



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

**PLAN COMMISSION MEETING AGENDA**  
**Thursday, August 7, 2025 at 6:00 P.M.**

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

**B. Approval of Minutes**

1. Approval of the regular meeting of July 17, 2025.

**C. Public Hearing Business Matters.**

1. **Franklin High School, Conditional Use.** Request to approve a resolution imposing conditions and restrictions for a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 South 51st Street (Tax Key No. 807 9999 001).

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

**E. Business Matters**

1. **Northwestern Mutual Life Insurance, Certified Survey Map and Comprehensive Master Plan Amendment.** Request for recommendation to Common Council of an application for a two-lot Certified Survey Map for the property located on the northwest corner of South 27th Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003), and an application for a Comprehensive Master Plan Amendment to change the City of Franklin 2025 Future Land Use Map designation for Lot 1 of the proposed CSM from Office Use and Areas of Natural Resource Features to Mixed Use and Areas of Natural Resource Features.
2. **Midland Commercial Development, Certified Survey Map.** Request to recommend approval of a Certified Survey Map to create two commercial lots upon property located at 10001 W Church Street (Tax Key No. 795 9999 007)

**F. Adjournment**

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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: August 21, 2025.

**City of Franklin  
Plan Commission Meeting  
July 17, 2025  
Minutes**

unapproved

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

Mayor John Nelson called the July 17, 2025 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, Alderman Nabil Salous, Commissioners Kevin Haley, Patrick Leon and Michael Shawgo. Alderwoman Courtney Day arrived at 6:01 pm. Absent was Commissioner Rebecca Specht. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Associate Planner Luke Hamill, Director of Administration Kelly Hersh, and Assistant City Engineer Kaitlyn Witkowiak.

**B. Approval of Minutes – Regular Meeting of June 19, 2025.**

Alderman Salous moved and Commissioner Haley seconded a motion to approve the June 19, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**C. Public Hearing Business Matters**

- 1. Minor site plans review standards in Planned Development District (PDD) No. 7, Major PDD Amendment.** The City of Franklin proposes to amend the text of the Planned Development District No. 7 Ordinance to streamline the site plan approval process in the Franklin Industrial Park (PDD No. 7) by allowing and adding standards for administrative review of minor site plans by Department of City Development staff exclusively.

Associate Planner Luke Hamill presented the Planned Development District No. 7 request.

The Official Notice of Public Hearing was read in to the record by Associate Planner Luke Hamill and the Public Hearing opened at 6:05 pm and closed at 6:05 pm.

Commissioner Leon moved and Alderman Salous seconded a motion to recommend approval of an Ordinance to amend Planned Development District No. 7 to allow for Minor Site Plan Amendments to be approved by City Development Staff. On roll call, all vote ‘ayes’; motion carried (5-0-1).

- 2. CarGet LLC, Conditional Use.** Request to approve a resolution imposing conditions and restrictions for a Conditional Use for CarGet LLC, a used car sales and major automotive repair facility upon property located at the Northwest Corner of Forest Home Avenue and Rawson Avenue (TKN 748 9990 000).

Associate Planner Luke Hamill presented the Conditional Use application request. Applicant Sarath Mahanti of CarGet, LLC was also present.

The Official Notice of Public Hearing was read in to the record by Associate Planner Luke Hamill and the Public Hearing opened at 6:20 pm and closed at 6:24 pm.

Commissioner Leon moved and Alderman Salous seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Conditional Use for a

used car sales and automotive repair facility upon property located at 0 W Forest Home Avenue (Tax Key No. 748 9990 000). On roll call, all vote 'ayes'; motion carried (5-0-1).

- 3. Franklin High School, Natural Resource Special Exception.** Natural Resource Special Exception (NRSE) for proposed impacts and disturbance of approximately 0.65 acres of wetland, 2.11 acres of wetland buffer, 1.41 acres of wetland setback, and 8.18 acres of woodland to allow for the construction of a building addition, a concession building, parking lot and drive additions, tennis courts, and soccer field at Franklin High School located at 8222 South 51st Street (Tax Key No. 807 9999 001).

Principal Planner Marion Ecks presented the Natural Resource Special Exception application request. Applicant Andy Chromy of Franklin Public Schools was present.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 7:01 pm and closed at 7:31 pm.

Commissioner Leon moved and Alderman Salous seconded a motion to suspend rules for further comment at 8:48 pm. On roll call, all vote 'ayes'; motion carried (5-0-1).

Commissioner Leon moved and Alderwoman Day seconded a motion to return to normal business at 9:23 pm. On roll call, all vote 'ayes'; motion carried (5-0-1).

Commissioner Leon moved and Alderwoman Day seconded a motion to table until August 21, 2025, with the understanding to the applicant to work with neighbors on mitigation of tree removal onsite and offsite. On roll call, all vote 'ayes'; motion carried (5-0-1).

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

The citizen comment period opened at 9:36 p.m. and closed at 9:36 p.m.

## **E. Business Matters**

- 1. ROC Ventures LLC, Site Plan Amendment.** Request to allow two container structures as concession stands at Franklin Field Stadium located at 7035 S Ballpark Drive

Principal Planner Marion Ecks presented the Site Plan Amendment request. Applicant Chris Conley, ROC Ventures LLC, was present.

Commissioner Leon moved and Commissioner Haley seconded motion to adopt a resolution amending the Site Plan for the Franklin field Stadium Located at 7035 South Ballpark Drive to allow for the construction of two container structures for concession stands use. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. CARMA Laboratories Inc., Sign Review.** Request for a second monument sign on the 76th St. frontage of Carma Labs located at 9410 S. 76th St.

