our family as we grow; with more space(indoors)for celebrations and even into future years with the possibility of being grandparents one day. We hope to spend many more years enjoying this property and home with our kids, and this addition/remodel is how we can make that happen.

*Gratefully,
Sondra Spiegl"*



Trenkle Architecture & Construction, LLC

500 W. Silver Spring Dr. Ste. K200, Milwaukee WI 53217

414-446-3350

Matt @ TrenkleArchitecture.com

Response to Staff Comments

For the Project located at 9323 W. Puetz. Rd, In Franklin

As Part of Special Use Application Revised Issuance

Issued December February 7th, 2020

To Whom It May Concern:

City of Franklin Department of City Development digitally issued a memorandum requesting several revisions to our, the above mentioned, issuance. We have complied with these requests and requirements with revised graphics, notations, dimensions and text within the drawings and enumerated as follows:

1. Sheet T1.0 – Title Sheet / Arch Site Plan
 - a. Side setback line was revised to 5'
 - b. Open Space Ratio / Percentage coverage of lot area calculation was added
 - c. The proposed garage addition widened on site by a total of 9'
2. Sheet C1.0 – Site / Roof Plan
 - a. Side setback line was revised to 5'
 - b. Dimension for the sideyard setback line was revised
 - c. Dimensions measuring the edge of the existing driveway distance from the property line were added.
 - d. A note requiring contractors to remove Box Elder Trees from the site was added
 - e. The proposed garage addition widened on site by a total of 9', 4.5' to the north and 4.5' to the south
3. Plat of Survey by Continental Surveying
 - a. Proposed addition is now shown on the plan and dimensioned
 - b. Existing grade elevation(s) and proposed garage elevation were added
 - c. Proposed limit of land disturbance line added
4. Sheets A2.0 through A3.0 were revised to show the now wider proposed garage

Sincerely,

Matt Trenkle, R.A.

Principal, Trenkle Architecture

Date of Application: _____

SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

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

Applicant (Full Legal Name[s]):

Name: Kevin J. Sandra Spieg
Company: N/A
Mailing Address: 9323 W. Puetz Rd.
City / State: Franklin, WI Zip: 53132
Phone: 803-917-1840
Email Address: Kevinse@yahoo.com

Project Property Information:

Property Address: 9323 W. Puetz Rd
Property Owner(s): Kevin J. Sandra Spieg
Mailing Address: Same
City / State: _____ Zip: _____
Email Address: Kevinse@yahoo.com

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

Name: Matth Trenkle
Company: Trenkle Architecture
Mailing Address: 500 W. Silver Spring Ste. K200
City / State: Glendale WI Zip: 53217
Phone: 414 446 3350
Email Address: MatthTrenkleArchitecture.com

Tax Key Nos: 8479980000
Existing Zoning: R8
Existing Use: Single Family Residential
Proposed Use: Same / No Change
Future Land Use Identification: _____

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

Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin:
 - ☐ \$1500, New Special Use over 4,000 square feet
 - ☒ \$750, New Special Use under 4,000 square feet
- ☒ Legal Description for the subject property (WORD.doc or compatible format).
- ☒ One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at www.franklinwi.gov.
- ☐ Seven (7) complete collated sets of Application materials to include:
 - ☒ One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)
 - ☒ Three (3) folded full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
 - ☒ Four (4) folded reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.
- ☐ One colored copy (11"x17") of the building elevations, if applicable.
- ☐ Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 & 15-7.0201 of the UDO).
- ☐ Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

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

•Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

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

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

Signature - Property Owner

Name & Title (PRINT)

Date: 12-20-19

Signature - Property Owner

Name & Title (PRINT)

Date: 12-20-19

Signature - Applicant

Name & Title (PRINT)

Date: 12-20-19

Signature - Applicant's Representative

Name & Title (PRINT)

Date: 12/20/19



Trenkle Architecture & Construction, LLC

500 W. Silver Spring Dr. Ste. K200, Milwaukee WI 53217

414-446-3350

Matt @ TrenkleArchitecture.com

Legal Description

For the Project located at 9323 W. Puetz. Rd, In Franklin

Issued November 21, 2019

To Whom It May Concern:

As part of the Special Use Application for the above-mentioned project, please see full legal description below:

THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT COMMENCING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ SECTION 20, SAID POINT BEING 396 FEET WEST OF THE NORTHEAST CORNER OF SAID $\frac{1}{4}$ SECTION, THENCE WEST ALONG SAID NORTH LINE, 190.61 FEET TO A POINT, THENCE SOUTH 1 DEGREE 16' WEST AND PARALLEL TO THE EAST LINE OF THE $\frac{1}{4}$ SECTION, 528.88 FEET TO A POINT, THENCE SOUTH 36 DEGREES 36' EAST ON A LINE PARALLEL TO AND 500 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF S T H #100, 163.49 FEET TO A POINT, THENCE EAST AND PARALLEL TO THE NORTH LINE OF THE $\frac{1}{4}$ SECTION, 90.23 FEET TO A POINT; THENCE NORTH 1 DEGREE 16' EAST AND PARALLEL TO THE EAST LINE OF THE $\frac{1}{4}$ SECTION, 660.16 FEET TO THE PLACE OF BEGINNING, RESERVING THEREFROM THE NORTH 60 FEET FOR HIGHWAY.

Sincerely,

Matt Trenkle, R.A.

Principal, Trenkle Architecture



Trenkle Architecture & Construction, LLC

500 W. Silver Spring Dr. Ste. K200, Milwaukee WI 53217

414-446-3350

Matt @ TrenkleArchitecture.com

Response to the General Standards

For the Project located at 9323 W. Puetz. Rd, In Franklin

As Part of Special Use Application

Issued December 13th, 2019

To Whom It May Concern:

As part of the Special Use Application for the above-mentioned project, please see full response to the Division 15-3.0700 Section 15-3.0701 Special Use Standards and Regulations; General Standards for Special Uses.

A1. As a minor residential addition, the proposed project will be in harmony with all of Franklin's rules and regulations.

A2. Absolutely no undue adverse impacts will be affected by the proposed project. There are no infringements onto neighboring sight-lines; property lines; existing wetlands, woodlands or any other natural resource. There will be no additional odors, sounds, sights (other than the small proposed 2nd and first floor addition which will be quite pleasing to the eye) or any other deleterious effects on neighbors or neighboring properties. The density and use of the site is optimal for the community as a whole.

A3. The proposed project is very modest in size and scope and will blend in well and be very comparable and compatible with adjacent development.

A4. The proposed project is exempt from the provision of public facilities as a modest single-family residence.

A5. Since there is no change in ownership, use or number of occupants, there will be no change whatsoever to existing traffic patterns or levels with this project.

A6. The only destruction the project proposes is destruction of a portion of an existing non-historically designated single-family residence and an area of existing asphalt paving to make room for the proposed 1st level garage addition along with ancillary demolition work as shown on the plans.

A7. The proposed project and special use along with the Owners and their family will absolutely conform to all applicable regulations of the respective district along with any modifications as the City of Franklin chooses to impose. We anticipate absolutely no conflicts between the proposed work / project and any of City of Franklin's special rules and regulations that pertain.

B. Section 15-3.0702 does not appear to be applicable since the subject property is in an R8 zoning district. Nonetheless, the project appears to be in compliance with open space



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regulations, setbacks, easements, and other regulations and encumbrances.

C. 1. Public Benefit. The proposed project provides a service that is necessary and desirable for not only the family owning and residing in the single-family residence in question. The residing, growing family is an important part of the community, therefore the benefit to the owner is also a net benefit to the overall neighborhood and community. The property as a single-family residence on a large lot, preserves a lot of natural open area for the City, which we can all agree is beneficial. To the north, along Puetz Rd is a low-lying area and to the south is a wooded area. Both would be adversely affected by a larger development. In addition, the property is surrounded by other single family homes and subdivisions with older homes also on large lots directly to the east and west. This project represents the highest and best use for the property from an idealistic and practical standpoint.

C.2. Alternative Locations. The current owner-occupant of the home, a loving family of 6 – Kevin and Sondra Spiegl with their 4 children and family pet have resided and lived in the home for 12 years. They have experienced many strong family events here and have many wonderful family memories. Housing at good prices is scarce and expensive, as are lots and construction. There is no other alternate location that would make these good citizens of Franklin happier. Home is where the heart is, and their hearts are in 9323 W. Puetz Rd, where they intend to stay.

C.3. Mitigation of Adverse Impacts. The project has been designed to minimize impact on the site and neighboring sites. First, the new living space addition is on the second floor of the house and over existing foundation as a replacement of the existing half story space. In this way, there is no change to impervious surfaces or drainage. Also, since the addition is set in the back of the house, well-designed, and simply replaces an existing living area, there is no adverse impact on neighboring sight-lines. Secondly, the first-floor garage is placed over where an existing asphalt paving area is. In that way and again, there is no change to impervious surface and drainage patterns have only improved. No trees will be cut and no wetlands disturbed for the project.

C.4. Establishment of Precedent of Incompatible Uses in the Surrounding Area. With no change in occupancy or use, and no significant change in size or scope, and with the current use perfectly compatible to the surrounding area, the only precedent that would be established should this request be approved, would be to allow improvements and small additions to existing single family residences that also meet all the requirements in the ordinances, rules and regulations as part of this application and beyond in the R8 district.

Sincerely,

Matt Trenkle, R.A.

Principal, Trenkle Architecture



Trenkle Architecture & Construction, LLC

500 W. Silver Spring Dr. Ste. K200, Milwaukee WI 53217

414-446-3350

Matt @ TrenkleArchitecture.com

Project Summary

For the Project located at 9323 W. Puetz. Rd, In Franklin

As Part of Special Use Application

Issued December 13th, 2019

To Whom It May Concern:

This Project is composed of three parts: first floor interior remodeling; second floor addition and first floor two car garage addition. The First-floor interior remodeling comprises approximately 400 square feet and involves turning an existing garage space into living space and renovating an existing laundry / mud room. The second-floor addition involves removing all existing walls and roof of the current half story space and building within the same footprint with a full second story addition. The first-floor garage addition involves removing existing asphalt paving and building a new one story attached to and in line with the existing east wall of the house. The new garage would be within the footprint of the existing pavement. Ancillary work includes the following:

1. Minor regrading of the immediately adjacent property, as required, to ensure proper drainage around the house;
2. Installation of a new French drain along the back and sides of the house which will collect any water that does flow too close to the house and also to collect downspout drainage and discharge to adjacent daylight, without adversely impacting adjacent property.
3. New pervious pavers at the stoops for the two rear new exterior doors.
4. New concrete apron for the new garage, within the footprint of the existing asphalt paving.
5. Re-location of existing overhead electric to avoid interference with the new work.

Construction is conventional wood framing over existing concrete block foundation or in the case of the new garage, over new cast in place concrete frost walls. The roof is composed of composite shingles; pre-engineered trusses and R49 blown in insulation. The walls are LP 'smartside' lap siding over an insulated sheathing board over 2x6 studs with R23 batt insulation. Windows are vinyl insulated and exterior doors are prefinished metal.

Project overall cost is expected to be \$100,000, with 95% of the cost allocated to the building and the rest for minor site modifications as described above. The after-improvement value of the property is expected to increase by the same amount or more as the cost of the work.

We pray for an easy approval of this Application.

Sincerely,

Matt Trenkle, R.A.

Principal, Trenkle Architecture

9323 W. PUETZ RD., FRANKLIN WI

T-1.0

REVISION TABLE		REVISED	DESCRIPTION
NUMBER	DATE	BY	
1	1/24/2020	MT	BIGGER GARAGE

SECOND FLOOR ADDITION
SIEGL RESIDENCE
9323 W. PUETZ RD.
FRANKLIN, WI

SITE PLAN /
ROOF PLAN

DRAWINGS PROVIDED BY:

TRENKL
ARCHITECTUR

DATE:

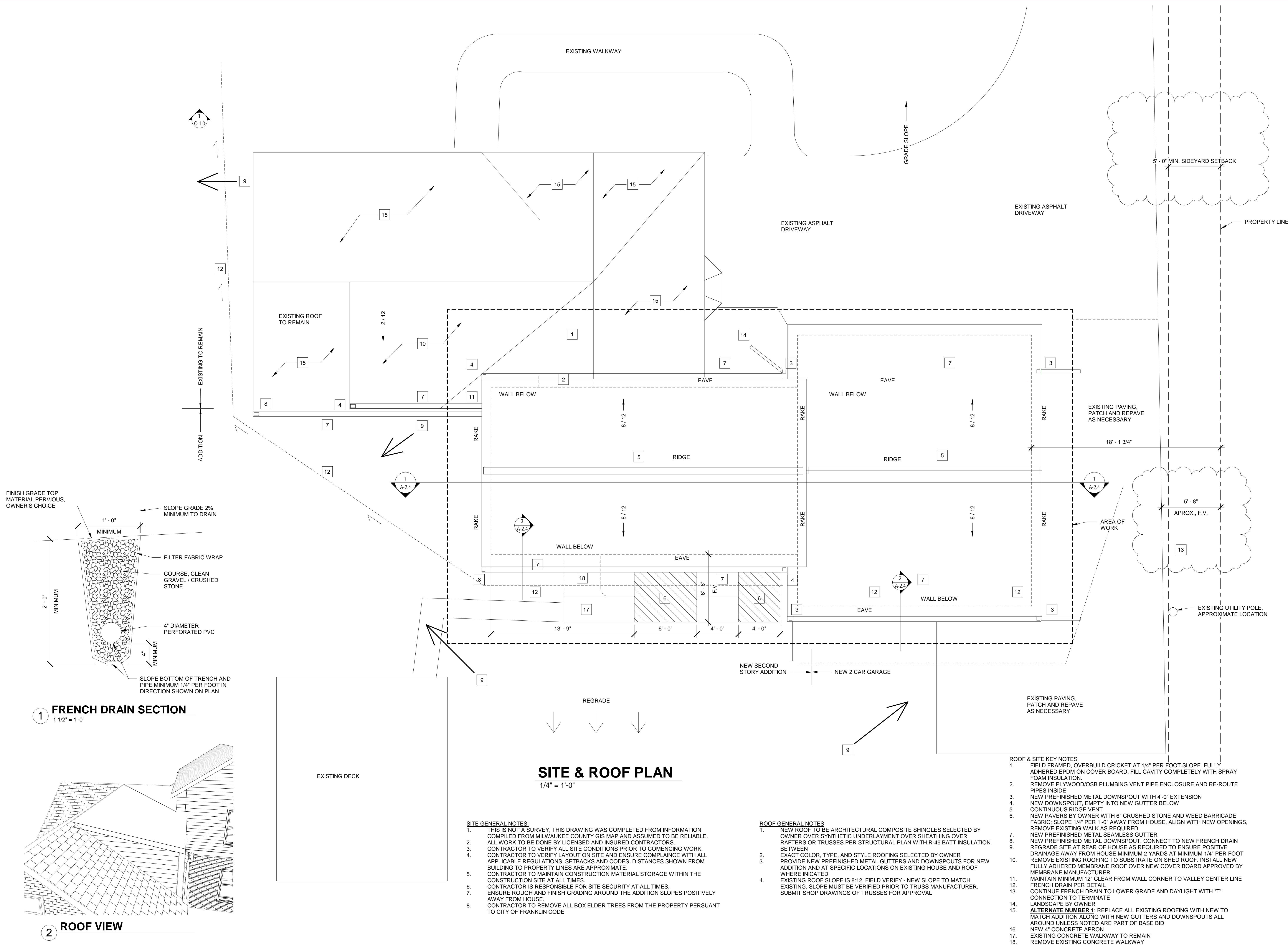
11/14/2019

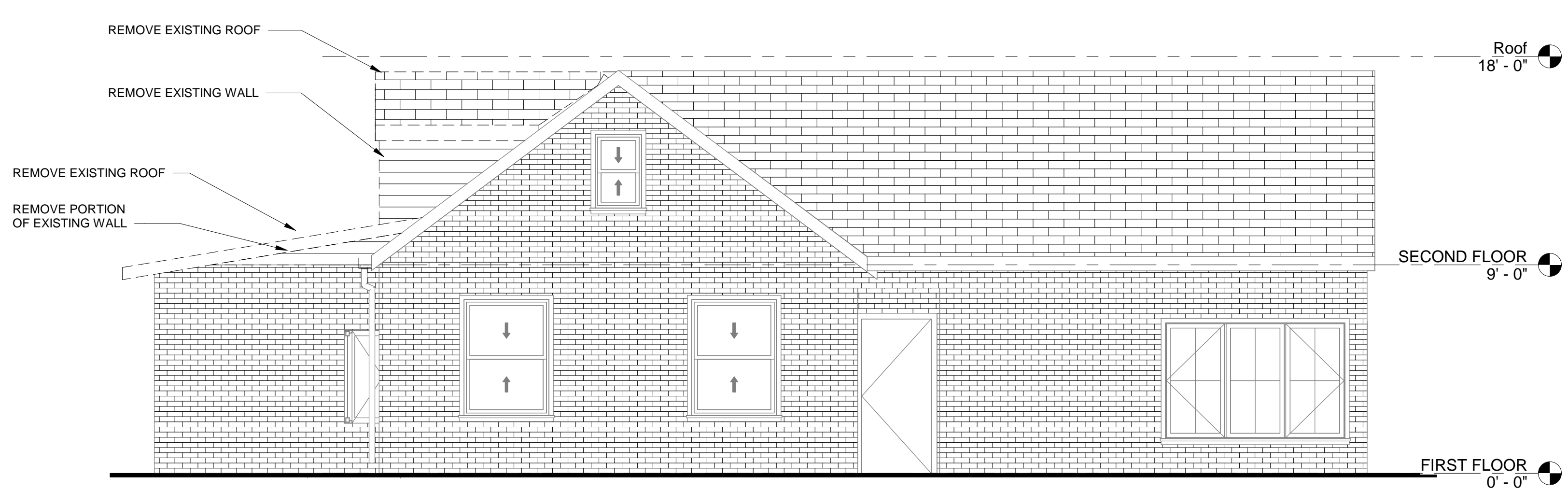
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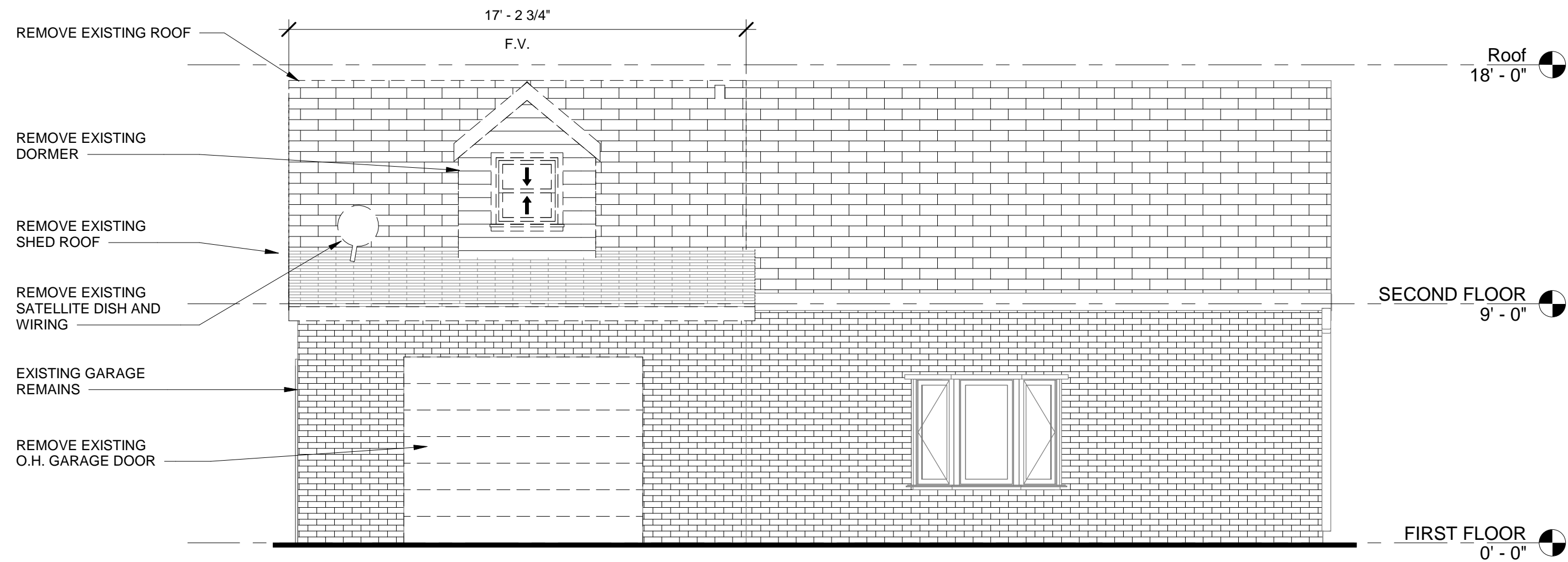
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C-1.0

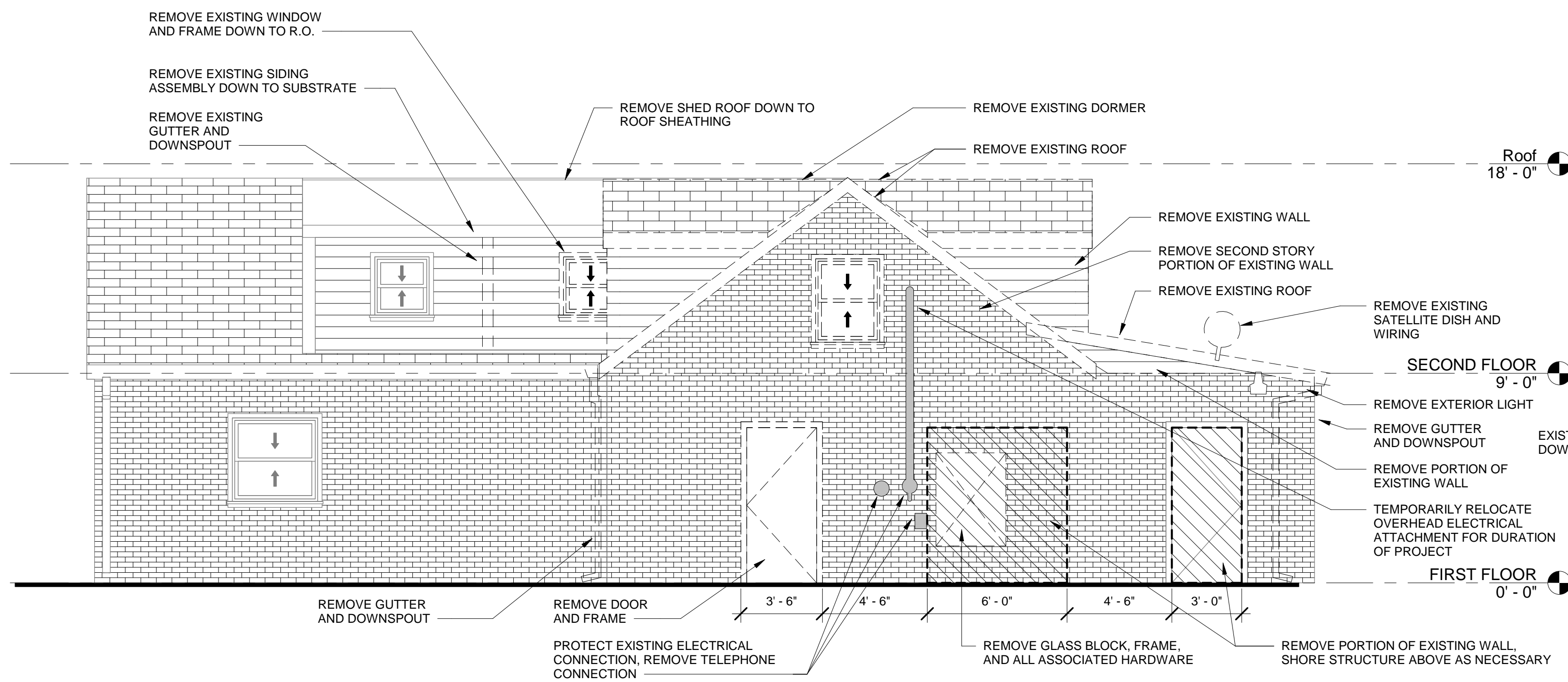




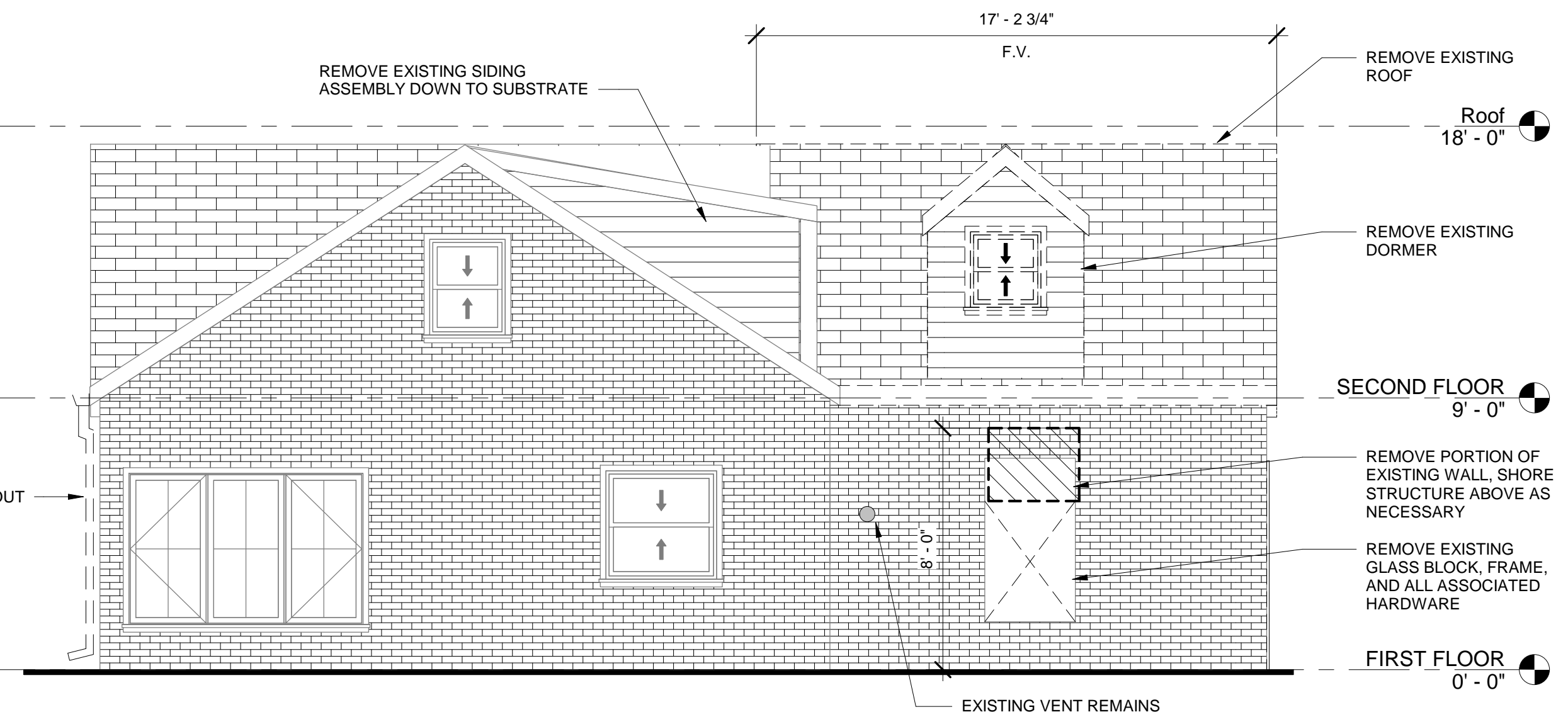
1 DEMOLITION ELEVATION
1/4" = 1'-0"



2 DEMOLITION ELEVATION
1/4" = 1'-0"



3 DEMOLITION ELEVATION
1/4" = 1'-0"



4 DEMOLITION ELEVATION
1/4" = 1'-0"

- GENERAL DEMOLITION NOTES
1. SHORE AND PROTECT EXISTING STRUCTURE AS NECESSARY THROUGHOUT DEMOLITION WORK
 2. REMOVE ENTIRETY OF SECOND FLOOR WALLS AND ROOF WHERE INDICATED DOWN TO EXISTING SECOND FLOOR SUBFLOOR; PROTECT SUBFLOOR FROM WEATHER UNTIL NEW ROOF IS INSTALLED
 3. SALVAGE AND PROTECT EXISTING BRICK DURING REMOVAL FOR RE-USE

