

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

CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA\*  
TUESDAY, MAY 19, 2020 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B.
  - 1. Citizen Comment Period.
  - 2. Mayoral Announcements – Franklin Emergency Operation Command Staff.
- C. Approval of Minutes - Regular Common Council Meeting of May 5, 2020.
- D. Hearings.
- E. Organizational Business:  
The following Mayoral appointments have been submitted for Council confirmation:
  - 1. Donald Nierode, 9203 S. 44th St., Ald. Dist. 4 – Architectural Board (3 year term expiring 4/30/23).
  - 2. David Cieszynski, 11411 W. Woods Rd., Ald. Dist. 6 – Architectural Board (3 year term expiring 4/30/23).
  - 3. Annemarie Vitas-Oklobdzija, 8631 W. Forest Hill Ave., Ald. Dist. 1 – Library Board (3 year term expiring 6/30/23).
  - 4. Joseph Musolf, 12127 W. Jefferson Terrace, Ald. Dist. 6 – Parks Commission (3 year term expiring 4/30/23).
  - 5. Kevin Haley, 8945 S. 116th St., Ald. Dist. 6 – Plan Commission (3 year term expiring 4/30/23).
  - 6. Adam Burckhardt, 7541 S. 72nd St., Ald. Dist. 5 – Plan Commission (1 year term expiring 4/30/21).
  - 7. Jonathan L. Webster, 4039 W. Cypress Ln., Ald. Dist. 3 – Board of Public Works (3 year term expiring 4/30/23).
  - 8. Kelamar Svoboda, 4928 W. Tumblecreek Dr., Ald. Dist. 3 – Board of Review (3 year term expiring 4/30/23).
  - 9. Scott Meade, 9420 S. 41st St., Ald. Dist. 4 – Technology Commission (3 year term expiring 4/30/23).
  - 10. Rajiv Surana, 3754 W. Cypress Ln., Ald. Dist. 3 – Technology Commission (3 year term expiring 4/30/23).
  - 11. Steve Rekowski, 7565 S. Mission Dr., Ald. Dist. 2 – Board of Zoning and Building Appeals (3 year term expiring 4/30/23).

12. James Cieslak, 7568 S. 74<sup>th</sup> St., Ald. Dist. 5 – Environmental Commission (3 year term expiring 4/30/23).

The following Aldermanic appointments have been submitted for Council confirmation:

13. Alderman Nelson appointment of Doug Milinovich, 9572 W. Prairie Grass Way, Ald. Dist. 6 – Board of Review (3 year term expiring 4/30/23).
14. Alderwoman Wilhelm appointment of Dallas Schurg, 7716 S. 51<sup>st</sup> St., Ald. Dist. 3 – Quarry Monitoring Committee (3 year term expiring 5/31/23).
15. Alderwoman Wilhelm appointment of James Luckey, 4925 W. Rawson Ave., Ald. Dist. 3 – Board of Review (3 year term expiring 4/30/23).

F. Letters and Petitions.

G. Reports and Recommendations:

1. Confirmation of the Appointment of Heath Robert Eddy as Planning Manager.
2. Presentation of the 2019 Annual Comprehensive Financial Report for the City of Franklin.
3. Purchase of Mobile Data Computers for the Police Department.
4. An Ordinance to Amend the Unified Development Ordinance (Zoning Map) to Rezone Lot 84 of the Approved Final Plat for “Ryan Meadows” Subdivision from M-1 Limited Industrial District to M-2 General Industrial District (Generally Located on the East Side of Monarch Drive, South of Chicory Street, Area Commonly Known as Area G) (Approximately 24.0541 Acres) (Mills Hotel Wyoming, LLC, Applicant).
5. A Resolution Conditionally Approving a 2 Lot Certified Survey Map, Being All of Lot 84 in Ryan Meadows, Located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (Mills Hotel Wyoming, LLC, Applicant) (Generally on the East Side of Monarch Drive, South of Chicory Street, Area Commonly Known as Area G).
6. Standards, Findings and Decision of the City of Franklin Common Council Upon the Application of Mills Hotel Wyoming, LLC, Applicant, for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance.
7. Concept Review for a Single-Family Residential Subdivision With 17 Lots (9720 S 112th Street) (Kaerek Homes, Inc., Applicant).
8. Report on Expenditures Related to the COVID-19 Public Health Emergency Thru May 13, 2020.
9. Authorize Southeast Construction LLC to Construct Concrete Walk and Patio at Pleasant View Park Pavilion (4901 W. Evergreen Street) for \$12,600.
10. An Ordinance to Amend Ordinance 2019-2398, an Ordinance Adopting the 2020 Annual Budgets for the General Fund to Provide \$9,000 of Carryforward Appropriations for Building Maintenance at the Police Administration Building.
11. Authorization to Execute ProofPoint Business Package Services Agreement as Provided Through Heartland Business Systems (HBS) for Spam Filtering and Malware Prevention for All Incoming/Outgoing Email.

Common Council Meeting Agenda

May 19, 2020

Page 3

12. Update on Granting Selective Waiver of Interest and Penalties Associated with Late Payment of the May 31, 2020 Tax Levy Installment to Those Franklin Property Tax Payers Adversely Impacted by the Public Health Emergency and Setting a Final Due Date for the 2019 Tax Levy of October 1, 2020.
13. Authorize Service Agreement with Associated Financial Group, LLC in a 2020 Consulting Relationship for Employee and Retiree Health Insurance Benefits Plan Design and Procuring Insurance Services.
14. Potential property acquisitions for the development of West Elm Road widening and public utilities public improvements for the Tax Incremental District No. 4 Franklin Corporate Park: 10627 South 27th Street, Tax Key Nos. 951-9996-002 (potential acquisition of approximately 5,969 square feet) and 951-9999-001 (potential acquisition of approximately 5,234 square feet); 3001 West Elm Road, Tax Key No. 978-9996-006 (potential acquisition of approximately 15,977 square feet); and 10613 South 27th Street, Tax Key No. 951-9996-009 (potential acquisition of approximately 24,008 square feet). The Common Council may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to potential property acquisitions for the development of West Elm Road widening and public utilities public improvements for the Tax Incremental District No. 4 Franklin Corporate Park: 10627 South 27th Street, Tax Key Nos. 951-9996-002 (potential acquisition of approximately 5,969 square feet) and 951-9999-001 (potential acquisition of approximately 5,234 square feet); 3001 West Elm Road, Tax Key No. 978-9996-006 (potential acquisition of approximately 15,977 square feet); and 10613 South 27th Street, Tax Key No. 951-9996-009 (potential acquisition of approximately 24,008 square feet); and the investing of public funds and governmental actions in relation thereto and to effect such acquisitions, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

H. Licenses and Permits.

1. Miscellaneous Licenses from License Committee Meeting of May 19, 2020.
- \*\*2. Applications from The Rock Sports Complex, 7005 S. Ballpark Dr., Thomas Johns, Agent:
  - (a) Extraordinary Entertainment & Special Event for a Drive-In Theater, to begin 5/22/2020. Monday through Friday at 6:00 p.m. and 8:45 p.m.; Saturdays at 5:00 p.m., 7:45 p.m., and 10:30 p.m.; Sundays at 3:00 p.m., 6:00 p.m., and 8:45 p.m.
  - (b) Class B Combination Premise Description Change to Include Milwaukee Milkmen North Parking Lot.
  - (c) New 2019-2020 Drive-In Theater License, Milky Way Drive-In.
  - (d) Renewal 2020-2021 Drive-In Theater License, Milky Way Drive-In.

I. Bills.

Request for Approval of Vouchers and Payroll.

I. Adjournment.

# Common Council Meeting Agenda

May 19, 2020

Page 4

\*Supporting documentation and details of these agenda items are available in the Common Council Meeting Packet on the City of Franklin website [www.franklinwi.gov](http://www.franklinwi.gov)

[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:

May 21	Plan Commission Meeting	7:00 p.m.
May 25	Memorial Day	City Hall Closed
June 2	Common Council Meeting	6:30 p.m.
June 4	Plan Commission Meeting	7:00 p.m.
June 16	Common Council Meeting	6:30 p.m.
June 18	Plan Commission Meeting	7:00 pm.



MAYORAL  
APPOINTMENT  
PARKS COMMISSION

E.2. David Bartels, 8489 S. Golden Lake Court, Ald. Dist. 1, to Parks Commission for 3-year term expiring 4/30/2023. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.

RES. 2020-7618  
BALLPARK COMMONS  
CHALLENGE TOWER

G.1. Alderman Barber moved to adopt Resolution No. 2020-7618, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE INSTALLATION OF A CHALLENGE TOWER/AERIAL ROPE COURSE UPON PROPERTY LOCATED AT 7011 SOUTH BALLPARK DRIVE, WITHIN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) (MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC, APPLICANT). Seconded by Alderman Dandrea. Alderman Mayer vacated his seat at 6:55 p.m. and returned at 7:02 p.m. On the vote to adopt Resolution No. 2020-7618, all voted Aye. Motion carried.

LAW ENF. FACILITY  
WATER HEATER  
REPLACEMENT

G.2. Alderwoman Wilhelm moved to approve the purchase and installation of two water heaters at the Franklin Law Enforcement Center at a cost not to exceed \$19,000. Seconded by Alderman Barber. All voted Aye; motion carried.

LAW ENF. FACILITY  
RETAINING WALL

G.3. Alderwoman Wilhelm moved to authorize Perry Brumm LLC to construct a retaining wall behind the Law Enforcement Facility at 9455 West Loomis Road for \$15,900. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. 2020-7619  
TID 6 PROJECT  
PLAN AND BOUNDARY  
AMENDMENT

G.4. Alderman Nelson moved to deny a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 6, City of Franklin, Wisconsin. Seconded by Alderwoman Wilhelm. On roll call, Alderman Mayer, Alderwoman Wilhelm, and Alderman Nelson voted Aye; Alderman Dandrea, Alderwoman Hanneman, and Alderman Barber voted No. Motion failed due to the lack of a majority vote.

Alderman Dandrea then moved to adopt Resolution No. 2020-7619, A RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 6, CITY OF FRANKLIN, WISCONSIN. Seconded by Alderman Barber. On roll call, Alderman Barber, Alderwoman Hanneman, Alderwoman Wilhelm, and Alderman Dandrea voted Aye; Alderman Nelson and Alderman Mayer voted No. Motion carried.

- RES. 2020-7620  
PROJECT PLAN AND  
ESTABLISH TID 8  
BOUNDARIES
- G.5. Alderwoman Hanneman moved to adopt Resolution No. 2020-7620, A RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING BOUNDARIES FOR AND THE CREATION OF TAX INCREMENTAL DISTRICT NO. 8, CITY OF FRANKLIN, WISCONSIN. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.
- RES. 2020-  
WAIVE INTEREST AND  
PENALTIES FOR LATE  
PROPERTY TAX  
PAYMENTS
- G.6. Alderman Mayer moved to table to May 19, 2020 Common Council meeting for further discussion, a Resolution granting selective waiver of interest and penalties associated with late payment of May 31, 2020 tax levy installment to those Franklin property tax payers adversely impacted by the public health emergency, and setting a final due date for the 2019 tax levy of October 1, 2020. Seconded by Alderwoman Hanneman. All voted Aye; motion carried.
- RES. 2020-7621  
SPECIAL USE  
ARBY'S  
7621 W. RAWSON AVE.
- G.7. Alderman Mayer moved to adopt Resolution No. 2020-7621, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO OPERATE AN ARBY'S RESTAURANT WITH A DRIVE THROUGH OUT OF AN EXISTING 3,288 SQUARE FOOT RESTAURANT BUILDING LOCATED AT 7621 WEST RAWSON AVENUE (STACY CARISCH, CARISCH, INC., APPLICANT). Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.
- ORD. 2020-2431  
AMEND UDO  
PAVILION DEV. CO.
- G.8. Alderman Nelson moved to adopt Ordinance No. 2020-2431, AN ORDINANCE TO AMEND UNIFIED DEVELOPMENT ORDINANCE TABLE 15-3.0603, STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 7539 "AUTOMOTIVE REPAIR SHOPS, NOT ELSEWHERE CLASSIFIED", TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE M-1 LIMITED INDUSTRIAL DISTRICT. (MIKE GRACE, PAVILION DEVELOPMENT COMPANY, APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2020-7622  
SPECIAL USE  
PAVILION DEV. CO.
- G.9. Alderman Nelson moved to adopt Resolution No. 2020-7622, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO OPERATE AN AUTOMOTIVE MINOR REPAIR (PRIMARY USE) AND TIRE RETAIL SALES AND INSTALLATION (ACCESSORY USE) BUSINESS UPON PROPERTY LOCATED AT 10800 WEST SPEEDWAY DRIVE (PAVILION DEVELOPMENT COMPANY, APPLICANT), as amended. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ORD. 2020-2432  
AMEND UDO  
CROSS ACCESS FOR  
PEDESTRIAN AND  
VEHICULAR  
CIRCULATION  
TKN: 794-9999-009

G.10. Alderman Mayer moved to adopt Ordinance No. 2020-2432, AN ORDINANCE TO AMEND UNIFIED DEVELOPMENT ORDINANCE §15-3.0307 CC CITY CIVIC CENTER DISTRICT, SUBSECTION A.9., TO EXEMPT THE PROPERTY IN THE NORTHEASTERN CORNER OF THE DISTRICT, SUCH PROPERTY BEARING TAX KEY NO. 794-9999-009 FROM THE REQUIREMENTS FOR CROSS ACCESS FOR BOTH PEDESTRIAN AND VEHICULAR CIRCULATION WITH THE ADJACENT PARCEL(S) TO THE EAST OF THE SUBJECT PROPERTY. (STEVE PAGNOTTA, BRADFORD FRANKLIN LLC, APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2020-7623  
WAIVE AND RELEASE  
FLOATING ACCESS  
EASEMENT  
9651 W. DREXEL AVE.

G.11. Alderman Mayer moved to adopt Resolution No. 2020-7623, A RESOLUTION AUTHORIZING THE WAIVER AND RELEASE IN PART OF THE FLOATING ACCESS EASEMENT UPON LAND WITHIN THE SHOPPES AT WYNDHAM VILLAGE, PREVIOUSLY APPROVED BY RESOLUTION NO. 2007-6339, SOLELY FOR THE PROPERTY LOCATED AT 9651 WEST DREXEL AVENUE (STEVE PAGNOTTA, BRADFORD FRANKLIN LLC, APPLICANT, FRANKLIN-WYNDHAM, LLC, PROPERTY OWNER). Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2020-7624  
LANDSCAPE  
EASEMENT  
9651 W. DREXEL AVE.

G.12. Alderman Mayer moved to adopt Resolution No. 2020-7624, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A LANDSCAPE BUFFERYARD EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SITE PLAN FOR A DAYCARE FACILITY (9651 WEST DREXEL AVENUE) (STEVE PAGNOTTA, APPLICANT), subject to review and approval by the Department of City Development and technical corrections by the City Attorney. Seconded by Alderman Barber. All voted Aye; motion carried.

RES. 2020-7625  
APPROVE 2 LOT AND 2  
OUTLOT CSM  
3617 W. ELM RD.

G.13. Alderwoman Hanneman moved to adopt Resolution No. 2020-7625, A RESOLUTION CONDITIONALLY APPROVING A 2 LOT AND 2 OUTLOT CSM, BEING LOT 3 OF CSM NO. \_\_\_\_, BEING A PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (JHB PROPERTIES, LLC, OWNER) (3617 WEST ELM ROAD). Seconded by Alderman Dandrea. All voted Aye; motion carried.

- APPROVAL TO ALLOW CONSTRUCTION AND TEMPORARY OCCUPANCY S. 76TH ST./W. FAITH DR.      G.14.      Alderman Mayer moved to approve a request from Creative Homes to change prior approval that would allow construction and temporary occupancy for a model home from Lot 3 to Lot 7, after rough-grade certification of stormwater pond, of Faithway Reserve (South 76th Street and West Faith Drive) and change the approval to Alesci Homes, and/or assignees, contingent upon successful cleanup of the erosion sediment control on the south property. Seconded by Alderwoman Hanneman. All voted Aye; motion carried.
- RES. 2020-7626 VANDEWALLE & ASSOC. PARKLAND ACQUISITION SVCS.      G.15.      Alderwoman Hanneman moved to adopt Resolution No. 2020-7626, A RESOLUTION TO AUTHORIZE VANDEWALLE & ASSOCIATES, INC. TO PROVIDE SUPPORT FOR PARKLAND ACQUISITION SERVICES FOR A NOT-TO-EXCEED FEE OF \$25,000. Seconded by Alderman Barber. All voted Aye; motion carried.
- ORD. 2020-2433 AMEND BUDGETS      G.16.      Alderwoman Hanneman moved to adopt Ordinance No. 2020-2433, AN ORDINANCE ADOPTING THE 2020 ANNUAL BUDGETS FOR THE GENERAL FUND, CAPITAL OUTLAY FUND, EQUIPMENT REPLACEMENT FUND, STREET IMPROVEMENT FUND, CAPITAL IMPROVEMENT FUND AND DEVELOPMENT FUND TO REFLECT A LANDFILL SITING REVENUE SHORTFALL OF \$1,085,000 AND A \$943,000 MMSD GRANT RESOURCE TO THE CAPITAL IMPROVEMENT FUND. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.
- BS&A SOFTWARE PURCHASE      G.17.      Alderman Mayer moved to authorize purchase of BS&A's Community Development and Citizen Call to Action Software including execution of the Software Licenses and Services Agreement and to authorize the Director of IT to execute the necessary documents. Seconded by Alderwoman Hanneman. All voted Aye; motion carried.
- ORD. 2020-2434 CARRY FORWARD UNUSED APPROPRIATIONS FOR INSP. SVCS.      G.18.      Alderman Barber moved to adopt Ordinance No. 2020-2434, AN ORDINANCE TO AMEND ORDINANCE 2019-2398, AN ORDINANCE ADOPTING THE 2020 ANNUAL BUDGETS FOR THE GENERAL FUND TO CARRYFORWARD \$78,300 OF UNUSED 2019 PERSONNEL APPROPRIATIONS IN THE INSPECTION SERVICES DEPARTMENT. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.
- COVID-19 EXPENDITURES      G.19.      Alderman Mayer moved to place on file the report on expenditures related to the COVID-19 Public Health Emergency through April 29,

2020. Seconded by Alderman Nelson. All voted Aye; motion carried.

DONATIONS  
POLICE AND FIRE  
DEPTS.

G.20. Alderman Mayer moved to accept the following donations for the Franklin Police Department for deposit into their account: Jedd Miller in the amount of \$5 and Lorraine Swiner in the amount of \$500; and the following donations for the Franklin Fire Department for deposit into their respective accounts: Fire Prevention, Various Donors in the amount of \$995 and from Robert Healy for \$125 and for Fire Safety Schools; from Ascension in the amount of \$400 and from Dash Medical Gloves, Inc. for \$250. Seconded by Alderwoman Hanneman. All voted Aye; motion carried.

MARCH, 2020  
FINANCIAL REPORT

G.21. Alderman Barber moved to receive and place on file the March, 2020 Financial Report. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. 2020-7627  
OFFICIAL NEWSPAPER

G.22. Alderman Mayer moved to adopt Resolution No. 2020-7627, A RESOLUTION DESIGNATING AN OFFICIAL NEWSPAPER. Seconded by Alderman Barber. All voted Aye; motion carried.

VOUCHERS AND  
PAYROLL

I. Alderman Dandrea moved to approve the following:  
City vouchers with an ending date of May 1, 2020 in the amount of \$4,120,516.86; and Payroll dated April 24, 2020 in the amount of \$430,775.91 and payments of the various payroll deductions in the amount of \$434,041.08 plus City matching payments; and estimated payroll dated May 8, 2020 in the amount of \$405,000.00 and payments of the various payroll deductions in the amount of \$238,000.00, plus City matching payments; and property tax disbursements with an ending date of April 30, 2020 in the amount of \$1,445.71. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.