Principal Planner Marion Ecks presented the Sign Review request. Applicant Alex Scheler, Carma Laboratories was present.

Commissioner Leon moved and Commissioner Shawgo seconded motion to adopt a resolution approving a second monument sign for the 76<sup>th</sup> St. Frontage of Carma Labs (9410 S. 76th Street). On voice vote, all voted 'aye'; motion carried (5-0-1).

**F. Adjournment**

Commissioner Leon moved and Alderwoman Day seconded to adjourn the meeting at 9:40 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).

DRAFT





# CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of August 7, 2025

### Conditional Use

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**RECOMMENDATION:** Department of City Development Staff recommends this item be tabled and postponed to the August 21, 2025 Plan Commission meeting.

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<b>Project Name:</b>	Franklin Public Schools Conditional Use
<b>Project Location:</b>	8222 South 51 <sup>st</sup> Street (Tax Key No. 807 9999 001)
<b>Property Owner:</b>	Franklin High School Franklin School District #5
<b>Applicant:</b>	Andrew Chromy, Franklin Public Schools
<b>Agent:</b>	Jesse Becker, Point of Beginning
<b>Current Zoning:</b>	I - Institutional District, FW Floodway District, and C-1 Conservancy District
<b>2025 Comprehensive Plan:</b>	Institutional and Areas of Natural Resource Features
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the Natural Resource Special Exception Application
<b>Planner:</b>	Nick Fuchs, Planning Associate

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The applicant, Franklin Public Schools, filed a Conditional Use Permit as part of their submission to allow for site and building modifications for the Franklin High School facility located at 8222 S. 51st Street. This property is zoned Institutional District. Table 15-3-04(C) of the UDO allows an "Educational Facility" as a Conditional Use in this district.

The project includes razing 70,000 square feet of the existing high school and constructing a 192,000 square foot building addition. Site improvements include:

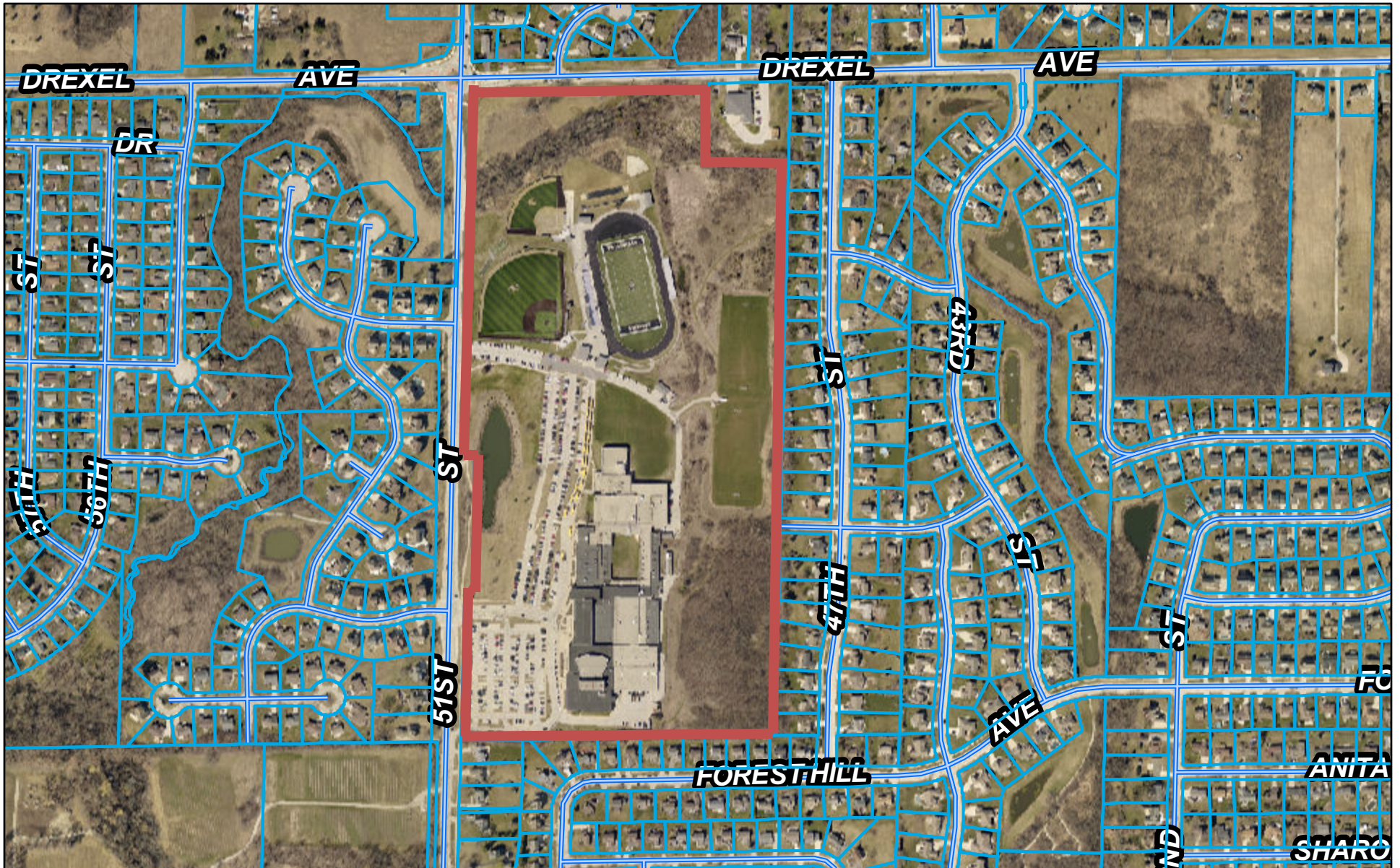
- Ten tennis courts and three future tennis courts
- Soccer field
- Drive and parking additions
- An access drive connection to High View Drive
- Press box
- Concession building
- 1,300 square foot storage building with a height of 14'-4"
- Greenhouse
- Utility and storm water management improvements