T

REVISION TABLE		REVISED	DESCRIPTION
NUMBER	DATE	BY	
1	1/24/2020	MT	BIGGER GARAGE

SECOND FLOOR ADDITION
SPIEGL RESIDENCE
9323 W. PUETZ RD.
FRANKLIN, WI

DEMOLITION ELEVATIONS

DRAWINGS PROVIDED BY:
TRENKL ARCHITECTUR

DATE:
11/14/2019

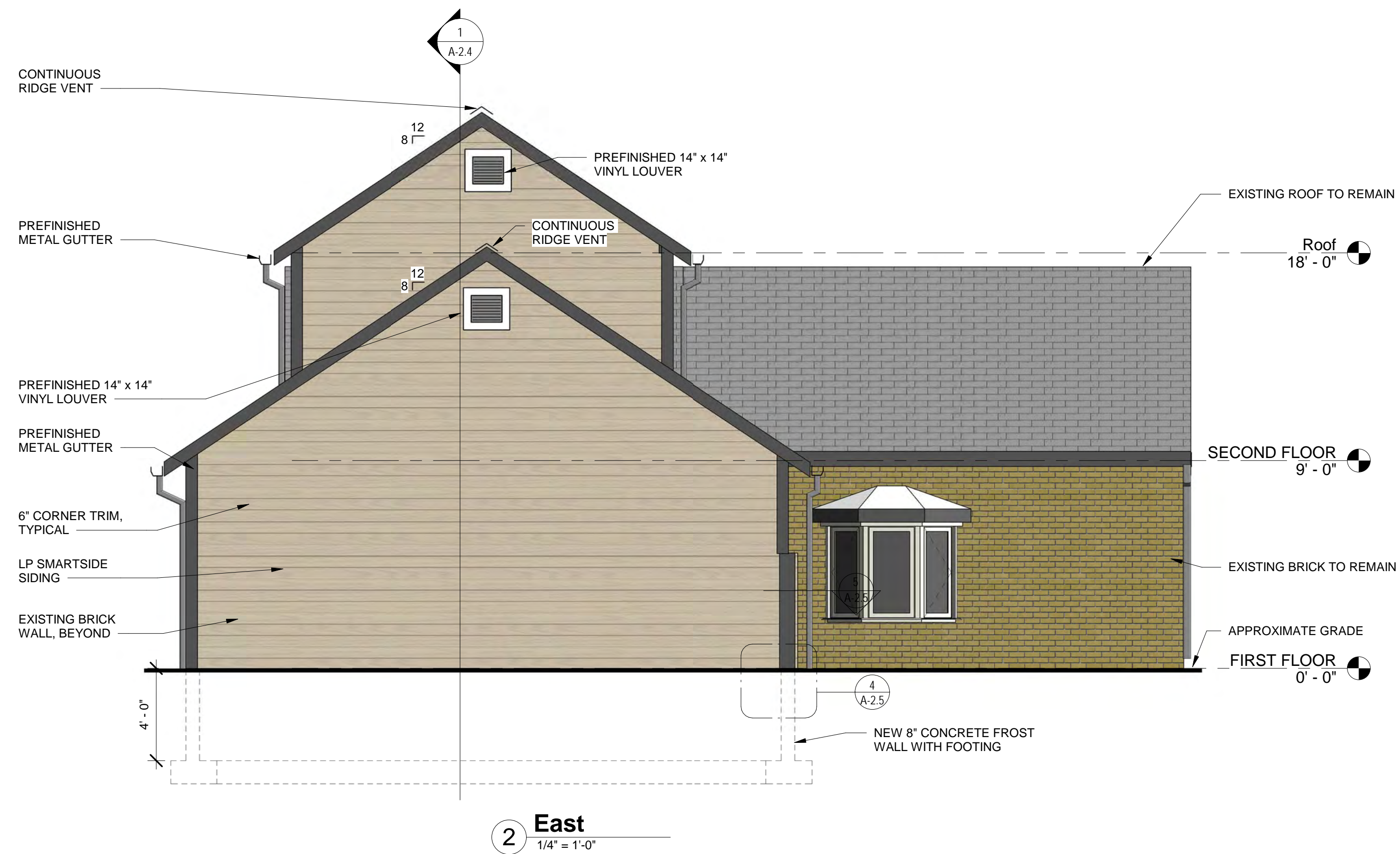
SCALE:
1/4" = 1'-0"

SHEET:
A-1.2



1 North
1/4" = 1'-0"

- GENERAL NOTES EXTERIOR
1. STORE AND INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND DETAILS
 2. ALL TRIM AND SIDING TO BE PREFINISHED LP SMARTSIDE 5" LAP SIDING, SMOOTH FINISH, 4" TRIM AT WINDOWS, AND 6" AT CORNERS
 3. ALL NEW ROOFING TO BE OWENS CORNING "OAK RIDGE" OR APPROVED EQUAL OVER SYNTHETIC UNDERLAYMENT OVER PLYWOOD SHEATHING
 4. PROVIDE 6" CORNER TRIM AT ALL NEW EXTERIOR CORNERS
 5. PROVIDE 4" WINDOW TRIM AT ALL NEW WINDOWS
 6. WINDOWS TO BE DOUBLE HUNG 1" INSULATED VINYL UNITS



2 East
1/4" = 1'-0"

REVISION TABLE			REVISION	DESCRIPTION
NUMBER	DATE	BY	MT	
1	1/24/2020	MT		BIGGER GARAGE

SECOND FLOOR ADDITION
SIEGL RESIDENCE
9323 W. PUETZ RD.
FRANKLIN, WI

ELEVATIONS

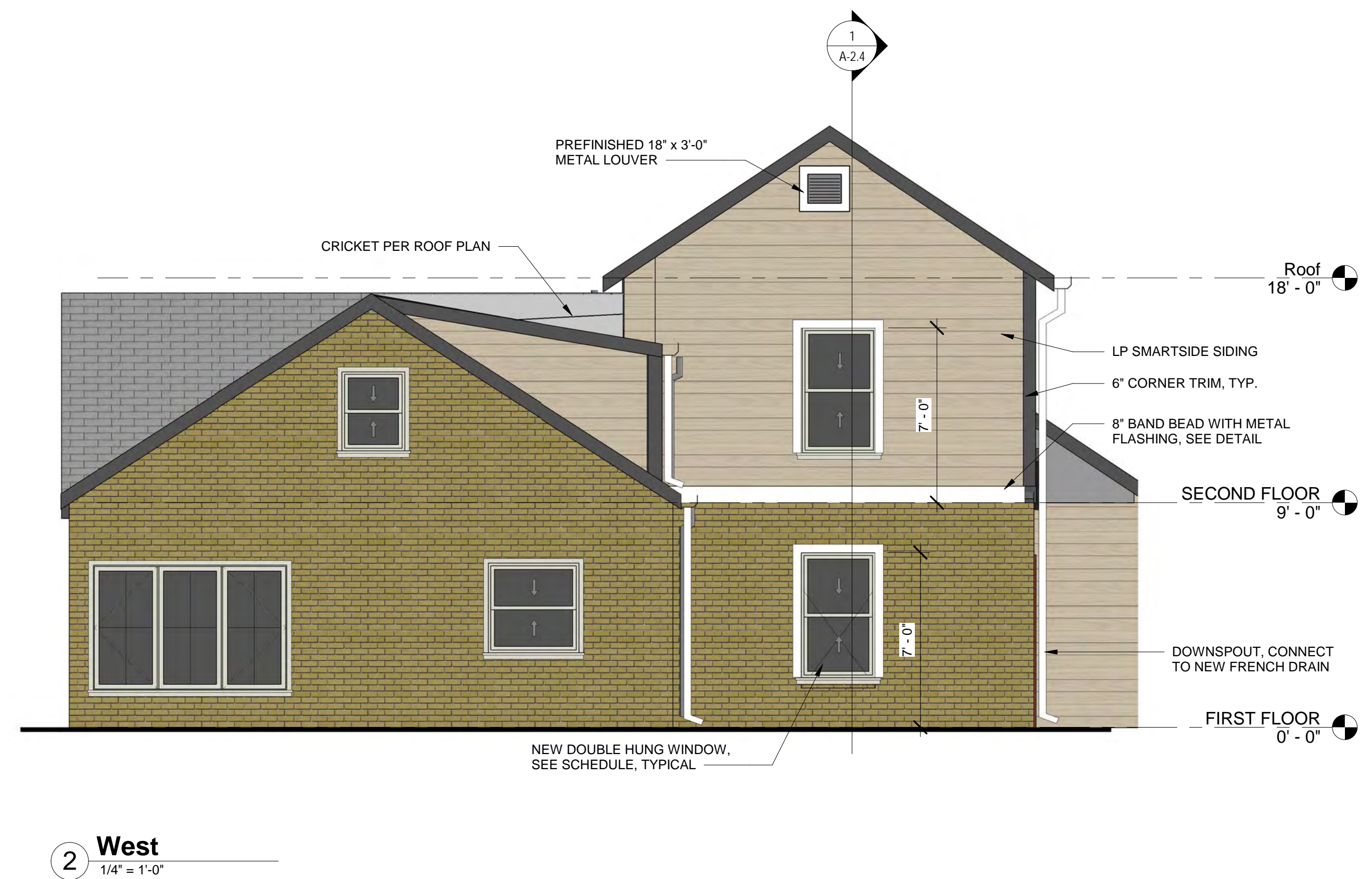
DRAWINGS PROVIDED BY:
TRENKL
ARCHITECTUR

DATE:
11/14/2019
SCALE:
1/4" = 1'-0"
SHEET:
A-2.2



GENERAL NOTES EXTERIOR

1. STORE AND INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND DETAILS
2. ALL TRIM AND SIDING TO BE PREFINISHED LP SMARTSIDE 5" LAP SIDING, SMOOTH FINISH, 4" TRIM AT WINDOWS, AND 6" AT CORNERS
3. ALL NEW ROOFING TO BE OWENS CORNING "OAK RIDGE" OR APPROVED EQUAL OVER SYNTHETIC UNDERLAYMENT OVER PLYWOOD SHEATHING
4. PROVIDE 6" CORNER TRIM AT ALL NEW EXTERIOR CORNERS
5. PROVIDE 4" WINDOW TRIM AT ALL NEW WINDOWS
6. WINDOWS TO BE DOUBLE HUNG 1" INSULATED VINYL UNITS



T

REVISION TABLE		REVISED	DESCRIPTION
NUMBER	DATE	BY	
1	1/24/2020	MT	BIGGER GARAGE

SECOND FLOOR ADDITION
SIEGL RESIDENCE
9323 W. PUETZ RD.
FRANKLIN, WI

ELEVATIONS

DRAWINGS PROVIDED BY:

TRENKL
ARCHITECTUR

DATE:

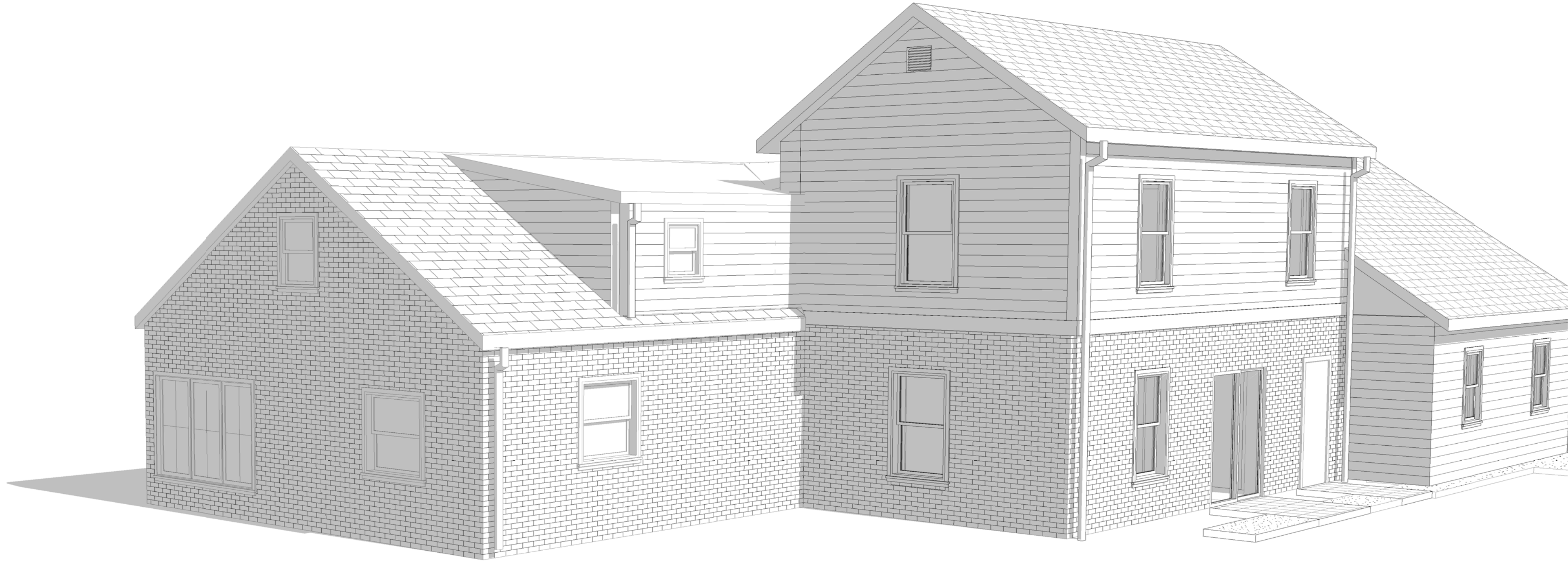
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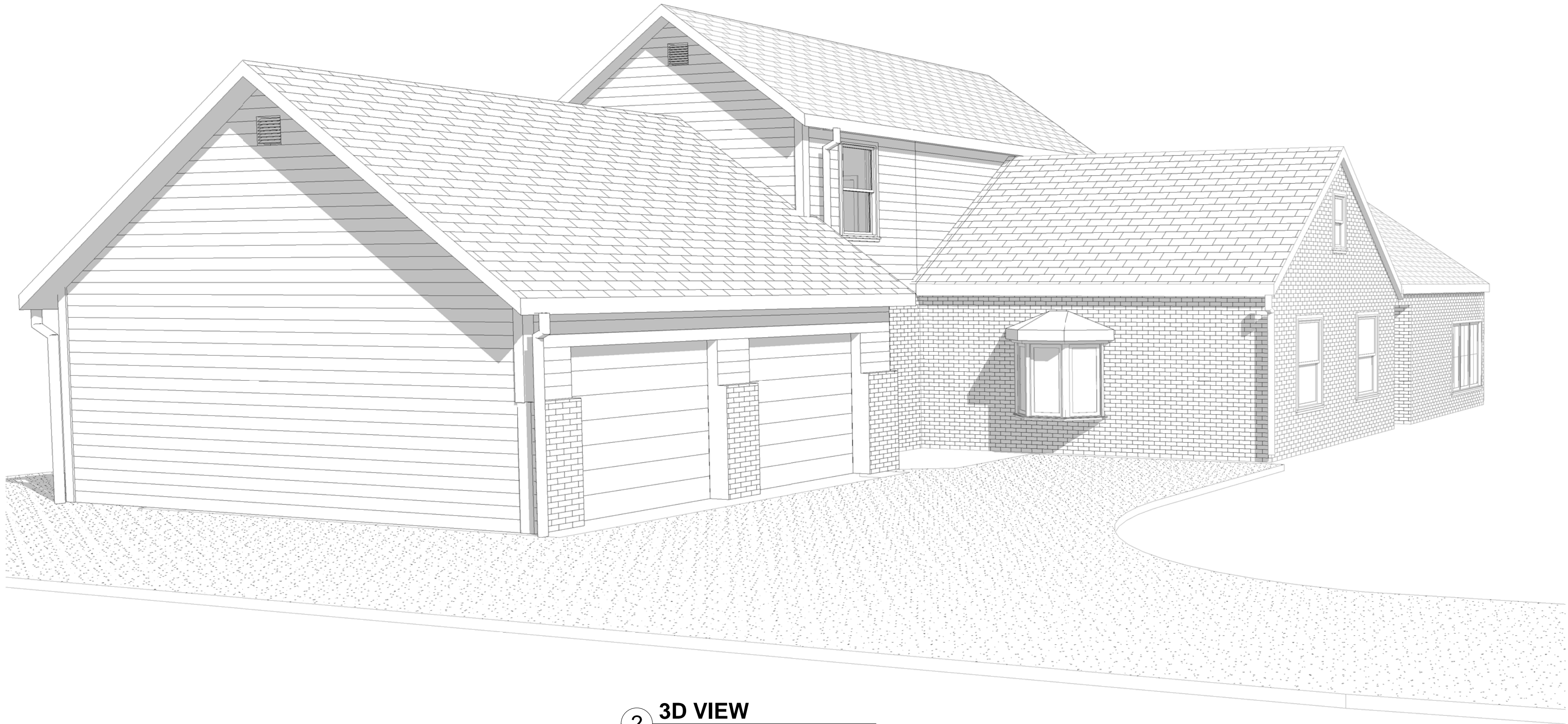
1/4" = 1'-0"

SHEET:

A-2.3



1 3D VIEW



2 3D VIEW

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	1/24/2020	MT	BIGGER GARAGE

SECOND FLOOR ADDITION
SPIEGL RESIDENCE
9323 W. PUETZ RD.
FRANKLIN, WI

PERSPECTIVES

DRAWINGS PROVIDED BY:
TRENKL
ARCHITECTUR

DATE:

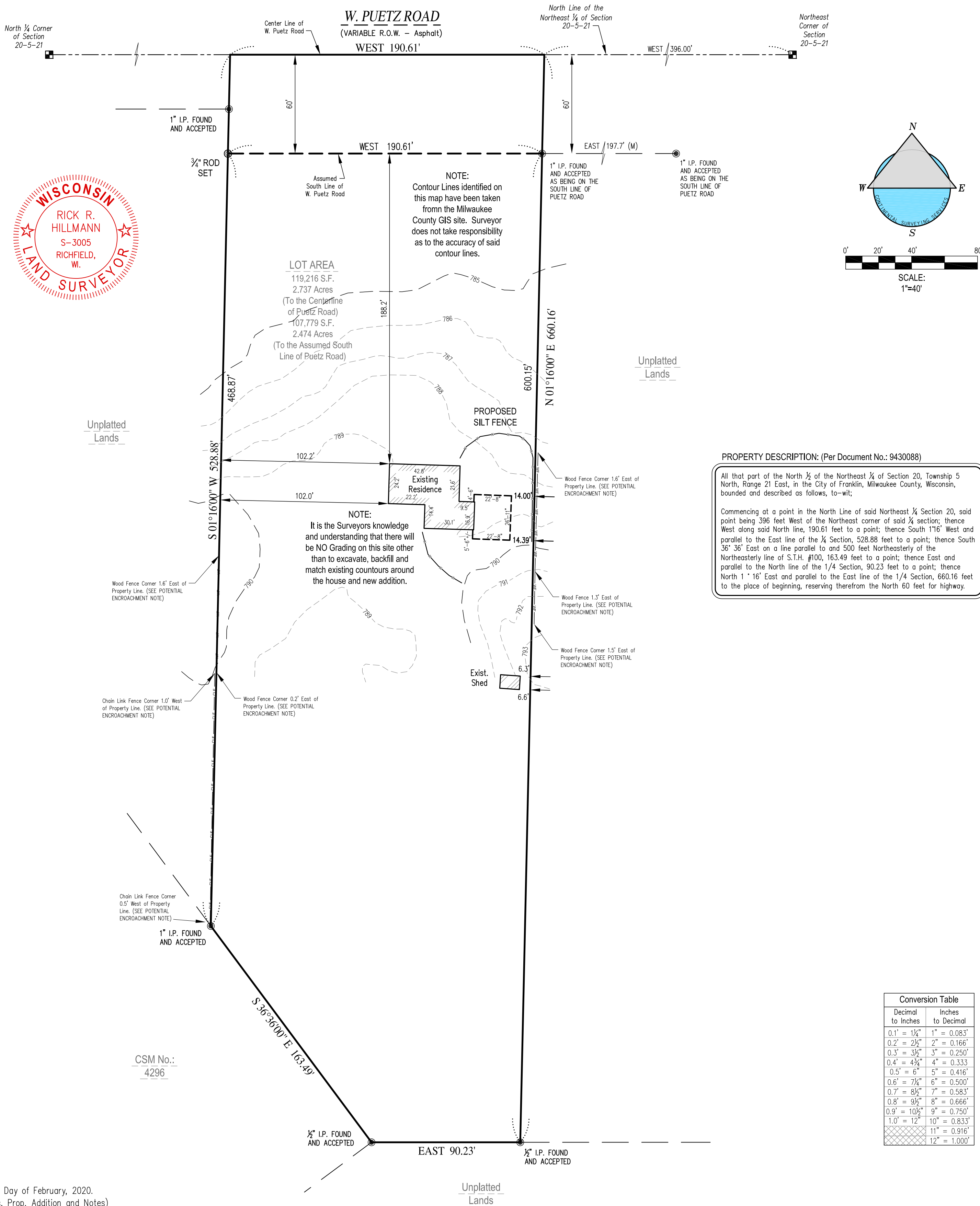
11/14/2019

SCALE:

SHEET:

A-3.0

PLAT OF SURVEY



Revised this 7th Day of February, 2020.
(Added Contours, Prop. Addition and Notes)

This map was drafted by: RRR

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

CONTINENTAL
SURVEYING
SERVICES LLC



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

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

CLIENT:
Kevin Spieg
9323 W. Puetz Road
Franklin, WI 53132

PROPERTY ADDRESS:
9323 W. Puetz Road
Franklin,
Wisconsin 53132

PARCEL INFO:
TAX KEY NUMBER: 8479980000
PROJECT NO.: 20191121_MTG0002
SERVICE PERFORMED: MTG



NOTE: Guarantees and Title Policy

No Title Policy has been provided AND unless on ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

Statement of Potential Encroachments:

At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.
PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 10th Day of DECEMBER, 2019.

December 23, 2019

Kevin & Sondra Spiegl
9323 W. Puetz Road
Franklin, WI 53132

Re: Natural Resources Investigation: 9323 W. Puetz Road, City of Franklin, Milwaukee County, Wisconsin

Dear Mr. & Mrs. Spiegl:

We are pleased to provide the results of a natural resources investigation conducted on your property at 9323 W. Puetz Road, City of Franklin, Milwaukee County, Wisconsin (Figure 1 - Parcel Map). The investigation was completed for a proposed home addition project. We understand that your project limits will be confined to areas that already contain existing impervious surfaces.

Ms. Tina Myers, PWS, conducted the field assessment on December 20, 2019 to determine whether any natural resources, as defined by the City of Franklin's Unified Development Ordinance (UDO) were present within or within 100 feet of the Project Area limits (Study Area – see Figure 2). As defined by the UDO, natural resource features include steep slopes, mature woodlands, young woodlands, lakes, ponds, streams, shore buffers, floodplains, wetlands, and wetland buffers. Each feature is defined by the UDO. It should be noted that part of our Study Area extended into the neighboring parcel to the east.

Based on the field assessment, it was determined that one young woodland was present south of the existing residence (Figure 2). A young woodland is defined as an area 0.5 acres or greater in size with 50% or greater canopy cover of trees with a diameter at breast height (dbh) of 3 inches or greater. The young woodland extends beyond the Study Area and is dominated by green ash trees that are dying from Emerald Ash Borer disease. Trees within the woodland that fell within the Study Area limits included box elder (*Acer negundo*), black walnut (*Juglans nigra*), Siberian elm (*Pilea pumila*), apple tree (*Malus sp.*) and Colorado spruce (*Picea pungens*).

The young woodland appears to contain a potential wetland that falls outside of the Study Area limits (Figure 2). Although wetland delineations generally cannot be completed outside of the growing season, we have mapped the most conservative potential wetland boundary based on current conditions as well as plant community and outward signs of wetland hydrology. A very minimal amount of 30-foot wetland buffer falls within the Study Area limits. These natural resource features have been overlaid onto a recent aerial basemap which includes one-foot contours (Study Area map). No other natural resource features were observed within the Study Area. Please refer to the attached photos of the young woodland and potential wetland.

It was noted that several trees were recently cut down south of the existing house presumably due to disease or old age. These are also shown on the attached Study Area map. This created a distinct gap in the canopy which is visible in some of the site photos, but may not be apparent on the aerial basemap. All other wooded areas observed appeared to be distinctly separate from nearby woodlands and either did not meet the acreage requirement for young or mature woodland or the tree size requirement (12" dbh or greater) for a mature grove. Please refer to the site photos for a view of each of these areas.



Kevin & Sondra Spiegl
Page 2 / December 23, 2019

While natural resources are present within the Study Area limits, no natural resources will be impacted as a result of the home addition project. No trees, even those outside of UDO-defined woodlands, are anticipated to be removed as a result of the home addition project.

We appreciate the opportunity to work with you on this project. If you have any questions or comments concerning the site visit and determination of no natural resources impact, please call me at (262) 317-3389. Thank you!

Sincerely,
R.A. Smith, Inc.

A handwritten signature in black ink that reads 'Tina M. Myers'.

Tina M. Myers, PWS
Ecologist/Project Manager

Enclosures: Figures 1 and 2, Site Photos



Kevin & Sandra Spiegl
9323 W. Puetz Rd.
City of Franklin
Milwaukee County, Wisconsin

- Map Legend
- Property Boundary (2.74 Acres)
 - Study Area (1.39 Acres)

Esri, HERE, Garmin, (c) OpenStreetMap contributors

Figure 1
Parcel Map





Kevin & Sandra Spiegl
9323 W. Puetz Rd.
City of Franklin
Milwaukee County, Wisconsin

- Map Legend
- Removed Tree
 - Off-site Wetland Boundary
 - Off-site Young Woodland Boundary
 - 30 ft Wetland Buffer
 - Study Area (1.39 Acres)
 - Young Woodland (2,896.7 sq ft)

Milwaukee County Land Information Office, Eagle View Technologies/Pictometry International

Figure 2
Natural Resources
Map





Photograph 1 (12/20/19): Small group of spruce located west of the existing house. This group of trees did not meet the definition of mature grove because there were not enough trees and not all were 12 inch or greater in diameter.



Photograph 2 (12/20/19): Southwest facing view of Young Woodland.



Photograph 3 (12/20/19): West facing view of Young Woodland.



Photograph 4 (12/20/19): View of young Woodland outside of the 100-foot Study Area limits. The woodland was dominated by green ash which is dying as a result of Emerald Ash Borer disease.



Photograph 5 (12/20/19): Interior view of the Young Woodland outside of the Study Area which appears to contain a potential wetland.



Photograph 6 (12/20/19): Facing south along the eastern property line south of the house.



Photograph 7 (12/20/19): Stump from tree that was cut south of the existing house. There were a number of trees recently cut in this area which has opened up the canopy.



Photograph 8 (12/20/19): Facing north at a small stands of trees south of the house that was distinctly separate from the Young Woodland. This small stand did not meet the definition of a Young or Mature Woodland.



Photograph 9 (11/25/19): Facing south at a small stands of trees south of the house that was distinctly separate from the Young Woodland which is seen in the background. This small stand did not meet the definition of a Young or Mature Woodland.



Photograph 10 (11/25/19): Stand of trees on the adjacent property between the two homes that did not meet the definition of Mature or Young Woodland.



Photograph 11 (11/25/19): East facing view of trees in front of the neighbor's house. The trees inside the circle drive are separated by woodland to the east outside of the 100-foot study area buffer and do not meet the definition of Young Woodland or Mature Grove.



Photograph 12 (11/25/19): East facing view of trees in front of the neighbor's house. The trees inside the circle drive are separated by woodland to the east outside of the 100-foot study area buffer and do not meet the definition of Young Woodland or Mature Grove.