LICENSES AND  
PERMITS

H. Alderman Nelson moved to approve the following license recommendations from the License Committee meeting of May 5, 2020:

Hold for appearance the Operators' License applications of Destanie M Evans, 726 Marquette Ave., #2, South Milwaukee and Halina Grochowski, 1111 W Rosewood Trl., Oak Creek;

Grant 2019-2020 Operator licenses to Antonio D Marte Santiago, 200 Rainbow Ridge Dr., #912, Oak Creek; Sandra M Zimmer, 2620 S 108th St., Franksville;

Grant 2020-2021 Operator licenses to: Jayson L Doepke, 2126 W Forest Home Ave., Milwaukee; Marcus Drewek, 2957 S 51st St., Milwaukee; Ethan R Fisher, 8221 Fairmont Ln., Greendale; Louis G Guzzo, 4 W Clarendon Dr., Round Lake Beach, IL; Patti Hartung, 664 Shirley Dr., Franksville; Austin J Korth, 8481 S 5th Ave., Trlr #4B, Oak Creek; Kimberlee Laughery, 1333 S 115th St., West Allis; Marcia Lonzaga, 753 N 116th St., Wauwatosa; Laura A Martinez, 3742 E Obrien Rd., Oak Creek; Jane M Michel, 3720 7 Mile Rd., Caledonia; Ann C Moehlenpah, 3573 W Hilltop Ln.; Jeanne A Rainwater, 7561 S 75th St.; Bobette A Sakiewicz, 9205 S Orchard Park Circle, #2A, Oak Creek; Oscar A Sastre Colon, 3221 S 36th St., Milwaukee; Judy A Schneider, 8418 W Tuckaway Shores Dr.; Linda M Steeves, 9265 S 92nd St.; Danielle E Zielinski, 9880 S Glenmoor Ct., Oak Creek;

Grant 2020-2021 Amusement Device Operators license to: American Entertainment, Owner, Kenneth J Grothman, W337 S5059 Hwy GG, Dousman; Games R Us Inc, Steven Murphy, Owner, W144 S6315 College Ct, Muskego; National Entertainment Network, James F Sevalt, Owner, 325 Interlocken Pkwy B, Broomfield, CO.; Red's Novelty Ltd, Agent Jay Jacomet, 1921 S 74th St., West Allis;

Grant 2020-2021 Day Care licenses pending satisfactory inspections to: Academy of Preschool Learning, Inc, Manager Nadeen Balsis, 9501 W Drexel Ave.; Faith Academy Child Care Development Center, Manager Jennifer Finch, 7700 W Faith Dr.; Ingenious, Inc, Manager Banmeet K Dadwal, 7260 S 76th St.; Jubilee Christian Day Care, Manager Tanya L Soich, 6855 S 50th St.; Mrs. Rikki's Structured Daycare, Manager Rochelle S Boyce, N9027 W Miramar Dr., East Troy; and

Grant 2020-2021 Mobile Home license pending satisfactory inspections and payment of property taxes to Franklin Mobile, LLC, Manager David Steinberger, 6361 S 27th St.

Seconded by Alderwoman Hanneman. All voted Aye; motion carried.

ADJOURNMENT

J. Alderman Barber moved to adjourn the meeting at 8:44 p.m. Seconded by Alderman Dandrea. All voted Aye; motion carried.

**BLANK PAGE**

<p><b>APPROVAL</b></p> <p><i>See</i></p>	<p><b>REQUEST FOR COMMON COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>05-19-20</b></p>
<p><b>ORGANIZATIONAL BUSINESS</b></p>	<p><b>Board and Commission Appointments</b></p>	<p><b>ITEM NUMBER</b></p> <p><i>E.</i></p>

The following Mayoral appointments have been submitted for Council confirmation:

1. Donald Nierode, 9203 S. 44th St., Ald. Dist. 4 – Architectural Board (3 year term expiring 4/30/23).
2. David Cieszynski, 11411 W. Woods Rd., Ald. Dist. 6 – Architectural Board (3 year term expiring 4/30/23).
3. Annemarie Vitas-Oklobdzija, 8631 W. Forest Hill Ave., Ald. Dist. 1 – Library Board (3 year term expiring 6/30/23).
4. Joseph Musolf, 12127 W. Jefferson Terrace, Ald. Dist. 6 – Parks Commission (3 year term expiring 4/30/23).
5. Kevin Haley, 8945 S. 116th St., Ald. Dist. 6 – Plan Commission (3 year term expiring 4/30/23).
6. Adam Burckhardt, 7541 S. 72nd St., Ald. Dist. 5 – Plan Commission (1 year term expiring 4/30/21).
7. Jonathan L. Webster, 4039 W. Cypress Ln., Ald. Dist. 3 – Board of Public Works (3 year term expiring 4/30/23).
8. Kelamar Svoboda, 4928 W. Tumblecreek Dr., Ald. Dist. 3 – Board of Review (3 year term expiring 4/30/23).
9. Scott Meade, 9420 S. 41st St., Ald. Dist. 4 – Technology Commission (3 year term expiring 4/30/23).
10. Rajiv Surana, 3754 W. Cypress Ln., Ald. Dist. 3 – Technology Commission (3 year term expiring 4/30/23).
11. Steve Rekowski, 7565 S. Mission Dr., Ald. Dist. 2 – Board of Zoning and Building Appeals (3 year term expiring 4/30/23).
12. James Cieslak, 7568 S. 74<sup>th</sup> St., Ald. Dist. 5 – Environmental Commission (3 year term expiring 4/30/23).

The following Aldermanic appointments have been submitted for Council confirmation:

13. Alderman Nelson appointment of Doug Milinovich, 9572 W. Prairie Grass Way, Ald. Dist. 6 – Board of Review (3 year term expiring 4/30/23).
14. Alderwoman Wilhelm appointment of Dallas Schurg, 7716 S. 51<sup>st</sup> St., Ald. Dist. 3 – Quarry Monitoring Committee (3 year term expiring 5/31/23).
15. Alderwoman Wilhelm appointment of James Luckey, 4925 W. Rawson Ave., Ald. Dist. 3 – Board of Review (3 year term expiring 4/30/23).

**COUNCIL ACTION REQUESTED**

Motion to confirm the following Mayoral appointments:

1. Donald Nierode, 9203 S. 44th St., Ald. Dist. 4 – Architectural Board (3 year term expiring 4/30/23).
2. David Cieszynski, 11411 W. Woods Rd., Ald. Dist. 6 – Architectural Board (3 year term expiring 4/30/23).

3. Annemarie Vitas-Oklobdzija, 8631 W. Forest Hill Ave., Ald. Dist. 1 – Library Board (3 year term expiring 6/30/23).
4. Joseph Musolf, 12127 W. Jefferson Terrace, Ald. Dist. 6 – Parks Commission (3 year term expiring 4/30/23).
5. Kevin Haley, 8945 S. 116th St., Ald. Dist. 6 – Plan Commission (3 year term expiring 4/30/23).
6. Adam Burckhardt, 7541 S. 72nd St., Ald. Dist. 5 – Plan Commission (1 year term expiring 4/30/21).
7. Jonathan L. Webster, 4039 W. Cypress Ln., Ald. Dist. 3 – Board of Public Works (3 year term expiring 4/30/23).
8. Kelamar Svoboda, 4928 W. Tumblecreek Dr., Ald. Dist. 3 – Board of Review (3 year term expiring 4/30/23).
9. Scott Meade, 9420 S. 41st St., Ald. Dist. 4 – Technology Commission (3 year term expiring 4/30/23).
10. Rajiv Surana, 3754 W. Cypress Ln., Ald. Dist. 3 – Technology Commission (3 year term expiring 4/30/23).
11. Steve Rekowski, 7565 S. Mission Dr., Ald. Dist. 2 – Board of Zoning and Building Appeals (3 year term expiring 4/30/23).
12. James Cieslak, 7568 S. 74<sup>th</sup> St., Ald. Dist. 5 – Environmental Commission (3 year term expiring 4/30/23).

Motion to confirm the following Aldermanic appointments:

13. Alderman Nelson appointment of Doug Milinovich, 9572 W. Prairie Grass Way, Ald. Dist. 6 – Board of Review (3 year term expiring 4/30/23).
14. Alderwoman Wilhelm appointment of Dallas Schurg, 7716 S. 51<sup>st</sup> St., Ald. Dist. 3 – Quarry Monitoring Committee (3 year term expiring 5/31/23).
15. Alderwoman Wilhelm appointment of James Luckey, 4925 W. Rawson Ave., Ald. Dist. 3 – Board of Review (3 year term expiring 4/30/23).

## Shirley Roberts

---

**From:** volunteerfactsheet@franklinwi.info  
**Sent:** Friday, October 11, 2019 11:34 AM  
**To:** Lisa Huening; Shirley Roberts; Sandi Wesolowski  
**Subject:** Volunteer Fact Sheet

**Name:** James E Cieslak  
**PhoneNumber:**  
**EmailAddress:**  
**YearsasResident:** 40  
**Alderman:** 5  
**ArchitecturalBoard:** no  
**CivicCelebrations:** no  
**CommunityDevelopmentAuthority:** no  
**EconomicDevelopmentCommission:** no  
**EnvironmentalCommission:** yes  
**FinanceCommittee:** no  
**FairCommission:** no  
**BoardofHealth:** no  
**FirePoliceCommission:** no  
**ParksCommission:** no  
**LibraryBoard:** no  
**PlanCommission:** no  
**PersonnelCommittee:** no  
**BoardofReview:** no  
**BoardofPublicWorks:** no  
**QuarryMonitoringCommittee:** no  
**TechnologyCommission:** no  
**TourismCommission:** no  
**BoardofZoning:** no  
**WasteFacilitiesMonitoringCommittee:** no  
**BoardWaterCommissioners:** no  
**CompanyNameJob1:** Ascension Healthcare  
**CompanyAddressJob1:**  
**TelephoneJob1:**  
**StartDateandPositionJob1:** Jan 2008 dispatcher  
**EndDateandPositionJob1:** Feb 2013 dispatcher  
**CompanyNameJob2:** Midwest Airlines  
**AddressJob2:**  
**TelephoneJob2:**  
**StartDateandPositionJob2:** July 2002 ramp agent

**EndDateandPositionJob2:** Dec 2007 ramp team leader  
**CompanyNameJob3:** US Bank  
**AddressJob3:** 777 E Wisconsin Ave  
**TelephoneJob3:**  
**StartDateandPositionJob3:** about 1986 - credit card agent  
**EndDateandPositionJob3:** Late 2007 - Loan Approval Mgr.  
**Signature:** James Cieslak  
**Date:** 10-11-2019  
**Signature2:** James Cieslak  
**Date2:** 10-11-2019  
**Address:** 7568 S 74th St, Franklin, WI 53132  
**PriorityListing:**  
**WhyInterested:** The quality of life in our community depends on more than just a healthy economy, it needs green spaces and places where nature still provides some balance in our lives.  
**DescriptionofDutiesJob1:** coordinated medical courier services for Columbia-St. Mary's network in Milwaukee and Ozaukee Counties.  
**DescriptionofDutiesJob2:** Loaded and unloaded aircraft, towed aircraft, assisted flight crews when needed  
**DescriptionofDutiesJob3:** Started in credit card servicing, promoted to supervisor, promoted to loan office, promoted to bank manager, started and lead new loan processing area  
**AdditionalExperience:** I got hooked on nature as a child and have spent as much time in our parks and forests as I can. As a member of the local Audubon Society I have been leading walks at Wehr Nature Center for over 2 years, and am a member of the leadership team. My priority is to try and preserve as much as we can of the natural world for future generations. I am also the lead gardener at the Polish Community Center here in Franklin, and believe in using native plantings rather than grass that must be mowed. If I had to pick a goal for Franklin, it would be to have it listed as a Bird City.  
**ClientIP:** 72.128.106.121  
**SessionID:** 3iglsa4d3o1r3hlztz5xccmw  
[See Current Results](#)

## Shirley Roberts

---

**From:** volunteerfactsheet@franklinwi.info  
**Sent:** Wednesday, May 13, 2020 8:23 AM  
**To:** Lisa Huenig; Shirley Roberts; Sandi Wesolowski  
**Subject:** Volunteer Fact Sheet

**Name:** Dallas Schurg  
**PhoneNumber:**  
**EmailAddress:**  
**YearsasResident:** 1  
**Alderman:** 3  
**ArchitecturalBoard:** no  
**CivicCelebrations:** no  
**CommunityDevelopmentAuthority:** no  
**EconomicDevelopmentCommission:** no  
**EnvironmentalCommission:** no  
**FinanceCommittee:** no  
**FairCommission:** no  
**BoardofHealth:** no  
**FirePoliceCommission:** no  
**ParksCommission:** no  
**LibraryBoard:** no  
**PlanCommission:** no  
**PersonnelCommittee:** no  
**BoardofReview:** no  
**BoardofPublicWorks:** no  
**QuarryMonitoringCommittee:** yes  
**TechnologyCommission:** no  
**TourismCommission:** no  
**BoardofZoning:** no  
**WasteFacilitiesMonitoringCommittee:** no  
**BoardWaterCommissioners:** no  
**CompanyNameJob1:** Paul Davis Restoration  
**CompanyAddressJob1:** W226 N918, Northmound Dr Suite 100, Waukesha, WI 53186  
**TelephoneJob1:** (414) 383-3131  
**StartDateandPositionJob1:** 12/2019  
**EndDateandPositionJob1:**  
**CompanyNameJob2:** WEPS Contracting Services  
**AddressJob2:** N/a  
**TelephoneJob2:** N/a  
**StartDateandPositionJob2:** 11/2018

**EndDateandPositionJob2:** 11/2019  
**CompanyNameJob3:** Nortec Humidity Inc (Condair)  
**AddressJob3:** N/a  
**TelephoneJob3:** N/a  
**StartDateandPositionJob3:** 02/2016  
**EndDateandPositionJob3:** 11/2018  
**Signature:** Dallas Schurg  
**Date:** 05/13/2020  
**Signature2:** Dallas Schurg  
**Date2:** 05/13/2020  
**Address:** 7716 S 51st St  
**PriorityListing:**  
**WhyInterested:** Area resident affected by quarry, asked to join by Kristin  
**DescriptionofDutiesJob1:** Estimator and Project Manager Assistant  
**DescriptionofDutiesJob2:** Project Manager  
**DescriptionofDutiesJob3:** Application Manager  
**AdditionalExperience:**  
**ClientIP:** 98.144.193.20  
**SessionID:** jhoij4bt0zlnvpek2heqrc  
[See Current Results](#)

<p><b>APPROVAL</b></p> <p><i>slw</i></p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>5/19/2020</b></p>
<p><b>REPORTS AND RECOMMENDATIONS</b></p>	<p><b>Confirmation of the Appointment of Heath Robert Eddy as Planning Manager</b></p>	<p><b>ITEM NUMBER</b></p> <p><i>G.1.</i></p>

Mayor Olson requests confirmation of the appointment of Heath Robert Eddy as Planning Manager for the City of Franklin. Heath's resume and Offer of Employment are attached.

**COUNCIL ACTION REQUESTED**

Motion to confirm the appointment of Heath Robert Eddy as Planning Manager for the City of Franklin.

# HEATH ROBERT EDDY, AICP

215 Nicholson Street  
Wilkes Barre PA 18702

[hroberteddy@gmail.com](mailto:hroberteddy@gmail.com)

## INTRODUCTION

I am a professional community/environmental planner and project manager with over 22 years of experience in both the public and private sector. I am an advocate for strategic thinking and planning, effective communications and excellent customer service. I am

- **A Creative and Innovative Thinker.**
- **A Sustainability Advocate and Practitioner.**
- **An Experienced Project Manager and Department Leader**
- **An Advocate for Clear and Concise Communication**
- **An Effective and Experienced Grant Writer.**

## SUMMARY EXPERIENCE

My professional skills and experience include the following.

- Environmental impact analysis of development, at the site and watershed levels
- Sustainability analysis and resilience planning for communities
- Project management and supervision, including budget management
- Department management, including supervision of staff, resources, customer service responses and enforcement
- Strategic and comprehensive planning, both in municipal design and infrastructure, and program budget management
- Capital budgeting and funding for land protection and preservation
- Zoning and Subdivision/Land Development entitlement review and recommendations
- Grant writing and grant management of awards
- Project design and scope of work, including full business development and promotion
- Easement and fee purchase agreements, including closure of agreements
- Site design, including impact analysis and preparation of preliminary plans design

## EXPERIENCE

- 11/2018-Pres **Executive Director**  
**Luzerne County Department of Planning and Zoning, Wilkes-Barre, PA**  
Department head. Co-executive director, Lackawanna-Luzerne Transportation Study MPO, preparation of TIP, Twelve-Year Plan, and Long Range Transportation Plan updates; Bi-County Comprehensive Plan update and development; Hazard Mitigation Plan updates for Countywide and municipal mitigation measures and planning; Countywide Stormwater Management Plan updating and administration. Administration of zoning for 22 municipalities and subdivision/land development for 28 municipalities; Act 247 advisory reviews for other municipalities; farmland preservation oversight and procedural compliance, budgeting and financial compliance.
- 8/2013-11/2018 **Senior Staff Coordinator (Planner III), Zoning Evaluation**  
**Fairfax County Department of Planning and Zoning, Fairfax, VA**  
Development Review Environmental and Transportation Impact Analysis. Comprehensive Plan Implementation. Public Presentations  
**Senior Assistant to the Zoning Administrator (Planner III), Zoning Administration**  
Zoning Administration. Zoning Amendments
- 1/2012-8/2013 **Private Practice**  
**Exton, PA**  
Freelance Writer Business Development. Site Plan Review Zoning Entitlement Research.

## HEATH ROBERT EDDY, AICP

536 Summercroft Drive  
Exton PA 19341

[hroberteddy@gmail.com](mailto:hroberteddy@gmail.com)

- 2007-12/2011 **Director of Planning and Zoning**  
**Honey Brook Township, Honey Brook, PA**  
Department Leader and Supervisor Budget Implementation and Management. Development Review. Zoning Amendment and Administration Agricultural/Open Space Preservation. Environmental Impact Analysis. Regional Greenways Planning Land Preservation Program Administration Purchase Negotiations.
- 7/2006-12/2007 **Senior Project Planner, Pennsylvania Municipal Services**  
**CMX Engineering Inc., Kulpville, PA, Exton, PA, and Manalapan, NJ**  
Business Development. Grant Writing. Development Review. Redevelopment Analysis and Planning
- 2/2001-7/2006 **Senior Community Planner (Planner IV), Local Planning Assistance**  
**Chester County Planning Commission, West Chester, PA**  
Project Management. Supervisory Duties. Municipal Planning Consultant. Comprehensive Planning Zoning Amendments and Comprehensive Rewriting Land Use Planning. Environmental Impact Analysis. Natural Resources Protection Agricultural Land Preservation Regional Coordination. Public Presentations.
- 7/1998-2/2001 **Senior Environmental Planner**  
**City of Bloomington Planning Department, Bloomington, IN**  
Environmental Impact Analysis. Brownfields Assessment Implementation Grant Writing. Water Quality Assessment Program Management.  
**Senior Zoning Planner**  
Development Review. Public Presentations
- 12/1995-7/1998 **Planner**  
**Monroe County Plan Commission, Bloomington, IN**  
Transportation Coordination (MPO) Comprehensive Planning. Environmental Impact Analysis Historic Preservation. Development Review. Zoning Amendments. Public Presentations.

