



FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA
Thursday, November 21, 2024 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of November 7, 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. **Woodfield Trail, Preliminary Plat.** Request to change type of ownership from condominium to 13 single-family lots, upon property located on South Sophia Court (TKN 891 9054 000).
2. **Department of Public Works Site Plan Amendment.** Request for approval of a Site Plan Amendment to allow for expansion of a previously approved building addition for storage, on property located at 7979 W. Ryan Road (896 9990 001).
3. **Staff announcement.** Public open house for the rewrite of the Unified Development Ordinance (UDO) scheduled for December 9 (5:00-7:00 pm) in the Hearing Room at Franklin City Hall.

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 <https://www.youtube.com/c/CityofFranklinWIGov>. 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.

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

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

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

REMINDERS: Next Regular Plan Commission Meeting: December 5, 2024.

**City of Franklin
Plan Commission Meeting
November 7, 2024
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the November 7, 2024 Plan Commission meeting to order at 6:05 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, Commissioners Patrick Leon, Michael Shawgo, Rebecca Specht and Kevin Haley. Also, present were City Attorney Jesse Wesolowski and Planning Associate Nick Fuchs.

B. Approval of Minutes – Regular Meeting of October 17, 2024

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the October 17, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-0).

C. Public Hearing Business Matters

- 1. Franklin Public Schools, Natural Resource Special Exception.** Request to allow disturbance of approximately 1,046 square feet of wetland, 528 square feet of wetland buffer, and 2,114 square feet of wetland setback for the construction of an asphalt path and boardwalk; for property located at 8225-8459 West Forest Hill Avenue (TKN 838 9978 001).

Planning Associate Nick Fuchs presented the Natural Resource Special Exception. Applicant Andy Chromy of Franklin Public Schools and Jesse Becker of Point of Beginning, Inc. were present.

The Official Notice of Public Hearing was read in to the record by Planning Associate Nick Fuchs and the Public Hearing opened at 6:08 pm and closed at 6:18 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of a Natural Resource Special Exception request to allow disturbance of approximately 1,046 square feet of wetland, 528 square feet of wetland buffer, and 2,114 square feet of wetland setback for the construction of an asphalt path and boardwalk upon property located at 8225-8459 West Forest Hill Avenue, subject to conditions within the draft Standards, Findings, and Decision Form. On voice vote, all voted ‘aye’; motion carried (5-0-0).

- 2. Nehmey Construction, Inc., Unified Development Ordinance Text Amendment.** Request to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 1521 “Single-family housing construction”, to allow for such use as a Special Use in the VB Village Business District.

Planning Associate Nick Fuchs presented the Unified Development Ordinance Text Amendment. Applicant John Nehmey of Nehmey Construction, Inc. was present.

The Official Notice of Public Hearing was read in to the record by Planning Associate Nick Fuchs and the Public Hearing opened at 6:34 pm and closed at 6:36 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend adoption of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 1521 “Single-family housing construction”, to allow for such use as a Special Use in the VB Village Business District. On voice vote, all voted ‘aye’; motion carried (5-0-0).

- 3. Nehmey Construction, Inc., Special Use.** Request to allow a design build remodeling business use to operate upon property located at 11123 West St. Martins Road (TKN 799 9989 008).

Planning Associate Nick Fuchs presented the Unified Development Ordinance Text Amendment. Applicant John Nehmey of Nehmey Construction, Inc. was present.

The Official Notice of Public Hearing was read in to the record by Planning Associate Nick Fuchs and the Public Hearing opened at 6:42 pm and closed at 6:43 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a design build remodeling business use located at 11123 West St. Martins Road. On voice vote, all voted ‘aye’; motion carried (5-0-0).

- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 6:40 p.m. and closed at 6:58 p.m.

E. Business Matters

- 1. None.**

F. Adjournment

Commissioner Leon moved and Commissioner Shawgo seconded to adjourn the meeting at 6:44 pm. On voice vote, all voted ‘aye’; motion carried (5-0-0).



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION
Meeting of November 21, 2024
Preliminary Plat

Item E.1.

RECOMMENDATION: City Development staff recommends approval of the Woodfield Trail Preliminary Plat, subject to the conditions set forth in the attached resolution.

| | |
|------------------------------|--|
| Project name: | Woodfield Trail Subdivision, preliminary plat |
| Property Owner: | Home Path Financial Limited Partnership |
| Applicant: | Jeff Kleiner, Home Path Financial Limited Partnership |
| Agent: | William Gentil, Stepping Stone Homes |
| Property Address/TKN: | South Sophia Court / 891 9054 000 |
| Aldermanic District: | District 6 |
| Zoning District: | R-8 Multiple-Family Residence District |
| Staff Planner: | Régulo Martínez-Montilva, AICP, CNUa, Planning Manager |
| Submittal date: | 10-11-2024 |
| Application number: | PPZ24-0169 |

Project Description/Analysis

The Woodfield Trail residential development received previous approvals of a Condominium Plat and a Special Use permit for a single-family condominium with 13 units. The applicant is now requesting approval of this Preliminary Plat to change the type of ownership from condominium to single-family lots. The applicant is proposing 13 residential lots and 5 outlots for stormwater management and natural resources. It's worth noting that the Sophia Court right-of-way has already been dedicated to the city.

Background

This development was presented before the Common Council on April 5, 2021, as a Concept Review. Then, this 15.6-acre site was created by Certified Survey Map No. 9338 recorded on August 6; and the C-1 Conservancy District zoning was removed from such site by rezoning Ordinance No. 2021-2480 on September 21. This development also received a variance by the Board of Zoning and Building Appeals to allow for a reduced 20-foot front setback on January 19, 2022; and a Natural Resource Special Exception (NRSE) was granted on February 1, 2022, to allow for after-the-fact impacts to wetland buffers.

The special use permit for 13 duplex structures (26 dwelling units) was granted on June 21, 2022, (Resolution No. 2022-7873) and the Site Plan on June 9, 2022 (Plan Commission Resolution 2022-016).

A condominium plat for 26 residential units was approved on September 6, 2022 (Resolution No. 2022-7895). In November 2023, a condominium plat addendum was recorded depicting 13 single-family dwellings. The cul-de-sac street "Sophia Court" was dedicated to the city for right-of-way purposes by a warranty deed.

A Special Use amendment was granted in December 2023 (Res. 2023-8072) from two-family residential to single-family, reducing the number of units to from 26 to 13. A second Special Use amendment granted on November 6, 2024, to remove a condition of approval requiring the installation of a trail on the south side of Ryan Road, conditioned upon providing a sidewalk easement, such easement is depicted on the plat.

Site Intensity and Capacity Calculations has been already approved as part of previous Special Use applications for this development, staff has no further comments as the maximum yield of this site is 48 dwelling units and the applicant is proposing 13 units.



Sophia Court street and some houses in this development has already been built.
Photograph by City Development staff.

Compliance with the Unified Development Ordinance

City Development staff reviewed this application for compliance with the following:

- Table 15-3.0209A, *R-8 Multiple- Family Residence District Development Standards*.
- Division 15-7.0500 *Preliminary Plat*
- Division 15-7.0500 *Design Standards for Land Divisions*

Staff provided a review memorandum to the applicant on October 30, 2024. The applicant submitted a revised plat on November 11, 2021, addressing most of planning staff comments, with the exception of comment no. 6 below:

Lot depth. Pursuant to Section 15-5.0106E “Excessive depth of lots in relation to width shall be avoided. The preferred ratio of depth to width is two to one”. Most lots in the proposed subdivision don’t meet this two to one ratio. For example, lot 4 has a depth of 360 feet and a width of 92 feet resulting in ratio of 3.9 to 1. You may consider outlots to contain protected natural resource features (wetlands, wetland buffers, see full list in Natural Resource Protection Plan) as well as stormwater management facilities; and also comply with this lot to depth ratio. Please note the minimum rear yard of 25 feet when designing outlots, as the minimum distance

between the rear lot line and the building footprint. It's not necessary to contain the wetland setback within outlots.

Applicant's response: "We are open to making this change to follow staff recommendations".

Even though, the applicant is willing to address this staff recommendation, the submitted plat doesn't depict natural resources contained within outlots. It's worth noting that outlots for natural resources is not mandatory by the Unified Development Ordinance, however, it's a best practice suggested by staff for previous subdivisions. Therefore, staff suggest the following condition for consideration of the Plan Commission:

The applicant must submit a revised plat depicting protected natural resources within outlots, specifically wetlands, wetland buffers, lakes and ponds, shore buffer, young woodlands and SEWRPC areas as delineated in Natural Resource Protection Plan dated December 30, 2021, for Department of City Development review, prior to submitting an application for Final Plat.
(This condition is not included in the attached draft resolution).



Example of subdivision with an outlot for natural resources, Tess Creek Estates subdivision.

The applicant has also addressed engineering staff comments, engineering staff is recommending the following condition of approval:

The applicant must submit a proposed master grading plan showing the typical shared swale at the lot line with adjacent properties and determine the maximum impervious coverage for each lot based on the capacity of the approved storm sewer management plan, for Engineering Department review. Issuance of the building permit is on hold until the Engineering Department receives the requested grading plan.

Staff Recommendation

City Development staff recommends approval of the Woodfield Trail Preliminary Plat, subject to the conditions set forth in the attached resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 11-13-24]

RESOLUTION NO. 2024-_____

A RESOLUTION CONDITIONALLY APPROVING A
PRELIMINARY PLAT FOR WOODFIELD TRAIL SUBDIVISION
(SOUTH SOPHIA COURT)
(HOME PATH FINANCIAL LIMITED PARTNERSHIP, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a preliminary plat for Woodfield Trail subdivision, such plat being a part of Lot 1 of Certified Survey Map No. 9338, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11148158, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Home Path Financial Limited Partnership, applicant; said preliminary plat having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof at its meeting on _____, 2024, pursuant to certain conditions; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Preliminary Plat of Woodfield Trail subdivision, as submitted by Home Path Financial Limited Partnership, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Home Path Financial Limited Partnership, successors and assigns and any developer of the Woodfield Trail subdivision development 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 Home Path

WOODFIELD TRAIL – PRELIMINARY PLAT

RESOLUTION NO. 2024-_____

Page 2

Financial Limited Partnership subdivision 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.

4. The approval granted hereunder is conditional upon Home Path Financial Limited Partnership and the Woodfield Trail subdivision development project for the properties located at South Sophia Court: (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.
5. The Woodfield Trail subdivision development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
6. The applicant must submit a proposed master grading plan showing the typical shared swale at the lot line with adjacent properties and determine the maximum impervious coverage for each lot based on the capacity of the approved storm sewer management plan, for Engineering Department review. Issuance of the building permit is on hold until the Engineering Department receives the requested grading plan.
7. A draft of the declaration of deed restrictions, protective covenants, and the legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners association) whereby the subdivider intends to regulate land uses in the proposed subdivision and otherwise protect the proposed development shall be submitted to the City as part of the Final Plat for review and approval solely as to form and as such may pertain to existing city rules and regulations.
8. Any proposed subdivision monument sign(s) shall be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Department of City Development.
9. The Final Plat shall be in full compliance with all pertinent City of Franklin Design Standards and Construction Specifications.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2024.

WOODFIELD TRAIL – PRELIMINARY PLAT
RESOLUTION NO. 2024-_____

Page 3

APPROVED:

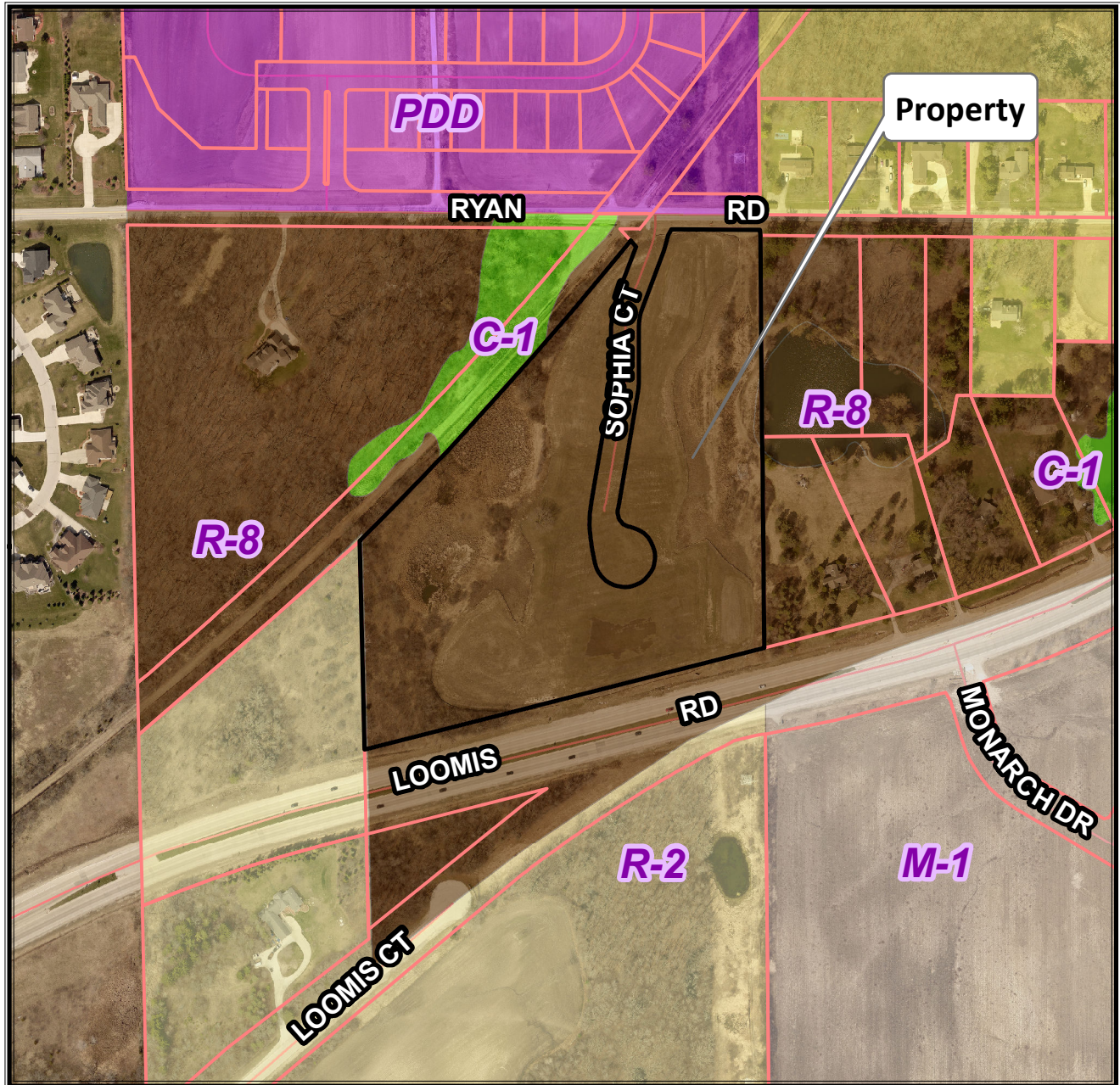
John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