Recently the Franklin High School Natural Resource Special Exception Application was tabled to the August 21<sup>st</sup> Plan Commission meeting. Prior to that item being tabled, the public hearing

notice was published and mailed for the Conditional Use Application to be heard at the August 7<sup>th</sup> Plan Commission meeting.

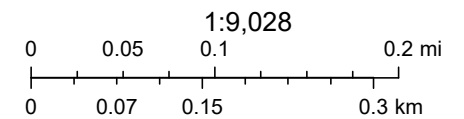
The applicant is requesting, with agreement from Planning Staff, that the Conditional Use be tabled and postponed to the August 21<sup>st</sup> Plan Commission meeting. This will allow all applications for this project to be heard at the same time.

# City of Franklin Property Viewer



7/30/2025, 1:39:24 PM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Maxar



STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A CONDITIONAL USE FOR THE FRANKLIN HIGH SCHOOL,  
AN EDUCATIONAL FACILITY USE, UPON PROPERTY LOCATED  
AT 8222 SOUTH 51ST STREET (TAX KEY NO. 807 9999 001)  
(FRANKLIN PUBLIC SCHOOLS, APPLICANT/PROPERTY OWNER)

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WHEREAS, Franklin Public Schools, having petitioned the City of Franklin for the approval of a Conditional Use within the I Institutional District under Institutional Use Title “Educational Facility”, to operate a high school facility, located at 8222 South 51st Street, bearing Tax Key No. 807 9999 001, more particularly described as follows:

The West 1/2 of the Northeast 1/4 of Section 14, Township 5 North,  
Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

EXCEPTING THEREFROM that portion of Land conveyed in instrument recorded on June 06, 1967 in Reel 362, Images 1062-1065 as Document No. 4321782; August 12, 1983, in Reel 1556, Image 914 as Document No. 5642797; August 07, 1986, in Reel 1932, Images 950-951 as Document No. 5947553; and December 01, 2009 as Document No. 09819502.

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 §15-9-06E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the \_\_\_\_ day of \_\_\_\_\_, 2025, and the Plan Commission thereafter having determined to recommend that the proposed Conditional Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Conditional Use upon such conditions, pursuant to §15-9-06H of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Conditional Use, subject to conditions, meets the standards set forth under §15-9-06H of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Franklin Public Schools, for the approval of a Conditional 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:

FRANKLIN PUBLIC SCHOOLS – CONDITIONAL USE

RESOLUTION NO. 2025-\_\_\_\_\_

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1. That this Conditional Use is approved only for the use of the subject property by Franklin Public Schools, successors and assigns, as a high school facility, which shall be developed in substantial compliance with, and operated and maintained by Franklin Public Schools, pursuant to the application materials City file-stamped \_\_\_\_\_, 2025.
2. That this Conditional Use is only for the use of the property and a full Site Plan Review will need to be approved prior to construction of concurrently proposed building and site modifications.
3. Franklin Public Schools, 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 Franklin Public Schools high school facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14 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 Franklin Public Schools and the high school use for the property located at 8222 South 51st Street: (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. All signage shall comply with the requirements of Article 6 of the Unified Development Ordinance and must receive a Sign Permit from the City Development Department prior to installation.

BE IT FURTHER RESOLVED, that in the event Franklin Public Schools, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Conditional 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 Conditional 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 §15-9-14 thereof and §1-19 of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Conditional Use Permit as is contemplated by §15-9-06 of the Unified Development Ordinance.

FRANKLIN PUBLIC SCHOOLS – CONDITIONAL USE

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BE IT FURTHER RESOLVED, pursuant to §15-9-06J. of the Unified Development Ordinance, that the Conditional Use permission granted under this Resolution shall be null and void upon the expiration of two years from the date of adoption of this Resolution, unless the Conditional Use has been established by way of the issuance of an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

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

## Standards for Conditional Uses

Date: 7/15/25

Property Owner: Franklin Public Schools

Property Address: 8222 S 51st St. Franklin WI 53132

### SECTION 15-9-06.H GENERAL STANDARDS FOR CONDITIONAL USES

General Standards. No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. Ordinance and Comprehensive Master Plan Purposes and Intent. The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response:

The existing site has been operating as a school since 1962, when it was an approved use within the I-1 zoning. The proposed project will not alter the use or functionality of the site. It complies with the Unified Development Ordinance (UDO) and the comprehensive master plan, ensuring that this project does not negatively impact the future growth and development of the City of Franklin.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response:

The site has been functioning as a school since 1962, which was an approved use under the I-1 zoning. The proposed project will not change the use or functionality of the site and has been designed to comply with the stormwater management, erosion control, and all zoning regulations and requirements for the I-1 district.

