

#### PLAN COMMISSION MEETING AGENDA Thursday, June 6, 2024 at 6:00 P.M.

- A. Call to Order and Roll Call
- B. Approval of Minutes
  - 1. Approval of the regular meeting of May 23, 2024.
- C. Public Hearing Business Matters

None.

- **D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.
- E. Business Matters
  - 1. **Safari Homes, Site Plan** to allow for five multifamily buildings upon property located 3709 W College Avenue (TKN 713 9996 003).
  - 2. Payne & Dolan, Inc. Franklin Aggregates biannual report (2022-2023).
  - 3. **Milwaukee County DPRC, Minor PDD Amendment and Site Plan**. Request to amend PDD No. 38 fencing requirements and a Site Plan to install a fence with a height of eight feet upon property located at 9000 South 68th Street (TKN 883 9999 002).

#### F. Adjournment

The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at <a href="https://www.youtube.com/c/CityofFranklinWIGov">https://www.youtube.com/c/CityofFranklinWIGov</a>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

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

REMINDERS: Next Regular Plan Commission Meeting: June 20, 2024.

<sup>\*</sup>Supporting documentation and details of these agenda items are available at City Hall during regular business hours.

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

City of Franklin Plan Commission Meeting May 23, 2024 Minutes

#### SPECIAL WORKSHOP

#### A. Call to Order and Roll Call

Mayor John Nelson called the May 23, 2024 Special Workshop meeting to order at 5:02 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, City Engineer Glen Morrow, Alderwoman Courtney Day (arrived at 5:55) and Commissioners Kevin Haley, Michael Shawgo and Rebecca Specht (arrived at 5:15). Excused was Commissioner Patrick Leon. Also, present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva, Principal Planner Marion Ecks, Director of Administration Kelly Hersh (arrived at 5:47), Director of Economic Development John Regetz, Ruben Shell and Jackie Berg (remote), Houseal Lavigne Associates, J.B. Hinds (remote) of Birchline Planning, and Barbara Wesener, Economic Development Commission.

**B.** Unified Development Ordinance (UDO) Rewrite Task Force. Introductory session to the UDO draft with planning staff and project consultants Houseal Lavigne Associates and Birchline Planning, LLC.

Ruben Shell of Houseal Lavigne Associates presented this introductory session to the draft articles of the Unified Development Ordinance.

#### Adjournment

Commissioner Shawgo moved and Commissioner Haley seconded to adjourn the Special Workshop meeting at 5:57 p.m. On voice vote, all voted 'aye'; motion carried (5-0-1).

#### **REGULAR MEETING**

#### A. Call to Order and Roll Call

Mayor John Nelson called the May 23, 2024 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, City Engineer Glen Morrow, Alderwoman Courtney Day and Commissioners Kevin Haley, Patrick Leon, Michael Shawgo and Rebecca Specht. Also, present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva, Principal Planner Marion Ecks and Director of Administration Kelly Hersh.

#### B. Approval of Minutes – Regular Meeting of May 9, 2024

Commissioner Haley moved and Alderwoman Day seconded a motion to approve the May 9, 2024 meeting minutes. On voice vote, all voted 'aye'; motion carried (6-0-0).

#### C. Public Hearing Business Matters

**1. Konicek, Area Exception.** Request to allow for a 1,080-squarefoot garage exceeding the maximum size for accessory structures of 900 square feet set forth in UDO Section 15-30801C.2, upon property located at 7102 S. Woelfel Road (754 9993 003).

Principal Planner Martinez presented the Area Exception request. Applicant Joel Konicek was present. The Official Notice of Public Hearing was read in to the record by Principal Planner Martinez and the Public Hearing opened at 6:09 pm and closed at 6:09 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Area Exception to allow for a 1,080-square foot garage exceeding the maximum size for accessory structures of 900 square feet set forth in UDO Section 15-30801c.2, upon property located at 7102 S. Woelfel Road (754 9993 003). On voice vote, all voted 'aye'; motion carried (6-0-0).

**D.** Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

The citizen comment period opened at 6:26 p.m. and closed at 6:29 p.m. One citizen present.

#### E. Business Matters

1. Jilly's LLC, Site Plan Amendment. Request for Site Plan Amendment to allow construction of a single-story building with car wash and offices, and adjacent parking, on property located at 5484 W. Rawson Ave. (741 9002 000).

Principal Planner Ecks presented the Site Plan Amendment request.

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan Amendment for the development of a single-story building housing offices and a car wash facility (Jilly's Car Wash), with adjacent parking (located at 5484 West Rawson Avenue) (Jonathan J. Zimmerman, president, Jilly's, LLC, applicant). On voice vote, all voted 'aye'; motion carried (6-0-0).

**2. Update to the Unified Development Ordinance fee schedule** for zoning and land division procedures, UDO Section 15-9.0401. [This item is for discussion only as text amendments require a public hearing before the Plan Commission].

Principal Planner Martínez presented the text amendment proposal.

Commissioner Leon moved and Commissioner Specht seconded a motion to move forward with this item and schedule a public hearing for recommendation on July 18. On voice vote, all voted 'aye'; motion carried (5-0-1).

#### F. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 6:47 pm. On voice vote, all voted 'aye'; motion carried (6-0-0).

Item E.1.



## CITY OF FRANKLIN REPORT TO THE PLAN COMMISSION

#### Meeting of June 6, 2024 SITE PLAN

**RECOMMENDATION:** Department of City Development staff recommends approval of this Site Plan subject to the conditions set forth in the attached resolution.

Project name: Lake Grove Place, a multifamily development

**Property Owner:** M. Manzur Hassan Khan, Ali Siddiqui, Et Al

**Applicant:** Safari Homes Franklin, LLC

**Agent:** Gregory Schumacher. Cityscape Architecture

**Property Address/TKN:** 3709 W. College Avenue / 713 9996 003

**Aldermanic District:** District 3

**Zoning District:** R-8 Multiple-Family Residence District

**Staff Planner:** Régulo Martínez-Montilva, AICP, CNUa, Principal Planner

**Submittal date:** 01-19-2024

**Application number:** PPZ24-0013/14

**Action requested:** Approval of site plan application

#### INTRODUCTION

The applicant is proposing a condominium multifamily development with 38 units.

#### **Special Use**

Multifamily development in the R-8 zoning district is subject to approval of a Special Use permit. The as of right yield of this site is up to 24 dwelling units per applicant's calculations, the applicant is requesting a density increase to allow for 38 units. It is worth noting that a Special Use permit is required in the R-8 Multiple-Family Residence District for all residential uses: single-family, two-family or multifamily.

This special use permit was granted by the Common Council on May 21, 2024.

#### Site Plan

The applicant also submitted a Site Plan for five multifamily buildings and exterior improvements such as internal drives, off-street parking, landscape and outdoor lighting.

#### UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS

Special Use and Site Plan Applications are subject to the following provisions of the Unified Development Ordinance (UDO):

- §15-3.0701 General Standards for Special Uses
- §15-7.0102 Principles and Standards of Review, Site Plans

UDO §15-3.0702 Detailed Standards for Special Uses in Residential Districts is not applicable to multifamily developments.

#### **Special Use**

At its May 21, regular meeting, the Common Council carried a motion to conditionally approve a special use permit for multifamily residential use with 38 dwelling units for this project. The vote was 5-0-1, five 'ayes', no 'noes' and one absent. It's worth noting that a protest petition against this project was filed prior to this council meeting.

The special use resolution is attached to this packet, some of the conditions of approval are listed below:

- The applicant must address comments from Milwaukee County Parks in memorandum dated February 9, 2024, to the satisfaction of Milwaukee County Parks, prior to the issuance of building permits.
- The applicant must obtain approval of watermain extension permits from the City of Milwaukee, prior to the issuance of building permits.
- The applicant must obtain approval from the Engineering Department for grading, stormwater management, utilities and erosion control, prior to any land disturbance activity.
- The applicant must obtain approval from Milwaukee County for access to College Avenue, prior to the issuance of building permits.
- The applicant is responsible for submitting a separate application for a Condominium Plat to the Department of City Development, subject to Common Council approval.

#### **General standards for Special Uses (§15-3.0701)**

These standards for special uses were previously presented to the Plan Commission on May 9, with the exception of revisions in **bold and underlined text**.

Summary of		Staff's Finding
Standard		
1.	Harmony with UDO and Comprehensive Plan purposes and intent.	The proposed development is consistent with the comprehensive plan as this site is designated as residential-multifamily in the future land use map of the <i>City of Franklin 2025 Comprehensive Master Plan</i> . This site was previously residential single-family and designated as residential-multifamily by Ordinance No. 2017-2250.
2.	No Undue Adverse Impact.	City Development staff does not anticipate any "undue adverse impact" to adjacent properties because the applicant is proposing landscape screening along property boundaries. Additionally, abutting properties (east and west) are also zoned R-8 and used for multifamily development (except 3715 W. College Avenue which is currently used as a single-

#### family home, staff is looking at city records for the correct zoning designation of this property). 3. No Interference The proposed dwellings are designed to meet the maximum permitted with Surrounding height and minimum setbacks required in the R-8 zoning district, except Development. for residential density. The site abuts Grobschmidt Park to the south, City Development staff forwarded the plans to Milwaukee County Parks for feedback. See Milwaukee County Parks comments in memorandum dated February 9, 2024: "In all, Milwaukee County Parks has no objection to the proposed development. Should plans be modified through the course of your review, please provide them to Parks for additional input.". City Development staff recommends that the applicant must address comments from Milwaukee County Parks in memorandum dated February 9, 2024, to the satisfaction of Milwaukee County Parks, prior to the issuance of building permits. 4. Adequate Public The proposed development will be served by public water supply and Facilities. sanitary sewer service. It is noted that access to public water and sewer is a requirement for residential development in the R-8 zoning district per UDO Section 15-3.0209.A "District Intent". Water supply: The applicant is working on getting approval of water main extension permits from the City of Milwaukee as indicated in application materials (email dated March 25, 2024). City Development staff recommends that the applicant must obtain approval of watermain extension permits prior to the issuance of building permits. Sanitary sewer: subject to City of Franklin, Engineering Department's approval. City Development staff recommends that the applicant must obtain approval from the Engineering Department for grading, stormwater management, utilities and erosion control, prior to any land disturbance activity. Fire protection: Per Fire Department comments: "Given existing Fire/EMS station locations and current fire department staffing levels, the cumulative effect of this and several other residential developments will pose a challenge to maintaining industry standard emergency response times to fire and medical emergencies". Refuse disposal: Applicant stated that "trash will be in trash bins and kept in unit garages". No trash dumpster is anticipated for this site. **Schools:** City Development staff forwarded this proposal to the Franklin Public Schools and received the following feedback: "Franklin Public Schools has no objection to this proposed change in density for residential housing" (January 31, 2024).

5.	No Traffic Congestion.	The proposed development would have access to College Avenue which is under Milwaukee County jurisdiction. City Development staff recommends that the applicant must obtain approval from Milwaukee County for access to College Avenue, prior to the issuance of building permits.  The applicant has been in contact with Milwaukee County regarding the access connection but the applicant has not submitted a letter of approval to the Department of City Development.  City Development staff didn't request a Traffic Impact Analysis for this development.
6.	No Destruction of Significant Features.	There are no protected natural resources on site per letter submitted by the applicant.  The wooded area in the south portion of the site is too small to meet the definition of woodland and the applicant is not proposing to impact this area anyway.
7.	Compliance with Standards.	With the exception of the requested density increase, the proposed development complies with the requirements of the R-8 Multiple-Family Residence District for multifamily development (Option 2) such as: open space ratio, building setbacks, building height, dwelling unit size, required parking, landscaping and lighting.  With regards to the requested density increase, the proposed landscape plan complies with the quantity of plantings required for the proposed number of units.  City Development staff had comments about parking, landscape, lighting and architecture. However, the applicant has addressed these comments as noted in responses to staff comments memorandum.

#### Principles and standards of review of Site Plans (§15-7.0102)

Standards as previously presented to the Plan Commission on May 9, revisions **bold and underlined**.

Summary of Standard	Staff's Finding
A. Conformity of Use to Zoning District.	Multi-family development residential use requires a Special Use permit in the R-8 zoning district.  City Development staff has no objections to the proposed use as long as the request for density increase is granted by the Common Council following recommendation of the Plan Commission.

В.	Dimensional Requirements.	The proposed development complies with the dimensional requirements for the R-8 zoning district, Option 2, set forth in UDO Table 15-3.0209A (except density).	
С.	Site Intensity and Site Capacity Calculations to be Reviewed.	The applicant submitted Site Intensity and Capacity Calculations, the maximum yield of this site is 24.7 dwelling units, while the applicant is proposing 38 units. This request is for consideration of the Plan Commission and the Common Council.	
D.	Use and Design Provisions.	The proposed development complies with off street parking requirements (UDO Division 15-5.0200), required landscaping (15-5.0300), exterior lighting (15-5.0400) and architectural standards (15-7.0802).	
		The applicant has addressed City Development Department comments as noted in responses to staff comments memorandum.	
E.	Relation to Existing and Proposed Streets and Highways.	The proposed development would have access to College Avenue which is under Milwaukee County jurisdiction. <u>City Development staff recommends that the applicant must obtain approval from Milwaukee County for access to College Avenue, prior to the issuance of building permits.</u>	
F.	Impacts on Surrounding Uses.	City Development staff does not anticipate major adverse impacts to surrounding uses because the applicant is proposing landscape screening and the illumination levels at the site boundaries comply with the UDO.	
G.	Natural Resource Features Protection.	There are no protected natural resources on site.	
Н.	Required Landscaping and Landscape Bufferyards.	Landscape buffervards are provided along the east and west site boundaries. See staff recommendation for additional landscape screening.  City Development staff reviewed the proposed landscape plans and provided comments to the applicant in memorandum dated February 9. The applicant has addressed all comments regarding the landscape plans.	
I.	Provision of Emergency Vehicle Accessibility.	Fire Department commented that "Parking restrictions will likely be required on the complex access roads to maintain clearance for fire apparatus / emergency vehicles".  The applicant responded to this comment: "signs will be placed on both	
J.	Building Location.	The location of proposed structures meets required building setbacks.	
		Per ALTA survey dated March 26, 2024. The proposed structures would not encroach into existing easements.	
K.	Location and Design of On-Site	Applicant stated that "trash will be in trash bins and kept in unit garages".  No trash dumpster is anticipated for this site.	

	Waste Disposal and Loading Facilities.	
L.	Consistency with Intent of UDO.	The proposed development is consistent with the intent of the R-8 zoning district (UDO Section 15-3.0209), specifically:  • It would be served by public sanitary sewer and water supply facilities.  • The proposed design provides open space, approx. 49% of the site.
М.	Consistency with Intent of Comprehensive Plan.	The proposed development is consistent with the comprehensive plan as this site is designated as residential-multifamily.
N.	Determination of "Suitability" of Site.	Pursuant to UDO Section 15-7.0103G, City Development staff requested the applicant to submit a geotechnical report for this proposal, such report is attached to the meeting packet.  City Development staff has no objections to the proposed development provided the applicant designs the project following the recommendations of the geotechnical engineering report dated March 28, 2024.

#### STAFF RECOMMENDATION

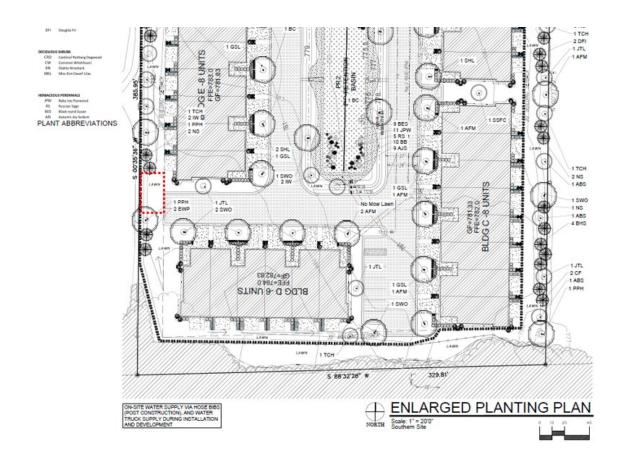
Department of City Development staff recommends approval of this Site Plan subject to the conditions set forth in the attached resolution.

Per the applicant's presentation before the Common Council, staff recommends the following condition for a sidewalk connection between the proposed development and existing sidewalks at the intersection of College Avenue and S. 35<sup>th</sup> Street.

• The applicant must submit a developer's agreement for city of Franklin Engineering Department review and approval, such agreement must include a 5-foot wide public sidewalk to be accepted by the city of Franklin, located on the south side of College Avenue from the proposed development to the existing sidewalk on the west side of South 35<sup>th</sup> Street, the applicant must design such sidewalk in accordance to the city of Franklin Design Standards and Construction Specifications. Pursuant to Municipal Code Section 222-6, the owner of a lot fronting or adjacent to a street shall clean or cause to be cleaned the sidewalk abutting such lot of snow and ice.

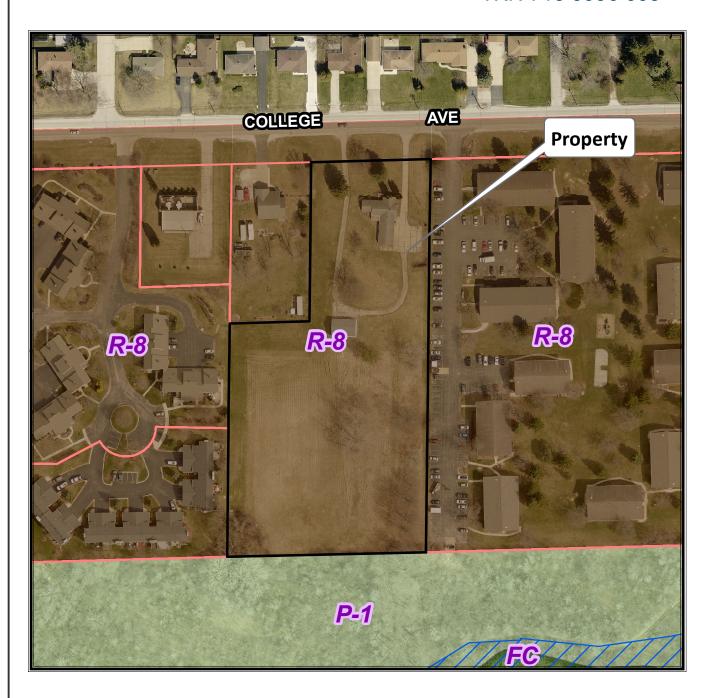
Note that this recommendation is consistent with the city's Comprehensive Outdoor Recreation Plan (Map 7.1) which depicts a proposed sidewalk along College Avenue.

Per public input received, staff recommends additional landscape screening on the west property boundary, specifically one evergreen tree or two evergreen shrubs in the area marked on next page. The purpose of this condition is to minimize light trespass from vehicles into the adjacent residential building (3819, 21, 23 and 25 W College Ave). Staff acknowledges that the submitted landscape plan already meets the minimum quantity of plantings required by the Unified Development Ordinance. This condition is part of the attached resolution (#7).

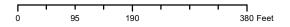




## 3709 W. College AVe. TKN 713 9996 003



Planning Department (414) 425-4024

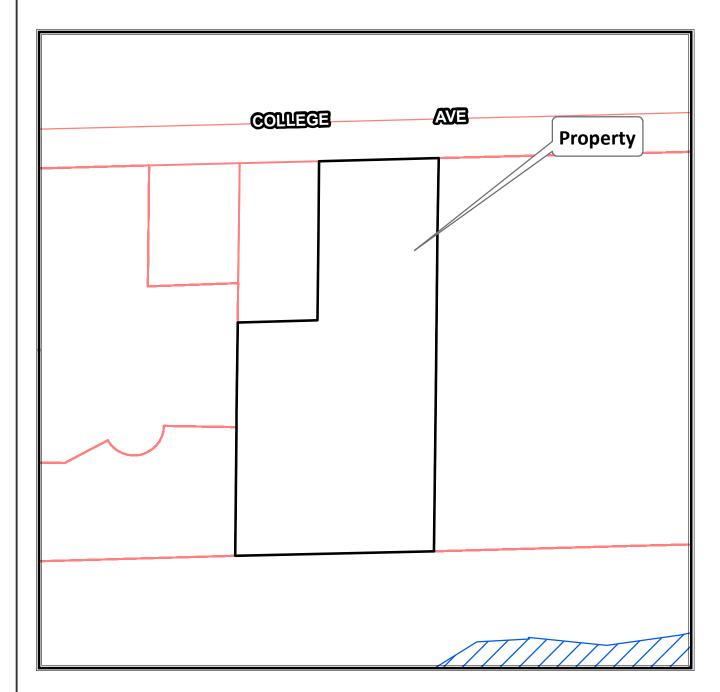


NORTH 2021 Aerial Photo

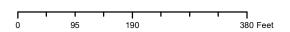
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



## 3709 W. College AVe. TKN 713 9996 003



Planning Department (414) 425-4024



NORTH 2021 Aerial Photo

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

<u>Note:</u> this resolution was previously presented to the Plan Commission on May 9, 2024, with the exception of underlined revisions and additions.

STATE OF WISCONSIN

CITY OF FRANKLIN PLAN COMMISSION

MILWAUKEE COUNTY

Draft [5-29-24]

RESOLUTION NO. 2024-\_\_
A RESOLUTION APPROVING A SITE PLAN FOR LAKE GROVE PLACE,
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
(3709 W COLLEGE AVENUE)
(SAFARI HOMES FRANKLIN LLC, APPLICANT)

WHEREAS, Safari Homes Franklin LLC, having applied for site plan amendment approval for Lake Grove Place, a multi-family residential development with 38 dwelling units, at approximately 3709 W College Avenue; and

WHEREAS, the Plan Commission having reviewed the proposed multi-family residential development Site Plan and having found same to be in compliance with 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 Lake Grove Place Site Plan as depicted upon and being the plans dated March 29, 2024, attached hereto and incorporated herein, be and the same is hereby approved, subject to the following conditions and restrictions:

- 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 Safari Homes Franklin LLC multi-family residential development ("Lake Grove Place"), plans dated <u>March 29</u>, 2024.
- 2. Safari Homes Franklin LLC, successors and assigns, and any developer of the Safari Homes Franklin LLC, multi-family residential development ("Lake Grove Place") 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 Safari Homes Franklin LLC multi-family residential development ("Lake Grove Place") 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 Safari Homes Franklin LLC multi-family residential development ("Lake Grove Place") construction project (i)

#### SAFARI HOMES FRANKLIN LLC - SITE PLAN RESOLUTION NO. 2024-\_\_ Page 2

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 Safari Homes Franklin LLC multi-family residential development ("Lake Grove Place") 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 is conditioned upon the approval of a Special Use permit for multi-family residential use and the proposed 38 dwelling units. This Resolution shall be null and void if such Special Use permit is not approved.
- 6. The applicant must submit a developer's agreement for city of Franklin Engineering Department review and approval, such agreement must include a 5-foot wide public sidewalk to be accepted by the city of Franklin, located on the south side of College Avenue from the proposed development to the existing sidewalk on the west side of South 35th Street, the applicant must design such sidewalk in accordance to the city of Franklin Design Standards and Construction Specifications. Pursuant to Municipal Code Section 222-6, the owner of a lot fronting or adjacent to a street shall clean or cause to be cleaned the sidewalk abutting such lot of snow and ice.
- 7. The applicant must submit a landscape plan for Department of City Development review and approval, such landscape plan must depict one evergreen tree or two evergreen shrubs between the two parking stalls located south of Building E and the west property boundary, prior to the issuance of building permits.

BE IT FURTHER RESOLVED, that the Lake Grove Place building permit shall be issued for 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.

Introduced at a regular meeting of the Plan C _th day of	Commission of the City of Franklin this
Passed and adopted at a regular meeting of the this <u>th</u> day of	Plan Commission of the City of Franklin
AF	PPROVED:

SAFARI HOMES LLC - SITE PLAN RESOLUTION NO. 2024 Page 3	
	John R. Nelson, Chairman
ATTEST:	
Shirley J. Roberts, City Clerk	

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

RESOLUTION NO. 2024-

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR LAKE GROVE PLACE, A MULTI-FAMILY DEVELOPMENT WITH 38 DWELLING UNITS UPON PROPERTY LOCATED AT APPROXIMATELY 3709 W COLLEGE AVENUE (SAFARI HOMES FRANKLIN LLC)

WHEREAS, Safari Homes Franklin LLC having petitioned the City of Franklin for the approval of a Special Use to allow for a 38-unit multi-family residential development in the R-8 Multiple Family Residence District, upon property located at approximately 3709 W College Avenue more particularly described as follows:

Parcel 1 of CERTIFIED SURVEY MAP NO. 6537, being part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin excepting therefrom the following: Beginning at the southeast corner of Parcel 2 as recorded in said Certified Survey Map No. 6537; thence South 88° 32' 26" West along the southerly line of said Parcel 2, 132.00 feet to the southwest corner of said Parcel 2; thence South 00° 35' 36" West along the westerly line of said Parcel 1, 136.00 feet; thence North 88° 32' 28" East 132.00 feet; thence North 00° 35' 36" East 136.00 feet to the place of beginning. Containing a net area of 4.1204 acres or 179,487 square feet or land.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of May, 2024, and the Plan Commission thereafter having entertained a motion to approve a resolution to approve the special use and the motion having failed, and the Common Council having considered the facts of the proposed development, and having determined that the proposed Special Use be approved, subject to certain conditions, and the Common Council further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

SAFARI HOMES FRANKLIN LLC – SPECIAL USI
RESOLUTION NO. 2024
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NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Safari Homes Franklin LLC for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

- 1. That this Special Use is approved only for the use of the subject property by Safari Homes Franklin LLC, successors and assigns, as a 38-unit multi-family residential development ("Lake Grove Place"), in the R-8 Multiple Family Residence District, which shall be constructed, operated and maintained by Safari Homes Franklin LLC, pursuant to those plans date-stamped April 9, 2024 and annexed hereto and incorporated herein as Exhibit A.
- 2. Safari Homes Franklin LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Lake Grove Place multi-family residential development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
- 3. The approval granted hereunder is conditional upon Safari Homes Franklin LLC, and the multi-family residential development use, for the property located at 3709 W College Avenue: (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. The applicant must address comments from Milwaukee County Parks in memorandum dated February 9, 2024, to the satisfaction of Milwaukee County Parks, prior to the issuance of building permits.
- 5. The applicant must obtain approval of watermain extension permits from the City of Milwaukee, prior to the issuance of building permits.
- 6. The applicant must obtain approval from the Engineering Department for grading, stormwater management, utilities and erosion control, prior to any land disturbance activity.
- 7. The applicant must obtain approval from Milwaukee County for access to College Avenue, prior to the issuance of building permits.
- 8. The applicant is responsible for submitting a separate application for a Condominium Plat to the Department of City Development, subject to Common Council approval.

SAFARI HOMES FRANKLIN LLC – SPECIAL US	E
RESOLUTION NO. 2024	
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BE IT FURTHER RESOLVED, that in the event Safari Homes Franklin LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

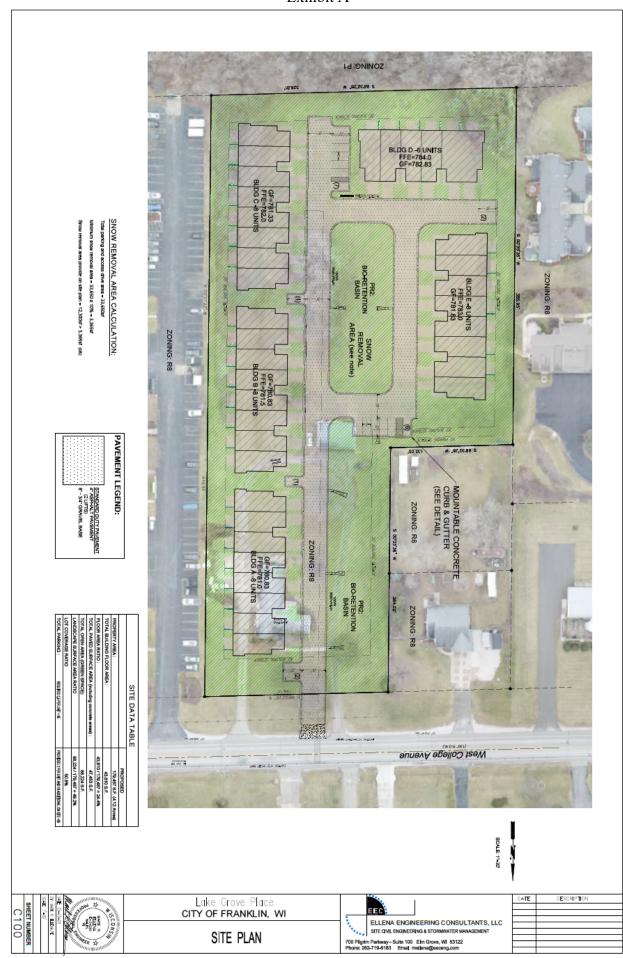
BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall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

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

BE IT FURTHER RESOLVED, Pursuant to §15-9.0103G. of the Unified Development Ordinance, the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of building permits.

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

	troduced at a reg	gular meeting of the, 202	Common Council of the City of Franklin this 4.
	*	l at a regular meeting	g of the Common Council of the City of Franklin , 2024.
			APPROVED:
ATTEST:	:		John R. Nelson, Mayor
Shirley J.	Roberts, City Cl	lerk	
AYES	NOES	ARSENT	



Planning Department 9229 West Loomis Road Franklin, Wisconsin 53132 (414) 425-4024 franklinwi.gov



APPLICATION	DATE:
STAMP DATE:	city use only

PLAN COMMISSION REVIEW APPLICATION			
PROJECT INFORMA	TION [print legibly]		
APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]		
NAME: M. Manzur Hassan Khan, Ali Siddiqui, Et Al	NAME: Gregory Schumacher		
COMPANY: Safari Homes, Franklin	COMPANY: Cityscape Architecture		
MAILING ADDRESS: 3709 W. College Avenue	MAILING ADDRESS: 13700 West Greenfield Av		
CITY/STATE: ZIP: Franklin, WI 53132	CITY/STATE: ZIP: Brookfield, WI 53005		
PHONE: (414) 595-7486	PHONE: (262) 370-5865		
EMAIL ADDRESS: manzur.hassan.khan@gmail.com	EMAIL ADDRESS: greg@cityscapearchitecture.com		
PROJECT PROPER			
PROPERTY ADDRESS: 3709 College Av	TAX KEY NUMBER: 713-9996-003		
PROPERTY OWNER: M. Manzur Hassan Khan, Ali Siddiqui, Et Al	PHONE: (414) 595-7486		
MAILING ADDRESS: 3709 W. College Avenue	EMAIL ADDRESS: manzur.hassan.khan@gmail.com		
CITY/STATE: ZIP: Franklin, WI 53132	DATE OF COMPLETION: office use only		
APPLICAT	ION TYPE		
Please check the application t	type that you are applying for		
☐ Building Move ☐ Sign Review ☐ Site Plan / Site Plan Amendment ☐ Temporary Use  Most requests require Plan Commission review and approval.  Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.			
SIGNA			
The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.  (The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed			
applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).			
☐ I, the applicant, certify that I have read the following page detailing the requirements for plan commission approval and submittals and understand that incomplete applications and submittals cannot be reviewed.			
PROPERTY OWNER SIGNATURE:	APPLICANT SIGNATURE:		
NAME & ITTUE! DATE:  GREG SCHUMACHER AS AGENT FOR OWNER 1-5-24	NAME & TITLE:  GREG SCHUMACHER AS AGENT FOR APPLICANT 1-5-24		
PROPERTY OWNER SIGNATURE:	APPLICANT/REPRESENTATIVE SIGNATURE:		
NAME & TITLEV DATE:	NAME & TITLE: DATE:		
GREG SCHUMACHER AS AGENT FOR OWNER 1-5-24	GREG SCHUMACHER, ARCHITECT 1-5-24		

CITY OF FRANKLIN APPLICATION CHECKLIST
If you have questions about the application materials please contact the planning department.
BUILDING MOVE APPLICATION MATERIALS
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
$\square$ \$200 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
$\square$ Three (3) complete collated sets of application materials to include
☐ Three (3) project narratives.
☐ Three (3) folded full size, drawn to scale copies (at least 8 ½ " X 11") of the plat of survey, showing the proposed building
placement at the new location, indicate setbacks from property lines and locations of driveways and access points.  NOTE: Single-Family homes require an attached 2-car garage.
☐ Three (3) copies of color photographs of the building's current elevations.
☐ Other items as may be required for specific applications, per a city planner.
☐ Email or flash drive with all plans / submittal materials.
<ul> <li>Applications for a Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.</li> </ul>
SIGN REVIEW APPLICATION MATERIALS
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
□ \$40 Application fee payable to the City of Franklin.
□ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include
□ Three (3) colored copies of the sign elevations, drawn to scale not less than ½" = 1'. Plans shall be folded to a maximum size of 9" X 12". The elevations should denote the sign dimension and area. Identify the colors, materials, finishes and lighting method (if applicable).
☐ Three (3) scaled copies of the Site Plan, showing the location of the proposed signage relative to (1) any existing or proposed
structures; (2) parking stalls and/or driveways; (3) proposed landscaping and outdoor lighting; (4) the setback distance from the
street right-of-way at the proposed location; (5) height of sign above the finished grade; and (6) the vision triangle distances
described in Section 15-5.0201 of the Unified Development Ordinance.
☐ Email or flash drive with all plans / submittal materials.
<ul> <li>Required for signage in Planned Development Districts (PDD) No. 7 and 18. Additional materials / copies may be required for board/commission meetings.</li> <li>Permits for construction are REQUIRED after approval. Contact Inspection Services (414-425-0084) for permit processes.</li> </ul>
Termination construction are negatives unter approval. contact inspection services (424-425-0004) for permit processes.
SITE PLAN / SITE PLAN AMENDMENT APPLICATION MATERIALS
■ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
■ Application fee payable to the City of Franklin [select one of the following]
■ Tier 1: \$2000
☐ Tier 2: \$1000 (lot size ≤ 1 acre)
$\square$ Tier 3: \$500 ( $\le$ 10% increase or decrease in total floor area of all structures with no change to parking: or change to parking only).
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include
☐ Three (3) project narratives.
☐ Three (3) folded full size, drawn to scale copies (at least 24" X 36") of the Site Plan / Site Plan Amendment package. The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301, and 15-0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural
Resource Protection Report, etc.)
☐ One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
☐ One (1) copy of the Site Intensity and Capacity Calculations, if applicable (see division 15-3.0500 of the UDO)
☐ Email or flash drive with all plans / submittal materials.
Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
TEMPORARY USE APPLICATION MATERIALS
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
□ \$50 Application fee payable to the City of Franklin.
☐ Three (3) complete collated sets of application materials to include
☐ Three (3) project narrative
☐ Three (3) folded, scaled copies, of the Site Plan, see section 15-3.0804 of the UDO for information that must be denoted on each respective plan.
☐ Email or flash drive with all plans / submittal materials.
Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and Inspection Services at (414) 425-0084.