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of February 20, 2020****Certified Survey Map**

RECOMMENDATION: Department of City Development staff recommends denial of this Certified Survey Map (CSM) request.

Project Name:	Anup Khullar Certified Survey Map
General Project Location:	5112 W Ryan Road
Property Owner:	5100, LLC
Applicant:	Anup Khullar. 5100, LLC
Agent:	James Schneider
Current Zoning:	B-3 Community Business District
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	Single-family residential properties zoned as B-2 General Business district to the north and west. A vacant lot zoned B-1 Neighborhood Business District is located to the east. To the south, the Franklin Business Park is across Ryan Rd.
Applicant's Action Requested:	Approval of Certified Survey Map (CSM).

Please note:

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

INTRODUCTION:

This Certified Survey Map (CSM) would divide one (1) existing lot into two (2) proposed lots. The subject property is approximately 3.78 acres and is located in the intersection of two arterial roads, 51st Street and Ryan Road. The proposed Lot 1 would be 2.49 acres in size and is currently used as “Andy’s” gas station, Lot 2 would be 1.29 acres and is currently vacant but a Special Use for a telecommunication tower has been previously approved.

The applicant submitted a Certified Survey Map (CSM) application on November 7, 2019. Pursuant to Wisconsin Statutes §236.34(1m)(f), the approving authority shall take action within 90 days of application submittal unless a time extension is granted by the applicant. On January 3, 2019, City Development staff sent review comments to the applicant and tentatively scheduled this application to the January 23, 2020, Plan Commission meeting. The applicant granted two time extensions to schedule this application for this February 20, 2020, Plan Commission meeting, and the March 3, Common Council meeting.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant stated that the proposed Lot 1 is for the existing gas station and Lot 2 is intended for future development, the applicant did not provide information about the proposed land use

for Lot 2. On June 18, 2019, the Common Council adopted Resolution 2019-7512 imposing conditions for the approval of a 125-foot telecommunication monopole tower in the northwest corner of proposed Lot 2, this project is currently as the building permit stage.

Staff is recommending denial of this Certified Survey Map request for the following reasons:

1. **Landscape Surface Ratio (LSR).** The Unified Development Ordinance (UDO) table 15-3.0303 requires a minimum 0.4 LSR for properties located in the B-3 zoning district. The applicant did not provide these calculations requested in staff memorandum dated January 3, 2020. Without these calculations, it is not possible to determine compliance.
2. **Floor Area Ratio (FAR).** The applicant did not provide Gross Floor Area Ratio (GFAR) and Net Floor Area Ratio (NFAR) calculations. As stated above, these calculations are required to determine compliance with UDO table 15-3.0303.
3. **Natural Resource Protection Plan (NRPP).** The applicant did not provide a NRPP or a letter from qualified personnel stating no natural resources. The applicant stated that a NRPP would be provided at the time of future of development. Pursuant to UDO §15-9.0309.D, the NRPP is a requirement for Certified Survey Maps.

Other reasons for denial, which are not specific requirements of the UDO include:

4. The applicant did not provide information on how the previously approved telecommunication tower would fit within this proposed Certified Survey Map. Setbacks and easements may be required between the telecommunication tower and any future development in Lot 2.
5. The applicant did not provide information from the Wisconsin Department of Transportation (WisDOT) regarding setbacks and access management standards along Ryan Road.

STAFF RECOMMENDATION:

City Development Staff recommends denial of this Certified Survey Map (CSM) for the reasons stated above. However, if the City wishes to approve the proposed CSM, staff recommends several conditions of approval contained in the attached draft resolution.

With regards to staff review comments sent on January 3, 2020, some of the items have been addressed while others have not been addressed and are outlined in the attached resolution for consideration of the Plan Commission.

STAFF SUGGESTION:

The following condition is not included in the attached resolution:

- The applicant shall submit a cross-access easement between lot 1 and lot 2, for Department of City Development and Engineering Department review and approval. Upon approval, the easement shall be recorded with the Milwaukee County Register of Deeds Office.

RESOLUTION NO. 2020-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED
SURVEY MAP, BEING A DIVISION OF A PART OF THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST,
IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(ANUP K. KHULLAR, 5100 LLC, APPLICANT)
(AT 5112 WEST RYAN ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a division of a part of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 5112 West Ryan Road, bearing Tax Key No. 882-9999-002, Anup K. Khullar, 5100 LLC, 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 Anup K. Khullar, 5100 LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form

ANUP K. KHULLAR, 5100 LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2020-_____

Page 2

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. Anup K. Khullar, 5100 LLC, successors and assigns, and any developer of the Anup K. Khullar, 5100 LLC 2 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Anup K. Khullar, 5100 LLC and the 2 lot certified survey map project for the property located at 5112 West Ryan 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. Pursuant to Unified Development Ordinance Table 15-3.0303, the applicant shall submit Landscape Surface Ratio (LSR), Gross Floor Area Ratio (GFAR) and Net Floor Area Ratio (NFAR) calculations, for Department of City Development review and approval, prior to recording of the Certified Survey Map.
7. Pursuant to Unified Development Ordinance §15-9.0309D., the applicant shall submit a Natural Resource Protection Plan, or a letter from qualified professional stating that no natural resources require protection, for Department of City Development review and approval, prior to recording of the Certified Survey Map.
8. Upon preparation of the Natural Resource Protection Plan, the applicant shall submit a conservation easement for all protected natural resources that may be present in the subject property, for Common Council review and approval, prior to recoding of the Certified Survey Map.
9. Pursuant to Unified Development Ordinance Table 15-3.0303, the applicant shall submit a Landscape Plan for the bufferyard easement areas, for Department of City Development review and approval, prior to recording of the Certified Survey Map.
10. The applicant shall submit a landscape bufferyard easement, for Common Council review and approval, prior to recoding of the Certified Survey Map.

ANUP K. KHULLAR, 5100 LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2020-_____

Page 3

11. The applicant shall revise the Certified Survey Map to address the Engineering Department comments in the staff memorandum dated January 3, 2020, for Engineering Department review and approval, prior to recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, 5100 LLC, 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 owner, 5100 LLC, 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 _____

MEMORANDUM

Date: January 3, 2020
To: Anup Khullar
From: City of Franklin, Department of City Development
RE: Application for Certified Survey Map (CSM) – 5112 W Ryan Road

Please be advised that the Department of City Development has reviewed the Certified Survey Map (CSM) application submitted by Anup Khullar on November 7, 2019.

Certified Survey Map (CSM), as required by the UDO.

1. Pursuant to the Unified Development Ordinance (UDO) Section 15-0702, please provide the following:
 - A. **Existing features.** Outer boundaries of parking areas and drives.
 - B. **Setbacks, shore buffers, wetland buffers, wetland setbacks, and building lines.** All required setbacks shall be graphically indicated in the CSM. Please add parking and driveway setbacks and wetland buffers and setbacks (if wetlands are present).
 - C. **Easements.** Delineation of easements in the subject property.
 - F. **Existing and Proposed Contours.** Existing and proposed contours at vertical intervals of not more than two feet.
 - P. **Location of Proposed Deed Restrictions, Landscape Easements, and/or Conservation Easements.** If natural resources are present, as described in Division 15-4.0100 of the UDO. It is recommended that said natural resources be located within conservation easements and outlots. Conservation easement template is attached.
 - Q. "Natural Resource Protection Plan", and "Landscape Plan" for any landscape bufferyard easement areas.
2. It is noted that 51st Street and Ryan Road are considered arterial roads. Per UDO Section 15-5.0102, a Landscape Bufferyard Easement is required along property lines abutting an arterial road. The minimum landscape buffer width is 30 feet. Please provide a landscape plan and a landscape bufferyard easement (template attached). Additionally, the following note should be added to face of the CSM:

"Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited."
3. The landscape plan should comply with the requirements set forth in UDO Division 15-7.0301.
4. Per UDO Section 15-5.0201, please add required 30-foot vision triangles along both driveways. As previously noted, 51st Street and Ryan Road are considered arterial roads, so the required vision triangle at this intersection shall be 60 feet.

B-3 Community Business District standards, as required by the UDO.

5. The subject property is located in the B-3 Community Business District, in order to determine compliance with the district standards set forth in the Unified Development Ordinance (UDO) table 15-3.0303, please add the following information:
 - A. Landscape Surface Ratio (LSR), Gross and Net Floor Area Ratio calculations (GFAR and NFAR) for proposed lots.
 - B. Parking and driveway setbacks.
 - C. If wetlands are present, wetland buffer and wetland setback.

Common Council Resolution No. 2019-7512.

6. On June 18, 2019, the Common Council adopted Resolution 2019-7512 imposing conditions for the approval of a 125-foot telecommunication monopole tower in the northwest corner of proposed Lot 2. The resolution describes a 30 foot wide ingress/egress and utility easement and a 10 foot wide utility easement, these easements are not depicted in the CSM, please clarify.
7. Must revise the project narrative to explain how the previously approved cell tower fits with this CSM, i.e. will the tower still be built? If so, there will likely be additional setbacks, additional easements, additional access easements, etc. between the tower and any new development.
8. Staff recommends a site plan be prepared so at a minimum all required setbacks between the previously approved cell tower and the proposed new lot line can be verified.

Additional City Development Department Comments

9. Should revise the project narrative to explain what type of future development is proposed or anticipated.
10. Staff recommends that all required plans be provided at this time (prior to Plan Commission submittal) including Natural Resource Protection Plan and Landscape Plan. Staff further recommends that these plans be detailed plans appropriate for detailed review and comments. Failure to provide all such plans will likely lead to significant delays in final reviews and approvals, and may sometimes result in further revisions of plans such that additional Plan Commission and/or Common Council approvals will be required.
11. Does the applicant want shared parking to be allowed between the two lots? If so, staff recommends a shared parking easement between lot 1 and lot 2.
12. Staff recommends a cross access easement between lot 1 and lot 2.
13. Please contact the Wisconsin Department of Transportation for the minimum required setbacks and access management standards along Ryan Road.

Engineering Department Comments

14. Must resolve the technical omissions and deficiencies identified by the Milwaukee County.
15. Must show all the recorded easements on this proposal.
16. Must show under the notes the sentence " Lot 1 & 2 is served by Public Sanitary Sewer and Water".
17. Must show the coordinates of the monuments.
18. Must show that 51st Street meets the required width of the 130-ft right of way as an arterial road.

19. On page 4 of 4, replace "Plan Commission" to "Common Council" and the paragraph below to change it to

- " This Certified Survey Map is hereby approved by the Common Council of the City of Franklin by Resolution No. _____ on this _____ day of _____, 20__."



Date of Application: _____

CERTIFIED SURVEY MAP (CSM) APPLICATION

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

Applicant (Full Legal Name[s]):

Name: ANUP K. KHULLAR
Company: 5100 LLC
Mailing Address: 8200 W. BROWN DEER RD.
City / State: MILWAUKEE, WI Zip: 53223
Phone: (414) 406-0211
Email Address: ANUP@PRIYACORPORATION.COM

Project Property Information:

Property Address: 5112 W. RYAN RD.
Property Owner(s): 5100, LLC

Mailing Address: 8200 W. BROWN DEER RD.
City / State: MILWAUKEE, WI Zip: 53223
Email Address: (SAME AS ABOVE)

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

Name: JAMES G. SCHNEIDER
Company: NORTH SHORE ENGINEERING, INC.
Mailing Address: 11433 N. PORT WASHINGTON RD.
City / State: MERUON, WI Zip: 53092
Phone: (262) 241-9400
Email Address: J.SCHNEIDER@

NORTHSHOREENGINEERING.NET

Tax Key Nos: 882 9999 002

Existing Zoning: B-3

Existing Use: _____

Proposed Use: _____

CMP Land Use Identification: _____

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

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

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

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

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

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

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

Signature - Property Owner
Name & Title (PRINT) ANUP K. KHULLAR

Date: 10/8/19

Signature - Property Owner
Name & Title (PRINT) _____

Date: _____

Signature - Applicant
Name & Title (PRINT) _____

Signature - Applicant's Representative
Name & Title (PRINT) JAMES G. SCHNEIDER

Date: 9/30/2019

Franklin

NOV 07 2019

City Development

Regulo Martinez-Montilva

From: Andy Khullar <andy@priyacorporation.com>
Sent: Tuesday, January 28, 2020 11:37 AM
To: Regulo Martinez-Montilva
Cc: Gail Olsen
Subject: Re: Anup Khullar (5112 W Ryan Rd) - Certified Survey Map (CSM)

I need another extension

Thanks

Andy

Sent from my iPhone

On Jan 28, 2020, at 11:31 AM, Regulo Martinez-Montilva <RMartinez-Montilva@franklinwi.gov> wrote:

Mr. Khullar,

We have not received your revised application materials for the 2/6 Plan Commission meeting.

Pursuant to Wis. Stats. 236.34 (1m)(f), the approving authority shall take action on CSM applications within 90 days unless the time is extended by the applicant. This application is currently scheduled for the 2/6 Plan Commission and 2/18 Common Council.

If you need more time to revise your application and address staff comments, please send us a written time extension. See available meetings below;

- 2/20 Plan Commission meeting, submittal deadline 2/10. Common Council meeting 3/3.
- 3/5 Plan Commission meeting, submittal deadline 2/24. Common Council meeting 3/17.

Please contact me via e-mail or phone if you have questions.

Regards,

Régulo Martínez-Montilva, AICP

Associate Planner - Department of City Development

City of Franklin

9229 W. Loomis Road

Franklin, WI 53132

Phone (414) 425-4024 / 427-7564

RMartinez-Montilva@franklinwi.gov

<image001.jpg>

Regulo Martinez-Montilva

From: Kavita <andy@priyacorporation.com>
Sent: Monday, December 9, 2019 4:33 PM
To: Regulo Martinez-Montilva; andy@priyacorporation.com
Subject: FW: CSM application - 5112 W Ryan Rd / Anup Khullar
Attachments: LS-4579 Wetland SWDVM_12-9-19.pdf; SEWPC Environmental Corridor_12-9-19.JPG

Follow Up Flag: Follow up
Flag Status: Completed

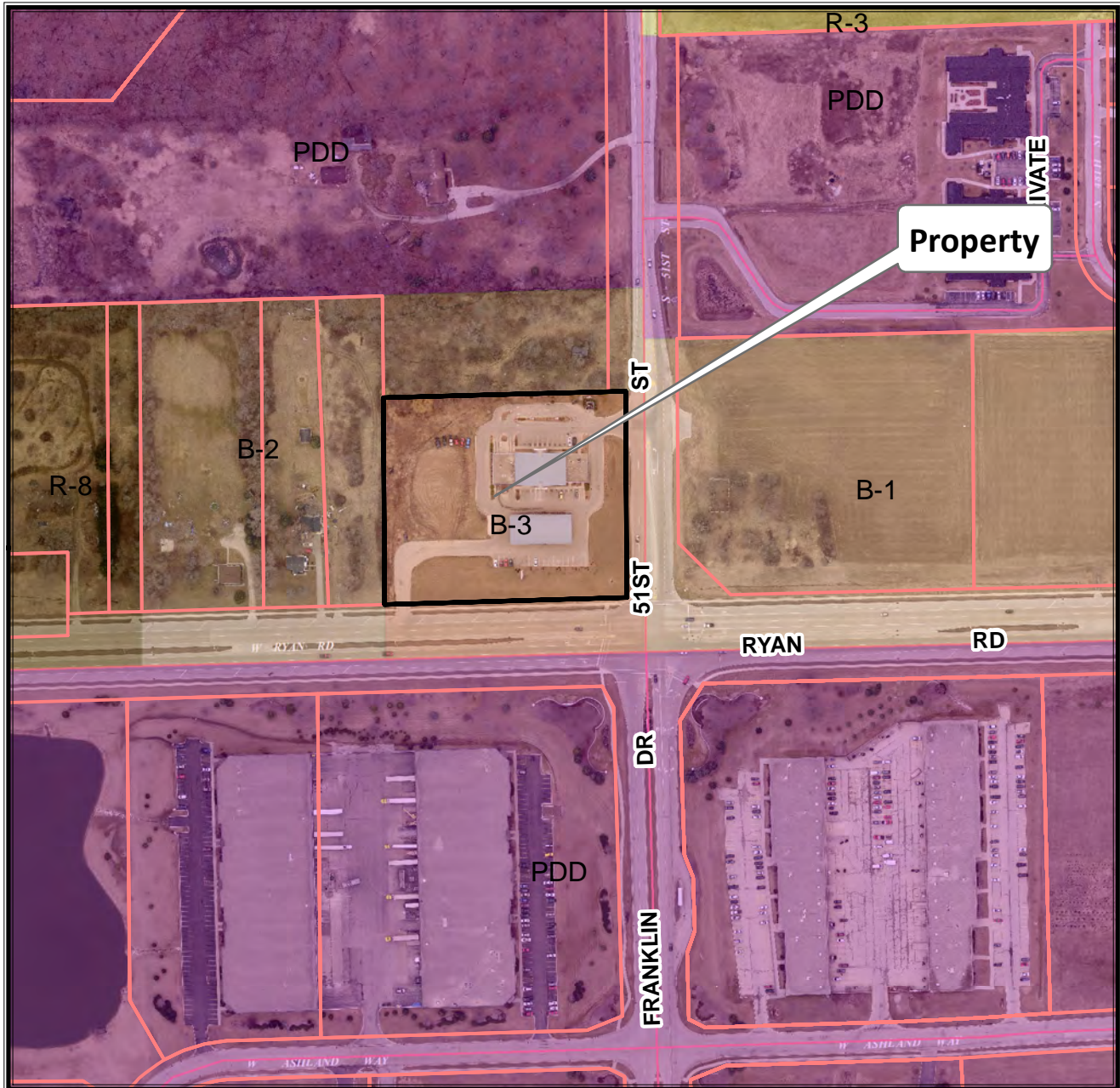
Hi ,

At Your request and per our discussion, I have looked into the 2 bullet point items of your application. In light of there being no Wetlands or Environmental Corridor impacts to the proposed land division, and given that you are not proposing to develop Lot 2 of the Certified Survey at this time, I feel you should formally request that the "Natural Resource Protection Plan" and "Site Intensity and Capacity Calculations" be waived as part of this application.

I have attached 2 maps for use in reference to this waiver request.

Thanks,
Andy

5112 W. Ryan Road
TKN: 882 9999 002



Planning Department
(414) 425-4024

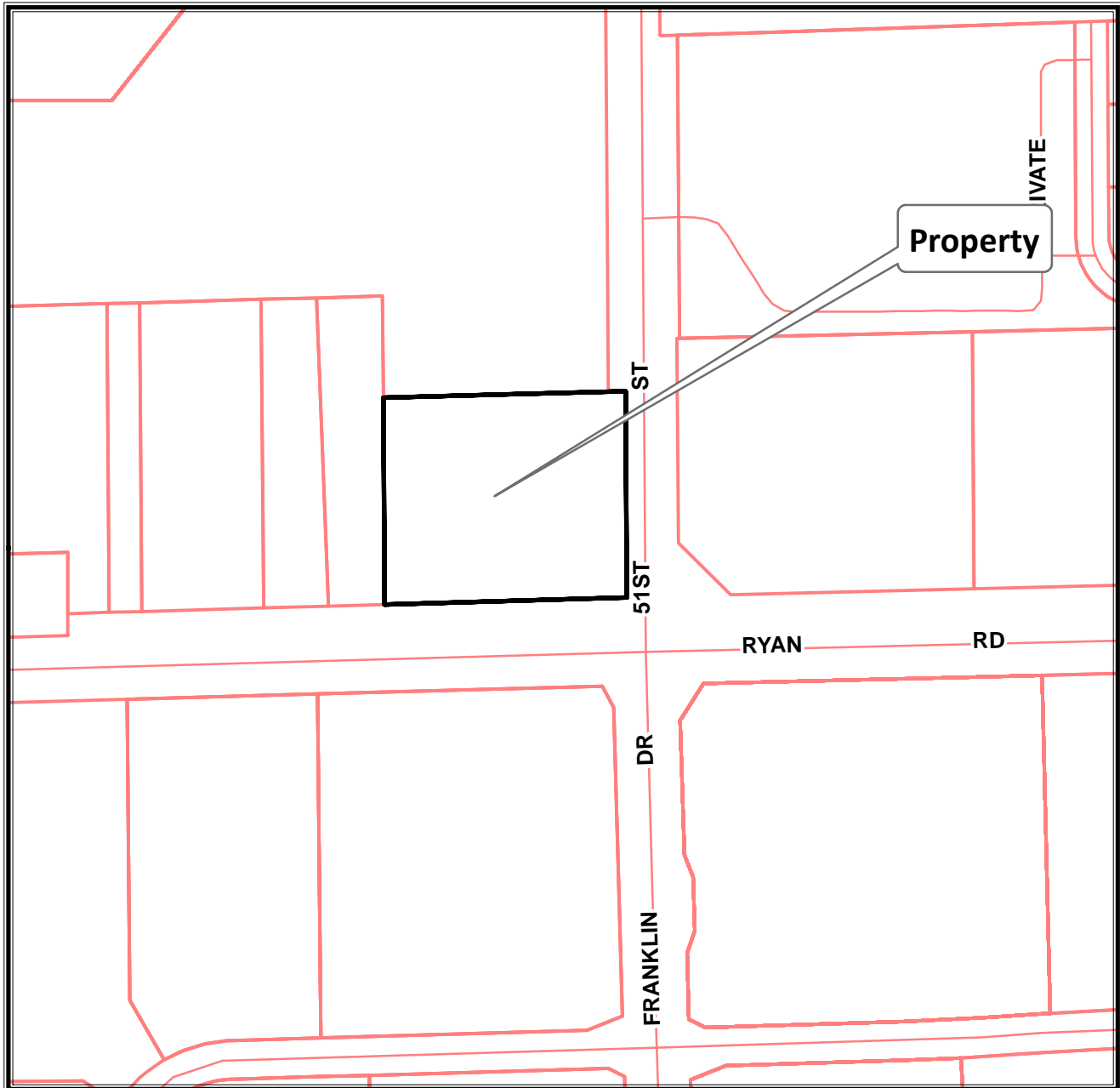
0 175 350 700 Feet

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


NORTH
2017 Aerial Photo



5112 W. Ryan Road
TKN: 882 9999 002



Planning Department
(414) 425-4024

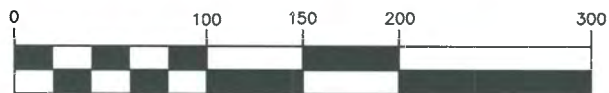
0 175 350 700 Feet

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



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



SCALE 1" = 100'



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

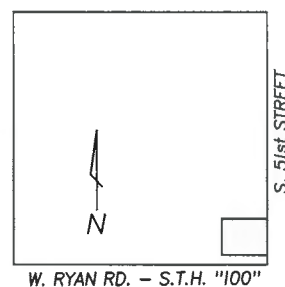
LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- - DENOTES 1/2" REBAR (FOUND)
- () - DENOTES RECORDED AS BEARINGS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE SW. 1/4 OF SECTION 23-5-21 WHICH BEARS S88°22'14"W)

NOTES :

1. CURRENT ZONING:
B-3 (COMMUNITY BUSINESS DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. LOT 1 & 2 IS SERVED BY PUBLIC SANITARY SEWER AND WATER.



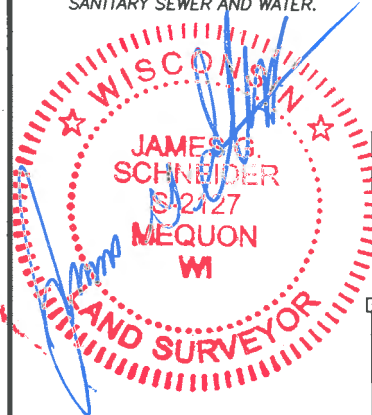
LOCATION MAP

SOUTHWEST 1/4 SEC. 23-5-21
(SCALE 1"=2000')

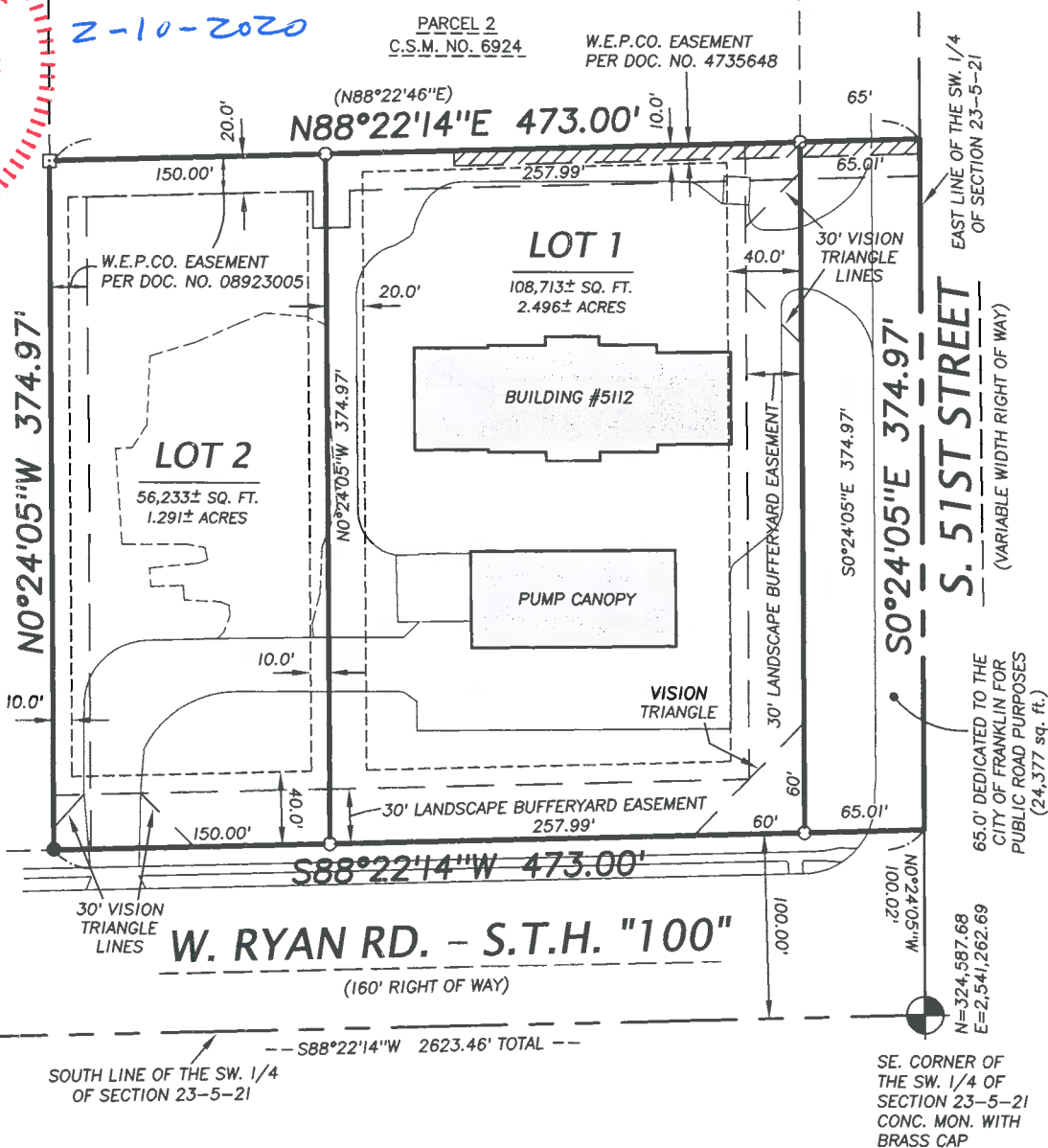
OWNERS :

5100, LLC
8200 W. BROWN DEER RD.
MILWAUKEE, WI 53223

LANDSCAPE BUFFERYARD EASEMENT:
THIS STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS; BUILDING OF STRUCTURES HEREON IS PROHIBITED.