3. Compatibility With Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response:

The proposed design complies with all zoning regulations and requirements for the given district, I-1, to not negatively impact surrounding properties.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response:

The proposed project will not involve removing any existing entrances, and the traffic flow on the south side of the school will remain unchanged. A new entrance and parking lot for athletic facilities are proposed on the north side, along with a new drive located south of the existing soccer fields to improve access for emergency vehicles. Additionally, a new 12-inch water main is planned to service the new addition, along with a 10-inch and a 6-inch sanitary sewer.

5. Adequate Circulation. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response:

The proposed project will not affect traffic on the surrounding roads as there is no proposed change to the existing traffic flow within the site.

6. Ordinance and Comprehensive Master Plan Purposes and Intent. The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response:

The existing site has been operating as a school since 1962, when it was an approved use within the I-1 zoning. The proposed project will not alter the use or functionality of the site. It complies with the Unified Development Ordinance (UDO) and the comprehensive master plan, ensuring that this project does not negatively impact the future growth and development of the City of Franklin.

7. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. This criterion shall be deemed to have been met with respect to natural features upon approval by the Plan Commission of a Natural Resource Protection Plan for the proposed use.

Response:

Wooded areas and wetlands will be affected by this project; therefore, a Natural Resource Special Exception permit has been applied for.





**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**



**Meeting of August 7, 2025**

**CMP Amendment and Certified Survey Map**

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**RECOMMENDATION:** Staff recommends approval of the applications for a Certified Survey Map, and a Comprehensive Master Plan Amendment. Recommended Conditions of Approval are provided in the draft Resolution(s).

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<b>Project Name:</b>	<b>Costco CSM</b>
<b>Property Owner:</b>	Northwestern Mutual Life Insurance
<b>Applicant:</b>	Brian Konyn, Northwestern Mutual Life Insurance
<b>Property Address/Tax Key Number:</b>	2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, 786 9980 003
<b>Aldermanic District:</b>	District 4
<b>Agent:</b>	Brian Konyn
<b>Zoning District:</b>	BP Business Park & OL-1, Office Overlay District (at time of submittals)
<b>Use of Surrounding Properties:</b>	Oak Creek – Business / Vacant (east) Office (north and west) Mixed Use and Multifamily (south)
<b>Application Request:</b>	Comprehensive Master Plan Amendment, Certified Survey Map (CSM)
<b>Staff Planner:</b>	Marion Ecks, AICP

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The applications before the Commission today are requests for a two-lot Certified Survey Map (CSM), and for a Comprehensive Master Plan (CMP) Amendment. The applicant, Northwestern Mutual Life Insurance, is seeking approval of a CSM to create a new parcel from a portion of the property which is undeveloped. A CMP Amendment will allow for a future change in the zoning and a Planned Unit Development for redevelopment of the southeast corner of their property at 27<sup>th</sup> and Drexel Ave.

**PROJECT ANALYSIS**

***Approval of the full development requires a Certified Survey Map, Comprehensive Master Plan Amendment, Rezoning / Planned Unit Development (PUD), and Site Plan.*** The entire property is currently owned by Northwestern Mutual Life Insurance. The proposed Lot 1 does not have buildings on it.

City Development staff has the following comments and concerns about this proposal. Detailed comments to the applicant are provided in the Staff Review Response Letter memo attached.

**Comprehensive Master Plan Amendment and CSM**

The City of Franklin 2025 Comprehensive Master Plan designates this property as “Office” with

areas of “Natural Resources”. The Natural Resource designation is not intended to preclude development, but to note the presence and importance of natural resources on the property. The Office designation only permits office uses. In order to revise the zoning at this location, the Comprehensive Master Plan must also be updated to allow for commercial uses. There are properties immediately adjacent to these lands that have Mixed Use future land use.

The surrounding area has a Future Land Uses of Mixed Use to the north and south, which includes residential, commercial, and institutional uses. There is also a small segment of a multifamily land use area to the south of the site. To the west are single family homes with Office future land use, and vacant land that is designated recreational. All areas include natural resource future land use.

Planning recommends that the new Lot 1 also receive the designation of Mixed Use, to allow for rezoning to B-MU Mixed Use and an accompanying PUD.

The proposed CSM complies with the requirements of the B-MU zoning district and allows adequate access to the site. The applicant will need to either provide or revise conservation easements, landscape bufferyard easements, and cross access easements. The location of these easements will depend on the development plans, so staff recommends they be a requirement of a future Site Plan.

In addition, the land division will affect the Northwestern Mutual Life campus layout. NML will need to request a revision to their approved Site Plan to account for changes to parking and landscaping.

### **Future Development**

Plan Commission materials include conceptual site plans for the proposed Costco commercial building, gas station, and related parking and landscaping. For full development of the site, the applicants must submit a Site Plan application for Plan Commission approval of final project designs. Due to site constraints, and some of the requirements of the Costco standardized buildings, the proposed development will not conform to the standards of the B-MU Mixed Use district. As a result, they will be requesting a Planned Unit Development (similar to the Planned Development Districts in the 1998 Unified Development Ordinance), with modifications to the B-MU standards. The Site Plan will have to comply with the terms of the PUD.

These items will be submitted pending approval of the Comprehensive Master Plan Amendment, which will allow for the zoning of this property to be changed to include commercial uses.

Staff notes the presence of wetlands on the newly created parcel. The applicant expects that these will be determined to be artificial by the WI Department of Natural Resources. The natural resource protection standards of UDO Part 7 will apply to future applications.