9524 S. Sophia Court
TKN 891 9054 000



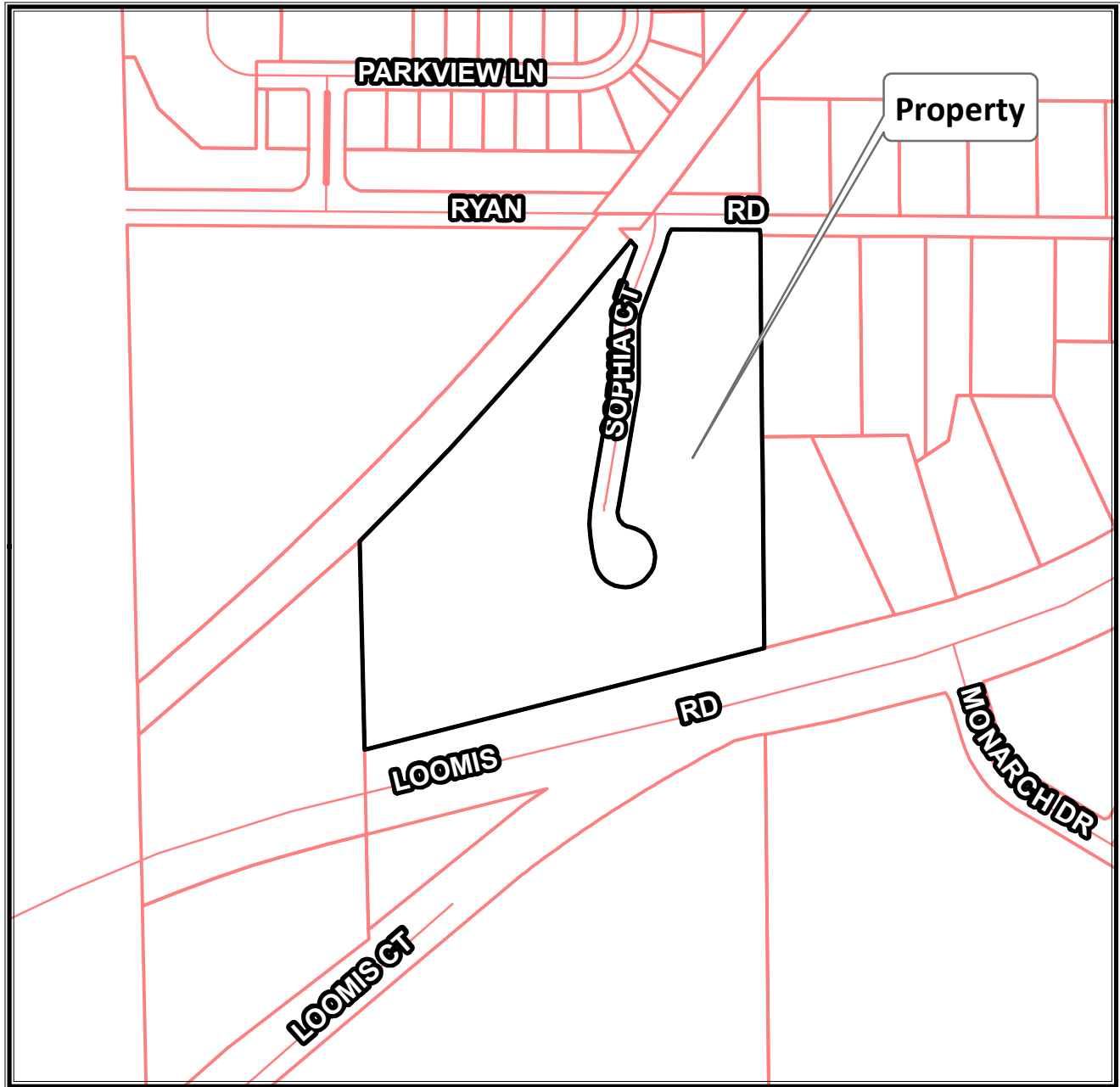
Planning Department
(414) 425-4024

0 212.5 425 850 Feet

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


NORTH
2021 Aerial Photo

9524 S. Sophia Court
TKN 891 9054 000



Planning Department
(414) 425-4024

0 212.5 425 850 Feet

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


NORTH
2021 Aerial Photo



November 11, 2024

City of Franklin
9229 W Loomis Rd
Franklin, WI 53132

Re: Changes to Preliminary Plat for Woodfield Trail

Dear Mr. Martínez-Montilva,

In response to the comments and requests made by the City of Franklin regarding the preliminary plat for the Woodfield Trail subdivision.

We have carefully reviewed all feedback provided, and I am pleased to inform you that all the requested changes have been addressed. The updated preliminary plat now reflects the necessary revisions.

Please find the revised preliminary plat enclosed for your review. Should there be any further clarifications or additional modifications required, we are happy to work with the City to ensure that all conditions are met and the development can move forward smoothly.

Thank you for your attention to this matter. We look forward to your feedback and to continuing the review process for the Woodfield Trail project.

Home Path Financial, LP
William Gentil
Land and Development Team

Attachments:
Updated Project Narrative
Annotated Review Comments Memorandum
(separate PDF) 809.60B PREPLAT 20241107

5116 N 126th St
Butler, WI 53007
www.myhomepath.com
Facebook.com/HomePathFinancial

"Home Path Financial ~ Opening a Path to Success"



Re: Woodfield Trail Re-Platting

The owner of this property is looking to change the way ownership is passed to purchasers. It would go from detached condo ownership to detached single family ownership.

This would remain as 13 lots and there will be 1 single family home built on each lot.

Thank you for your consideration.

Home Path Financial, LP
Ken Frank
Director of Land and Development

5116 N 126th St
Butler, WI 53007
www.myhomepath.com
Facebook.com/HomePathFinancial

"Home Path Financial ~ Opening a Path to Success"

MEMORANDUM

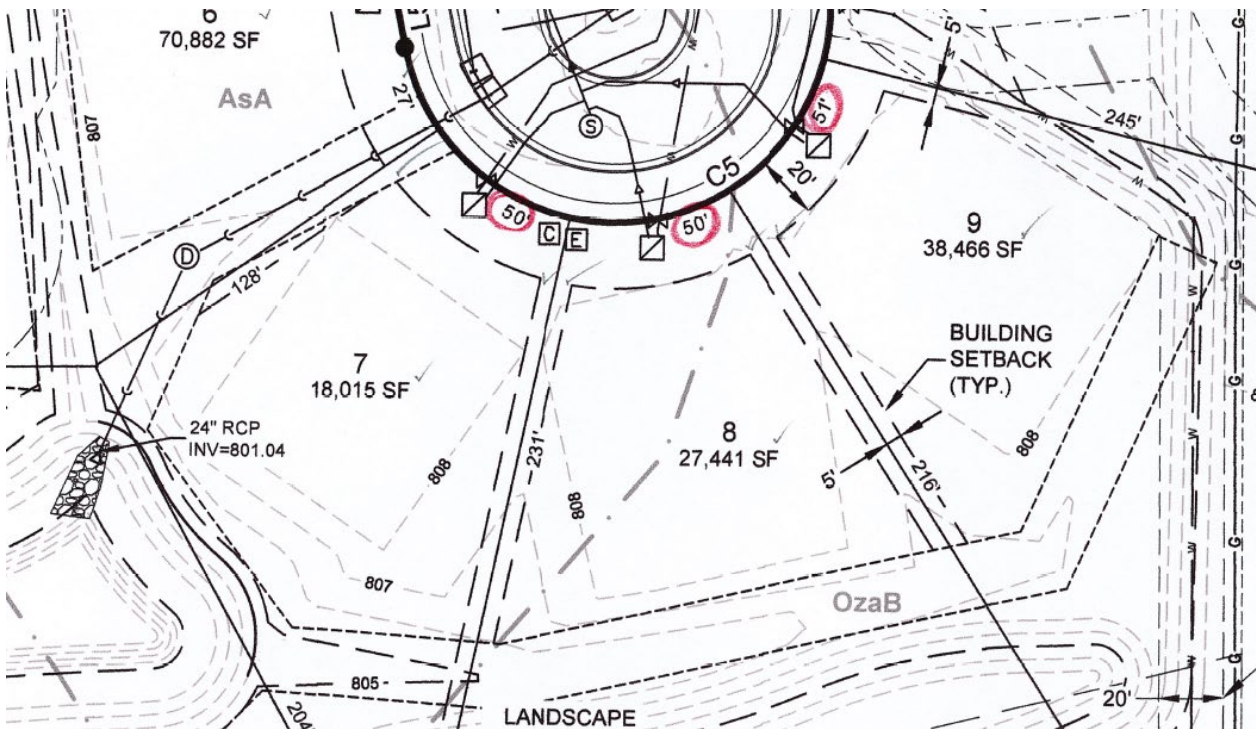
Date: October 31, 2024
To: William Gentil. Stepping Stone Homes
From: Régulo Martínez-Montilva, Planning Manager
City of Franklin, Department of City Development
RE: Review comments for preliminary plat application regarding the proposed
Woodfield Trail Subdivision. 9524 S Sophia Ct

Below are review comments and recommendations for the above-referenced application submitted by Home Path Financial Limited Partnership and deemed complete for review on October 11, 2024.

Department of City Development comments

Unified Development Ordinance (UDO) Table 15-3.0209A, R-8 Multiple- Family Residence District Development Standards.

1. **Minimum lot width.** Lots 7, 8 and 9 don't meet the minimum lot width of 60 feet. Pursuant to the Unified Development Ordinance (UDO), subdivisions must be "designed as to provide each lot with a minimum of 60 feet frontage along a public street". Please revise lots 7,8 and 9.

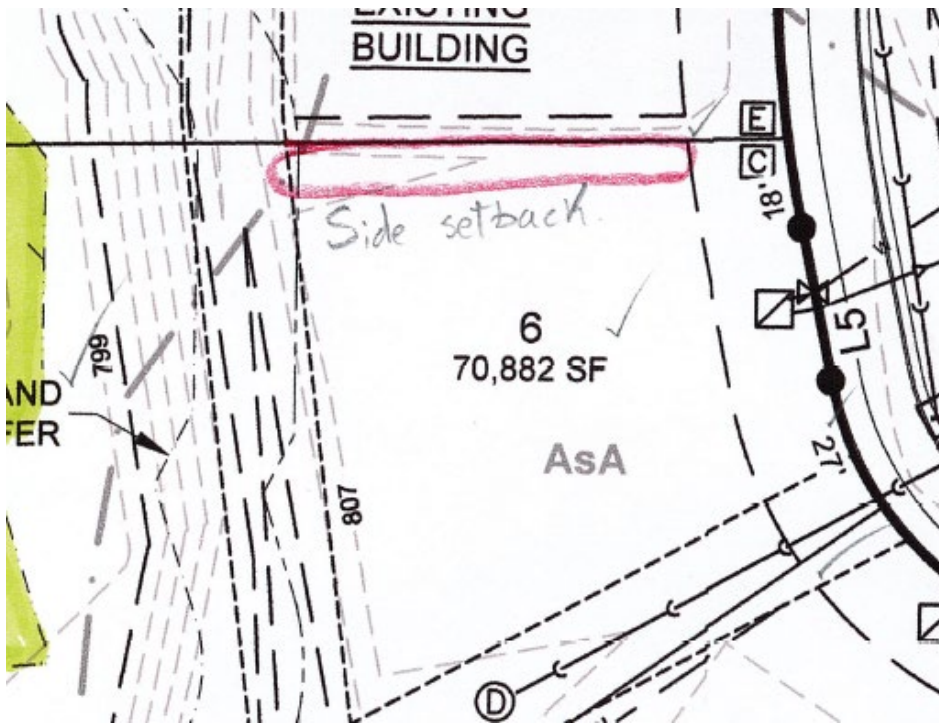


If you consider that meeting the minimum width for these lots would result in severe hardship, you may apply for a Land Division Variance, subject to approval by the Plan Commission. Application form and relevant UDO section attached.

This was updated by Pinnacle Engineering Group.

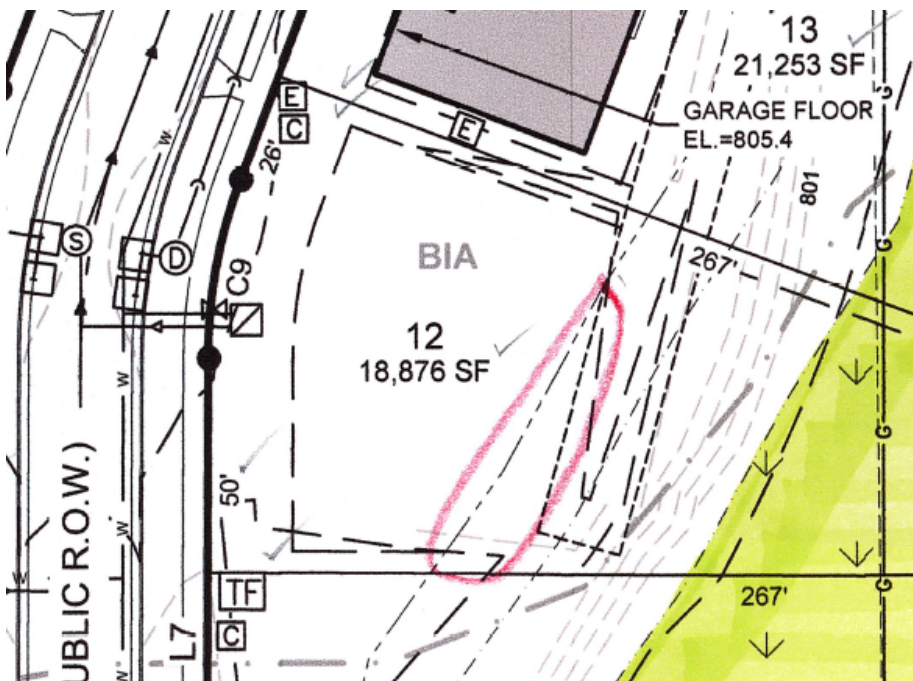
2. **Side yard setback.** Please revise lot 6 to depict the minimum 5-foot setback.