2-10-2020



SW. CORNER OF THE SW. 1/4 OF SECTION 23-5-21 CONC. MON. WITH BRASS CAP
N=324,513.08
E=2,538,640.46



SOUTH LINE OF THE SW. 1/4 OF SECTION 23-5-21

N=324,587.68
E=2,541,262.69

SE. CORNER OF THE SW. 1/4 OF SECTION 23-5-21 CONC. MON. WITH BRASS CAP

CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN.*

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A division of a part of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

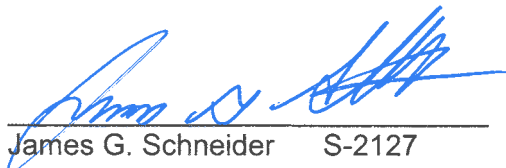
Commencing at the Southeast corner of said Southwest 1/4; thence N0°24'05"W along the East line of said Southwest 1/4, 100.02 feet to a point in the North right of way line of W. Ryan Rd. – S.T.H. "100" and the point of beginning of lands to be described; thence S88°22'14"W along said right of way line, 473.00 feet; thence N0°24'05"W and parallel with the East line of said Southwest 1/4 Section, 374.97 feet to a point in the Southerly line of Parcel 2 of Certified Survey Map No. 6924; thence N88°22'14"E along the Southerly line of said Parcel 2, 473.00 feet to a point in the East line of the Southwest 1/4 of said Section 23; thence S0°24'05"E along said East line, 374.97 feet the point of beginning.

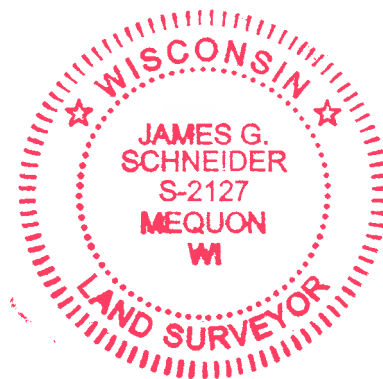
Said lands containing 4.071 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of 5100, LLC, OWNER of said lands.

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

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and Division 15-7.0700 of the requirements of the City of Franklin.


James G. Schneider S-2127 2-10-2020



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN.*

CORPORATE OWNER'S CERTIFICATE

I, Anup Khullar (Member) of 5100, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

WITNESS the hand and seal of said OWNERS on this _____ day of _____, 20____.

Witness

Anup Khullar (Member)

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____
the above named Anup Khullar (Member) to me known to be the person who executed
the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

CONSENT OF MORTGAGEE

WISCONSIN BANK & TRUST, 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 and mapping of the land described on this Certified Survey Map and does hereby consent to the above certificate of Anup Khullar, OWNER.

In witness whereof, the said Wisconsin Bank & Trust has caused these presents to be signed by _____, it's _____
at _____, Wisconsin, this _____ day of _____, 20____.

IN THE PRESENCE OF:

Wisconsin Bank & Trust

By: _____

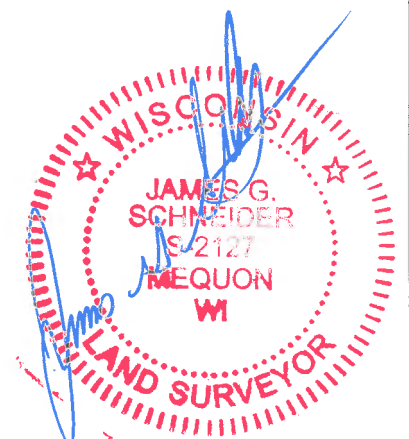
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____, _____, to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider



CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN.*

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

This Certified Survey Map is hereby approved by the Common Council of the City of Franklin by resolution No. _____ on this _____ day of _____, 2020.

Steve Olson, Mayor

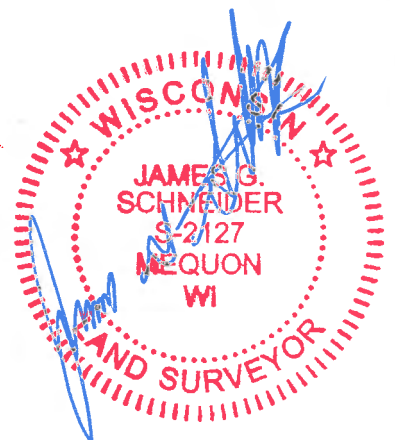
Date

Sandra L. Wesolowski, City Clerk

Date

This instrument was drafted by James G. Schneider

Sheet 4 of 4 Sheets



2-10-2020



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of February 20, 2020

Certified Survey Map

RECOMMENDATION: Department of City Development staff recommends approval of the Certified Survey Map (CSM).

Project Name:	JHB Properties
General Project Location:	3617 W. Elm Road
Property Owner:	JHB Properties, LLC
Applicant:	Scott Biller, JHB Properties, LLC
Agent:	Matt Carey, Pinnacle Engineering Group
Current Zoning:	PDD 39
2025 Comprehensive Plan:	Recreational and Areas of Natural Resources
Use of Surrounding Properties:	PDD 39 to the South, East, and the eastern quarter of the northern property line; P-1 (Park) to the West and the western portion of the northern property line.
Applicant's Action Requested:	Approval of Certified Survey Map (CSM)

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

INTRODUCTION

On November 1, 2016, the Franklin Common Council approved the creation of Planned Development District 39, the Franklin Business Park. The Business Park is intended to attract businesses requiring larger lots and buildings to locate in Franklin. The City is currently investing in public infrastructure for the park including sanitary sewer service; this Certified Survey Map (CSM) is located in the middle of the western portion of the park, immediately north of the proposed lift station.

On December 20, 2019, the applicant submitted an application for a CSM to create four buildable lots and four outlots from this 80 acre parcel. §15-9.0309 stipulates that a CSM may consist of *not more than four (4) total lots*; this first version of the CSM with eight (8) total lots was therefore not approvable by either the City or other evaluating agencies. The applicant proposes instead to submit two separate CSMs to be recorded in succession. The proposed CSMs meet the requirements of §15-7.0701 and WI §236.02 (12) to perform multiple divisions, namely that they not result in more than five (5) lots smaller than 1.5 acres in five years. The current application before the Plan Commission is the first of these divisions (to be referred to as CSM A). The subsequent CSM application (to be referred to as CSM B) has been submitted pending evaluation. A draft of CSM B is provided *for reference only*.

CSM A consists of 4 total lots: a stormwater outlot (Outlot 1), Lot 1 and 2 are buildable lots, and Lot 3 which will be divided by CSM B. The draft of CSM B is provided; it consists of two buildable lots and two outlots: Outlot 2 will contain two storm water detention ponds, wetland and woodland with buffers, and Outlot 4 woodland and wetland. Detailed site plans for the full development of buildable parcels were not provided.

According to §15-9.0309.C. of the Unified Development Ordinance (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 December 20, 2019, so March 19, 2020, is the 90-day deadline for this application.

PROJECT DESCRIPTION AND ANALYSIS:

Certified Survey Map

The proposed CSM (CSM A) divides one existing lot into four proposed lots. The subject property is owned by JHB Properties, LLC and is approximately 80 acres in area. The proposed Lot 1 would have approximately 8 acres, and Lot 2 approximately 8.2 acres. Lot 3, which will be divided by CSM B, is approximately 55.26. Lot 1, Lot 2, and Lot 3, meet the minimum lot area and lot width requirements for PDD 39 – 40,000 square feet. Outlot 1 is a planned stormwater area consisting of two ponds connected by a pipe. The CSM dedicates right-of-way (ROW) for three public roads. ROW for Hickory St. is shown to be 120' including an 80' road and 40' for utilities. Aspen Way and Birch are 80' wide. The project also includes internal utilities and a pedestrian path.

The applicant is aware that it will be necessary to submit a subsequent application for the second set of divisions and has already done so. Staff suggests that conservation areas in Lot 3 be set aside in outlots in future divisions.

The current version of the CSM requires a few minor technical corrections detailed in Staff Comments. Staff recommends that approval of the CSM be conditioned upon technical corrections being made by the applicant prior to recording.

Design Standards for Land Divisions

§15-5.0103.B. requires that temporary termination of streets longer than 250 feet that are intended to be extended at a later date shall be accomplished with a temporary cul-de-sac or a temporary "t." The Department of Public Works does not view this as necessary for this project, with the understanding that a soon-to-be developed driveway on Lot 2 will be made available to Public Works as a turnaround for department vehicles. Current candidates for the site propose a driveway. DPW requests the applicant provide a commitment that if a driveway is not created in nine (9) months they will install a hammer head (temporary t).

Natural Resource Protection Plan

The applicant has supplied a Natural Resource Protection Plan (NRPP) which is based on the NRPP being drafted by the City for the portion PDD 39 west of the proposed Hickory Street. The City's NRPP has not yet been finalized. Disturbances to trees for the street must be mitigated under the requirements of this NRPP.

This 80-acre parcel contains several areas of natural resources including mature woodland, and wetlands. It also includes SEWRPC Environmental Corridor which makes up the majority of land west of the proposed S. Birch. The applicant must provide mitigation for areas of disturbance of natural resource features beyond what is allowed, and protect that which is to remain. The applicant proposes to remove 17.4% (or less) of the mature woodland, as permitted by UDO. No disturbances by the applicant are proposed to wetlands. Those areas disturbed as part of the essential services installation are not required to be mitigated by the applicant. Tree species prohibited by ordinance or considered to be noxious also do not require mitigation. *Disturbances on Hickory shall be restored prior to approval of any site plan application.*

The applicant has provided conservations easement exhibits for Plan Commission review. *Per §15-4.0102.K, the applicant shall submit **written** Conservation Easement documents for those natural resources to be protected under this Plan for Common Council review and approval and recording with the Milwaukee County Register of Deeds prior to the recording of the CSM.*

Staff recommends that the NRPP be subject to technical corrections for staff approval, prior to recording of the CSM.

Landscaping and Mitigation

Mitigation of trees removed for the development of S. Hickory is required; the applicant is not responsible for mitigation of trees removed for essential services, or for trees species designated as noxious or prohibited by City ordinance. *Staff recommends that the applicant verify the number of mitigation trees that will be provided under the standards of §15-8.0204.F.* The applicant has provided revised tree mitigation information that does not include noxious or prohibited trees which was submitted too late for inclusion in Plan Commission materials.

Stormwater Management

The applicant proposes four (4) stormwater detention ponds as part of this development. The stormwater ponds in the conservation area Lot 3 are adjacent to wetlands; ponds in Outlot 1 are connected by a pipe. Staff notes that the proposed drive through Outlot 1 may not be above the high water line for these ponds. Future driveways will be subject to site plan review. *Staff recommends that any driveway through Outlot 1 be subject to the review and approval of the Engineering Department. Staff further recommends that recordation of the CSM be subject to Engineering's overall approval of stormwater plans.*

STAFF RECOMMENDATION:

The Department of City Development staff recommends approval of the Certified Survey Map, subject to technical corrections and the conditions in the draft resolution.

RESOLUTION NO. 2020-_____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT AND
1 OUTLOT CERTIFIED SURVEY MAP, BEING PARCEL 1 OF CERTIFIED
SURVEY MAP NO. 5285, AS RECORDED IN THE REGISTER OF DEEDS
OFFICE FOR MILWAUKEE COUNTY AS DOCUMENT NO. 6286497, BEING
A PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 21 EAST,
IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(JHB PROPERTIES, LLC, OWNER)
(3617 WEST ELM ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being Parcel 1 of Certified Survey Map No. 5285, as recorded in the Register of Deeds office for Milwaukee County as Document No. 6286497, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 3617 West Elm Road (immediately north of the proposed lift station for Planned Development District No. 39 (Mixed Use Business Park)), bearing Tax Key No. 979-9997-000, JHB Properties, LLC, applicant; said certified survey map having been reviewed by the City of Franklin Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and City of Franklin 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 JHB Properties, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

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

Code and Ordinance provisions may be amended from time to time.

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. JHB Properties, LLC, successors and assigns, and any developer of the JHB Properties, LLC 3 lot and 1 outlot 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 JHB Properties, LLC and the 3 lot and 1 outlot certified survey map project for the property located at 3617 West Elm 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 make any necessary technical corrections to the CSM, subject to approval of Planning Staff, prior to recording.
7. The applicant shall make any necessary technical corrections to the NRPP, subject to approval of Planning Staff, prior to recording of the CSM.
8. The applicant shall submit written Conservation Easement documents for those natural resources to be protected under this Plan for Common Council review and approval prior to the recording of the CSM.
9. Removed trees on Hickory shall be replaced under the standards of Unified Development Ordinance §15-8.0204F., and the applicant shall verify the number of trees that will be provided, prior to approval of any site plan application.
10. Any driveway through Outlot 1 will be subject to the review and approval of the Engineering Department.

JHB PROPERTIES, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2020-_____

Page 3

11. Recordation of the CSM is subject to Engineering Department overall approval of stormwater plans.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, JHB Properties, LLC, 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 owner, JHB Properties, LLC, 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 _____

City of Franklin Department of City Development

Date: January 22, 2020

To: JHB Properties, LLC

From: City Development Staff

RE: 3617 W Elm Road – Certified Survey Map – Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Certified Survey Map submitted by JHB Properties, LLC and date stamped by the City of Franklin on December 20, 2019.

Department of City Development

Lots 1, 2, 3, and 4 all meet the minimum lot area and lot width requirements for the business park area of PDD 39 (§15-3.0444.B.).

Unified Development Ordinance (UDO) Requirements

Certified Survey Map (CSM)

Division 15-7.0700: Certified Survey Map describes the required elements of a CSM:

1. Please be aware that §15-7.0701: General Standards for CSMs, requires that the standards of Part 8: Improvements and Construction be met for all development resulting from this CSM.
PEG- Understood.
2. As required by §15-7.0702.A-E, please depict existing watercourses, drainage ditches, and other features pertinent to proper land division including natural features and their setbacks and buffers, and all lands reserved for future acquisition.
PEG- As discussed at the meeting on 1/30/20, the topo survey to be used as the basemap was flown and picked up via LIDAR, therefore some features may not have been picked up. However, all relevant natural resource features have been delineated and included on the NRPP and CSM.
3. Please show the date of the Certified Survey Map with all dates of revision on its face, as required by §15-7.0702.H.
PEG- Dates shown as requested.
4. §15-7.0702.J. requires that the CSM include the name and address of the owner, Subdivider, and Land Surveyor.
PEG- Owner info included on CSM.
5. §15-7.0702.K requires that the entire area contiguous to the proposed Certified Survey Map owned or controlled by the Subdivider shall be included on the Certified Survey Map. Please depict the immediate surrounding area.

PEG- Surrounding area shown on CSM.

6. Please include existing zoning and zoning boundary lines of each parcel, per §15-7.0702.M.

PEG- Requested info added to CSM.

7. Please indicate the location of Soil Percolation Tests conducted in accordance with Chapters ILHR 83 and 85 of the Wisconsin Administrative Code as required by §15-7.0702.O. Note that the results of the tests must be submitted along with the CSM.

PEG- Does not apply to this project as no septic tanks are proposed.

8. Please depict any proposed deed restriction, and landscape or conservation easements, required by §15-7.0702.P. Deed restrictions and/or conservation easements as required by this Ordinance shall be filed with the CSM. Please submit easement(s) for recording.

PEG- Requested info shown on the CSM. Easement documents attached.

Design Standards for Land Divisions

UDO Division 15-5.0100: Design Standards for Land Divisions governs the arrangement of and access to roads, right-of-way and other infrastructure, and the dimensions of lots and easements.

9. Note that §15-5.0101 requires proposed roads to either conform to the official map of adopted plan for their layout in that part of the city, or meet the standards of §15-5.0101.B. Please verify that proposed roads meet these standards.

PEG- Standards are met.

10. Roads must meet the dimensional standards of §15-5.0103. Birch and Aspen meet the requirements for collector streets (80 feet). Hickory, which is 120 feet wide, does not meet the standards for an arterial street (130 feet).

PEG- As discussed, the Hickory ROW is not 80 feet wide because of the proposed utility corridor and natural resources along the east side of the road. It is not considered to be an arterial.

11. §15-5.0103.B. requires that temporary termination of streets longer than 250 feet intended to be extended at a later date shall be accomplished with a temporary cul-de-sac or a temporary “t.”

PEG- As confirmed by Glen Morrow, the current design is acceptable without a turnaround or temporary T.

12. Note that per §15-5.0105.B, the Plan Commission may require pedestrian facilities for blocks over 900’ in length. Ordinance 2016-2288 further requires a safe, interconnected and pedestrian-friendly network of public streets, private roads, sidewalks and trails.

PEG- As confirmed by Glen Morrow, the current design is acceptable.

13. §15-5.0105.D requires the creation of mid-block utility easements on rear lot lines where practicable. Please depict proposed utility easements.

PEG- As discussed, only the “known” easements that are being dedicated now need to be shown on the CSM. As the individual lots get constructed, and the future easement locations are finalized, then the easements will get dedicated.

14. Note that when lots larger than the minimum size lot are created, §15-5.0106.J requires they be designed as to allow for future division. Minimum lot size in PDD 39 is 40,000 square feet.
PEG- Understood.
15. Note that the standards of §15-5.0107 apply to all roads and future roads on the proposed lots, as will the standards of §15-5.0108 apply to setbacks.
PEG- Understood.

Natural Resource Protection Plan

Division 15-4.0100 governs the preservation of natural resources. All development in the City of Franklin shall comply with the natural resource protection standards set forth in Table 15-4.0100, and be described by a Natural Resource Protection Plan as defined by Division 15-7.0200.

16. As required by §15-4.0102.K, please submit conservation easement(s) for those natural resources to be protected under this plan.
PEG- Conservation Easement documents are included with this resubmittal.
17. Per the requirements of Table 15-4.0100, disturbances to or removal of wetlands or wetland setbacks require a Natural Resource Special Exception. If a wetland has been exempted by the Wisconsin Department of Natural Resources, please provide documentation of the exemption and indicate the exemption on the NRPP.
PEG- Only grading within the outside, 50' wetland setback is proposed. No grading within the 30' wetland buffer is proposed, except for the future intersection of Hickory and Elm, which is being designed by others. This is acceptable as long as it is stabilized and restored correctly. Table 15-4.0100 only references the wetland buffer and not the wetland setback area.
18. Please provide complete information about all natural resources as required by §15-4.0102. If a type of natural resources is not present, indicate that on the NRPP. Please provide copies of wetland delineations for city records.
PEG- NRPP updated accordingly, see legend and notes under the legend. Wetland Delineation Report is included with the resubmittal.
19. Please indicate the location of the proposed CSM, per §15-7.0201.B, and the names, addresses and telephone numbers of the owners, subdividers, lessee and/or developer per §15-7.0201.C of the UDO.
PEG- NRPP updated accordingly.
20. Please show the location of all proposed lot lines, right-of-way lines and easements per Section §15-7.0201-F of the UDO.
PEG- NRPP updated accordingly.
21. Please show the location, ownership, widths, and names of all existing and previously platted streets, right-of-ways, parks, and other public or open spaces location within or adjacent to the subject property per §15-7.0201.G.
PEG- NRPP updated accordingly.
22. Please show the location and dimensions of all permanent easements on the subject property boundary lines and adjacent to the site, as required by §15-7.0201.H

PEG- NRPP updated accordingly.

23. §15-7.0201.J requires that those natural resource features that will be disturbed and those that will be preserved are graphically and numerically depict on the NRPP. Please clarify which markings indicate areas of disturbance. Staff recommends a complete legend on the NRPP.
PEG- NRPP updated accordingly. Those to be disturbed are highlighted in red. This includes future impact to mature woodlands at the north side of Lot 5 and the south side of Lot 4. Wetland setback grading impacts are highlighted in green.
24. Per Section §15-7.0201.K of the UDO, please provide a graphic illustration and notes relating those natural resource features to be preserved in perpetuity using conservation easements.
PEG- Impact areas are color coded as indicted in the response for Comment #24. Refer to the legend and notes under the legend on the NRPP.

Site Intensity and Capacity Calculations

Site Intensity and Capacity Calculations are required by §15-7.0201.N.

25. Landscaping and Floor Area Ratios (LSR and FARs) do not match with the standards of ORD 2016-2238 governing PDD 39. Please verify that the correct ratios were used in the site intensity calculations of table 15-3.0505.
PEG- Calcs have been updated accordingly.

Landscaping and Mitigation

Division 15-5.0300 stipulates landscaping requirements stemming from bufferyards, parking and areas where vegetative mitigation is required under §15-4.0103.

26. Note that the standards of §15-4.0103 will apply to future parking facilities.
PEG- Understood.
27. Please indicate any landscape bufferyard easements graphically per §15-7.0301.F. Lots adjacent to arterial streets must include a 30 foot bufferyard as required by §15-5.0102.A. If Hickory is an arterial street, Lot 1 and Lot 3 must show the bufferyard.\
PEG- As previously discussed, Hickory is not an arterial road. Therefore, no bufferyards are proposed.
28. Mitigation of trees removed for the development of S. Hickory is required. Please verify the number of mitigation trees that will be provided under the standards of §15-8.0204.F.
PEG- Mitigation is provided for those trees impacted by the S. Hickory ROW. All other proposed tree removals for this project do not require tree mitigation per 2/4/20 phone discussion as the overall removal limit is less than 30% as shown on the NRPP. Would the City consider reducing the mitigation requirement for trees that are deemed as “nuisance trees” such as cottonwoods or box elders? See email sent to Marion Ecks on 2/4/20.

Staff Recommendations

CSM

29. Please consolidate notes in one location on the face of the Plat.
PEG- CSM updated accordingly.
30. The CSM should be corrected to not show the 30% of the mature woods that they can cut down. Depicted woodlands should match with the NRPP.
PEG- CSM updated to match the NRPP.
31. The CSM should be corrected to remove the 25' woodland buffer, unless that is the actual dripline of the woods. In that case, it must be included as part of the woodlands, not as a separate buffer.
PEG- Woodland buffer has been removed.
32. The CSM needs to show the conservation easement boundary, and include a note about the conservation easement.
PEG- CSM shows the conservation easement as requested.
33. Staff recommends that no part of a conservation easement be located on an individual parcel (but rather within outlots).
PEG- Understood. All conservation easement are located within outlots.
34. Proposed grading contours appear to extend into Wetland Buffers/Conservation Easements. These areas do not allow grading or filling.
PEG- Proposed grading extends into the outside, 50' wetland setback, not the 30' wetland buffer. This is allowable.
35. Staff recommends buildings be setback a minimum of six (6) feet from a conservation easement boundary to allow construction of the building without disturbance or impact to the protected resource feature.
PEG- Understood.
36. Please illustrate the vision triangle.
PEG- Vision triangles have been added to the CSM.

Design Standards for Land Divisions

37. The proposed stub of Aspen Way west of S. Birch Street must be removed and the curb and gutter and sidewalk run straight through.
PEG- As discussed during the 1/30/20 meeting, the driveway stub can remain and be utilized for snow plowing.
38. Note that §15-5.0106.D requires that lots created meet the dimensional standards of the City of Franklin UDO for the zoning district they are in. All four proposed lots meet these standards. Outlots 2 and 3 do not; outlots are not required to meet the dimensional standards.
PEG- Understood.

Natural Resource Protection Plan (NRPP)

39. Please include a legend on the NRPP.
PEG- Legend has been added.
40. Please label areas of disturbance.
PEG- Disturbance areas are now indicated.

41. In the Conservation Easement Document, please provide individual exhibit(s) for all natural resources that are to be protected as part of this development. This includes but is not limited to wetland buffers and wetlands.

PEG- Conservation Easement documents provided as part of resubmittal.

42. Staff recommends buildings be setback a minimum of six (6) feet from a conservation easement boundary.

PEG- Understood.

Landscaping and Mitigation

43. Note that the standards of §15-4.0103 will apply to future parking facilities.

PEG- Understood.

Site Plan

44. It is recommended that the applicant provide site plans for proposed development.

PEG- Future site plans will be provided once a user is under identified. All referenced site plans are concept level and just for reference/planning purposes.

45. Note that in PDD 39 (ORD2016-2238) Special Use approval is required for all buildings larger than 40,000 square feet.

PEG- Understood.

46. PDD 39 (ORD2016-2238) further requires cross-access for both pedestrian and vehicular circulation. Staff recommends that the applicant depict cross access on the CSM, and submit easements for review and approval.

PEG- Understood. Easements will need to be dedicated in the future once individual lots are constructed.

Project Summary

47. Staff recommends that the project summary includes an explanation of plans for each of the four lots and outlots.

PEG- The four lots are concept site plans for planning purposes. Once known users are online and formal site plans are developed, they can be provided to the City for review.

48. Please verify that the amount of right-of-way dedicated for public roads is correct.

PEG- Yes, it is correct.

Other

49. Please clarify the proposed names of streets. Hickory is listed as S. Hickory Lane on some documents, an S. Hickory St. on others; Birch is likewise indicated with different names on different documents.

PEG- All documents checked and updated accordingly.

Engineering Comments

Before recommending its approval, the applicant has to comply with the following conditions:

- Must resolve the technical omissions and deficiencies identified by Milwaukee County. Upon receipt of the comments from Milwaukee County, the City comments may be revised to reflect changes required by the County.
PEG- Understood.
- Must resolve all the environmental issues such as mitigation of wetlands and woodlands with the Department of Natural Resources and only show the approved mitigated boundary of the NRPP on this proposal.
PEG- Understood. No wetland impacts are proposed within the NRPP. Tree mitigation for S. Hickory Street is included.
- Must show all the easements that will be bound between the City and the Developer and submit all the necessary documents for review and approval.
PEG- Easements shown and easement documents provided with this resubmittal.
- Must show the traffic visibility at all intersections per Franklin UDO requirements.
PEG- Vision triangles added to NRPP.

Police Department Comments

The Franklin Police Department has reviewed the Certified Survey Map for 3617 W Elm Road.

The Police Department has no issues with this request.

Fire Department Comments

The fire department has no comments or concerns regarding the proposed CSM at this location.

Milwaukee County

Attached, please find Milwaukee County comments.



REGISTER OF DEEDS

Milwaukee County

ISRAEL RAMÓN • Register of Deeds

January 6, 2020

City of Franklin Planning Department
Attn: Gail M. Olsen, City Development Secretary
9229 W. Loomis Road
Franklin, WI 53132-9728

\$75.00 Review Fee Paid

RE: Preliminary Review of Certified Survey Map
That Part of NE ¼ & NW ¼ of SW ¼ of SEC 36 T 5N, R21E, City of Franklin, County
of Milwaukee, State of Wisconsin

Tax Key Number (s): 979-9997

Owners(s): JGB PROPERTIES, LLC

Comment: Please refer to state stats 236.34 regarding maximum number of lots (4). The diagram currently shows a total of 8 lots.

PEG- Previous guidance from the City of Franklin was that this was allowed. However, it was determined on 2/4/20 by the City that this was no longer an acceptable approach. Two separate CSMs are now proposed, both of which have a maximum of 4 lots.

Comment: Will South Birch be dedicated for R-O-W?

PEG- Yes it is.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rosita Ross".