#### **LAKE GROVE PLACE** by Safari Homes Franklin

LOCATION: 3709 West College Avenue, Franklin, Wisconsin

#### **LEGAL DESCRIPTION:**

Taken from Plat of survey dated January 19, 2022 Survey No. 113459

Parcel 1 of **CERTIFIED SURVEY MAP NO. 6537**, being part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin excepting therefrom the following: Beginning at the southeast corner of Parcel 2 as recorded in said Certified Survey Map No. 6537; thence South 88° 32' 26" West along the southerly line of said Parcel 2, 132.00 feet to the southwest corner of said Parcel 2; thence South 00° 35' 36" West along the westerly line of said Parcel 1, 136.00 feet; thence North 88° 32' 28" East 132.00 feet; thence North 00° 35' 36" East 136.00 feet to the place of beginning. Containing a net area of 4.1204 acres or 179,487 square feet or land.

#### **LAKE GROVE PLACE** by Safari Homes Franklin

3709 WEST COLLEGE AVENUE, FRANKLIN, WI

The proposed condominium development for 3709 W. College Avenue, Franklin, WI will be thirty-eight condominium units. Four buildings will have eight units and one building will have six units. Each building will be a two-story, wood frame construction with slab-on-grade with continuous frost wall foundation. Units will be built with Type A, 1 hour-rated unit separation UL U305, STC 60 (45 min dwelling separation required per SPS 321.08) between two adjacent units with Type B fire wall 1 hour rated exterior wall UL 305 (45 min dwelling separation required per SPS 321.08) between each 2-unit assemblies, thus creating construction type omitting the need for sprinklers and utilizing building code requirements that meet Wisconsin Uniform Dwelling Code.

We are requesting approval to exceed the gross and net density allowed in R-8 Multi-Family Residence district by 13.28 units per Table 15-3.0504 using Option 2 of R-8 zoning, (using net buildable site area calculated as follows, 4.12 acres -1.03 acres =3.09 acres x 8 = 24.72 allowed, requesting additional 13.28 units for a total of 38 units). Proposed site development meets setback requirements and building height maximum per Table 15-3.0209A. Per Civil drawings, C100 Site Data table indicates the Open Space Ratio (landscaped green space) of proposed site development is 49.2%, far exceeding the 25% minimum required per Option 2 of the R-8 zoning. Note: Building Coverage Maximum is not applicable in the R-8 zoning district for multi-family building type proposed.

The development will target middle income families with children and people who prefer a hassle-free condominium lifestyle with an urban type suburban feel. Each condominium unit will be two stories with three bedrooms and 2.5 bathrooms with 1 % - car garage. (Square footage of units meet the

- Ten end units consisting of 786 s.f. on first floor, 894 s.f. on second floor with 385 s.f. garage for a total unit size of 2065 s.f.
- Twenty-eight internal units will be 761 s.f. on the first floor, 894 s.f. on second floor with 385 s.f. garage for a total unit size of 2040 s.f.
- Proposed unit square footage meets the minimum living area required for more than two dwelling units per building as required per Table 15-3.0209B.
- Each unit will have a private driveway in front of the garage providing space for two cars per unit: one garage space and one surface space.
- Each unit will have a private terrace at the rear with a privacy fence between units and landscaping to provide privacy from neighboring developments.
- Unit features will incorporate modern kitchens with Energy Star appliances, quality finishes, plumbing and lighting to meet the style and needs of the homeowner.
- Projected sale cost of condominiums to be \$400,000 per unit.

The exterior will be prefinished composite lap siding with 6" exposure with varying colors and bump-out extensions to add aesthetic appeal. Slope roofs at garages and 1-story portions of end units will be prefinished standing seam metal roofs. A two-story portion of buildings will be "flat" EDPM roofs with parapet walls designed to hold 4" of rainwater to control storm water flow to building roof drains, thus engineered to slow the rate of storm water flow directly piped to the detention ponds. Recreation area for homeowners and families to include sand volleyball courts at open space at detention pond areas to that are needed for storm water management.

Lake Grove Place Homeowner's Association will be established to provide property management by a third-party contractor for landscaping maintenance, snow removal for all public spaces, and individual trash removal and recycling at each individual unit. Parking to meet zoning requirement of 2.5 parking spaces per unit (38 units x 2.5 = 95 spaces required). Two parking spaces for each unit = 76 parking spaces + 19 additional guest parking spaces for a total of 95 spaces required.

Safari Homes Franklin has met with neighboring multi-family developments and has received favorable approval for this development. They intend to serve as a good neighbor to adjacent multi-family home developments by designing storm water management plans to minimize the run-off to the neighbor to the east by directing water to College Avenue per Milwaukee County approval. Neighboring multi-family development on the west will be offered a solution for relief from storm water issues that have developed on their lot by sizing and allowing access to detention facilities on Lake Grove Place property if they choose.

Safari Homes Franklin, as developers of Lake Grove Place intend to provide a quality development that will be an asset to the City of Franklin, WI and contribute to the community success.

#### LAKE GROVE PLACE BY SAFARI HOMES FRANKLIN

### 3709 WEST COLLEGE AVENUE FRANKLIN, WI

#### ☐ § 15-3.0502 Calculation of Base Site Area.

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

	Table 15-3.0502					
Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development						
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.					
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0	acres		
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-2	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"	=	4.12	acres		



January 18, 2024

Gregory A. Schumacher 13700 W. Greenfield Avenue Brookfield, WI 53005

RE: Safari Homes

3709 W. College Avenue Franklin, Wisconsin

Natural Resource Protection Plan (NRPP)

Dear Mr. Schumacher:

Pursuant to the requirements of the City of Franklin, Wisconsin, I offer the following with respect to the parcel identified above:

#### **Natural Resource**

**Steep Slopes:** There is a total drop of about five (5) feet from the north to the south fo the parcel. There are no slopes greater than 10% (1' vertical drop in 10' linear feet) on this parcel

**Woodlands & Forest:** As depicted on the NRPP (Sheet L1.0 of the Landscape Plan submittal), there are no areas of vegetation that meet the definition of Mature or Young Woodlands, as outlined in the Franklin Zoning Ordinance.

Lakes & Ponds: There are no identified lakes or ponds on any survey material used in preparation of the NRPP.

Streams: There are no identified streams on any survey material used in preparation of the NRPP.

**Shore Buffer:** There are no identified shore buffer on any survey material used in preparation of the NRPP.

Floodplains: There are no identified floodplains on any survey material used in preparation of the NRPP.

Wetland Buffers: There are no identified wetland buffers on any survey material used in preparation of the NRPP.

**Wetlands & Shoreland Wetlands**: There are no identified wetlands or shoreland buffers on any survey material used in preparation of the NRPP.

P.O. Box 1359 Lake Geneva, Wisconsin 53147

ph 262 639 9733 m 414 614 9733

david@wdavidheller.com www.wdavidheller.com

Registered Landscape Architects Page | 1

Schumacher, Greg Page 2 January 18, 2024

Futher, Table 15-3.0503 "Worksheet For the Calculation of Resource Protection Land" has been added to the plan sheet L1.0 (Natural Resource Protection Plan) for this project, with a revision date of January Should you have any quesions on any of these materials, I would be happy to speak with you personally.

Thank you in advance for your consideration.

Very Truly Yours,

W. David Heller, ASLA

Registered Landscape Architect WI- 438-014

Dh/wdh

P.O. Box 1359 Lake Geneva, Wisconsin 53147

ph 262 639 9733 m 414 614 9733

Registered Landscape Architects Page | 2

#### LAKE GROVE PLACE BY SAFARI HOMES FRANKLIN 3709 WEST COLLEGE AVENUNE FRANKLIN, WI

		Та	able 15-3.0503		
	Workshe	et for the Calcu	lation of Resource	Protection Land	
	Type (circle ap 4.0100 for the ty	plicable standa	on Zoning District rd from Table 15- strict in which the d)		
Natural Resource Feature	Agricult- ural District	Residential District	Acres of Land i	n Resource Feature	
Steep Slopes:					
10-19%	0.00	0.60	0.40	x0	0
				=	
20-30%	0.65	0.75	0.70	x0	0
				=	
+ 30%	0.90	0.85	0.80	x0	0
				=	
Woodlands & Forests:					
Mature	0.70	0.70	0.70	x0	0
				=	
Young	0.50	0.50	0.50	x0_	0
				=	
Lakes & Ponds	1	1	1	x0	0
				=	
Streams	1	1	1	x0	0
				=	
Shore Buffer	1	1	1	×0	0
				=	
Floodplains	1	1	1	x0	0
				=	
Wetland Buffers	1	1	1	x0	0
				=	
Wetlands & Shoreland Wetlands	1	1	1	x0	0
				=	
TOTAL RESOURCE PI		re to be Protected	d)	1	0.0

#### LAKE GROVE PLACE BY SARARI HOMES FRANKLIN 3709 W. COLLEGE AVE FRANKLIN, WI

#### § 15-3.0504 Calculation of Site Intensity and Capacity for Residential Uses.

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

	Table 15-3.0504		ľ
W	orksheet for the Calculation of Site Intensity and Capacity for Residential Dev	elopment	
	CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE		
STEP 1:	Take Base Site Area (from Step 5 in Table 15-3.0502): 4.12 acres		
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X25 per option 2		
	Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =	1.03	acres
	CALCULATE NET BUILDABLE SITE AREA:		
	Take Base Site Area (from Step 5 in Table 15-3.0502): 4.12 acres		
STEP 2:	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- 1.03 acres		
	Equals NET BUILDABLE SITE AREA =	3.09	acres
	CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:		
	Take Net Buildable Site Area (from Step 2 above): 3.09 acres		
STEP 3:	Multiply by Maximum Net Density (ND) (see specific residential zoning district ND standard): X 8 units per option 2		
	Equals MAXIMUM NET DENSITY YIELD OF SITE =	24.72	D.U.s
	CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:		
	Take Base Site Area (from Step 5 of Table 15-3.0502): 4.12 acres		
STEP 4:	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X <u>8 units per option 2</u>		
	Equals MAXIMUM GROSS DENSITY YIELD OF SITE =	32.96	D.U.s
	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:		
STEP 5:	Take the lowest of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	24.72	D.U.s

Requesting to exceed maximum units allowed by 13.28 units (38 units proposed - 24.72 units allowed = 13.28 units)

#### **MEMORANDUM**

Date: February 9, 2024

To: Gregory Schumacher. Cityscape Architecture

From: Department of City Development

Régulo Martínez-Montilva, AICP, CNUa, Principal Planner

RE: Staff comments for Special Use and Site Plan, Lake Grove Place by Safari Homes

3709 W College Avenue

Below are comments and recommendations for the above-referenced applications received on January 19, 2024.

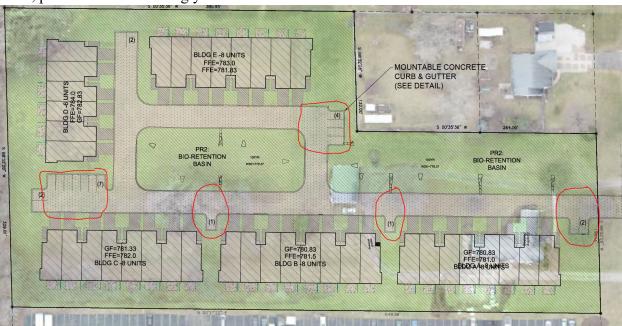
#### **City Development Department comments**

- 1. Pursuant to the Unified Development Ordinance (UDO) §15-7.0103 *Applications for Site Plan Review*, please add the following information to the Site Plan:
  - E. Site size. Please add site size in acres to sheet C100. DONE
  - Note that the site size in the Site Plan must match the site size in the Site Intensity and Capacity Calculations, please revise accordingly. SITE IS 4.12 ACRES
  - F. Please add vertical datum to the grading plan (sheet C200), it must be National Geodetic Vertical Datum of 1929. DONE
  - G. Soils Data. The submitted geotechnical report was prepared in 2017 for a different proposal. Please submit an updated geotechnical report for the proposed development. SEE UPDATED REPORT
  - M. Setbacks. Please add dimensions of building setbacks: front, sides and rear. DONE
  - U. Development phasing. Would this development be constructed in phases? If so, please add graphic outline of development phases. THREE PHASES SEE PHASING PLAN SHEET G100
  - X. Easements. Please submit plat of survey with the location of existing easements. DONE SURVEY ATTACHED IN DRAWING SET
  - Y. Access. Copies of any letters of review or permits granted by Milwaukee County for the proposed access to College Avenue.
  - Z. Existing zoning. Please label zoning district of the subject property and adjacent properties (sheet C100). DONE
  - Please delete duplicated label from building A (sheet C100). DONE
- 2. Special Use Standards, #4 Adequate Public Facilities (water supply). Have you received any letters of review or permits for water supply from the City of Milwaukee? IN PROCESS

#### **Parking**

3. Parking space size. Please add dimensions of typical parking space size. The proposed parking spaces are 162 square feet (9 x 18 feet). The minimum parking space size is 180 square feet per UDO §15-5.0202B, please revise accordingly. DONE

- 4. ADA parking. Pursuant to UDO Table 15-5.0202(I)(1), four parking spaces meeting all applicable ADA (Americans with Disabilities Act) standards are required for this development. Please indicate location of ADA parking on the site plan and quantity in the site data table. See the referenced table for information on minimum dimensions, location and signage required for ADA parking. DONE
- 5. Parking aisles. Pursuant to UDO Table 15-5.0204, the minimum width is 45 feet for parking spaces and aisles with single row and 90° angle spaces. The proposed design is approx. 41-foot wide, please revise accordingly. DONE



6. Snow storage plan required. Pursuant to UDO 15-5.0210B, please submit a snow storage plan, see UDO §15-5.0210 (attached) for plan requirements and standards. DONE

#### Landscape

- 7. For shade trees, there must be at least 4 species planted with at least 10 plantings per species. Please adjust your quantity of species and plantings to comply. (UDO 15-5.0302F) DONE
- 8. For Evergreen trees, there must be at least 4 species (both spruces are one species), with at least 6 plantings per species. Please reflect these changes within your landscape plan. (UDO 15-5.0302F) DONE
- 9. For Shrubs, there must be at least 4 species with at least 10 plantings per species. Please add one more species to your landscape plan. (UDO 15-5.0302F) DONE
- 10. Is there a plan to have open areas not covered by plantings? If so, open areas must be covered by grass and the areas must be depicted in the landscape plan. (UDO 15-5.0302G.1) DONE
- 11. Please change out the Valley Forge American Elm on the north side of the property near College Avenue. (UDO 15-5.0302H.2) DONE

- 12. Please relocate the Autumn Fantasy Maple located on the north side of the property near College Avenue, so the planting does not obscure vehicular sight lines. (UDO 15-5.0302H.3) DONE
- 13. Are you planning on providing an irrigation system? Please note that a permanent, on-site, outdoor water supply (underground or drip irrigation, hose bibs, etc.) that provides complete coverage to all new living landscaped areas is required. (UDO 15-5.0303D) HOSE BIBBS WILL BE PROVIDED AT BULIDINGS

#### **Outdoor Lighting**

- 14. R-8 Zoning allows a maximum 20 feet mounting height for lighting. Please revise your mounting heights in your lighting plan. (UDO 15-5.0401C) DONE
- 15. Is there any lighting attached to the proposed buildings? If so, please include this in your revised lighting plan and cut sheets. DONE

#### Architecture

- 16. Building elevations with a singular exterior material. Pursuant to UDO 15-7.0802G, please revise the rear and side building elevations to provide some additional architectural design element(s), such as siding design and accent panels or other architectural design consistent with the front building elevation. DONE
- 17. Building elevations (sheet A200). Please add color names or descriptions to lap siding (exterior material 1). If multiple colors used, please label each color and/or submit colored building elevations. DONE
- 18. Exterior material samples. Pursuant to UDO 15-7.0803A.8, please submit one sample for each color of lap siding (exterior material 1). DONE
- 19. Any proposed metal furnace vents? If so, please submit plans attesting compliance with UDO 15-7.0802I. NONE

#### Miscellaneous

- 20. Are you planning to have a trash dumpster on site? If so, please note that enclosures are required per UDO §15-3.0803I. NO, TRASH WILL BE IN TRASH BINS AND KEPT IN UNIT GARAGES
- 21. Any roof-mounted mechanical equipment? If so, please submit a sight line diagram from College Avenue. NONE
- 22. Have you contacted the U.S. Postal Service about your project? Is a cluster mailbox required for your project? If so, please indicate location. MAILBOX LOCATION SHOWN ON PLAN
- 23. The project narrative states "Five buildings will have eight units and one building will have six units" (first paragraph) but the Site Plan (sheet C100) depicts four buildings with 8 units and one building with six units, please clarify. NARRITIVE HAS BEEN UPDATED

#### Separate approvals and fees

- 24. Any proposed signs? Please note that separate approvals with the Department of City Development are required for signs. THERE WILL BE A MOUMENT SIGN, AND WILL BE SUBMITTED AT A LATER DATE
- 25. Please note that condominium plats require a separate approval, application form attached. WILL BE SUMIBITED AT A LATER DATE
- 26. Please be aware of City impact fees. The impact fee schedule can be found on the City's website at <a href="https://www.franklinwi.gov/Departments/Inspection-Services/Impact-Fees.htm">https://www.franklinwi.gov/Departments/Inspection-Services/Impact-Fees.htm</a>.
- 27. Please note that stormwater, grading, erosion control and utility plans are subject to separate review and approval by the Engineering Department.

#### Suggestions (not specifically required by the UDO)

28. City Development staff suggests installing "no parking" signs on both sides of the internal drive to maintain clearance for emergency vehicles based on the comment below from the Fire Department. SIGNS WILL BE PLACED ON BOTH SIDES

#### **Fire Department comments**

- 1. Given existing Fire/EMS station locations and current fire department staffing levels, the cumulative effect of this and several other residential developments will pose a challenge to maintaining industry standard emergency response times to fire and medical emergencies.
- 2. Parking restrictions will likely be required on the complex access roads to maintain clearance for fire apparatus / emergency vehicles.

#### **Engineering Department comments**

- 1) The engineering department has no objection to the applicant's request.
- 2) Engineering plans are under review.
- 3) Approvals from Milwaukee County are required as this project is fronting W. College Ave (CTH ZZ) right of way.
- 4) Water main on W. College Ave (CTH ZZ) belongs to City of Milwaukee, connection to water main must be approved by City of Milwaukee.
- 5 SEE MILWAUKEE APPROVAL FOR OFFSITE STORM CITY MEETING FOR 35<sup>TH</sup> FIRST

#### **Inspection Services Department comments**

Structure shall be designed and constructed in accordance with the Wisconsin Commercial Building Code including our initial concern that the building meets the separation requirements in Table 602. PER CONVERSTATIONS WITH INSPECTION DEPARTMENT (Justin Ligocki ). THIS PROJECT WILL BE SUBMITTED UNDER THE UDC

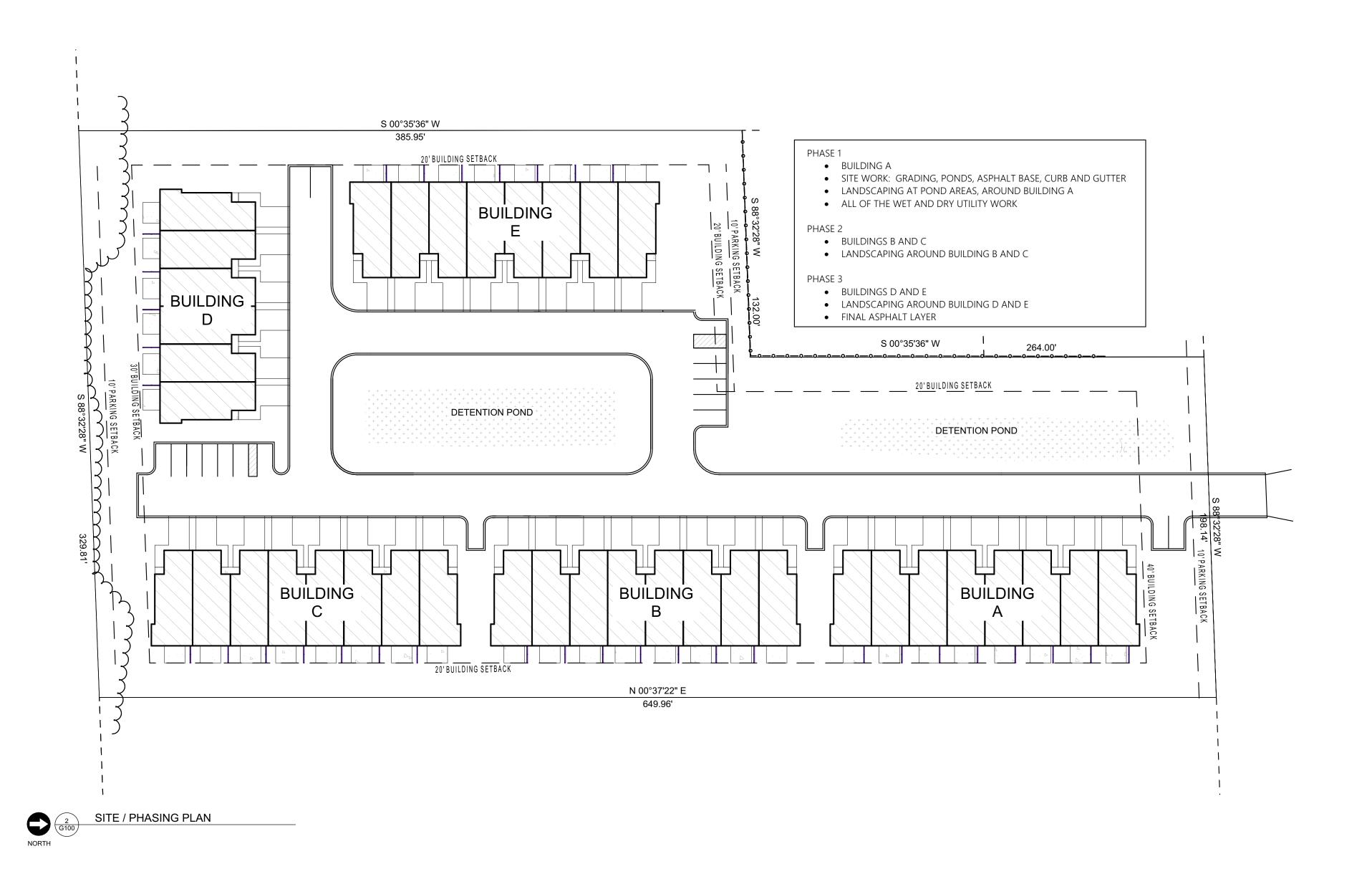
#### **Milwaukee County Parks comments**

Thank you for providing this information to Milwaukee County Parks for review. We appreciate that stormwater management is being handled on site with overflows directed north, away from the park. We offer the following minor comments:

- The grading plans show a spillway to the east neighbor, is that intentional? SEE UPDATED CIVIL DRAWINGS
- Parks would recommend monumenting the project corners, to clarify property extents and providing an easy means for verification over time.
- It is assumed that parkland will be protected through silt/construction fencing over the course of construction.

In all, Milwaukee County Parks has no objection to the proposed development. Should plans be modified through the course of your review, please provide them to Parks for additional input.

For more information, please contact Sarah Toomsen Sarah. Toomsen@milwaukeecountywi.gov



	BUILDING :	SUMMARY				DWELLING UNIT SF							
		UNITS PER	BUILDING GROSS	BUILDING TYPE	PER BUILDING		3BD/2.5 TYPE 1 (EN				3BD/2 TYPE 2 (INTE	5 BATH RNAL UNITS)	
BUILDING NO	BUILDING HEIGHT	BUILDING	SF	TYPE 1	TYPE 2	FIRST FLOOR SF	SECOND FLOOR SF	GARAGE SF	TOTAL SF	FIRST FLOOR	SECOND FLOOR	GARAGE	TOTAL SF
Α	24'-4"	8	16370	2	6	786	894	385	2065	761	894	385	2040
В	24'-4"	8	16370	2	6	786	894	385	2065	761	894	385	2040
С	24'-4"	8	16370	2	6	786	894	385	2065	761	894	385	2040
D	25'-0"	6	12290	2	4	786	894	385	2065	761	894	385	2040
Е	25'-0"	8	16370	2	6	786	894	385	2065	761	894	385	2040

Pound OR Number	D	G	N	Т
And	DBL Double	GA Gauge	NIC Not In Contract	T&G Tongue And Groove
At	DEMO Demolish or Demolition	GALV Galvanized	NO Number	TELE Telephone
	DIA Diameter	GB Grab Bar	NOM Nominal	TLT Toilet
	DIM Dimension	GWB Gypsum Wall Board		TO Top Of
Acoustic Ceiling Tile	DIMS Dimensions	31	0	TOC Top Of Concrete
Area Drain	DISP Dispenser	Н	OC On Center	TOS Top Of Steel
Above Finished Floor	DN Down	HC Hollow Core	OH Opposite Hand	TPD Toilet Paper Dispenser
1 Aluminum	DR Door	HDWD Hardwood	OPNG Opening	T/D Telephone/Data
D Anodized	DRWR Drawer	HDR Header	OZ Ounce	TYP Typical
ROX Approximately	DS Downspout	HI High		
	DTL Detail	HM Hollow Metal	Р	U
	DW Dishwasher	HORIZ Horizontal	PCC Pre-Cast Concrete	UNO Unless Noted Otherwise
Bank Equipment Supplier	DWG Drawing	HP High Point	PLUMB Plumbing	U/S Underside
Blocking	_	HR Hour	PLAM Plastic Laminate	
D Bulkhead	<u>E</u>	HT Height	PLUMB Plumbing	<u>V</u>
Bearing	EA Each	HRDBD Hardboard	PLYWD Plywood	VB Vinyl Base
Γ Basement	EIFS Exterior Insulation Finish System	HVAC Heating, Ventilating, And Air Conditioning	P&SH Pole & Shelves / Shelf	VCT Vinyl Composition Tile
Base Tile	EJ Expansion Joint		PREFIN Prefinished	VERT Vertical
) Beyond	EL Elevation	<u> </u>	PT Pressure Treated	VIF Verify In Field
Bottom Of	ELEC Electrical	IRGWB Impact Resistant Gypsum Wall Board	PNT Paint or Painted	VP Vision Panel
Bottom	ELEV Elevator or Elevation	ILO In Lieu Of	PVC Polyvinyl Chloride	VWC Vinyl Wall Covering
	EPDM Ethylene Propylene Diene M-Class (Roofing)	INSTR Instructions		
<del></del>	EQ Equal ETR Existing To Remain	INSUL Insulated or Insulation	<u>R</u>	<u>_</u>
Cabinet		INT Interior	RB Rubber Base	W/ With
Cast In Place			RBR Rubber	WD Wood
Channel	EXP Expansion EXP JT Expansion Joint	<u></u>	RCP Reflected Ceiling Plan	WDW Window
Control Joint	EXP J1 Expansion Joint EXT Exterior	JNT Joint	RD Roof Drain	
Closet	LAT LAIGHUI		REF Refrigerator	
Ceiling Clear	_		REINF Reinforced	
Clear Construction Manager	FD Floor Drain or Fire Department	<u>M</u>	REQD Required	
Construction Manager Concrete Masonry Unit	FE Fire Extinguisher	MAX Maximum	RM Room	
Column	FEC Fire Extinguisher Cabinet	MFR Manufacturer		
PR Compressible	FIN FLR Finished Floor	MO Masonry Opening	<u>S</u>	<del>-</del>
C Concrete	FIXT Fixture	MECH Mechanical	SHTHG Sheathing	
C BLK Concrete Block	FLR Floor	MEMBR Membrane	SF Sheet Flooring	
Continuous	FLSHG Flashing	MICRO Microwave	SIM Similar	
FR Contractor	FM Filled Metal	MIN Minimum	SPEC Specified OR Specification	
Carpet	FO Face Of	MISC Miscellaneous	SPK Sprinkler or Speaker	
Course	FT Foot	MRDW Moisture Resistant Dry Wall	SS Stainless Steel	
Ceramic Tile	FTG Footing	MRGWB Moisture-Resistant Gypsum Wall Board	ST Stain STC Sound Transmission Coefficient	
		MTL Metal		
Ceramic Tile Base	FND Foundation	MTR Mortar	STL Steel	

77770

## LAKE GROVE PLACE

# 3709 WEST COLLEGE AVENUE FRANKLIN, WI



#### SHEET INDEX

ID	NAME
G100	COVER SHEET
G101	RENDERINGS - GREY
G102	RENDERINGS - BLUE
	ALTA SURVEY
	SITE PHOTOMETRIC PLAN
L1.0	NATURAL RESOURCE PROTECTION PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	ENLARGED LANDSCAPE PLAN
L1.3	ENLARGED LANDSCAPE PLAN: 8 UNIT
L1.4	ENLARGED LANDSCAPE PLAN: 6 UNIT
L1.5	LANDSCAPE DETAILS, NOTES, SCHEDULES
C100	SITE PLAN
C200	GRADING, PAVING & DRAINAGE PLAN
C300	SANITARY SEWER AND WATER MAIN PLAN
C400	EROSION CONTROL PLAN
C500	OFFSITE STORM SEWER PLAN
C600	DETAILS
C601	DETAILS
C602	DETAILS
A101	FOUNDATION PLAN, FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN, ROOF PLAN
A110	ENLARGED FLOOR PLAN
A200	ELEVATIONS

DRAWING ISSUE	DATE
PLAN COMMISSION SUBMITTAL	1-10-24
PLAN COMMISSION REVISION	3-29-24

ROJECT#	2202

COVER SHEET

G100

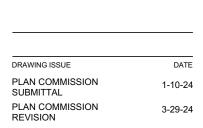
© 2024 CITYSCAP ARCHITECTURE

LP SMARTSIDE BATT & BOARD SIDING MIDNIGHT SHADOW

LP SMARTSIDE LAP SIDING DESERT STONE

METAL FLASHING PAC CLAD MUSKET GRAY (TRIM TO MATCH)

3709 WEST



PROJECT#

DRAWING ISSUE

RENDERINGS -

G101





FRONT RENDERING











LP SMARTSIDE BATT & BOARD SIDING RAPIDS BLUE

LP SMARTSIDE LAP SIDING DESERT STONE

CITYSCAPE ARCHITECTURE/ DEVELOPMENT, S.C.

13700 W. GREENFIELD AVE BROOKFIELD, WI 53005 262-370-5865

www.cityscapearchitecture.com

METAL FLASHING PAC CLAD MUSKET GRAY (TRIM TO MATCH)

PROJECT#

RENDERINGS -BLUE

G102

© 2024 CITYSCAPE ARCHITECTURE / DEVELOPMENT, S.C.



FRONT RENDERING











#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: M. Manzur Hassan Khan, Joharah Bayazid, and Ali Siddiqui and Knight Barry Title Group.

Policy No.: 5011499-0131830e (Agent Case No. 21402527M Commitment Date: November 30, 2021

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Table A Items 1, 2, 3, 4, 7(a), 8, 11(b), 16 & 17. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

March 26, 2024



Professional Land Surveyor S-2421

#### LEGAL DESCRIPTION

Parcel One (1) of Certified Survey Map No. 6537, as recorded in the Register of Deeds office for Milwaukee County on July 27, 1998, on Reel 4358, Image 1930, as Document No. 7571685, being part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin

EXCEPTING THEREFROM all that part of Parcel 1 of Certified Survey Map No. 6537, as recorded on Reel 4358, on Image 1930, as Document No. 7571685, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Beginning at the Southeast corner of Parcel 2 as recorded in said Certified Survey Map No. 6537; thence South 88°32'28" West along the Southerly line of said Parcel 2, 132.00 feet to the Southwest corner of said Parcel 2; thence South 00°35'36" West along the Westerly line of said Parcel 1, 136.00 feet; thence North 88°32'28" East 132.00 feet; thence North 00°35'36" East 136.00 feet to the place of beginning.