This was updated by Pinnacle Engineering Group.



3. **Wetland setback.** Please revise lot 12 to depict the building footprint outside the required 50-foot wetland setback.

This was updated by Pinnacle Engineering Group.



4. **Lot coverage.** Please add the maximum lot coverage of 0.35 to the zoning requirements section in the upper left corner of plat sheet 1.

This was updated by Pinnacle Engineering Group.

UDO Division 15-7.0500 Preliminary Plat

5. **Use statement.** Staff acknowledges that this plat is for a single-family subdivision, but pursuant to UDO Section 15-7.0501H, please add a use statement with the underlined information:

“Use Statement. A statement of the proposed use of the lots stating the use type of buildings and/or uses proposed to occupy the lots, number of proposed lots, and number of dwelling units per lot, and proposed density”.

A revised project narrative has been provided to include this information.

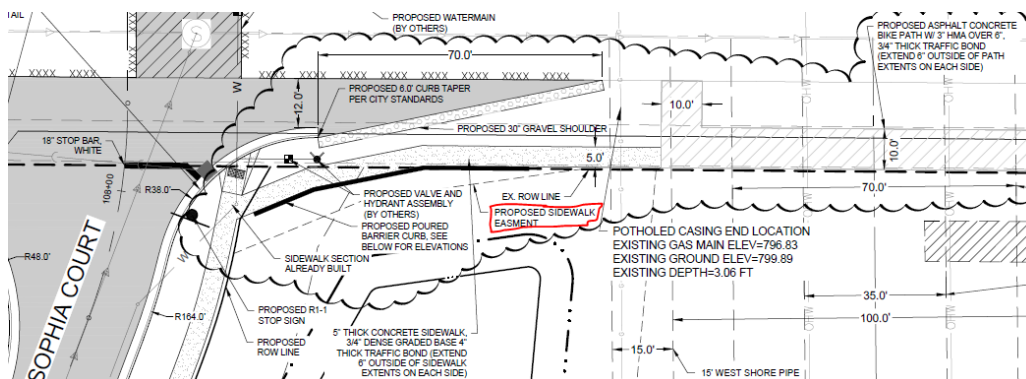
UDO Division 15-7.0500 Design Standards for Land Divisions

6. **Lot depth.** Pursuant to Section 15-5.0106E “Excessive depth of lots in relation to width shall be avoided. The preferred ratio of depth to width is two to one”. Most lots in the proposed subdivision don’t meet this two to one ratio. For example, lot 4 has a depth of 360 feet and a width of 92 feet resulting in ratio of 3.9 to 1. You may consider outlots to contain protected natural resource features (wetlands, wetland buffers, see full list in Natural Resource Protection Plan) as well as stormwater management facilities; and also comply with this lot to depth ratio. Please note the minimum rear yard of 25 feet when designing outlots, as the minimum distance between the rear lot line and the building footprint. It’s not necessary to contain the wetland setback within outlots.

We are open to making this change to follow staff recommendations.

7. **Sidewalk easement.** Loomis and Ryan Inc. requested a special use amendment on August 12, 2024, and submitted plans (attached) for a sidewalk easement on this subdivision. Please depict this sidewalk easement on the plat.

This was updated by Pinnacle Engineering Group.



8. **Landscape bufferyard easement.** Pursuant to UDO Section 15-5.0102A, please add the following note on the face of the plat:

"Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited."

Note that this easement has been already approved, a copy is attached for your reference.

This was updated by Pinnacle Engineering Group.

9. **Conservation easement.** Please add a note regarding the conservation easement restrictions. The recorded conservation easement is attached for your reference.

This was updated by Pinnacle Engineering Group.

Miscellaneous

10. **Notes.** Please revise note numbering on sheet 2, number 8 is duplicated.

This was updated by Pinnacle Engineering Group.

NOTES:

1. Gross land area of the subject property is 624,447 square feet (14.3353 acres).
2. Subdivision contains 13 Lots and 5 Outlots.
3. Tax Parcel Numbers: 891-9019-016 thru 891-9021-000, 891-9030-000 891-9042-000
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are current ground terrain. Reference Benchmark: Concrete monument with brass cap ; North, Range 21 East, Elevation = 803.18.
5. All Lots serviced by public sanitary sewer and water main.
6. All streets improved with concrete curb and gutter and asphalt pavement.
7. No direct vehicular access shall be allowed on to West Loomis Road - State Trunk 1
8. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance determined to be outside the 0.2% annual chance floodplain.
8. Utility Easements to be determined during site engineering and will be shown on the
9. Underground utility locations shown are based on field location markings by Digger' utilities shown hereon have been located based on a reasonable visual observation
- ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. C

11. Please confirm that no grading activities will take place within the 30-foot wetland buffer.

This was updated by Pinnacle Engineering Group.

12. Please note that stormwater management, utilities, grading and erosion control must be submitted separately to the Engineering Department. For more information, please call 414-425-7510.

13. Note that it's a requirement for Preliminary Plats to submit a Natural Resource Protection Plan, Landscape Plan and Site Intensity and Capacity Calculations. You gave permission to staff to use the following documents (attached) from previous submittals:

- Natural Resource Protection Plan dated 12/30/2021.
- Landscape Plan dated 01/07/2022.
- Site Intensity and Capacity Calculations dated 5/31/2021.

Since these documents have been previously approved, staff has no further comments on them.

No action necessary.

14. **Review time frame.** In order to meet the 90-day review time frame, this preliminary plat is tentatively scheduled for the November 21, Plan Commission meeting and December 3 Common Council. It is suggested that you extend the review time frame in writing for additional 30 days if you're applying for a land division variance. Otherwise, the city would need to take action on a plat that doesn't meet land division standards.

No action necessary.

15. Letter from Milwaukee County is attached for your reference.

All items updated by Pinnacle Engineering Group except the dissolution of the condo association which is being completed by the owner's attorney.

Engineering Department comments

16. No comments. Show the following easement with the corresponding recorded document number.
- Storm Water Pond and Access Easement
 - Storm Drainage Easement
 - Water Main Easement
 - Public Trail Easement
 - Conservation Easement
 - Landscape Easement
 - Utility Easement (WE-Energies, Communication, etc.)

This was updated by Pinnacle Engineering Group.

17. Show lot access has at least a sixty-foot (60-ft) minimum measured at the right of the line. Lots 7,8 & 9 do not meet the required minimum frontage.

This was updated by Pinnacle Engineering Group.

18. Replace note #10 with "Wetlands delineation per the recorded Certified Survey Map No. 9338

This was updated by Pinnacle Engineering Group.

Inspection Services Department comments

19. Inspection Services has no comments on the proposal at this time.

Police Department comments

20. The PD has no comments or concerns.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

ZONING:
R8 - MULTIPLE FAMILY RESIDENCE DISTRICT

ZONING REQUIREMENTS:
MIN. FRONT SETBACK - 25 FEET (ZONING)
MIN. FRONT SETBACK - 20 FEET (CONDOMINIUM) RESOLUTION #2023-8072
MIN. SIDEYARD - 5 FEET
MIN. REARYARD - 25 FEET
MIN. WETLAND SETBACK = 50 FEET
MIN. WETLAND BUFFER = 30 FEET
MIN. LOT WIDTH AT SETBACK LINE = 60 FEET
MIN. LOT AREA = 6,000 SF
MAX LOT COVERAGE = 0.35

PRELIMINARY PLAT OF WOODFIELD TRAIL SUBDIVISION

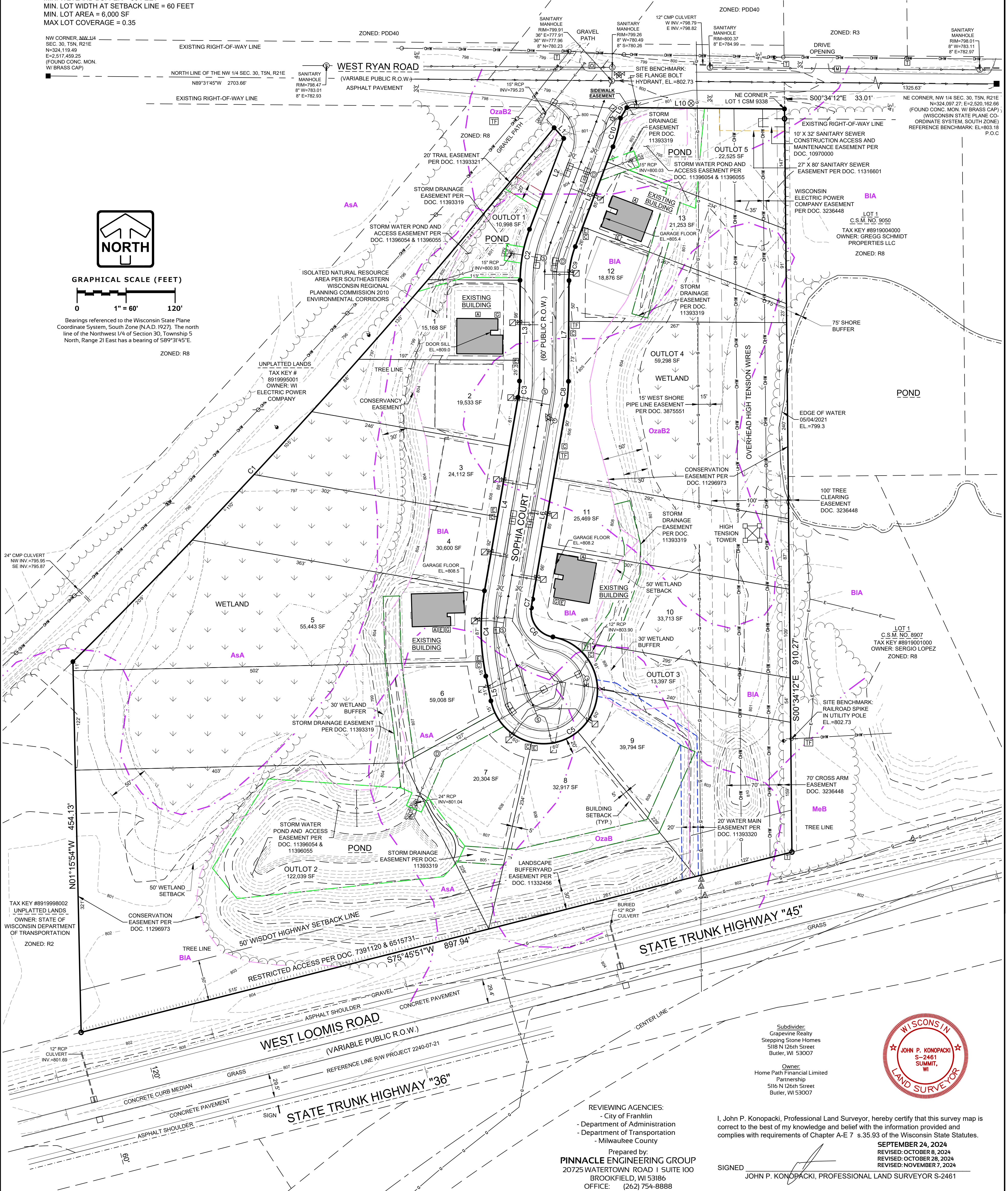
Being all of WOODFIELD TRAIL ADDENDUM NO. 1, a Condominium,
in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5
North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

Bearings referenced to the Wisconsin State Plane
Coordinate System, South Zone (N.A.D. 1927). The north
line of the Northwest 1/4 of Section 30, Township 5
North, Range 21 East has a bearing of S89°31'45"E.



REVIEWING AGENCIES:
- City of Franklin
- Department of Administration
- Department of Transportation
- Milwaukee County

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

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is
correct to the best of my knowledge and belief with the information provided and
complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



SEPTEMBER 24, 2024
REVISED: OCTOBER 8, 2024
REVISED: OCTOBER 28, 2024
REVISED: NOVEMBER 7, 2024

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

**WOODFIELD TRAIL
SUBDIVISION**
CITY OF FRANKLIN

**PRELIMINARY
PLAT**

PEG JOB NO. 809.60B
PEG PM
DATE 09/24/2024
SCALE 1" = 60'
DRAFTED BY: ST

SHEET
1
OF
2

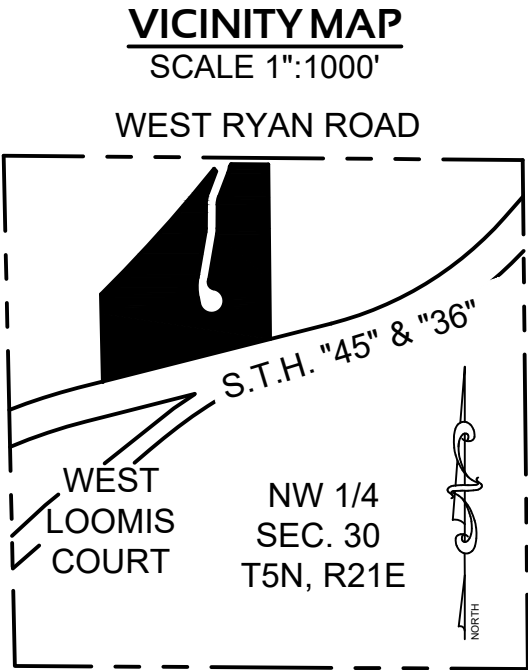
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PRELIMINARY PLAT OF
WOODFIELD TRAIL SUBDIVISION