Rosita Ross

Real Property Supervisor

Rosita.Ross@MilwaukeeCountywi.gov

414-278-4047

Cc: file

Ronnie Asuncion, Engineering Technician
John P. Konopacki

CSM

A

This is the CSM currently under review

CERTIFIED SURVEY MAP NO. _____

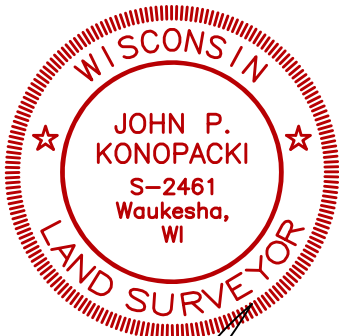
Being Parcel 1 of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ▬ - Denotes Wetland

DETAIL
SCALE 1"=50'

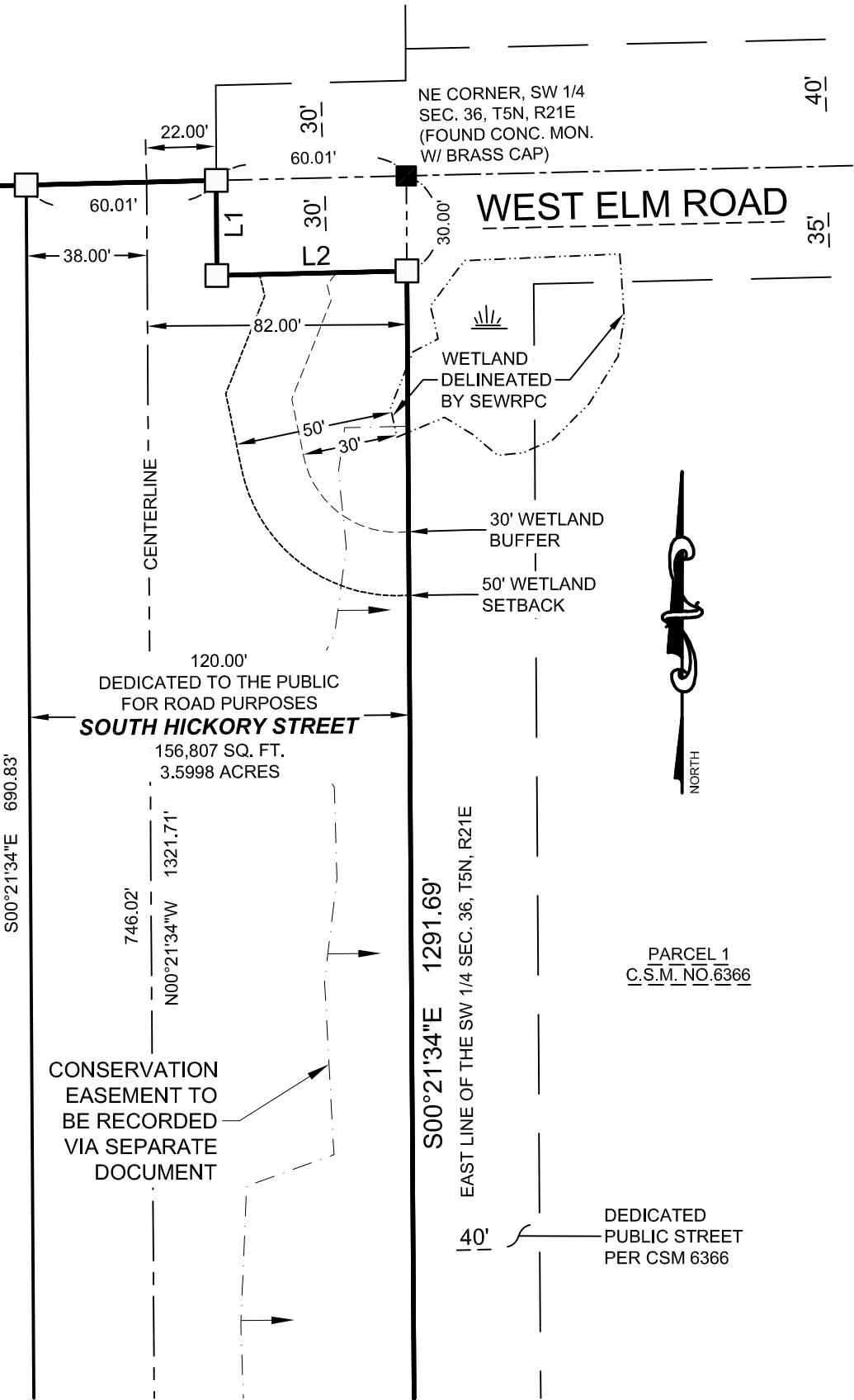
UNPLATTED LANDS
TAX KEY #9509997001
OWNER: WENDT FAMILY TRUST

NORTH LINE OF THE SW 1/4
SEC. 36, T5N, R21E
N88°36'13"E 2571.27'
2511.26'



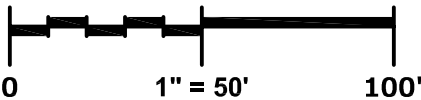
REVISED:
FEBRUARY 10, 2020
DECEMBER 18, 2019

LOT 3
2,407,072 SQ. FT.
55.2587 ACRES



PARCEL 1
C.S.M. NO. 6366

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD 1 SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

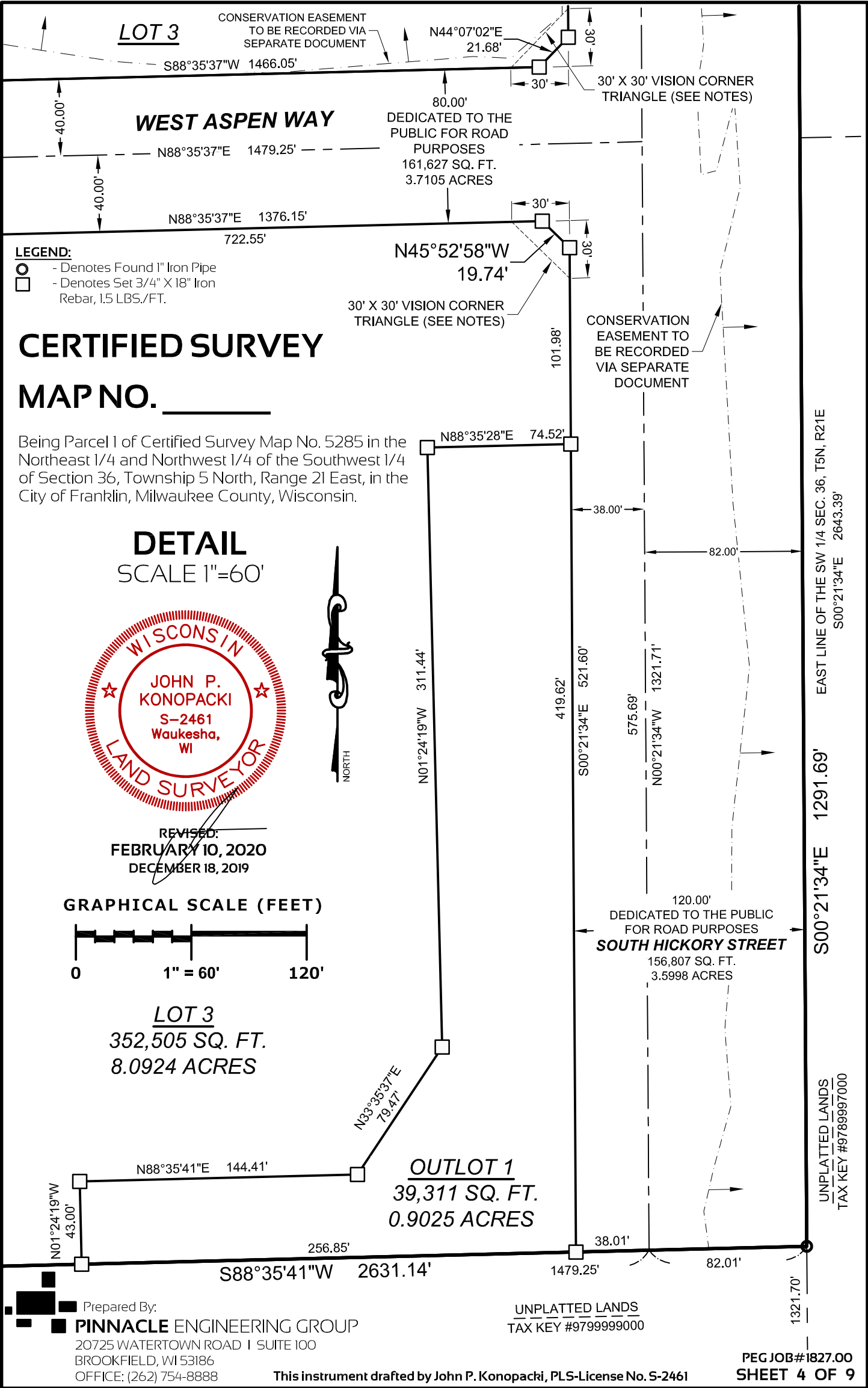
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1827.00

SHEET 2 OF 9

Being Parcel 1 of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.





CERTIFIED SURVEY MAP NO. _____

Being Parcel I of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

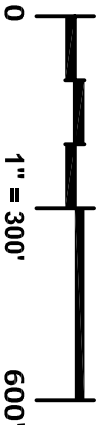
N00°21'57"W 2644.20'

WEST LINE OF THE SW 1/4 SEC. 36, T5N, R21E

NORTH

CONSERVATION
EASEMENT

GRAPHICAL SCALE (FEET)



NE CORNER, SW 1/4 SEC. 36, T5N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=316,790.31; E=2,515,074.98
(NORTH AMERICAN DATUM OF 1983/2011)

SEE DETAIL
SHEET 2

PEG JOB#1827.00
SHEET 5 OF 9

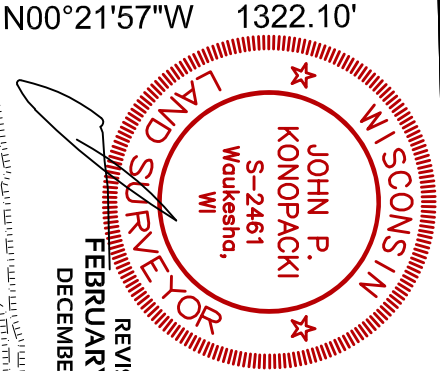
NW CORNER, SW 1/4
SEC. 36, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

N88°36'13"E 2631.28'

N88°36'13"E 2571.27'

L1
L2

WEST ELM
ROAD



REVISED:
FEBRUARY 10, 2020
DECEMBER 18, 2019

CONSERVATION
EASEMENT TO
BE RECORDED
VIA SEPARATE
DOCUMENT

CONSERVATION
EASEMENT TO
BE RECORDED
VIA SEPARATE
DOCUMENT

SOUTH BIRCH STREET

WEST ASPEN WAY

SOUTH HICKORY STREET

LOT 2

LOT 1

OUTLOT 1

S88°35'41"W 2631.14'

EAST LINE OF THE SW 1/4 SEC. 36, T5N, R21E

S00°21'34"E 2643.39'

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- Denotes Soil Boring

CONSERVATION EASEMENT BUILDING SETBACK = 6 FEET

To allow construction of the building without disturbance or impact to the protected resource feature.

SOUTH LINE OF THE SW 1/4 SEC. 36, T5N, R21E

S88°35'09"W 2631.00'

SE CORNER, SW 1/4 SEC. 36, T5N, R21E
(FOUND CONC. MON. W/ BRASS CAP)

SW CORNER, SW 1/4 SEC. 36, T5N, R21E
(FOUND CONC. MON. W/ BRASS CAP)

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

Being Parcel 1 of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



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

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

PEG JOB#1827.00
SHEET 6 OF 9

CERTIFIED SURVEY MAP NO. _____

Being Parcel 1 of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided Parcel 1 of Certified Survey Map No. 5285, as recorded in the Register of Deeds office for Milwaukee County as Document No. 6286497, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 36;
Thence North 88°36'13" East along the north line of said Southwest 1/4, 2571.27 feet to the west right of way line of West Elm Road;
Thence South 00°21'34" East along said west right of way line, 30.00 feet to the south right of way line of said West Elm Road;
Thence North 88°36'13" East along said south right of way line, 60.01 feet to the east line of said Southwest 1/4;
Thence South 00°21'34" East along said east line, 1291.69 feet to the south line of the North 1/2 of said Southwest 1/4;
Thence South 88°35'41" West along said south line, 2631.14 feet to the west line of said Southwest 1/4;
Thence North 00°21'57" West along said west line, 1322.10 feet to the Point of Beginning.

Dedicating that portion of the subject property as graphically shown for public right of way purposes.

Containing 3,475,821 square feet (79.7939 acres) of land Gross and 3,157,387 square feet (72.4836 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of JHB PROPERTIES LLC, owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 in surveying, mapping and dividing the land with in this certified survey map.

Date: FEBRUARY 10, 2020
DECEMBER 18, 2019

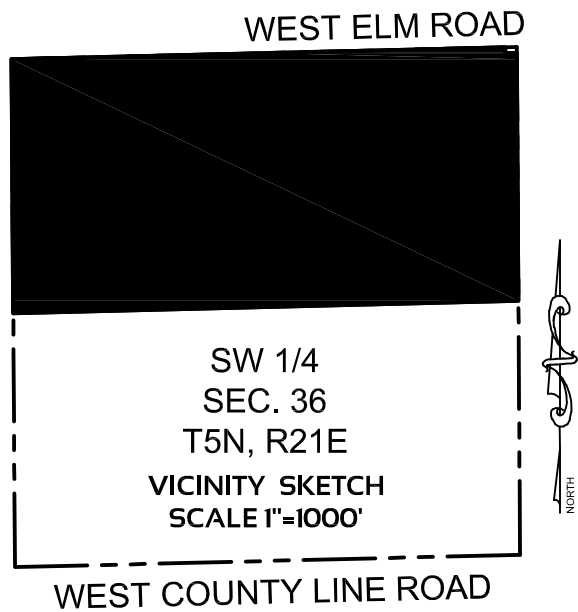



John P. Konopacki
Professional Land Surveyor S-2461

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°21'34"E	30.00'
(RECORDED)	S00°21'25"E	
L2	N88°36'13"E	60.01'
(RECORDED)	N88°36'23"E	

Owner/Subdivider:
JHB PROPERTIES LLC
Attn: Scott Biller
5158 S. Marquette Ct.
New Berlin, WI 53151

Subject Property
Zoning: PPD 39
Tax Key Number:
979-9997-000



CERTIFIED SURVEY MAP NO. _____

Being Parcel I of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

JHB PROPERTIES LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

JHB PROPERTIES LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Franklin

IN WITNESS WHEREOF, the said JHB PROPERTIES LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 20____.

In the presence of: JHB PROPERTIES LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

_____, 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 and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

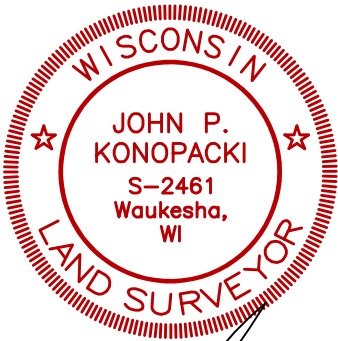
Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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



REVISED:
FEBRUARY 10, 2020
DECEMBER 18, 2019

CERTIFIED SURVEY MAP NO. _____

Being Parcel I of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

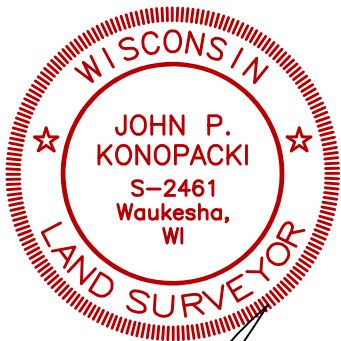
Approved and dedication accepted by the Common Council of the City of Franklin by Resolution No. _____.
Signed this _____ day of _____, 20____.

Steve Olson, Mayor

Sandra L. Wesolowski, City Clerk

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East bears N88°36'13"E.
- VISION CORNER TRIANGLE: No Obstructions Permitted. No visual obstructions, such as structures, parking, or vegetation, shall be permitted between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the triangular space.
- PUBLIC WATER MAIN: Future Public Water Main easements to be recorded via separate document.
- CONSERVATION EASEMENT: Conservation Easement to be recorded via separate document.
- CROSS ACCESS EASEMENT: Future Cross Access Easements to be recorded via separate document.



REVISED:
FEBRUARY 10, 2020
DECEMBER 18, 2019

Parcel 1 of Certified Survey Map No. 5285, as recorded in the Register of Deeds office for Milwaukee County as Document No. 6286497, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 36; Thence North $88^{\circ}36'13''$ East along the north line of said Southwest 1/4, 2571.27 feet to the west right of way line of West Elm Road; Thence South $00^{\circ}21'34''$ East along said west right of way line, 30.00 feet to the south right of way line of said West Elm Road; Thence North $88^{\circ}36'13''$ East along said south right of way line, 60.01 feet to the east line of said Southwest 1/4; Thence South $00^{\circ}21'34''$ East along said east line, 1291.69 feet to the south line of the North 1/2 of said Southwest 1/4; Thence South $88^{\circ}35'41''$ West along said south line, 2631.14 feet to the west line of said Southwest 1/4; Thence North $00^{\circ}21'57''$ West along said west line, 1322.10 feet to the Point of Beginning.

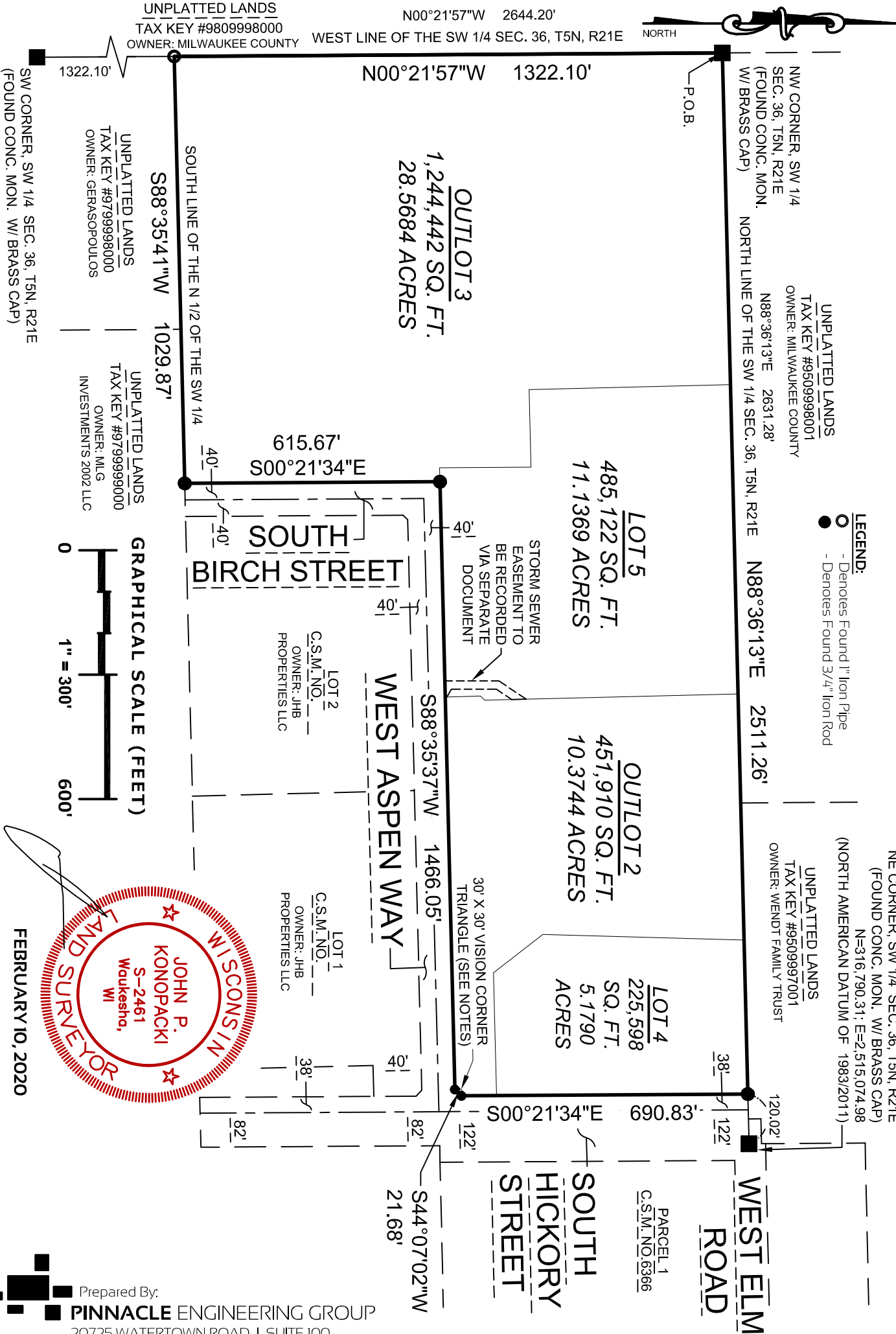
CSM

B

Reference only - This CSM will
be reviewed at a later date

CERTIFIED SURVEY MAP NO. _____

Being Lot 3 Certified Survey Map No. _____ in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD I SUITE 100

BROOKFIELD, WI 53186

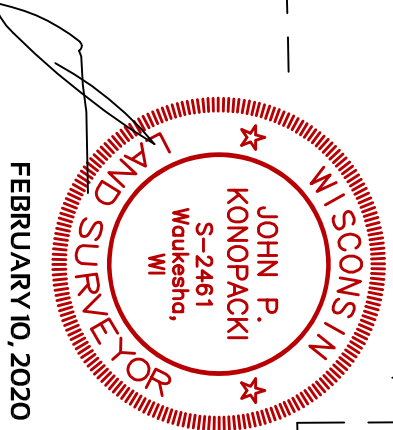
OFFICE: (262) 754-8888

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

PEG JOB#1827.00

SHEET 1 OF 7

Being Lot 3 Certified Survey Map No. _____ in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



SHEET 2 OF 7

CERTIFIED SURVEY MAP NO. _____

Being Lot 3 Certified Survey Map No. _____ in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

N00°21'57"W 2644.20'

WEST LINE OF THE SW 1/4 SEC. 36, T5N, R21E

NORTH

CONSERVATION
EASEMENT

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod.
- Denotes Soil Boring

NE CORNER, SW 1/4 SEC. 36, T5N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=316,790.31; E=2,515,074.98
(NORTH AMERICAN DATUM OF 1983/2011)

NW CORNER, SW 1/4
SEC. 36, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

N88°36'13"E 2631.28'

NORTH LINE OF THE SW 1/4 SEC. 36, T5N, R21E

120.02'

WEST ELM
ROAD

OUTLOT 2

LOT 4

LOT 5

OUTLOT 3

SOUTH
HICKORY
STREET

WEST ASPEN WAY

SOUTH
BIRCH STREET

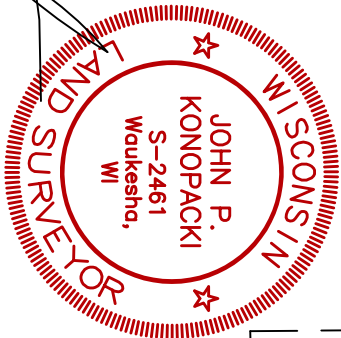
CONSERVATION EASEMENT
BUILDING SETBACK = 6 FEET
To allow construction of the building
without disturbance or impact to the
protected resource feature.

CONSERVATION
EASEMENT TO
BE RECORDED
VIA SEPARATE
DOCUMENT

CONSERVATION
EASEMENT TO
BE RECORDED
VIA SEPARATE
DOCUMENT

GRAPHICAL SCALE (FEET)

0 1" = 300' 600'



FEBRUARY 10, 2020

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#1827.00

SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

Being Lot 3 Certified Survey Map No. _____ in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

N00°21'57"W 2644.20'

WEST LINE OF THE SW 1/4 SEC. 36, T5N, R21E

NORTH

WETLAND DETAIL

LEGEND:
○ - Denotes Found 1" Iron Pipe
● - Denotes Found 3/4" Iron Rod

NE CORNER, SW 1/4 SEC. 36, T5N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=316,790.31; E=2,515,074.98
(NORTH AMERICAN DATUM OF 1983/2011)

NW CORNER, SW 1/4 SEC. 36, T5N, R21E
(FOUND CONC. MON. W/ BRASS CAP)

N88°36'13"E 2631.28'
NORTH LINE OF THE SW 1/4 SEC. 36, T5N, R21E

120.02'

P.O.B. WETLAND DELINEATED BY SEWRPC MAY 2015 & 30' WETLAND BUFFER & 50' WETLAND SETBACK

WETLAND DELINEATED BY SEWRPC JUNE 2018 & 30' WETLAND BUFFER & 50' WETLAND SETBACK

OUTLOT 3

WETLANDS DELINEATED BY SEWRPC JUNE 2018 & 30' WETLAND BUFFER & 50' WETLAND SETBACK

LOT 5

WETLAND DELINEATED BY SEWRPC MAY 2015 &

OUTLOT 2

LOT 4

WETLAND

DRAINAGE DITCH

50' WETLAND SETBACK

30' WETLAND BUFFER

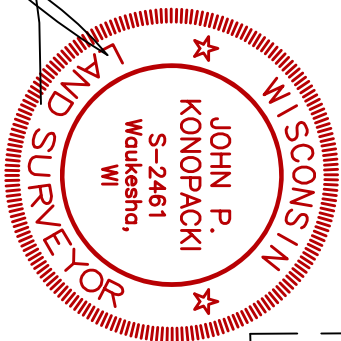
WEST ASPEN WAY

SOUTH BIRCH STREET

SOUTH HICKORY STREET

GRAPHICAL SCALE (FEET)

0 1" = 300' 600'



FEBRUARY 10, 2020

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#1827.00
SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

Being Lot 3 Certified Survey Map No. _____ in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided Lot 3 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 36;
Thence North 88°36'13" East along the north line of said Southwest 1/4, 2511.26 feet to the west right of way line of South Hickory Street;
Thence South 00°21'34" East along said west right of way line, 690.83 feet;
Thence South 44°07'02" West, 21.68 feet to the north right of way line of West Aspen Way;
Thence South 88°35'37" West along said north right of way line, 1466.05 feet to the west right of way line of South Birch Street;
Thence South 00°21'34" East along said west right of way line, 615.67 feet to the south line of said Lot 3;
Thence South 88°35'41" West along said south line, 1029.87 feet to the west line of said Southwest 1/4;
Thence North 00°21'57" West along said west line, 1322.10 feet to the Point of Beginning.

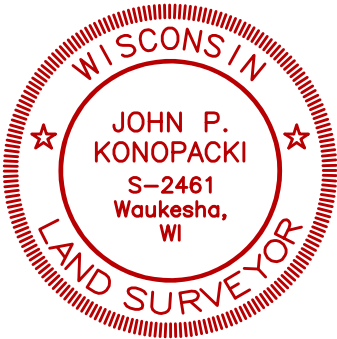
Containing 2,407,072 square feet (55.2587 acres) of land more or less.

That I have made such survey, land division and map by the direction of JHB PROPERTIES LLC, owner of said land.

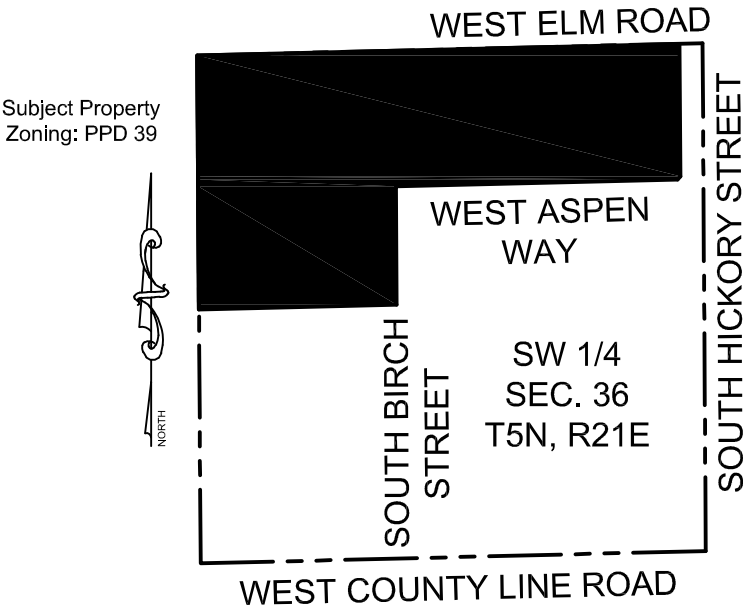
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 in surveying, mapping and dividing the land with in this certified survey map.

Date: FEBRUARY 10, 2020




John P. Konopacki
Professional Land Surveyor S-2461



Owner/Subdivider:
JHB PROPERTIES LLC
Attn: Scott Biller
5158 S. Marquette Ct.
New Berlin, WI 53151

Prepared By:

PINNACLE ENGINEERING GROUP

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

VICINITY SKETCH
SCALE 1"=1000'

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

PEG JOB#1827.00
SHEET 5 OF 7

CERTIFIED SURVEY MAP NO. _____

Being Lot 3 Certified Survey Map No. _____ in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

JHB PROPERTIES LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

JHB PROPERTIES LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Franklin

IN WITNESS WHEREOF, the said JHB PROPERTIES LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 20____.