Address: 3709 West College Avenue, Franklin, Wisconsin

Parcel Identification No.: 713-9996-003

The above legal description describes the same property as insured in the title commitment referenced in the Certification shown hereon.

#### SCHEDULE B - II

- 7. Utility Easement granted by an instrument recorded as Document No. 3257308 is plotted hereon.
- 8. Utility Easement granted by an instrument recorded as Document No. 6458641 is plotted hereon.
- 9. Building set-back line(s) as shown on the recorded certified survey map is plotted hereon.



METROPOLITAN SURVEY SERVICE, INC.



**METROPOLITAN SURVEY SERVICE, INC.** REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS 8482 South 76th Street, Franklin, WI 53132 PH. (414) 529-5380 FAX (414) 529-9787 www.metropolitansurvey.com

PREPARED FOR:

M. Manzur Hassan Khan Joharah Bayazid Ali Siddiqui Knight Barry Title Group PROJECT LOCATION:

Milwaukee County, Wisconsin

PROJECT ADDRESS:

3709 West College Avenue Franklin, Wisconsin 53221

ALTA/NSPS Land Title Survey

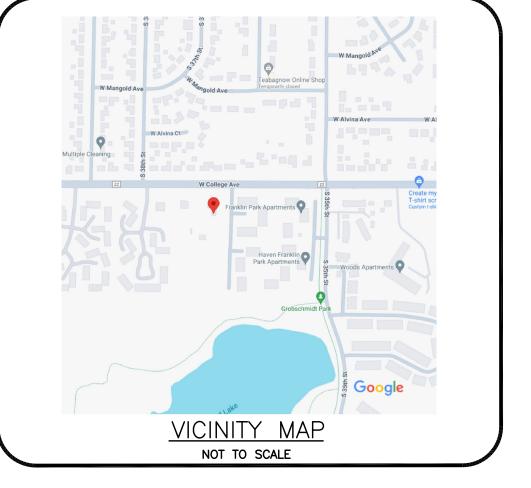
PROJECT NAME:

TITLE SURVEY

JOB NUMBER: 114864 FILE: 5011499-0131830e

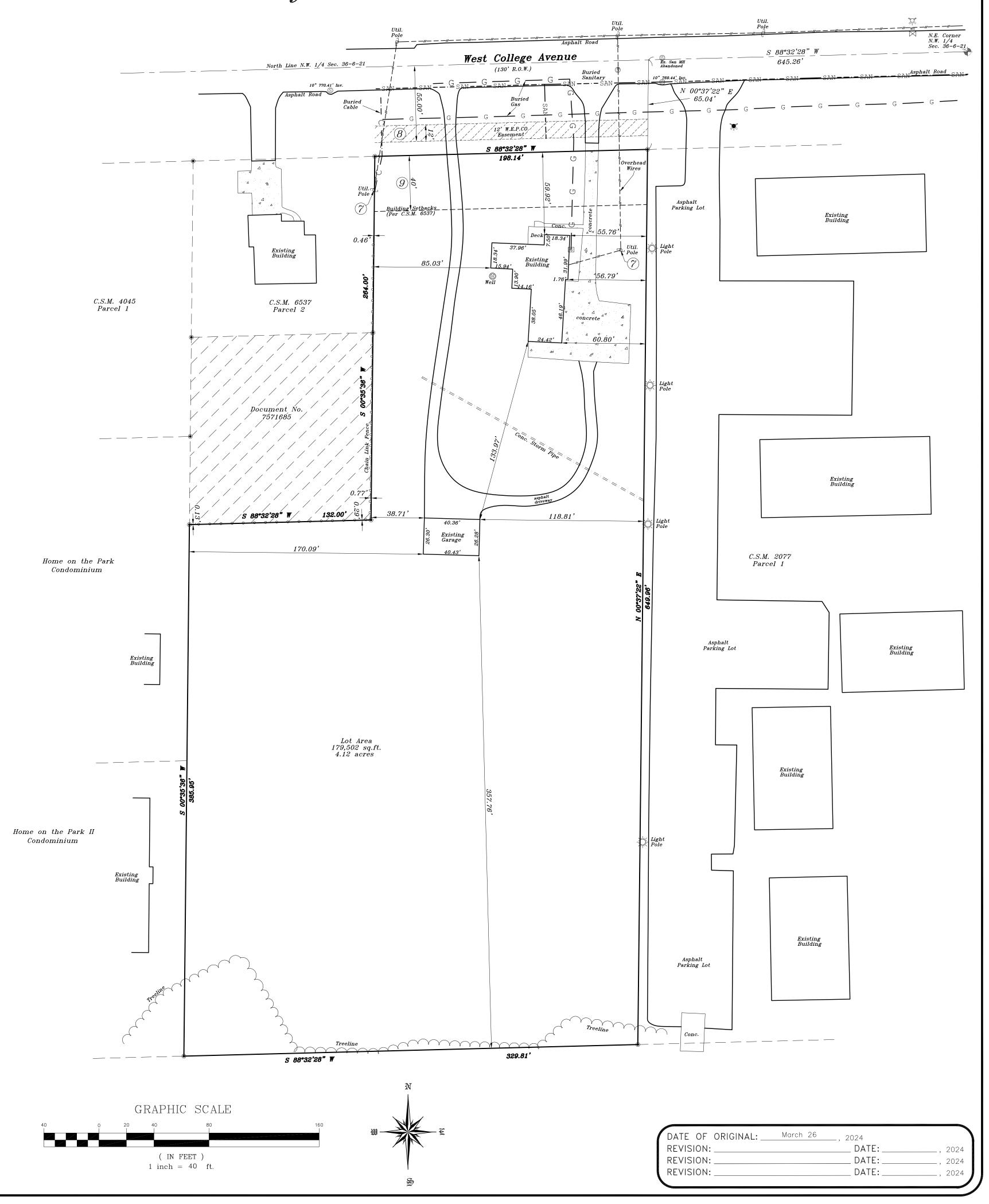
FLOOD DATA This property is in Zone \_

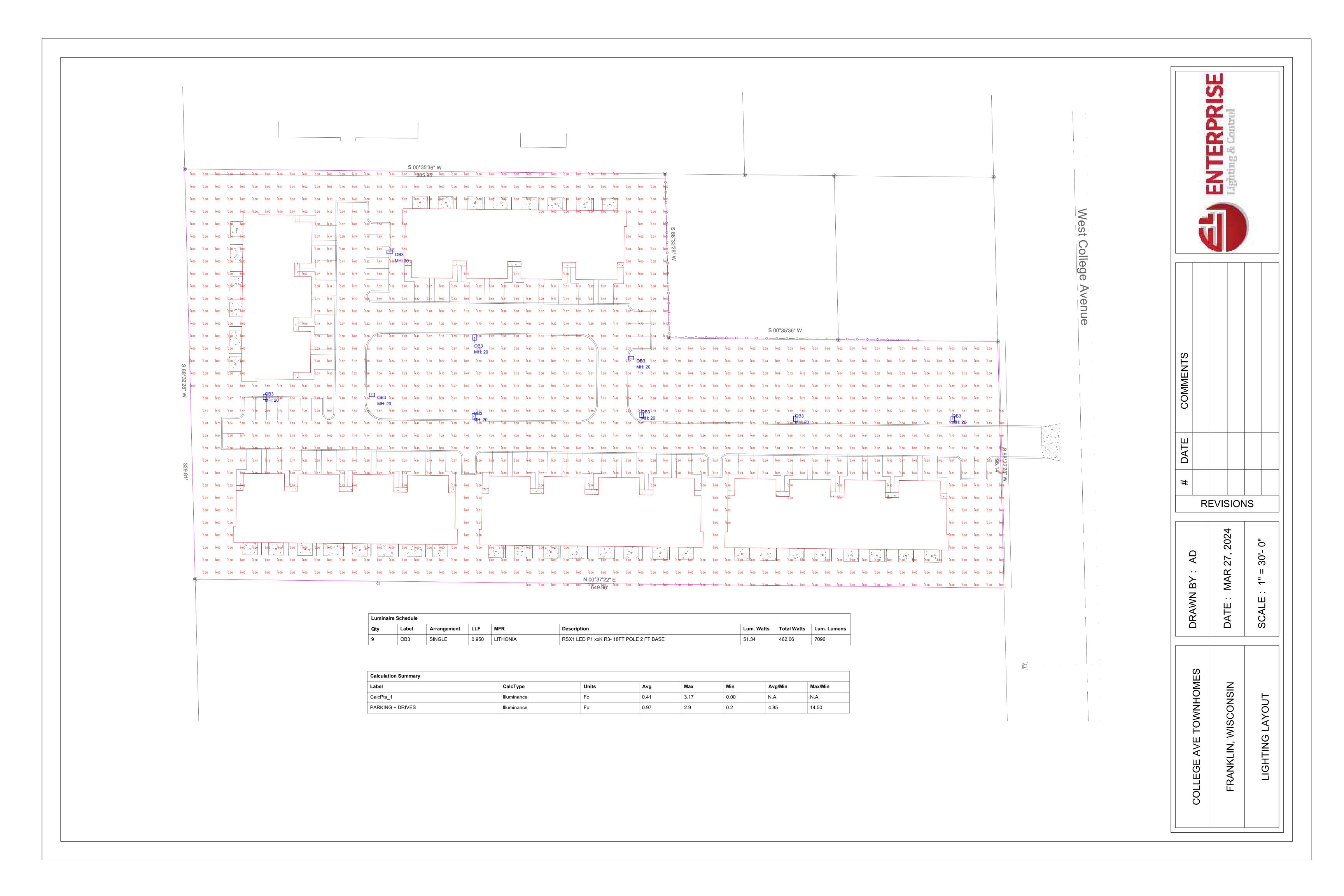
the Flood Insurance Rate Map, Community Panel No. 55079C0162E which has an effective date of 9/26/2008 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.



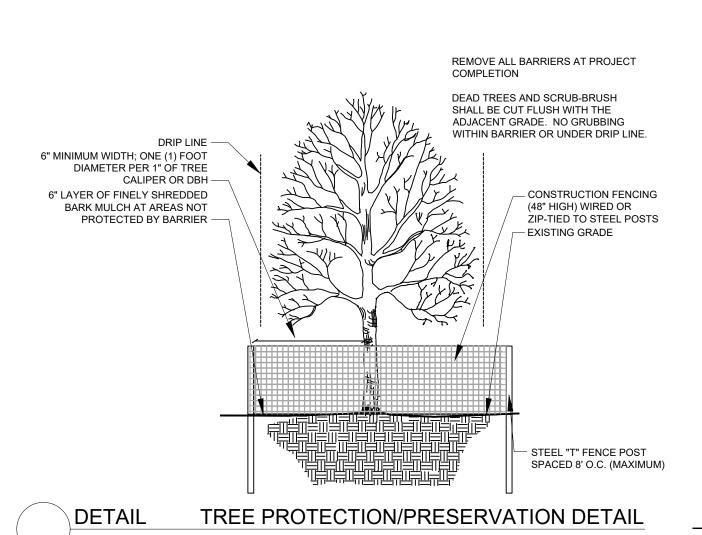


# ALTA/NSPS Land Title Survey







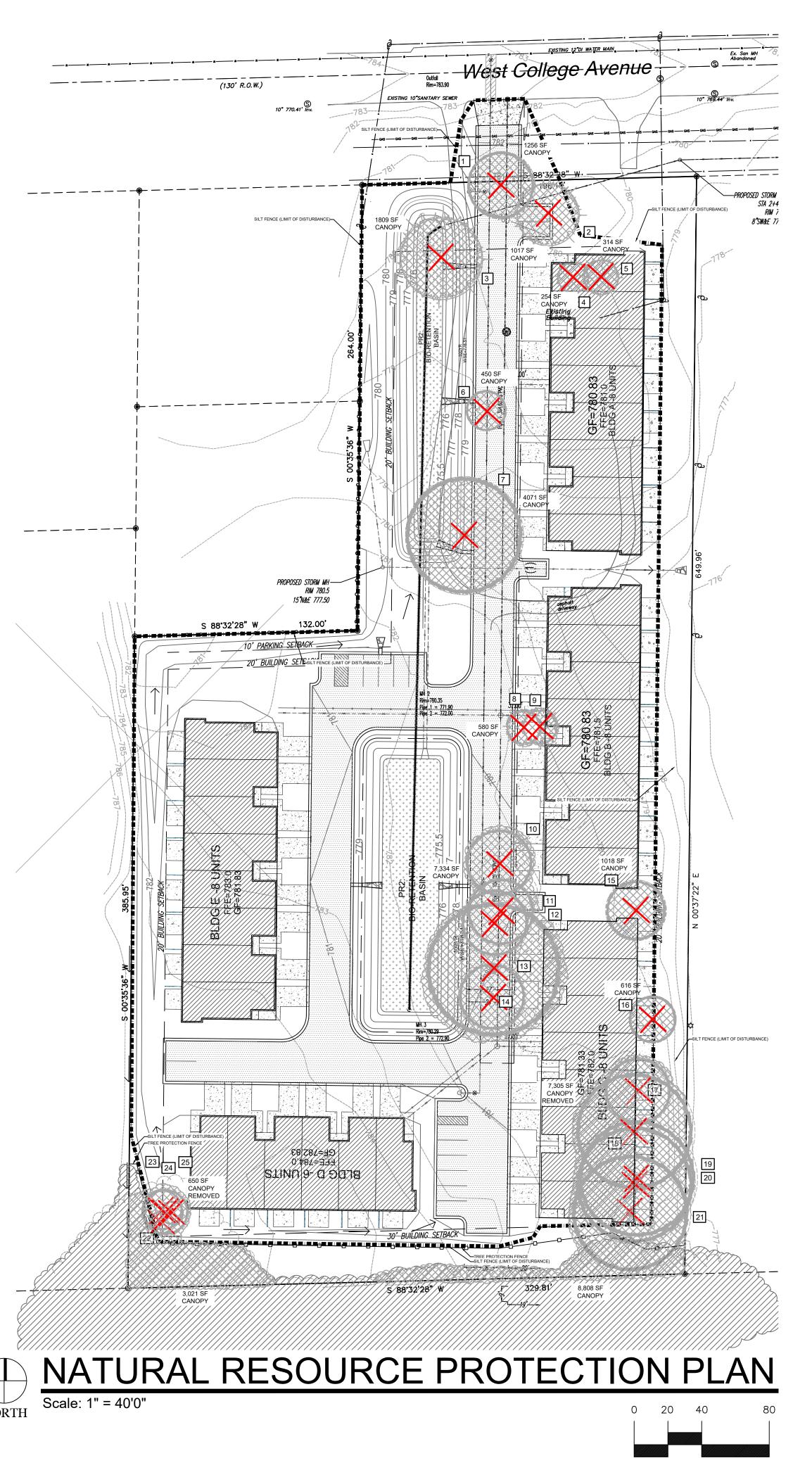


		Та	able 15-3.0503		
	Workshe	et for the Calcu	lation of Resource	Protection Land	
	Type (circle ap 4.0100 for the ty	plicable standa	on Zoning District rd from Table 15- strict in which the d)		
Natural Resource Feature	Agricult- ural District	Residential District	Non-Residential District	Acres of Land	in Resource Feature
Steep Slopes:					
10-19%	0.00	0.60	0.40	×0	0
20-30%	0.65	0.75	0.70	= ×0	0
+ 30%	0,90	0.85	0.80	= ×0	0
Woodlands & Forests:				=	
Mature	0.70	0.70	0.70	×0	0
Young	0.50	0.50	0.50	χ0	0
Lakes & Ponds	1	1	1	= ×0	0
Streams	1	1	1	×0	0
Shore Buffer	1	1	1	= ×0	0
Floodplains	1	1	1	×0	0
Wetland Buffers	1	1	1	= ×0	0
Wetlands & Shoreland Wetlands	1	1	1	= ×0	0
				=	
TOTAL RESOURCE PR	ROTECTION LAND				0.0

				Tre	e Condition				
				5	Solid & Sound				
				3	Minor Defects				
				1	Extensive Decay	•	Shaded entri	es indicate tree g	roupings
Existing	Tree Invent								
Tag #	Size (DBH)	Species	Common Name	Condition	Action	Notes	Canopy Area (SF)	Canopy Area	Canopy Area
							to be removed	Total (SF)	Acres
1	20	Acer platainoides	Norway Maple	5	Remove		1256	1256	0.03
2	18	Picea pungens	Colorado Blue Spruce	3	Remove		1017	1017	0.02
3	24	Picea pungens	Colorado Blue Spruce	3	Remove		1809	1809	0.04
4	10	Thuja spp.	Arborvitae	3	Remove		254	254	0.01
5	12	Thuja spp.	Arborvitae	3	Remove		314	314	0.01
6	10	Malus spp.	Crabapple	3	Remove		450	450	0.01
7	32	Acer saccharinum	Silver Maple	3	Remove		4071	4071	0.09
8	10	Pinus strobus	Eastern White Pine	3	Remove	Thinning	<u>580</u>	580	0.01
9	10	Pinus strobus	Eastern White Pine	3	Remove	Thinning	*		
10	20	Acer negundo	Boxelder	3	Remove		<u>7334</u>	7334	0.17
11	20	Acer negundo	Boxelder	3	Remove		*		
12	14	Tilia spp.	Basswood	3	Remove		*		
13	32	Tilia spp.	Basswood	3	Remove	Twin 15"/18" trunks	*		
14	22	Tilia spp.	Basswood	3	Remove	Twin 10"/12" trunks	*		
15	18	Carya ovata	Shagbark Hickory	5	Remove		1018	1018	0.02
16	*	DEAD		0	Remove		616	0	0.00
17	20	Prunus spp.	Black Cherry	3	Remove	Twin 10" trunks	<u>7305</u>	<u>8808</u>	0.17
18	24	Quercus alba	White Oak	1	Remove	6 trunk grouping	*		
19	18	Tilia spp.	Basswood	3	Remove		*		
20	25	Tilia spp.	Basswood	3	Remove	Twin 10"/15" trunks	*		
21	24	Quercus alba	White Oak	1	Remove	Triple 6"/8"/10" trunks	*		
22	14	Tilia spp.	Basswood	3	Remove		*		
23	12	Tilia spp.	Basswood	3	Remove		<u>650</u>	<u>3021</u>	0.01
24	7	Quercus alba	White Oak	1	Remove		*		
25	7	Quercus alba	White Oak	1	Remove		*		
					Total Tree Cano	py Removed (SF all trees):	26,674	!	
				To		Removed (Acres, all trees):	-		0.60
						tal of Tree Groupings (SF):	15,869	,	
						of Tree Groupings (Acres):	·		0.36

Total proposed area of individual tree and tree grouping removal do not meet the definition of either a Mature or Young Woodland as outlined in Section 15-11.0103 of the City of Franklin Unified Development Ordinance

## EXISTING VEGETATION INVENTORY / CANOPY ANALYSIS



HELLER &
ASSOCIATES, LL
LANDSCAPE ARCHITECTUR
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733



PROJECT

# LAKE GROVE PLACE

3709 W. College Ave. Franklin, WI

### ISSUANCE AND REVISIONS

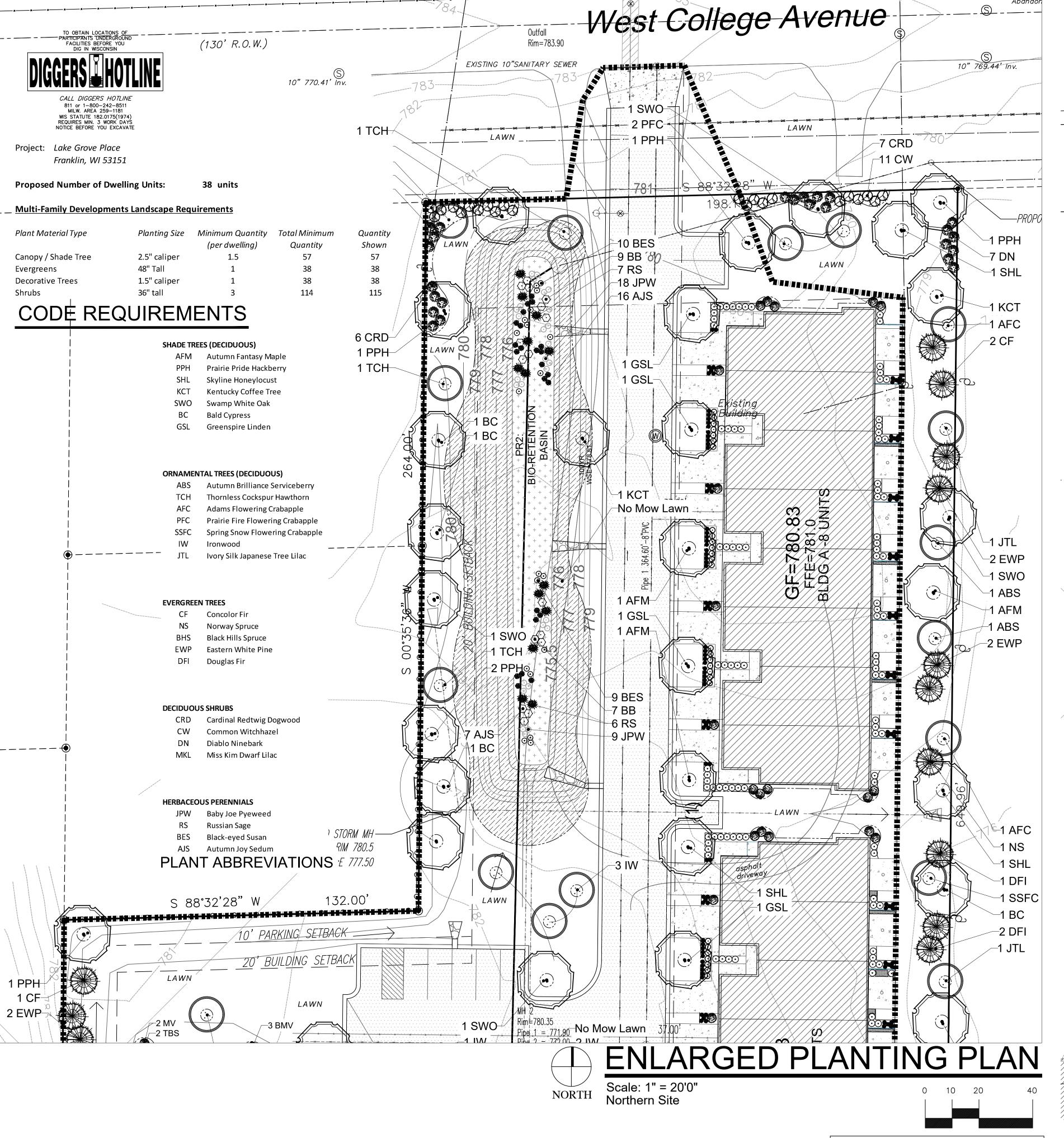
1.10.24	FIRST ISSUE
1.19.24	REV. NRPP
3.29.24	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

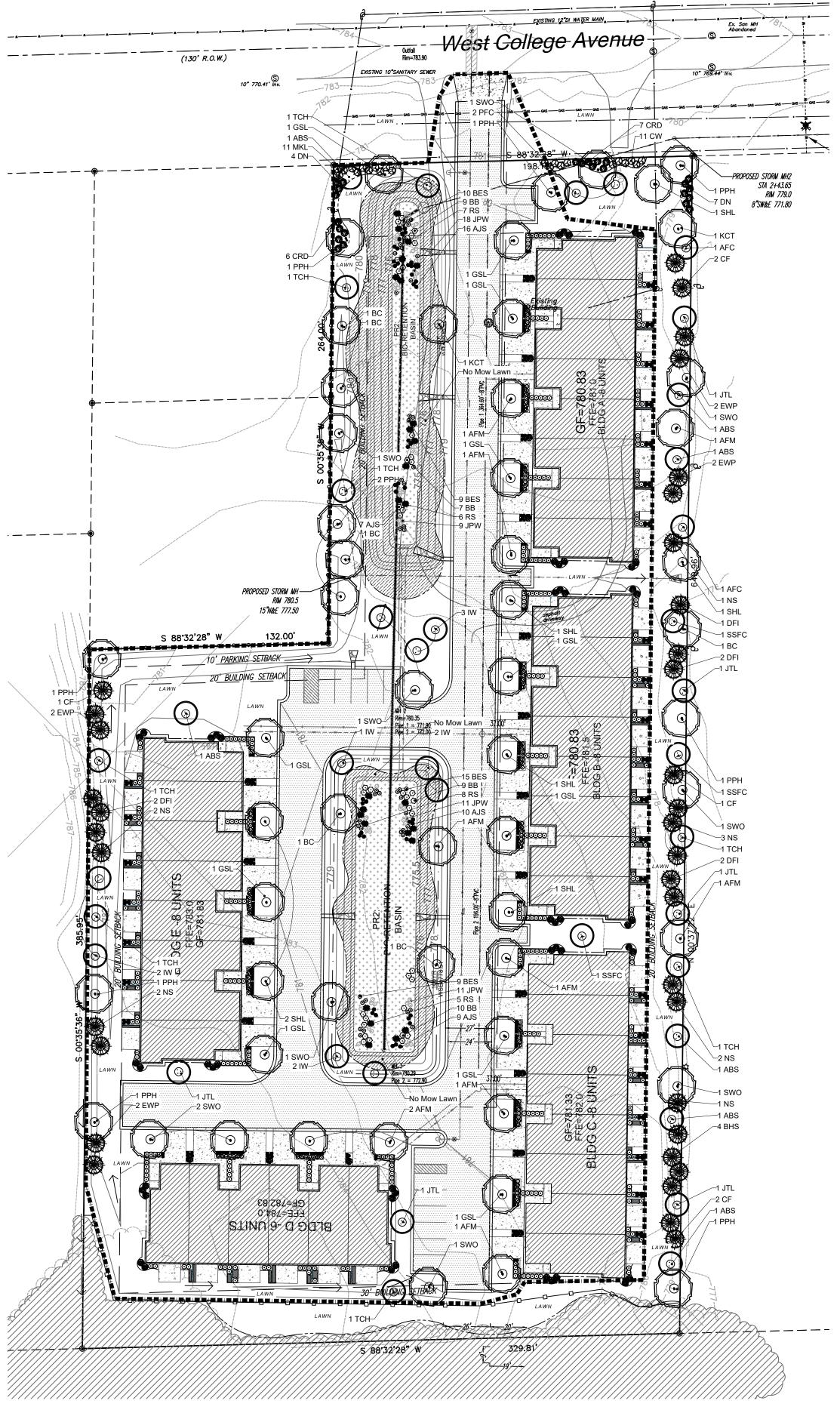
# NATURAL RESOURCE PROTECTION PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	24-00
DATE	03.29.24
SHEET NUMBER	

L 1.0



ON-SITE WATER SUPPLY VIA HOSE BIBS (POST CONSTRUCTION), AND WATER TRUCK SUPPLY DURING INSTALLATION AND DEVELOPMENT



OVERALL PLANTING PLAN

Scale: 1" = 40'0"

NORTH



# LAKE GROVE PLACE

3709 W. College Ave. Franklin, WI

### ISSUANCE AND REVISIONS

DESCRIPTION

1.10.24 1.19.24 3.29.24	FIRST ISSUE REV. NRPP REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate. SHEET TITLE

# **ENLARGED** LANDSCAPE PLAN

PROJECT MANAGER PROJECT NUMBER 24-001

03.29.24

DATE

SHEET NUMBER



SHADE TREES (DECIDUOUS)

AFM Autumn Fantasy Maple

PPH Prairie Pride Hackberry
SHL Skyline Honeylocust

HL Skyline Honeylocust
CT Kentucky Coffee Tree
VO Swamp White Oak

BC Bald Cypress
GSL Greenspire Linden

ORNAMENTAL TREES (DECIDUOUS)

ABS Autumn Brilliance Serviceberry
TCH Thornless Cockspur Hawthorn

AFC Adams Flowering Crabapple
PFC Prairie Fire Flowering Crabapple

SSFC Spring Snow Flowering Crabapple IW Ironwood

JTL Ivory Silk Japanese Tree Lilac

**EVERGREEN TREES** 

CF Concolor Fir NS Norway Spruce

BHS Black Hills Spruce

EWP Eastern White Pine
DFI Douglas Fir

DECIDUOUS SHRUBS

CRD Cardinal Redtwig Dogwood

CW Common Witchhazel
DN Diablo Ninebark

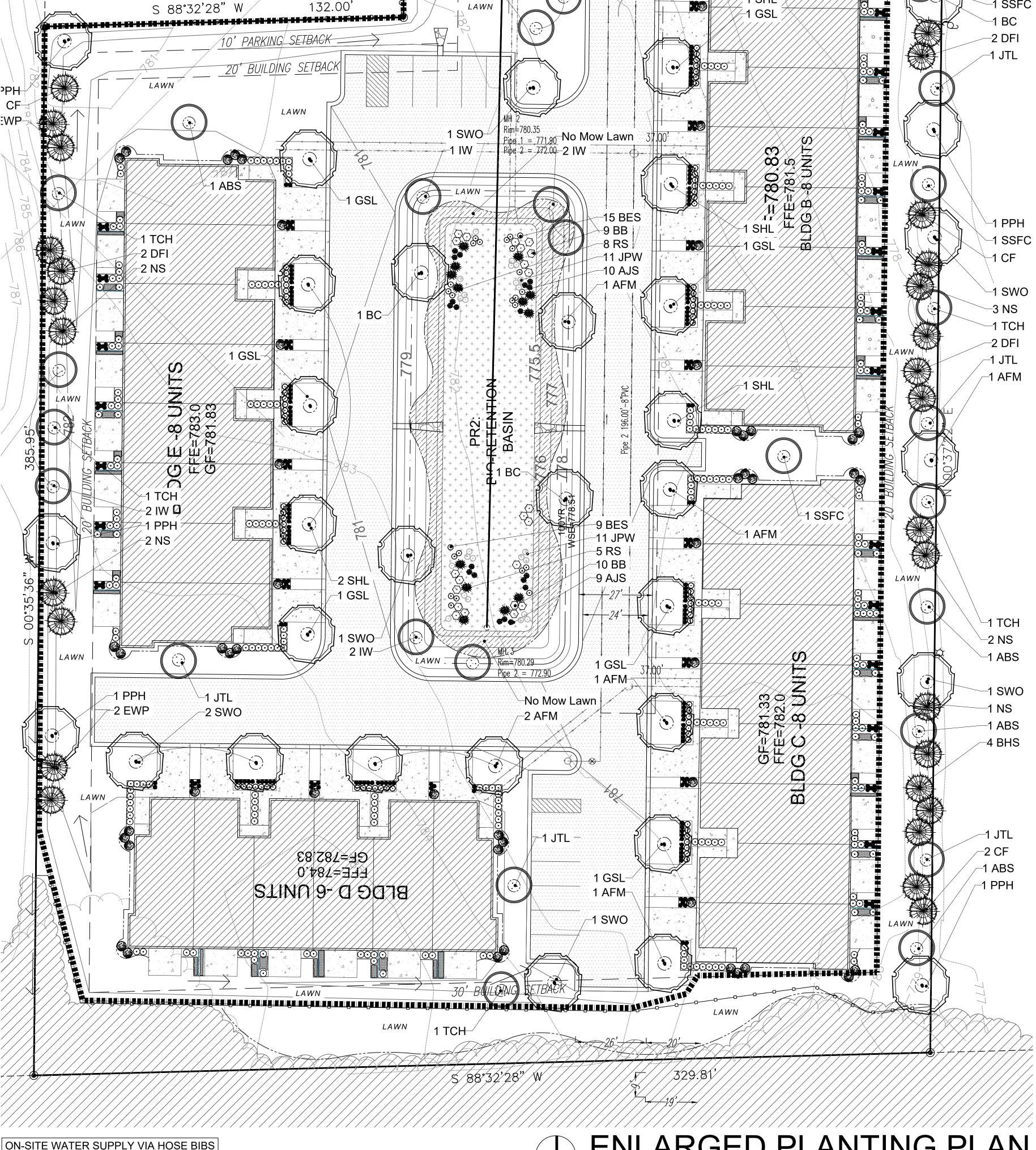
MKL Miss Kim Dwarf Lilac

HERBACEOUS PERENNIALS

JPW Baby Joe Pyeweed

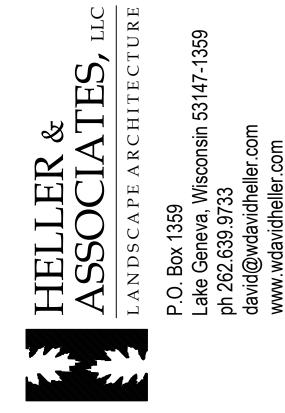
RS Russian Sage BES Black-eyed Susan

AJS Autumn Joy Sedum
PLANT ABBREVIATIONS



ON-SITE WATER SUPPLY VIA HOSE BIBS (POST CONSTRUCTION), AND WATER TRUCK SUPPLY DURING INSTALLATION AND DEVELOPMENT





PROJECT

# LAKE GROVE PLACE

3709 W. College Ave. Franklin, WI

ISSUANCE AND REVISIONS

DATE DESCRIPTION

1.10.24 FIRST ISSUE
1.19.24 REV. NRPP
3.29.24 REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

ENLARGED
LANDSCAPE
PLAN

PROJECT MANAGER
PROJECT NUMBER

DATE

SHEET NUMBER

L 1.2

WDH

24-001

03.29.24



PLANT	QUAN'	TITIES	PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLAN'
KEY	PER BLDG	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACIN
VERGREE	N SHRUBS							
CGB	21	84	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	24"	B&B	Full rounded well branched shrub	24-30
	T					1		
PLANT	QUAN		PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLAN
KEY	PER BLDG	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACIN
	IS SHRUBS				0	_		
BBH	15	60	Hydrangea paniculata 'Ilvobo'	Bobo Hydrangea	24"	Cont.	Full, well rooted plant, evenly shaped	42"
TBS	46	184	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
KSV	4	16	Viburnum carlesii	Fragrant Koreanspice Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped	60"
BMV	6	24	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	4	16	Viburnum lantana 'Mohican'	Mohican Viburnum	36"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
PLANT	QUAN	TITIFS	PLANT MATERIAL PROPOSED		CONTAINER			PLAN
KEY	PER BLDG	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACIN
	US PERENNIA		DO INSTITUTE HOUSE	SOMMON NAME	JILL	1	Si Editoritory NOTES	3i Acii
RKCF	25	100	Echinacea purpurea 'Raspberry Kismet'	Raspberry Kismet Coneflower	#1	Cont.	Full, well rooted plant, evenly shaped	18"
HRD	20	80	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
RRD	4	16	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
KKC	30	120	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	#1	Pot	Full, well rooted plant, evenly shaped	24"
KKC	30	120	Nepeta raasseriii Kit Cat	Dwarr Cattillite	#1	FOL	run, wen rooted plant, evenly snaped	24
PLANT	QUAN	TITIES	PLANT MATERIAL PROPOSED		CONTAINER			PLAN
KEY	PER BLDG	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACIN
ROUND	OVERS & VIN	ES						
Annuals	85	340	Annuals (SF)		2.5"	Pot	Full, well rooted plant	8"
PLAN	QUAN'	TITIES	PLANT MATERIAL PROPOSED		CONTAINER			PLAN
KEY	PER BLDG	TOTAL	SPECIFIED SEED MIX / SOD		SIZE		SPECIFICATION / NOTES	SPACI
LAWN	835	3340	-		SIZE	SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	SPACII
LAVVIN	033	5540	Lawn Establishment Area / Grading Area			31	Reffice 1.2 Defuxe 20.26ed IVIIX (000-702-2201)	
		30000	Erosion Matting for seeded areas	see plan for area delineation		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
lardscape	Materials	070		4 7,000,05		<b>~</b> ′		
	68	272	Shredded Hardwood Mulch (3" depth)	Area: 7,300 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	45	180	Soil Amendments (2" depth)	Area: 7,300 SF		CY		
	23	92	Pulverized Topsoil (Lawn Area)	Area: 7,500 SF		CY		
	23	92	Pulverized Topsoil (2" over bed areas)	Area: 7,300 SF		CY		
							for verifying these counts and quantities in order to provide a complete landscape	
		installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics						
			installation as outlined on this La		d notations depicted therei			