Being all of WOODFIELD TRAIL ADDENDUM NO. 1, a Condominium,
in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5
North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

| CURVE TABLE | | | |
|-------------|---------|----------|---------------|
| CURVE NO. | LENGTH | RADIUS | CHORD BEARING |
| C1 | 880.75' | 7877.60' | N42°00'54"E |
| C2 | 63.81' | 180.00' | S10°29'23"W |
| C3 | 19.91' | 120.00' | S05°05'10"W |
| C4 | 105.14' | 280.00' | S00°55'07"E |
| C5 | 286.27' | 66.00' | N44°04'02"E |
| C6 | 48.69' | 32.00' | N36°35'49"W |
| C7 | 10.91' | 220.00' | N08°25'02"E |
| C8 | 29.86' | 180.00' | N05°05'10"E |
| C9 | 42.54' | 120.00' | N10°29'23"E |
| C10 | 36.20' | 180.00' | N14°53'05"E |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | S42°02'04"E | 17.66' |
| L2 | S20°38'45"W | 118.92' |
| L3 | S00°20'02"W | 123.44' |
| L4 | S09°50'19"W | 240.66' |
| L5 | S11°40'33"E | 31.00' |
| L6 | N09°50'19"E | 240.66' |
| L7 | N00°20'02"E | 123.44' |
| L8 | N20°38'45"E | 130.68' |
| L9 | N30°27'21"E | 15.00' |
| L10 | S89°31'45"E | 193.14' |



LEGAL DESCRIPTION:

Being all of WOODFIELD TRAIL ADDENDUM NO. 1, as recorded in the Register of Deeds office Milwaukee County as Document NO. 11379595 and Dissolved by Document No. _____, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 30; thence North 89°31'45" West along the north line of said Northwest 1/4, 1325.63 feet; thence South 00°34'12" East, 33.00 feet to the northeast corner of Lot 1 of said Certified Survey Map No. 9338 and the Point of Beginning;

Thence continuing South 00°34'12" East along the east line of said Lot 1, 910.27 feet to the north right of way line of West Loomis Road - State Trunk Highway "45" & "36"; thence South 75°45'51" West along said north right of way line, 897.94 feet to the west line of said Lot 1; thence North 01°15'54" West along said west line, 454.13 feet to the south line of the Wisconsin Electric Power Company right of way, as recorded in the Register of Deeds office for Milwaukee County in Volume 1395, Page 367, and a point on a curve; thence northeasterly 880.75 feet along said south line and the arc of said curve to the left, whose radius is 7877.60 feet and whose chord bears North 42°00'54" East, 880.29 feet to the right of way line of Woodfield Court; thence the following courses along said right of way:

South 42°02'04" East, 17.66 feet; South 20°38'45" West, 118.92 feet to a point of curvature; Southwesterly 63.81 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears South 10°29'23" West, 63.48 feet; South 00°20'02" West, 123.44 feet to a point of curvature; Southwesterly 19.91 feet along the arc of said curve to the right, whose radius is 120.00 feet and whose chord bears South 05°05'10" West, 19.88 feet; South 09°50'19" West, 240.66 feet to a point of curvature; Southeasterly 105.14 feet along the arc of said curve to the left, whose radius is 280.00 feet and whose chord bears South 00°55'07" East, 104.52 feet; South 11°40'33" East, 31.00 feet to a point of curvature; Northeasterly 286.27 feet along the arc of said curve to the left, whose radius is 66.00 feet and whose chord bears North 44°04'02" East, 109.10 feet to a point of reverse curve; Northwesterly 48.69 feet along the arc of said reverse curve, whose radius is 32.00 feet and whose chord bears North 36°35'49" West, 44.13 feet to a point of compound curve; Northeasterly 10.91 feet along the arc of said compound curve to the right, whose radius is 220.00 feet and whose chord bears North 08°25'02" East, 10.91 feet; North 09°50'19" East, 240.66 feet to a point of curvature; Northeasterly 29.86 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears North 05°05'10" East, 29.83 feet; North 00°20'02" East, 123.44 feet to a point of curvature; Northeasterly 42.54 feet along the arc of said curve to the right, whose radius is 120.00 feet and whose chord bears North 10°29'23" East, 42.32 feet; North 20°38'45" East, 130.68 feet to a point of curvature; Northeasterly 36.20 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears North 14°53'05" East, 36.14 feet; North 30°27'21" East, 15.00 feet to the south right of way line of West Ryan Road; Thence South 89°31'45" East along said south right of way line, 193.14 feet to the Point of Beginning.

NOTES:

- Gross land area of the subject property is 624,447 square feet (14.3353 acres).
- Subdivision contains 13 Lots and 5 Outlots.
- Tax Parcel Numbers: 891-9042-000 thru 891-9054-000
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 30, Town 5 North, Range 21 East, Elevation = 803.18.
- All Lots serviced by public sanitary sewer and water main.
- All streets improved with concrete curb and gutter and asphalt pavement.
- No direct vehicular access shall be allowed on to West Loomis Road - State Trunk Highway "36" & "45".
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0205E. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Utility Easements to be determined during site engineering and will be shown on the final plat. Stormwater management, utilities, grading and erosion control will be submitted separately to the Engineering Department
- Underground utility locations shown are based on field location markings by Digger's Hotline. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Wetland delineation per the recorded Certified Survey Map No. 9338.
- Soil Types: AsA - Ashum silty clay loam, 0 to 1/2% slopes; B1A - Blount silt loam, 1 to 3% slopes; MeB - Markham silt loam, 2 to 6% slopes; OzaB - Ozaukee silt loam, 2 to 6% slopes; OzaB2 - Ozaukee silt loam, 2 to 6% slopes, eroded.
- OUTLOT OWNERSHIP AND PURPOSE: All Outlots of the plat of WOODFIELD TRAIL SUBDIVISION shall be maintained by the WOODFIELD TRAIL SUBDIVISION Homeowners Association for storm water management purposes and open space and each individual lot owner shall have an undividable fractional ownership of the outlots and that Milwaukee County and the City of Franklin shall not be liable for any fees or special assessments in the event Milwaukee County or the City of Franklin should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the City of Franklin. The Homeowners Association grants to the City the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the City for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the City. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of WOODFIELD TRAILS SUBDIVISION an undividable one-thirteenth (1/13th) interest in said Outlots. The developer and all subsequent owners warrant and represent that said outlots for assessment purposes will have no value per se, and the 1/13th interest in said outlots would be assessed with each of the buildable lots. In the event that said outlots are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/13th per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Milwaukee County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
- WETLAND RESTRICTIONS
 - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal of topsoil or other earthen materials shall be prohibited.
 - The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Milwaukee County.
 - Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
 - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
 - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
 - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - Construction of buildings within the wetland boundary is prohibited.
- Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.
- No grading activities will take place within the 30-foot wetland buffer.
- CONSERVATION EASEMENT RESTRICTIONS:
 - There shall be no construction or placement of buildings or any other structure.
 - There shall be no construction or any improvements, unless, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like.
 - There shall be no excavation, dredging, grading, mining, drilling or changes to the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees;
 - There shall be no filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste or other landscape materials, ashes, garbage, or debris.
 - There shall be no planting of any vegetation not native to the protected property or not typical wetland vegetation.
 - There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles with in the Conservation Easement.

LEGEND OF SYMBOLS & ABBREVIATIONS

| | | | | | |
|---|---------------------|---|---------------------------|---------|------------------------|
| ① | SANITARY MANHOLE | ▲ | FIBER OPTIC MARKER | — | SIGN |
| ② | STORM MANHOLE | Ⓢ | FIBER OPTIC MANHOLE/VAULT | ▣ | MAIL BOX |
| □ | STORM INLET | Ⓣ | TELEPHONE PEDESTAL | ⚓ | FLAG POLE |
| □ | CLEANOUT | Ⓣ | TELEPHONE MANHOLE/VAULT | ⚓ | BASKETBALL HOOP |
| ○ | CATCH BASIN | ▲ | TELEPHONE MARKER | ● | BOLLARD |
| ☑ | LATERAL | Ⓣ | TRANSFORMER | × | CROSS CUT |
| Ⓢ | UNKNOWN MANHOLE | Ⓢ | ELECTRIC METER/PEDESTAL | ● | FOUND 1" IRON PIPE |
| Ⓢ | WELL | Ⓢ | ELECTRIC MANHOLE/VAULT | ● | FOUND 3/4" IRON ROD |
| Ⓢ | HYDRANT | Ⓢ | CABLE TV RISER/BOX CABLE | ● | MAG NAIL |
| Ⓢ | WATER VALVE | Ⓢ | TV MANHOLE/VAULT | ■ | SECTION MONUMENT |
| Ⓢ | DOWN SPOUT | Ⓢ | GAS VALVE | ■ | BENCH MARK |
| Ⓢ | SPRINKLER VALVE | Ⓢ | GAS METER | ☀ | CONIFER TREE |
| Ⓢ | WATER SHUT OFF | ▲ | GAS MARKER | ○ | DECIDUOUS TREE |
| Ⓢ | STANDPIPE | Ⓢ | AIR CONDITIONING UNIT | ☀ | BUSH |
| Ⓢ | WATER MANHOLE | Ⓢ | VENT | ☀ | WETLAND SYMBOL |
| Ⓢ | FLOOD LIGHT | ➔ | DIRECTIONAL ARROW | CL. | =CENTERLINE |
| Ⓢ | LIGHT POLE | ▨ | DUMPSTER | CONC. | =CONCRETE |
| Ⓢ | TRAFFIC SIGNAL POLE | ♿ | HANDICAP STALL | EL. | =ELEVATION |
| — | UTILITY POLE | + | SPOT ELEVATION | EXT. | =EXISTING |
| Ⓢ | GUY WIRE | Ⓢ | HIGH TENSION TOWER | INV. | =INVERT |
| — | | — | SANITARY SEWER | MON. | =MONUMENT |
| — | | — | STORM SEWER | P.O.B. | =POINT OF BEGINNING |
| — | W | — | WATER MAIN | P.O.C. | =POINT OF COMMENCEMENT |
| — | F | — | FIBER OPTIC LINE | R.O.W | =RIGHT OF WAY |
| — | T | — | TELEPHONE LINE | SEC. | =SECTION |
| — | E | — | ELECTRIC LINE | SQ. FT. | =SQUARE FEET |
| — | OHW | — | OVERHEAD WIRES | W/ | =WITH |
| — | CATV | — | CABLE TELEVISION | (R) | =RECORDED AS |
| — | G | — | GAS MAIN | (D) | =DEEDED AS |
| — | WET | — | WETLANDS | | |
| — | | — | TREE LINE | | |
| — | | — | NO ACCESS | | |

DEPARTMENT OF TRANSPORTATION NOTES:

- Setback Note:**

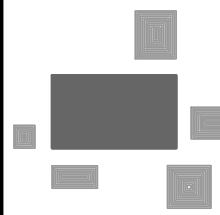
There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under 5236.293, Stats., and shall be enforceable by the Department of Transportation.
- Access Note:**

5233.05(1) As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH 45, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to 5236.293, Stats., and shall be enforceable by the Department of Transportation.
- Noise Note:**

The lots of this land division may experience noise at the levels exceeding the levels in 5Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.



SEPTEMBER 24, 2024
REVISED: OCTOBER 8, 2024
REVISED: OCTOBER 28, 2024
REVISED: NOVEMBER 7, 2024



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
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WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

WOODFIELD TRAIL
SUBDIVISION
CITY OF FRANKLIN

PRELIMINARY
PLAT

PEG JOB No. 809.60B

PEG PM

DATE 09/24/2024

SCALE 1" = 60'

SHEET
2
OF
2

© COPYRIGHT 2024

PRELIMINARY PLAT

www.pinnacle-engr.com



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION Meeting of November 21, 2024 Site Plan Amendment

RECOMMENDATION: City Development Staff recommends approval of the proposed Site Plan amendment, subject to the conditions of in the attached draft resolution.

| | |
|---|---|
| Project Name: | Department of Public Works, Site Plan Amd. 3 |
| Property Owner: | City of Franklin |
| Applicant: | City of Franklin |
| Property Address/Tax Key Number: | 7979 W Ryan Rd/ 896 9990 001 |
| Aldermanic District: | District 1 |
| Agent: | Jon Wallenkamp, Kueny Archiects, LLC |
| Zoning District: | I-1 Institutional District |
| Use of Surrounding Properties: | M-1 Limited Industrial (east and west), B-3 Community Business District (north), R-8 Multifamily Residential District (south) |
| Application Request: | Site Plan Amendment to allow for enlarged building addition. |
| Staff Planner: | Marion Ecks, AICP |

The applicant, the City of Franklin's Department of Public Works (DPW), proposes to construct a new addition to the rear of the existing Public Works building. They received approval for a 12,800 square foot addition and a 1,681 square foot "lean to" (PC RES 2024-016). Building permit plans reflect a 15,988 square foot structure with changes to exterior design, which is 3,188 Sq. Ft. larger than the 12,800 Sq. Ft. addition Plan Commission approved on June 20, 2024. The expansion requires Plan Commission approval.

CHARACTER OF THE SITE AND SURROUNDING AREA

This location includes existing Public Works facilities: offices, salt and sand storage, and parking. The site plan amendment approved in 2023 includes a fenced and landscaped berm along the south property line as a buffer between the Public Works facility and the multifamily neighborhood to the south. The properties to the east are zoned M-1 Limited Industrial and contain storage and office space, single family homes, and a restaurant; vacant lands to the west are currently zoned M-1 Limited Industrial; and to the north is vacant land zoned B-3 Community Business District.