### EDUCATION

December 1995

#### **Master of Urban and Regional Planning**

**Ball State University, College of Architecture and Planning, Muncie, IN**

Focus: Environmental Management and Urban Design, Transportation

June 1993

#### **Bachelor of Arts in Sociology**

**Northwestern University, College of Arts and Sciences, Evanston, IL**

Focus: Social Interaction

### PUBLISHED WORKS

- *Arizona Study Suggests Dense, Mixed-Use Development Patterns Reduce VMT and Congestion* published in *Sustainable Communities eNews*, [www.huduser.org](http://www.huduser.org), October 2012, Volume 1, Issue 5
- *Community Benefits Agreement Guides Development in Milwaukee's Park East Corridor*, published in *The EDGE* e-newsletter, [www.huduser.org](http://www.huduser.org), July 23, 2012
- Workforce Housing Task Force Final Report, Honey Brook Township, October 2008
- Cramer Hill Neighborhood Revitalization Study, Camden New Jersey, November 2007
- Comprehensive Plan, West Nottingham Township, April 2006
- Zoning Ordinance, Highland Township, July 2005

## **HEATH ROBERT EDDY, AICP**

**215 Nicholson Street  
Wilkes Barre PA 18702**

**hroberteddy@gmail.com**

- Comprehensive Plan, East Goshen Township, June 2005.
- Regional Comprehensive Plan, Octorara Regional Planning Commission, December 2004
- Joint Comprehensive Plan, Penn Township and New London Township, May 2003
- Zoning Ordinance, East Fallowfield Township, November 2002.
- Monroe County Zoning Ordinance, December 1996.
- Monroe County Subdivision Control Ordinance, March 1996.
- Monroe County Comprehensive Land Use Plan, January 1996.
- Staff Reports – development review assessments and recommendations for jurisdictions in three states

### **ADDITIONAL RECOGNITIONS, AWARDS, and ACTIVITIES**

2009-2011	Docent/Volunteer, The Mill at Anselma, Chester Springs, PA (1747 preserved grist mill)
2008-2009	Chester County Greenhouse Gas Reduction Plan, 2009 (Chester County Greenhouse Gas Reduction Task Force)
2003-2005	Vice-Chairman, Southeast Section Council, Pennsylvania Chapter, American Planning Association
2000	APA Chapter Service Award to Indiana Chapter, American Planning Association, awarded at APA National Conference, New York
1998-2001	Secretary, Board of Directors, Indiana Chapter, American Planning Association
1997	Land Use Planning Award, Southern Indiana Regional Development Council

May 8, 2020

Heath Robert Eddy  
215 Nicholson Street  
Wilkes Barre, PA 18702

Re: Offer of Employment – Planning Manager

Dear Heath:

The purpose of this letter is to outline for you the terms and conditions of this conditional offer with the City of Franklin, Wisconsin for employment commencing June 22, 2020. The terms and conditions of this conditional offer of employment are as follows:

1. It is anticipated that you will competently perform the duties and responsibilities outlined in the job description for the Planning Manager position as well as any other related duties and responsibilities, as directed by the Mayor or by action of the Common Council. A copy of the job description is appended to this offer letter.
2. The Planning Manager position is an FLSA-exempt position. Although City Hall operations and staff with which you will be working operate on a forty-hour work week (8:30 AM – 5:00 PM, Monday – Friday), you are not beholden to the clock and have flexibility of hours to the extent that it does not interfere with the completion of your duties or successful management of the City's community planning functions. Additionally, it is anticipated that you will attend City of Franklin Common Council meetings and other meetings necessary for performing and fulfilling the duties of the position, including but not limited to the Plan Commission, Quarry Monitoring Committee, Board of Zoning and Building Appeals, Environmental Commission and the Parks Commission and other meetings as the demands of the position may commonly require.
3. You will commence employment with the City as Planning Manager, subject to the terms and conditions outlined herein, effective June 22, 2020, unless a different date is mutually agreed upon.
4. Your appointment to the position of Planning Manager is subject to a six-month introductory (probationary) period during which time you may be discharged at will. Thereafter, the position remains "at will" as are most City FLSA-exempt positions (and may be terminated subject to approval by  $\frac{3}{4}$  of the Common Council)

- 5 You may terminate your employment at any time without reason or cause provided you give the City 30 days advanced written notice.
- 6 You will be compensated for your services as Planning Manager at an annual rate of Eighty-five thousand dollars (\$85,000.00), subject to state and federal withholding, and other benefit-based contributions that may apply
7. You will be eligible for salary increase considerations beginning January 1, 2021, and increases will be in accordance with Common Council policy, the City's pay plan adjustments and performance evaluations Pay increases for non-represented employees are typically awarded in July each year.
8. Fringe benefits including health insurance and contributions to the Wisconsin Retirement System will be extended to you as they are provided to City employees, as outlined in the City's Employee Handbook, and as described in materials appended to this conditional offer
9. At the commencement of your employment, you will be given five (5) years of service credit toward vacation allowance.
- 10 The City has budgeted, and will pay, for memberships to professional associations, as well as professional development offerings and educational workshops, that are pertinent to the execution of your duties as Planning Manager
11. The City will reimburse you for business-related mileage at the annually-set IRS rate upon your submission of a quarterly report. You may also avail yourself to a City pool vehicle.
- 12 During the term of employment the employee shall not be required to become a resident of the City of Franklin although residency would be preferred.
- 13 You are also eligible for the following benefits:
  - A. Moving expenses are available to you until December 31, 2020. The City will pay for up to \$5,000 in moving expenses upon surrender of receipts to the City's Director of Administration
14. This offer is contingent upon the following:
  - a Successful confirmation of your appointment by the Common Council, which is tentatively planned for May 19<sup>th</sup>, and which can be done via ZOOM participation
  - b. Successful completion of a drug test as directed by the City of Franklin.
  - c Successful completion of a background check conducted on behalf of the City by GovHR USA and by the Franklin Police Department.

Very truly yours,

---

Steve Olson, Mayor

---

Dana Zahn, Human Resources Coordinator

I, Heath Eddy, acknowledge receipt of this conditional offer of employment this \_\_\_\_\_ day of May 2020 and agree to the terms and conditions outlined herein

---

Heath Robert Eddy

**City of Franklin Benefits Summarized:**

Sick days – will accrue eight hours per month beginning after six months of employment

Vacation days (start earning vacation days immediately but can't use them for the first six months) Employees normally start earning 3.08 hours of vacation each pay period. This means by six months of employment the employee will have one week of vacation earned, two weeks after one year. The accrual goes to 4.62 hours per pay period (3 weeks per year) after five years of employment and 6.16 hours per pay period (4 weeks per year) after 12 years of employment. With 5 years service credit awarded that means you would start at the 3 week accrual rate for insurance and begin accruing at the 4 week level after 7 years of employment

Nine paid holidays + four personal days per year. Personal days are prorated for the first year and can be used 30 days after hire

Pension – The City of Franklin participates in the Wisconsin Retirement System (WRS) a state-pooled pension fund for state and local government employees in the state. Employees currently pay a 6.75% mandatory contribution toward their pension benefit and the City pays an additional 6.75%. These amounts are adjusted by the State each January and can go up or down

Health & Dental insurance – Eligible for insurance benefits the 1<sup>st</sup> of the month after hire. Employee costs for the insurance options can be found on the attached comparison sheet

Please look at the line “Monthly Contributions with HRA” to find your cost Management employees receive either single or family dental coverage paid for by the City

Life Insurance – coverage is equal to two times the employee’s annual salary

<b>APPROVAL</b> <i>slw</i>	<b>REQUEST FOR COMMON COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>May 19, 2020</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Presentation of the 2019 Annual Comprehensive Financial Report for the City of Franklin, WI</b>	<b>ITEM NUMBER</b> <i>G. 2.</i>

**Background**

The Finance Dept has prepared the 2019 Comprehensive Annual Financial Report (CAFR) for the City of Franklin, portions of which have been audited by Baker Tilly, LLP – CPA's. A copy of the 2019 CAFR is attached for your review.

The Finance Committee reviewed & accepted the report at the May 12, 2020 meeting and recommends Common Council accept the report and place on file.

The Baker Tilly, LLP partner, Paul Franz, CPA will be available to present a required communication to those charged with governance and management and the 2019 CAFR.

The Finance Director will be available for questions.

**COMMITTEE OF THE WHOLE ACTION**

Motion accepting the 2019 Comprehensive Annual Financial Report and Auditor's Reporting and Insights from the 2019 audit to the Common Council for placement on file.

<p><b>APPROVAL</b></p> <p><i>slw</i></p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>5/19/2020</b></p>
<p><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p><b>PURCHASE OF MOBILE DATA COMPUTERS FOR THE POLICE DEPARTMENT</b></p>	<p><b>ITEM NUMBER</b></p> <p><i>6.3.</i></p>

The 2020 Budget contains approved funding of \$13,500 designated for the replacement of Mobile Data Computers (MDCs) for squad cars in the Police Department.

The warranties for the existing MDC's needing replacement are expiring this month. The cost of extending the warranties an additional year is \$1,852.00.

To avoid having to extend the warranties, the police department requests approval to the purchase of 4 new Patrol PC(s) for the amount of \$13,500.

**REQUESTED COUNCIL ACTION**

Motion to approve the purchase of 4 Mobile Data Computers for the police department at a cost of \$13,500.

**BLANK PAGE**

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">05/19/20</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE LOT 84 OF THE APPROVED FINAL PLAT FOR “RYAN MEADOWS” SUBDIVISION FROM M-1 LIMITED INDUSTRIAL DISTRICT TO M-2 GENERAL INDUSTRIAL DISTRICT (GENERALLY LOCATED ON THE EAST SIDE OF MONARCH DRIVE, SOUTH OF CHICORY STREET, AREA COMMONLY KNOWN AS AREA G) (APPROXIMATELY 24.0541 ACRES) (MILLS HOTEL WYOMING, LLC, APPLICANT)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.4.</i></p>

On March 19, 2020, the Plan Commission carried a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone Lot 84 of the approved final plat for “Ryan Meadows” subdivision from M-1 limited industrial district to M-2 general industrial district (generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G) (approximately 24.0541 acres).

On February 14, 2020, in conjunction with this rezoning request, Copart of Connecticut, Inc. filed a Site Plan Application for the development of a 7,200 square foot building and a 25-acre vehicle storage yard. 10 acres of the Copart facility would be located in the southern portion of Lot 84. This information is included in the packet for reference.

Additionally, a Certified Survey Map (CSM) to subdivide the subject property is scheduled for this meeting. The land division request will accommodate the proposed Copart, Inc. Site Plan, which utilizes Lot 2 of the CSM for the storage of vehicles and an emergency ingress/egress from Monarch Drive.

Section 5 may be deleted because the Ryan Meadows subdivision has been recorded.

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance No. 2020-\_\_\_\_\_, an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone Lot 84 of the approved final plat for “Ryan Meadows” subdivision from M-1 limited industrial district to M-2 general industrial district (generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G) (approximately 24.0541 acres) (Mills Hotel Wyoming, LLC, applicant).

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

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

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

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

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

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

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

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

in Section 30, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows: Commencing at the southwest corner of the Northwest 1/4 of said Section 30; thence South 89°39'32" East along the south line of said Northwest 1/4, 2142.90 feet to the Point of Beginning; Thence North 53°44'29" East, 35.97 feet to a point of curvature; thence northeasterly 106.76 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 42°24'51" East, 106.06 feet; thence North 31°05'13" East, 282.33 feet to a point of curvature; thence northeasterly 183.30 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 11°38'18" East, 179.80 feet; thence North 07°48'36" West, 543.63 feet to a point of curvature; thence northwesterly 241.78 feet along the arc of said curve to the left, whose radius is 270.00 feet and whose chord bears North 33°27'51" West, 233.79 feet; thence North 59°07'06" West, 82.77 feet; thence North 14°02'32" West, 27.27 feet; thence North 30°52'54" East, 29.00 feet to a point of curvature; thence northeasterly 114.43 feet along the arc of said curve to the right, whose radius is 190.00 feet and whose chord bears North 48°08'09" East, 112.71 feet; thence North 65°23'24" East, 245.97 feet to a point of curvature; thence northeasterly 181.45 feet along the arc of said curve to the left, whose radius is 535.00 feet and whose chord bears North 55°40'26" East, 180.58 feet; thence North 45°57'27" East, 53.22 feet; thence South 44°24'10" East, 200.97 feet; thence South 00°34'43" East, 365.13 feet; thence South 89°25'17" West, 116.04 feet; thence South 01°10'06" East, 1155.10 feet to the south line of said Outlot 1; thence North 89°42'41" West along said south line 35.01 feet to the southwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'05" West along the east line of said Outlot 1, 667.46 feet to the southeast corner of said Outlot 1; thence North 89°47'21" West along a south line of said Outlot 1, 662.96 feet to the southwest corner of said Outlot 1; thence North 00°34'08" West along the west line of said Outlot 1, 570.47 feet; thence North 53°44'29" East, 165.19 feet to the Point of beginning. Containing 1,047,796 square feet (24.0541 acres) of land, more or less. Tax Key No. part of 891-9010-002.

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

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

ordinance are hereby repealed.

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

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

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

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

APPROVED:

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

ATTEST:

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

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

 **CITY OF FRANKLIN** 

**REPORT TO THE PLAN COMMISSION**

**Meeting of May 7, 2020**

**Rezoning and Site Plan**

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

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

**Introduction**

Please note:

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

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

On February 14, 2020, in conjunction with the Rezoning Application, Copart of Connecticut, Inc. filed a Site Plan Application for the development of a 7,200 square foot building and a 25-acre vehicle storage yard.

**Project Description and Analysis**

**Rezoning Application:**

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

**SIC 5012 - Automobiles and Other Motor Vehicles**

*Establishments primarily engaged in the wholesale distribution of new and used passenger automobiles, trucks, trailers, and other motor vehicles, including motorcycles, motor homes, and snowmobiles*

This Copart facility is not considered a salvage yard or junkyard because the applicant stated that *all Assets are liquidated intact, meaning no dismantling, draining of fluids, crushing, or sale of parts occurs at a Copart facility.* Junkyards are classified under SIC 5093 Scrap and Waste Materials, and defined as: *Establishments primarily engaged in assembling, breaking up, sorting, and wholesale distribution of scrap and waste materials. This industry includes auto wreckers engaged in dismantling automobiles for scrap [emphasis added]* It is noted that scrap facilities are permitted in the M-1 District but not permitted in the M-2 District.

As the subject parcel does not yet exist, and to not create split zoning in violation of Section 15-3.0103 of the UDO, *the Rezoning shall be contingent upon the recording of the Final Plat for the Ryan Meadows Subdivision.* Also, a Certified Survey Map to divide Lot 84 into two lots is scheduled for this Plan Commission meeting.

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

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

§ 15-3.0310

*M-2 General Industrial District*

*A. District Intent.*

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

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

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

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

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

For example, some land uses that are permitted/special in the M-2 District but not permitted in the M-1 District include: ship building, metal fabrication, soap manufacturing, paper mills, sawmills and heavy construction. In contrast, the following land uses are permitted in the M-1

District but not in the M-2 District: wholesale trade (professional equipment, groceries, meats, fruits, paper, furniture, etc.), scrap facilities, general and refrigerated warehousing, manufacturing of instruments, laboratory equipment and special trade contractors (special use required).

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

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

#### **Site Plan Application:**

Again, Copart of Connecticut, Inc. has applied for a Site Plan for the development of a 7,200 square foot building and a 25-acre storage yard for approximately 5,080 vehicles.

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

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

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

The site plan includes 41 parking spaces, including two ADA accessible spaces, which is in conformance with Table 15-5.0202(I)(1). The UDO recommends junkyards provide two parking

spaces per 1,000 square feet of roofed area, plus one space per 15,000 square feet of outside storage area.

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

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

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

**Landscape Plan:**

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

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

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

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

**Natural Resource Protection Plan:**

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

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

**Lighting Plan:**

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

**Stormwater management:**

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

**Architecture:**

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

**Signage:**

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

**Recommendation**

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

Additionally, the applicant is requesting the following:

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

Staff comment: The Plan Commission may approve increases or reductions from this Standard Parking Ratio. Alternatively, if determined the use is not appropriately classified as a junk yard, the Plan Commission may determine the amount of parking required per Section 15-5.0203E. of the UDO. For example, if considered as a junkyard for the purpose of parking requirements, the parking ratio would be 1/15,000 of outside storage area, resulting in 73 parking stalls.

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

Staff comment: Per UDO §15-5.0207B., the width of a driveway shall not exceed 24 feet at the street right-of-way line and 30-feet at the roadway, unless a greater distance is approved by the Plan Commission. The applicant stated that the *driveway is 28-foot wide to comply with*

*the WisDOT commercial development standards. We feel this is acceptable because this will be a shared driveway when Lot 1 of CSM 11704 (to the north) is developed.*

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

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

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

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

- Pursuant to Unified Development Ordinance §15-5.0303.D., the applicant shall revise the Landscape Plan to include permanent, on-site irrigation for all new living landscape areas.  
AND/OR
- Pursuant to Unified Development Ordinance §15-5.0303.G.3., any plant materials included in an approved landscaping plan that do not survive a plant establishment period of two years after installation shall be replaced by applicant, owner(s) of the property, successors and assigns, with plant material(s) of the same or like species of equal size within the next planting season, but in any event, within six months of the plant material(s)' demise.

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

A RESOLUTION APPROVING A SITE PLAN FOR CONSTRUCTION  
OF A 7,200 SQUARE FOOT BUILDING AND VEHICLE STORAGE YARD,  
ALONG WITH ASSOCIATED PARKING, LANDSCAPING, LIGHTING,  
FENCING, STORMWATER MANAGEMENT FACILITIES AND A DROP LOT  
FOR RECEIVING VEHICLES, FOR A GLOBAL ONLINE VEHICLE AUCTION  
COMPANY SPECIALIZING IN ASSET LIQUIDATION SERVICES  
(10082 SOUTH 124TH STREET)  
(COPART OF CONNECTICUT, INC., APPLICANT)

---

WHEREAS, Copart of Connecticut, Inc. having applied for approval of a proposed site plan for construction of a 7,200 square foot building and vehicle storage yard for Copart, Inc. (on approximately 44-acres (approximately .5 acres are located within the City of Muskego)), a global online vehicle auction company specializing in asset liquidation services (including short-term storage and sales of assets, and ancillary receiving, shipping, lien sale and administrative activities-all assets liquidated intact) to institutional, commercial and private owners of used undamaged and damaged vehicles, trailers, watercraft, and powersports, industrial and construction equipment, the development consisting of a building containing an office and shop space, as well as associated parking, landscaping, lighting, fencing, storm water management facilities, and a drop lot for receiving vehicles (a significant amount of space is dedicated for vehicle storage), with hours of operation Monday through Friday, from 8:00 a.m. to 5:00 p.m., at 10082 South 124th Street [*this Site Plan application is being submitted in conjunction with a Rezoning application for Mills Hotel Wyoming, LLC, requesting to rezone the property from M-1 Limited Industrial District to M-2 General Industrial District*]; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the construction of a 7,200 square foot building and vehicle storage yard for Copart, Inc., as well as associated parking, landscaping, lighting, fencing, storm water management facilities, and a drop lot for receiving vehicles, as depicted upon the plans date-stamped March 31, 2020, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Copart of

COPART OF CONNECTICUT, INC. – SITE PLAN  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 2

Connecticut, Inc. “Copart, Inc.” vehicle auction company date-stamped March 31, 2020.

2. Copart of Connecticut, Inc., successors and assigns, and any developer of the Copart of Connecticut, Inc. “Copart, Inc.” vehicle auction company construction 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, for the Copart of Connecticut, Inc. “Copart, Inc.” vehicle auction company construction project, 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 the Copart of Connecticut, Inc. “Copart, Inc.” vehicle auction company construction project (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.
4. That the Copart of Connecticut, Inc. “Copart, Inc.” vehicle auction company construction project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. This Site Plan shall be contingent upon the recording of a CSM or land transfer, as may be allowed, to combine the southern portion of Lot 84 of the Ryan Meadows subdivision and Lot 1 of the previously approved CSM for the redivision of parcels bearing Tax Key Nos. 939-9994-000 and 939-9995-000.
6. This Site Plan shall be contingent upon the approval of the Natural Resources Special Exception (NRSE) application to allow for impacts to wetlands, wetland buffers and wetland setbacks.
7. Conservation and landscape bufferyard easements shall be recorded with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.
8. Pursuant to Unified Development Ordinance Division 15-5.0400, the applicant shall submit a Lighting Plan for Department of City Development review and approval, prior to issuance of a Building Permit.

COPART OF CONNECTICUT, INC. – SITE PLAN  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 3

9. Pursuant to Unified Development Ordinance §15-7.0301.G, the applicant shall submit a tree survey of the areas designated as Landscape Bufferyard Easement.
10. Final utility, grading, erosion control and storm water management shall be subject to review and approval by the Engineering Department, prior to issuance of a Building Permit.
11. All signage shall comply with the requirements of Chapter 210 of the City's Municipal Code and must receive a Sign Permit from the Inspection Department prior to installation.
12. Compaction of soils shall be reviewed and approved by staff prior to the placement of gravel.
13. The applicant shall submit a revised site plan depicting a masonry fence parallel to the west property line to be constructed by the applicant instead of the proposed metal panel fencing.
14. Permanent irrigation is not required as long as the applicant submits a 2-year landscape planting guarantee to the Department of City Development prior to the issuance of building permits.
15. Pursuant to the Unified Development Ordinance §15-5.0203.E, the minimum required parking is 41 stalls.
16. Pursuant to the Unified Development Ordinance §15-5.0207.B, the width of the driveway shall not exceed 28 feet, measured at the west property line.
17. Pursuant to the Unified Development Ordinance §15-3.0803.C.2.b, the metal panel fence and the masonry fence shall not exceed 8 feet in height.