15% Quebec Perennial Ryegrass

10% Fiesta III Perennial Ryegrass

ON-SITE WATER SUPPLY VIA HOSE BIBS (POST CONSTRUCTION), AND WATER TRUCK SUPPLY DURING INSTALLATION AND DEVELOPMENT

Reinder's Deluxe 50 Seed Mix (800-785-3301):

20% Kentucky Bluegrass (Sod Quality)

15% Newport Kentucky Bluegrass

15% Ken Blue Kentucky Bluegrass

25% Creeping Red Fescue

PLANT & MATERIAL SCHEDULE

BUILDINGS A, B, C & E

Seed at rate of 150-200# per acre

**EVERGREEN SHRUBS** 

CGB Chicagoland Green Boxwood

**DECIDUOUS SHRUBS** Bobo Hydrangea

TBS Tor Birchleaf Spirea

Fragrant Koreanspice Viburnum

Blue Muffin Viburnum

MV Mohican Viburnum

HERBACEOUS PERENNIALS

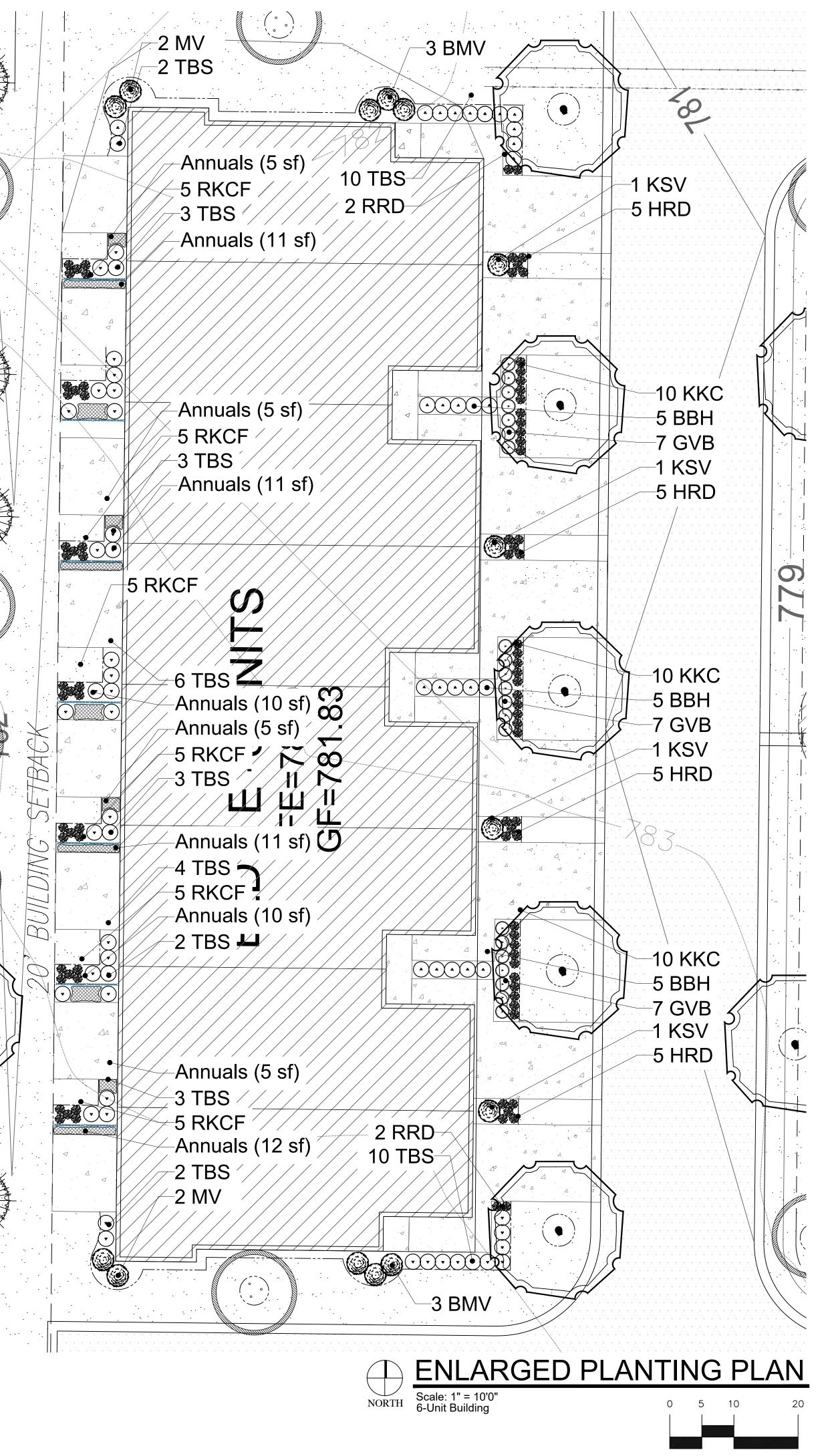
RKCF Raspberry Kismet Coneflower Happy Returns Daylily

Rosy Returns Daylily

KKC Dwarf Catmint

**GROUNDCOVERS & VINES** Annuals Annuals

PLANT ABBREVIATIONS





# LAKE GROVE PLACE

3709 W. College Ave. Franklin, WI

ISSUANCE AND REVISIONS

1.10.24	FIRST ISSUE
1.19.24	REV. NRPP
3.29.24	REVISED SITE PLAN
3.29.24	REVISED SITE PLAN

DATE DESCRIPTION

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN: 8 **UNIT** 

PROJECT MANAGER PROJECT NUMBER

DATE

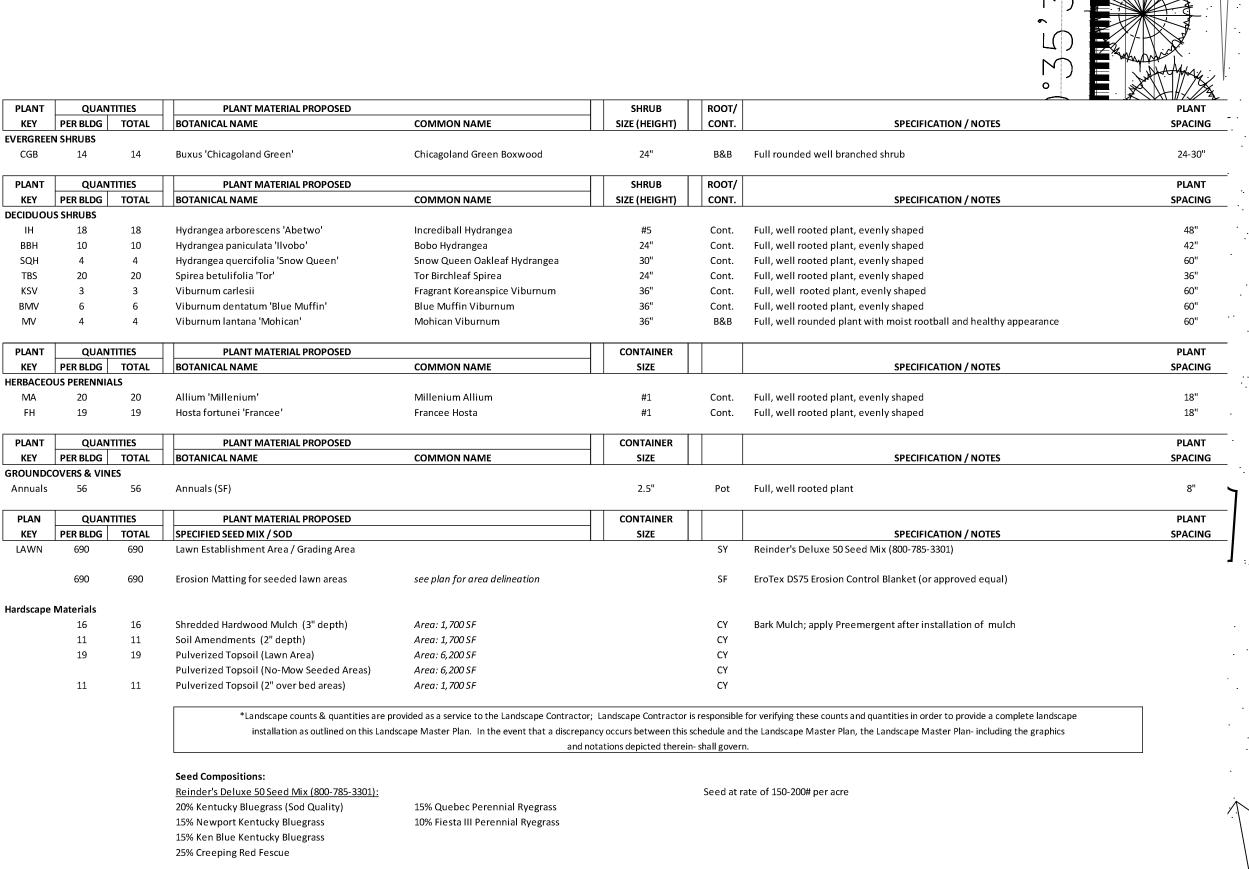
SHEET NUMBER

WDH

24-001

03.29.24





ON-SITE WATER SUPPLY VIA HOSE BIBS (POST CONSTRUCTION), AND WATER TRUCK SUPPLY DURING INSTALLATION AND DEVELOPMENT

PLANT & MATERIAL SCHEDULE **BUILDING D ONLY** 

**EVERGREEN SHRUBS** CGB Chicagoland Green Boxwood

**DECIDUOUS SHRUBS** 

Incrediball Hydrangea

Snow Queen Oakleaf Hydrangea Tor Birchleaf Spirea Fragrant Koreanspice Viburnum

Blue Muffin Viburnum Mohican Viburnum

**HERBACEOUS PERENNIALS** MA Millenium Allium

FH Francee Hosta

**GROUNDCOVERS & VINES** 

Annuals Annuals PLANT ABBREVIATIONS

Annuals (9 sf) Annuals (13 sf)-2 SQH

Annuals (9 sf) Annuals (13 sf)

10 MA

5 BBH

7 GVB-

CE=185,83

0.487=333

SIMM 9-05078

Annuals (19 sf)

Annuals (9 sf)

2 IH

5 FH

5 FH

•

Annuals (19 sf)

Annuals (9 sf)

2 IH

10 MA-

5 BBH

7 GVB

5 FH

-2 FH

-10 TBS

-3 BMV

-2 MV

•

2 SQH

ENLARGED PLANTING PLAN NORTH Scale: 1" = 10'0" 6-Unit Building

2 FH

2 MV-

2 IH

10 TBS-

3 BMV



PROJECT

# LAKE GROVE PLACE

3709 W. College Ave. Franklin, WI

ISSUANCE AND REVISIONS

1.10.24 FIRST ISSUE 1.19.24 REV. NRPP 3.29.24 REVISED SITE PLAN

DATE DESCRIPTION

Information contained herein is based on survey information, field inspection, and believed to be accurate

SHEET TITLE **ENLARGED** 

LANDSCAPE PLAN: 6 **UNIT** 

PROJECT MANAGER WDH PROJECT NUMBER 24-001 DATE 03.29.24

SHEET NUMBER



1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{1}{3}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{2}{3}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a <sup>50</sup>/<sub>50</sub> mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are <sup>2</sup>/<sub>3</sub> full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

3/4 CY Peat Moss or Mushroom Compost 3/4 CY blended/pulverized Topsoil

3/4 CY blended/pulverized Topsoil4/4 CY composted manure

In roto-tilled beds only, also include in above mixture:

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:

No bare spots larger than one (1) square foot No more than 10% of the total area with bare areas larger than one (1) square foot

A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met

LANDSCAPE GENERAL NOTES

#### **SHADE TREES (DECIDUOUS)** Straight central leader, full and even crown. Prune only after planting Autumn Fantasy Maple Straight central leader, full and even crown. Prune only after planting PPH Celtis occidentalis 'Prairie Pride Prairie Pride Hackberry 2.5" Gleditsia triacanthos 'Skyline' Skyline Honeylocust 2.5" Straight central leader, full and even crown. Prune only after planting KCT Gymnocladus dioica Kentucky Coffee Tree 2.5" Straight central leader, full and even crown. Prune only after planting SWO Swamp White Oak 2.5" B&B Straight central leader, full and even crown. Prune only after planting Quercus bicolor 2.5" Taxodium distichum Bald Cypress Straight central leader, full and even crown. Prune only after planting 2.5" GSL Straight central leader, full and even crown. Prune only after planting Tilia cordata 'Greenspire Greenspire Linden PLANT SITE PLANT MATERIAL PROPOSED CALIPER/HEIGHT ROOT SPACING KEY QTY BOTANICAL NAME **SPECIFICATION / NOTES** COMMON NAME SIZE ORNAMENTAL TREES (DECIDUOUS Amelanchier xgrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry Well balanced multi-stemmed tree with minimum four canes, and full appearance TCH Thornless Cockspur Hawthorn 7-81 B&B Well balanced multi-stemmed tree with minimum four canes, and full appearance Crataegus crus-gali 'Inermis' Well balanced multi-stemmed tree with minimum four canes, and full appearance AFC Adams Flowering Crabapple 7-8' H Malus x 'Adams Prairie Fire Flowering Crabapple 7-8' H Malus x 'Prairifire' Well balanced multi-stemmed tree with minimum four canes, and full appearance SSFC Malus x 'Spring Snow' Spring Snow Flowering Crabapple 7-8' H Well balanced multi-stemmed tree with minimum four canes, and full appearance Ostrya virginiana 2.5-3" DBH Well balanced multi-stemmed tree with minimum four canes, and full appearance Ironwood Ivory Silk Japanese Tree Lilac 7-8' Well balanced multi-stemmed tree with minimum four canes, and full appearance Syringa reticulata 'Ivory Silk' PLANT SITE PLANT MATERIAL PROPOSEI PLANT KEY SIZE ROOT **SPECIFICATION / NOTES** SPACING QTY **BOTANICAL NAME** COMMON NAMI **EVERGREEN TREES** CF Abies concolor Concolor Fir Evenly shaped tree with branching to the ground 7-8' B&B NS Picea abies Norway Spruce Evenly shaped tree with branching to the ground BHS Picea glauca 'densata' Black Hills Spruce 7-8' B&B Evenly shaped tree with branching to the ground EWP Eastern White Pine 6-7' B&B Evenly shaped tree with branching to the ground Pinus strobus Pseudotsuga menziesii Douglas Fir 6-7' Evenly shaped tree with branching to the ground PLANT PLANT SITE PLANT MATERIAL PROPOSED SHRUB SIZE (HEIGHT) CONT. **SPECIFICATION / NOTES** SPACING QTY **BOTANICAL NAME** COMMON NAME **DECIDUOUS SHRUBS** CRD Cardinal Redtwig Dogwood Full, well rooted plant, evenly shaped Cornus sericea 'Cardinal Full. well rounded plant with moist rootball and healthy appearance CW Common Witchhazel Hamamelis virginiana DN Physocarpus opulifolius 'Diablo' Diablo Ninebark 42" Full, well rooted plant, evenly shaped Syringa patula 'Miss Kim' Miss Kim Dwarf Lilac Cont. Full, well rooted plant, evenly shaped PLANT PLANT MATERIAL PROPOSED PLANT SITE CONTAINER SPACING KEY SPECIFICATION / NOTES QTY BOTANICAL NAME COMMON NAME HERBACEOUS PERENNIALS Eupatorium dubium 'Baby Joe' Baby Joe Pyeweed Cont. Full, well rooted plant, evenly shaped Cont. Full, well rooted plant, evenly shaped Perovskia atriplicifolia Russian Sage Rudbeckia fulgida 'Goldsturm' Black-eyed Susan Cont. Full, well rooted plant, evenly shaped Sedum spectable 'Autumn Joy' Autumn Joy Sedum Cont. Full, well rooted plant, evenly shaped PLAN SITE PLANT MATERIAL PROPOSED CONTAINER PLANT **SPECIFICATION / NOTES** SPACING QTY SPECIFIED SEED MIX / SOD Reinder's Deluxe 50 Seed Mix (800-785-3301) Lawn Establishment Area / Grading Area contractor to determine Erosion Matting for sloped lawn areas contractor to determine EroTex DS75 Erosion Control Blanket (or approved equal) Erosion Matting for No-Mow Mix seeded areas EroTex DS75 Erosion Control Blanket (or approved equal) see plan for area delineation Reinders No Mow / Low-Grow Seed Mix (800-785-3301) Low-No Meadow Mix see plan for area delineation **Hardscape Materials** Shredded Hardwood Mulch (3" depth) Area: 6,000 SF Bark Mulch; apply Preemergent after installation of mulch Soil Amendments (2" depth) Area: 6,000 SF Pulverized Topsoil (Lawn Area) contractor to determine Pulverized Topsoil (No-Mow Mix seeded areas) Pulverized Topsoil (2" over bed areas) \*Landscape counts & quantities are provided as a service to the Landscape Contractor: Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein-shall govern.

CALIPER/HEIGHT

COMMON NAMI

# PLANT & MATERIAL SCHEDULE

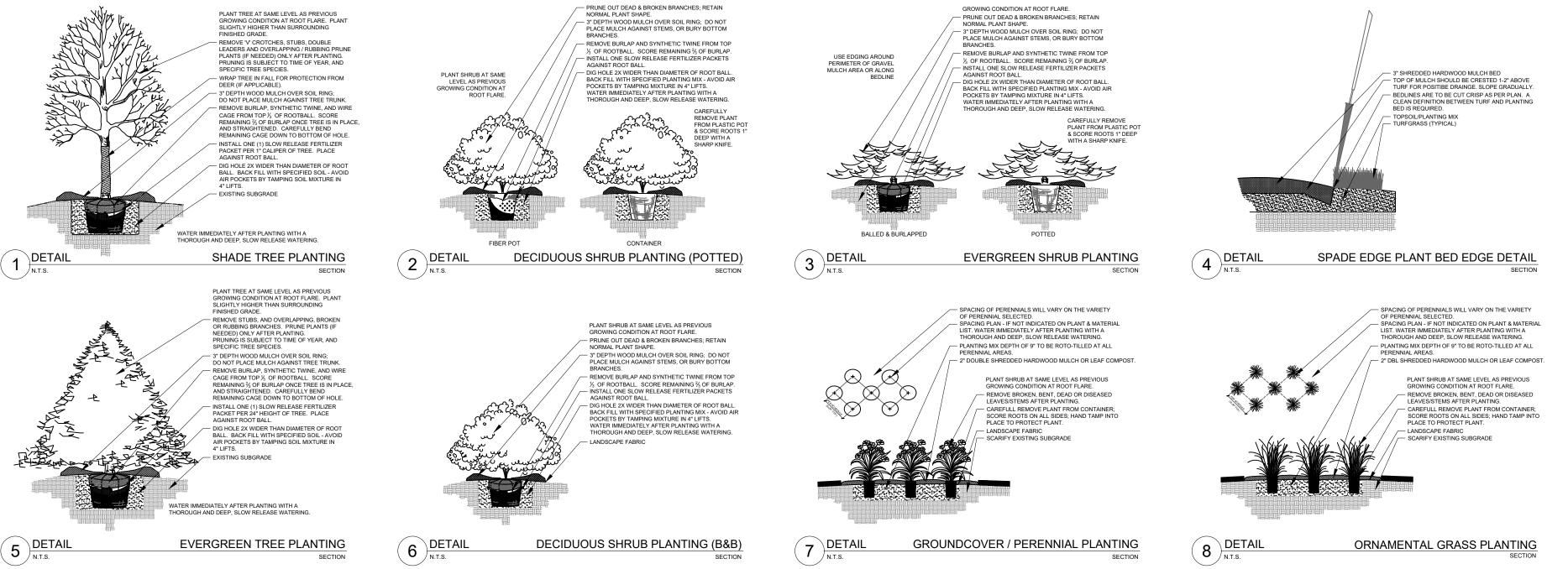
**SPECIFICATION / NOTES** 

SPACING

### OVERALL SITE LANDSCAPE PLAN

Seed at rate of 150-200# per acre

Seed at a rate of 4-6# per 1000 SF



Reinder's Deluxe 50 Seed Mix (800-785-3301):

Reinders No Mow / Low-Grow Seed Mix (800-785-3301):

15% Quebec Perennial Ryegrass

10% Fiesta III Perennial Ryegrass

20% Kentucky Bluegrass (Sod Quality)

15% Newport Kentucky Bluegrass

15% Ken Blue Kentucky Bluegrass

25% Creeping Red Fescue

45% Spartan II Hard Fescue

40% Quartro Sheep Fescue 15% TXR Annual Ryegrass

SITE

QTY

**Proposed Landscape Materials** 

ON-SITE WATER SUPPLY VIA HOSE BIBS (POST CONSTRUCTION), AND WATER TRUCK SUPPLY DURING INSTALLATION AND DEVELOPMENT

PLANTING & HARDSCAPE DETAILS

ELLER &
SSOCIATES, LL
IDSCAPE ARCHITECTUR

Box 1359
Geneva, Wisconsin 53147-1359



ROJECT

# LAKE GROVE PLACE

3709 W. College Ave. Franklin, WI

ISSUANCE AND REVISIONS

DATE DESCRIPTION

1.10.24 FIRST ISSUE
1.19.24 REV. NRPP
3.29.24 REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

LANDSCAPE DETAILS,
NOTES &
SCHEDULES

PROJECT MANAGER WDH
PROJECT NUMBER 24-001

DATE 03.29.24

SHEET NUMBER

I 15

# CONSTRUCTION PLANS LAKE GROVE PLACE 3709 West College Avenue City of Franklin, Wisconsin

# **LEGEND** -----E------ UNDERGROUND ELECTRIC ----1008---- EXISTING CONTOUR PROPOSED SPOT ELEVATION ----1008----- PROPOSED CONTOUR FoB SOIL TYPE FG 1008.0 PROPOSED YARD GRADE

1) A LEGEND SHOWING SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN HERON. 2) UNDERGROUND UTILITIES MUST BE LOCATED BY

"DIGGERS HOTLINE" PRIOR TO START OF

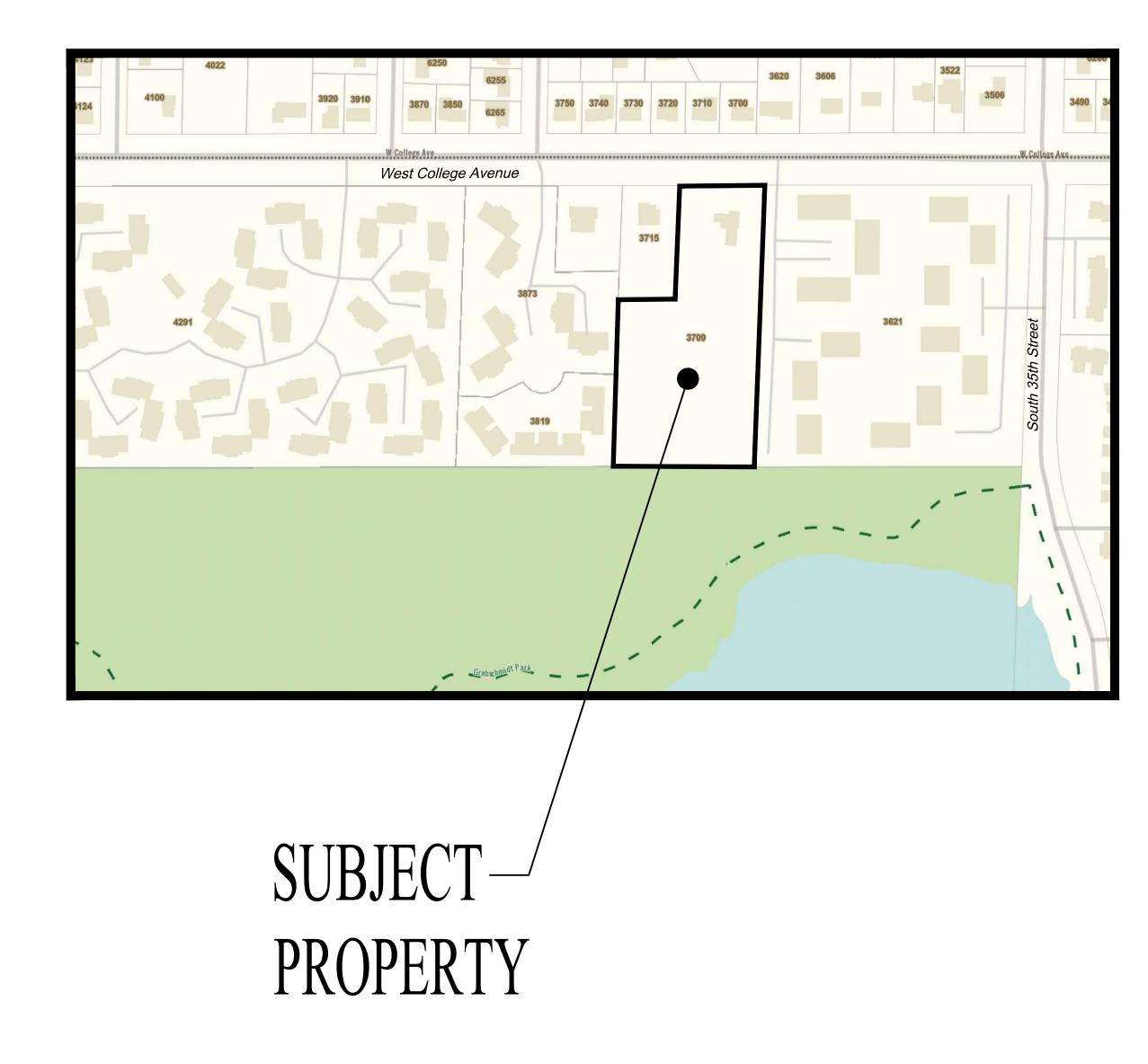
STRAW LOG DITCH CHECK

### **GENERAL NOTES:**

1. BEARINGS ARE REFERENCED TO THE CERTIFIED SURVEY MAP NO. 6537, IN WHICH NORTH LINE OF THE NW 1/4 OF SEC. 1-5-21 WAS TAKEN TO BEAR S88°32'28"W.