PROJECT ANALYSIS

The property is zoned I-1 Institutional District. (§15-3.0312). The applicant has previously obtained approval of a Site Plan Amendment for a drop off area and a stand-alone storage building, and subsequently for a building addition to the existing building with an exterior "lean-to" on the east wall, when a standalone building proved too costly. The structure will be used to park equipment and which would include indoor storage for office materials. **The only difference between the current proposal and the previous is the building size. The larger structure is still in compliance with the requirements of the UDO.**

STAFF RECOMMENDATION

City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN
PLAN COMMISSION
(Draft 01-Nov.-2024)

MILWAUKEE COUNTY

RESOLUTION NO. 2024-_____

A RESOLUTION APPROVING A SITE PLAN AMENDMENT FOR THE
DEVELOPMENT OF A BUILDING ADDITION TO THE REAR OF THE PRIMARY
BUILDING OF THE DEPARTMENT OF PUBLIC WORKS FACILITY,
UPON PROPERTY LOCATED AT 7979 W RYAN RD
(CITY OF FRANKLIN, APPLICANT AND PROPERTY OWNER)

WHEREAS, the City of Franklin (John Nelson, Mayor) having petitioned the City of Franklin for the approval of a Site Plan Amendment to allow for development of a new building addition to the rear of the primary building, such Site Plan having been previously approved as part of a Zoning Permit approval for the City of Franklin Department of Public Works Facility and Storage Yard, on January 25, 1996; subsequently amended by RES 2017-005 on June 22, 2017; RES 2019-7468 on February 19, 2019; RES 2023-020 on December 7, 2023; and RES 2024-016 on June 20, 2024, upon property located at 7979 W Ryan Road, zoned I-1 Institutional District. The property which is the subject of the application bears Tax Key No. 896 9990 001; and

WHEREAS, the new building addition to the rear of the primary building is an approximately 15,988 square foot building addition to the south of the existing building, to park equipment and which would include indoor storage for office materials; and

WHEREAS, the development proposes a new storage facility and public drop off area and the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0312: I-1 Institutional District of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan amendment 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 Amendment for Department of Public Works, dated October 9, 2024 as submitted by the City of Franklin, as described above, is hereby approved subject to the following conditions:

1. The City of Franklin, successors and assigns and any developer of the Department of Public Works 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 Department of Public Works 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

DEPARTMENT OF PUBLIC WORKS - SITE PLAN AMENDMENT 3

RESOLUTION NO. 2024-_____

Page 2

and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon the City of Franklin, Department of Public Works project for the property located at 7979 W Ryan Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
3. The Department of Public Works project shall be developed in substantial compliance with the plans City file-stamped October 9, 2024.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Department of Public Works development as depicted upon the plans City file-stamped October 9, 2024, attached hereto and incorporated herein, shall be developed and constructed 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; and the Site Plan Amendment for the property located at 7979 W Ryan Road, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2024.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2024.

APPROVED:

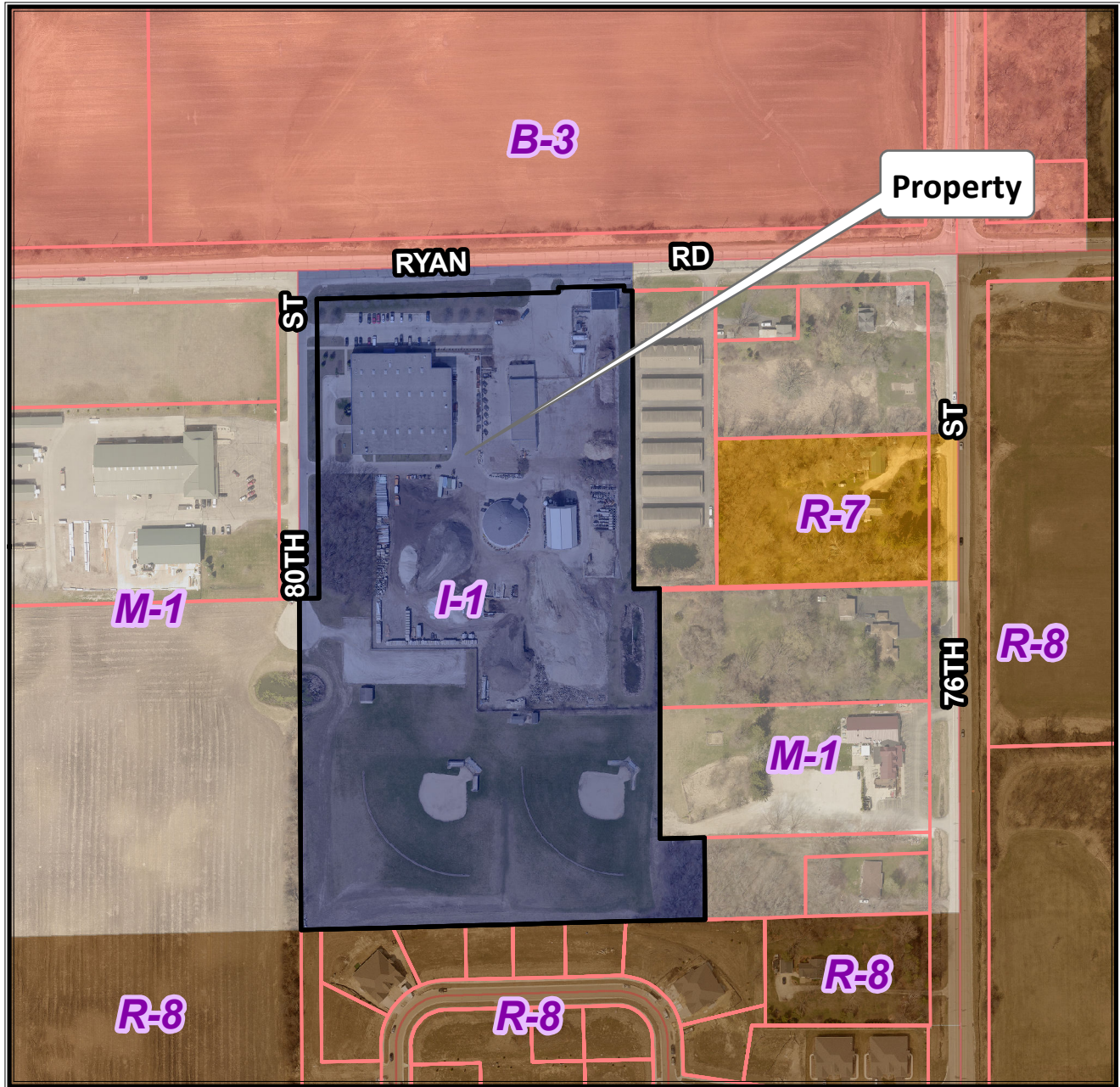
ATTEST:

John R. Nelson, Mayor

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

7979 W. Ryan Road
TKN 896 9990 001



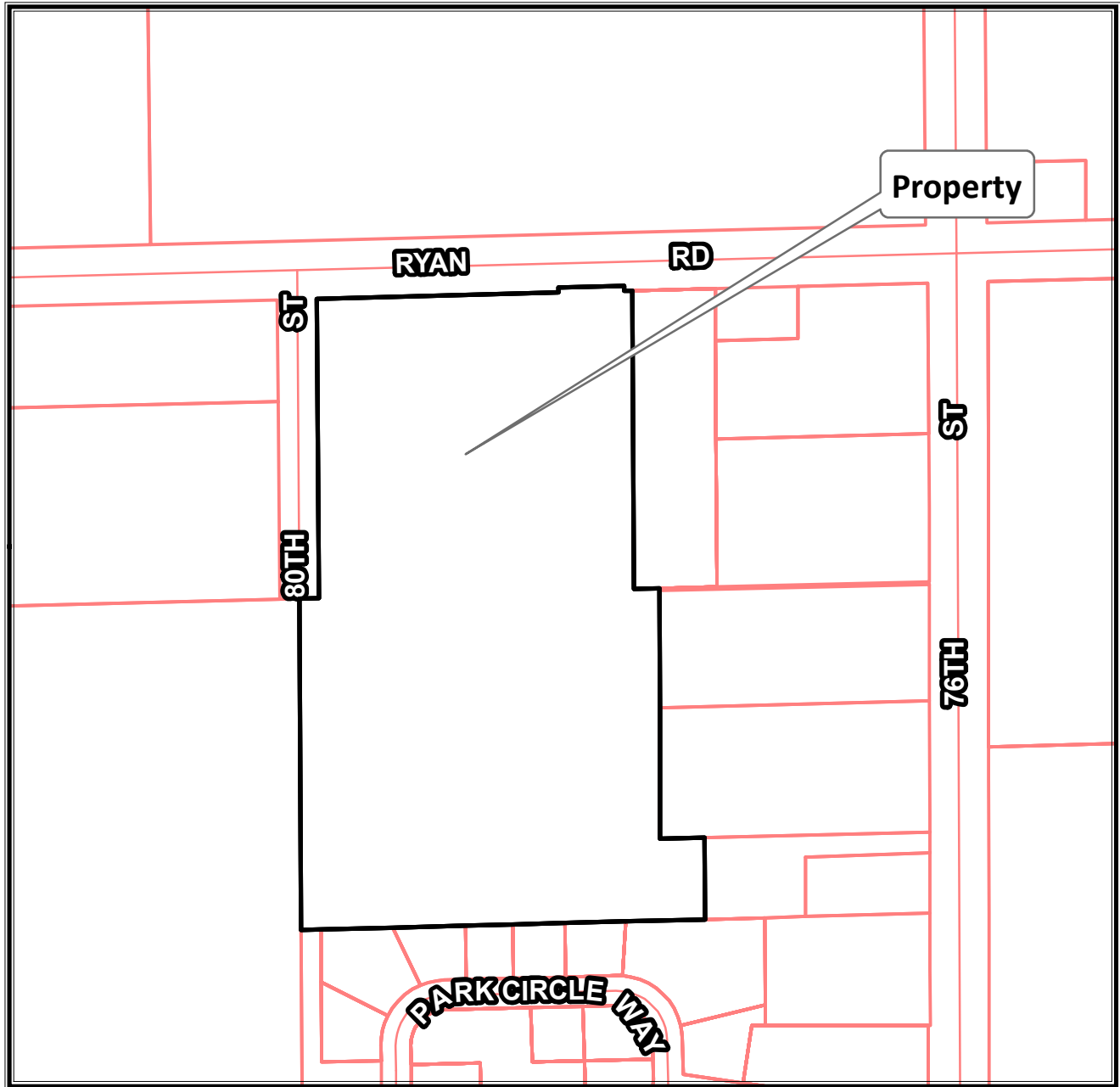
Planning Department
(414) 425-4024

0 195 390 780 Feet

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



7979 W. Ryan Road
TKN 896 9990 001



Planning Department
(414) 425-4024

0 195 390 780 Feet

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


NORTH
2021 Aerial Photo

KUENY ARCHITECTS, L.L.C.

October 7, 2024

RE: City of Franklin

1. Would you please provide me with a project narrative?

The City of Franklin is constructing a new 15,998 square foot storage facility within their existing DPW yard. The new facility will be constructed using architectural precast walls with architectural metal roof canopies on the north and south sides of the facility. The new facility will house existing equipment that currently sits outside.

Along with the new storage facility a new residential drop-off site will be relocated from north off Ryan Road to the west off 80th street. The existing north drives off Ryan Road will also be relocated as part of the Ryan Road DOT projects.

The south side of the site will be built up creating a green landscape wall with a top berm section. The landscape wall will be an average of eighteen feet high and covered with coniferous trees.

2. Current and anticipate future hours of operation

No Change.

3. Activities performed on the site

No Change.

4. Floor Area Ratio

| | | | |
|----------|----------|--------|------|
| Required | 1.5 max. | Actual | 0.50 |
|----------|----------|--------|------|

FLOOR AREA RATIO

| | | |
|-------|------------------------------|------------|
| (PA) | TOTAL PROPERTY AREA | 859,045 SF |
| (NPA) | NET PROPERTY AREA | 765,428 SF |
| (BA) | EXISTING TOTAL BUILDING AREA | 38,981 SF |
| | PROPOSED STORAGE FACILITY | 15,998 SF |
| | TOTAL NEW SITE BUILDING AREA | 54,979 SF |

| | | |
|-------------------------------|-------|--|
| RATIO (BA / NPA) | 0.072 | - Max Allowable .63 (Net) .38 (Gross) |
| LANDSCAPE SURFACE RATIO (LSR) | 0.94 | - Min. Required 0.3 |

Sincerely,

Kueny Architects, LLC
Jon P. Walkenkamp, AIA, ALA
Principal

CODE SUMMARY

| SECTION | REMARKS | REFERENCED CODES |
|-----------|---|---|
| 311.3 | OCCUPANCY CLASS = S-2 - LOW HAZARD STORAGE | 2015 IBC - INTERNATIONAL BUILDING CODE |
| 506.2 | TABULAR ALLOWABLE AREA = 104,000 SF | 2015 IEC - INTERNATIONAL ENERGY CONSERVATION CODE |
| 506.2 | MODIFIED ALLOWABLE AREA = 104,000 SF + 21,320 SF = 125,320 SF | 2015 IMC - INTERNATIONAL MECHANICAL CODE |
| 506.3 | FRONTAGE AREA INCREASE = 75% | 2015 IFC - INTERNATIONAL FIRE CODE |
| | ACTUAL AREA = 15,988 S.F. - 125,320 SF | 2015 WUPC - WISCONSIN UNIFORM PLUMBING CODE |
| 602.1 | CONSTRUCTION CLASS = TYPE IIB | NFPA 13 - FIRE PROTECTION - SPRINKLER |
| 903.5.9.1 | GROUP S FIRE AREA EXCEEDS 12,000 S.F. - FIRE PROTECTION IS BEING INSTALLED. | NFPA 94 (2015) - NATIONAL FUEL GAS CODE |
| 1004.1 | OCCUPANT LOAD = 15,988 SF / 500 = 31 OCCUPANTS. | |
| 1005.3.2 | REQUIRED EGRESS WIDTH = 31 x 0.2 = 6.2". PROVIDED EGRESS WIDTH = 108". | |
| 1007.1 | TWO EXITS ARE PROVIDED AS REQUIRED. | |
| 1007.1.1 | EXITS ARE SEPARATED BY A DISTANCE > 1/3 DIAGONAL DIMENSION. | |
| 1017.2 | EXIT TRAVEL DISTANCE LIMIT = 250'. MAX. ACTUAL DISTANCE = 135'. | |
| 1017.2 | aisle widths NOT LESS THAN 44". | |
| 2902.1 | PLUMBING FIXTURE COUNTS - (EXISTING TO REMAIN) WATER CLOSETS - REQUIRED = 1 PROVIDED = 6 LAVATORIES - REQUIRED = 1 PROVIDED = 4 | |

SITE PLAN

CONSULTANTS

| | | |
|----------------------------------|---|---|
| ARCHITECT | Kueny Architects (262) 857-8101 | 10505 Corporate Drive, Suite 100 Pleasant Prairie, Wisconsin 53158 |
| Architect of Record - | Jon P. Wallenkamp | (email) jonw@kuenyarch.com |
| CIVIL | Terratec Engineering (262) 377-9905 | W67N222 Evergreen Blvd., Suite 205 Cedarburg, WI 53012 |
| Engineer of Record - | Linda Johnson | |
| PILUMBING, MECHANICAL & ELECTRIC | Root Engineering Services P.C. (847) 249-8398 | 10411 Corporate Drive., Suite 108 Pleasant Prairie, WI 53158 |
| Engineer of Record - | Eric Tien | |