### **Recommendation**

All resolutions are drafted with a standard set of condition relating to development timelines and requirements, approvals from other jurisdictions and departments, etc. Staff recommends the following additional conditions based on review of these applications for compliance with the Unified Development Ordinance:

**Certified Survey Map:**

- Northwestern Mutual Life must update their Site Plan.

**CMP Amendment:** None.

Staff recommends approval of the applications, subject to conditions in the draft legislative documents.

**Exhibits:**

- Applicant Exhibits

## RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR THE PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF SOUTH 27<sup>ST</sup> STREET AND WEST DREXEL AVE, ADDRESSED AS 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786 9980 003), FROM OFFICE USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES (TOTALING APPROXIMATELY 20.18 ACRES)  
PURSUANT TO WIS. STAT. § 66.1001(4)(B)

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WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

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

WHEREAS, Brian Konyn, Northwestern Mutual Life Insurance has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property generally located on the northwest corner of South 27<sup>th</sup> Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003), from Office Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use; and more particularly described as follows:

Lot 1, in Certified Survey Map No. \_\_\_\_\_, being a part of Parcel 1, Certified Survey Map No. 7389, being in the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section; thence South 88° 00' 24" West along the South line of said 1/4 Section a distance of 152.80 feet to a point; thence North 01° 59' 36" West 65.00 feet to a point in the North line of Drexel Avenue and the point of beginning of lands to be described: thence South 88° 00' 24" West along said North line 451.36 feet to a point; thence Northwesterly along an arc of a curve to the right with an arc length of 48.14 feet, whose radius is 30.00 feet and whose chord bears North 46° 01' 04" West 43.14 feet to a point; thence North 00° 02' 45" West 97.10 feet to a point; thence Northwesterly along an arc of a curve to the left with an arc length of 357.37 feet, whose radius is 475.00 feet and whose

chord bears North 21° 35' 44" West 349.00 feet to a point; thence North 43° 08' 56" West 425.37 feet to a point; thence North 41° 12' 13" West 80.21 feet to a point; thence North 30° 52' 34" West 88.10 feet to a point; thence North 44° 43' 13" East 85.81 feet to a point; thence Northeasterly along an arc of a curve to the left with an arc length of 106.87 feet, whose radius is 151.25 feet and whose chord bears North 64° 53' 29" East 104.66 feet to a point; thence North 45° 05' 01" East 53.24 feet to a point; thence South 45° 02' 30" East 165.89 feet to a point; thence North 44° 57' 30" East 467.88 feet to a point; thence North 89° 57' 30" East 407.80 feet to a point in the West line of South 27th Street; thence South 00° 02' 30" East along said West line 183.93 feet to a point; thence North 89° 57' 30" East along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 176.22 feet to a point; thence North 89° 57' 30" East along said West line 15.50 feet to a point; thence South 00° 02' 30" East along said West line 393.48 feet to a point; thence South 04° 32' 22" West along said West line 168.40 feet to a point; thence South 00° 01' 45" East along said West line 229.74 feet to a point; thence South 32° 50' 46" West along said West line 104.83 feet to the point of beginning; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on \_\_\_\_\_, 20\_\_, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property generally located on the northwest corner of South 27<sup>th</sup> Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003), from Office Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Chairman

ATTEST:

RESOLUTION NO. 2025 - \_\_\_\_\_

Page 3

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Shirley J. Roberts, City Clerk

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

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 07-24-2025]*

ORDINANCE NO. 2025-\_\_\_\_\_

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
2025 FUTURE LAND USE MAP FOR  
THE PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF  
SOUTH 27<sup>TH</sup> STREET AND WEST DREXEL AVE, ADDRESSED AS 2710 W. DREXEL  
AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786 9980 003), FROM  
OFFICE USE AND AREAS OF NATURAL RESOURCE FEATURES USE  
TO MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES  
(TOTALING APPROXIMATELY 20.18 ACRES)  
(BRIAN KONYN, NORTHWESTERN MUTUAL LIFE INSURANCE)  
(NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS)

---

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Brian Konyn, Northwestern Mutual Life Insurance has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property generally located on the northwest corner of South 27<sup>th</sup> Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003), from Office Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on \_\_\_\_\_, 2025, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for the property generally located on the northwest corner of South 27<sup>th</sup> Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003), from Office Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use; and

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

SECTION 1:           The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for the property generally located on the northwest corner of South 27<sup>th</sup> Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003),

from Office Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features Use. Such property is more particularly described within Resolution No. 2025 \_\_\_\_\_ of even-date herewith.

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

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Alderman \_\_\_\_\_.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

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



## RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A TWO-LOT CERTIFIED SURVEY MAP, BEING A PART OF A PART OF PARCEL 1, IN CERTIFIED SURVEY MAP NO. 7389, BEING IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 12, IN TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN  
(BRIAN KONYN, NORTHWESTERN MUTUAL LIFE INSURANCE)  
(NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS)

---

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of a part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Brian Konyn, Northwestern Mutual Life Insurance, as described above, be and the same is hereby approved, subject to the following conditions:

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

NORTHWESTERN MUTUAL LIFE INSURANCE – CERTIFIED SURVEY MAP

RESOLUTION NO. 2025-\_\_\_\_\_

Page 2

4. Northwestern Mutual Life Insurance, successors and assigns, and any developer of the Northwestern Mutual Life Insurance two (2) lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Northwestern Mutual Life Insurance and the two (2) lot certified survey map project for the property located at 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant shall apply for a Site Plan Amendment to account for changes to their site resulting from the CSM prior to the approval of any Site Plan for development of the new Lot 1.
7. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Northwestern Mutual Life Insurance be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Northwestern Mutual Life Insurance, with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NORTHWESTERN MUTUAL LIFE INSURANCE – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2025-\_\_\_\_\_