2. Vertical datum is based on National Geodetic Vertical Datum of 1929.

3. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT CITY OF FRANKLIN CONSTRUCTION STANDARDS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO





M. Manzur Hassan Khan, Ali Siddiqui, Et Al Safari Homes, Franklin 3709 W. College Avenue Phone: 414-595-7486

### ARCHITECT:

Gregory A. Schumacher, AIA
Cityscape Architecture / Development, S.C. 13700 West Greenfield Avenue Brookfield, Wisconsin 53005 Phone: 262-370-5865 Email: greg@cityscapearchitecture.com

### ENGINEER:

Mark R. Ellena, PE Ellena Engineering Consultants, LLC 700 Pilgrim Parkway, Suite 100 Elm Grove, WI 53122 Phone: 262-791-6183 Email: mellena@eeceng.com

### SURVEYOR:

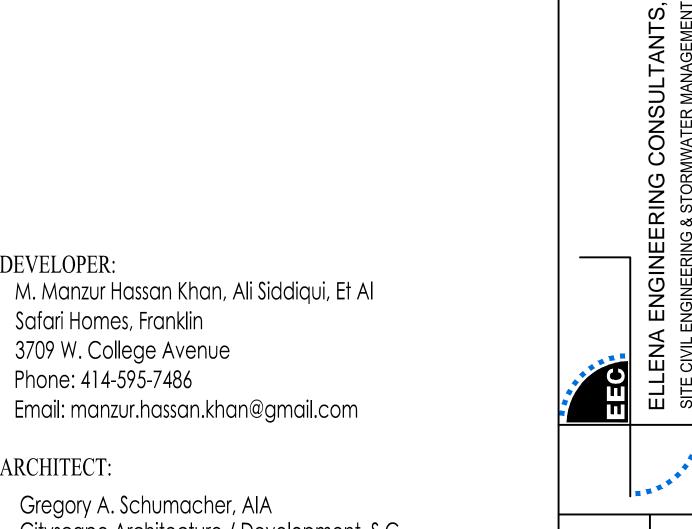
SCALE: 1" = 200'

Dennis Sauer, RLS Metroplitan Survey Service 5307 S. 92nd Street, Suite 140 Hales Corners, WI 53130 Phone: 414-529-5380 Email: survey@metropolitansurvey.com

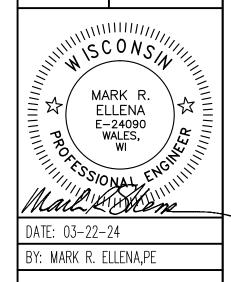
### APPROVAL AGENCY:

City of Franklin 9229 W. Loomis Road Franklin, WI 53132 Phone: 414-425-7510

DESCRIPTION	SHEET NO.
SITE PLAN	C100
GRADING, PAVING & DRAINAGE PLAN	C200
SANITARY SEWER AND WATER MAIN PLAN	C300
PUBLIC SANITARY SEWER PROFILE	C301
EROSION CONTROL PLAN	C400
OFFSITE STORM SEWER PROFILES	C500 - C501
ETAILS	C600 - C602

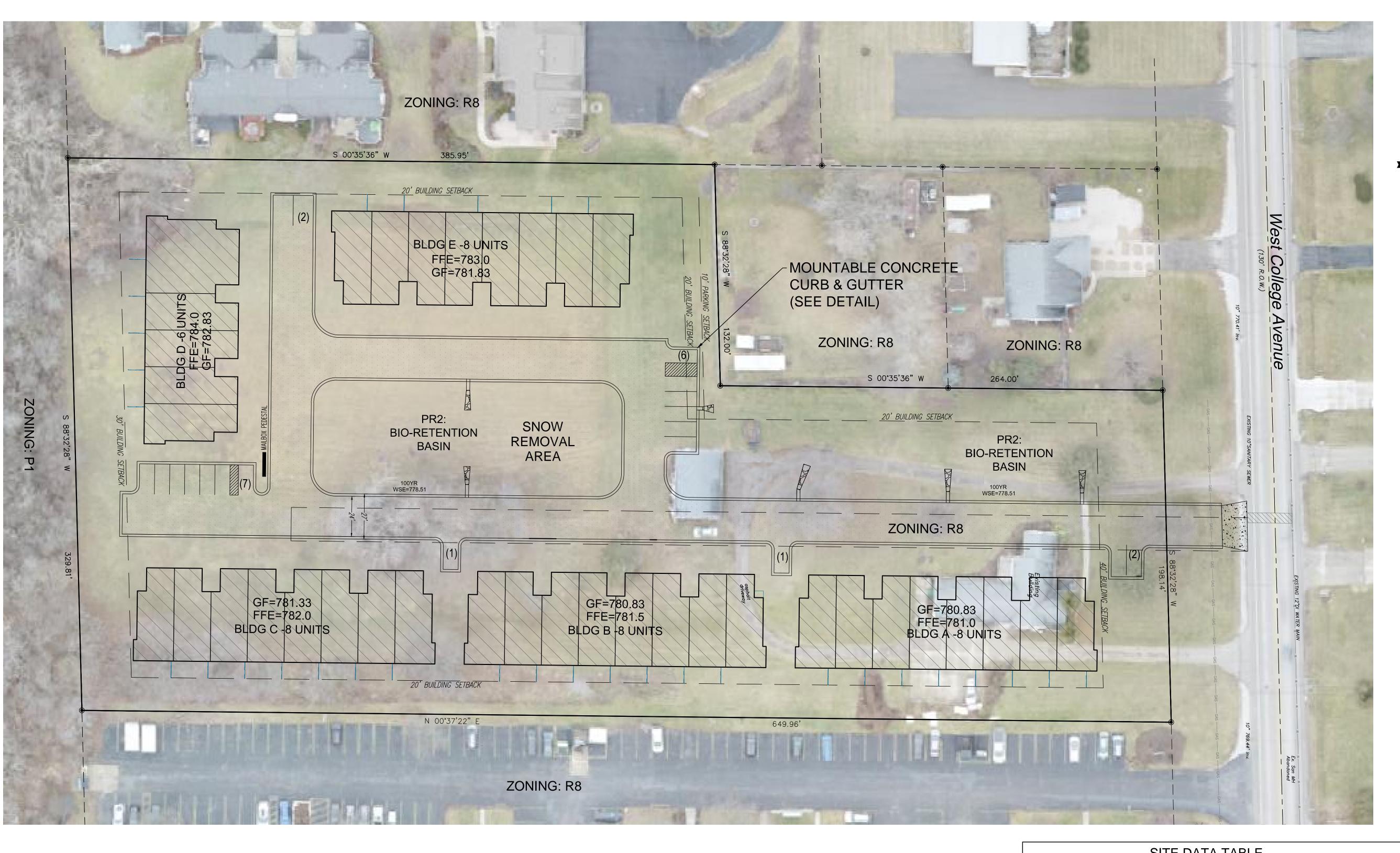


FRANKLIN, COVER



SHEET NUMBER C000

INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE



PAVEMENT L	EGEND:
	STANDARD DUTY PAVEMENT 4" ASPHALT PAVEMENT (2 LIFTS) 8" - 3/4" GRAVEL BASE

SITE DATA TABLE		
		PROPOSED
PROPERTY AREA:		179,487 S.F. (4.12 Acres)
TOTAL BUILDING FLOOR	R AREA :	43,810 S.F.
FLOOR AREA RATIO :		43,810 / 179,487 = 24.4%
TOTAL PAVED SURFACE AREA (including concrete areas):		47,453 S.F.
TOTAL OPEN AREA (GREEN SPACE):		88,224 S.F.
LANDSCAPE SURFACE AREA RATIO		88,224 / 179,487 = 49.2%
LOT COVERAGE RATIO		50.8%
TOTAL PARKING :	REQUIRED 2.5 PER UNIT = 95	PROVIDED: 2 PER UNIT AND 19 ADDITIONAL ON SITE =95
_		

ERING CONSULTANTS, G & STORMWATER MANAGEMENT Grove Place FRANKLIN, PLAN SITE WIND ONS! MARK R.
ELLENA
E-24090
WALES,
WI

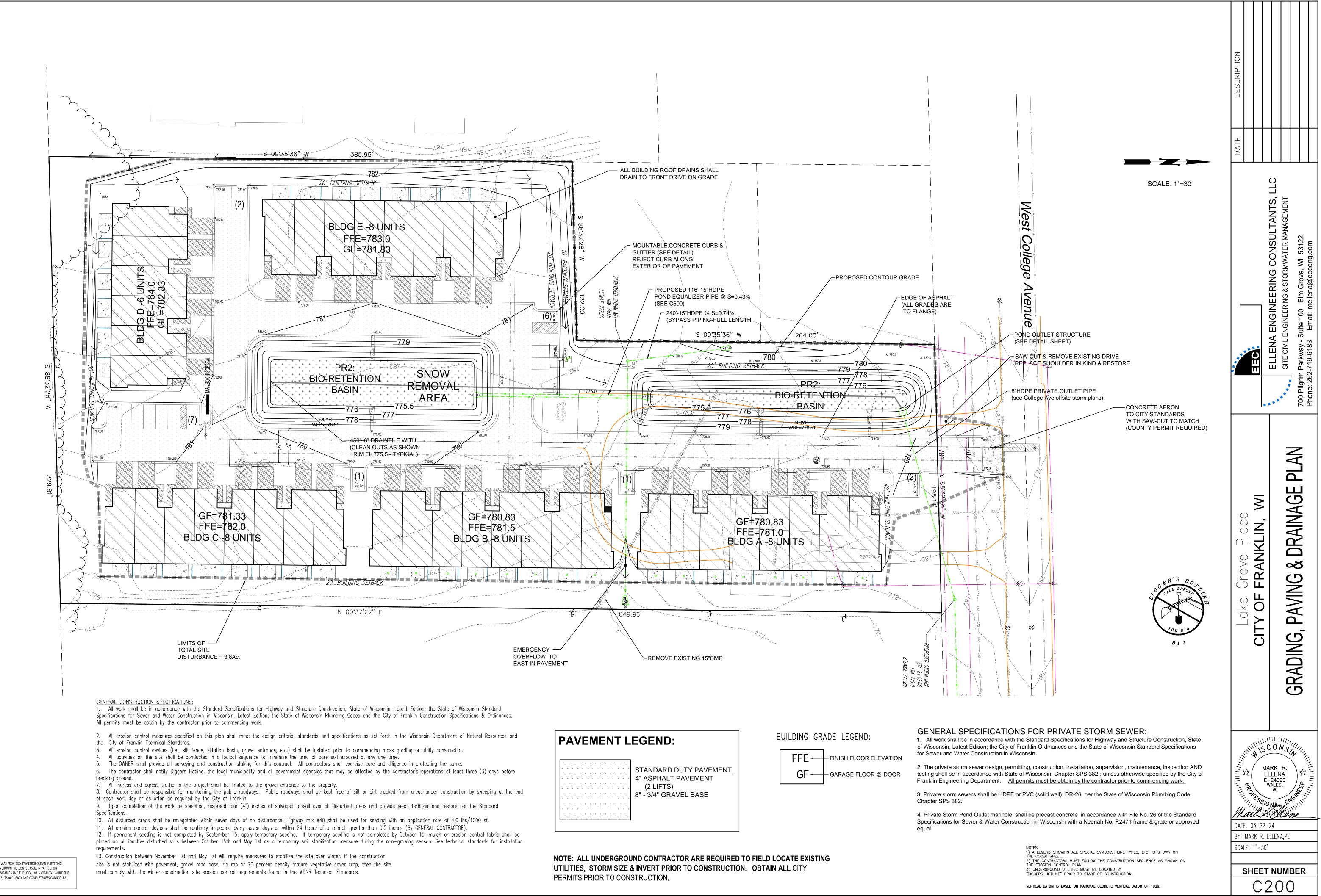
BY: MARK R. ELLENA,PE

SHEET NUMBER

C100

SCALE: 1"=30'

SCALE: 1"=30'



THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY METROPOLITAN SURVEYING. INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

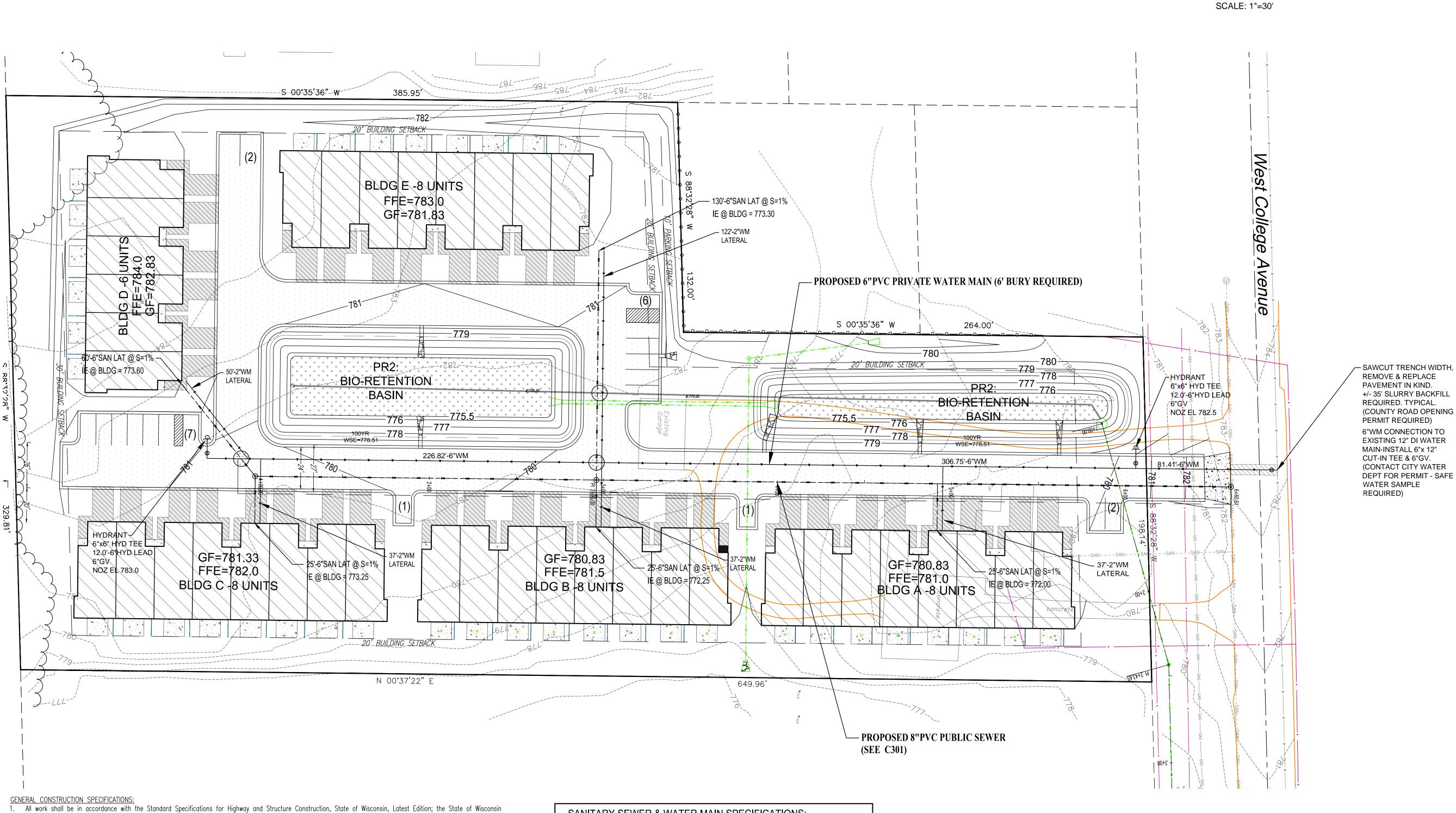
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN STANDARD SPECIFICATIONS. WATER MAIN BEDDING, BACKFILL AND DOMESTICALLY-PRODUCED FITTINGS SHALL ALSO BE IN ACCORDANCE WITH CITY WATER MAIN CONSTRUCTION STANDARDS.

All trenches located in a proposed roadway shall be backfilled with 1 1/4 inch TB stone. If the water main is to be located in an off-road easement area, the spoil backfill shall be mechanically compacted. The cover material over the pipe shall be 2 feet and care shall be taken not to exert undue stress on the pipe during any compaction operation. No frozen spoil material will be allowed for backfill material. During the mechanical compaction of granular material, the first compacted lift shall be 18". The contractor shall use smaller lifts if the required compaction cannot be obtained. Granular material shall be compacted to 95% of the modified proctor density. Open graded, washed crushed stone may be allowed with permission of the City Engineer.

The material used to backfill mains or lateral trenches located in an existing roadway shall be a lean concrete mix backfill (aggregate slurry backfill) conforming to Section 8.43.9 and 10.14.1 of these Specifications of Sewer and Water Construction in Wisconsin, current Edition. Also lateral trenches below proposed sidewalk shall be backfilled with 1 1/4 inch TB. Saw-cut existing pavement and replace full depth asphalt section, in kind.

During water main installation a watertight plug shall be installed in the open end(s) between each pipe installation and at the end of each work period.

Traffic Bond 3/4" for bedding shall be compacted first before laying the pipe. Bedding material shall be required on all pipe installations and shall extend to 2 feet above the pipe as cover. An exception is in areas around valves and hydrants where graded stone is required.



NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES, STORM SIZE & INVERT PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY METROPOLITAN SURVEYING. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

Standard Specifications for Sewer and Water Construction in Wisconsin, Latest Edition; the State of Wisconsin Plumbing Codes, the City of Milwaukee Water Department and the City of Franklin Construction Specifications & Ordinances.

2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Wisconsin Department of Natural

Resources and the City of Franklin Technical Standards.

All permits must be obtain by the contractor prior to commencing work.

- 3. All erosion control devices (i.e., silt fence, siltation basin, gravel entrance, etc.) shall be installed prior to commencing mass grading or utility construction.
- 4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- The OWNER shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3)
- days before breaking ground. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
- Contractor shall be responsible for maintaining the public roadways. Public roadways shall be kept free of silt or dirt tracked from areas under construction by sweeping at the end of each work day or as often as required by the City of Franklin.
- 9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and restore per the Standard
- 10. All disturbed areas shall be revegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf. 11. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches (By GENERAL CONTRACTOR). 12. If permanent seeding is not completed by September 15, apply temporary seeding. If temporary seeding is not completed by October 15, mulch or erosion control
- fabric shall be placed on all inactive disturbed soils between October 15th and May 1st as a temporary soil stabilization measure during the non-growing season. See technical standards for installation requirements.
- 13. Construction between November 1st and May 1st will require measures to stabilize the site over winter. If the construction site is not stabilized with pavement, gravel road base, rip rap or 70 percent density mature vegetative cover crop, then the site
- must comply with the winter construction site erosion control requirements found in the WDNR Technical Standards.

SANITARY SEWER & WATER MAIN SPECIFICATIONS: 1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the City of Milwaukee Water

Department; the City of Franklin; the MMSD; and the State of Wisconsin Standard

Specifications for Sewer and Water Construction in Wisconsin. 2. The sanitary sewer & water main, design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with State of

Wisconsin, Chapter SPS 382; unless otherwise specified by the City of Milwaukee Water Department, MMSD and the City of Franklin Engineering Department. All permits must be obtain by the contractor prior to commencing work.

3. Sanitary mains and laterals shall be PVC (solid wall), ASTM D-3034, DR-35 or 28; or PVC (solid wall), AWWA C-900 per the State of Wisconsin Plumbing Code, Chapter SPS 382 and the Standard Specifications for Sewer & Water Construction in Wisconsin.

4. Water mains and laterals shall be PVC (solid wall), AWWA C-900, CLASS 235, DR-18 with Push-On type integral elastomeric bell-spigot joints per the State of Wisconsin Plumbing Code, Chapter SPS 382 AND the Standard Specifications for Sewer & Water Construction in Wisconsin. 6' BURY REQUIRED.

TRACER WIRE REQUIRED ON ALL MAINS.

INDICATES WATER MAIN CROSSING CAUTION - 6" SEPARATION ABOVE SEWER & 18" SEPARATION BELOW SEWER (6'BURY REQUIRED FOR WM)



DATE: 03-22-24 BY: MARK R. ELLENA,PE SCALE: 1"=30'

1) A LEGEND SHOWING ALL SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN ON THE COVER SHEET. 2) THE CONTRACTORS MUST FOLLOW THE CONSTRUCTION SEQUENCE AS SHOWN ON THE EROSION CONTROL PLAN. 3) UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO START OF CONSTRUCTION.

**SHEET NUMBER** C300

WISCONSIN.

MARK R

ELLENA

E-24090 WALES,

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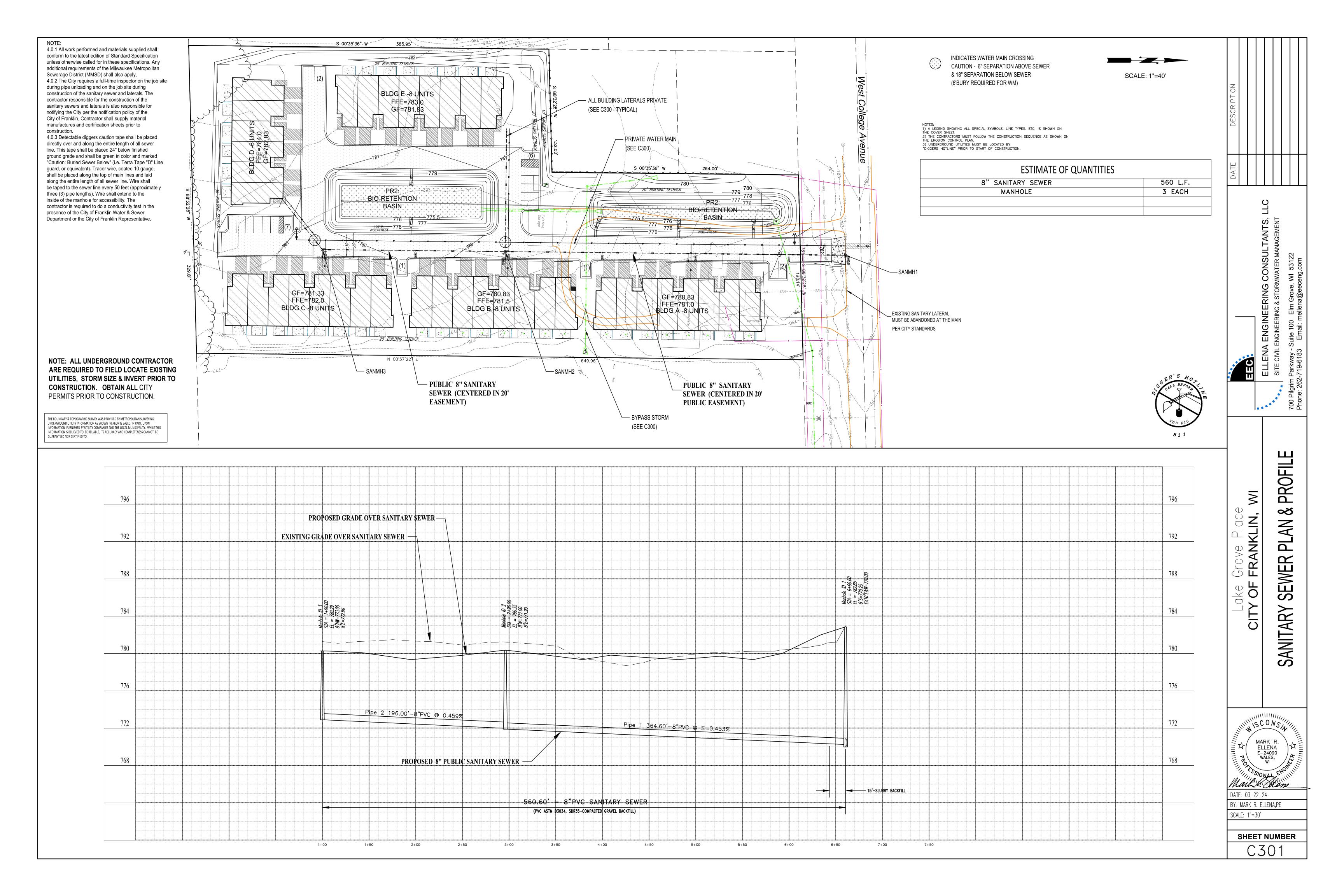
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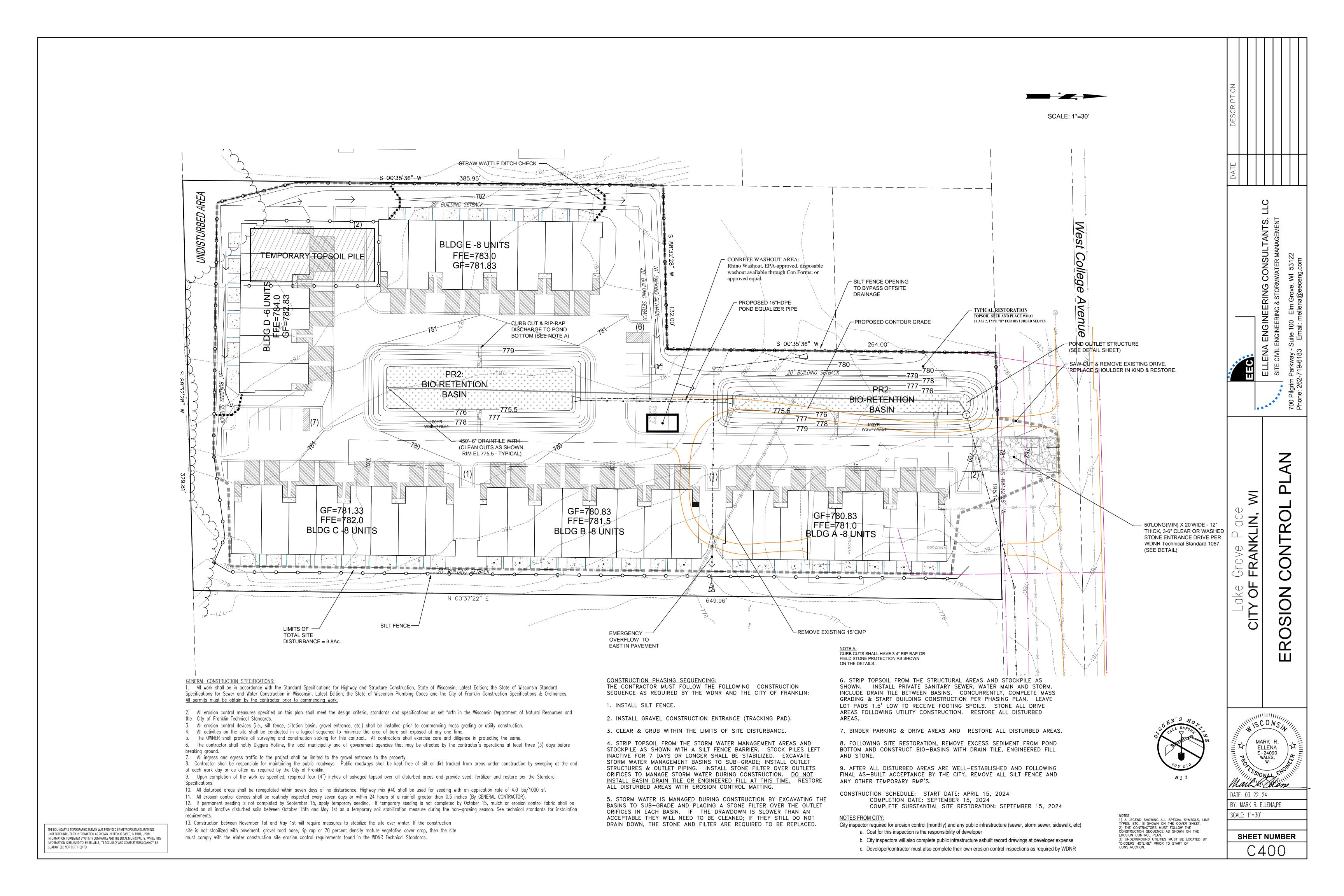
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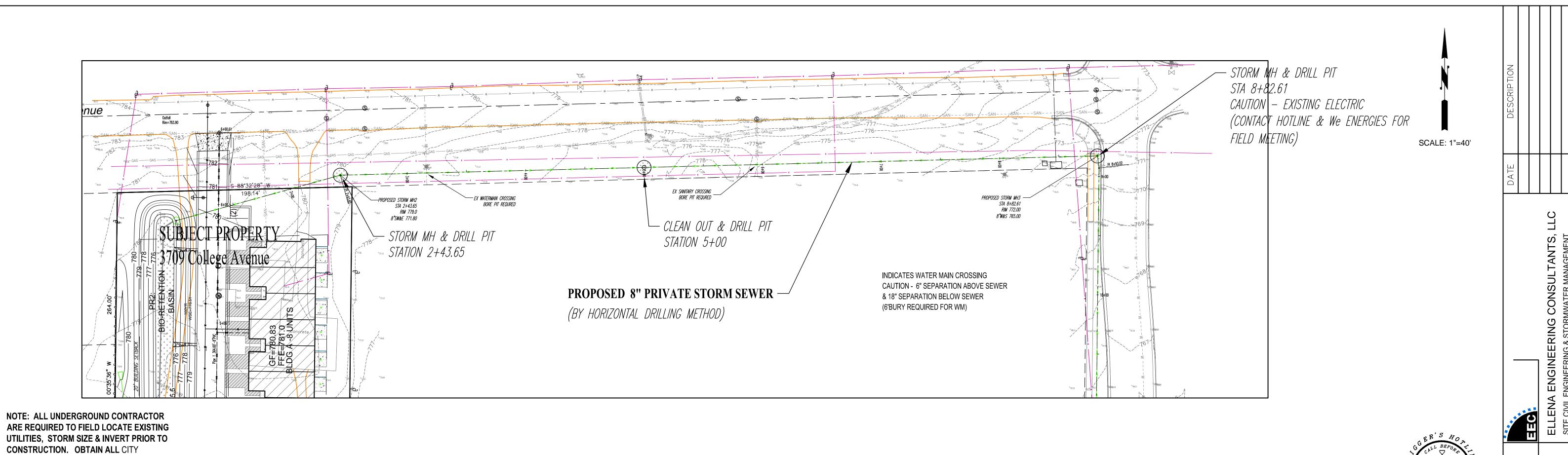
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PERMITS PRIOR TO CONSTRUCTION.

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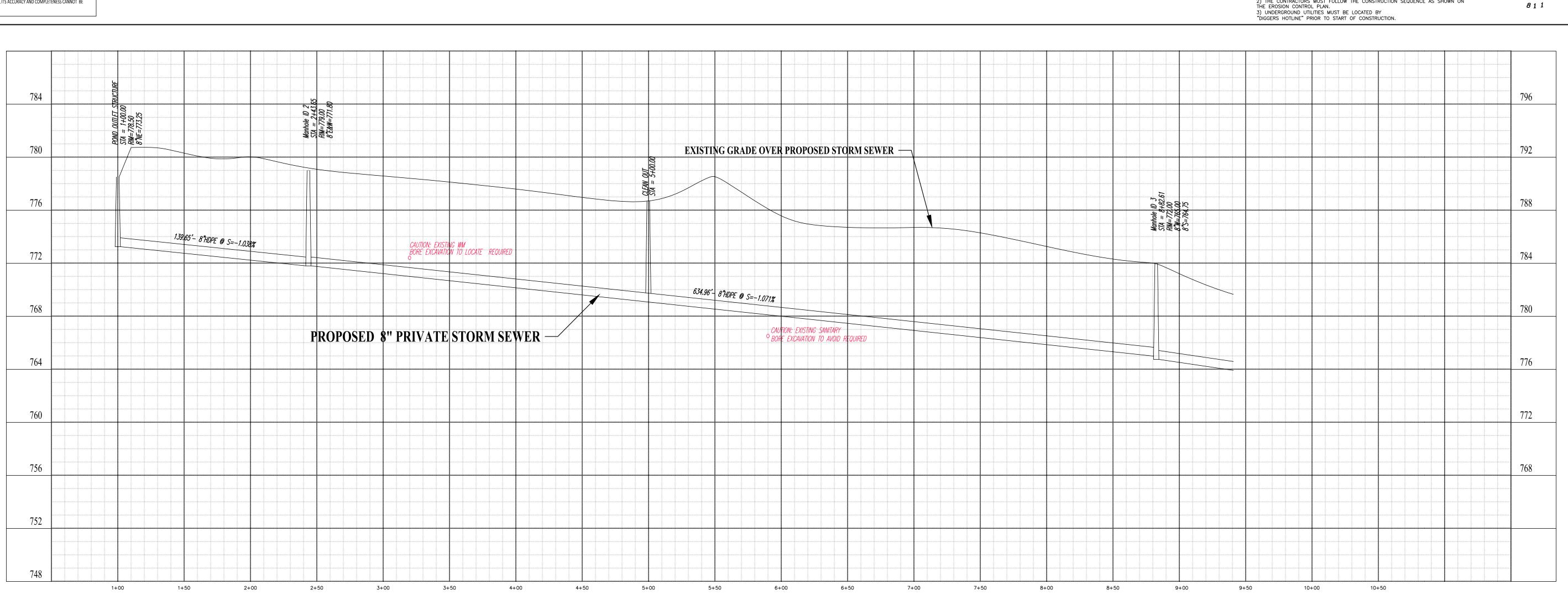
GUARANTEED NOR CERTIFIED TO.

NOTES:

1) A LEGEND SHOWING ALL SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN ON THE COVER SHEET.

2) THE CONTRACTORS MUST FOLLOW THE CONSTRUCTION SEQUENCE AS SHOWN ON THE EROSION CONTROL PLAN.

3) UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO START OF CONSTRUCTION.



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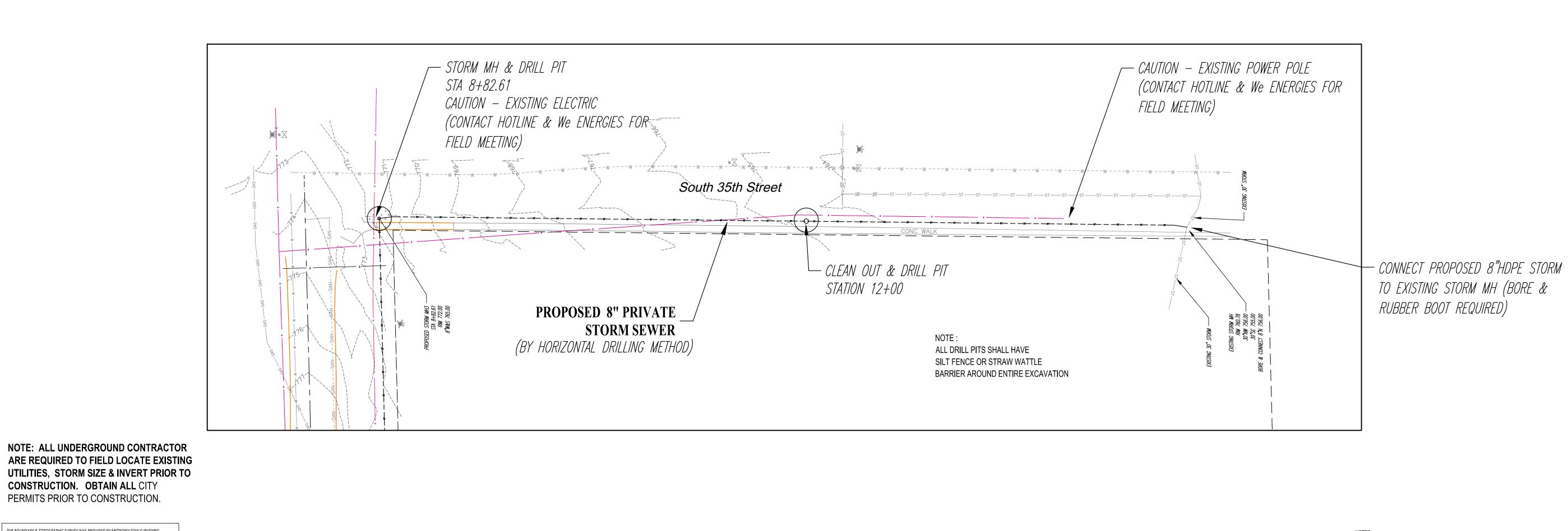
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**PRIVATE** 

MISCONSIN MARK R. ELLENA E-24090 WALES, WI WALES, WI ENGINE DATE: 03-22-24

BY: MARK R. ELLENA,PE SCALE: 1"=30'

SHEET NUMBER C500



CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE

GUARANTEED NOR CERTIFIED TO.