GENERAL NOTES

- All concrete to test 4000 psi in 28 days.
- Verify all dimensions, access, utilities and working conditions in the field.
- Conform to all applicable codes, ordinances and safety standards.
- Obtain and pay for all required permits and fees.
- Notify Architect immediately if work cannot proceed as shown on Drawings or as described in the Specifications.
- No concrete to be poured without Architect's prior review.
- All Contractor's to co-operate with all trades, Owner's and Architect's representatives.
- Leave site clean, neat and free of debris at all times.
- Each Prime and Sub-contractor is responsible for having read each page of the Specifications, Drawings, Addenda and Change Orders.
- Guard against interfering with Owner's operations.
- These Drawings contain no provisions or procedures for on-site safety. Each Contractor and their employees are responsible to follow all laws and ordinances and provide their own engineering to provide a safe work place.
- The locations of existing underground utilities, shown on these Drawings, are shown in an approximate way only and have not been independently verified by the Owner or its representatives. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.
- Services perform for this project have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

MATERIAL INDICATIONS

| | | | |
|------------------|--|-----------------|--|
| Earth Backfill | | Sand Fill | |
| Rigid Insulation | | Concrete | |
| Concrete Block | | Finished Wood | |
| Aluminum | | Stone Fill | |
| Lumber (Rough) | | Plywood | |
| Steel | | Batt Insulation | |

DRAWING LEGEND

| | | | |
|----------------|---------------------------------|--|------------------------------|
| + 100.0 | New or Required Point Elevation | | Detail Number Page Number |
| + 100.0 | Existing Point Elevation | | Building Section |
| + 100.0 | Existing Contours | | Wall Section |
| + 100.0 | New or Required Contours | | Detail Section |
| A | Grid Lines | | Interior Elevation |
| Room Name # | Room/Space Number | | Exterior Elevation |
| 101A | Door Number | | |
| OH 101A | OH Door Number | | |
| # | Wall Tag | | |

SHEET INDEX

DPW Building Expansion

City of Franklin

7979 W Ryan Road Franklin WI

53132

KUENY ARCHITECTS, LLC

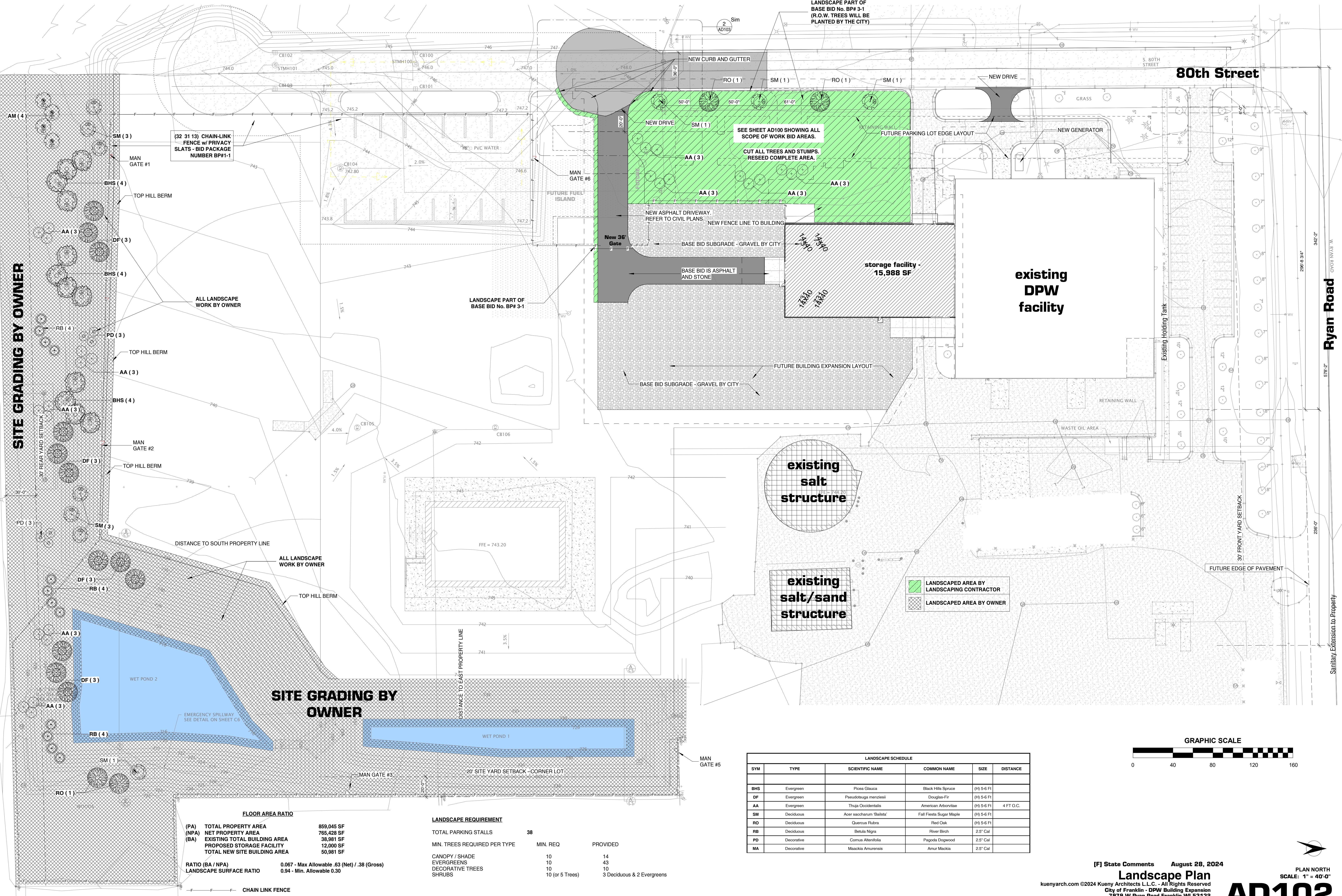
10505 CORPORATE DRIVE - SUITE 100 PLEASANT PRAIRIE, WI 53158