In the presence of: JHB PROPERTIES LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

_____, 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 and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

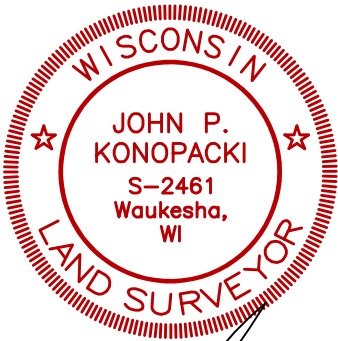
Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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




FEBRUARY 10, 2020

CERTIFIED SURVEY MAP NO. _____

Being Lot 3 Certified Survey Map No. _____ in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

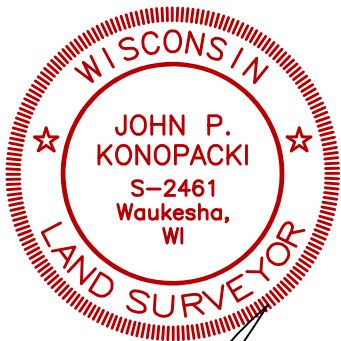
Approved and dedication accepted by the Common Council of the City of Franklin by Resolution No. _____.
Signed this _____ day of _____, 20____.

Steve Olson, Mayor

Sandra L. Wesolowski, City Clerk

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East bears N88°36'13"E.
- VISION CORNER TRIANGLE: No Obstructions Permitted. No visual obstructions, such as structures, parking, or vegetation, shall be permitted between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the triangular space.
- PUBLIC WATER MAIN: Future Public Water Main easements to be recorded via separate document.
- STORM SEWER EASEMENT: Storm Sewer Easement to be recorded via separate document.
- CONSERVATION EASEMENT: Conservation Easement to be recorded via separate document.
- CROSS ACCESS EASEMENT: Future Cross Access Easements to be recorded via separate document.



FEBRUARY 10, 2020



Prepared By:

PINNACLE ENGINEERING GROUP

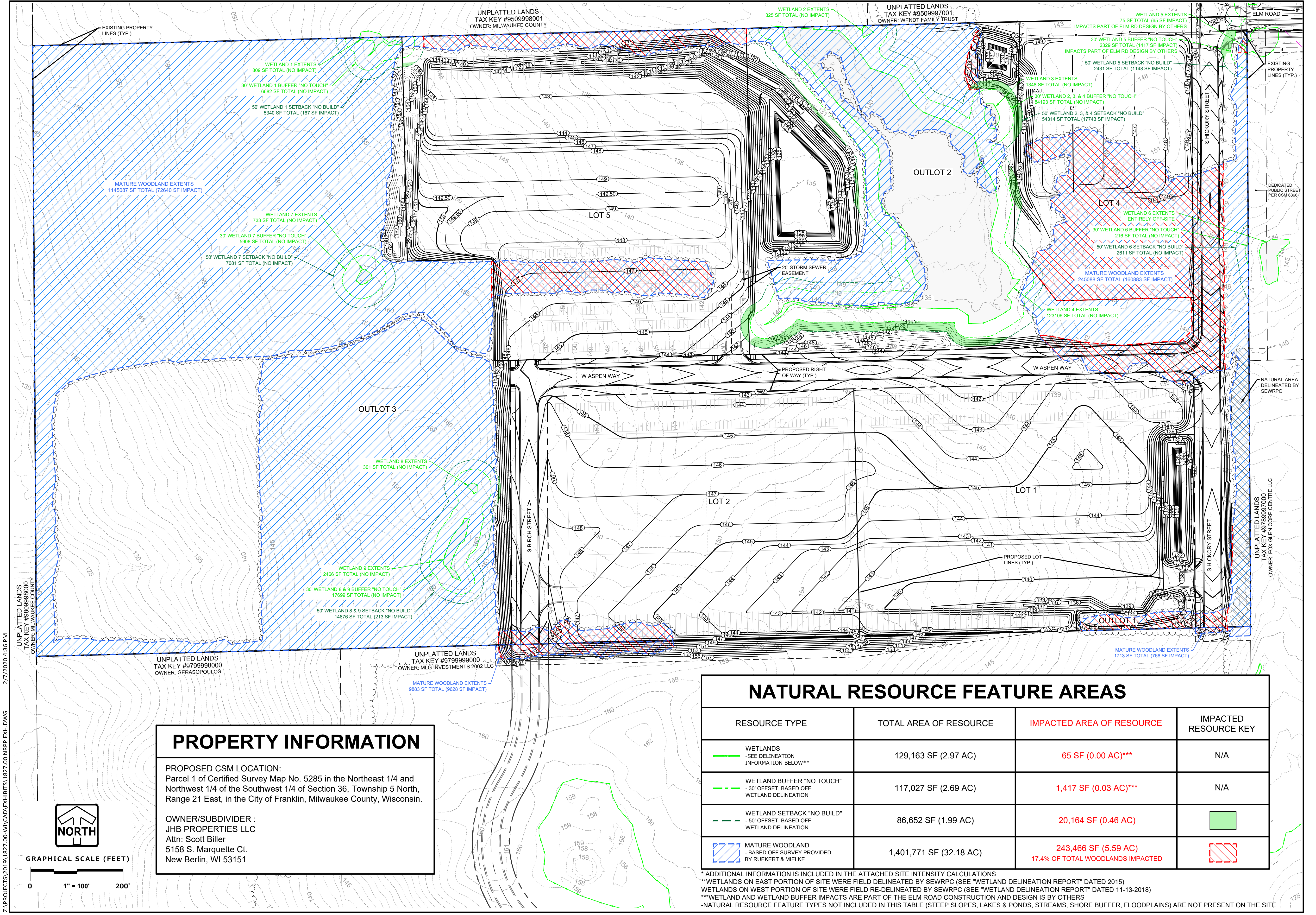
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#1827.00
SHEET 7 OF 7

Lot 3 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 36;
Thence North 88°36'13" East along the north line of said Southwest 1/4, 2511.26 feet to the west right of way line of South Hickory Street; Thence South 00°21'34" East along said west right of way line, 690.83 feet; Thence South 44°07'02" West, 21.68 feet to the north right of way line of West Aspen Way; Thence South 88°35'37" West along said north right of way line, 1466.05 feet to the west right of way line of South Birch Street; Thence South 00°21'34" East along said west right of way line, 615.67 feet to the south line of said Lot 3; Thence South 88°35'41" West along said south line, 1029.87 feet to the west line of said Southwest 1/4; Thence North 00°21'57" West along said west line, 1322.10 feet to the Point of Beginning.



PROPERTY INFORMATION

PROPOSED CSM LOCATION:
Parcel 1 of Certified Survey Map No. 5285 in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER/SUBDIVIDER :
JHB PROPERTIES LLC
Attn: Scott Biller
5158 S. Marquette Ct.
New Berlin, WI 53151

NATURAL RESOURCE FEATURE AREAS			
RESOURCE TYPE	TOTAL AREA OF RESOURCE	IMPACTED AREA OF RESOURCE	IMPACTED RESOURCE KEY
WETLANDS - SEE DELINEATION INFORMATION BELOW**	129,163 SF (2.97 AC)	65 SF (0.00 AC)***	N/A
WETLAND BUFFER "NO TOUCH" - 30' OFFSET, BASED OFF WETLAND DELINEATION	117,027 SF (2.69 AC)	1,417 SF (0.03 AC)***	N/A
WETLAND SETBACK "NO BUILD" - 50' OFFSET, BASED OFF WETLAND DELINEATION	86,652 SF (1.99 AC)	20,164 SF (0.46 AC)	
MATURE WOODLAND - BASED OFF SURVEY PROVIDED BY RUEKERT & MIELKE	1,401,771 SF (32.18 AC)	243,466 SF (5.59 AC) 17.4% OF TOTAL WOODLANDS IMPACTED	

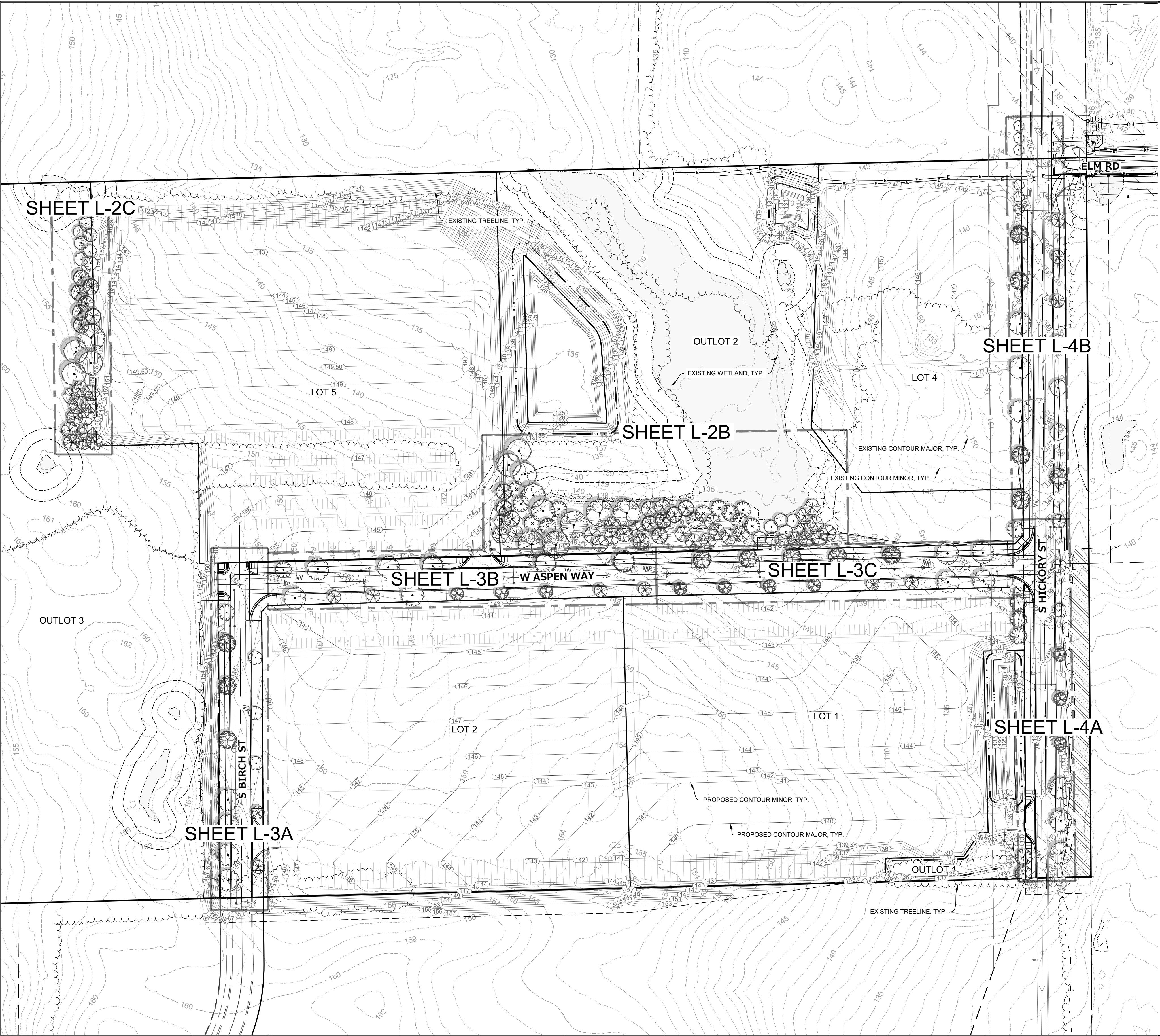
* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS
** WETLANDS ON EAST PORTION OF SITE WERE FIELD DELINEATED BY SEWRPC (SEE "WETLAND DELINEATION REPORT" DATED 2015)
WETLANDS ON WEST PORTION OF SITE WERE FIELD RE-DELINEATED BY SEWRPC (SEE "WETLAND DELINEATION REPORT" DATED 11-13-2018)
*** WETLAND AND WETLAND BUFFER IMPACTS ARE PART OF THE ELM ROAD CONSTRUCTION AND DESIGN IS BY OTHERS
- NATURAL RESOURCE FEATURE TYPES NOT INCLUDED IN THIS TABLE (STEEP SLOPES, LAKES & PONDS, STREAMS, SHORE BUFFER, FLOODPLAINS) ARE NOT PRESENT ON THE SITE

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REVIEWED: D.B

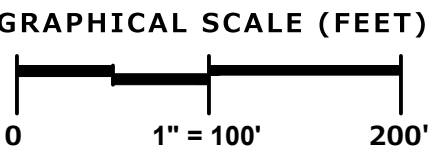
DESIGNED: H.J

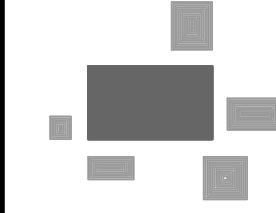
DRAFTED: H.J



- STREET TREE NOTE**
- ALL TREES ALONG MULTI USE TRAIL MUST MAINTAIN 8' MINIMUM VERTICAL CLEARANCE. WHEN BRANCHING BEGINS ENCROACHING INTO THE 8' TREES MUST BE PRUNED TO PROVIDE PROPER CLEARANCE.

STREET TREE CALCULATIONS	
LINEAL FEET OF LOT FRONTAGE	6,627 LF
(REQUIRED) 1 TREE / 85 LF OF FRONTAGE	78 TREES
TREES PROVIDED	78 TREES





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FRANKLIN CORPORATE PARK
FRANKLIN, WI

LANDSCAPE PLAN OVERVIEW

REVISIONS	
1 ADDRESS CITY COMMENTS	02/10/20

REG JOB No. 1827.00
REG PM. MAC
START DATE 12/19/19
SCALE 1" = 100'

SHEET
L-1
L-5

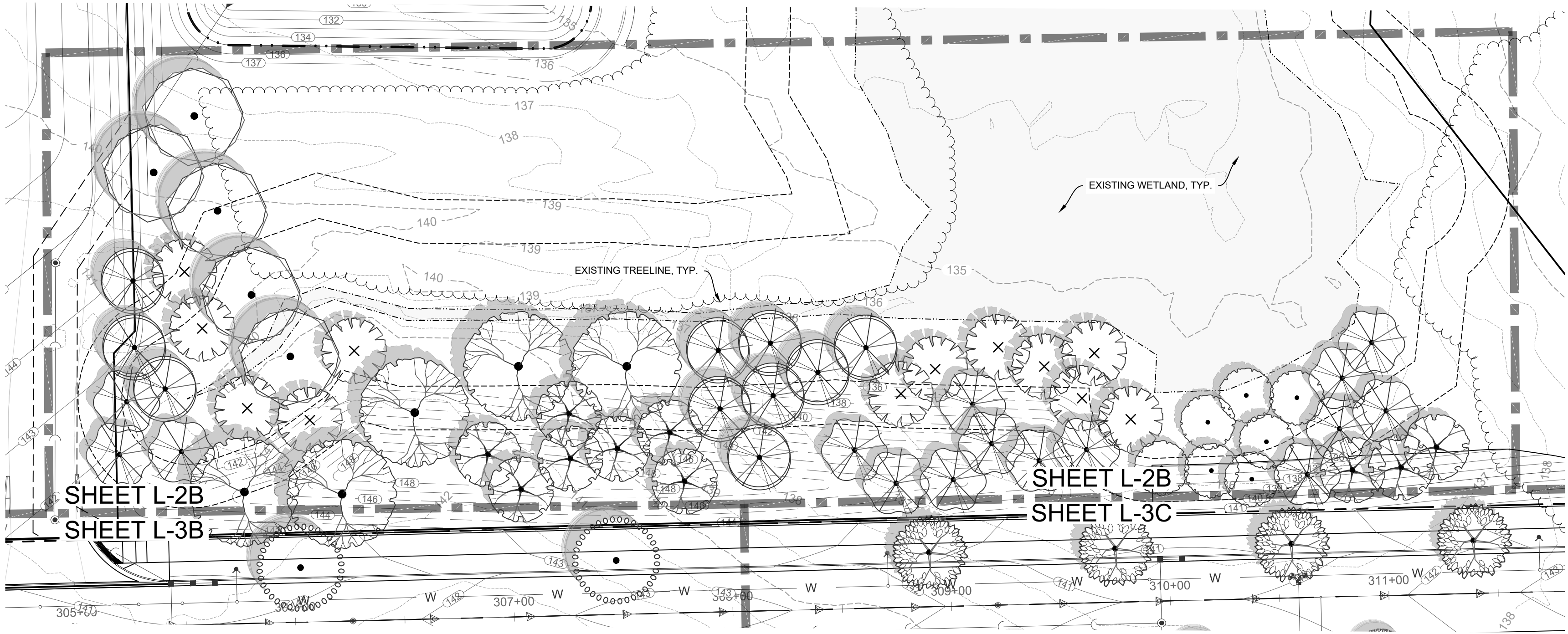
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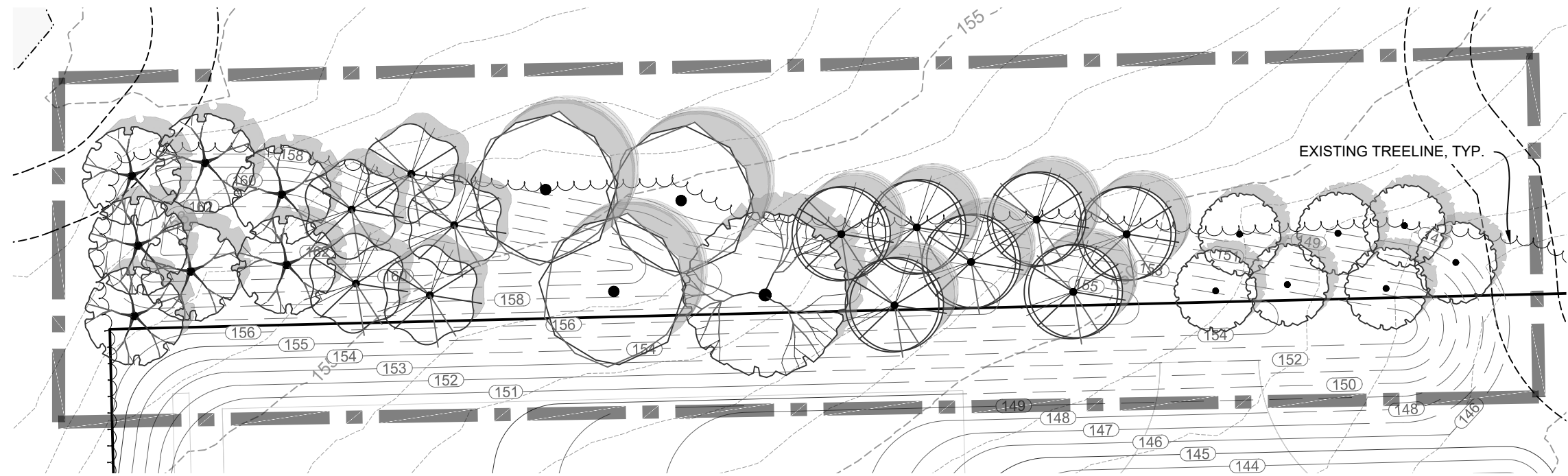
REVIEWED: D.B

DESIGNED: H.U

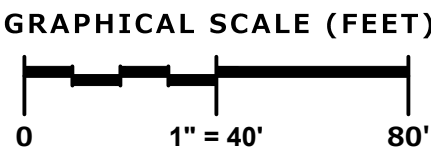
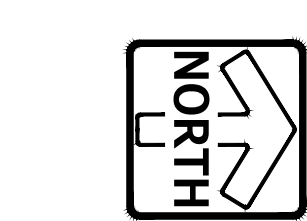
DRAFTED: H.U



ENLARGEMENT L-2A
SCALE: 1"=40'



ENLARGEMENT L-2B
SCALE: 1"=40'



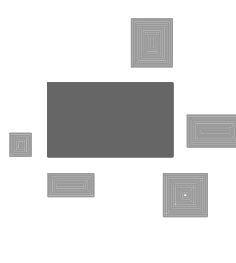
PLANT KEY

MITIGATION TREES	BOTANICAL NAME	COMMON NAME
	Quercus bicolor	Swamp White Oak
	Tilia americana	American Linden
	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
	Acer saccharum	Sugar Maple
	Catalpa speciosa	Northern Catalpa
	Quercus macrocarpa	Burr Oak
	Ulmus americana 'New Horizon'	New Horizon American Elm

MITIGATION TREE NOTE

- SEE SHEET L-4 FOR CHART OF MITIGATION REQUIREMENTS AND FOR TREES IMPACTED BY S. HICKORY ROAD IMPROVEMENTS NEEDING MITIGATION.

MITIGATION TREE CALCULATIONS	
TOTAL TREES REQUIRED	93 TREES
TREES PROVIDED	94 TREES



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**MITIGATION TREE
PLAN
ENLARGEMENT**

REVISIONS	
1. ADDRESS CITY COMMENTS	02/10/20

REG JOB No. 1827.00	MAC
REG PM. MAC	
START DATE 12/19/19	
SCALE 1"=40'	

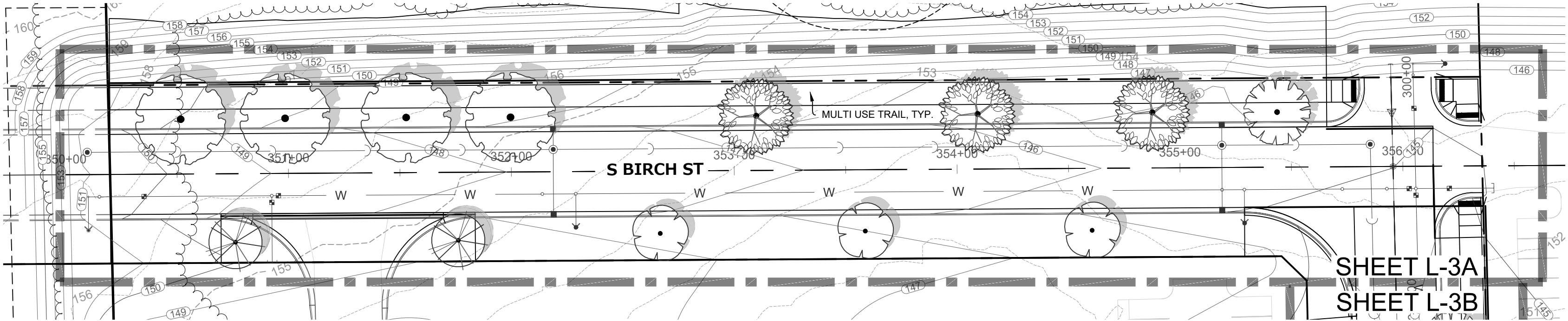
SHEET
L-2
L-5

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REVIEWED: D.B

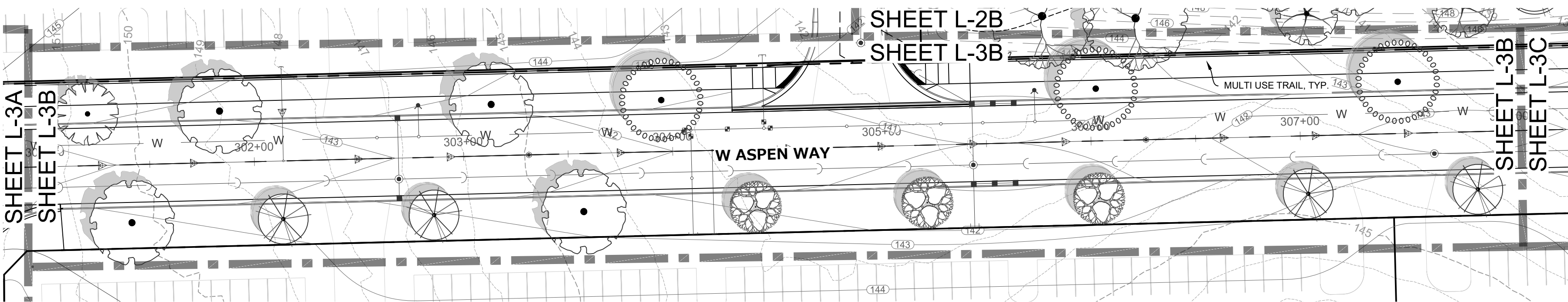
DESIGNED: H.U

DRAFTED: H.U



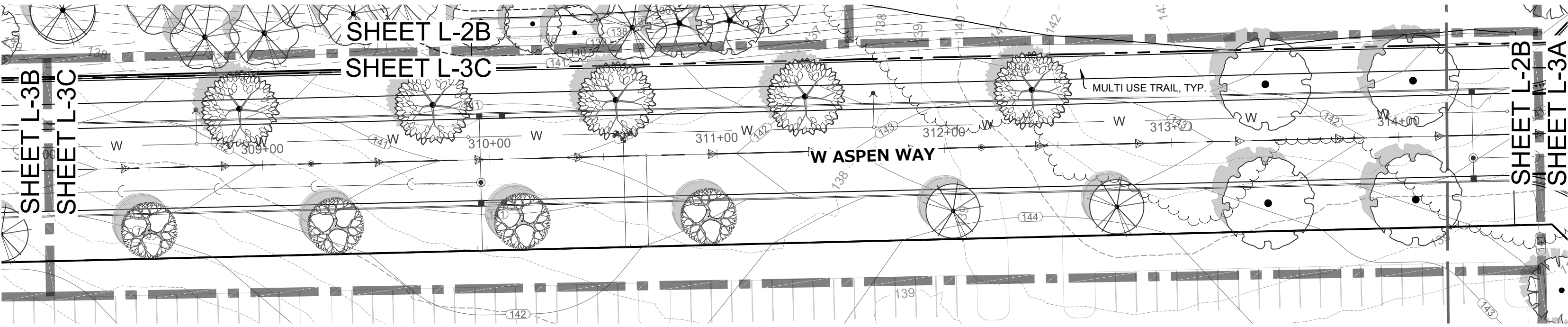
ENLARGEMENT L-3A

SCALE: 1"=40'



ENLARGEMENT L-3B

SCALE: 1"=40'

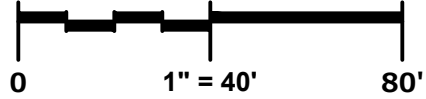


ENLARGEMENT L-3C

SCALE: 1"=40'



GRAPHICAL SCALE (FEET)

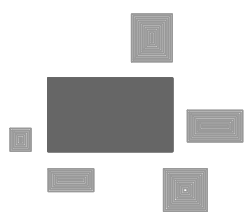


PLANT KEY

TREES	BOTANICAL NAME	COMMON NAME
	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo
	<i>Gleditsia triacanthos inermis</i> 'Harve' TM	Northern Acclaim Thornless Honey Locust
	<i>Gymnocladus dioica</i> 'Espresso'	Kentucky Coffeetree
	<i>Ulmus x</i> 'Accolade'	Accolade Elm
	<i>Aesculus hippocastanum</i> 'Baumannii'	Horse Chestnut
	<i>Ginkgo biloba</i> 'Magyar'	Magyar Ginkgo
	<i>Gleditsia triacanthos</i> 'Imperial'	Imperial Honeylocust
	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden

STREET TREE NOTE

- ALL TREES ALONG MULTI USE TRAIL MUST MAINTAIN 8' MINIMUM VERTICAL CLEARANCE. WHEN BRANCHING BEGINS ENCROACHING INTO THE 8', TREES MUST BE PRUNED TO PROVIDE PROPER CLEARANCE.