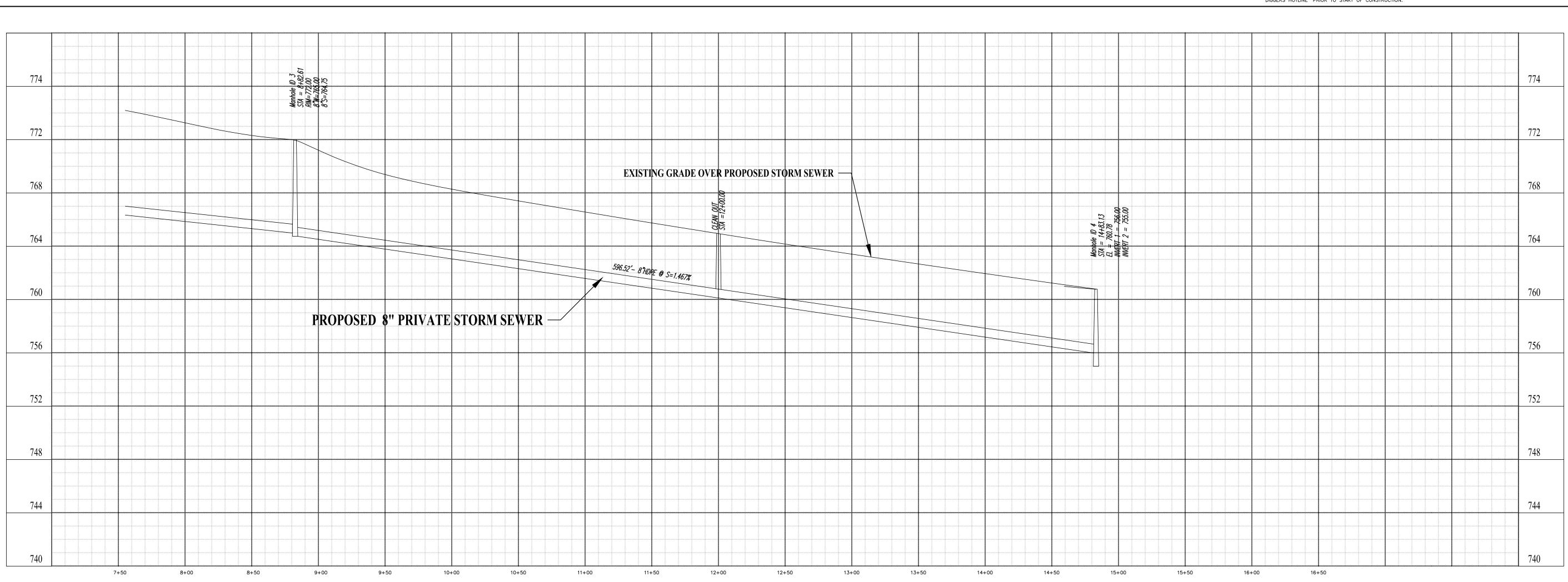
SCALE: 1"=40'

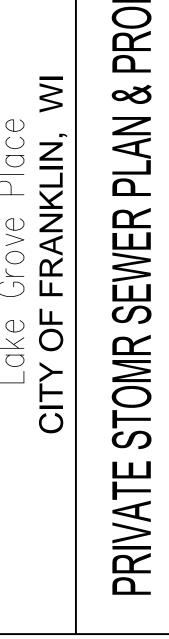
NOTES:

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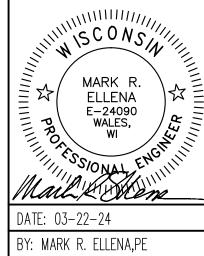
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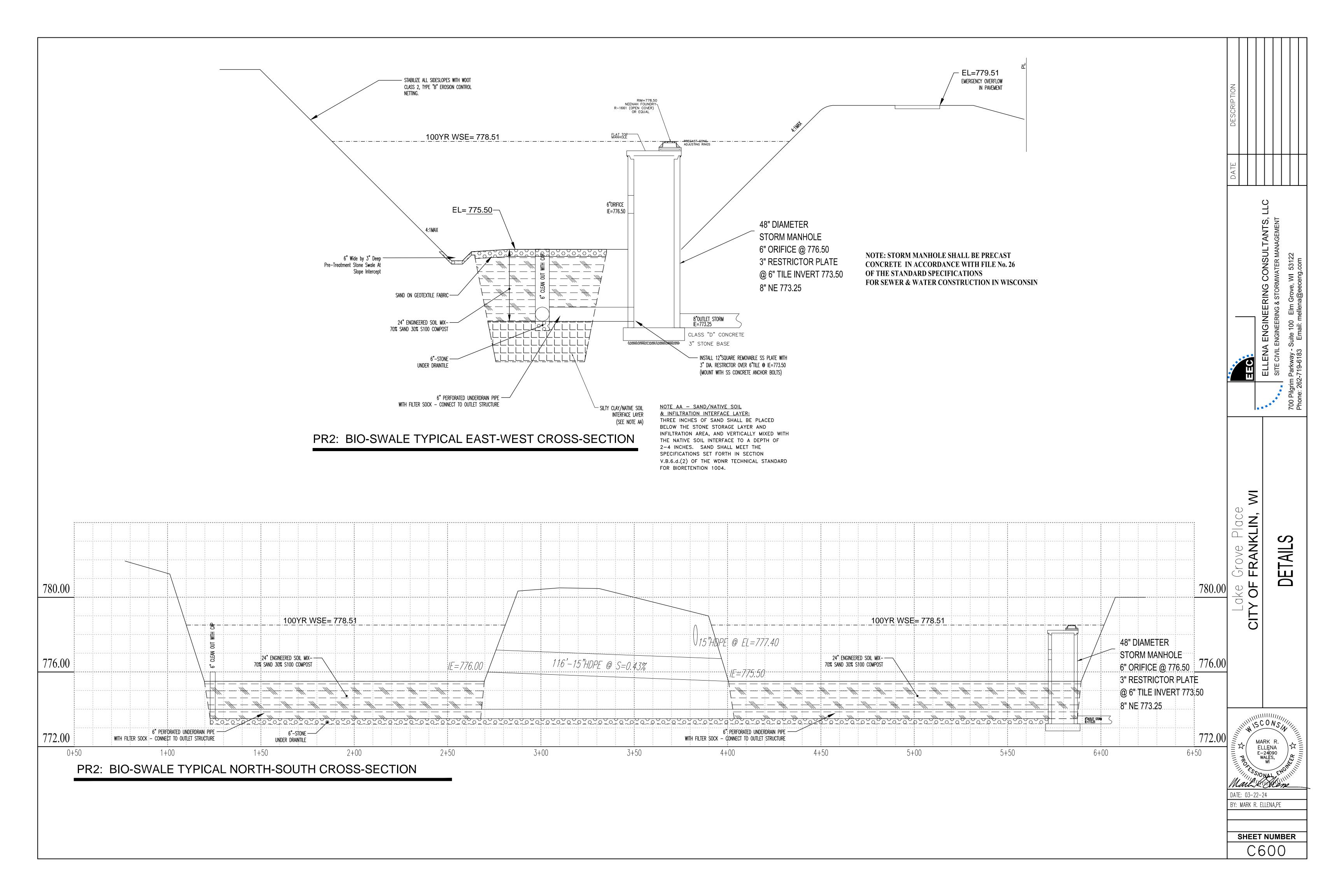


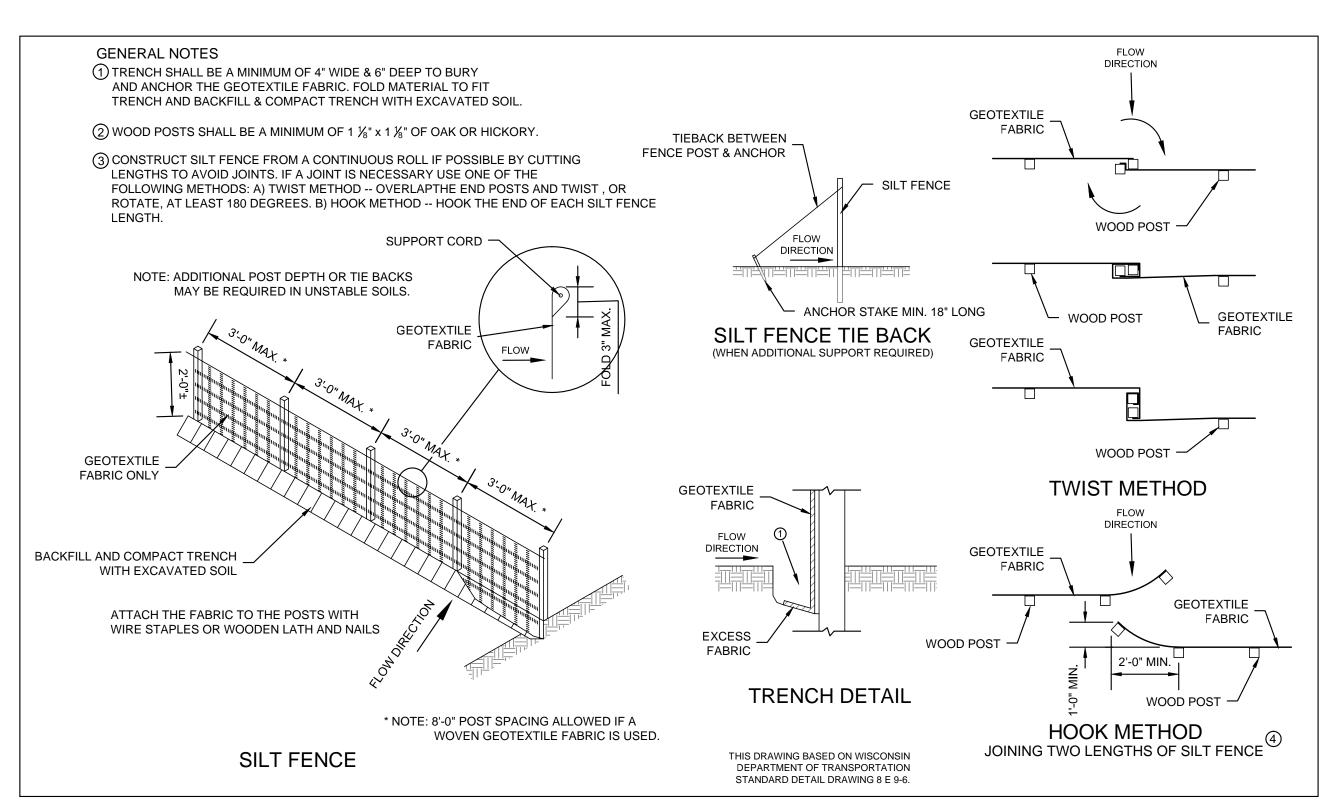
ENGINEERING CONSULTANTS, NGINEERING & STORMWATER MANAGEMENT



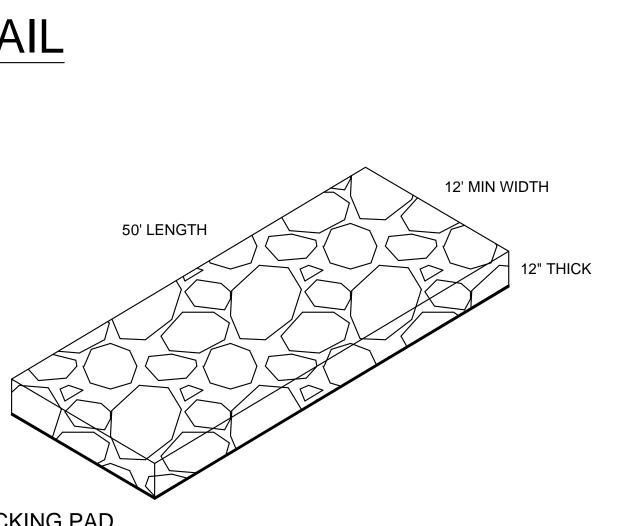
SCALE: 1"=30'

SHEET NUMBER C501





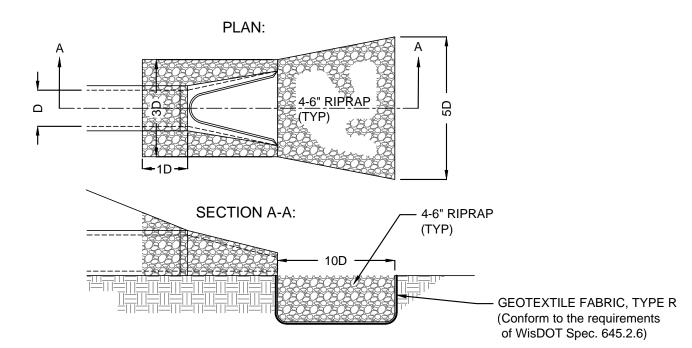
# SILT FENCE DETAIL



### STONE TRACKING PAD

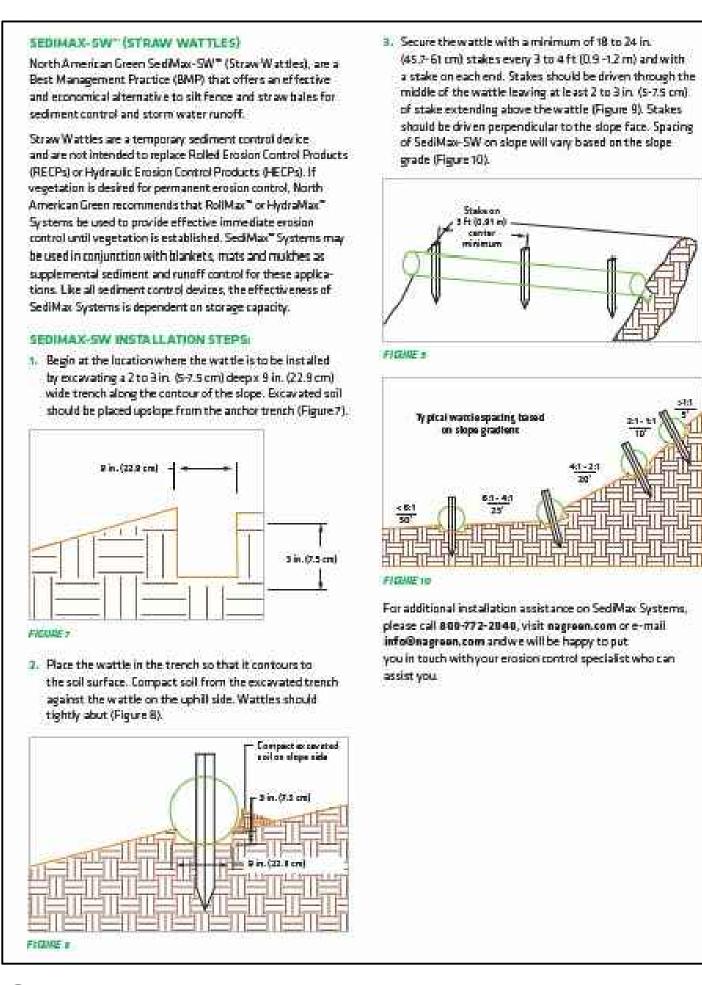
supplement with additional practices as needed.

PER WDNR TECH STANDARD 1057
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
Note 3: Select fabric type based on soil conditions and vehicles loading.
Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and

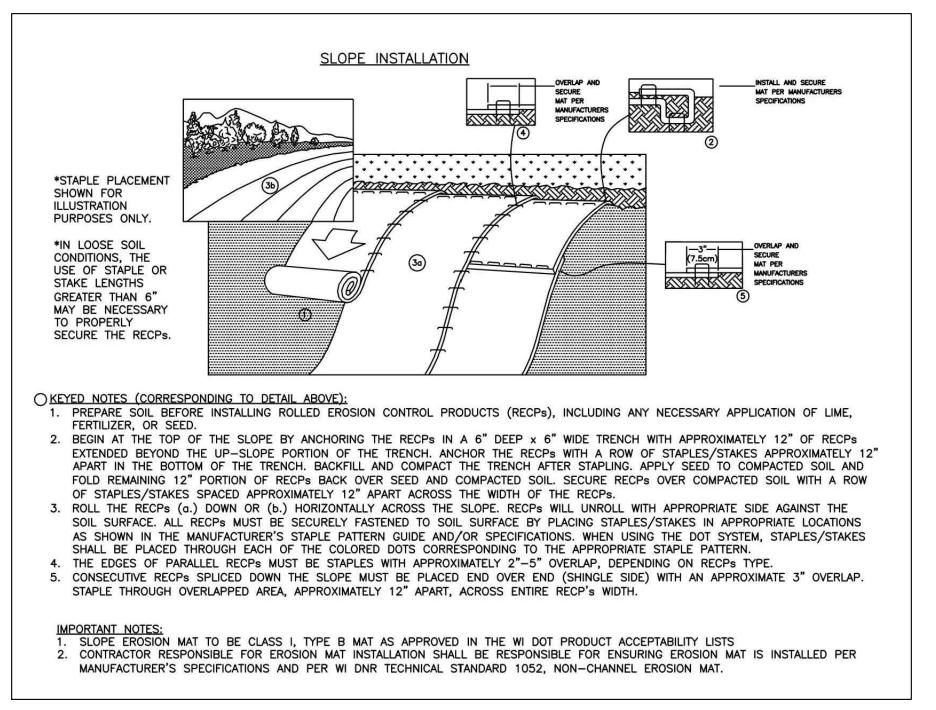


### END SECTION TYPICAL RIP RAP DETAIL

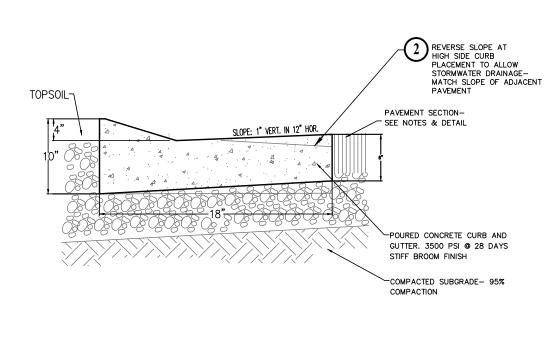
NOT TO SCALE (FLARED APONS REQUIRED ON ALL ENDSECTIONS)



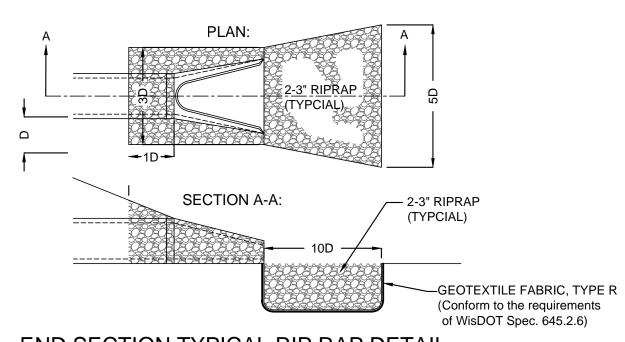
STRAW WATTLE DETAIL



**EROSION MATTING: WDNR TS-1052** 

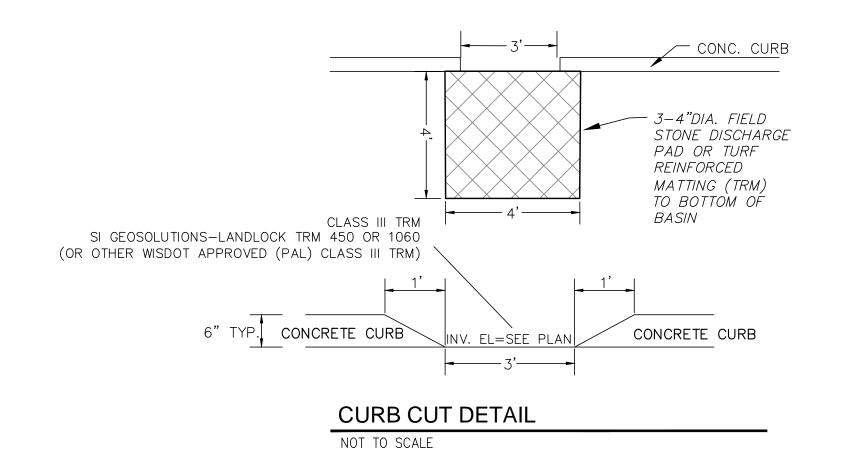


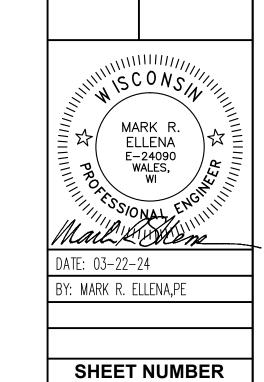
# 18" MOUNTABLE CURB AND GUTTER



END SECTION TYPICAL RIP RAP DETAIL

NOT TO SCALE (FLARED APONS REQUIRED ON ALL ENDSECTIONS)

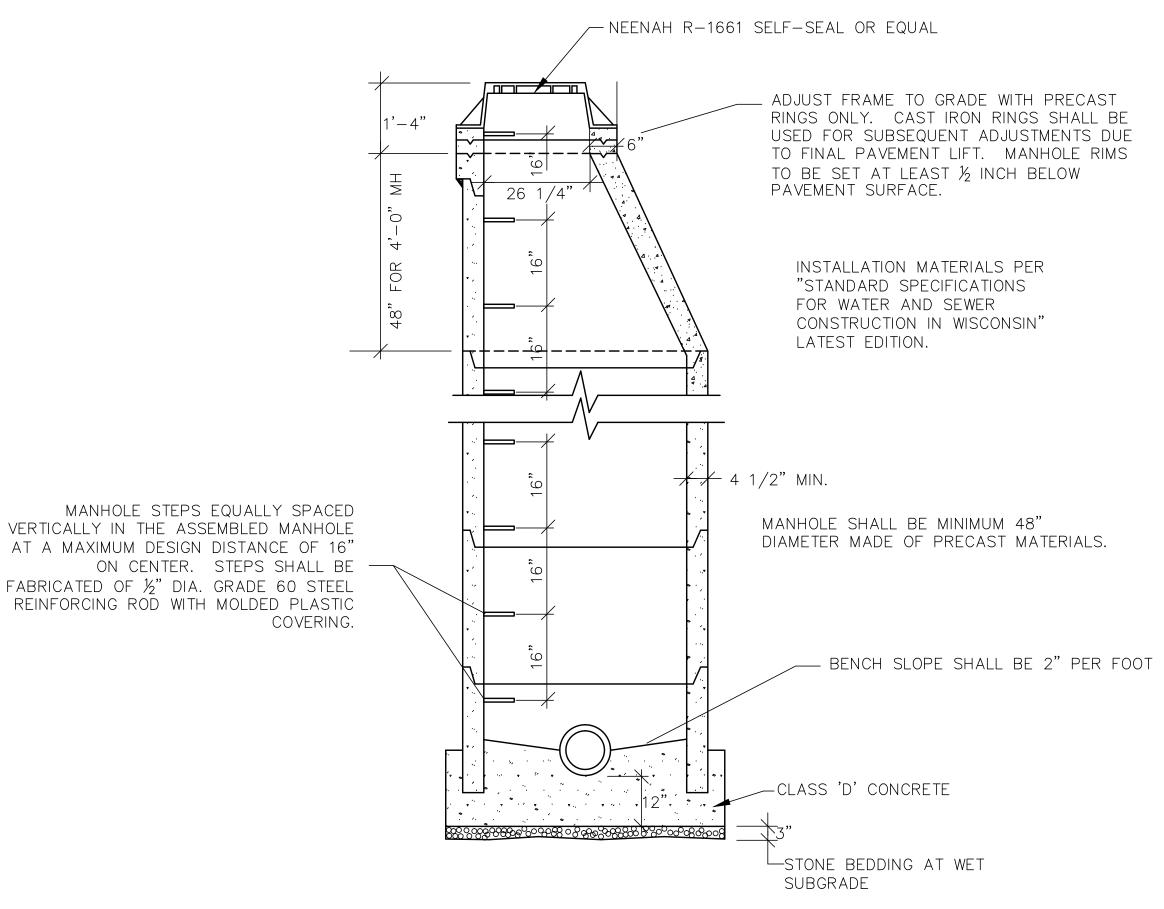


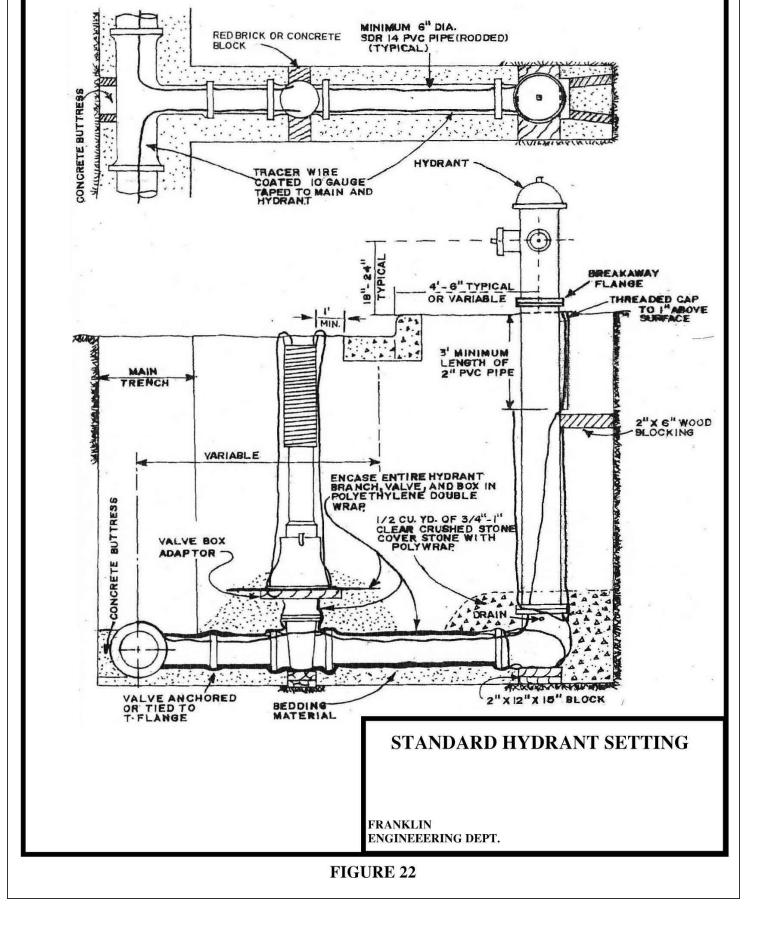


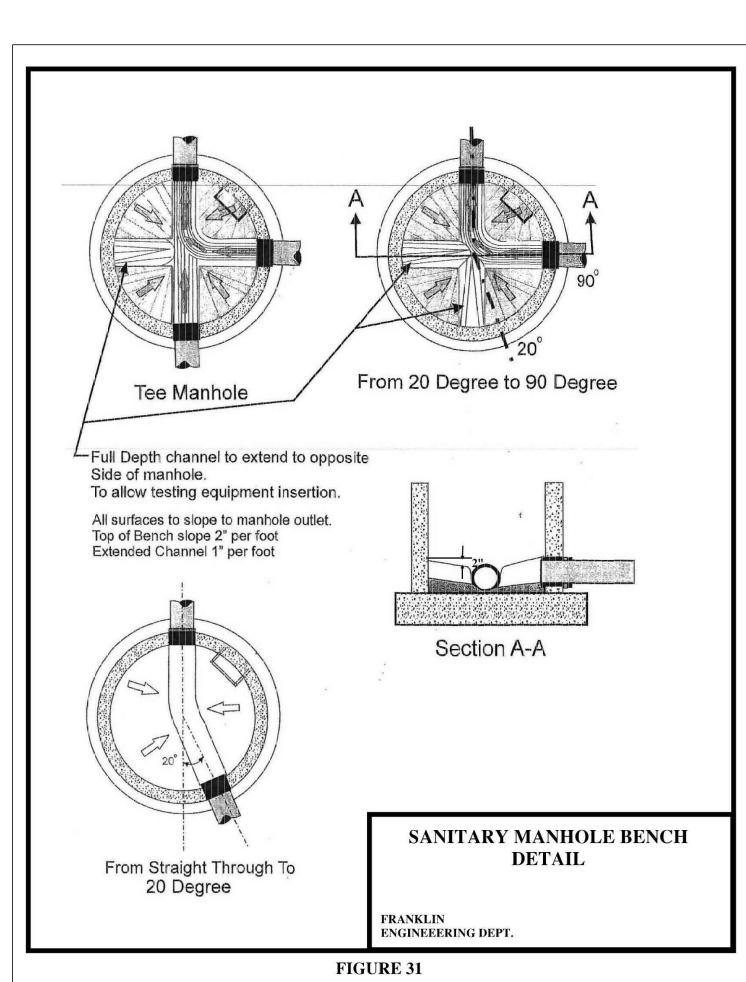
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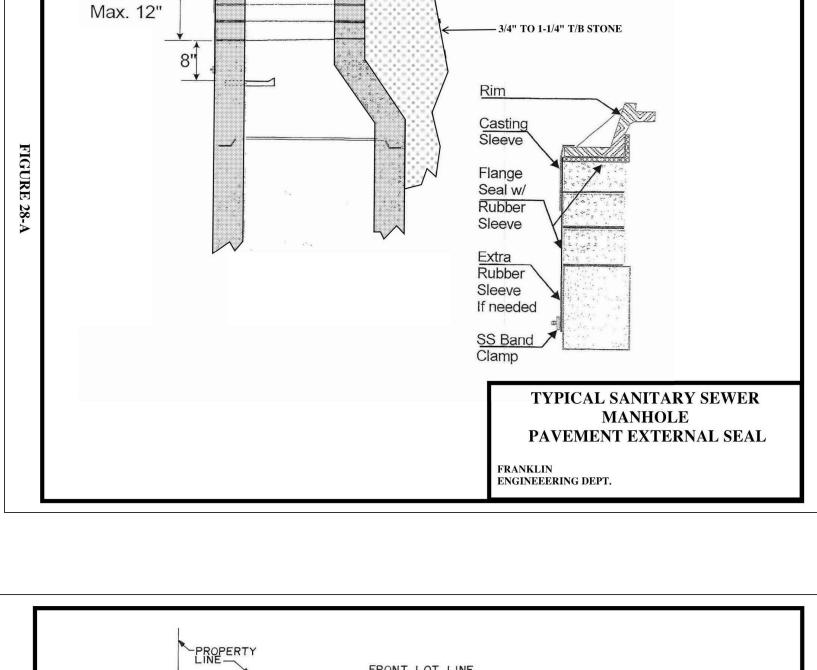
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ENGINE