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

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

APPROVED:

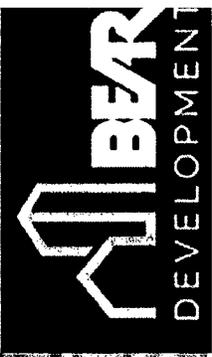
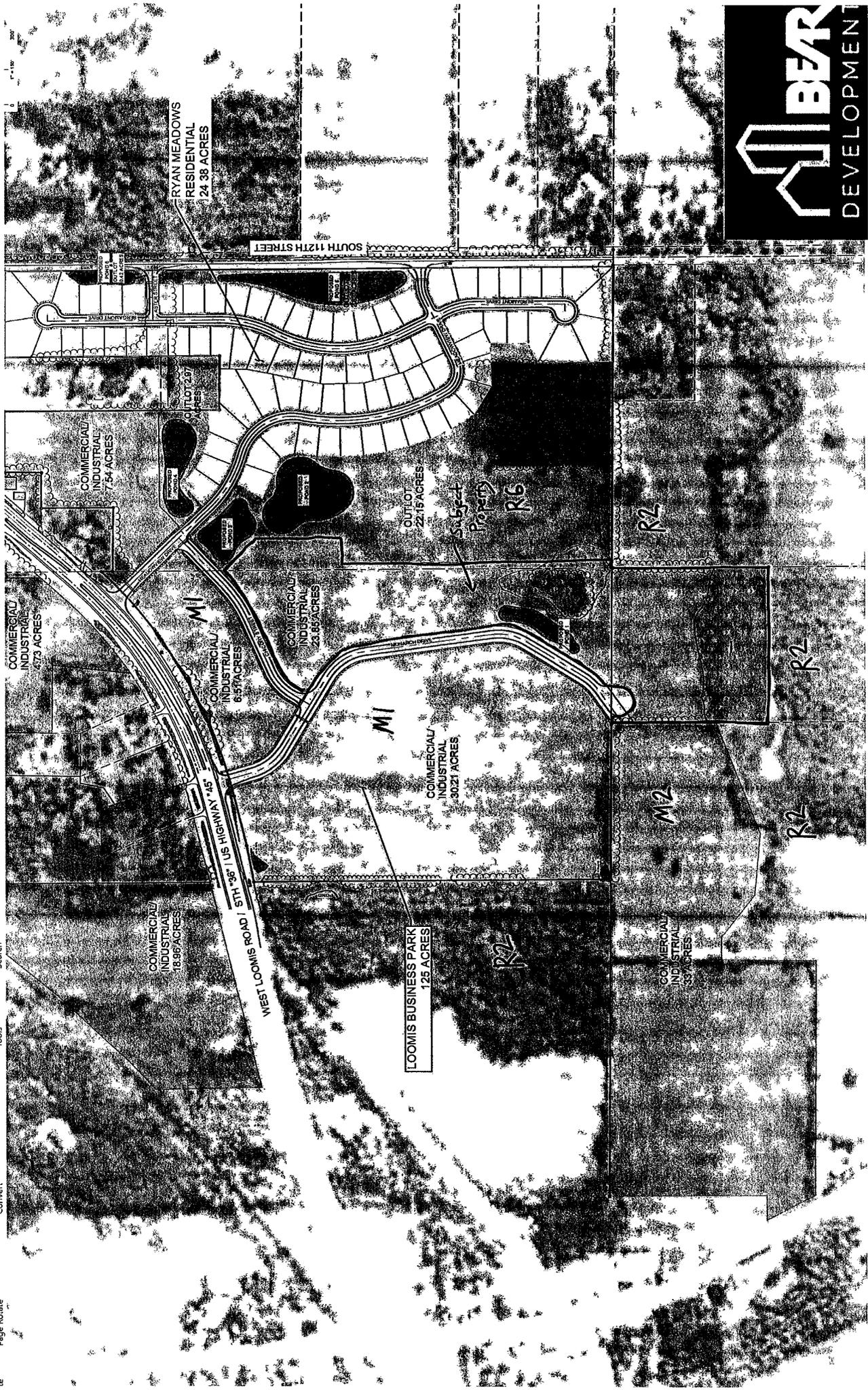
\_\_\_\_\_  
Stephen R. Olson, Chairman

COPART OF CONNECTICUT, INC. – SITE PLAN  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 4

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk  
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



**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	43.56	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	1.83	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 "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses	0	acres
STEP 5	Equals "Base Site Area"	41.73	acres

**Table 15-3.0503**

**Worksheet for the Calculation of Resource Protection Land**

Natural Resource Feature	Protection Standard Based Upon Zoning District Type			Acres of Land in Resource Feature	
	Agricultural	Residential	Non-Residential		
<b>Steep Slopes:</b>					
10-19%	0 00	0 60	0 40	-	-
20-30%	0 65	0 75	0 70	-	-
+30%	0 90	0 85	0 80	-	-
<b>Woodlands &amp; Forests.</b>					
Mature	0 70	0 70	0 70	-	-
Young	0 50	0 50	0 50	-	-
Lakes & Ponds	1 00	1 00	1 00	-	-
Streams	1 00	1 00	1 00	-	-
Shore Buffer	1 00	1 00	1 00	-	-
Floodplains	1 00	1 00	1 00	-	-
Wetland Buffers	1 00	1 00	1 00	1x2 29	2 29
Wetlands & Shoreland	1 00	1 00	1 00	1x1 62	1 62
<b>Total Resource Protection Land</b>				<b>3.91</b>	<b>Acres</b>

**Table 15-3.0505**

**Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development**

STEP 1:	Calculate minimum required landscape surface Base Site Area x Landscape Surface Ratio = <b>Minimum Required On-Site Landscape Surface</b>	14.61 acres
STEP 2:	Calculate Net Buildable Site Area Base Site Area - Total Resource Protection Land or Min Required Landscape Surface = <b>Net Buildable Site Area</b>	27.12 acres
STEP 3:	Calculate Maximum Net Floor Area Yield of Site Net Buildable Site Area x NFAR = <b>Maximum Net Floor Area Yield of Site</b>	23.06 acres
STEP 4:	Calculate Maximum Gross Floor Area Yield of Site Base Site Area x GFAR = <b>Maximum Gross Floor Area Yield of Site</b>	22.95 acres
STEP 5:	Determine Maximum Permitted Floor Area of Site Lowest of MNFAY/MGFAY x 43.560	22.95 acres



**COPART**  
FRANKLIN, WI

Westwood  
 04-13-2020  
 0023687







**SITE LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
SETBACK LINE	SETBACK LINE
SUBMITTAL LINE	SUBMITTAL LINE
CURB AND GUTTER	CURB AND GUTTER
PAVEMENT SURFACE	PAVEMENT SURFACE
POD/STORAGE MATERIAL LEVEL	POD/STORAGE MATERIAL LEVEL
MASSEY FENCE	METAL PANEL FENCE
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY
HEAVY DUTY BITUMINOUS PAVEMENT	HEAVY DUTY BITUMINOUS PAVEMENT
BITUMINOUS PAVEMENT	BITUMINOUS PAVEMENT
ROCK BALLAST SURFACING	ROCK BALLAST SURFACING
WETLAND	WETLAND
WETLAND OF PARKING STALLS	WETLAND OF PARKING STALLS
SITE LIGHTS	SITE LIGHTS
TRAFFIC SIGN	TRAFFIC SIGN
POWER POLE	POWER POLE
ROLLAD POST	ROLLAD POST

**GENERAL SITE NOTES**

- BACKGROUND INFORMATION FOR THE PROJECT PROVIDED BY CHAM ASSOCIATES, APPLETON, WI, DATE 10/15/19.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THE SURVEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF CURBS, RAMP, AND TRUCK DOCS.
- ALL CURB AND GUTTER SHALL BE 18" HEIGHT TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE 6" VERTICAL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.
- STIPULATIONS AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION. ANY RESTRICTIONS NECESSARY TO ADJACENT PROPERTY SHALL BE TO ADJACENT PROPERTIES.
- ALL SITE LIGHTING SHALL BE FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOGRAPHS.

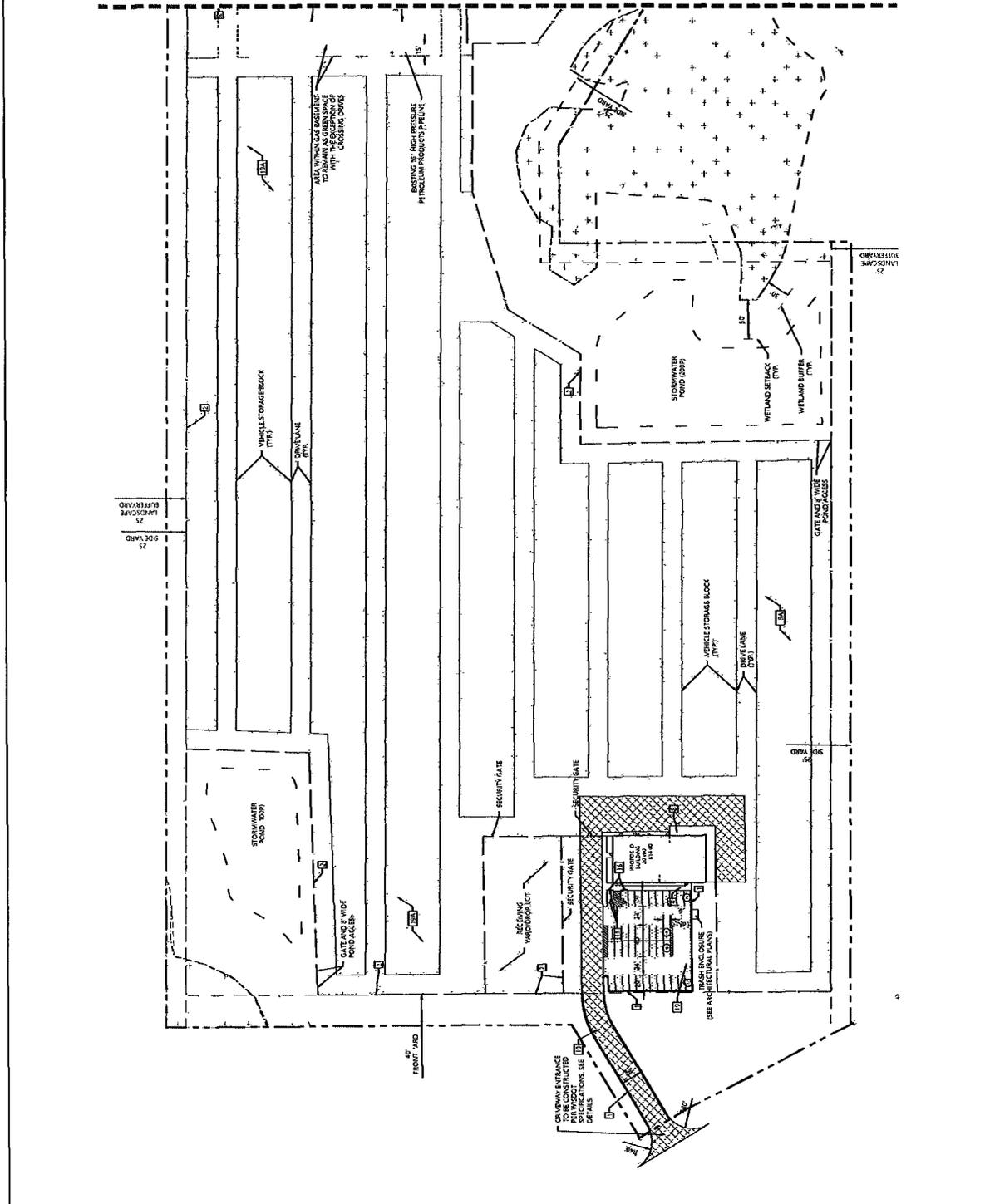
**SITE DEVELOPMENT SUMMARY**

EXISTING ZONING	PL. STATE SINGLE-FAMILY RESIDENCE
PROPOSED ZONING	M4. GENERAL INDUSTRIAL
PROPERTY AREA	81,979 SF (64.3 AC)
PREVIOUS SURFACE	723,541 SF (17.4 AC)
IMPROVED SURFACE (P/INT)	97,439 SF (62.4 AC)
BUILDING GROSS SIZE	7,200 SF
BUILDING SETBACK PER CODE	40'-0" FRONT 25'-0" SIDE 10'-0" REAR AND SIDE 10'-0" SIDE AND REAR
PARKING SETBACKS	8' W/IN 10' LOT LONG, 24' ASIDE
PARKING SPACE/DRIVEWAY BASE	4
PARKING PROVIDED	1-7 AC, 140 VEHICLES 1-7 AC, 140 VEHICLES 8-8 AC, 140 VEHICLES
ESTIMATED YARD STORAGE (E3 AC PARCEL)	0 AC PARCEL
ESTIMATED YARD STORAGE	0 AC PARCEL

**SITE DETAILS (SI-00XX)**

- TYPE A CURB AND GUTTER
- COPART METAL PANEL FENCE
- PRIVATE CONCRETE DRIVEWAY
- PAVEMENT SECTIONS
- YARD SURFACE SECTION
- SIGN POST WITH ROLLAD

SCALE: 1" = 60'



**Westwood**  
Professional Engineers, Inc.  
1000 10th Street  
Franklin, WI 53120  
Tel: 262.228.2200  
Fax: 262.228.2201  
www.westwoodpe.com

**FRANKLIN PROPERTY**  
FRANKLIN, WI



PREPARED FOR:

DATE: 04/21/20
PROJECT: WESTWOOD RETRO-FIT/REPAIR
CLIENT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.
PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.
PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.
PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.

DATE: 04/21/20	PROJECT: WESTWOOD RETRO-FIT/REPAIR
CLIENT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.	PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.
PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.	PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.
PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.	PROJECT: CHAM ASSOCIATES AND CHAM ASSOCIATES, INC.





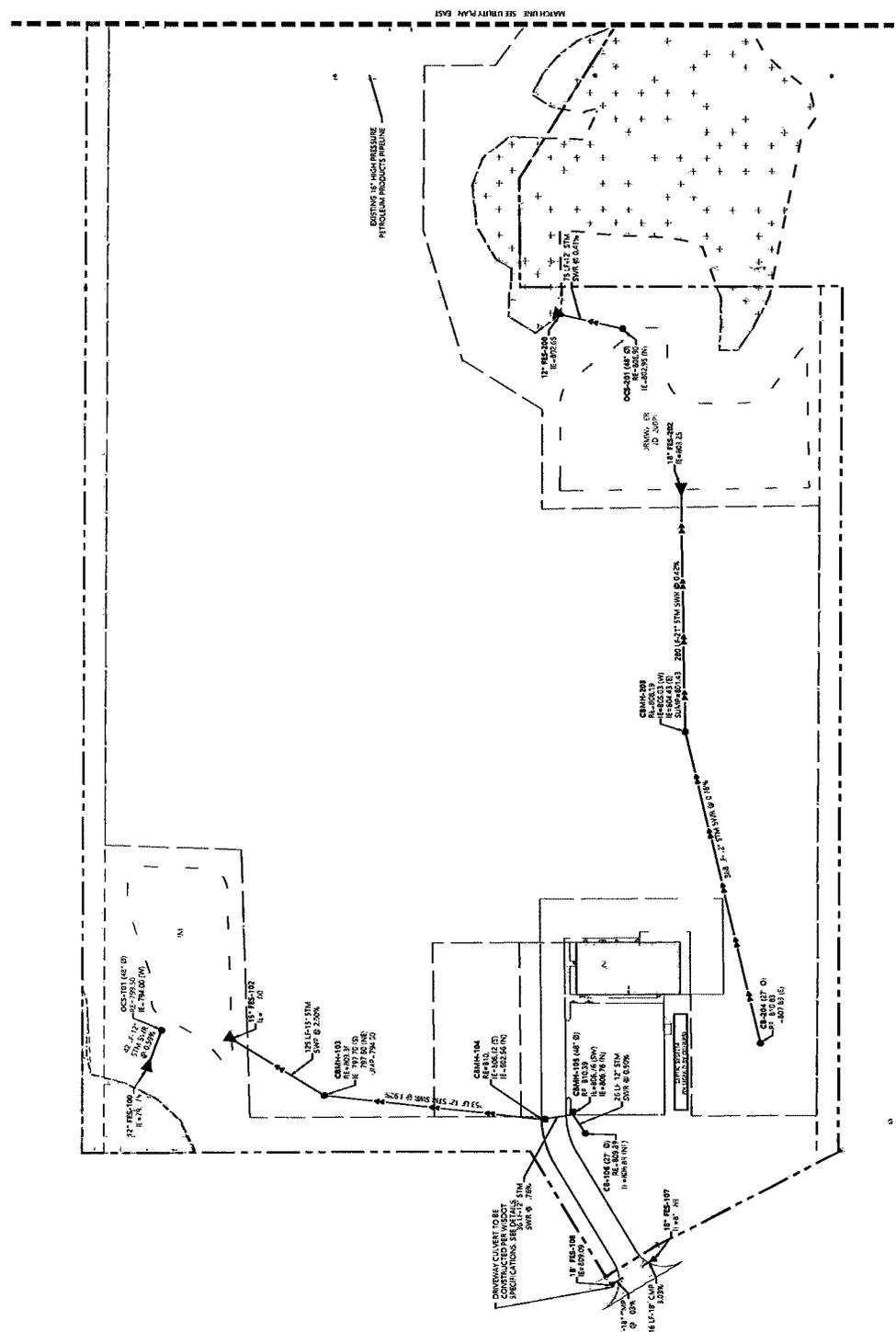
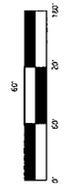


### UTILITY LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SUBCONTINENTAL DIVIDE LINE
---	BASMENT LINE
---	CURB AND GUTTER
---	SEWER MAIN
---	STORM SEWER
---	WATER MAIN
---	POUGH
---	HIGH PRESSURE FIBER OPTIC PIPE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND TELEPHONE
---	OVERHEAD TELEPHONE
---	TELEPHONE FIBER OPTIC
---	CABLE TELEVISION
---	DOWN TIE
---	UP TIE
---	FLARED END SECTION (WITH BRIM)

### GENERAL STORM SEWER NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE RECORD DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF ANY DISCREPANCIES.
- STORM SEWER MATERIAL AND INSTALLATION SHALL BE PER (ITY) REO (REB) REB. THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS UNLESS OTHERWISE ARRANGED WITH THE OWNER OR ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS UNLESS OTHERWISE ARRANGED WITH THE OWNER OR ENGINEER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, WALKS, TUGS, DOGS, PRECISE BUILDING DIMENSIONS AND EXISTING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONNECTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY (ITY) SHALL BE NOTIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY (ITY) OF ANY DISCREPANCIES TO THE CITY (ITY) AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS UNLESS OTHERWISE ARRANGED WITH THE OWNER OR ENGINEER.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER CROSSINGS WITH STORM SEWER. THE WATER LINE SHALL NOT HAVE GAPS OR CONNECTION WITHIN 18 INCHES OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- STORM SEWER PIPE:
  - 12" AND HIGHER PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY CLASS 3 FOR PIPE DIAMETERS 12" AND SMALLER AND LARGER UNLESS OTHERWISE NOTED PER ASTM D76.
  - PIPE FROM 12" TO 16" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M293. PIPE FROM 18" TO 24" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M293. FITTINGS SHALL BE PER ASTM D11. AND INSTALLED PER ASTM D22.
  - SMALLER DIAMETER FITTINGS SHALL BE SCHEDULE 40 PIPE UNLESS OTHERWISE NOTED.
  - CORRUGATED METAL PIPE (CMP) FOR SIZES 18" TO 24" INCHES AND MUST MEET ASTM A750 OR ASTM A751 AND BE INSTALLED PER ASTM D11. CMP MAY NOT BE INSTALLED WITHIN 18" OF ANY OTHER UTILITY.
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION OR ENGINEER WHETHER A PLAN WITH POST CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL CURB RAIN GUTTERS IN CURB SHALL BE SLOPED 1/8" PER FOOT AND MANHOLE LOCATIONS IN PAVED AREAS SHALL BE SLOPED 1/8" PER FOOT. RIM ELEVATIONS ON PLAN REFLECT THE SLOPED ELEVATIONS.
- ALL EXISTING GRANITE LOCATIONS ARE BASED ON LIMITED INFORMATION AND SHOULD BE VERIFIED BY THE CONTRACTOR. GRANITE SHALL BE REMOVED AND THE TILE JOINTS SHALL BE REPAIRED WITHIN THE PROPERTY BOUNDARY AND THE TILE JOINTS SHALL BE REPAIRED WITHIN THE PROPERTY BOUNDARY AND THE TILE JOINTS SHALL BE REPAIRED WITHIN THE PROPERTY BOUNDARY. CONTACT THE ENGINEER AND CITY FOR FURTHER DIRECTION.