Page 3

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

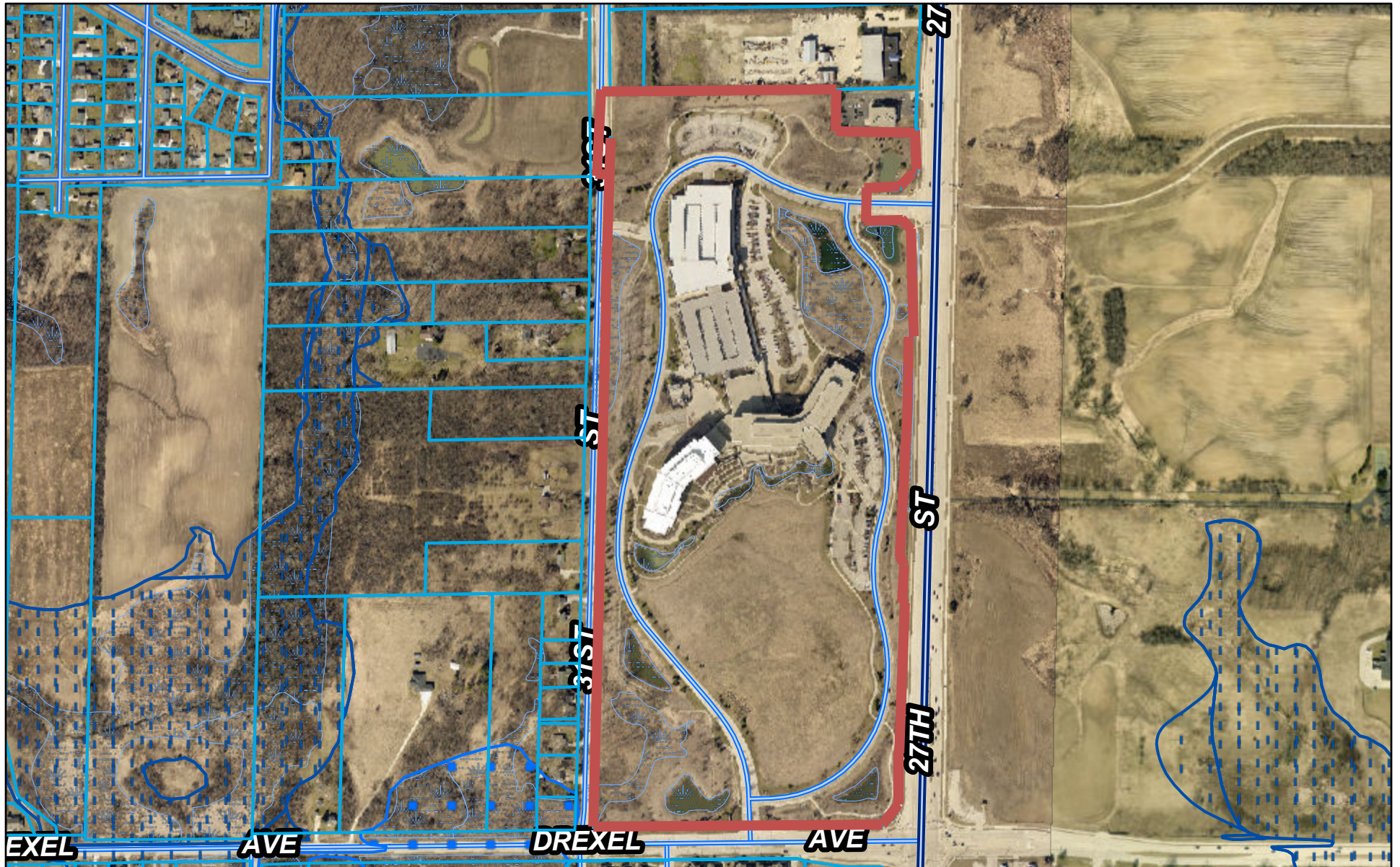
ATTEST:

\_\_\_\_\_  
Shirley Roberts, City Clerk

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

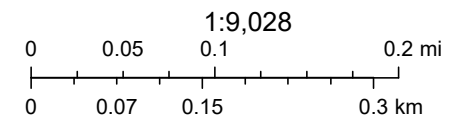


# City of Franklin Property Viewer



7/31/2025, 8:53:26 AM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Maxar



The Avenue  
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

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July 28, 2025

Marion Ecks  
City of Franklin  
9229 West Loomis Road  
Franklin, Wisconsin 53132

SUBJECT: Costco Wholesale- Franklin, WI

Dear Marion:

Per your email on 7/17/2025, we are enclosing 12 paper copies of the application materials for the Certified Survey Map (CSM) and Comprehensive Master Plan Amendment (CMP) Applications for the Costco Wholesale project to be located at the corner of West Drexel Ave and South 27<sup>th</sup> Street.

These items have also been emailed to the City on 7/28/25 to complete the electronic copy requirement outlined in the 7/17 email to the applicants. As discussed on the phone last week, an overall site plan has been included in this submittal. The site plan packages will be formally submitted separately under the Site Plan Application.