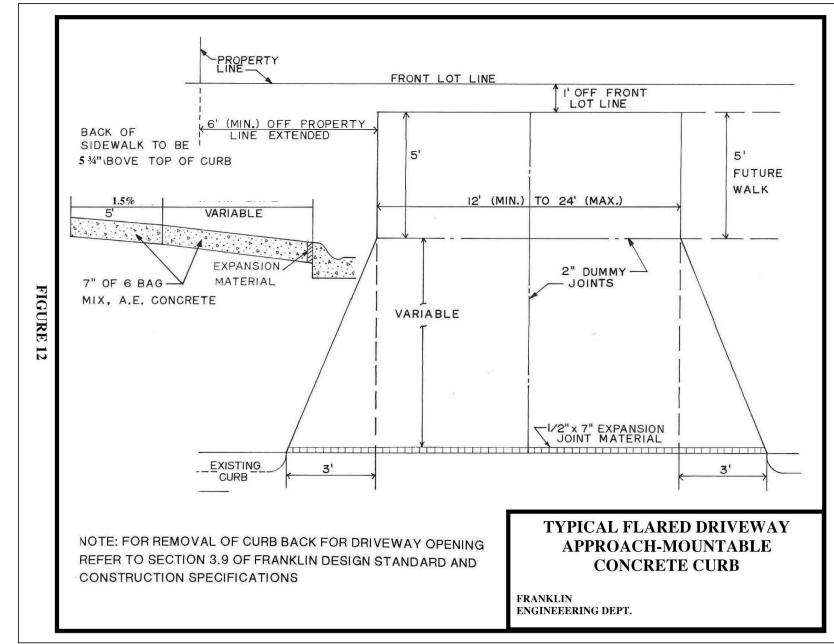


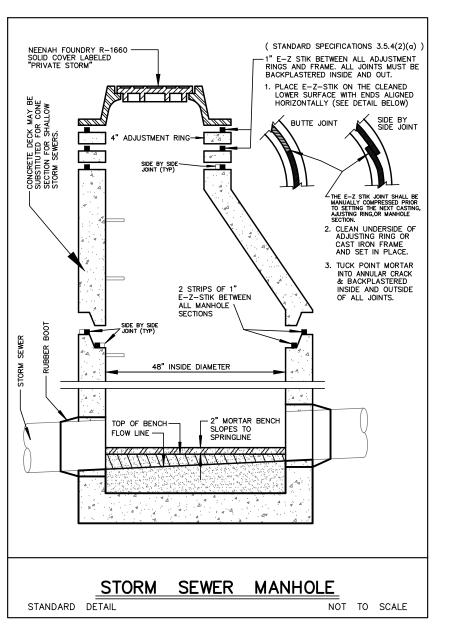


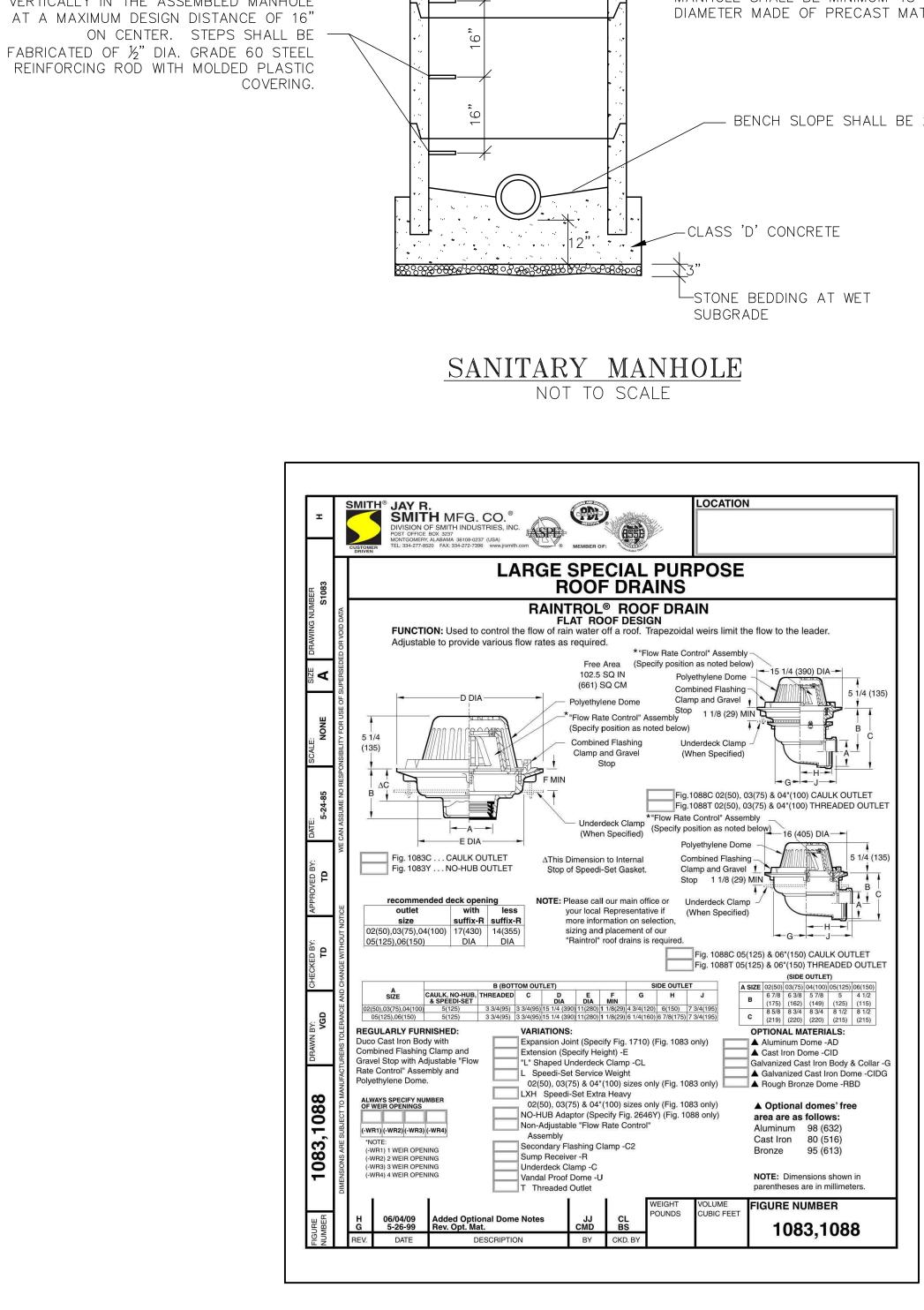


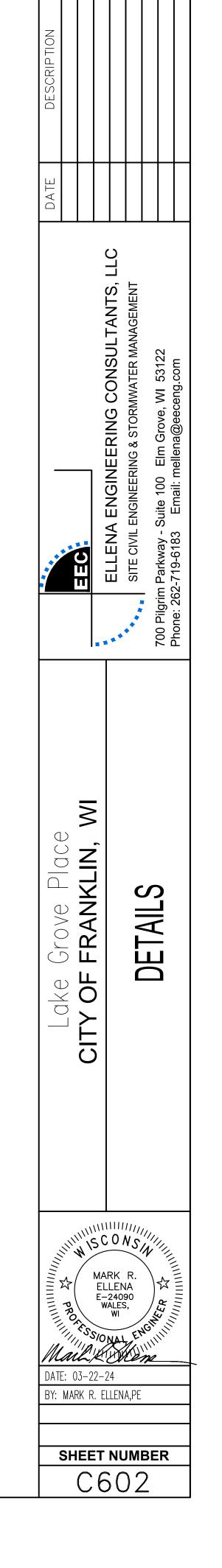


— CRUSHED LIMESTONE BASE









TYPE A

1 HOUR RATED UNIT SEPERATION
UL U305, STC 60
(45 MIN DWELLING SEPERATION
REQUIRED PER SPS 321.08)

3 UNIT SEPARATION DETAIL
SCALE: 1" = 1'-0"

1'-3 1/4"

5/8" TYP "X" GYP BD

VAPOR BARRIER

2 X 6 STUDS @ 16" OC

5 1/2" R-19 MINERAL WOOL INSULATION

5/8" DENSGLASS SHEATHING

TYVEK HOUSE WRAP

3/8" EXTERIOR WALL PANEL W/

PERMANENT WEATHER

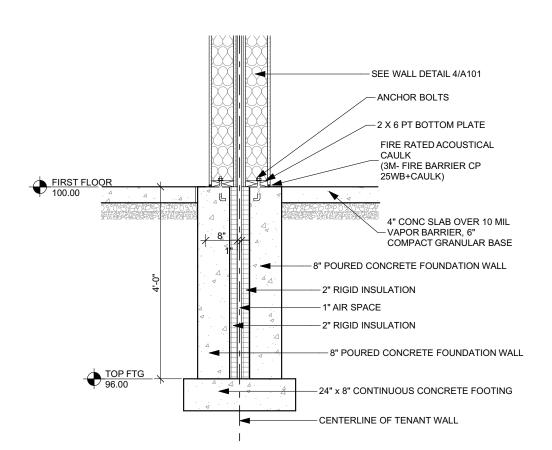
RESISTANT FINISH

1" AIR SPACE

TYPE B
FIRE WALL
1 HOUR RATED EXTERIOR WALL
UL 305
(45 MIN DWELLING SEPERATION
REQUIRED PER SPS 321.08)

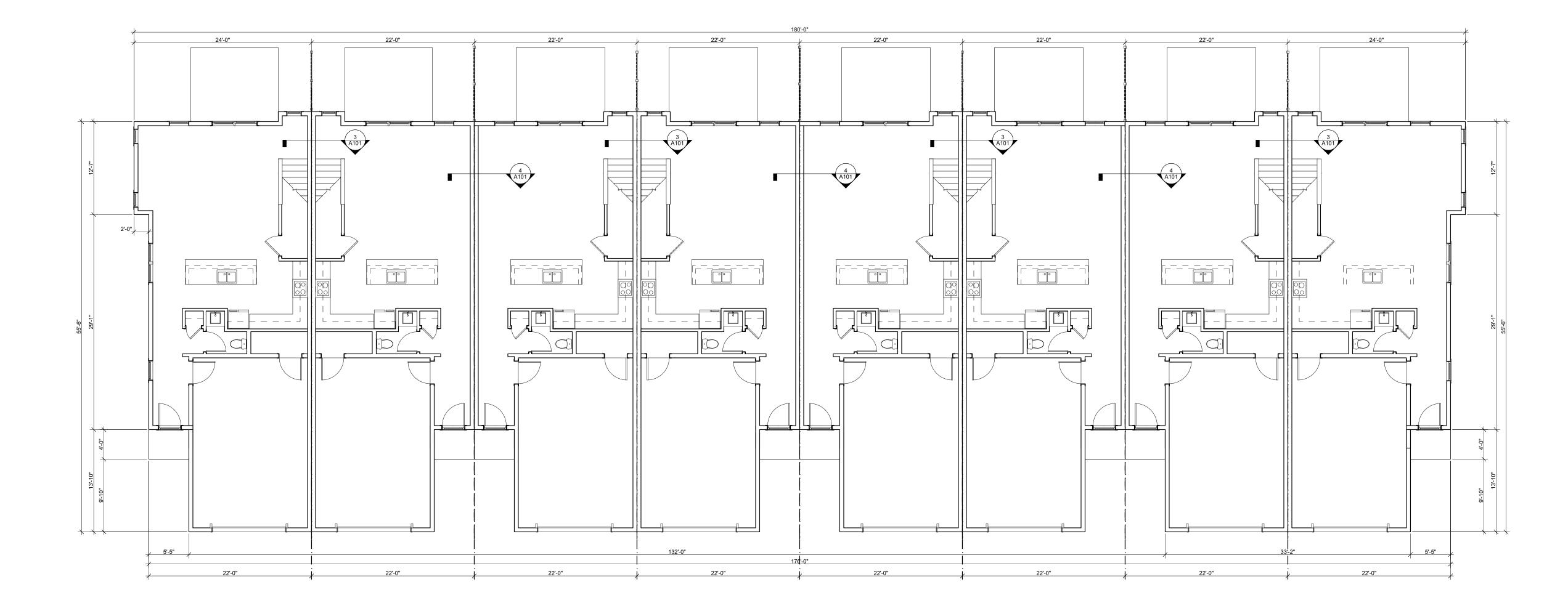
FIREWALL SEPARATION DETAIL

SCALE: 1" = 1'-0"



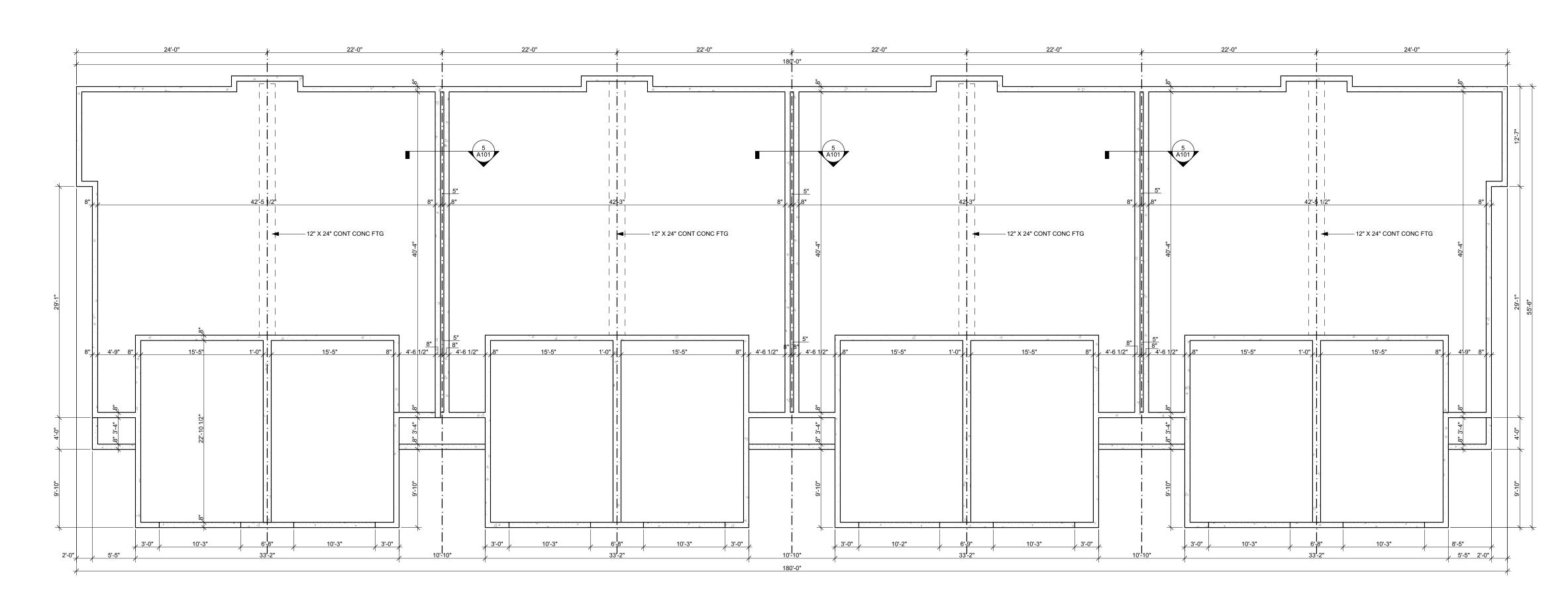
SEPARATION WALLS

SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN - (8) UNIT BLDG

SCALE: 1/8" = 1'-0"



FOUNDATION PLAN - (8) UNIT BLDG

SCALE: 1/8" = 1'-0"



3709 WEST COLLEGE AVENUE FRANKLIN,

DRAWING ISSUE DATE
PLAN COMMISSION 1-10-24
SUBMITTAL
PLAN COMMISSION 3-29-24
REVISION

PROJECT # 2

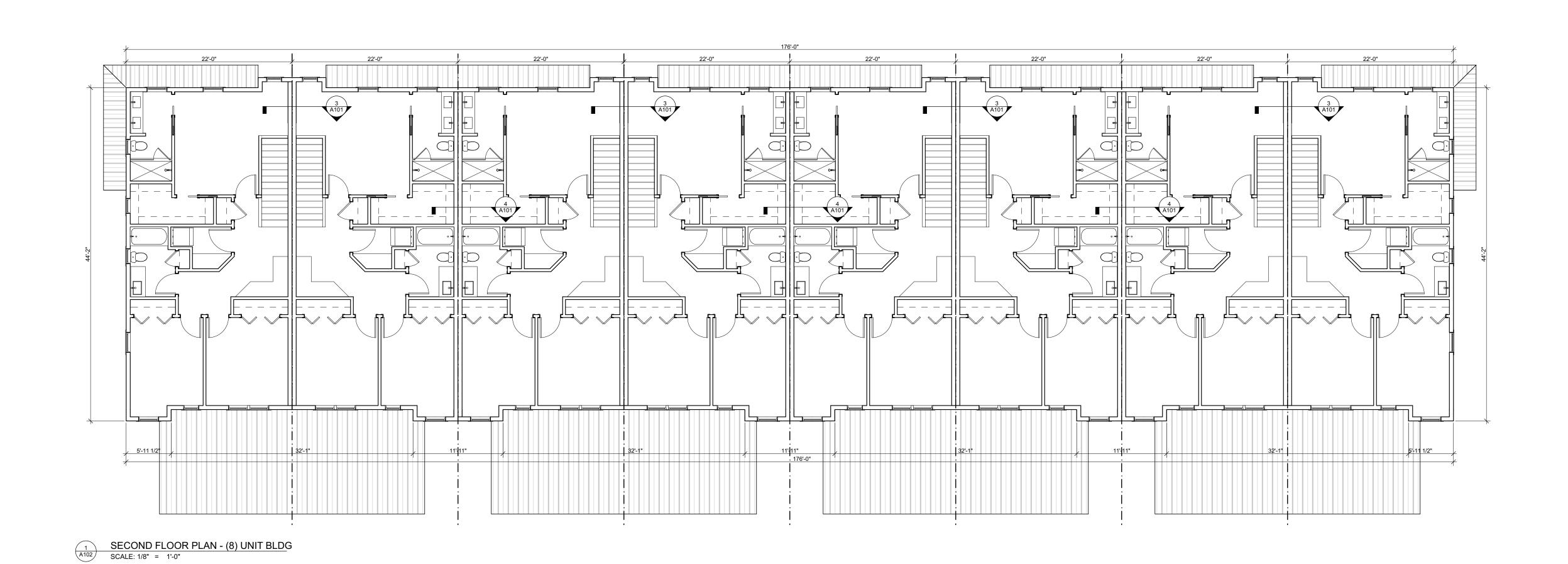
FOUNDATION PLAN, FIRST FLOOR PLAN

A101

© 2024 CITYSCAPE ARCHITECTURE / DEVELOPMENT, S.C. 2 ROOF PLAN - (8) UNIT BLDG
SCALE: 1/8" = 1'-0"

### **ROOF PLAN NOTES**

1 EPDM ROOFING OVER MIN R-30 RIGID INSULATION. TRUSSES TO SLOPE TO FRONT GUTTERS



CITYSCAPE
ARCHITECTURE/
DEVELOPMENT, S.C.

13700 W. GREENFIELD AVE
BROOKFIELD, WI 53005
262-370-5865

www.cityscapearchitecture.com

L T L T C L

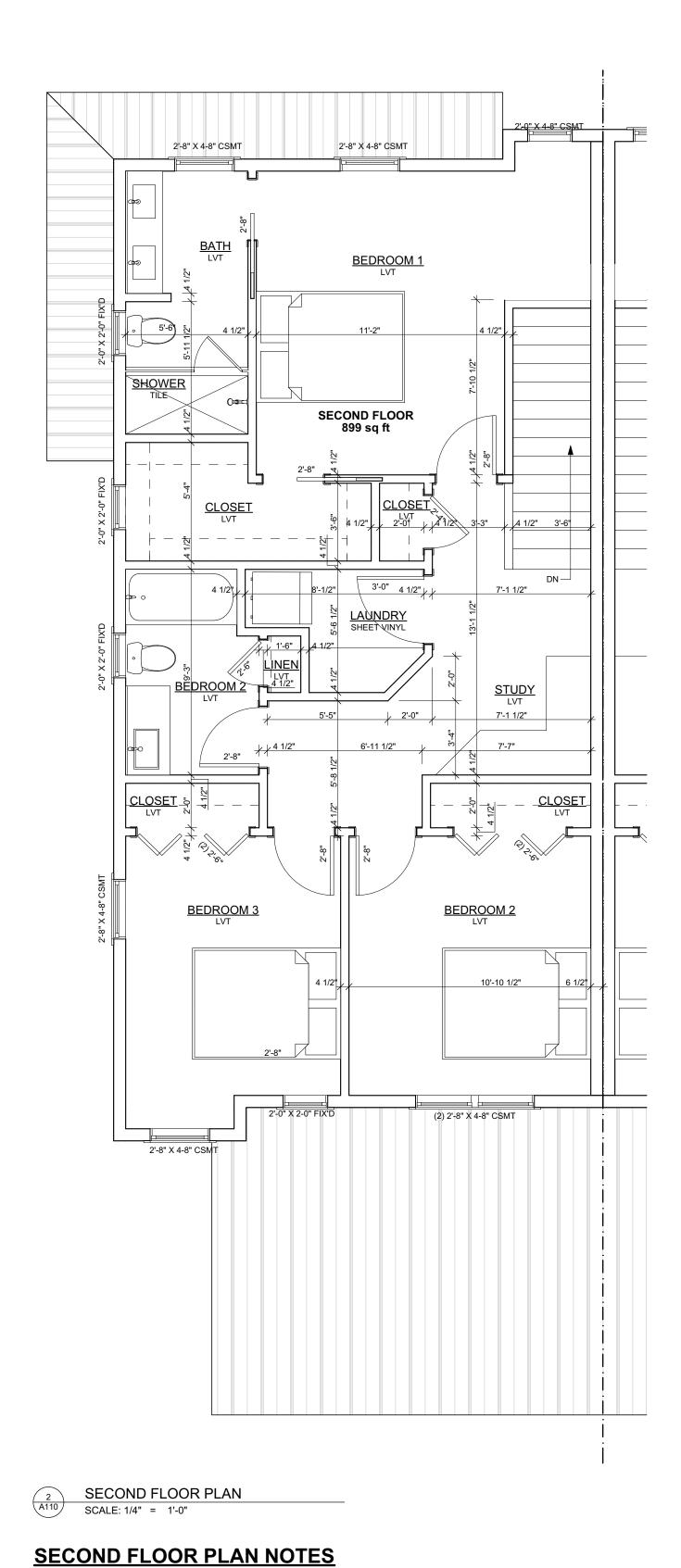
LAK 3709 WES

PROJECT # 2

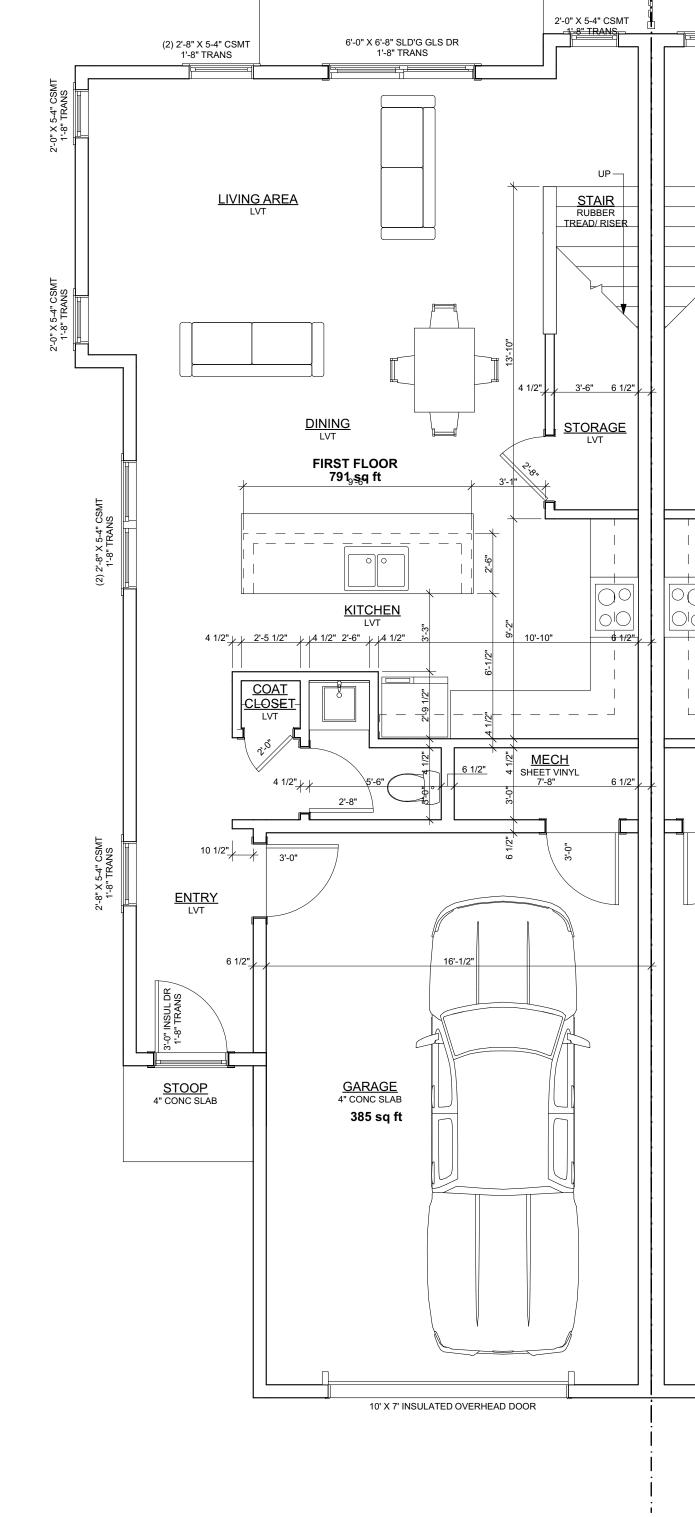
SECOND FLOOR PLAN, ROOF PLAN

A102

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1. ALL INTERIOR DOORS TO BE 6'-8" HIGH



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

# FIRST FLOOR PLAN NOTES 1. ALL INTERIOR DOORS TO BE 7'-0" HIGH

DRAWING ISSUE DATE
PLAN COMMISSION 1-10-24
SUBMITTAL
PLAN COMMISSION 3-29-24
REVISION

3709

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PROJECT#

ENLARGED FLOOR PLAN

A110

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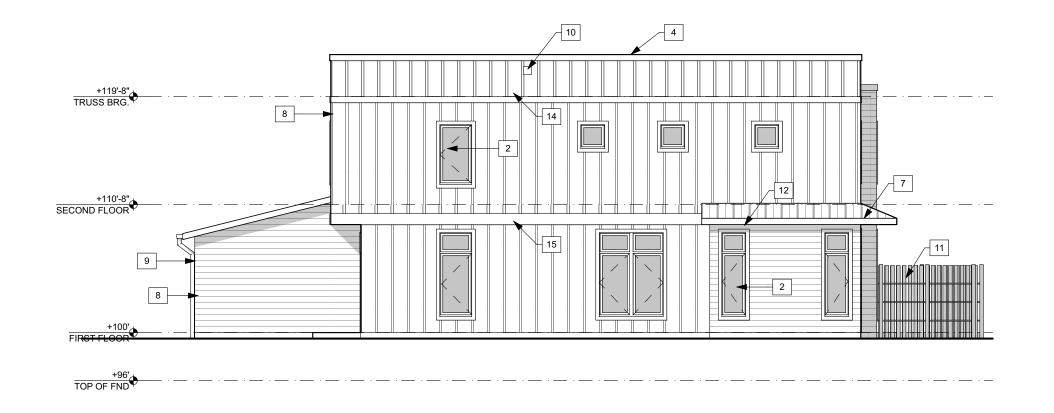


1 FRONT ELEVATION
A200 SCALE: 1/8" = 1'-0"

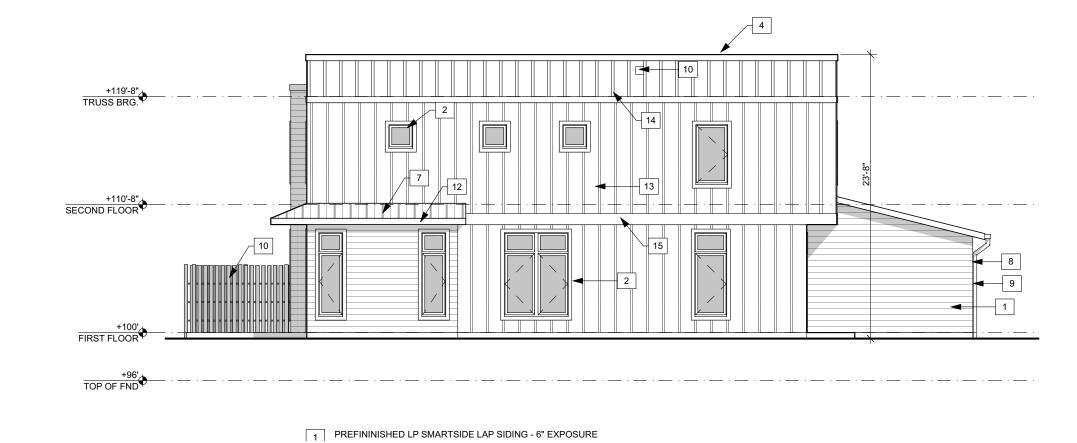
### **EXTERIOR NOTES**

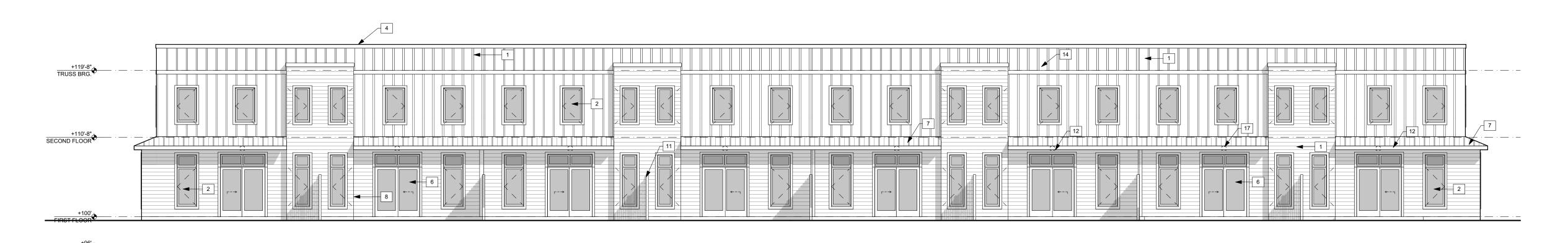
- 1 PREFININISHED LP SMARTSIDE LAP SIDING 6" EXPOSURE
- 2 INSULATED LOW "E" VINYL WINDOWS W/ 5/4 X 4 COMPOSITE TRIM
- PREFINISHED INSULATED COMPOSITE OVERHEAD DOOR W/ 5/4 X 4 COMPOSITE TRIM
- 4 PRE-FININISHED METAL CAP FLASHING
  5 INSULATED COMPOSITE ENTRY DOOR
- 6 INSULATED COMPOSITE SLIDING DOORS
- 6 INSULATED COMPOSITE SLIDING DOORS
- 7 PREFINISHED STANDING SEAM METAL ROOFING PANELS
- 8 PREFINISHED ALUMINUM WOODGRAIN OUTSIDE CORNERS
- 9 PREFINISHED METAL GUTTER AND DOWNSPOUT

  10 OMITTED
- 11 6' HIGH COMPOSITE FENCE
- 12 PREFINISHED ALUMINUM FASCIA
- LP BATT AND BOARD SIDING
- 14 5/4 X 6 COMPOSITE TRIM
  15 5/4 X 12 COMPOSITE TRIM
- 16 SURFACE MOUNTED LIGHT FIXTURE
- 17 RECESSED LIGHT FIXTURE LOCATED IN SOFFIT ABOVE DOOR
- 17 RECESSED EIGHT FIXTURE LOCATED IN SOFTH ABOVE DOOK



3 RIGHT ELEVATION
3200 SCALE: 1/8" = 1'-0"





4 REAR ELEVATION
A200 SCALE: 1/8" = 1'-0"

2 LEFT ELEVATION
A200 SCALE: 1/8" = 1'-0"

DRAWING ISSUE DATE

PLAN COMMISSION 1-10-24
SUBMITTAL

PLAN COMMISSION 3-29-24
REVISION

3709 WE

PROJECT # 2

ELEVATIONS

A200

© 2024 CITYSCAP ARCHITECTURE

#### I. Site History

- Franklin Aggregate has been in operation since the mid 1940's.
- Payne & Dolan has owned and operated the Franklin Aggregate location since 1983.
- The guarry was operated by Payne & Dolan and Vulcan Materials until June of 2013, when the Vulcan Franklin quarry was purchased by Payne & Dolan. Payne & Dolan is now the sole operator.
- Payne & Dolan operates the guarry in accordance with two (2) Planned Development Districts (PDD), PDD #23 (#97-1456) and PDD #24 (#97-1457), approved by the City Common Council in 1997.

#### **II.** Quarry Operations

- Quarry operations include stripping, blasting, crushing, washing and load out of material.
- Limestone was extracted in two areas of the quarry as shown in Figure 3 below.
- Crushing has continued in the quarry and typically occurs from approx. early March to mid-December. However, due to the high demand in the local area, one of the crushing plants did not shut down for the winters of 2021 – 2022 and 2022 – 2023 and continued thru the end of the year.
- Quarry operations may be conducted from 6:30 AM 7:00 PM Monday thru Friday, 7:00 AM 4:00 PM on Saturdays and no operations on Sundays or various holidays as specified in the PDDs. Hours of operation for blasting and the asphalt plants are different and listed later in other sections.
- Majority of the load out of materials utilized the west entrance along Rawson Avenue, with limited use of the east entrance. Load out occurs throughout the year with reduced hours in the construction off-season.
- Quarry operations continue to include crushing and most of the load out will be through the west entrance.

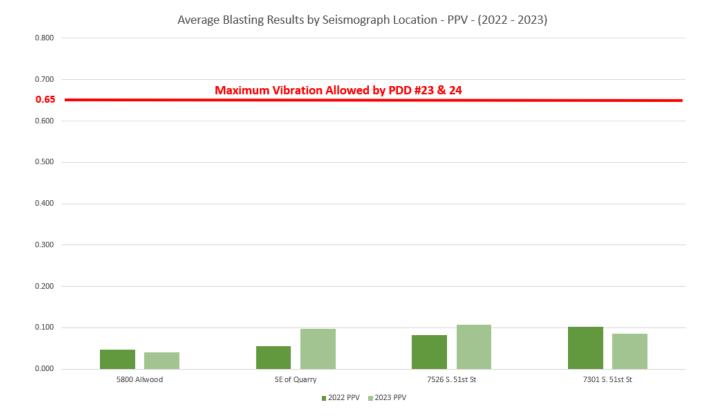
#### **III.** Asphalt Plant Operations

- There are two asphalt plants on site currently owned and operated by Payne & Dolan. The east asphalt plant was purchased by Payne and Dolan from Black Diamond in 2014.
- The west asphalt plant operates on PDD #23 and utilizes the west entrance. The east asphalt plant operates on PDD #24 and utilizes the east entrance.
- Asphalt plant operations may be conducted from 6:00 AM 7:00 PM Monday thru Friday, 6:00 AM 4:00 PM on Saturdays and no operation on Sundays per their permit use approvals as specified in the PDDs.
- Asphalt plants typically operate from mid-April thru mid-November, but may vary with market conditions.

#### **IV. Blasting Operations**

- · Payne & Dolan supervises, implements, and conducts its drilling and blasting program specifically designed for this site. Blasting events are designed at conservative levels and kept well within the limits established by the PDDs.
- All blasting is conducted by experienced personnel licensed with the State of Wisconsin.
- Hours of blasting are restricted to 8:00 AM to 4:00 PM Monday thru Friday with no blasting taking place on Saturday, Sunday or holidays as listed in the PDDs.

- All blasting events are monitored by four (4) independently calibrated seismographs operated by Vibra-Tech, a third party vendor.
- City of Franklin personnel and quarry monitoring consultant (Stantec) have access to Vibra-Tech's seismograph information via a website.
- Stantec, the City of Franklin's quarry monitoring consultant, has done independent blast monitoring of the quarry and their monitoring results are consistent with Payne & Dolan's results and confirm that all blasting operations are within the PDD limits.