**Westwood**  
 1000 WESTWOOD BLVD  
 SUITE 100  
 WESTWOOD, IL 60090  
 (708) 441-1000  
 www.westwoodgroup.com

**FRANKLIN PROPERTY**  
 FRANKLIN, WI



PREPARED FOR

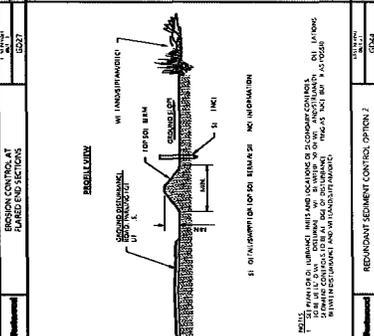
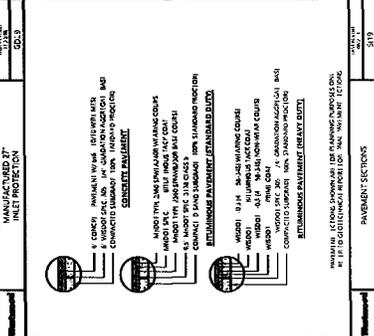
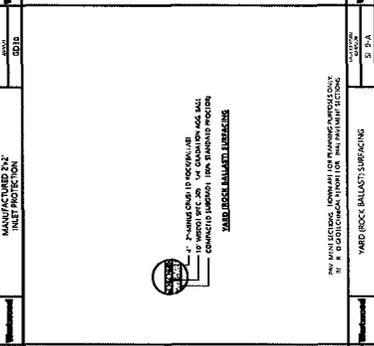
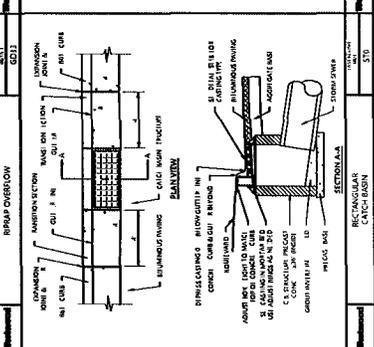
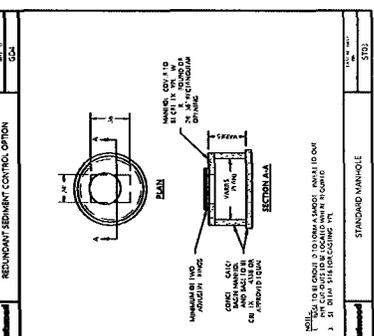
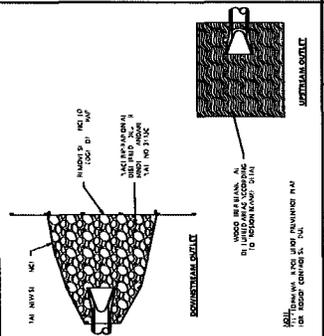
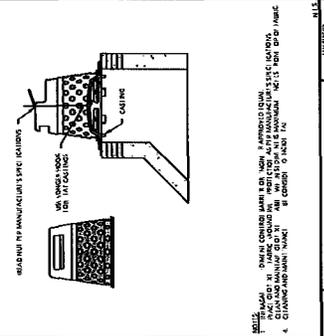
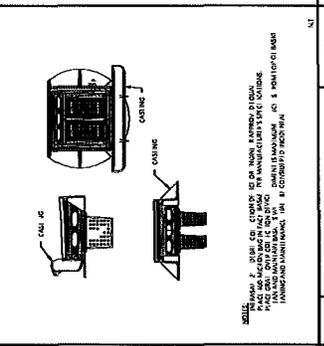
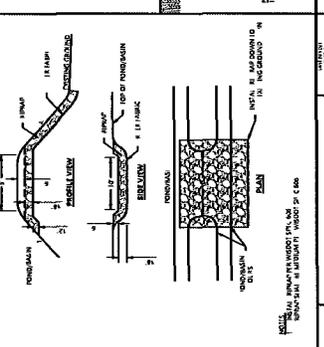
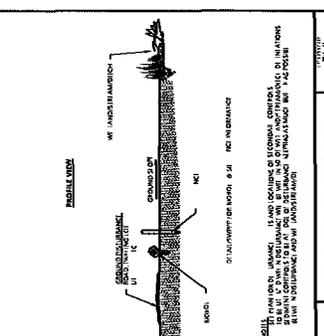
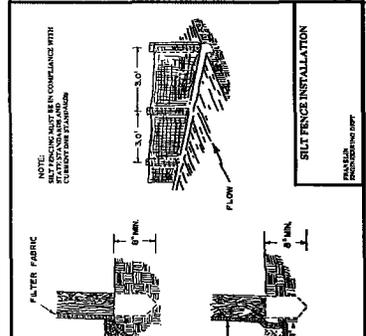
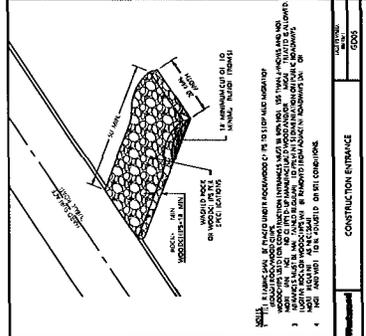
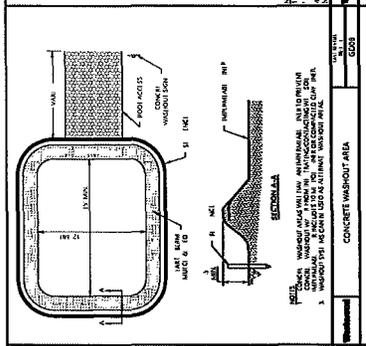
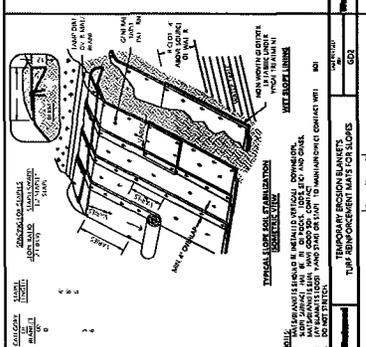
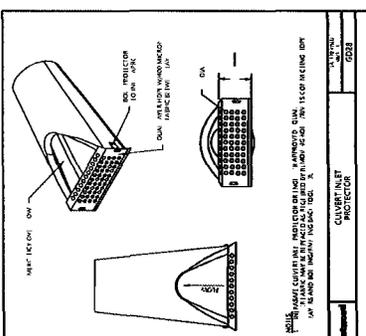
DATE	04/11/20
DESIGNED BY	AS
CHECKED BY	AS
DRAWN BY	AS
SCALE	AS SHOWN

REVISION	NO.	DATE	DESCRIPTION









DETAILS

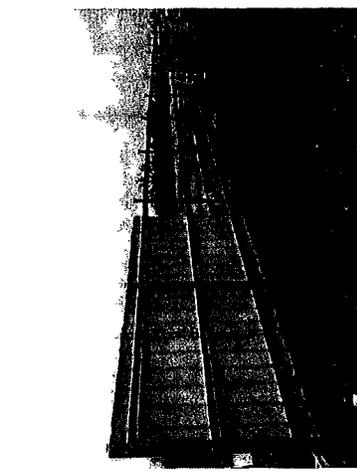
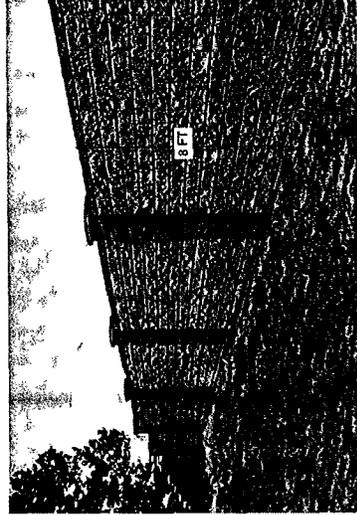
Westwood

FRANKLIN PROPERTY FRANKLIN, WI



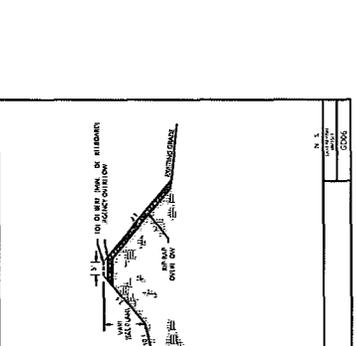
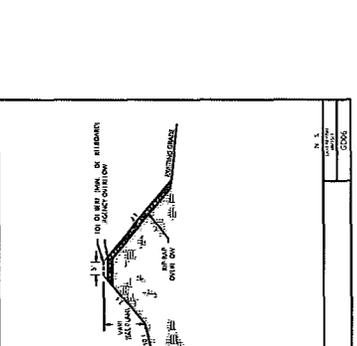
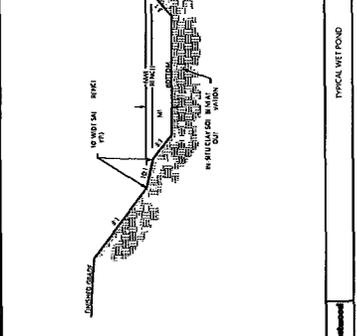
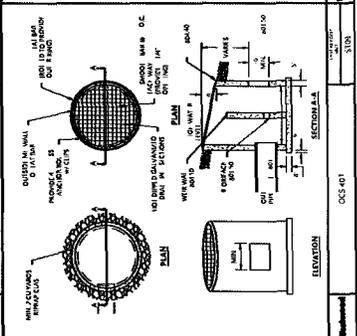
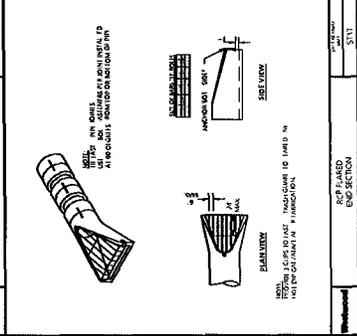
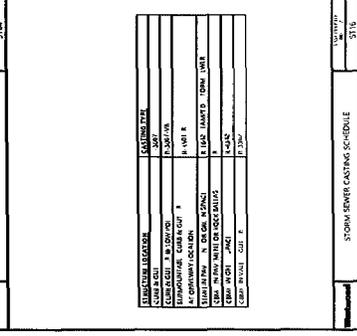
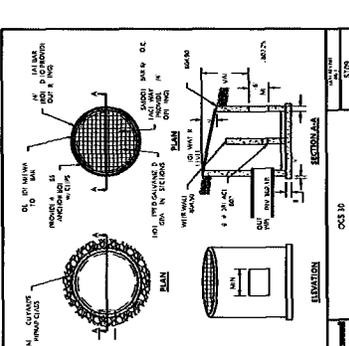
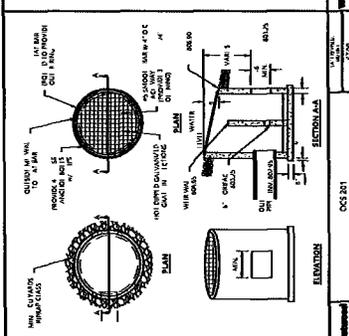
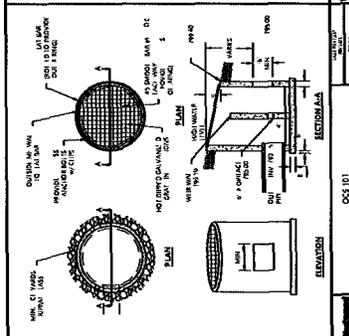
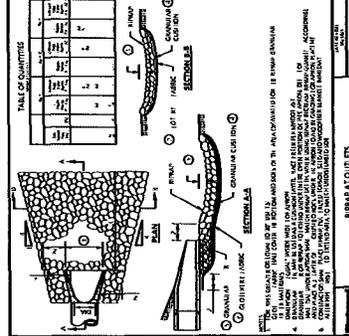
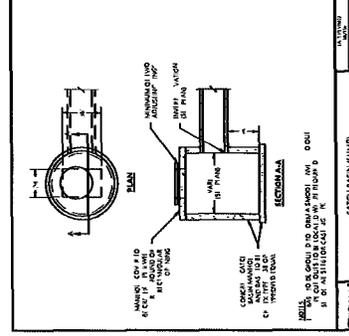
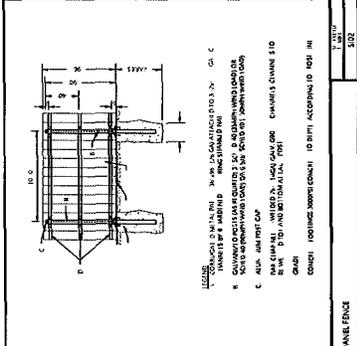
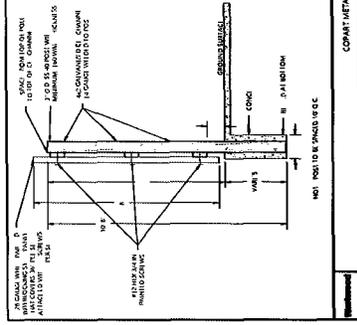
PREPARED FOR

DESIGNED BY	03/12/20
CHECKED BY	
DRAWN BY	
SCALE	
DATE	
BY	
FOR	



DECORATIVE MASONRY FENCING

METAL PANEL FENCING



SECTION	DESCRIPTION	QUANTITY	UNIT
SECTION 1	SECTION 1		
SECTION 2	SECTION 2		
SECTION 3	SECTION 3		
SECTION 4	SECTION 4		
SECTION 5	SECTION 5		
SECTION 6	SECTION 6		
SECTION 7	SECTION 7		
SECTION 8	SECTION 8		
SECTION 9	SECTION 9		
SECTION 10	SECTION 10		

STANDARD FENCE CASTING SCHEDULE

SECTION 101

SECTION 102

SECTION 103

SECTION	DESCRIPTION	QUANTITY	UNIT
SECTION 1	SECTION 1		
SECTION 2	SECTION 2		
SECTION 3	SECTION 3		
SECTION 4	SECTION 4		
SECTION 5	SECTION 5		
SECTION 6	SECTION 6		
SECTION 7	SECTION 7		
SECTION 8	SECTION 8		
SECTION 9	SECTION 9		
SECTION 10	SECTION 10		