Items within this submittal are as follows (12 Copies of Each):

**Certified Survey Map:**

- Application Form
- Project Narrative
- Certified Survey Map
- Legal Description
  - Of Full Parcel
  - Of Lot to be Created
- Natural Resource Protection Plan

**Comprehensive Master Plan Amendment:**

- Application Form
- Legal Description
- Project Narrative
- Overall Site Development Plan

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Langemeier'.

Ben Langemeier, PE  
Project Manager

### **Project Description – Northwestern Mutual Parcel – South 27<sup>th</sup> Street**

Costco Wholesale Corporation is planning to develop the northwest corner of the intersection of South 27<sup>th</sup> Street and West Drexel Avenue in the City of Franklin, Wisconsin. The parcel is a 20.1757-acre site that is to be subdivided from a larger, existing 79.5-acre parcel owned by The Northwestern Mutual Life Insurance Company.

The portion of the site Costco is anticipating developing is undeveloped and was rough graded with the 2001 development of the Northwestern Mutual campus to the north. The non-campus portion of the site includes stormwater ponds that capture runoff from the campus and landscape features (including the large prairie area) that were installed with the intent of development at a later date.

If approved, the proposed Costco development will include an approximately 162,000 square foot retail facility with a tire sales component, a fueling station, and an additional ~13.0 acres of exterior developments associated with access drives, parking stalls, stormwater management, and landscaping/screening. The project is planning to commence construction during the 2026 Construction Schedule. And opening in late 2026.





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The Avenue  
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

July 28<sup>th</sup>, 2025

City of Franklin – Department of City Development  
9229 W. Loomis Road  
Franklin, Wisconsin 53132

SUBJECT: Department of City Development– Staff Review Response Letter

Dear Marion Ecks:

This letter is in response to the review comments received July 17, 2025, regarding the review of the Costco Wholesale Development's Certified Survey Map (CSM) and Comprehensive Master Plan Amendment (CMP) Applications. This letter is formatted to follow the comment letter and addresses each *comment*.

**Comprehensive Master Plan Amendment:**

1. The City of Franklin 2025 Comprehensive Master Plan designates the property as "Office." This narrowly-tailored land use limits the utility of the area while not offering opportunities for less-intense mixed or residential uses. Office uses are allowed in all commercial zoning districts including B-MU zoning.  
**GRAEF RESPONSE: Noted.**
2. Landscape bufferyards are required on property lines adjacent to parcels with different zoning. They must be recorded by separate document subject to Common Council approval; the template for this is attached. These easements will be required at the time of a Site Plan.  
**GRAEF RESPONSE: Noted. This will be addressed at the time of Site Plan Applications.**

**Certified Survey Map:**

3. Milwaukee County Register of Deeds comments are attached.  
**GRAEF RESPONSE: Comments have been addressed on Resubmitted CSM.**
4. A Site Plan Amendment for the Northwestern Mutual Life site must be submitted to update parking counts and site configuration to account for the CSM. I have attached the relevant application form.  
**GRAEF RESPONSE: Noted. Site Plan Amendment for NM will be submitted at a later date once Parcel is created.**
5. Conservation Easements will be required at the time of a Site Plan. The template for this is attached.  
**GRAEF RESPONSE: Noted.**

6. Are any revisions to existing conservation easements proposed? (for example, Wetland W-5 or W-6?)

**GRAEF RESPONSE:** No impacts to existing conservation easements are anticipated with Costco's development. All easements are remaining on NM's property.

7. Cross access easements must be provided between all development lots. These may be privately recorded. These easements will be required at the time of a Site Plan.

**GRAEF RESPONSE:** Noted.

a. NRPP

- A. What is the date of the wetland delineation? Note that delineations may not be older than 5 years.

**GRAEF RESPONSE:** Wetland Delineation on Costco's site was performed in 2025. A WDNR Concurrence was issued. An Artificial Exemption is in progress and expected in the next couple of weeks. See item I within the NRPP.

- B. No additional comments at this time on the Natural Resource Protection Plan. A review against development plans will occur upon submittal of a Site Plan. Impacts to natural resources beyond the standards of UDO Part 7 may require a Natural Resource Special Exception (NRSE).

**GRAEF RESPONSE:** Noted.

### **Site Plan / PDD Concept**

8. Full site plan review will be required at the time of development. Please let staff know if you have questions about any specific aspect of the Site Plan approval process.

**GRAEF RESPONSE:** Noted. We are in the process of preparing the Site Plan and PDD submittals and will provide the applicable applications and materials at that time. This submittal is for the CSM and CMP applications

9. Upon further review, we have concerns about the use of metal panels in the design. We recommend looking to some nearby examples for materials; please see comments from John Regetz:
- a. Pewaukee – is good, they use white-block-accent-panels;
  - b. Pleasant Prairie – Very nice, they use the beige-stone-columns and textured-concrete-accent-panels;
  - c. Grafton - Very nice, they use the beige-block-columns and textured-concrete-panels;



- d. Middleton - Very nice, they use the beige-stone-columns and textured-concrete-accent-panels.

GRAEF RESPONSE: Noted. Revised Architecture will be submitted separately.