#### V. Other

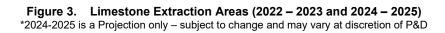
- Stantec continues to conduct quarry monitoring at the discretion of the City of Franklin Quarry Monitoring Committee.
- Payne & Dolan personnel regularly attends the Quarry Monitoring Committee meetings.
- Payne & Dolan personnel continue to provide site visits and tours of its operations to City officials and representatives from Stantec.
- At the request of neighbors, Payne & Dolan has a preblast notification process to provide advance notice to neighbors of a blast. The notification process entails sending interested parties a message the day of the blast by either test or email, informing them that blasting would be occurring that day. Currently, there are 54 people on the notification list.
- The Quarry Monitoring Committee recommended approval of the Franklin Aggregates Reclamation Plan and the City of Franklin Plan Commission approved the Reclamation Plan in October 2021. The City of Franklin Common Council subsequently approved the Reclamation Plan in November 2021. Payne & Dolan updated the reclamation financial assurance per the approved plan.



Figure 1. Site Map showing Property Lines, PDD Locations and Extraction Limits



Figure 2. Current Aerial Photo - (October 2023)





Lake

Figure 4. Site Map Showing Conceptual Reclamation Plan



#### CITY OF FRANKLIN



#### REPORT TO THE PLAN COMMISSION

#### Meeting of June 6, 2024

#### Minor Planned Development District Amendment and Site Plan

**RECOMMENDATION:** The Planning Department recommends approval of this Minor Planned Development District Amendment and Site Plan, subject to the proposed conditions in the draft ordinance and resolution.

**Project Name:** Milwaukee County Parks/Hunger Task Force Minor PDD

Amendment and Site Plan

**Property Owner:** Milwaukee County - DPRC

**Applicant**: Jeffrey Gollner, Milwaukee County Parks

**Property Address/TKN:** 9000 S. 68<sup>th</sup> Street / 883 9999 002

**Aldermanic District:** District 4

**Agent**: Kevin O'Malley, Century Fence Company

**Zoning District:** Planned Development District 38

Use of Surrounding Properties: Milwaukee County Parks (A-1 District) land to the north,

Ryan Road and M-1 zoned property to the south,

Milwaukee County Parks (P-1 District) land to the east, and

the House of Corrections to the west

**Application Request:** Approval of a Minor PDD Amendment and Site Plan to

allow for the construction of a fence.

**Staff Planner:** Nick Fuchs, Associate Planner

#### **Project Description/Analysis**

The Milwaukee County Parks Department filed an application for a Planned Development District Amendment and Site Plan requesting approval to install approximately 4,200 feet of galvanized deer fencing with multiple access gates on the Hunger Task Force property, which is owned by Milwaukee County.

The applicant is requesting, with agreement from the Department of City Development staff, that the Plan Commission determine the proposed amendment to be a Minor Amendment. Major PDD Amendments are typically reserved for changes to the exterior boundaries of a PDD or major changes of use.

The fence has a height of eight feet and will enclose the majority of the agricultural fields and tree nursery area of the property.

In review of ORD No. 2015-2193, PDD No. 38 permits fencing as allowed within Division 15-3.0800. This Division provides general standards for fences in nonresidential districts and also includes separate standards for the A-1, A-2, and P-1 districts.

PDD No. 38 primarily references the P-1 District, which allows fences to exceed 6-feet in height when enclosing a park or school. The area of the site being enclosed, however, is the tree nursery and agricultural area of the property. The A-1 and A-2 district standards of Division 15-3.0800 requires fencing to not exceed six feet in height.

To provide clarity and allowance of the proposed fence, the PDD Amendment revises Section 15-3.0443E.1.b., Fencing, to insert a second paragraph stating, "Any fencing located within the front yard or exceeding six feet in height shall be allowed when approved by the Plan Commission."

Considering this amendment, the applicant has concurrently submitted a Site Plan Application for Plan Commission approval. Attached, for Plan Commission review are fence details and a site plan depicting the general location of the fence. <u>Staff recommends that the fence shall not encroach into public right-of-way</u>.

#### Recommendations

Staff recommends a motion to determine the proposed Planned Development District to be a Minor Amendment.

Staff recommends a motion to recommend adoption of an ordinance to amend Section 15-3.0443E.1.b. relating to fencing requirements.

Staff recommends a motion to adopt a resolution approving a Site Plan to allow for the installation of a fence with a height of eight feet upon property located at 9000 South 68<sup>th</sup> Street, subject to Common Council approval of the concurrently submitted Planned Development District Amendment.

#### CITY OF FRANKLIN

MILWAUKEE COUNTY

DRAFT 5-29-24

ORDINANCE NO. 2024-

AN ORDINANCE TO AMEND §15-3.0443 OF THE UNIFIED DEVELOPMENT ORDINANCE, PLANNED DEVELOPMENT DISTRICT NO. 38 (MILWAUKEE COUNTY PARKS DEPARTMENT/HUNGER TASK FORCE) TO REVISE FENCING REQUIREMENTS (MILWAUKEE COUNTY - DPRC, APPLICANT/PROPERTY OWNER)

(9000 SOUTH 68TH STREET)

WHEREAS, §15-3.0443 of the Unified Development Ordinance provides for and regulates Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force), same having been created by Ordinance No. 2015-2193, such District being located at 9000 South 68th Street, bearing Tax Key No. 883-9999-002; and

WHEREAS, Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force) includes those lands legally described as follows:

COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS; TAX KEY NO. 883-9999-002

WHEREAS, Milwaukee County - DPRC having petitioned for an amendment to Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force), to revise fencing requirements and allow for the installation of a fence upon property located at 9000 South 68<sup>th</sup> Street; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 6<sup>th</sup> day of June, 2024, and the Plan Commission having determined that the proposed amendment was a minor amendment and having recommended to the Common Council that the proposed amendment to Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will 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:

ORDINANCE NO. 2024-\_\_\_\_Page 2

**SECTION 1:** 

§15-3.0443 Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force), of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended as follows:

Ordinance No. 2015-2193, Section 15-3.0443E.1.b., is hereby amended to add a second paragraph stating, "Any fencing located within the front yard or exceeding six feet in height shall be allowed when approved by the Plan Commission."

SECTION 2:

The proposed Milwaukee County - DPRC fencing shall be completed within one year from the date of adoption of this Ordinance, or this Ordinance and all rights and approvals resulting therefrom shall be null and void without any further action by the City of Franklin.

**SECTION 3:** 

Milwaukee County - DPRC, successors and assigns and any developer of the Milwaukee County - DPRC fence 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 Milwaukee County - DPRC fence 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.

**SECTION 4:** 

All other applicable terms and provisions of §15-3.0443 Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Milwaukee County - DPRC fence project, and all terms and provisions of §15-3.0443 Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 5:

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.

ORDINANCE N Page 3	O. 2024
SECTION 6:	All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.
SECTION 7:	This ordinance shall take effect and be in force from and after its passage and publication.
	d at a regular meeting of the Common Council of the City of Franklin this , 2024, by Alderman
	nd adopted at a regular meeting of the Common Council of the City of th day of June, 2024.
	APPROVED:
	John R. Nelson, Mayor
ATTEST:	
Shirley J. Robert	s, City Clerk
AYESN	OES ABSENT

### CITY OF FRANKLIN PLAN COMMISSION

MILWAUKEE COUNTY DRAFT 5-29-24

RESOLUTION NO. 2024-\_\_\_

A RESOLUTION APPROVING A SITE PLAN TO ALLOW FOR THE INSTALLATION OF A FENCE WITH A HEIGHT OF EIGHT FEET UPON PROPERTY LOCATED AT 9000 SOUTH 68TH STREET (MILWAUKEE COUNTY - DPRC, APPLICANT/PROPERTY OWNER)

WHEREAS, Milwaukee County - DPRC, having applied for approval of a proposed site plan to allow for a fence with a height of eight feet, upon property located at 9000 South 68th Street, within Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force); and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0443 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 to allow for a fence with a height of eight feet, as depicted upon the plans City dated \_\_\_\_\_\_\_, 2024, 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 Milwaukee County DPRC fence development, City dated , 2024.
- 2. Milwaukee County DPRC, successors and assigns, and any developer of the Milwaukee County DPRC fence 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 Milwaukee County DPRC fence 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 Milwaukee County DPRC fence project, located at 9000 South 68th Street, within Planned Development District No. 38 (Milwaukee County Parks Department/Hunger Task Force): (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

MILWAUKEE COUNTY – DPRC – SITE PLAN
RESOLUTION NO. 2024
Page 2

the like, required for and applicable to the project to be developed and as presented for this approval.

- 4. That a building permit be issued within 24 months from the date of adoption of this Resolution, for the fence that is part of the Milwaukee County DPRC fence development as depicted on the approved Site Plan, 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. The fence shall not encroach into public right-of-way.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this  $6^{th}$  day of June, 2024.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this  $6^{\text{th}}$  day of June, 2024.

			APPROVED:	
			John R. Nelson, Mayor	
ATTEST:				
Shirley J.	Roberts, City C	lerk		
AYES	NOES	ABSENT		

Planning Department 9229 West Loomis Road Franklin, Wisconsin 53132

(414) 425-4024 franklinwi.gov



APPLICATION DATE:	
STAMP DATE: City die anty	

COMMON COUNCIL	REVIEW APPLICATION		
PROJECT INFORMATION [print legibly]			
APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]		
NAME: Jeffrey Gollner	NAME: OM		
COMPANY Milwaukee County Parks	COMPANY: O D O		
MAILING ADDRESS: 9480 Watertown Plank RD	MAILING ADDRESS:		
CITY/STATE: Wauwatosa, WI	CITYSTATE: ZIP: 53072		
PHONE: 414-218-0379	PHONE: 262-543-337/		
EMAIL ADDRESS: jeffrey.gollner@milwaukeecountywi.gov	EMAIL ADDRESS:		
PROJECT PROPER	TY INFORMATION		
PROPERTY ADDRESS: 9000 S 68th ST	TAX KEY NUMBER: 8839999002		
PROPERTY OWNER: Milwaukee County - DPRC	PHONE:		
MAILING ADDRESS: 9480 W Watertown Plank RD	EMAIL ADDRESS:		
CITY/STATE Wauwatosa, WI ZIP: 53226	DATE OF COMPLETION:		
APPLICAT	ION TYPE		
Please check the application (			
Special Lies / Special Lies Assessment - Grant	endment ☐ Planned Development District ☐ Rezoning		
☐ Special Ose / Special Ose Amendment ☐ Un	ified Development Ordinance Text Amendment		
Most requests require Plan Commission	Teylew and Common Council annual		
Applicant is responsible for providing Plan Commission resubmitte	if materials up to 12 copies pending staff request and comments.		
the second secon	the sign age against the state of the state		
SIGNA' The applicant and property owner(s) hereby certify that: (1) all statements and othe of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s)'	the state of the s		
of applicant's and property owner(s)' knowledge; (2) the applicant and property own applicant and property owner(s) agree that any approvals based on representations	ner(s) has/have read and understand all information in this application; and (3) the		
applicant and property owner(s) agree that any approvals based on representations building permits or other type of permits, may be revoked without paties if there is	made by them in this Application and its submittal, and any subsequently issued		
this application, the property owner(s) authorize the City of Franklin and/or its agent	a breach of such representation(s) or any condition(s) of approval. By execution of		
p.m. daily for the purpose of inspection while the application is under review. The protessing pursuant to Wis. Stat. §943.13.	perty owner(s) grant this authorization even if the property has been posted against		
(The applicant's signature must be from a Managing Member if the hydroce is no 1.	Confirmation 11 and 12		
of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).			
■ I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and			
submittals and understand that incomplete app	lications and submittals cannot be reviewed.		
PROPERTY OWNER SIGNATURE:	APPLICANT SIGNATURE:		
Peter Bratt 5/8/2024	And Mars		
NAME&TITLE: Peter Bratt Director of Operations & Skilled Trades	NAME A TITLE: Jeffrey Gollner Land Res. Sup DATE: 5-2-24		
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:  DATE: 5-2-24  APPLICANT REPRESENTATIVE SIGNATURE:		
	JOHNTONE.		
NAME & TITLE: DATE:	NAME & TITLE: CM FE.		
	NAME & PITLE: DATE: 5-8-24		

### $\Box$ Three (3) complete collated sets of application materials to include ... $\square$ Application fee payable to the City of Franklin... [select one of the following] $\square$ This application form accurately completed with signatures or authorization letters (see reverse side for more details) $\square$ One (1) copy of the Site Intensity and Capacity Calculations, if applicable (see division 15-3.0500 of the UDO) $\square$ One (1) colored copy of the building elevations on 11" X 17" paper, if applicable. $\square$ Additional information as may be required. $\square$ This application form accurately completed with signatures or authorization letters (see reverse side for more details). $\square$ Email or flash drive with all plans / submittal materials. $\square$ Word Document legal description of the subject property. $\square$ Email or flash drive with all plans / submittal materials. AThree (3) complete collated sets of application materials to include ... Aword Document legal description of the subject property. $\square$ Application fee payable to the City of Franklin... [select one of the following] $\square$ This application form accurately completed with signatures or authorization letters (see reverse side for more details). $\square$ Email or flash drive with all plans / submittal materials. $\square$ Three (3) complete collated sets of application materials to include ... $\square$ Word Document legal description of the subject property. $\square$ \$125 Application fee payable to the City of Franklin. $\square$ Three (3) complete collated sets of application materials to include ... $\square$ \$250 Application fee payable to the City of Franklin. $\square$ This application form accurately completed with signatures or authorization letters (see reverse side for more details) ☐ \$350: one parcel residential. □ \$1,250 ₩ 5500: PDD Minor Amendment □ \$3,500: PDD Major Amendment ☐ \$6,000: New PDD AThree (3) folded full size, of the Site Plan Package, drawn to scale copies, on 24" x 36" paper, including Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Report, etc. (See Sections 15-7.0101, 15-7.0301, and 15-5.0402 of the UDO for information that must be denoted or included with each respective plan.) $\square$ Three (3) folded copies of a Site Development Plan / Map, drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner or City Engineer, identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural $\square$ Three (3) colored copies of building elevations on 11" X 17" paper if applicable ☐ Three (3) copies of the Preliminary Site/Development Plan of the subject property(ies) and immediate surroundings on 8 ½ " X 11" or 11" X 17" paper (i.e., a scaled map identifying the subject property and immediate environs, including existing and proposed parcels, existing and proposed structures, existing and proposed land uses, existing and proposed zoning, existing and proposed infrastructure and utilities[approximate locations only]. ☐ Three (3) folded copies of a Plot Plan or Site Plan, drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner ☐ Three (3) project narratives. ☐ Three (3) project narratives. Minor PDD Amendment requests require Plan Commission review and Common Council approval PDD and Major PDD Amendment requests require Plan Commission review, a public hearing, and Common Council approval Three (3) project narratives. Requires a Class I Public Hearing Notice at least 30 days before the Common Council Meeting ☐ Three (3) project narratives. or City Engineer, and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned. resource features, as applicable. and drainage issues/concerns, etc.]) existing and proposed site conditions/site constraints [i.e. approximate locations of public road access, rights-of-way, natural resources/green space If you have questions about the application materials please contact the planning department. COMPREHENSIVE MASTER PLAN AMENDMENT APPLICATION MATERIALS CITY OF FRANKLIN APPLICATION CHECKLIST CONCEPT REVIEW APPLICATION MATERIALS PLANNED DEVELOPMENT DISTRICT (PDD) REZONING

 $\square$  Additional information as may be required.

Requires a Class II Public Hearing notice at Plan Commission

Additional notice to and approval required for amendments or rezoning in the FW, FC, FFO, and SW Districts

 $\square$  Email or flash drive with all plans / submittal materials.

<ul> <li>Requires a Class if Public Hearing notice at Plan Commission.</li> <li>The City's Unified Development Ordinance (UDO) is available at <a href="https://www.franklinwi.gov">www.franklinwi.gov</a>.</li> </ul>
☐ Inree (3) project narratives, including description of the proposed text amendment.
☐ \$200 Application fee payable to the City of Franklin.
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION MATERIALS
<ul> <li>Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.</li> </ul>
☐ Additional information as may be required.
☐ Email or flash drive with all plans / submittal materials.
☐ One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.
forth in Section 15-7.0101, 15-7.0301 and 15-5.0402 of the UDO that are impacted by the development. (e.a., Site Plan, Building Flevations, Tandscane
☐ Three (3) folded copies of the Site Plan backage, drawn to scale at least 24" X 36". The submitted should include only those plans from an extension of the Site Plan backage.
☐ Three (3) project narratives.
☐ Three (3) complete collated sets of application materials to include
at www.franklinwi.gov.
One copy of a response to the General Standards, Special Standards, and Considerations found in Section 15-3,0701/A). (B), and (C) of the UDO available
☐ Word Document legal description of the subject property.
□ \$750: New Special Use < 4000 square feet.
□ \$1,000: Special Use Amendment.
□ \$1,500: New Special Use > 4000 square feet.
☐ Application fee payable to the City of Franklin [select one of the following]
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION MATERIALS

Planning Department 9229 West Loomis Road Franklin, Wisconsin 53132 (414) 425-4024 franklinwi.gov



APPLICATION	DATE:
STAMP DATE:	city use only

tranklinwi.gov W / 3 C	ONSIN		
PLAN COMMISSION	N REVIEW APPLICATION		
	MATION [print legibly]		
APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]		
Jeffrey Gollner	NAME: Kevin O'Malley		
COMPANY: Milwaukee County Parks	COMPANY: Century Fence Company		
MAILING ADDRESS: 9480 W Watertown Plank Road	MAILING ADDRESS: P.O. Box 727		
CITY/STATE: ZIP: Wauwatosa, WI 53226	CITY/STATE: ZIP: Pewaukee, WI 53072		
PHONE: 414-218-0379	PHONE: 262-547-3331		
EMAIL ADDRESS: jeffrey.gollner@milwaukeecountywi.gov	EMAIL ADDRESS: komalley@centuryfence.com		
	PERTY INFORMATION		
PROPERTY ADDRESS: 9000 S 68th Street	TAX KEY NUMBER: 883999002		
PROPERTY OWNER: Milwaukee County - DPRC	PHONE:		
MAILING ADDRESS 9480 W Watertown Plank Road	EMAIL ADDRESS:		
CITY/STATE: ZIP:	DATE OF COMPLETION: office use only		
Wauwatosa, WI 53226	Office of Collection, whice one only		
APPLIC	CATION TYPE		
Most requests require Plan Applicant is responsible for providing Plan Commission resubr	Commission review and approval, nittal materials up to 12 copies pending staff request and comments.		
	NATURES		
of applicant's and property owner(s)' knowledge; (2) the applicant and property applicant and property owner(s) agree that any approvals based on representat building permits or other type of permits, may be revoked without notice if then this application, the property owner(s) authorize the City of Franklin and/or its app.m. daily for the purpose of inspection while the application is under review. The trespassing pursuant to Wis. Stat. §943.13.  (The applicant's signature must be from a Managing Member if the business is a	other information submitted as part of this application are true and correct to the best owner(s) has/have read and understand all information in this application; and (3) the ions made by them in this Application and its submittal, and any subsequently issued is a breach of such representation(s) or any condition(s) of approval. By execution of gents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 property owner(s) grant this authorization even if the property has been posted against an LLC, or from the President or Vice President if the business is a corporation. A signed were below, and a signed property owner's authorization letter may be provided in lieu of the property must sign this Application).		
I, the applicant, certify that I have read the following page detail understand that incomplete applicat	ling the requirements for plan commission approval and submittals and cions and submittals cannot be reviewed.		
PROPERTY OWNER SIGNATURE:  PETER BRATT (Proxy David INGISH)	Applicant signature: Liftiey Gollyer (proxy Darff. Light) 5/23/24		
NAME & TITLE: DATE: Peter Bratt Dir. of Operations & Skilled Trades	Jeffrey Gollner Land Res. Sup.		
PROPERTY OWNER SIGNATURE: Peter Bratt (proxy Dandfagent 5/23/31) NAME & TITLE: DATE:	APPLICANT REPRESENTATIVE SIGNATURE:		
DATE:	NAME & TITLE: DATE: Kevin O'Malley 5/23/2024		

CITY OF FRANKLIN APPLICATION CHECKLIST
If you have questions about the application materials please contact the planning department.
BUILDING MOVE APPLICATION MATERIALS
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
□ \$200 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include
☐ Three (3) project narratives.
☐ Three (3) folded full size, drawn to scale copies (at least 8 ½ " X 11") of the plat of survey, showing the proposed building placement at the new location, indicate setbacks from property lines and locations of driveways and access points.  NOTE: Single-Family homes require an attached 2-car garage.
$\square$ Three (3) copies of color photographs of the building's current elevations.
$\square$ Other items as may be required for specific applications, per a city planner.
☐ Email or flash drive with all plans / submittal materials.
<ul> <li>Applications for a Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.</li> </ul>
SIGN REVIEW APPLICATION MATERIALS
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ \$40 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include
□ Three (3) colored copies of the sign elevations, drawn to scale not less than ½" = 1'. Plans shall be folded to a maximum size of 9" X 12". The elevations should denote the sign dimension and area. Identify the colors, materials, finishes and lighting method (if applicable).
□ Three (3) scaled copies of the Site Plan, showing the location of the proposed signage relative to (1) any existing or proposed structures; (2) parking stalls and/or driveways; (3) proposed landscaping and outdoor lighting; (4) the setback distance from the street right-of-way at the proposed location; (5) height of sign above the finished grade; and (6) the vision triangle distances described in Section 15-5.0201 of the Unified Development Ordinance.
☐ Email or flash drive with all plans / submittal materials.
Permits for construction are REQUIRED after approval. Contact Inspection Services (414-425-0084) for permit processes.
SITE PLAN / SITE PLAN AMENDMENT APPLICATION MATERIALS
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ Application fee payable to the City of Franklin [select one of the following]
☐ Tier 1: \$2000
☐ Tier 2: \$1000 (lot size ≤ 1 acre)
Tier 3: $$500 (\le 10\%)$ increase or decrease in total floor area of all structures with no change to parking: or change to parking only).
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include
☐ Three (3) project narratives.
☐ Three (3) folded full size, drawn to scale copies (at least 24" X 36") of the Site Plan / Site Plan Amendment package. The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301, and 15-0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.)
☐ One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
☐ One (1) copy of the Site Intensity and Capacity Calculations, if applicable (see division 15-3.0500 of the UDO)
☐ Email or flash drive with all plans / submittal materials.
• Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
TEMPORARY USE APPLICATION MATERIALS
☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
□ \$50 Application fee payable to the City of Franklin.
☐ Three (3) complete collated sets of application materials to include
☐ Three (3) project narrative
☐ Three (3) folded, scaled copies, of the Site Plan, see section 15-3.0804 of the UDO for information that must be denoted on each respective plan.
☐ Email or flash drive with all plans / submittal materials.
<ul> <li>Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.</li> <li>Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and Inspection Services at (414) 425-0084.</li> </ul>

Milwaukee County has contracted Century Fence Company to install approx. 4300' of 8' high deer fence and gates at the Milwaukee County Tree Nursery (9000 S 68<sup>th</sup> Street). Attached are the Review Application, Legal Property Description, Proposed Layout (red dots are the 20' gate locations) and Shop Drawings.

# **Milwaukee County Parks PDD Application**

# **Legal Description of Property**

## **Location:**

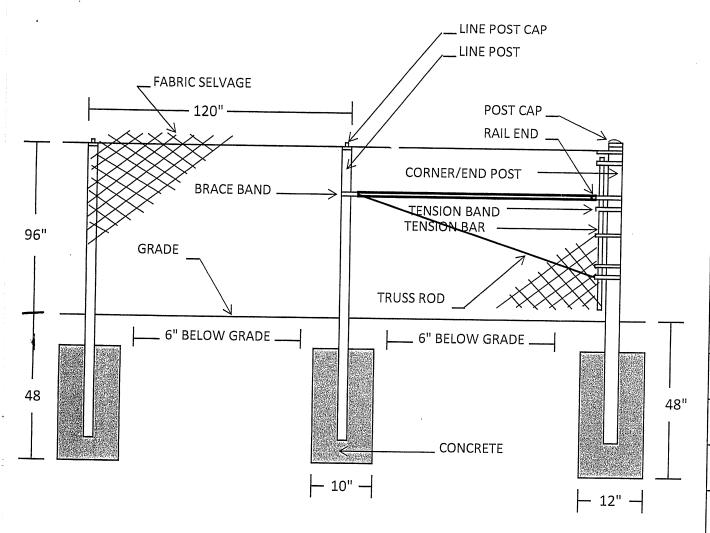
COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS

## **TAX ID:**

883-9999-002

Milwaukee County Parks Tree Nursery 9000 S. 68<sup>th</sup> St Franklin, WI 53132





JOB SPECIFICATIONS			
FABRIC MESH		GAUGE	SELVAGE
See Attached		Fabrice	et Shoets
TENSION WIRE	GA.	ТОР	воттом
BARBED WIRE	TYPE	3 STR	6 STR
			Ш
FRMWRK	O.D.	WALL	LBS/LF
LINE POSTS	1.900	0.120	2.280
BRACE RAIL	1.660	0.085	1.431
CORNER POSTS	2.875	0.160	4.640
GATE POSTS	4.000	0.160	6.560
GATE FRAME	1.900	0.090	1.741
GATE TYPE	Swing		

CHAIN LINK FENCE W/ TOP TENSION WIRE & SINGLE BRACE & TRUSS ASSEMBLY



**PROJECT:** Milwaukee County Tree Nursery

Galvnized 8' High Deer Fence

**DATE:** 4/22/2024



**Bekaert Corporation** 1881 Bekaert Drive Van Buren, AR 72956 T: (479) 474-5211 F: (479) 474-9075

Date

: 5/31/2023

**Delivery Number** 

: Spec Sheet

Customer PO No.

: N/A

Represents

: N/A

**Product Code** 

: 118288

**Product Description** 

: 20966 SLDLK Pro 20 2096-6 12.5g 330'

### Gentlemen:

This letter is to certify that the material represented is manufactured in the U.S.A in accordance with ASTM A116 and ASTM A641 and has the following physical properties:

Diameter:

Line Wire

**Edge Wire** 

Stay Wire

**Knot Wire** 

Tensile:

.099" +/- .005"

.099" +/- .005"

.099" +/- .005"

.087" +/-.005"

180 - 222 KPSI

180 - 222 KPSI

105 - 140 KPSI

76 MAX KPSI

Coat Weight:

.80 OZ/SQ. FT. MIN.

.80 OZ/SQ. FT. MIN.

.80 OZ/SQ. FT. MIN.

.75 OZ/SQ. FT. MINIMUM

Bekaert Corporation,

Dand But

David Berta

**Quality Manager** 

1881 Bekaert Drive

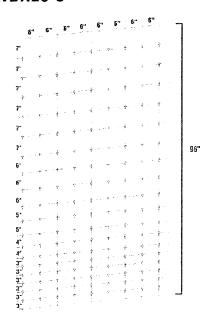
Van Buren, AR 72956

Ph.: 479-471-4713

Fax: 479-474-9075

# Fixed-Knot Woven Wire, 20/96"/6", 12½ Ga

## **WDN20-6**



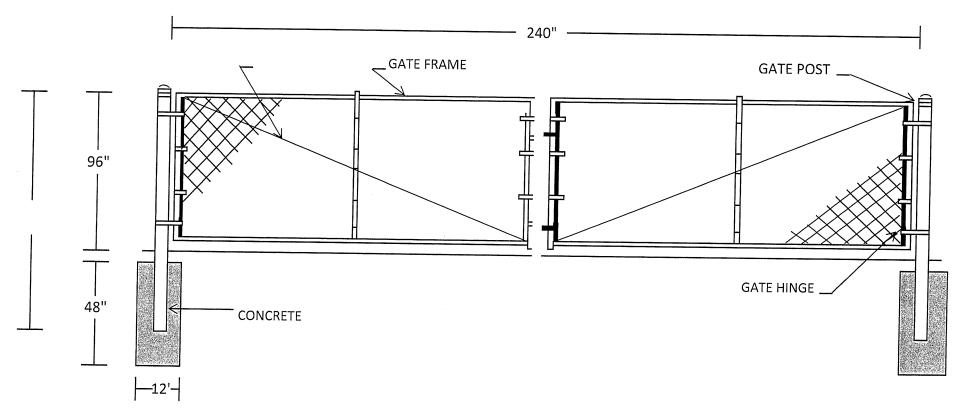
Fixed-Knot woven wire fence gives excellent control for animal containment, exclusion, and protection from predators. The combination of high-tensile wire and solid vertical stays allows fence installation using 25ft post centers. Fixed-knot significantly reduces installation costs.

- 20 horizontal lines
- · 96" height
- 6" stay spacing
- Class 3 galvanized
- 12½ gauge high-tensile
- 330' roll

# DOUBLE PALISADE GATE

Deer Fence Fabric CONCRETE GATE POSTS

JOB SPECIFICATIONS			
FRMWRK	O.D.	WALL	LBS/LF
GATE POSTS	4	0.160	4.640
GATE FRAME	1.9	0.090	1.741
GATE TYPE	DOUBLE	SWING	

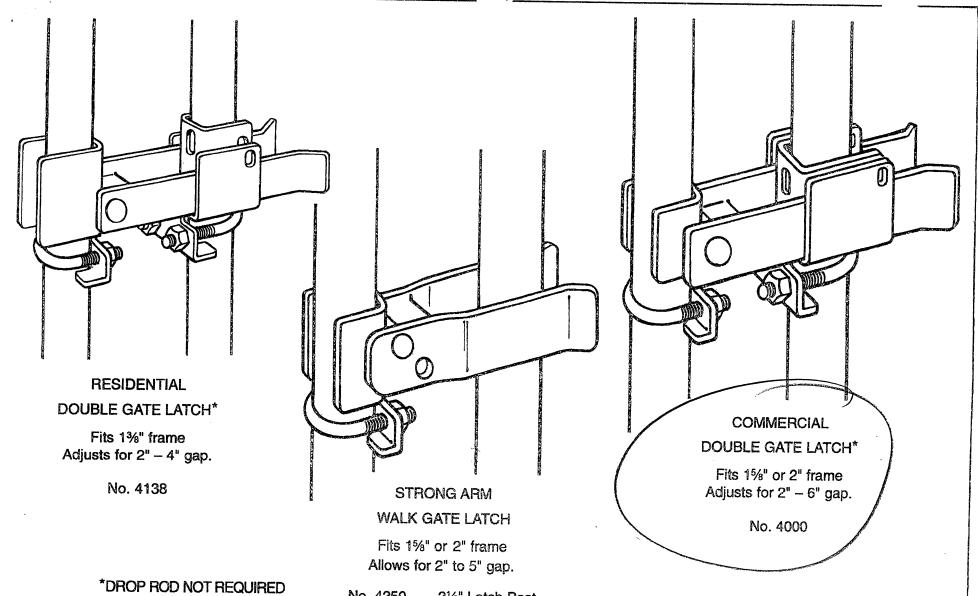




PROJECT: Milw Cty Tree Nursery

Galvanized Deer Fence Gate

DATE: 4/22/2024



LOCKABLE

**GALVANIZED** 

No. 4250 . . . 21/2" Latch Post

No. 4300 . . . . 3" Latch Post

No. 4400 . . . 4" Latch Post

PROJECT: Milw Cty Tree Nursery

Deer Fence
SUBMITTED BY: CENTURY FENCE Co.

DATE: 4-22-2024

## Quote

Century Fence Company 1300 Hickory St Pewaukee, WI 53072



**Quote To:** 

**Project Location:** 

Quote #: 21947

Jeffrey Gollner

MILWAUKEE COUNTY PARKS TREE

Quote Date: 5/8/2024

MILW CO ACCOUNTS PAYABLE

**NURSERY - DEER FENCE** 

901 N 9TH ST

9000 S 68th Street

MILWAUKEE, WI 53233

Franklin, WI

### Description

#### **DEER FENCE AND GATES**

- Approx 4200' of 8' high Galvanized deer fence (fabric from Stephens Pipe & Steel) on 2" SS40 line posts space 10' O.C.
- 5 20' Manual double swing gates with standard hardware.
- 3" SS40 terminal posts and 4" SS40 gate posts.
- All posts set in concrete footings.

Labor and Materials: \$91,362.00

Option #1 Save \$11,618.00 if line posts are driven 48" in place of concrete set.

NOTE: This quote does not include any EBE, DBE, WEB, COIN or Residency

Excludes: Survey of property for fence layout, Private Utility Locate, Clearing, Grubbing, Excavation through rock, Hydro-excavating, Removal of spoils from post holes offsite

Quote Valid For 15 days

**Buyer's Signature:** 

Date:

Submitted by:

Change Acceptance: This quote when accepted in writing by purchaser and by Century Fence Company includes the terms and conditions set forth on www.centuryfence.com which are incorporated by reference and becomes a contract between two parties. If the project is cancelled upon agreement and special materials were purchased, the customer agrees to pay Office: 262-956-6432 100% of the material cost

Kevin O'Malley

Cell:262-993-5501

Terms of Payment: Net Cash upon receipt of invoice.

Email: KOmalley@centuryfence.com