SECTION 101

SECTION 102

SECTION 103

SECTION 104

SECTION 105

SECTION 106

SECTION 107

SECTION 108

SECTION 109

SECTION 110

SECTION 111

SECTION 112

SECTION 113

SECTION 114

SECTION 115

SECTION 116

SECTION 117

SECTION 118

SECTION 119

SECTION 120

SECTION 121

SECTION 122

SECTION 123

SECTION 124

SECTION 125

SECTION 126

SECTION 127

SECTION 128

SECTION 129

SECTION 130

SECTION 131

SECTION 132

SECTION 133

SECTION 134

SECTION 135

SECTION 136

SECTION 137

SECTION 138

SECTION 139

SECTION 140

SECTION 141

SECTION 142

SECTION 143

SECTION 144

SECTION 145

SECTION 146

SECTION 147

SECTION 148

SECTION 149

SECTION 150

SECTION 151

SECTION 152

SECTION 153

SECTION 154

SECTION 155

SECTION 156

SECTION 157

SECTION 158

SECTION 159

SECTION 160

SECTION 161

SECTION 162

SECTION 163

SECTION 164

SECTION 165

SECTION 166

SECTION 167

SECTION 168

SECTION 169

SECTION 170

SECTION 171

SECTION 172

SECTION 173

SECTION 174

SECTION 175

SECTION 176

SECTION 177

SECTION 178

SECTION 179

SECTION 180

SECTION 181

SECTION 182

SECTION 183

SECTION 184

SECTION 185

SECTION 186

SECTION 187

SECTION 188

SECTION 189

SECTION 190

SECTION 191

SECTION 192

SECTION 193

SECTION 194

SECTION 195

SECTION 196

SECTION 197

SECTION 198

SECTION 199

SECTION 200

SECTION 201

SECTION 202

SECTION 203

SECTION 204

SECTION 205

SECTION 206

SECTION 207

SECTION 208

SECTION 209

SECTION 210

SECTION 211

SECTION 212

SECTION 213

SECTION 214

SECTION 215

SECTION 216

SECTION 217

SECTION 218

SECTION 219

SECTION 220

SECTION 221

SECTION 222

SECTION 223

SECTION 224

SECTION 225

SECTION 226

SECTION 227

SECTION 228

SECTION 229

SECTION 230

SECTION 231

SECTION 232

SECTION 233

SECTION 234

SECTION 235

SECTION 236

SECTION 237

SECTION 238

SECTION 239

SECTION 240

SECTION 241

SECTION 242

SECTION 243

SECTION 244

SECTION 245

SECTION 246

SECTION 247

SECTION 248

SECTION 249

SECTION 250

SECTION 251

SECTION 252

SECTION 253

SECTION 254

SECTION 255

SECTION 256

SECTION 257

SECTION 258

SECTION 259

SECTION 260

SECTION 261

SECTION 262

SECTION 263

SECTION 264

SECTION 265

SECTION 266

SECTION 267

SECTION 268

SECTION 269

SECTION 270

SECTION 271

SECTION 272

SECTION 273

SECTION 274

SECTION 275

SECTION 276

SECTION 277

SECTION 278

SECTION 279

SECTION 280

SECTION 281

SECTION 282

SECTION 283

SECTION 284

SECTION 285

SECTION 286

SECTION 287

SECTION 288

SECTION 289

SECTION 290

SECTION 291

SECTION 292

SECTION 293

SECTION 294

SECTION 295

SECTION 296

SECTION 297

SECTION 298

SECTION 299

SECTION 300

SECTION 301

SECTION 302

SECTION 303

SECTION 304

SECTION 305

SECTION 306

SECTION 307

SECTION 308

SECTION 309

SECTION 310

SECTION 311

SECTION 312

SECTION 313

SECTION 314

SECTION 315

SECTION 316

SECTION 317

SECTION 318

SECTION 319

SECTION 320

SECTION 321

SECTION 322

SECTION 323

SECTION 324

SECTION 325

SECTION 326

SECTION 327

SECTION 328

SECTION 329

SECTION 330

SECTION 331

SECTION 332

SECTION 333

SECTION 334

SECTION 335

SECTION 336

SECTION 337

SECTION 338

SECTION 339

SECTION 340

SECTION 341

SECTION 342

SECTION 343

SECTION 344

SECTION 345

SECTION 346

SECTION 347

SECTION 348

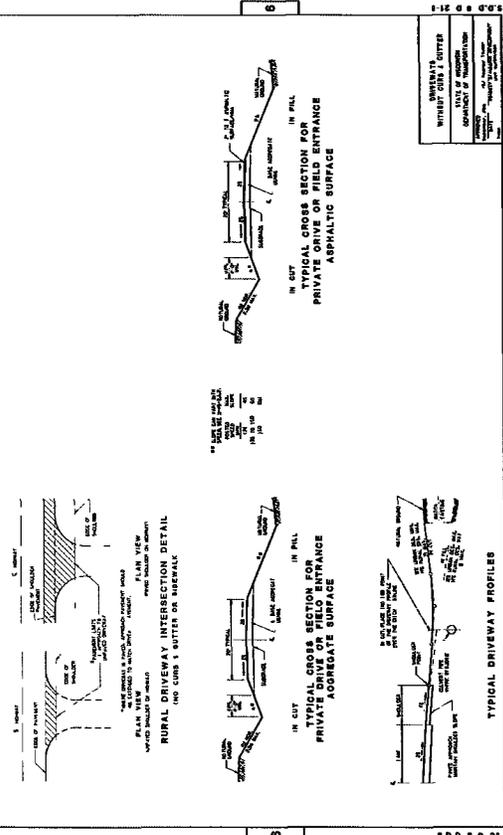
SECTION 349

SECTION 350

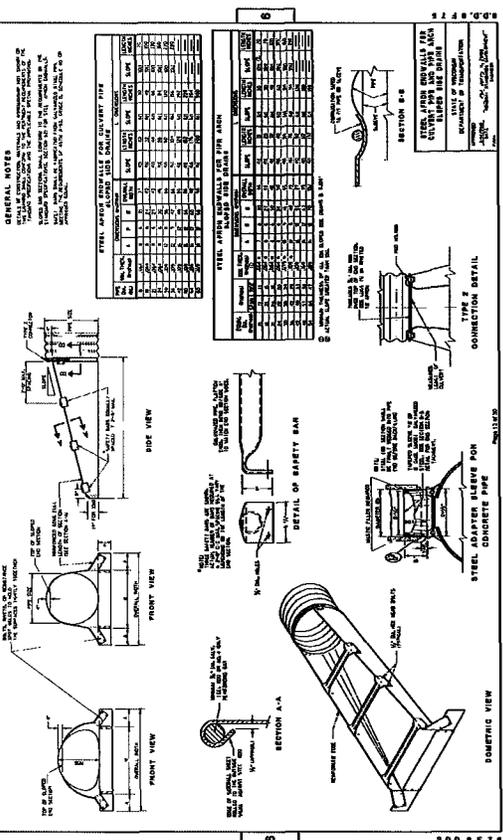
SECTION 351

SECTION 352

SDD 8421 Driveways without Curb & Gutter



8F7 Steel Apron Endwalls for Culvert Pipe and Pipe Arch Sloped Side Drains



**LANDSCAPE NOTE**

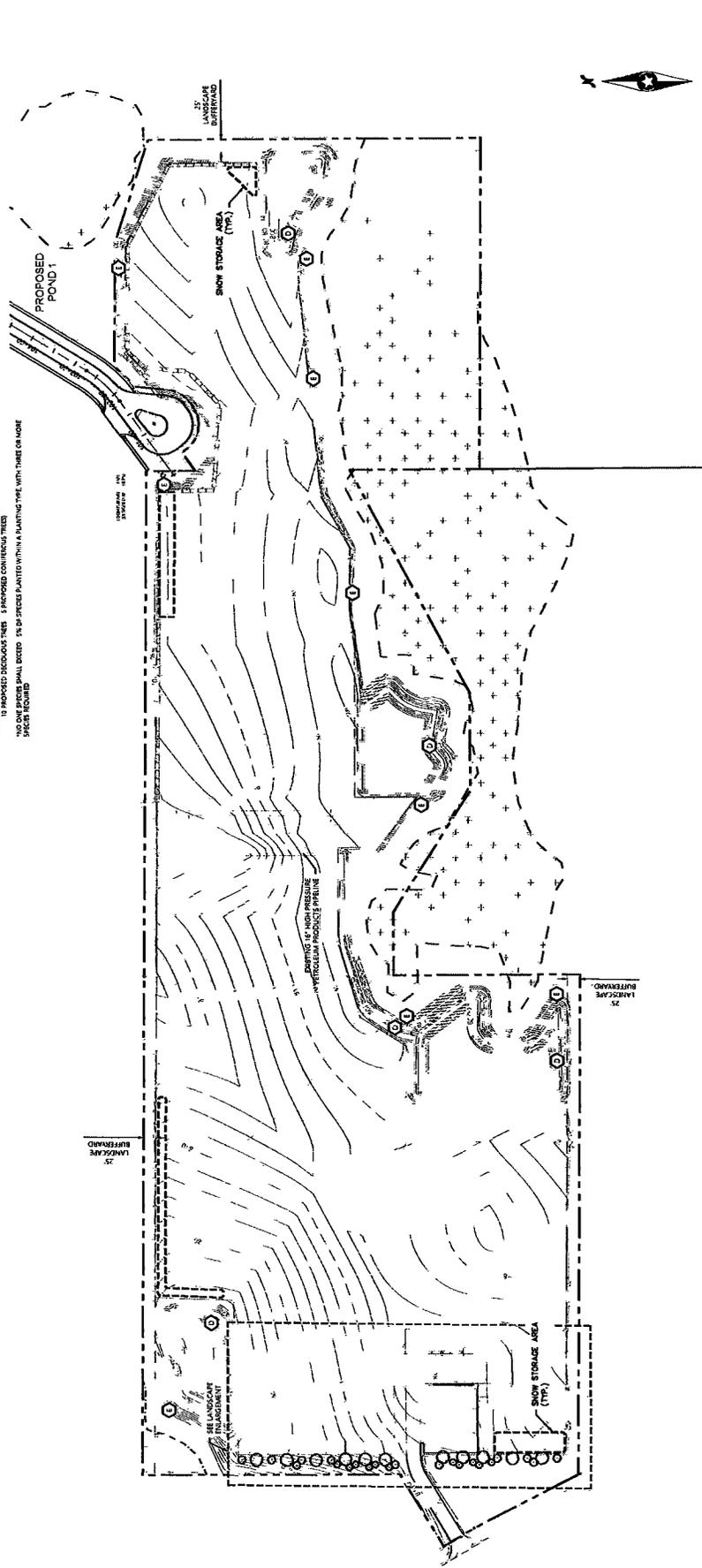
ALL EXISTING TREES WITHIN LANDSCAPE BUFFERZONES SHALL REMAIN

**LANDSCAPE SUMMARY**

**BUFFERZONE REQUIREMENTS:**  
 THE MINIMUM QUANTITY OF PLANTINGS REQUIRED IN TABLE 15 SHALL INCREASE BY 20%  
**LANDSCAPE BUFFERZONE:**  
 CANOPY COVERED TREES PROVIDED SPACES (4' / 5' - 9' TREES)  
 EXPOSED TREE BUFFERZONE:  
 OVERSHOOT TREES PROVIDED PARKING SPACES (4' / 5' - 9' TREES)  
**ESSENTIAL BUFFERZONE:**  
 DECORATIVE TREES PROVIDED PARKING SPACES (4' / 5' - 9' TREES)  
 OVERALL TREES REQUIRED: 27 30% 33  
 OVERALL TREES PROVIDED: 31 0 PROPOSED DECIDUOUS TREES PROPOSED CONIFEROUS TREES PROPOSED DECORATIVE TREES  
**ESSENTIAL BUFFERZONE:**  
 DECORATIVE SHRUBS PROVIDED PARKING SPACES (4' / 5' - 9' SHRUBS)  
 OVERALL SHRUBS PROVIDED: 15  
 PROPOSED DECIDUOUS TREES: 5 PROPOSED CONIFEROUS TREES  
 NO ONE SPECIES SHALL EXCEED 1% OF SPECIES PLANTED WITHIN A PLANTING TYPE WITH THREE OR MORE  
 PLANTING RECORDS

**LANDSCAPE KEYNOTES**

- A SHAGGED HARDWOOD MULCH (1")
- B 500 TYP. AL. DISTURBED AREAS
- C WISDOT SEED MIX #10 AL. DISTURBED AREAS
- D WISDOT SEED MIX #70 AL. DISTURBED AREAS
- E WISDOT SEED MIX #70 AL. DISTURBED AREAS



DATE	01/17/20
DESIGNED BY	MR. GUY GONZALES
CHECKED BY	MR. GUY GONZALES
DATE	01/17/20
DESIGNED BY	MR. GUY GONZALES
CHECKED BY	MR. GUY GONZALES

PREPARED FOR

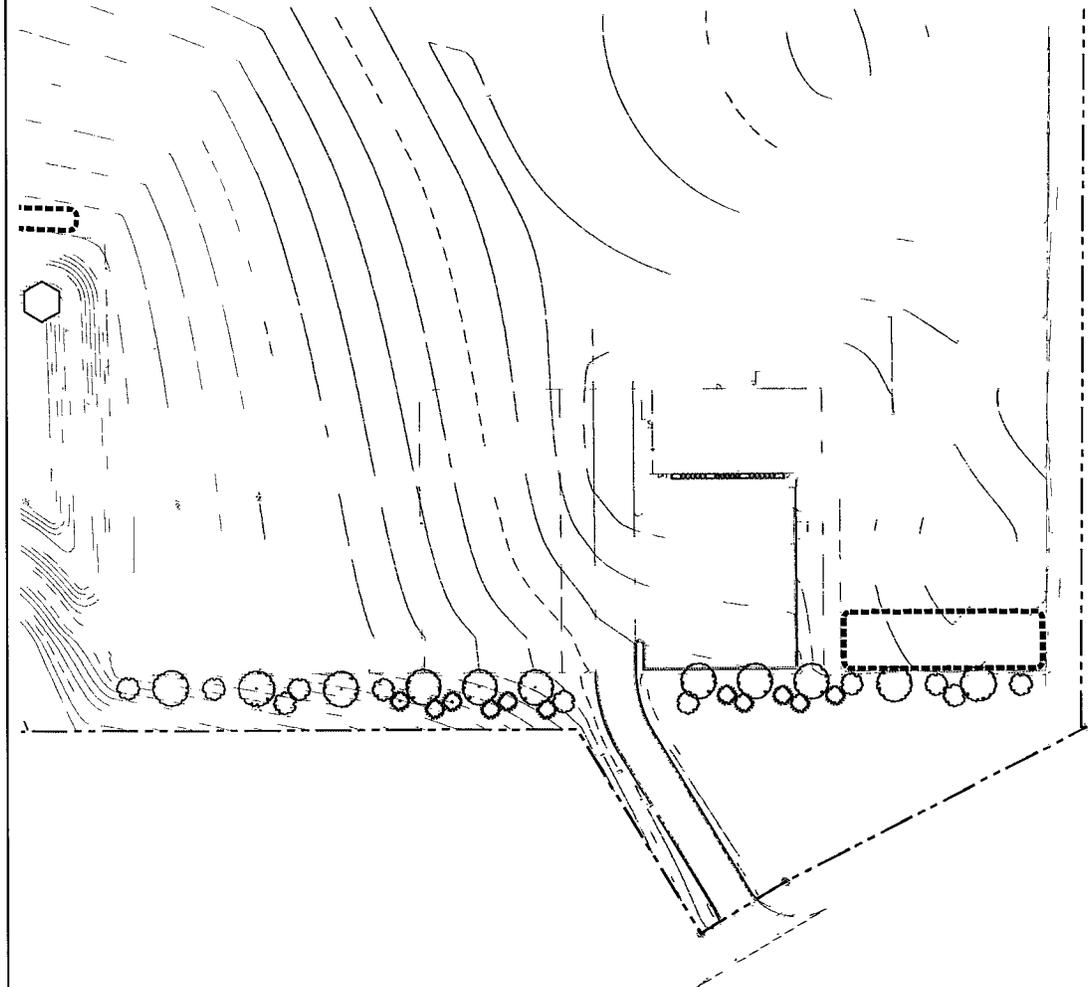


**FRANKLIN PROPERTY**  
FRANKLIN, WI

**Westwood**  
LANDSCAPE ARCHITECTS, INC.  
1000 WISCONSIN STREET, SUITE 200  
MILWAUKEE, WI 53212  
TEL: 414.224.1100  
WWW.WESTWOODLANDSCAPE.COM

OVERALL LANDSCAPE PLAN

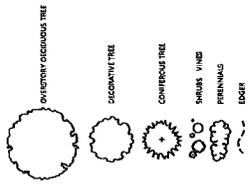
SHEET NUMBER: 15 of 17  
DATE: 04/22/20  
PROJECT NUMBER: 0023687.00



**LANDSCAPE KEYNOTES**

- A SHROUDED HARDWOOD MULCH (TYP)
- B CONTOUR LINE
- C SLO TYPE 'A' (DISTURBED AREAS)
- D WOODSOT SEED MIX 450 (ALL DISTURBED AREAS)
- E WOODSOT SEED MIX 475 (ALL DISTURBED AREAS)

**LANDSCAPE LEGEND**



**PLANT SCHEDULE**

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
1	1	NORTHWOOD PLANE	PLATANUS SP.	12" CAL.	BAR	AS BROWN	SINGLE
2	1	NEW ENGLAND DOGWOOD	DOGWOOD	12" CAL.	BAR	AS BROWN	SINGLE
3	1	NEW ENGLAND DOGWOOD	DOGWOOD	12" CAL.	BAR	AS BROWN	SINGLE
4	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
5	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
6	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
7	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
8	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
9	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
10	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
11	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
12	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
13	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
14	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
15	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
16	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
17	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
18	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
19	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
20	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
21	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
22	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
23	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
24	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
25	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
26	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
27	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
28	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
29	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
30	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
31	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
32	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
33	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
34	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
35	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
36	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
37	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
38	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
39	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
40	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
41	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
42	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
43	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
44	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
45	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
46	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
47	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
48	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
49	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
50	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
51	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
52	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
53	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
54	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
55	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
56	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
57	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
58	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
59	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
60	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
61	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
62	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
63	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
64	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
65	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
66	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
67	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
68	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
69	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
70	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
71	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
72	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
73	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
74	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
75	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
76	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
77	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
78	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
79	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
80	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
81	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
82	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
83	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
84	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
85	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
86	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
87	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
88	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
89	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
90	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
91	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
92	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
93	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
94	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
95	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
96	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
97	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
98	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
99	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE
100	1	SMITH JUNGLE	SMITH JUNGLE	12" CAL.	BAR	AS BROWN	SINGLE



**Westwood**  
 10000 S. 100th St., Suite 100  
 Omaha, NE 68131  
 Phone: (402) 426-1000  
 Fax: (402) 426-1001  
 www.westwoodlandscaping.com  
 Westwood Professional Services, Inc.

FRANKLIN PROPERTY  
 FRANKLIN, WI



PREPARED FOR

PROJECT NO.	5242/20
DATE	04/22/20
DESIGNED BY	FRANKLIN PROPERTY
CHECKED BY	FRANKLIN PROPERTY
DRAWN BY	FRANKLIN PROPERTY
SCALE	AS SHOWN

DESIGNED	BY	DATE
CHECKED	BY	DATE
DRAWN	BY	DATE
CALCULATED	BY	DATE
PLANTED	BY	DATE



DATE: May 15, 2020

TO: Alderman John Nelson

COPY: Franklin Aldermen and Mayor Olson

FROM: Glen E. Morrow, PE- City Engineer, Director of Public Works, & Utility Manager 

SUBJECT: Copart Facilities in Caledonia and Cudahy

As discussed and per the request, I did drive down to the Copart facility in Caledonia yesterday to assist you in the rezoning item for Tuesday. I didn't take any pictures in Cudahy so the attached pictures are all from yesterday at Caledonia.

Again, like Cudahy I wouldn't classify Caledonia as a junk yard per any junk yard/pick-a-part facility I have ever been to, but Caledonia isn't as nice as the facility in Cudahy. There are not near as many cars nor is it as large of a site in Caledonia as Cudahy but I did a better job driving the lot and seeing the entire operation in Caledonia.

In Cudahy there is a garage/office facility. Caledonia only has storage container/office for what appeared to be one employee. No garage facility.

The worker at Caledonia (I got permission to enter and look around) said that they were in the process of closing down the facility in 4-6 months. I asked if those cars would be in Franklin facility and he was not in a position to know or speculate. I would speculate "yes"- but only speculation because that would coincide with the Franklin schedule.

In Cudahy, there is an opaque fence surrounding the property where you cant see inside the fence. Caledonia is a chain link- see through fence. There are slats in the chain link fence on the north side of the property- not sure what they are screening from. Granted, there didn't appear to be any residential properties near the Caledonia facility. Masonry and solid walls are planned for Franklin- would still question the height of the Cudahy fence that I didn't measure- seemed higher than 8-feet.

In Cudahy, I didn't see any stray parts lying around. In Caledonia, it wasn't "trashy" but there were a few parts in the drive aisles that appeared to have fallen off of vehicles as they were parked/retrieved.

In Cudahy, nearly all of the cars had some sort of wrapping and Caledonia only a few had any sort of wrapping and it was apparent that they were wrapped somewhere else (scene of the accidents?). For some of the Caledonia cars you wonder if anybody was fortunate to survive (see picture showing flattened white Cadillac next to side impact damage of gray Toyota). Note a picture of a white car with the note on the windshield "be careful picking up and moving, engine hood is interlocked" and it appeared that several parts would fall out if you were to move it. In Cudahy, that would have been wrapped.

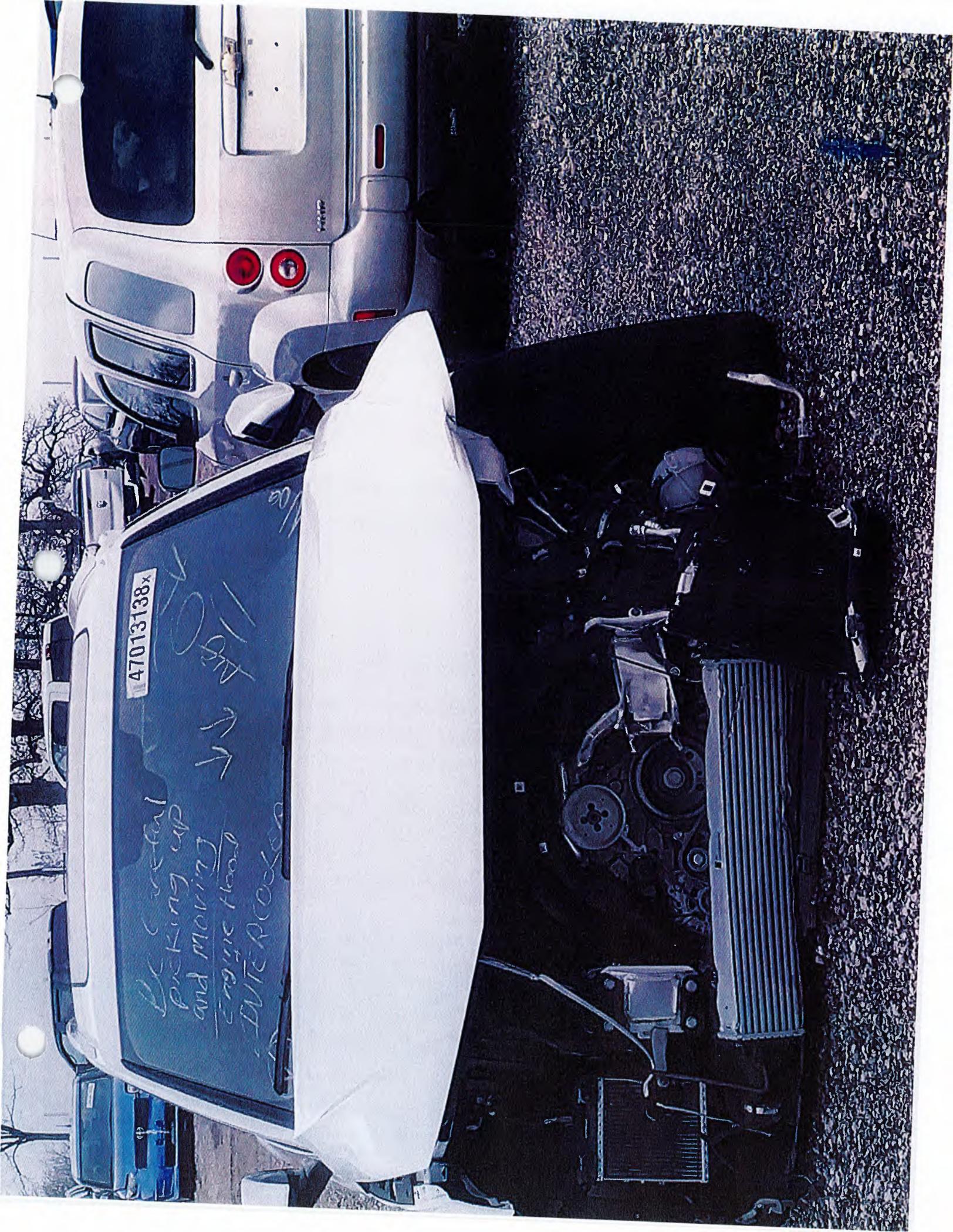
Both facilities had cars in rows (picture) with various crash damage, but it appeared that severity of crashed cars in Caledonia quality was worse than Cudahy- not sure how you can grade that. But I did see a burnout (picture) in Caledonia that I didn't see anything like in Cudahy.

In Cudahy, it appeared that all cars were looked at before they were stored and I saw evidence in the garage that leaks were found and addressed. In Caledonia, I could definitely envision that many cars might have spillage from the severe crashes and didn't see any facilities where it would have been caught and addressed. I didn't see any spill spots on the ground in either facility, but the workers at both facilities cited the same protocol for cleanup of spills when found in the lot. Caledonia didn't know what type of earth prep took place beneath the gravel lot. I have designed sewage lagoons and seen landfill and other environmental sites where compacted clay is sufficient to protect groundwater. Gravel does offer some level of filtering and a place for microbes to live and grow to handle small spills. I have thought more on this issue since our conversation and a monitoring station at the drainage outlet locations with required sampling of automotive fluids per City's direction or frequency not to exceed 3 months could be installed to verify that only clean water is leaving site. Could be a requirement of the rezoning?

In Cudahy, I dismissed most of the "ugly features" as knowledge that it was a former junk yard and I could imagine that a new facility wouldn't look as bad. In Caledonia, this appeared to be a virgin green field and I assume that all "improvements" were 100% Copart activities- definitely not attractive.

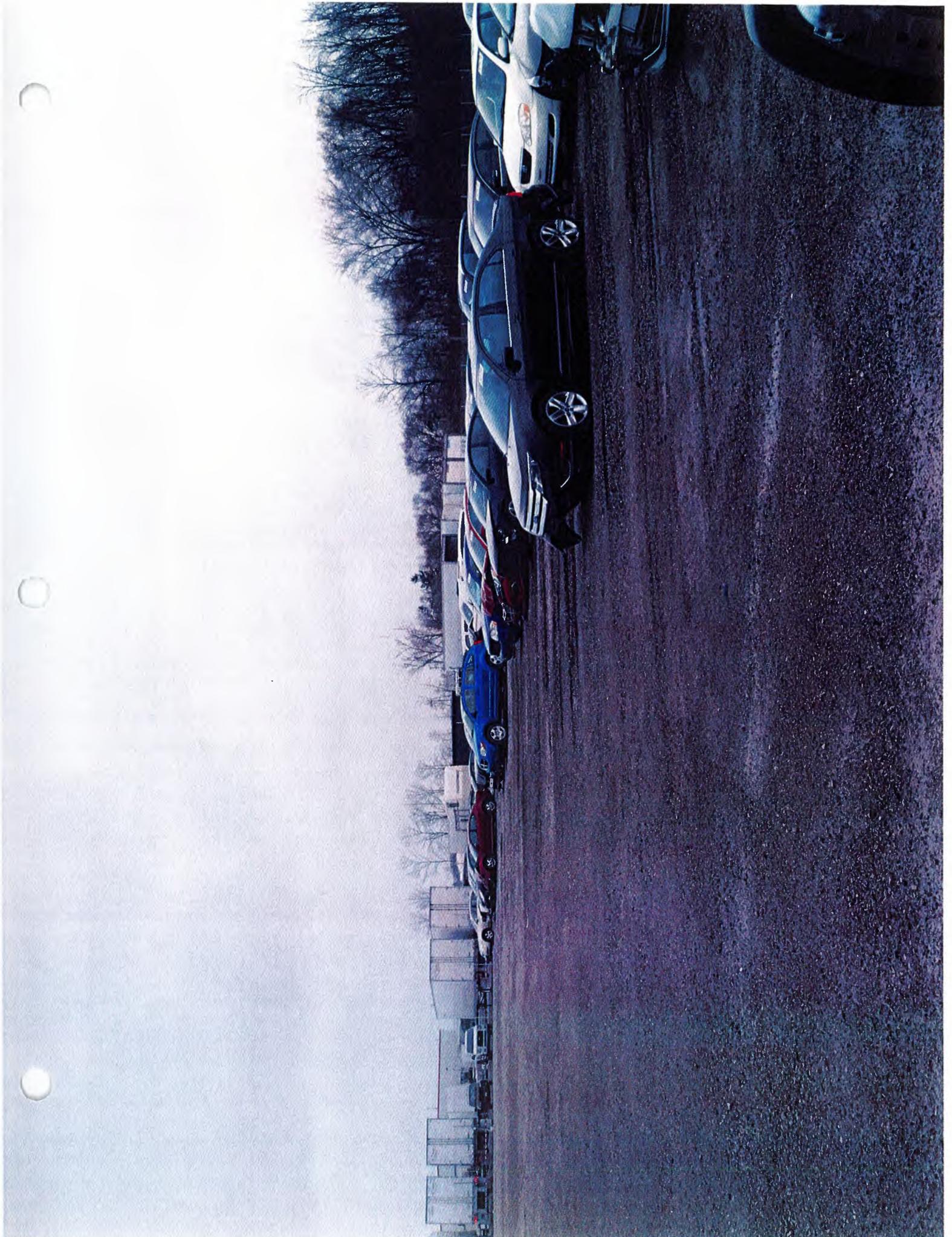
Unlike Cudahy, I did ask about rental cars that were just being traded out for being old style. Caledonia stated that he never sees those cars as all of his cars were from accidents. Granted, I didn't drive the entire Cudahy site, but I didn't see any of those slightly-used cars at either location that we were pitched at the first plan commission meeting- I had initially imagined a "used car lot" look. When I visited both facilities- I would describe as a storage lot behind a large body shop where all of the cars need mechanical repairs and body work- but fixable. However in that mix (Caledonia site) there are some cars that can't be fixed and are waiting to be parted out and placed in the crusher for scrap metal.