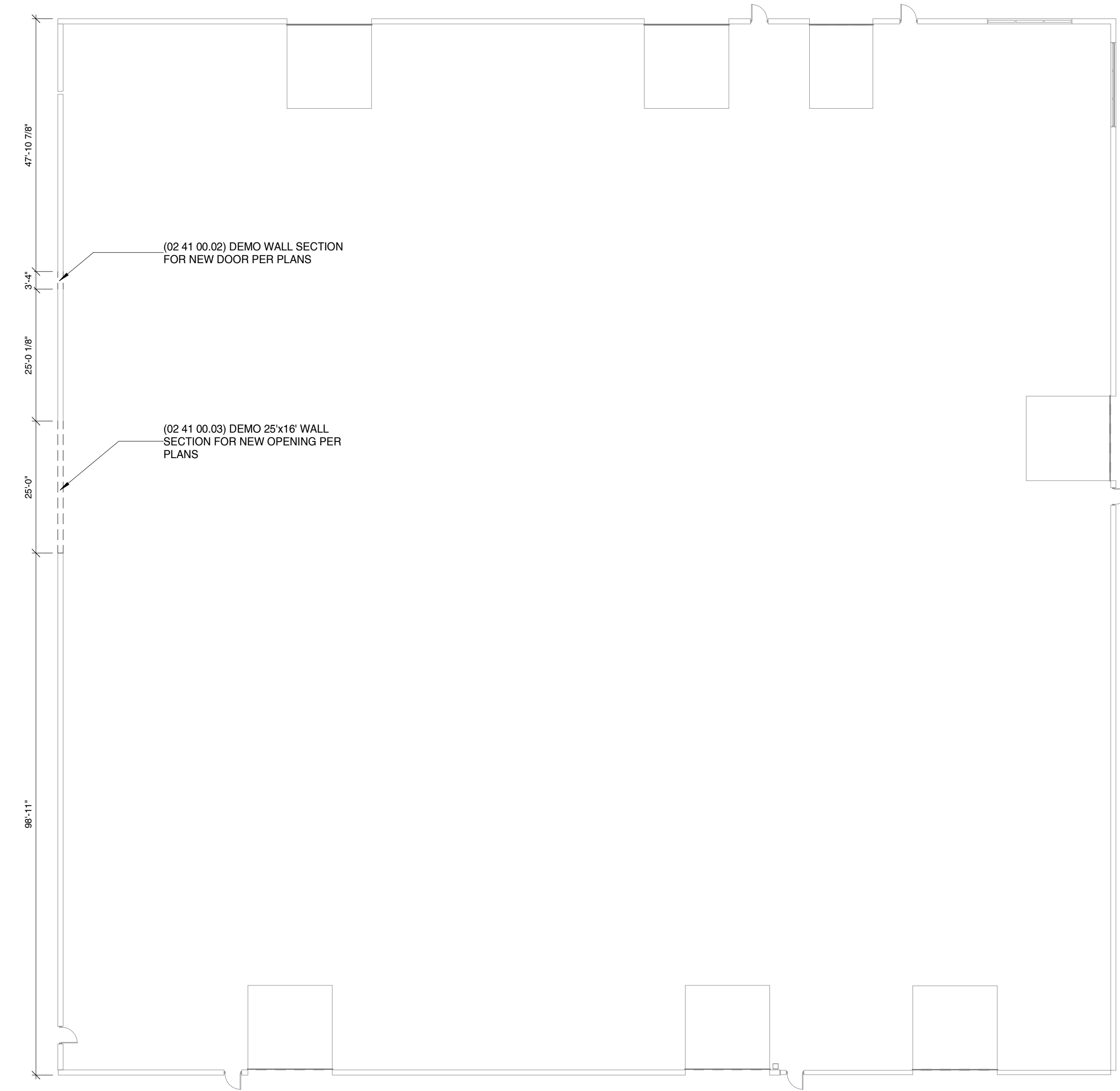
PHONE (262) 857-8101 FAX (262) 857 8103

City of Franklin
DPW Building Expansion

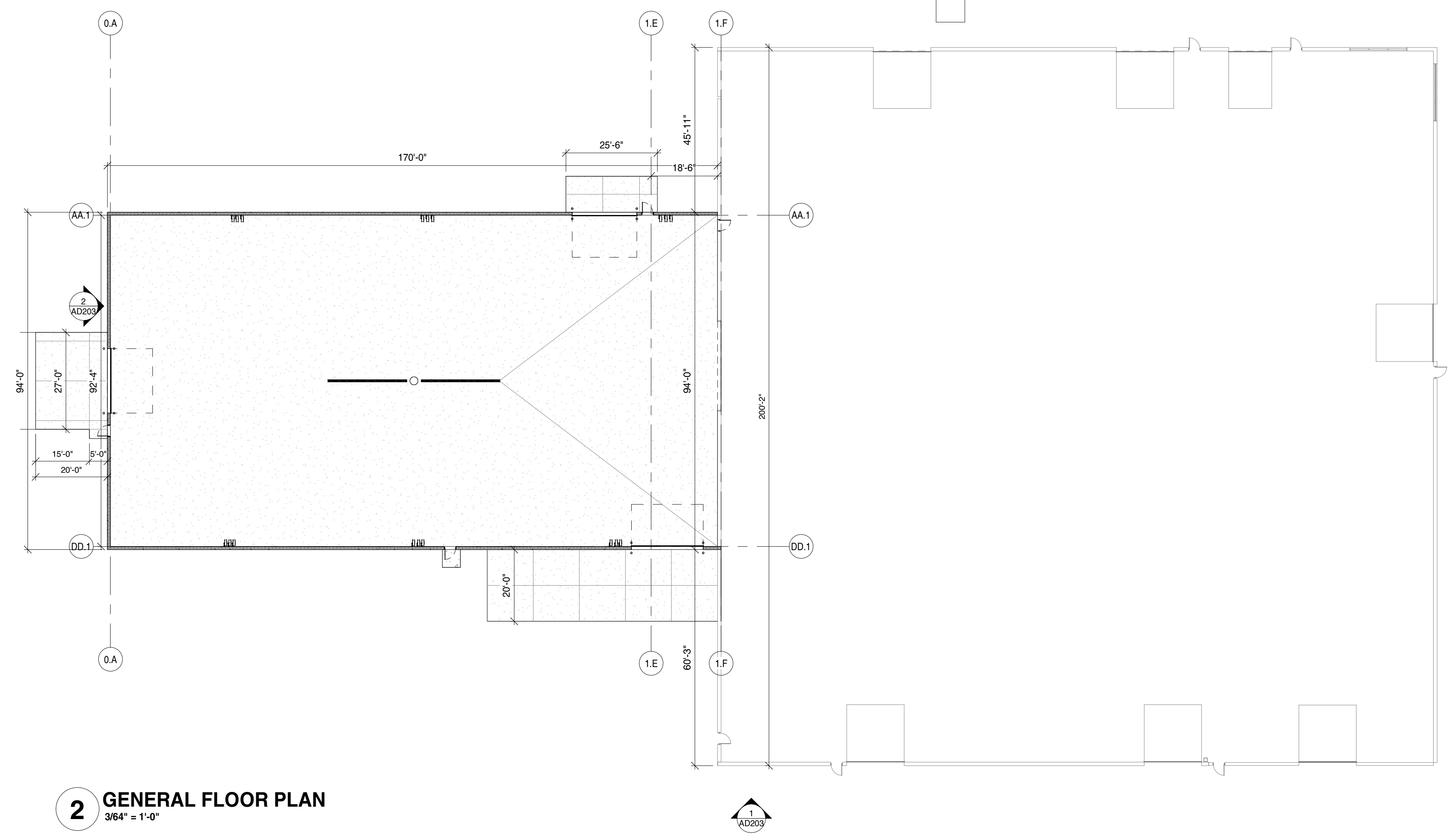
October 1, 2024

1.0

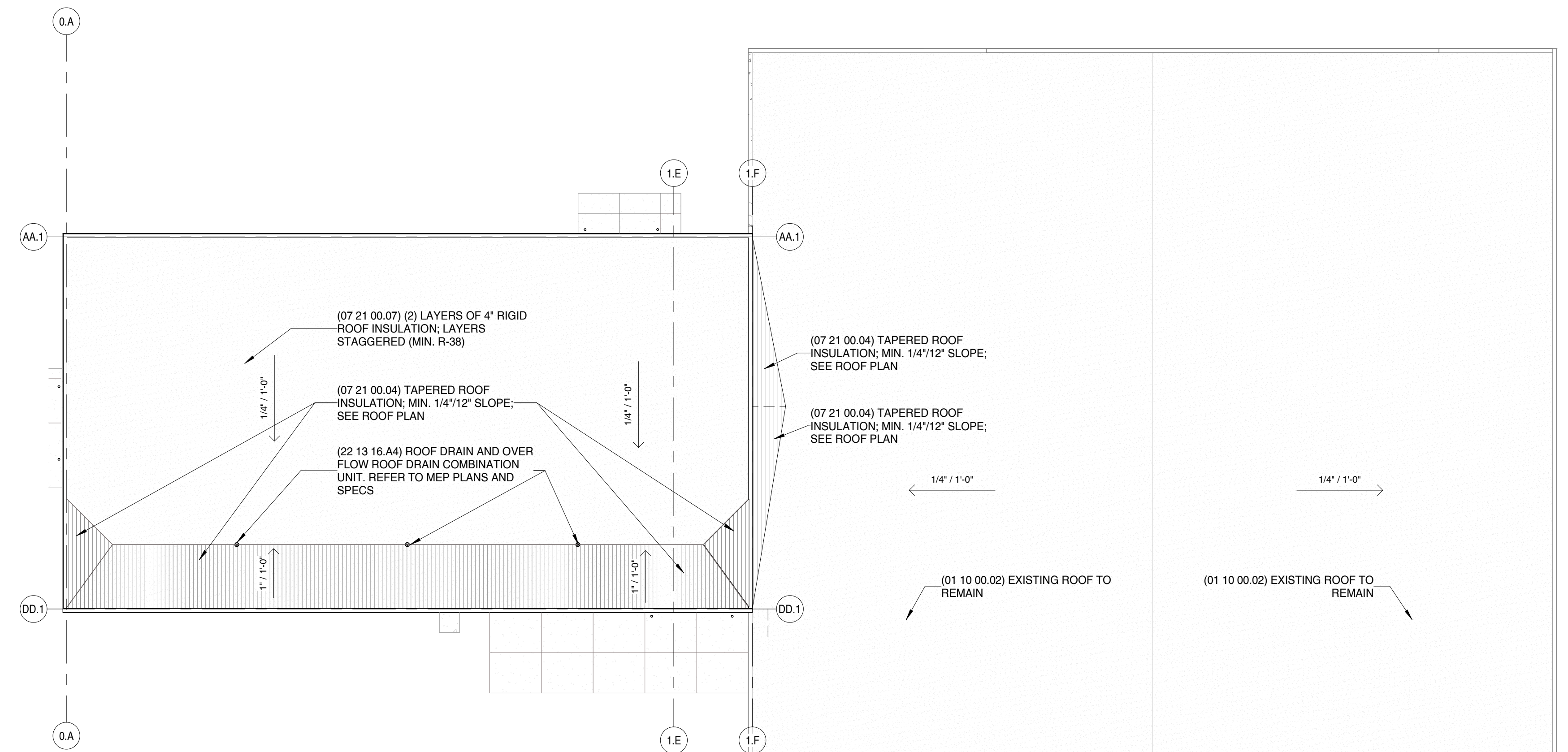




1 EXISTING & DEMO FLOOR PLAN
1/16" = 1'-0"



2 GENERAL FLOOR PLAN
3/64" = 1'-0"



3 ROOF PLAN
3/64" = 1'-0"

General Floor & Roof Plans - Addition
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City of Franklin - DPW Building Expansion
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October 1, 2024

PLAN NORTH
SCALE: As indicated
AD201

KEYNOTE LEGEND

| KEYNOTE LEGEND | |
|----------------|--|
| Spec. # | Description |
| 01 00 00.A4 | FUTURE BOLLARD LOCATIONS |
| 03 30 00.04 | 6" CONCRETE SLAB OVER 8" CRUSHED STONE, SLAB TYPE "C" |
| 03 30 00.22 | CONCRETE FLOOR WARP LINE, PITCH TO DRAIN 1/8" PER FOOT MIN. |
| 03 30 00.27 | CONCRETE FROST STOOP, TYP. @ ALL EXTERIOR DOORS |
| 03 41 00.01 | INSULATED PRECAST CONCRETE WALL PANEL, THICKNESS PER DETAILS (MIN. R-20) |
| 03 41 00.13 | PRE-CAST WALL TO BE DESIGNED FOR A FUTURE 20'x10' OH DOOR AT THIS LOCATION |
| 05 12 00.06 | STEEL BOLLARD w/PLASTIC YELLOW COVER PER DETAILS |
| 05 12 00.18 | 6"X12"X10' HSS TUBE COLUMN |
| 08 11 00.A2 | HOLLOW METAL DOOR AND FRAME, SEE SCHEDULES |
| 08 30 00.A1 | OVERHEAD SECTIONAL DOOR, SEE SPECIFICATIONS |
| 08 30 00.A6 | OH DOOR LOOP |
| 09 91 00.03 | PAINT ALL EXPOSED METAL |
| 22 13 16.A5 | CATCH BASIN, REFER TO PLUMBING PLANS AND SPECS |
| 22 13 16.A7 | TRENCH DRAIN BY PLUMBING CONTRACTOR, REFER TO MEP PLANS AND SPECS |
| 22 44 00.A6 | WATER REEL BY PLUMBING CONTRACTOR, REFER TO MEP |
| 22 44 00.A14 | AIR REEL PLUMBING CONTRACTOR, REFER TO MEP |
| 23 07 00.A2 | EXHAUST VENT DUCT, REFER TO MECHANICAL PLANS AND SPECS |
| 26 05 00.01 | 50 FT CORD ELECTRIC REEL BY ELECTRICAL CONTRACTOR, REFER TO ELEC. PLANS |

ADDITION ROOM SCHEDULE

| NUMBER | NAME | FLOOR TYPE | BASE | WALL FINISH | | | | CEILING | | REMARKS |
|--------|-----------------|------------|------|-------------|-------------|-------------|-------------|------------|--------|---------|
| | | | | NORTH | SOUTH | EAST | WEST | TYPE | HEIGHT | |
| AD101 | vehicle storage | Concrete | - | EXIST | PC-1 / GL-2 | PC-1 / GL-2 | PC-1 / GL-2 | STEEL DECK | VARIES | - |

ADDITION PAINT SCHEDULE

| NUM | NAME | FLOOR | NORTH | WALLS | | | CEILING | METAL | WOOD | REMARKS |
|-------|-----------------|-----------|-------|-------|-------|-------|---------|--------|---------|---------|
| | | | | SOUTH | EAST | WEST | | | | |
| AD101 | vehicle storage | DENSIFIER | EPOXY | EPOXY | EPOXY | EPOXY | DRYFALL | ENAMEL | VARNISH | - |

ADDITION DOOR SCHEDULE

| MARK | FROM ROOM | | TO ROOM | | DOOR | | | | | GLASS | FRAME | | | REMARKS |
|--------|-----------|-----------------|---------|----------|------|----------|-------|-------|--------|--------|-------|----------|-------|--------------------------------------|
| | NUM | NAME | NUM | NAME | TYPE | MATERIAL | SWING | WIDTH | HEIGHT | | TYPE | MATERIAL | GLASS | |
| AD101a | AD101 | vehicle storage | | | HG | HM | LH | 3'-0" | 7'-0" | 1 3/4" | A | HM | - | DOOR PREPPED FOR FUTURE ELEC. STRIKE |
| AD101b | AD101 | vehicle storage | | | HG | HM | RH | 3'-0" | 7'-0" | 1 3/4" | A | HM | - | DOOR PREPPED FOR FUTURE ELEC. STRIKE |
| AD101c | AD101 | vehicle storage | | | HG | HM | RH | 3'-0" | 7'-0" | 1 3/4" | A | HM | - | DOOR PREPPED FOR FUTURE ELEC. STRIKE |
| AD101d | AD101 | vehicle storage | ex | existing | HG | HM | LH | 3'-0" | 7'-0" | 1 3/4" | A | HM | - | DOOR PREPPED FOR FUTURE ELEC. STRIKE |

ADDITION OH DOOR SCHEDULE

| MARK | FROM ROOM | | TO ROOM | | DOOR | | | | | GLASS | FRAME | | | REMARKS |
|-----------|-----------|------|---------|-----------------|------|----------|-------|--------|--------|--------|-------|----------|-------|---------|
| | NUM | NAME | NUM | NAME | TYPE | MATERIAL | SWING | WIDTH | HEIGHT | | TYPE | MATERIAL | GLASS | |
| OH AD101A | | | AD101 | vehicle storage | | | OH | 18'-0" | 16'-0" | 1 3/4" | | | | |
| OH AD101B | | | AD101 | vehicle storage | | | OH | 18'-0" | 16'-0" | 1 3/4" | | | | |
| OH AD101C | | | AD101 | vehicle storage | | | OH | 20'-0" | 16'-0" | 1 3/4" | | | | |

ADDITION HARDWARE SCHEDULE

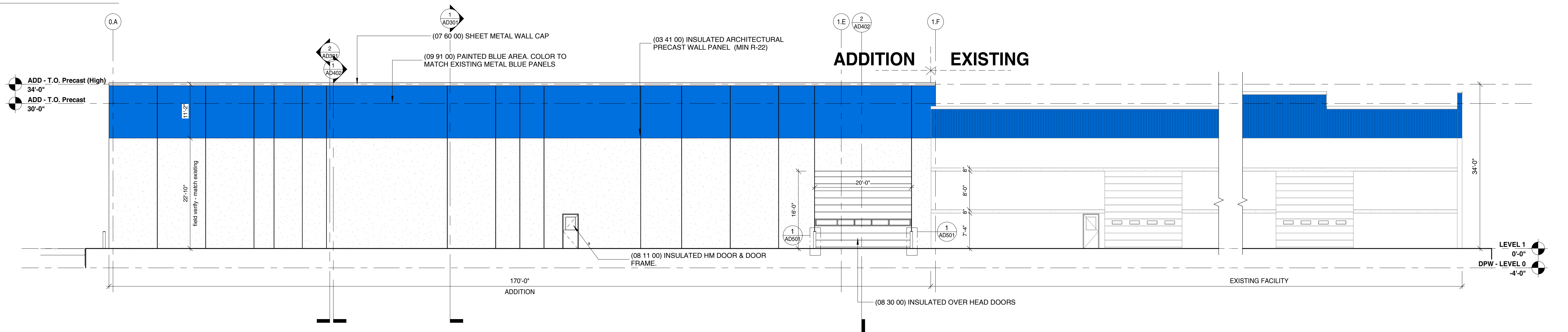
| MARK | LOCKSET | PUSH-PULL | HOLD OPEN | CLOSER | HINGE | DOOR STOP | THRESHOLD | WEATHERSTRIP | KICKPLATE | SOUNDSTOP | NAMEPLATE | NOTES |
|--------|-------------------|-----------|-----------|--------|-------|-----------|-----------|--------------|-----------|-----------|-----------|---|
| AD101a | MEDECO (SEE SPEC) | - | - | X | B.B. | - | X | X | X | X | - | KICKPLATE ON PATH OF DIRECTION SIDE /DOOR PREP. FOR FUTURE ELEC. STRIKE |
| AD101b | MEDECO (SEE SPEC) | - | - | X | B.B. | - | X | X | X | X | - | KICKPLATE ON PATH OF DIRECTION SIDE /DOOR PREP. FOR FUTURE ELEC. STRIKE |
| AD101c | MEDECO (SEE SPEC) | - | - | X | B.B. | - | X | X | X | X | - | KICKPLATE ON PATH OF DIRECTION SIDE /DOOR PREP. FOR FUTURE ELEC. STRIKE |
| AD101d | MEDECO (SEE SPEC) | - | - | X | B.B. | - | - | - | X | X | - | KICKPLATE ON PATH OF DIRECTION SIDE /DOOR PREP. FOR FUTURE ELEC. STRIKE |

[E] Addendum #2 - 04.24.2024 April 24, 2024
[F] State Comments August 28, 2024

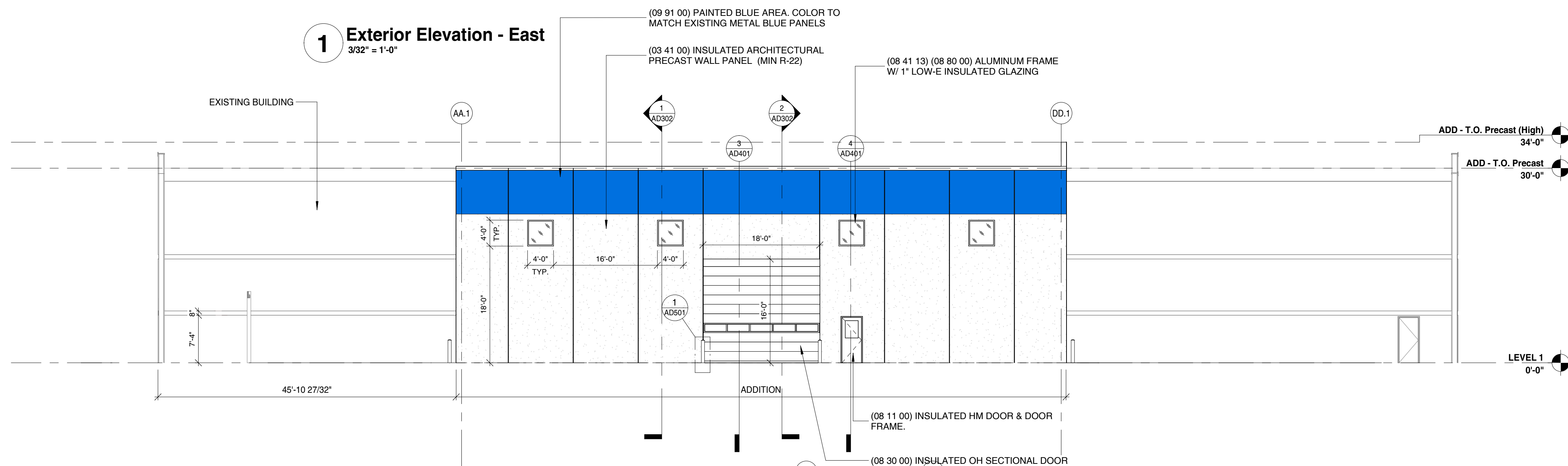
Enlarged Floor
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October 1, 2024