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STREET TREE
ENLARGEMENT

REVISIONS

1	ADDRESS CITY COMMENTS	02/10/20

REG JOB No. 1827.00
REG PM. MAC
START DATE 12/19/19
SCALE 1"=40'

SHEET
L-3
L-5

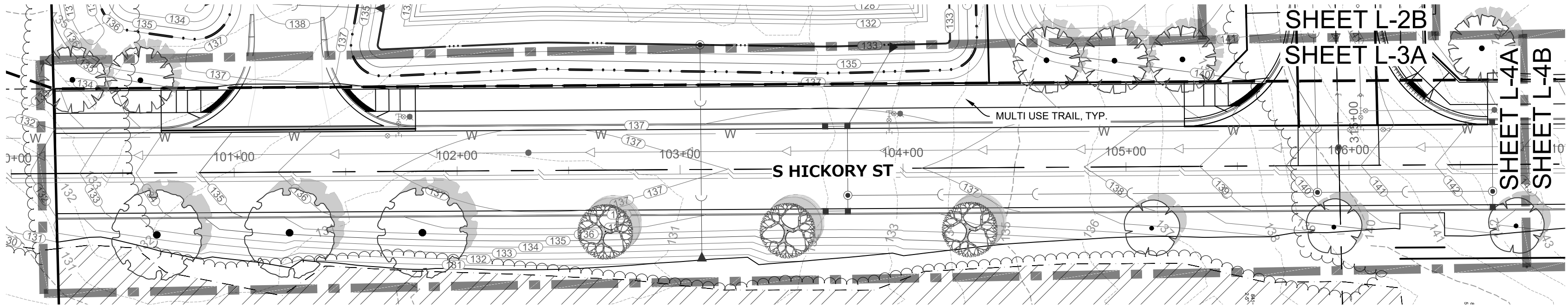
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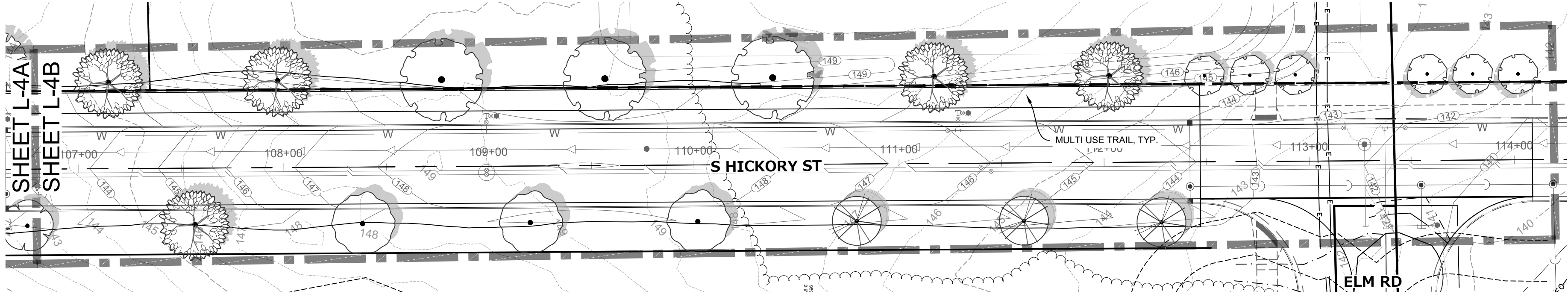
DESIGNED: H.U.

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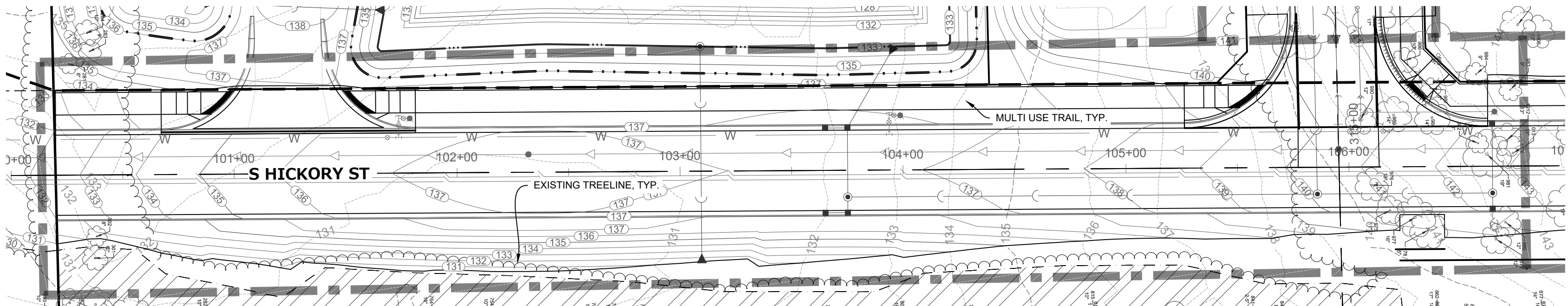
ENLARGEMENT L-4A (STREET TREE PLAN)

SCALE: 1"=40'



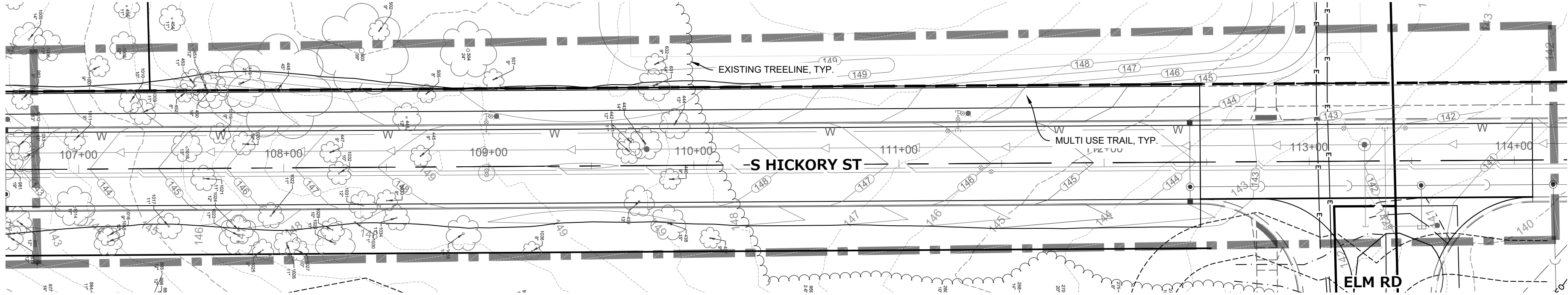
ENLARGEMENT L-4B (STREET TREE PLAN)

SCALE: 1"=40'



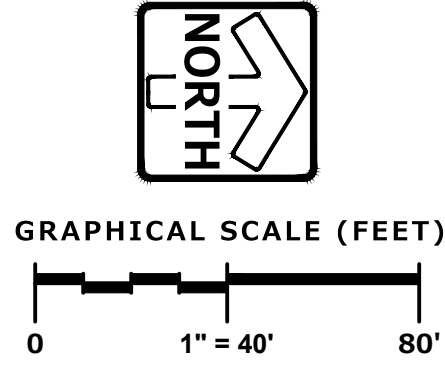
ENLARGEMENT L-4A (S HICKORY TREE REMOVALS)

SCALE: 1"=40'



ENLARGEMENT L-4B (S HICKORY TREE REMOVALS)

SCALE: 1"=40'



PLANT KEY

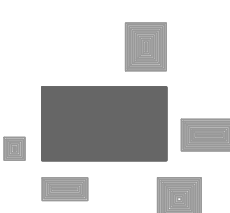
TREES	BOTANICAL NAME	COMMON NAME
	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry
	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo
	Gleditsia triacanthos inermis `Harve` TM	Northern Acclaim Thornless Honey Locust
	Gymnocladus dioica `Espresso`	Kentucky Coffeetree
	Ulmus x `Accolade`	Accolade Elm
	Aesculus hippocastanum `Baumannii`	Horse Chestnut
	Ginkgo biloba `Magyar`	Magyar Ginkgo
	Gleditsia triacanthos `Imperial`	Imperial Honeylocust
	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden

STREET TREE NOTE

1. ALL TREES ALONG MULTI USE TRAIL MUST MAINTAIN 8' MINIMUM VERTICAL CLEARANCE. WHEN BRANCHING BEGINS ENCROACHING INTO THE 8', TREES MUST BE PRUNED TO PROVIDE PROPER CLEARANCE.

CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE TABLE 15-8.0204 MINIMUM TREE REPLACEMENT REQUIREMENTS		
Replacement Tree Requirements		
Size of Tree Destroyed or Razed (in DBH)	Number of Trees Required	Minimum Size of Replacement Tree (in Caliper Inches)
8-10 inches	1	3 inches
11-16 inches	2	3 inches
17-24 inches	3	3 inches
25-30 inches	4	3 inches
31-36 inches	5	3 inches
37 inches or greater	6	3 inches

TREE REMOVALS FOR S. HICKORY STREET									
ID	SPECIES	COMMON NAME	DBH	# REPLACEMENTS	ID	SPECIES	COMMON NAME	DBH	# REPLACEMENTS
302	Acer rubrum	Red Maple	8.1	1	983	Ulmus rubra	Slippery Elm	8.8	1
438	Populus deltoides	Eastern Cottonwood	14.6	2	984	Ulmus rubra	Slippery Elm	9.4	1
439	Catalpa speciosa	Northern Catalpa	13.3	2	985	Juglans nigra	Black Walnut	24.8	3
440	Populus deltoides	Eastern Cottonwood	9.3	1	986	Juglans nigra	Black Walnut	10.4	1
441	Populus deltoides	Eastern Cottonwood	11.1	2	987	Ulmus rubra	Slippery Elm	8.0	1
442	Populus deltoides	Eastern Cottonwood	12.4	2	988	Morus alba	White Mulberry	14.2	2
443	Populus deltoides	Eastern Cottonwood	13.8	2	989	Juglans nigra	Black Walnut	13.7	2
444	Populus deltoides	Eastern Cottonwood	12.9	2	990	Juglans nigra	Black Walnut	11.8	2
445	Juglans nigra	Black Walnut	8.8	1	1009	Juglans nigra	Black Walnut	10.5	1
446	Juglans nigra	Black Walnut	11.9	2	1010	Ulmus rubra	Slippery Elm	10.3	1
447	Catalpa speciosa	Northern Catalpa	9.3	1	1011	Juglans nigra	Black Walnut	9.3	1
448	Catalpa speciosa	Northern Catalpa	44.9	6	1012	Acer negundo	Boxelder	12.6	2
449	Morus alba	White Mulberry	21.0	3	1013	Acer negundo	Boxelder	13.0	2
450	Acer negundo	Boxelder	15.8	2	1014	Juglans nigra	Black Walnut	17.0	2
451	Acer negundo	Boxelder	12.4	2	1017	Acer negundo	Boxelder	10.5	1
452	Juglans nigra	Black Walnut	8.3	1	1018	Juglans nigra	Black Walnut	13.2	2
453	Juglans nigra	Black Walnut	10.5	1	1019	Juglans nigra	Black Walnut	8.6	1
505	Juglans nigra	Black Walnut	8.0	1	1020	Juglans nigra	Black Walnut	9.8	1
631	Morus alba	White Mulberry	14.0	2	1021	Juglans nigra	Black Walnut	11.1	2
632	Acer negundo	Boxelder	8.6	1	1022	Juglans nigra	Black Walnut	11.5	2
975	Acer negundo	Boxelder	11.0	1	1023	Tilia americana	Basswood	16.8	2
976	Acer negundo	Boxelder	12.7	2	1024	Tilia americana	Basswood	11.9	2
977	Acer negundo	Boxelder	16.1	2	1029	Catalpa speciosa	Northern Catalpa	10.0	1
978	Juglans nigra	Black Walnut	15.0	2	1031	Juglans nigra	Black Walnut	12.1	2
979	Juglans nigra	Black Walnut	11.9	2	1032	Juglans nigra	Black Walnut	10.3	1
980	Juglans nigra	Black Walnut	12.5	2	1033	Juglans nigra	Black Walnut	8.6	1
981	Acer negundo	Boxelder	19.4	3	1034	Juglans nigra	Black Walnut	11.0	1
982	Morus alba	White Mulberry	8.4	1	TOTAL QUANTITY OF MITIGATION TREES REQUIRED				93



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STREET TREE &
EXISTING TREE
ENLARGEMENT

REVISIONS

1	ADDRESS CITY COMMENTS	02/10/20

REG JOB No. 1827.00
REG PM. MAC
START DATE 12/19/19
SCALE 1"=40'

SHEET
L-4
L-5

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REVIEWED: D.B

DESIGNED: H.U

DRAFTED: H.U

GENERAL PLANTING NOTES

- THE LAYOUT OF ALL INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE SPRING OF 2020.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE AUTUMN OF 2019.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- WHILE PLANTING TREES, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.

- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF THREE (3) YEARS FROM TIME OF OWNER ACCEPTANCE. UP TO TWO (2) REPLACEMENTS PER TREE PER YEAR WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.
- FOR SEEDING AND EROSION CONTROL, REFER TO CIVIL PLANS.



PLANTING SOIL NOTES

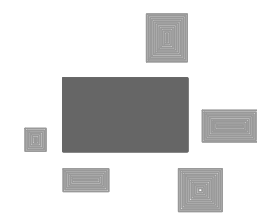
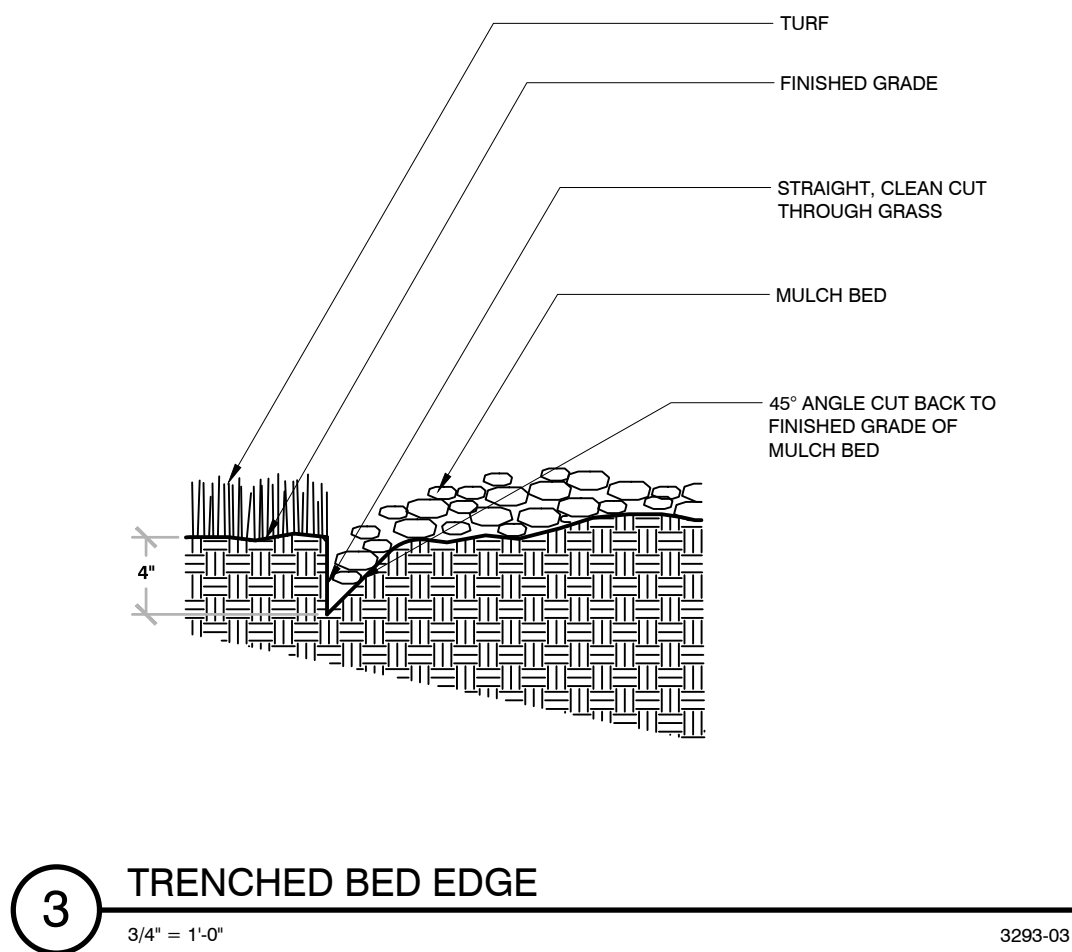
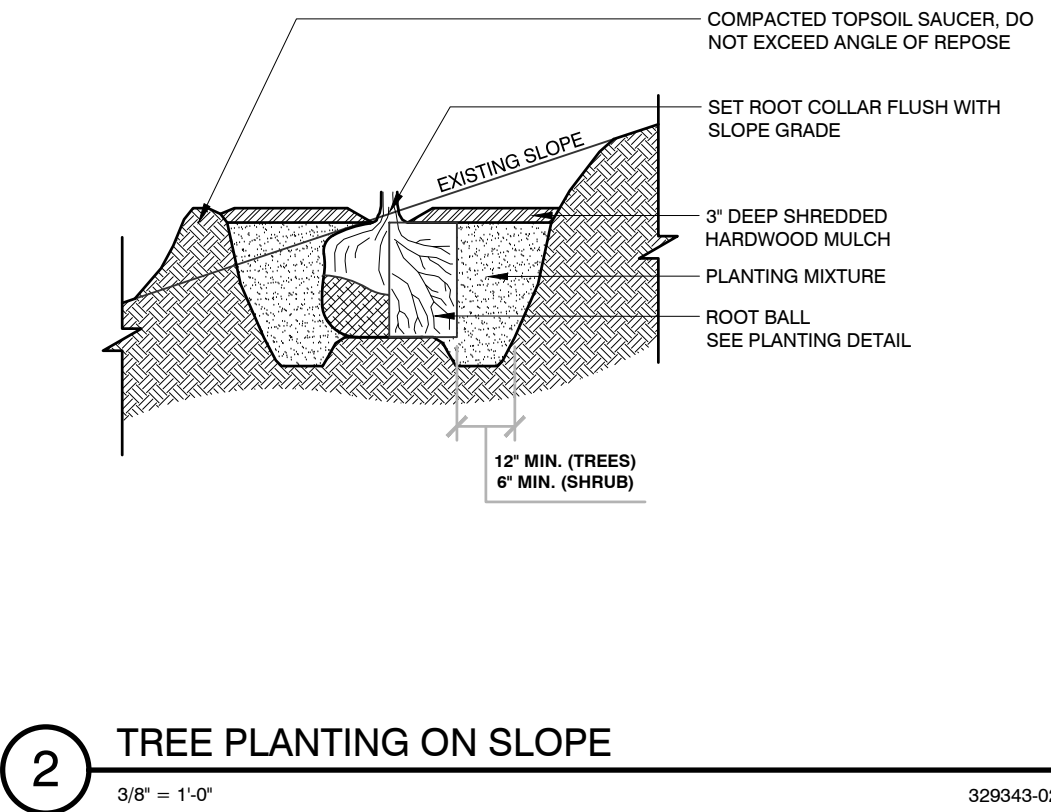
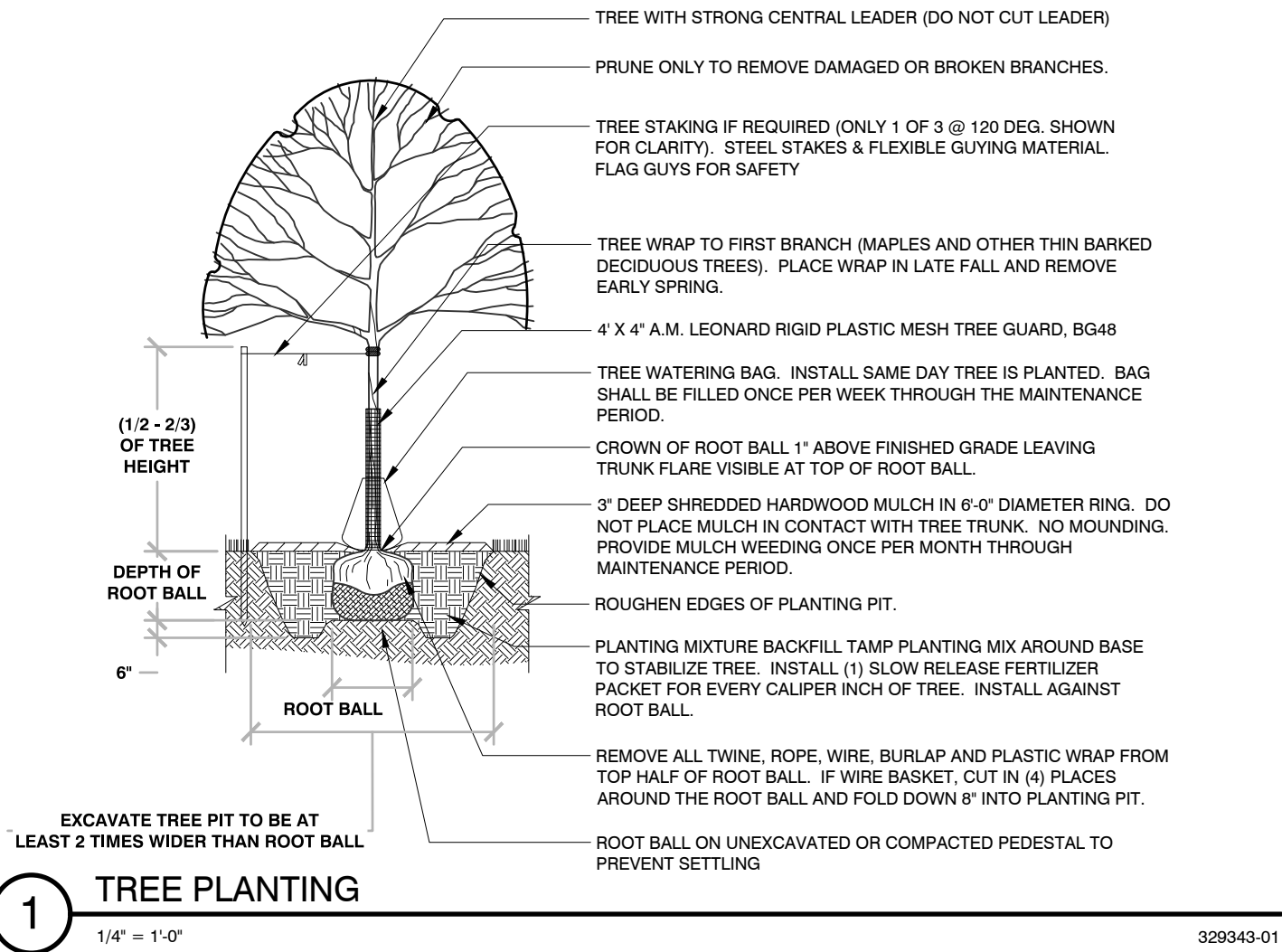
- TREE HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)

STREET TREE NOTE

- ALL TREES ALONG MULTI USE TRAIL MUST MAINTAIN 8' MINIMUM VERTICAL CLEARANCE. WHEN BRANCHING BEGINS ENCROACHING INTO THE 8', TREES MUST BE PRUNED TO PROVIDE PROPER CLEARANCE.

PLANT SCHEDULE

STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry	1.75" Cal.	3
	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	1.75" Cal.	6
	Gleditsia triacanthos inermis `Harve` TM	Northern Acclaim HoneyLocust	1.75" Cal.	8
	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	1.75" Cal.	13
	Ulmus x `Accolade`	Accolade Elm	1.75" Cal.	18
	Aesculus hippocastanum `Baumannii`	Horse Chestnut	2" Cal.	3
	Ginkgo biloba `Magyar`	Magyar Ginkgo	2" Cal.	6
	Gleditsia triacanthos `Imperial`	Imperial Honeylocust	2" Cal.	10
	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	2" Cal.	11
MITIGATION TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Tilia americana	American Linden	3" Cal.	17
	Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple	3" Cal.	20
	Acer saccharum	Sugar Maple	3" Cal.	17
	Catalpa speciosa	Northern Catalpa	3" Cal.	14
	Quercus bicolor	Swamp White Oak	3" Cal.	12
	Quercus macrocarpa	Burr Oak	3" Cal.	6
	Ulmus americana `New Horizon`	New Horizon American Elm	3" Cal.	8



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(262) 754-8888

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PARK
FRANKLIN, WI

LANDSCAPE NOTES
& DETAILS

REVISIONS

1	ADDRESS CITY COMMENTS	02/10/20

REG JOB No.	1827.00
REG PM	MAC
START DATE	12/19/19
SCALE	N.T.S.

SHEET
L-5
L-5

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SECTION 15-3.0502**CALCULATION OF BASE SITE AREA**

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

Table 15-3.0502

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

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	79.79 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed <i>residential use</i> , subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed <i>nonresidential use</i> , subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 79.79 acres

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

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

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non- Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X <u>0</u> =	<u>0</u>
20-30%	0.65	0.75	0.70	X <u>0</u> =	<u>0</u>
+ 30%	0.90	0.85	0.80	X <u>0</u> =	<u>0</u>
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u>32.18</u> =	<u>22.53</u>
Young	0.50	0.50	0.50	X <u>0</u> =	<u>0</u>
Lakes & Ponds	1	1	1	X <u>0</u> =	<u>0</u>
Streams	1	1	1	X <u>0</u> =	<u>0</u>
Shore Buffer	1	1	1	X <u>0</u> =	<u>0</u>
Floodplains	1	1	1	X <u>0</u> =	<u>0</u>
Wetland Buffers	1	1	1	X <u>2.69</u> =	<u>2.69</u>
Wetlands & Shoreland Wetlands	1	1	1	X <u>2.97</u> =	<u>2.97</u>
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					<u>28.19</u>

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

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

A. Maximum Permitted Floor Area for a Retail Building:

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

Table 15-3.0505

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

STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>79.79</u> Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.25</u> Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = 19.95 acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>79.79</u> Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: - <u>28.19</u> Equals NET BUILDABLE SITE AREA = 51.60 acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>51.60</u> Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>0.85</u> Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = 43.86 acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>79.79</u> Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>0.42</u> Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = 33.51 acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet): <div style="text-align: right;">33.51 acres (<u>1,459,696</u> s.f.)</div>



UNPLATTED LANDS
TAX KEY #9509998001

UNPLATTED LANDS
TAX KEY #9509997001

((R) N88°36'23"E 2571.54')
N88°36'13"E 2571.27'

NE CORNER, SW 1/4
SEC. 36, T5N, R21E

WEST ELM
ROAD

**CONSERVATION
EASEMENT**
936,545 SQ. FT.
21.50 ACRES

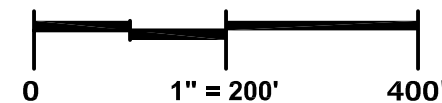
**CONSERVATION
EASEMENT**
329,814 SQ. FT.
7.57 ACRES

**CONSERVATION
EASEMENT**
50,632 SQ. FT.
1.16 ACRES

PARCEL 1
C.S.M. NO. 5285

PARCEL 1
C.S.M. NO. 6366

GRAPHICAL SCALE (FEET)



SE CORNER, SW 1/4
SEC. 36, T5N, R21E

UNPLATTED LANDS
TAX KEY #980998000

((R) N00°21'22"W 1322.17')
N00°21'57"W 1322.10'

N89°38'03"E
36.39'

N00°21'57"W 2644.20'

WEST LINE OF THE SW 1/4 SEC. 36, T5N, R21E

UNPLATTED LANDS
TAX KEY #9799998000

SW CORNER, SW 1/4
SEC. 36, T5N, R21E

UNPLATTED LANDS
TAX KEY #9799999000

UNPLATTED LANDS
TAX KEY #9789997000

S00°21'34"E 1291.69'
((R) S00°21'25"E 1291.62')

S00°21'34"E 2643.39'