47013138x

Be careful  
picking up  
and moving  
engine head  
INTERLOCKED  
APR 11



RESIDENTIAL  
COMMERCIAL

Register

[www.intecwi.com](http://www.intecwi.com)

INSULATION • SOUND PROOFING • DOORS • WINDOWS • FLAT ROOF

411



<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">05/19/20</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING ALL OF LOT 84 IN RYAN MEADOWS, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (MILLS HOTEL WYOMING, LLC, APPLICANT) (GENERALLY ON THE EAST SIDE OF MONARCH DRIVE, SOUTH OF CHICORY STREET, AREA COMMONLY KNOWN AS AREA G)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.5.</i></p>

*On March 19, 2020, the Plan Commission carried a motion to recommend approval of a resolution conditionally approving a 2 lot certified survey map, being all of Lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (generally on the east side of Monarch Drive, south of Chicory Street, area commonly known as area G)*

**COUNCIL ACTION REQUESTED**

A motion to adopt Resolution No. 2020-\_\_\_\_\_, conditionally approving a 2 lot certified survey map, being all of Lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (generally on the east side of Monarch Drive, south of Chicory Street, area commonly known as area G).

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

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING ALL OF LOT 84 IN RYAN MEADOWS, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (MILLS HOTEL WYOMING, LLC, APPLICANT)  
(GENERALLY ON THE EAST SIDE OF MONARCH DRIVE, SOUTH OF CHICORY STREET, AREA COMMONLY KNOWN AS AREA G)

---

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being all of Lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G, bearing part of Tax Key No. 891-9010-002, Mills Hotel Wyoming, 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 Mills Hotel Wyoming, 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

MILLS HOTEL WYOMING, LLC – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 2

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. Mills Hotel Wyoming, LLC, successors and assigns, and any developer of the Mills Hotel Wyoming, LLC subdivision of Lot 84 of the Ryan Meadows Subdivision into 2 lots 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 Mills Hotel Wyoming, LLC and the subdivision of Lot 84 of the Ryan Meadows Subdivision into 2 lots certified survey map project for the property generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant shall revise the conservation easement “Wetland 1 – Lot 84 & Outlot 3” to include the shore buffer area for review by the Department of City Development and the City Attorney and approval by the Common Council, prior to the recording of the Certified Survey Map.
7. The applicant shall submit civil plans of the Monarch Drive cul-de-sac for review and approval by the Engineering Department, prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Mills Hotel Wyoming, 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.

MILLS HOTEL WYOMING, LLC – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 3

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Mills Hotel Wyoming, 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**  
**REPORT TO THE PLAN COMMISSION**

**Meeting of May 7, 2020**

**Certified Survey Map**

**RECOMMENDATION:** City Development Staff recommends approval of the Certified Survey Map application submitted by Bear Development, LLC, subject to the conditions in the draft resolution.

<b>Project Name:</b>	Ryan Meadows Lot 84 – Certified Survey Map
<b>Project Location:</b>	Not Assigned/891-9010-002
<b>Property Owner:</b>	Mills Hotel Wyoming
<b>Applicant:</b>	Daniel Szczap. Bear Development, LLC
<b>Current Zoning:</b>	M-1 Limited Industrial District
<b>Proposed Zoning:</b>	M-2 General Industrial District (separate application)
<b>2025 Comprehensive Plan:</b>	Business Park and Areas of Natural Resource Features
<b>Applicant's Action Requested:</b>	Recommendation of approval of the Certified Survey Map.

The applicant, Bear Development, LLC, filed a Certified Survey Map to subdivide Lot No. 84 of the Ryan Meadows Subdivision into two separate parcels. Lot 1 has an area of 13.46 acres and Lot 2 has an area of 10.59 acres. The land division request will accommodate the proposed Copart, Inc. Site Plan, which utilizes Lot 2 for the storage of vehicles and an emergency ingress/egress from Monarch Drive.

The applicant submitted this CSM application on March 23, 2020. Pursuant to Wisconsin Statutes §236.34(1m)(f), the approving authority (Common Council) shall take action within 90 days of application submittal unless a time extension is granted by the applicant. The 90-day review time frame expires on June 21, 2020.

There are no current plans for the development of Lot 1, but is anticipated for Business Park/Industrial development.

The subject property is currently zoned M-1 Limited Industrial District; however, the applicant has a Rezoning Application currently under review to change the zoning to M-2 General Industrial District.

**Recommended Motions**

A motion to recommend approval of the Certified Survey Map to the Common Council, subject to the conditions set forth in the attached resolution.

## MEMORANDUM

Date: April 16, 2020/ April 23, 2020  
To: Daniel Szczap. Bear Development, LLC. / Regulo Martinez Montilva  
From: Department of City Development/ Daniel Szczap, Bear Development, LLC  
RE: Application for Certified Survey Map (CSM). / Resubmittal of Lot 84 Certified Survey Map

---

Bear Development, LLC. submitted this CSM application on March 23, 2020, the 90-day review time frame set forth in Wis. Statutes §236.34 (1m)(f) expires on June 21, 2020.

Staff comments are as follows for the Certified Survey Map application, for Lot 84 of Ryan Meadows subdivision:

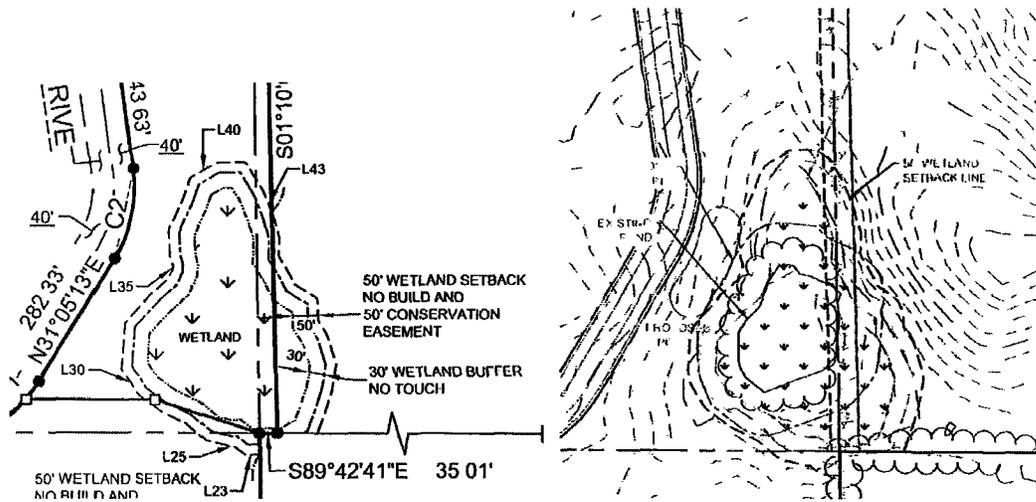
### **City Development Department comments**

1. Per Section 15-7.0702 of the UDO, please show correctly on the face of the CSM, in addition to the information required by § 236.34 of the Wisconsin Statutes, the following:
  - a. Existing and Proposed Contours. Existing and proposed contours at vertical intervals of not more than two (2) feet. Elevations shall be marked on such contours based on National Geodetic Vertical Datum of 1929 (mean sea level). This requirement may be waived if the parcel(s) created are fully developed.  
Existing and proposed contours have been added to the Certified Survey Map per Section 15-7 0702 of the UDO.
  - b. Owner, Subdivider, Land Surveyor. Name and address of the owner, Subdivider, and Land Surveyor. – It is recommended that the owner/subdivider label on Sheet 5 be moved to Sheet 1.  
Owner/Subdivider information has been moved to Page 1 per the City 's request
  - c. Existing Zoning. The Certified Survey Map shall indicate on its face the current zoning and zoning boundary lines of all parcels, lots or outlots proposed to be created by the Certified Survey Map. – Please label the zoning districts of each parcel.  
Existing zoning classifications have been included on the face of the CSM.
2. The temporary turnaround at the end of Monarch Drive shall be removed and replaced with a cul-de-sac to be consistent with the Copart, Inc. development proposal. The cul-de-sac must meet City standards, which includes an island. Note that if any land is being dedicated to the City to accommodate the cul-de-sac design, the CSM must also be revised to note the 'dedication accepted' language under the City of Franklin Common Council Approval section of the CSM. Adequate land area has been provided as right of way dedication to accommodate a City cul-de-sac The design of the cul-de-sac has been previously discussed with City Engineering Full design plans of the cul-de-sac will follow approval of the CSM
3. Sheet 3 does not show the 30-foot wetland buffer, which is shown on Sheet 2. Please include the 30-foot Buffer notation throughout the CSM.  
The 30-foot wetland buffer has been added at the request of the City

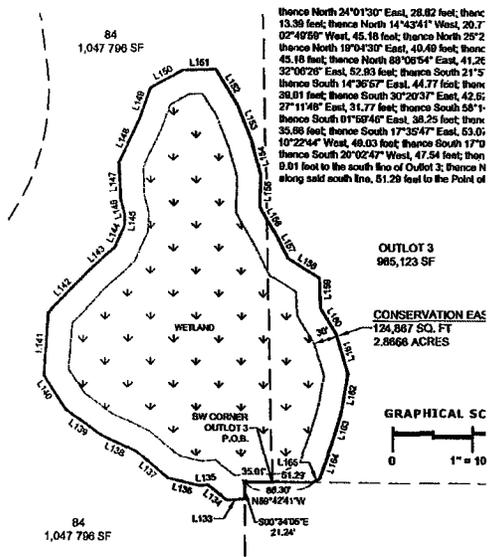
4. Please revise the Mayor's name to Stephen R. Olson.  
Corrected
5. As previously discussed, Lot 2 must be combined to the other Copart, Inc. site if utilized for that same development. Again, all plats, CSMs, and land transfers to create the parcel presented for the Copart, Inc. development must be completed prior to the issuance of a Certificate of Occupancy. Noted The combination will be completed after the Copart approvals have been granted.
6. The proposed CSM and one of the conservation easements for Lot No. 84 does not appear to include the Shore Buffer as shown on the NRPP. See below. This CSM and easement must be revised accordingly to show the full extent of the protected area, including the Shore Buffer. The revised CSM depicts the full extent of protected areas. The Conservation Easement will be revised accordingly.

Proposed Certified Survey Map

NRPP Map



Conservation Easement



**Engineering Department comments**

7. Add the recording information of Ryan Meadows subdivision to the header of this proposal.  
Recording information is included in the legal description.
8. Indicate in this proposal the sentence "Lot 1 & 2 are served by Public Sewer and Water."  
Language added.
9. Show the section corners coordinates, at least two corners.  
Completed
10. Show the dedication of the right of way by the cul-de-sac of Monarch Drive.  
Completed
11. Remove the word "Temporary Turn Around Easement" as this will be a dedicated for public road right of way.  
Completed
12. The legal description needs to be adjusted to reflect the dedication of the right of way.  
Completed
13. Under the Owner Certificate, insert the word after the Wisconsin Statutes " and the Unified Development
14. Ordinance Division-15 of the City of Franklin".  
Language added
15. Under the Common Council Approval, insert the word after Approved " and the dedication accepted".  
Language added

Note: The Engineering comments may be revised to reflect comments from the Milwaukee County.

**Milwaukee County comments**

See attached letter.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

SEE SHEET 7 FOR  
BOUNDARY  
CURVE TABLE  
AND NOTES



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

**LEGEND:**

- Denotes Found 1 Iron Pipe
- Denotes Found 3/4 Iron Rod
- Denotes Set 3/4 X 18" Iron Rebar 150 LBS./FT
- ↘ Denotes Wetland
- (R) Denotes 'Recorded As'
- D Denotes 'Dedicated' See Sheet II for Detail

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

N53°44'29"E  
201.16'

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

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



UNPLATTED LANDS  
OWNER MATHSON  
ZONED R2

**GRAPHICAL  
SCALE (FEET)**

0 1" = 250'

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

LOT 83  
RYAN MEADOWS  
OWNER. STRAUSS  
INVESTMENTS LLC  
ZONED M1

LOT 1  
586,423  
SQ. FT.  
13,462.4  
ACRES

LOT 2  
452,797 SQ. FT.  
10,394.8  
ACRES

LOT 2  
452,797 SQ. FT.  
10,394.8  
ACRES

UNPLATTED LANDS  
OWNER GRANDLICH

CHICORY STREET  
(PUBLIC R.O.W.)

MONARCH DRIVE  
(PUBLIC R.O.W.)

NW CORNER NE 1/4 SEC 30 T5N R21E  
N=324 097 27 E=2 520 162 66  
(FOUND CONC MON W/ BRASS CAP)  
(WISCONSIN STATE PLANE CO-  
ORDINATE SYSTEM SOUTH ZONE)

N45°57'27"E  
53.22'

S44°24'10"E  
200.97'

N30°52'54"E  
29.00'

N65°23'24"E  
245.97'

N14°02'32"W  
27.27'

N59°07'06"W  
82.77'

LOT 1  
586,423  
SQ. FT.

13,462.4  
ACRES

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

S00°34'43"E  
365.13'

S89°25'17"W  
116.04'

OUTLOT 3  
RYAN MEADOWS  
OWNER. RYAN MEADOWS  
HOMEOWNERS  
ASSOCIATION  
ZONED R6

EAST LINE OF THE NW 1/4 SEC 30 T5N R21E  
S01°10'06"E 1155.10'

N07°48'36"W  
543.63'

LOT 2  
452,797 SQ. FT.  
10,394.8  
ACRES

N31°05'13"E  
282.33'

N72°09'52"W  
216.22'

N89°39'32"W  
247.57'

N89°47'21"W  
662.96'

LOT 2  
452,797 SQ. FT.  
10,394.8  
ACRES

UNPLATTED LANDS  
OWNER GRANDLICH

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

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

S89°42'41"E 35.01'

EAST LINE OF THE SW 1/4 SEC 30, T5N R21E  
S00°34'05"E 2669.87'  
S00°10'40"E (CSM 975)

PARCEL 1  
C.S.M. NO. 975  
OWNER. SINGH  
ZONED R2

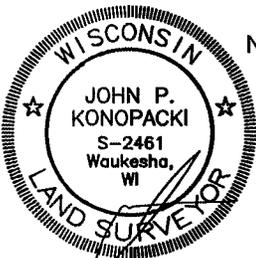
Owner/Subdivider  
MILLS HOTEL WYOMING LLC  
4011 Both Street  
Kenosha WI 53142  
(262) 842-0484

SE CORNER SW 1/4 SEC 30 T5N R21E  
N=321,446 94 E=2 520 189.42  
(FOUND CONC MON W/ BRASS CAP)

PEG JOB#809.20  
SHEET 1 OF 11

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

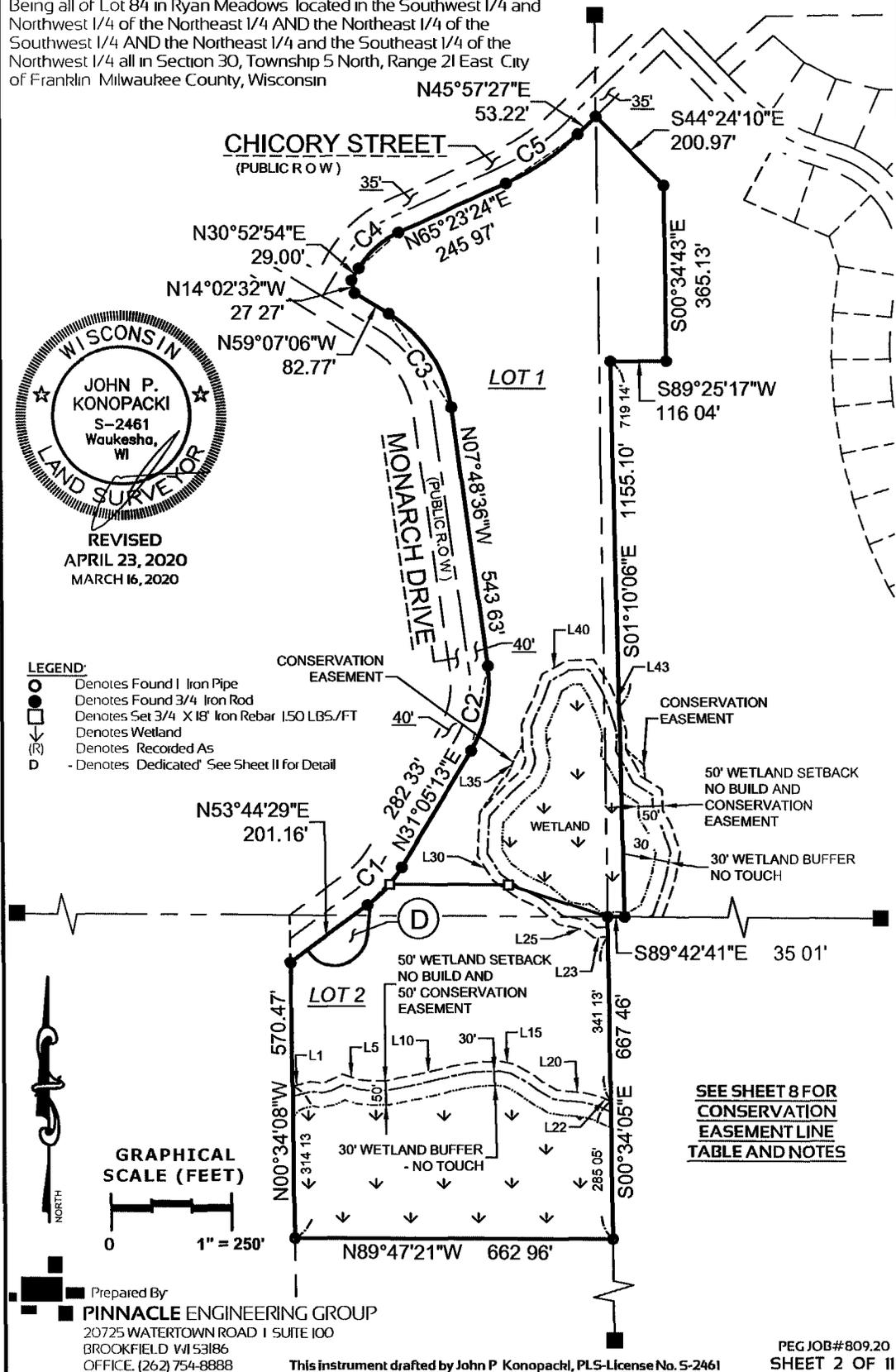
Being all of Lot 84 in Ryan Meadows located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East City of Franklin Milwaukee County, Wisconsin



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

**LEGEND:**

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar 150 LBS./FT
- ▭ Denotes Wetland
- (R) Denotes Recorded As
- D Denotes 'Dedicated' See Sheet II for Detail



**SEE SHEET 8 FOR  
CONSERVATION  
EASEMENT LINE  
TABLE AND NOTES**

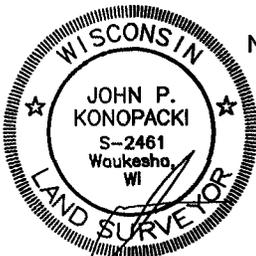
Prepared By  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD WI 53186  
OFFICE: (262) 754-8888

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

PEG JOB#809,20  
SHEET 2 OF 11

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

**LEGEND.**

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18' Iron Rebar 150 LBS./FT
- ⊞ Denotes Wetland
- ⊞ Denotes 'Recorded As
- D Denotes 'Dedicated' See Sheet II for Details