PLAN NORTH
SCALE: 1/8" = 1'-0"
AD202

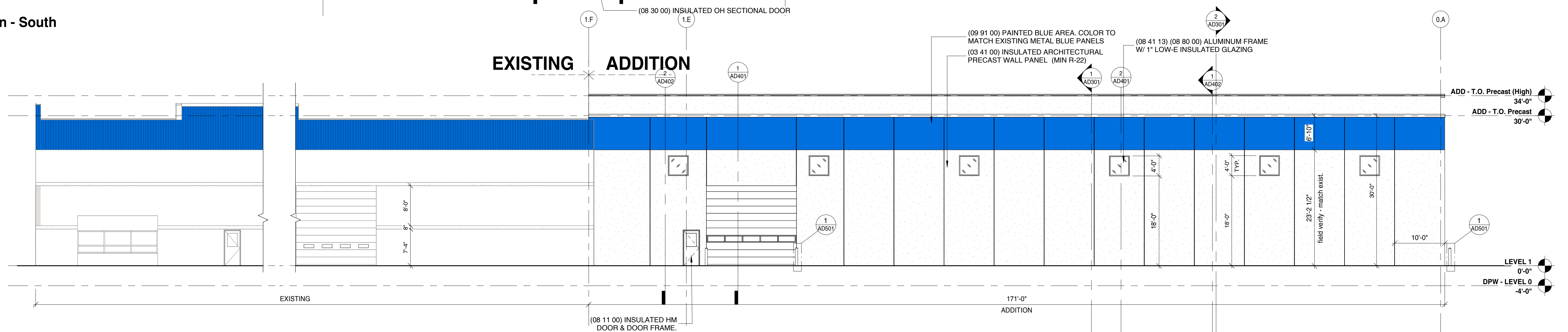
KEYNOTE LEGEND



1 Exterior Elevation - East
3/32" = 1'-0"



2 Exterior Elevation - South
3/32" = 1'-0"



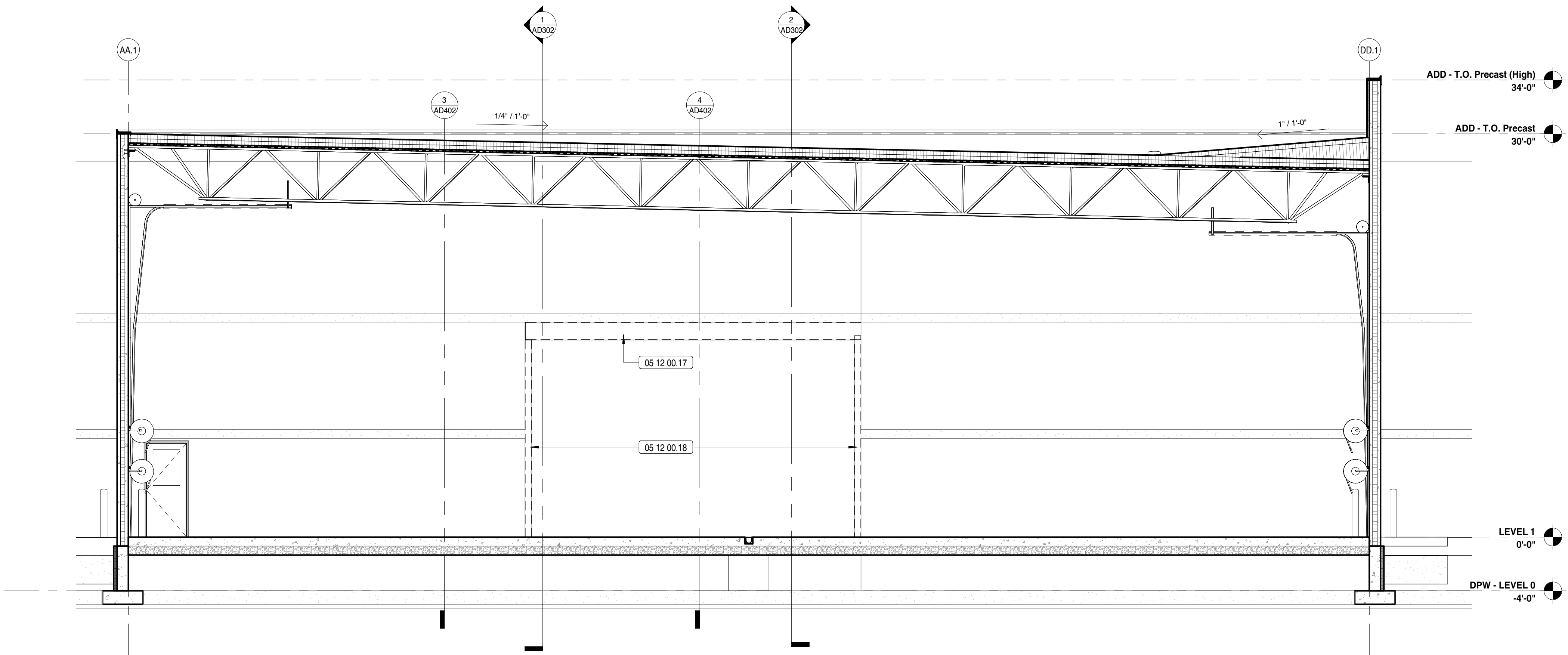
3 Exterior Elevation - West
3/32" = 1'-0"

KEYNOTE LEGEND

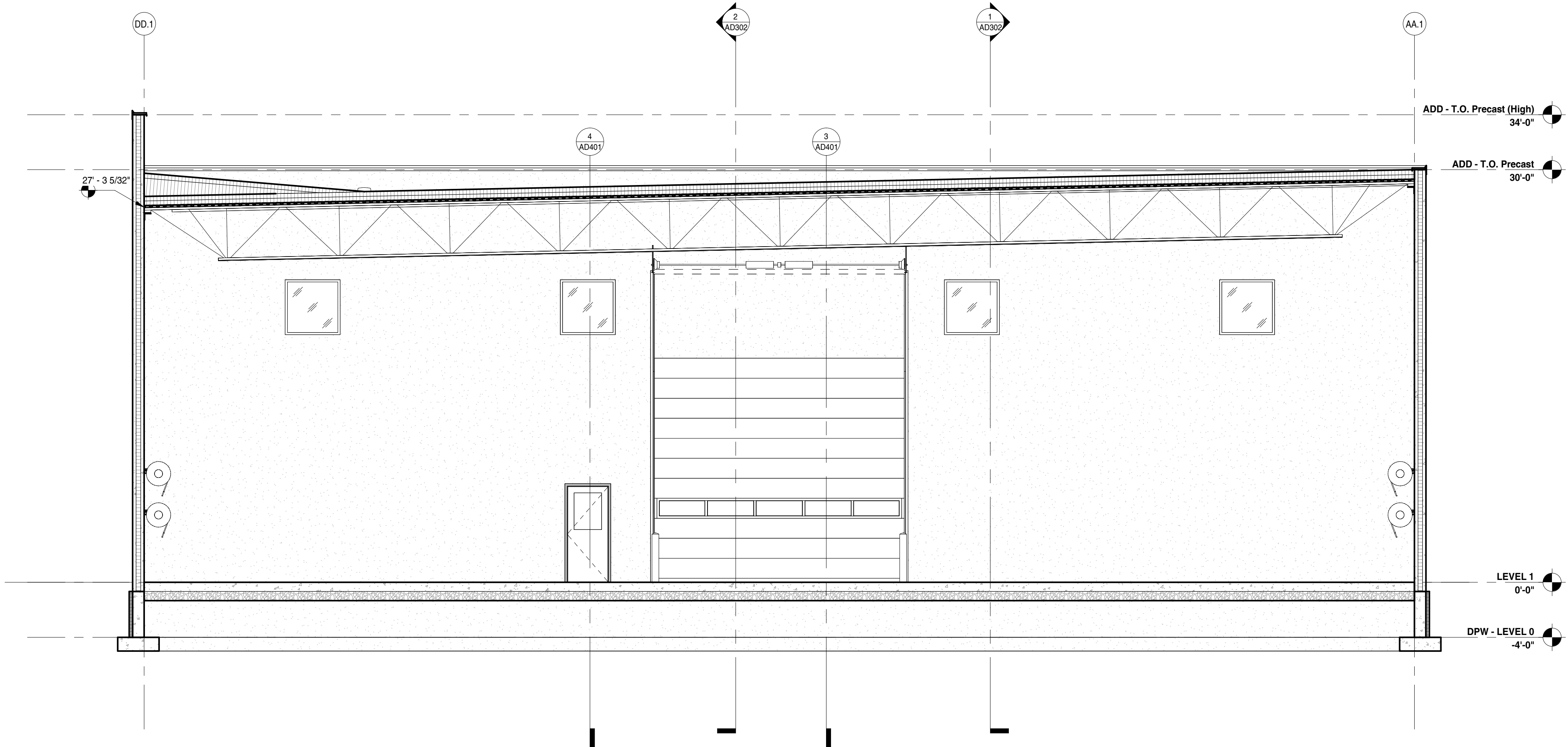
KEYNOTE LEGEND

Spec. # Description

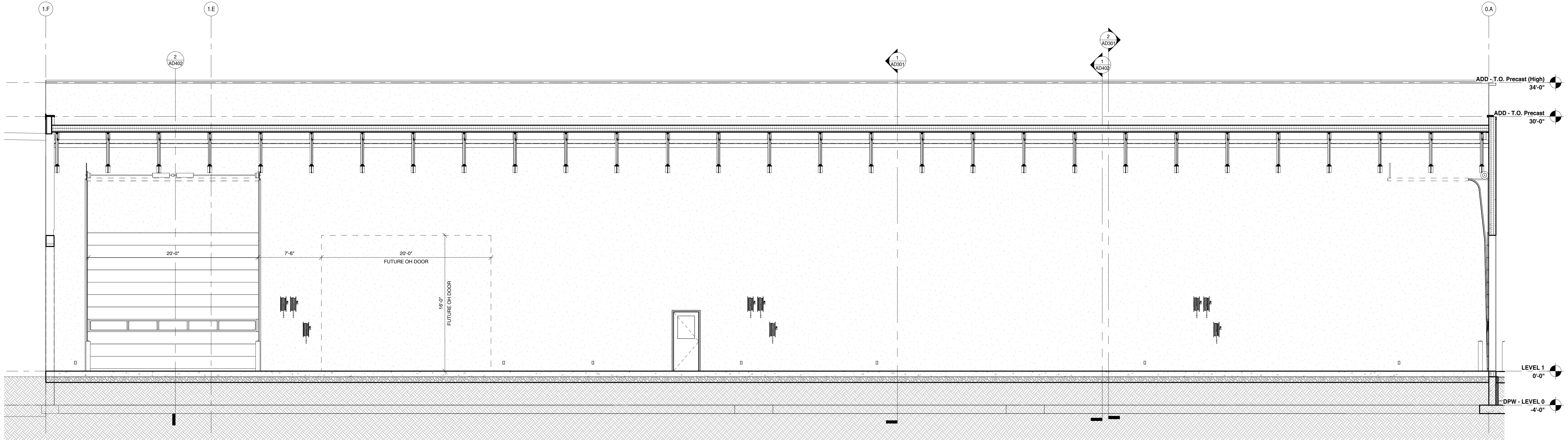
| | |
|-------------|---|
| 05 12 00.17 | 16"x12"x1/2" HSS TUBE BEAM. REFER TO STRUCTURAL PLANS |
| 05 12 00.18 | 8"x12"x1/4" HSS TUBE COLUMN |



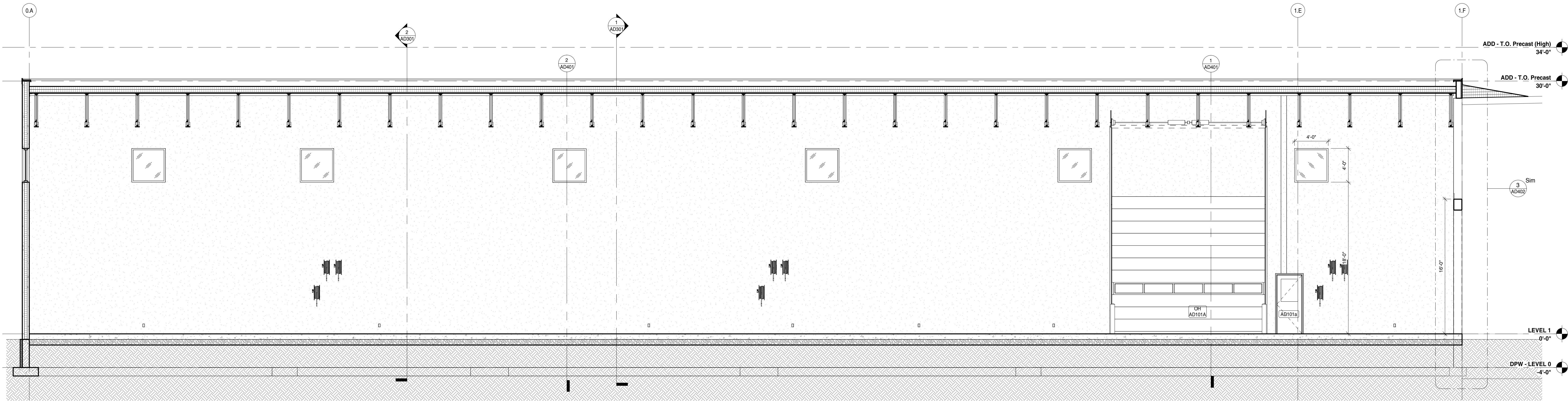
1 SECTION E/W-SOUTH
3/16" = 1'-0"



2 BUILDING SECTION E/W - NORTH
3/16" = 1'-0"



2 SECTION N/S - EAST
3/16" = 1'-0"



1 SECTION N/S - WEST
3/16" = 1'-0"

[F] State Comments August 28, 2024

Building Sections
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SCALE: 3/16" = 1'-0"

AD302