CONSERVATION EASEMENT

SHEET 1 OF 3

02/07/2020

PINNACLE ENGINEERING GROUP

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PEG JOB#1827.00

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S03°47'00"E	3.49'
L2	S85°27'57"W	9.65'
L3	S79°45'14"W	10.15'
L4	S08°07'07"W	28.63'
L5	S03°02'58"E	53.44'
L6	S06°49'16"W	46.01'
L7	S02°45'37"E	63.34'
L8	S04°24'29"W	35.06'
L9	S27°56'14"W	21.38'
L10	S02°11'36"E	43.90'
L11	S05°47'59"W	48.93'
L12	S13°16'18"W	29.55'
L13	S00°36'18"E	33.83'
L14	S49°59'54"E	10.96'
L15	S79°52'22"E	19.01'
L16	N79°55'36"E	25.16'
L17	S89°39'20"E	49.72'
L18	S83°48'11"E	36.91'
L19	N87°29'03"E	88.49'
L20	S00°17'57"E	78.24'
L21	S10°12'16"E	24.37'
L22	S06°12'51"W	85.31'
L23	S35°08'23"W	15.05'
L24	N81°15'57"W	28.56'
L25	N66°54'53"W	22.05'
L26	N83°54'34"W	16.20'
L27	N27°22'25"W	25.16'
L28	N46°28'55"W	38.25'
L29	N46°43'28"W	37.50'
L30	N88°23'05"W	27.96'
L31	S73°32'20"W	22.64'
L32	S58°12'58"W	68.23'
L33	S68°47'06"W	74.02'
L34	S77°26'01"W	52.21'
L35	S83°13'27"W	20.07'
L36	N89°59'29"W	40.28'
L37	S73°27'29"W	41.06'
L38	S86°03'57"W	30.99'
L39	S87°31'43"W	65.17'
L40	S85°58'08"W	87.63'
L41	S82°04'00"W	25.75'
L42	N75°30'01"W	22.63'
L43	S79°22'33"W	48.77'
L44	S82°45'48"W	24.36'
L45	S79°30'43"W	55.04'
L46	S73°41'32"W	49.26'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L47	S72°13'03"W	39.12'
L48	S47°57'32"W	39.67'
L49	S09°03'45"W	58.03'
L50	S02°06'28"E	53.02'
L51	S05°03'40"E	76.33'
L52	S12°34'45"W	27.38'
L53	S03°19'29"W	29.83'
L54	S25°21'16"E	18.48'
L55	S03°54'23"W	48.44'
L56	S14°18'54"E	24.09'
L57	S06°38'25"E	25.33'
L58	S16°21'15"W	23.99'
L59	S10°03'18"W	37.66'
L60	S03°59'19"E	84.55'
L61	S04°26'27"W	37.03'
L62	N61°02'57"E	14.91'
L63	N87°39'08"E	54.15'
L64	S79°29'02"E	33.08'
L65	N87°04'52"E	41.77'
L66	N89°05'31"E	27.83'
L67	S79°16'04"E	33.22'
L68	N85°38'27"E	53.47'
L69	S87°34'59"E	33.79'
L70	S59°44'01"E	11.67'
L71	N85°41'10"E	38.26'
L72	N78°05'45"E	35.02'
L73	S50°20'44"E	16.49'
L74	N82°27'16"E	67.78'
L75	N10°14'46"E	14.81'
L76	N07°43'48"W	30.93'
L77	N01°32'48"E	31.42'
L78	N10°53'06"E	15.42'
L79	N10°25'58"W	32.54'
L80	N00°40'36"E	44.96'
L81	N04°10'57"E	32.19'
L82	N02°44'11"W	44.41'
L83	N10°24'40"E	21.73'
L84	N06°18'20"W	50.30'
L85	N00°40'34"W	54.06'
L86	N03°12'46"W	39.90'
L87	N03°42'30"E	41.59'
L88	N01°33'47"W	34.86'
L89	N14°52'52"E	28.47'
L90	N20°12'51"W	30.71'
L91	N13°30'15"E	28.21'
L92	N07°40'46"E	27.73'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L93	N32°03'24"E	11.48'
L94	N84°45'16"E	61.13'
L95	N88°03'52"E	37.48'
L96	N68°22'25"E	13.49'
L97	N81°18'48"E	39.02'
L98	N69°43'01"E	63.45'
L99	N65°22'26"E	62.08'
L100	N57°15'58"E	37.45'
L101	N78°26'49"E	29.79'
L102	S65°27'57"E	26.98'
L103	S46°09'26"E	91.64'
L104	S77°56'20"E	20.76'
L105	S45°46'20"E	8.97'
L106	S82°56'42"E	24.94'
L107	S62°41'45"E	20.80'
L108	S12°17'15"E	19.98'
L109	S01°48'38"E	19.34'
L110	S02°18'57"E	68.20'
L111	S07°34'50"E	36.05'
L112	S05°47'04"W	47.56'
L113	S15°48'24"E	24.06'
L114	S19°00'19"W	20.08'
L115	S00°18'34"W	13.34'
L116	S33°00'50"E	8.45'
L117	S02°39'38"W	55.60'
L118	S05°38'10"E	34.04'
L119	S17°16'50"W	20.29'
L120	S30°23'09"E	22.13'
L121	S17°14'51"W	27.06'
L122	S16°43'13"E	16.62'
L123	S00°33'57"E	36.06'
L124	S10°17'17"E	37.96'
L125	S04°11'14"W	35.20'
L126	S11°57'23"E	4.79'
L127	S41°51'23"E	14.37'
L128	S50°25'10"W	10.02'
L129	S19°15'12"W	56.13'
L130	S09°13'05"W	34.28'
L131	S17°00'51"E	34.79'
L132	S29°10'15"E	19.01'
L133	S22°05'37"E	28.94'
L134	S04°15'18"W	34.77'
L135	S11°02'17"E	10.37'
L136	S28°33'56"W	3.75'
L137	S35°17'22"E	19.44'
L138	S23°59'51"E	40.67'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L139	S10°43'24"E	55.95'
L140	S14°34'55"W	36.87'
L141	S15°33'09"W	30.88'
L142	S07°31'52"E	9.33'
L143	S48°05'53"E	34.94'
L144	S22°27'20"E	14.69'
L145	S37°57'09"E	48.42'
L146	N88°35'37"E	290.65'
L147	S04°56'52"E	23.28'
L148	S00°56'04"E	49.35'
L149	S49°08'02"W	35.24'
L150	N87°32'25"W	19.83'
L151	S85°16'13"W	105.73'
L152	N85°37'46"W	81.29'
L153	N81°16'39"W	97.52'
L154	N18°15'15"W	18.73'
L155	N06°19'01"W	25.48'
L156	N51°44'55"W	8.71'
L157	S06°03'14"W	19.53'
L158	S55°46'08"W	42.56'
L159	S60°38'55"W	27.99'
L160	S88°03'47"W	41.61'
L161	N88°47'18"W	72.53'
L162	N86°01'23"W	26.85'
L163	S86°06'37"W	24.75'
L164	S87°16'01"W	36.52'
L165	N88°12'03"W	41.11'
L166	S89°15'54"W	51.35'
L167	S89°54'03"W	48.71'
L168	N74°03'50"W	14.63'
L169	S35°51'03"W	3.84'
L170	S53°59'08"W	40.55'
L171	S70°23'54"W	29.66'
L172	N58°55'23"E	14.60'
L173	N49°05'49"E	10.84'
L174	N24°03'30"E	30.52'
L175	N70°50'12"E	15.51'
L176	N17°15'51"W	51.51'
L177	N89°58'10"E	151.27'
L178	N80°09'19"E	38.12'
L179	N58°42'08"E	17.79'
L180	N09°49'59"E	63.46'
L181	N39°12'43"W	10.04'
L182	N26°12'59"W	44.30'
L183	N07°16'02"E	33.54'
L184	N09°43'09"W	30.67'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L185	N13°27'25"E	26.60'
L186	N09°04'48"W	7.57'
L187	N40°59'04"W	22.86'
L188	N39°23'46"W	25.57'
L189	N44°51'41"W	27.51'
L190	N44°50'53"W	38.52'
L191	N37°38'05"W	38.29'
L192	N38°38'09"W	40.43'
L193	N37°32'29"W	30.48'
L194	N48°20'50"W	31.65'
L195	N40°10'58"W	41.69'
L196	N16°19'49"W	15.44'
L197	S71°18'31"W	16.45'
L198	N01°23'47"W	31.72'
L199	N07°36'33"W	19.67'
L200	N13°05'08"E	24.51'
L201	N15°33'45"E	31.83'
L202	N04°29'15"W	40.48'
L203	N04°53'56"E	39.31'
L204	N00°16'30"E	65.65'
L205	N06°17'42"E	83.22'
L206	N05°42'32"W	86.83'
L207	N03°12'42"W	119.41'
L208	N13°34'09"E	44.80'
L209	N03°48'32"W	45.13'
L210	S14°36'04"W	37.47'
L211	S75°04'14"W	8.17'
L212	N02°45'39"W	44.40'
L213	N08°37'32"E	23.36'
L214	N03°21'20"W	87.45'
L215	N02°14'47"E	64.60'
L216	N05°44'36"W	39.43'
L217	N02°38'18"E	58.19'
L218	N02°03'54"W	86.11'
L219	N02°25'00"E	43.79'
L220	N70°11'32"E	29.30'
L221	N03°08'22"W	54.49'
L222	N06°52'39"E	32.98'
L223	N01°43'12"W	28.82'
L224	N32°30'31"W	25.53'
L225	N27°22'08"E	30.06'
L226	N07°39'20"E	27.77'
L227	N06°00'35"W	23.93'
L228	N08°02'47"E	13.95'
L229	N88°41'53"E	20.00'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	10.41'	50.00'	S9°44'46"E	10.39'
C2	77.88'	50.00'	S40°50'29"W	70.25'
C3	16.13'	50.00'	S40°45'33"E	16.06'
C4	39.09'	50.00'	S22°05'21"E	38.10'
C5	46.15'	50.00'	S26°44'56"W	44.53'
C6	6.68'	50.00'	S18°22'00"E	6.68'
C7	41.68'	50.00'	N65°57'42"E	40.48'
C8	68.99'	54.72'	S66°38'01"E	64.51'
C9	60.14'	110.17'	S39°27'06"W	59.39'
C10	67.55'	53.34'	S28°10'41"E	63.12'
C11	37.99'	84.74'	S68°13'03"W	37.68'
C12	62.29'	50.00'	N56°14'48"W	58.34'
C13	147.07'	50.00'	N25°20'21"W	99.50'
C14	27.57'	50.00'	N55°16'48"W	27.22'



LEGAL DESCRIPTION:

Being a part of Parcel 1 of Certified Survey Map No. 5285, as recorded in the Register of Deeds office for Milwaukee County as Document No. 6286497, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 36; thence North 88°36'13" East along the north line of said Southwest 1/4, 846.02 feet to a point on a curve; thence southeasterly 10.41 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 09°44'46" East, 10.39 feet; thence South 03°47'00" East, 3.49 feet to a point on a curve; thence southwesterly 77.88 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 40°50'29" West, 70.25 feet; thence South 85°27'57" West, 9.65 feet; thence South 79°45'14" West, 10.15 feet; thence South 08°07'07" West, 28.63 feet; thence South 03°02'58" East, 53.44 feet; thence South 06°49'16" West, 46.01 feet; thence South 02°45'37" East, 63.34 feet; thence South 04°24'29" West, 35.06 feet; thence South 27°56'14" West, 21.38 feet; thence South 02°11'36" East, 43.90 feet;

thence South 05°47'59" West, 48.93 feet; thence South 13°16'18" West, 29.55 feet; thence South 00°36'18" East, 33.83 feet; thence South 49°59'54" East, 10.96 feet to a point on a curve; thence southeasterly 16.13 feet along the arc of said curve to the left, whose radius is 50.00 feet and whose chord bears South 40°45'33" East, 16.06 feet; thence South 79°52'22" East, 19.01 feet; thence North 79°55'36" East, 25.16 feet; thence South 89°39'20" East, 49.72 feet; thence South 83°48'11" East, 36.91 feet; thence North 87°29'03" East, 88.49 feet; thence South 00°17'57" East, 78.24 feet;

thence South 10°12'16" East, 24.37 feet; thence South 06°12'51" West, 85.31 feet; thence South 35°08'23" West, 15.05 feet; thence North 81°15'57" West, 28.56 feet; thence North 66°54'53" West, 22.05 feet; thence North 83°54'34" West, 16.20 feet; thence North 27°22'25" West, 25.16 feet; thence North 46°28'55" West, 38.25 feet; thence North 46°43'28" West, 37.50 feet; thence North 88°23'05" West, 27.96 feet;

thence South 73°32'20" West, 22.64 feet; thence South 58°12'58" West, 68.23 feet; thence South 68°47'06" West, 74.02 feet; thence South 77°26'01" West, 52.21 feet; thence South 83°13'27" West, 20.07 feet; thence North 89°59'29" West, 40.28 feet; thence South 73°27'29" West; 41.06 feet; thence South 86°03'57" West, 30.99 feet; thence South 87°31'43" West, 65.17 feet; thence South 85°58'08" West, 87.63 feet;

thence South 82°04'00" West, 25.75 feet; thence North 75°30'01" West, 22.63 feet; thence South 79°22'33" West, 48.77 feet; thence South 82°45'48" West, 24.36 feet; thence South 79°30'43" West, 55.04 feet; thence South 73°41'32" West, 49.26 feet; thence South 72°13'03" West, 39.12 feet; thence South 47°57'32" West, 39.67 feet; thence South 09°03'45" West, 58.03 feet; thence South 02°06'28" East, 53.02 feet;

thence South 05°03'40" East, 76.33 feet; thence South 12°34'45" West, 27.38 feet; thence South 03°19'29" West, 29.83 feet; thence South 25°21'16" East, 18.48 feet; thence South 03°54'23" West, 48.44 feet; thence South 14°18'54" East, 24.09 feet; thence South 06°38'25" East, 25.33 feet; thence South 16°21'15" West, 23.99 feet; thence South 10°03'18" West, 37.66 feet; thence South 03°59'19" East, 84.55 feet;

thence South 04°26'27" West, 37.03 feet; thence North 61°02'57" East, 14.91 feet; thence North 87°39'08" East, 54.15 feet; thence South 79°29'02" East, 33.08 feet; thence North 87°04'52" East, 41.77 feet; thence North 89°05'31" East, 27.83 feet; thence South 79°16'04" East, 33.22 feet; thence North 85°38'27" East, 53.47 feet; thence South 87°34'59" East, 33.79 feet; thence South 59°44'01" East, 11.67 feet;

thence North 85°41'10" East, 38.26 feet; thence North 78°05'45" East, 35.02 feet; thence South 50°20'44" East, 16.49 feet; thence North 82°27'16" East, 67.78 feet; thence North 10°14'46" East, 14.81 feet; thence North 07°43'48" West, 30.93 feet; thence North 01°32'48" East, 31.42 feet; thence North 10°53'06" East, 15.42 feet; thence North 10°25'58" West, 32.54 feet; thence North 00°40'36" East, 44.96 feet;

thence North 04°10'57" East, 32.19 feet; thence North 02°44'11" West, 44.41 feet; thence North 10°24'40" East, 21.73 feet; thence North 06°18'20" West, 50.30 feet; thence North 00°40'34" West, 54.06 feet; thence North 03°12'46" West, 39.90 feet; thence North 03°42'30" East, 41.59 feet; thence North 01°33'47" West, 34.86 feet; thence North 14°52'52" East, 28.47 feet; thence North 20°12'51" West, 30.71 feet;

thence North 13°30'15" East, 28.21 feet; thence North 07°40'46" East, 27.73 feet; thence North 32°03'24" East, 11.48 feet; thence North 84°45'16" East, 61.13 feet; thence North 88°03'52" East, 37.48 feet; thence North 68°22'25" East, 13.49 feet; thence North 81°18'48" East, 39.02 feet; thence North 69°43'01" East, 63.45 feet; thence North 65°22'26" East, 62.08 feet; thence North 57°15'58" East, 37.45 feet;

thence North 78°26'49" East, 29.79 feet; thence South 65°27'57" East, 26.98 feet; thence South 46°09'26" East, 91.64 feet; thence South 77°56'20" East, 20.76 feet; thence South 45°46'20" East, 8.97 feet; thence South 82°56'42" East, 24.94 feet; thence South 62°41'45" East, 20.80 feet; thence South 12°17'15" East, 19.98 feet; thence South 01°48'38" East, 19.34 feet; thence South 02°18'57" East, 68.20 feet;

thence South 07°34'50" East, 36.05 feet; thence South 05°47'04" West, 47.56 feet; thence South 15°48'24" East, 24.06 feet; thence South 19°00'19" West, 20.08 to a point on a curve; thence southeasterly 39.09 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 22°05'21" East, 38.10 feet; thence South 00°18'34" West, 13.34 feet to a point on a curve; thence southwesterly 46.15 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 26°44'56" West, 44.53 feet to a point of compound curve; thence southeasterly 6.68 feet along the arc of compound curve to the right, whose radius is 50.00 feet and whose chord bears South 18°22'00" East, 6.68 feet; thence South 33°00'50" East, 8.45 feet; thence South 02°39'38" West, 55.60 feet; thence South 05°38'10" East, 34.04 feet; thence South 17°16'50" West, 20.29 feet; thence South 30°23'09" East, 22.13 feet;

thence South 17°14'51" West, 27.06 feet; thence South 16°43'13" East, 16.62 feet; thence South 00°33'57" East, 36.06 feet; thence South 10°17'17" East, 37.96 feet; thence South 04°11'14" West, 35.20 feet to the south line of said Parcel 1 of Certified Survey Map No. 5285; thence South 88°35'41" West along said south line, 998.85 feet to the west line of said Southwest 1/4; thence North 00°21'57" West along said west line, 1322.10 feet to the Point of Beginning 1.

Also

That part of Parcel 1 of Certified Survey Map No. 5285, as recorded in the Register of Deeds office for Milwaukee County as Document No. 6286497, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 36; thence North 88°36'13" East along the north line of said Southwest 1/4, 1546.26 feet to the Point of Beginning 2;

Thence continuing North 88°36'13" East along said north line, 494.35 feet; thence South 11°57'23" East, 4.79 feet; thence South 41°51'23" East, 14.37 feet; thence South 50°25'10" West, 10.02 feet; thence South 19°15'12" West, 56.13 feet; thence South 09°13'05" West, 34.28 feet;

thence South 17°00'51" East, 34.79 feet to a point on a curve; thence northeasterly 41.68 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears North 65°57'42" East, 40.48 feet to a point of compound curve; thence southeasterly 68.99 feet along the arc of said curve to the right, whose radius is 54.72 feet and whose chord bears South 66°38'01" East, 64.51 feet; thence South 29°10'15"East, 19.01 feet; thence South 22°05'37" East, 28.94 feet; thence South 04°15'18" West, 34.77 feet to a point on a curve; thence southwesterly 60.14 feet along the arc of said curve to the right, whose radius is 110.17 feet and whose chord bears South 39°27'06" West, 59.39 feet; thence South 11°02'17" East, 10.37 feet; thence South 28°33'56" West, 3.75 feet; thence South 35°17'22" East, 19.44 feet; thence South 23°59'51" East, 40.67 feet; thence South 10°43'24" East, 55.95 feet; thence South 14°34'55" West, 36.87 feet;

thence South 15°33'09" West, 30.88 feet; thence South 07°31'52" East, 9.33 feet; thence South 48°05'53" East, 34.94 feet; thence South 22°27'20" East, 14.69 feet to a point on a curve; thence southeasterly 67.55 feet along the arc of said curve to the right, whose radius is 53.34 feet and whose chord bears South 28°10'41" East, 63.12 feet; thence South 37°57'09" East, 48.42 feet; thence North 88°35'37" East, 290.65 feet; thence South 04°56'52" East, 23.28 feet; thence South 00°56'04" East, 49.35 feet; thence South 49°08'02" West, 35.24 feet; thence North 87°32'25" West, 19.83 feet;

thence South 85°16'13" West, 105.73 feet; thence North 85°37'46" West, 81.29 feet; thence North 81°16'39" West, 97.52 feet; thence North 18°15'51" West, 18.73 feet; thence North 06°19'01 West, 25.48 feet; thence North 51°44'55" West, 8.71 feet; thence South 06°03'14" West, 19.53 feet; thence South 55°46'08" West, 42.56 feet; thence South 60°38'55" West, 27.99 feet to a point on a curve; thence southwesterly 37.99 feet along the arc of said curve to the right, whose radius is 84.74 feet and whose chord bears South 68°13'03" West, 37.68 feet; thence South 88°03'47" West, 41.61 feet to a point on a curve;

thence northwesterly 62.29 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears North 56°14'48" West, 58.34 feet; thence North 88°47'18" West, 72.53 feet; thence North 86°01'23" West, 26.85 feet; thence South 86°06'37" West, 24.75 feet; thence South 87°16'01" West, 36.52 feet; thence North 88°12'03" West, 41.11 feet; thence South 89°15'54" West, 51.35 feet; thence South 89°54'03" West, 48.71 feet; thence North 74°03'50" West, 14.63 feet; thence South 35°51'03" West, 3.84 feet; thence South 53°59'08" West, 40.55 feet;

thence South 70°23'54" West, 29.66 feet to a point on a curve; thence northwesterly 147.07 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears North 25°20'21" West, 99.50 feet; thence North 58°55'23" East, 14.60 feet; thence North 49°05'49" East, 10.84 feet; thence North 24°03'30" East, 30.52 feet; thence North 70°50'12" East, 15.51 feet; thence North 17°15'51" West, 51.51 feet; thence North 89°58'10" East, 151.27 feet; thence North 80°09'19" East, 38.12 feet; thence North 58°42'08" East, 17.79 feet; thence North 09°49'59" East, 63.46 feet;

thence North 39°12'43" West, 10.04 feet; thence North 26°12'59" West, 44.30 feet; thence North 07°16'02" East, 33.54 feet; thence North 09°43'09" West, 30.67 feet; thence North 13°27'25" East, 26.60 feet; thence North 09°04'48" West, 7.57 feet; thence North 40°59'04" West, 22.86 feet; thence North 39°23'46" West, 25.57; thence North 44°51'41" West, 27.51; thence North 44°50'53" West, 38.52 feet;

thence North 37°38'05" West, 38.29 feet; thence North 38°38'09" West, 40.43 feet; thence North 37°32'29" West, 30.48 feet; thence North 48°20'50" West, 31.65 feet; thence North 40°10'58" West, 41.69 feet; thence North 16°19'49" West, 15.44 feet to a point on a curve; thence northwesterly 27.57 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears North 55°16'48" East, 27.22 feet; thence South 71°18'31" West, 16.45 feet; thence North 01°23'47" West, 31.72 feet to the Point of Beginning 2.

Also

That part of Parcel 1 of Certified Survey Map No. 5285, as recorded in the Register of Deeds office for Milwaukee County as Document No. 6286497, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 36; thence South 00°21'57" East along the west line of said Southwest 1/4, 1322.10 feet to the south line of said Parcel 1; thence North 88°35'41" East along said south line, 2580.21 feet to the Point of Beginning 3;

Thence North 07°36'33" West, 19.67 feet; thence North 13°05'08" East, 24.51 feet; thence North 15°33'45" East, 31.83 feet; thence North 04°29'15" West, 40.48 feet; thence North 04°53'56" East, 39.31 feet; thence North 00°16'30" East, 65.65 feet; thence North 06°17'42" East, 83.22 feet; thence North 05°42'32" West, 86.83 feet; thence North 03°12'42" West, 119.41 feet; thence North 13°34'09" East, 44.80 feet; thence North 03°48'32" West, 45.13 feet; thence South 14°36'04" West, 37.47 feet;

thence South 75°04'14" West, 8.17 feet; thence North 02°45'39" West, 44.40 feet; thence North 08°37'32" East, 23.36 feet; thence North 03°21'20" West, 87.45 feet; thence North 02°14'47" East, 64.60 feet; thence North 05°44'36" West, 39.43 feet; thence North 02°38'18" East, 58.19 feet; thence North 02°03'54" West, 86.11 feet; thence North 02°25'00" East, 43.79 feet; thence North 70°11'32" East, 29.30 feet;

thence North 03°08'22" West, 54.49 feet; thence North 06°52'39" East, 32.98 feet; thence North 01°43'12" West, 28.82 feet; thence North 32°30'31" West, 25.53 feet; thence North 27°22'08" East, 30.06 feet; thence North 07°39'20" East, 27.77 feet; thence North 06°00'35" West, 23.93 feet; thence North 08°02'47" East, 13.95 feet; thence North 88°41'53" East, 20.00 feet to the east line of said Southwest 1/4; thence South 00°21'34" East along said east line, 1242.68 feet to the southeast corner of said Parcel 1; thence South 88°35'41" West along the aforesaid south line of Parcel 1, 50.93 feet to the Point of Beginning 3.

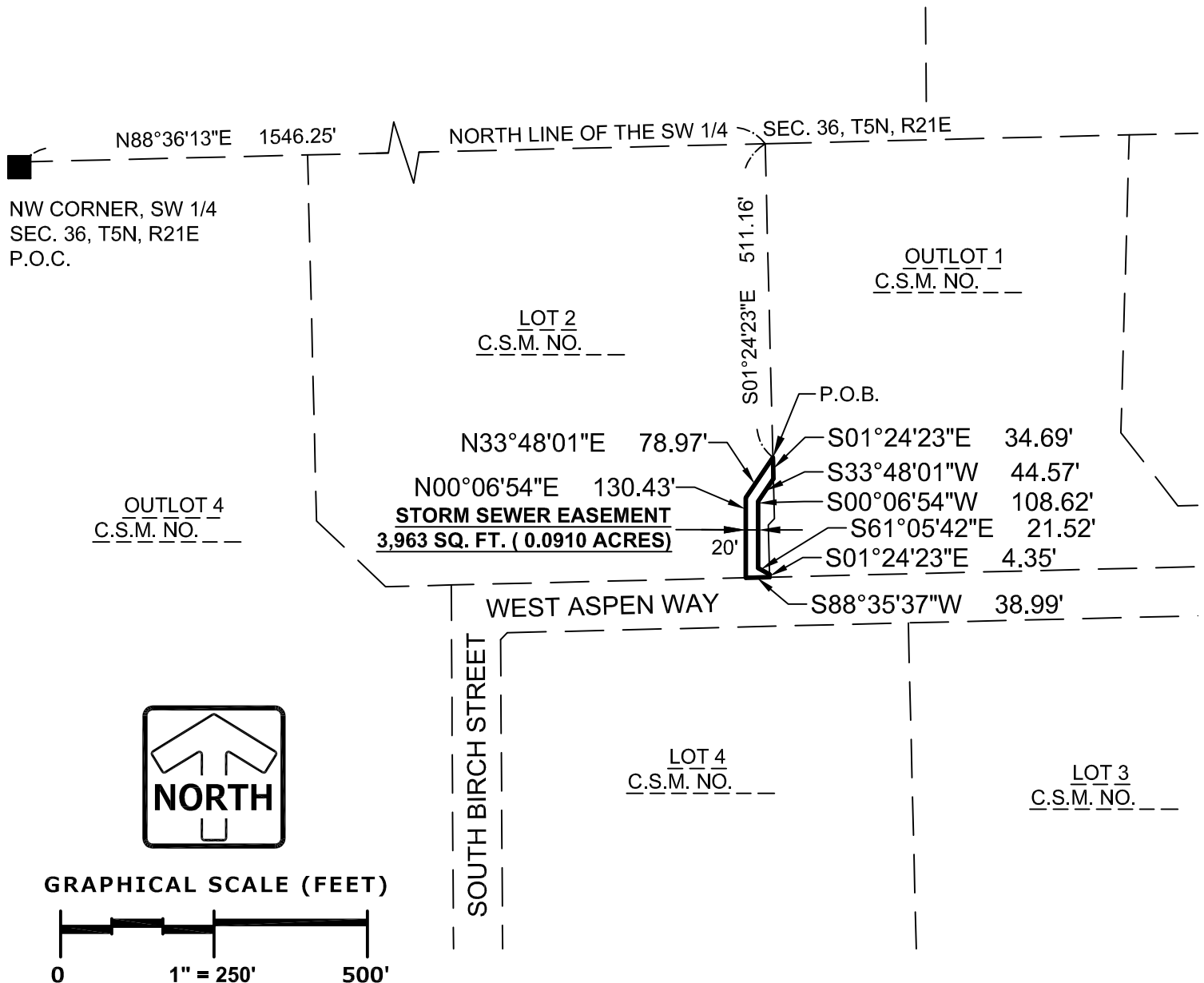


LEGAL DESCRIPTION:

Being a part of Lot 2 of Certified Survey Map No. _____, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 36;
Thence North 88°36'13" East along the north line of said Certified Survey Map No. _____, said line also being the north line of said Southwest 1/4, 1546.25 feet to the northeast corner of said Lot 2; thence South 01°24'23" East along the east line of said Lot 2, 511.16 feet to the Point of Beginning;

Thence continuing South 01°24'23" East along said east line, 34.69 feet; thence South 33°48'01" West, 44.57 feet; thence South 00°06'54" West, 108.62 feet; thence South 61°05'42" East, 21.52 feet to the aforesaid east line of Lot 2; thence South 01°24'23" East, 4.35 feet to the south line of said Lot 2; thence South 88°35'37" West along said south line, 38.99 feet; thence North 00°06'54" East, 130.43 feet; thence North 33°48'01" East, 78.97 feet to the Point of Beginning.



EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

02/03/2020

PLAN | DESIGN | DELIVER

PEG JOB#1827.00