CONSERVATION  
EASEMENT

CONSERVATION  
EASEMENT

50' WETLAND SETBACK  
NO BUILD AND  
CONSERVATION  
EASEMENT

30' WETLAND BUFFER  
NO TOUCH

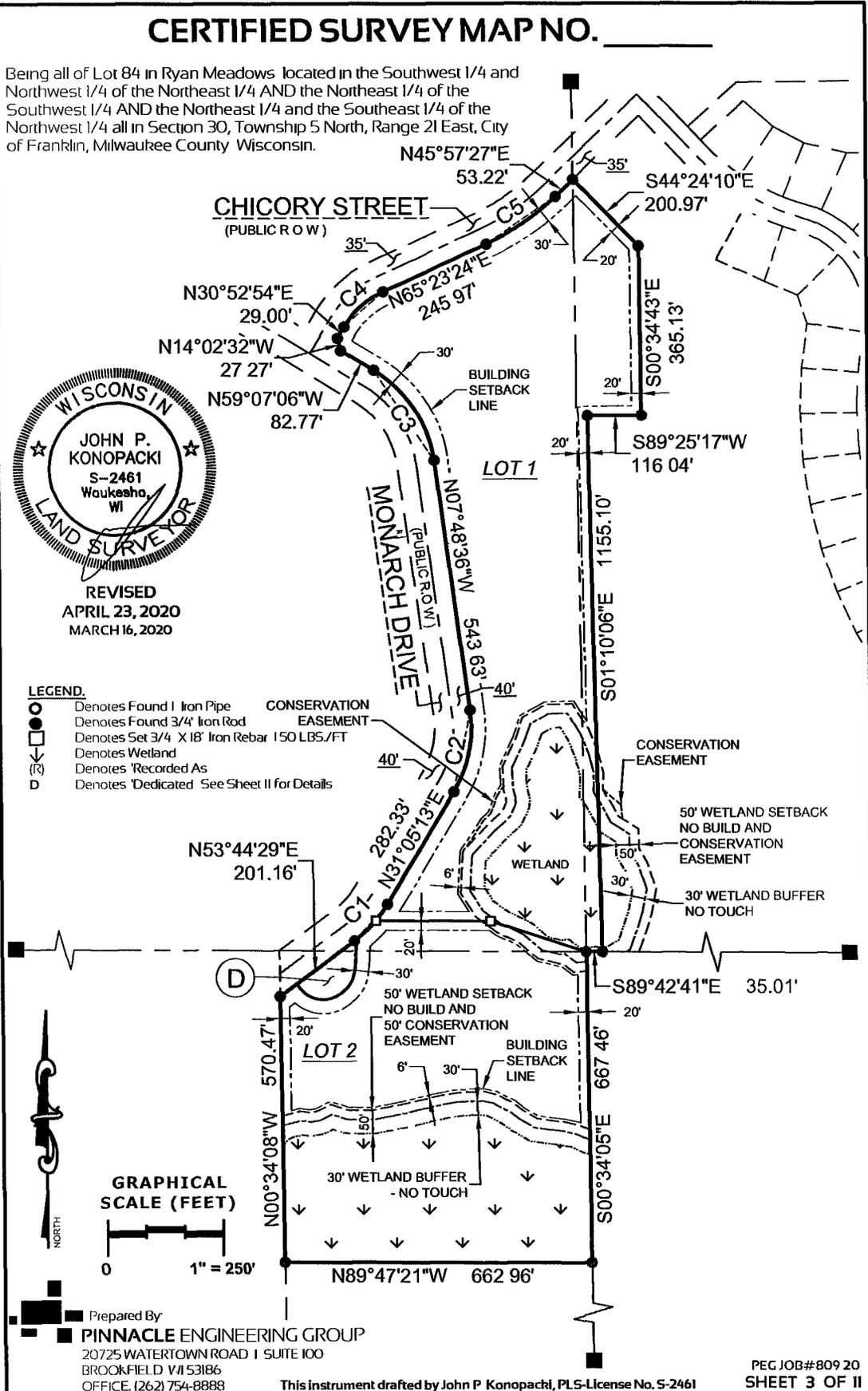
50' WETLAND SETBACK  
NO BUILD AND  
50' CONSERVATION  
EASEMENT

30' WETLAND BUFFER  
NO TOUCH

BUILDING  
SETBACK  
LINE

**GRAPHICAL  
SCALE (FEET)**

0 1" = 250'



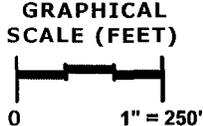
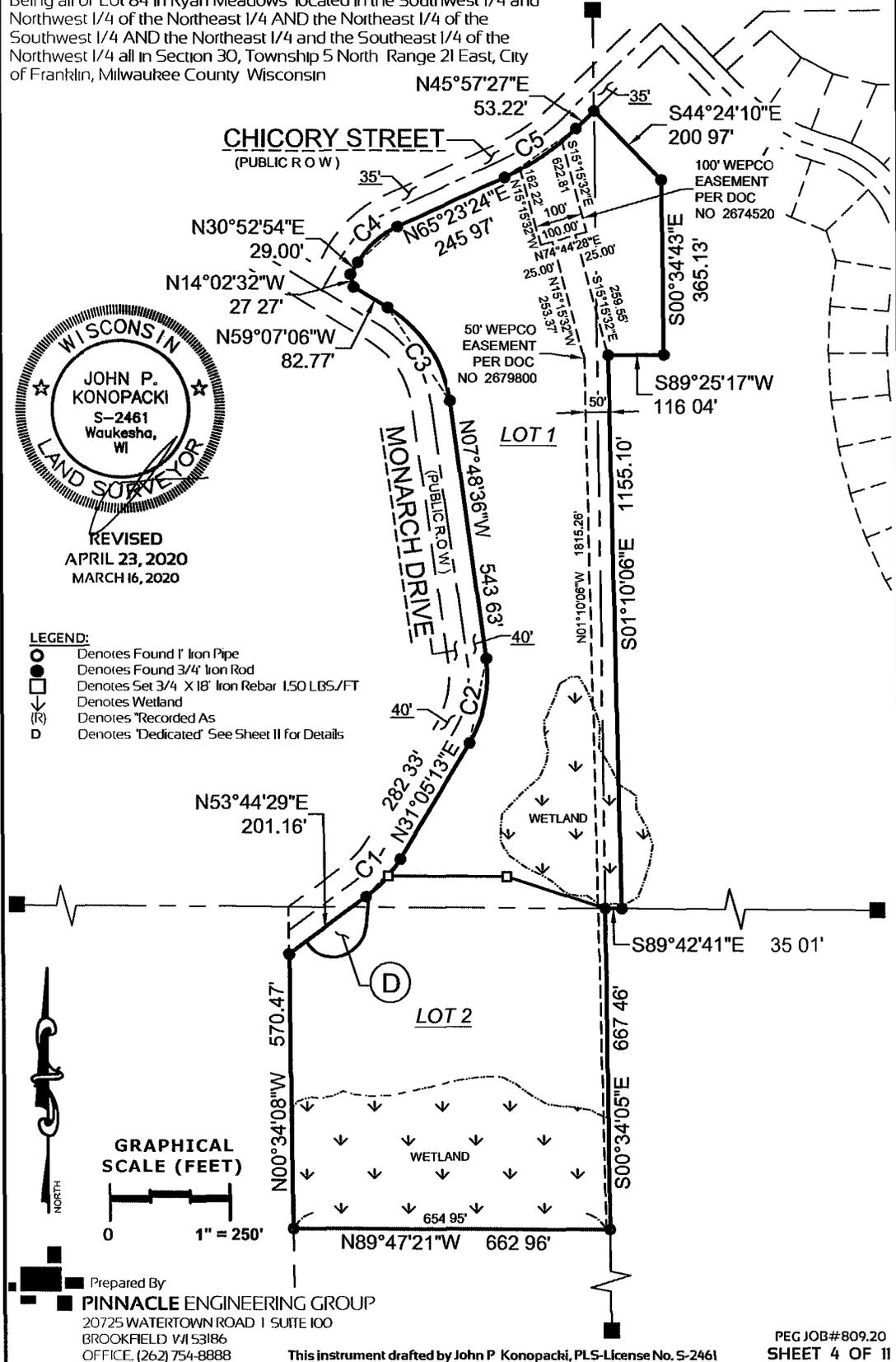
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

- LEGEND:**
- Denotes Found 1" Iron Pipe
  - Denotes Found 3/4" Iron Rod
  - Denotes Set 3/4" X 18" Iron Rebar 150 LBS./FT
  - ↘ Denotes Wetland
  - Ⓜ Denotes "Recorded As"
  - Ⓧ Denotes "Dedicated" See Sheet II for Details



Prepared By  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD 1 SUITE 100  
 BROOKFIELD WI 53186  
 OFFICE: (262) 754-8888

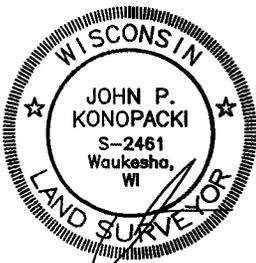
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.20  
 SHEET 4 OF 11

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

**CHICORY STREET**  
(PUBLIC R O W)



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

- LEGEND:**
- Denotes Found 1" Iron Pipe
  - Denotes Found 3/4" Iron Rod
  - Denotes Set 3/4" X 18" Iron Rebar 150 LBS./FT
  - ∨ Denotes Wetland

**MONARCH DRIVE**  
(PUBLIC R O W)

**LOT 1**  
586,423  
SQ. FT.  
13 4624  
ACRES

**LOT 2**  
452,797 SQ. FT.  
10 3948  
ACRES

WETLAND

WETLAND

**EXISTING TOPOGRAPHY**

Vertical Datum National Geodetic Vertical Datum of 1929 (NGVD29) Contours are shown at a 2' interval based on actual ground terrain Reference Benchmark Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 30, Town 5 North, Range 21 East, Elevation = 803 18

**GRAPHICAL SCALE (FEET)**

0 1" = 250'



Prepared By  
**Pinnacle Engineering Group**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD WI 53186  
OFFICE (262) 754-8888

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

PEG JOB#809.20  
SHEET 5 OF 11

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

**CHICORY STREET**  
(PUBLIC R.O.W)

**MONARCH DRIVE**  
(PUBLIC R.O.W)

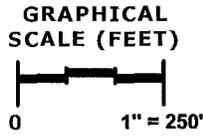
**LOT 1**

**LOT 2**



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

- LEGEND.**
- Denotes Found 1" Iron Pipe
  - Denotes Found 3/4" Iron Rod
  - Denotes Set 3/4" X 18" Iron Rebar 150 LBS./FT
  - ↘ Denotes Wetland
  - 800 — Denotes Existing Contour
  - 800 ○ Denotes Proposed Contour



**PROPOSED GRADING**  
Vertical Datum National Geodetic Vertical Datum of 1929 (NGVD29) Reference Benchmark Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 30, Town 5 North, Range 21 East, Elevation = 803 18

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

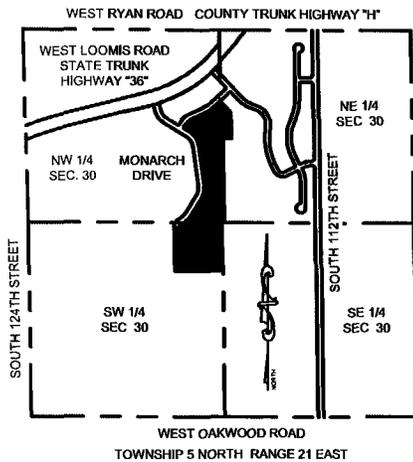
PEG JOB#809.20  
**SHEET 6 OF 11**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

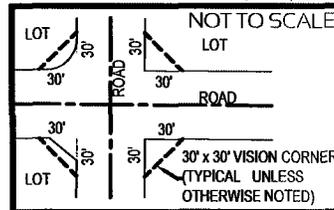
Being all of Lot 84 in Ryan Meadows located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North Range 21 East, City of Franklin Milwaukee County, Wisconsin

BOUNDARY CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	106.76	270.00'	022°39'16"	N42°24'51"E	106.06'	N53°44'29"E	N31°05'13"E
C2	183.30'	270.00'	038°53'49"	N11°38'18"E	179.80'	N31°05'13"E	N07°48'36"W
C3	241.78'	270.00'	051°18'30"	N33°27'51"W	233.79'	N07°48'36"W	N59°07'06"W
C4	114.43'	190.00'	034°30'30"	N48°08'09"E	112.71'	N30°52'54"E	N65°23'24"E
C5	181.45'	535.00'	019°25'57"	N55°40'26"E	180.58'	N65°23'24"E	N45°57'27"E
C6	56.55'	270.00'	012°00'00"	N46°14'44"E	56.45'	N52°14'44"E	N40°14'44"E
C7	43.16'	270.00'	009°09'31"	N35°39'59"E	43.11'	N40°14'44"E	N31°05'13"E

### VICINITY SKETCH SCALE 1"=2000'



### CITY OF FRANKLIN VISION CORNER EASEMENT DETAIL (VCE)



### NOTES

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



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

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

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

PEG JOB#809 20  
SHEET 7 OF 11

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being all of Lot B4 in Ryan Meadows located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North Range 21 East, City of Franklin Milwaukee County, Wisconsin

## 50' CONSERVATION EASEMENT

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

LINE TABLE		
LINE NO	BEARING	DISTANCE
L23	S85°51'26"W	29.14'
L24	N52°02'25"W	30.19'
L25	S85°12'42"W	5.62'
L26	N76°55'48"W	47.86'
L27	N49°54'31"W	53.03'
L28	N64°32'14"W	50.77'
L29	N54°16'58"W	57.16'
L30	N32°49'08"W	60.42'
L31	N03°52'01"E	91.68'
L32	N35°53'42"E	38.67'
L33	N31°25'06"E	39.65'
L34	N47°16'20"E	22.14'
L35	N21°59'20"E	43.89'
L36	N33°40'08"W	23.04'
L37	N02°49'59"W	42.67'
L38	N25°21'49"E	65.72'
L39	N19°04'30"E	47.01'
L40	N60°46'28"E	57.64'
L41	N88°06'54"E	57.62'
L42	S32°06'26"E	66.20'
L43	S21°57'55"E	45.18'

**NOTES.**

**1 CONSERVATION EASEMENT RESTRICTIONS**

- No construction or placement of buildings or any structure
- No construction or any improvements unless notwithstanding covenant 1 above the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage and the like
- No excavation, dredging, grading, mining, drilling, or change the topography of the land or its natural condition in any manner including any cutting or removal of vegetation except for the removal of dead or diseased trees, with the exception of limited grading within the wetland setback area as defined by the City of Franklin Unified Development Ordinance. Grading within the wetland setback is limited to the grading shown in the approved Final Engineering Plans for the Strauss Brands Facility development.
- No filling, dumping, or depositing of any material whatsoever including but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris
- No planting of any vegetation not native to the protected property or not typical wetland vegetation
- No operating snowmobiles, dune buggies, motorcycles, all-terrain vehicles, or any other types of Motorized vehicles



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#809.20  
**SHEET 8 OF 11**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) 55

I John P. Konopacki Professional Land Surveyor do hereby certify

That I have surveyed mapped and divided Lot 84 in Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No 10962414 located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North Range 21 East City of Franklin Milwaukee County Wisconsin described as follows

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

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

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

Containing 1 047,796 square feet (24 0541 acres) of land Gross and 1 039 220 square feet (23 8572 acres) of land Net, more or less.

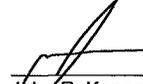
That I have made such survey land division and map by the direction of MILLS HOTEL WYOMING LLC LOOMIS COTTAGE VENTURES LLC and STRAUSS INVESTMENTS LLC, owners of said land

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

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

Date REVISED  
APRIL 23, 2020  
MARCH 16, 2020



  
John P. Konopacki  
Professional Land Surveyor S-2461

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#809 20  
SHEET 9 OF 11

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

## OWNER'S CERTIFICATE OF DEDICATION

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

MILLS HOTEL WYOMING, LLC, also certifies that this plat is required by s.236 10 or s 236 12 of the Wisconsin State Statutes and the Unified Development Ordinance Division-15 of the City of Franklin to be submitted to the following for approval or objection

1 City of Franklin

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

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

\_\_\_\_\_  
Stephen C Mills Member

\_\_\_\_\_  
Martha L. Mills Member

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY )SS

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

\_\_\_\_\_  
Notary Public  
Name, \_\_\_\_\_  
State of Wisconsin  
My Commission Expires \_\_\_\_\_

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Franklin on this \_\_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

## COMMON COUNCIL APPROVAL

Approved and the dedication accepted by the Common Council of the City of Franklin Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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



REVISED  
APRIL 23, 2020  
MARCH 16, 2020

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

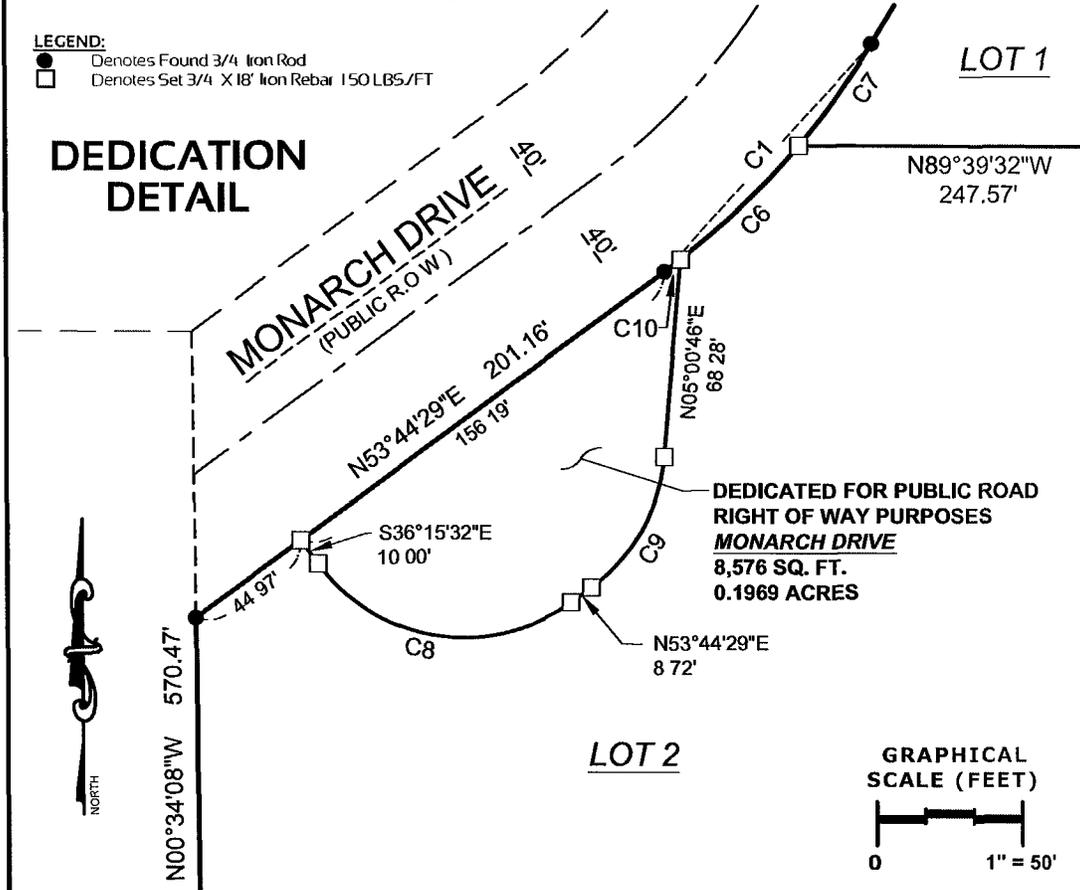
PEG JOB#809,20  
SHEET 10 OF 11

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

- LEGEND:**  
 ● Denotes Found 3/4" Iron Rod  
 □ Denotes Set 3/4" X 18" Iron Rebar 150 LBS./FT

## DEDICATION DETAIL



**BOUNDARY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	106.76'	270.00'	022°39'16"	N42°24'51"E	106.06'	N53°44'29"E	N31°05'13"E
C6	56.55'	270.00'	012°00'00"	N46°14'44"E	56.45'	N52°14'44"E	N40°14'44"E
C7	43.16'	270.00'	009°09'31"	N35°39'59"E	43.11'	N40°14'44"E	N31°05'13"E
C8	98.17'	62.50'	089°59'59"	S81°15'32"E	88.39'	S36°15'32"E	N53°44'29"E
C9	53.15'	62.50'	048°43'42"	N29°22'38"E	51.57'	N53°44'29"E	N05°00'46"E
C10	7.05'	270.00'	001°29'44"	N52°59'37"E	7.05'	N53°44'29"E	N52°14'44"E

Prepared By  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD 1 SUITE 100  
 BROOKFIELD WI 53186  
 OFFICE: (262) 754-8888

REVISED  
 APRIL 23, 2020  
 MARCH 16, 2020

This instrument drafted by John P. Konopacki, PLS-Licence No. 5-2461

PEG JOB#809,20  
SHEET II OF II

**BLANK PAGE**