#### **Engineering Department Comments (CSM):**

- The wetland delineation report has expired, new delineation required  
GRAEF RESPONSE: See response to item 7(a) above.
- Add legend to CSM  
GRAEF RESPONSE: See page 1 for legend information
- Show wetland buffers, 20' and 30'  
GRAEF RESPONSE: Further conversations between NM, RA Smith and the City will be needed regarding this comment. CSM will be reflected to address the outcome of that meeting.
- Show watermain easement on CSM  
GRAEF RESPONSE: The proposed watermain layout is in progress at this time. Watermain easements will be accounted for in a separate submittal when the public water main layout is finalized.

#### **General**

Please let us know what to do with the checks provided with the initial application submittal in the incorrect amount. Should we destroy them or send them back to you?

- Check No. 141545 in the amount of \$1,500 for the CSM
- Check No. 141546 in the amount of \$125 for the CMP Amendment

GRAEF RESPONSE: Checks were picked up at City Hall by GRAEF and destroyed. Correct fees were paid via credit card.

**Recommended Conditions of Approval**

Note that all resolutions and ordinances are drafted with a standard set of condition relating to development timelines and requirements, approvals from other jurisdictions and departments, etc. Staff may recommend additional conditions based on review of these applications for compliance with the Unified Development Ordinance.

**GRAEF RESPONSE: Noted.**

Please let me know should you have any further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Ben Langemeier'.

Benjamin Langemeier, P.E.  
Project Manager



The Avenue  
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
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July 3, 2025

City of Franklin  
9229 W Loomis Rd  
Franklin, WI 53132

SUBJECT: Natural Resources Protection Plan (NRPP) for Costco - Franklin

To whom it may concern:

GRAEF was retained by Costco Wholesale to complete site development plans for the area located at 1 Northwestern Mutual Way in Franklin, Wisconsin (Subject Property). As part of Franklin's required planning efforts, onsite natural resources were identified and mapped, and a NRPP was created. The NRPP, including write-up, tables, and figures, are attached to this letter for review and approval.

For questions or comments regarding the NRPP, please use the contact information listed below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Linton'.

Alexander J. Linton  
Environmental/Wetland Scientist  
[Alex.Linton@graef-usa.com](mailto:Alex.Linton@graef-usa.com)  
(414) 266-9030

Enclosures

NRPP Write Up

Table 15-3.0502  
Table 15.3.0503  
Table 15.3.0505  
Table 1: Existing Resources and Acreages

Figure 1: Site Boundary  
Figure 2: Easements and Neighboring Property Boundaries  
Figure 3: Existing Natural Resources  
Figure 4: Disturbed Natural Resource Features  
Figure 5: Elevations

## **Natural Resources Protection Plan**

- A. Proposed Name: Costco – Franklin
- B. Location: 1 Northwestern Mutual Way, Franklin, Wisconsin (Subject Property)
- C. Contact Information
  - a. Stephen Cross  
1955 Raymond Drive, Suite 119  
Northbrook, IL 60062  
Cell: (847) 208-8595  
Office: (847) 498-0800  
Email: [c\\_stephencross@costco.com](mailto:c_stephencross@costco.com)
- D. Date of Submittal: June 30, 2025
- E. Site Boundary: See Figure 1
- F. Lot Lines, Right-of-Way Lines, and Easements: See Figure 2
- G. Existing Streets: Streets names and locations identified on each figure map
- H. Easements and Neighboring Property Boundaries: One water easement is located within the Subject Property. See Figure 3 for specific location.
- I. Location and Extent of Existing Natural Resource Features: Mapped natural resource features within the Subject Property include six wetlands and two stormwater ponds. See Table 1 and Figure 4 for specific locations and acreages.  
  
*Note: all existing natural resource features within the Subject Property are manmade and artificial as the anticipated future land use of the Subject Property was and is for development. Prior to 2005, land use within the Subject Property consisted of a drive-in movie theater, driveways, and sidewalks with no preexisting natural resources. The wetlands currently on the Subject Property developed as a result of water collecting in poorly graded low points located near and around a construction staging areas (visible in historic aerial photos until 2012). Approved artificial determinations for the wetlands are currently being reviewed and are anticipated through the Wisconsin Department of Natural Resources (WDNR). Ponds within the Subject Property are manmade for stormwater collection. Trees within the Subject Property are landscape trees, and do not meet the criteria for either young or mature woodlots.*
- J. Disturbed and Preserved Natural Resource Features: See Table 1 (below) and Figure 5 for specific locations and acreages.  
  
*Note: Mitigative measures and preservation areas for impacted natural resource features are not anticipated as all natural resource features within the Subject Property are manmade, artificial, and landscaped.*
- K. Maximum Sheet Size of "Natural Resource Protection Plan": Based on maximum sheet sizes for applicable plats, plans, and maps.
- L. Site Intensity and Capacity Calculations: See Tables 15-3.0502, 15-3.0503, and 15-3.0505 (below).

**TABLE 15-3.0502**

Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development		
<b>STEP 1:</b>	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	20.18 acres
<b>STEP 2:</b>	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
<b>STEP 3:</b>	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	N/A
<b>STEP 4:</b>	In the case of "Site Intensity and Capacity Calculations" for a pro- posed residential use, subtract (-) the land proposed for non-residential uses; or In the case of "Site Intensity and Capacity Calculations" for a pro- posed nonresidential use, subtract (-) the land proposed for residential uses.	N/A
<b>STEP 5:</b>	Equals "Base Site Area"	20.18 acres

**TABLE 15-3.0503**

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land to be Preserved	Acres of Land to be Impacted	Acres of Land to be Mitigated
	Agricultural District	Residential District	Non-Residential District				
Steep Slopes							
10-19%	0%	60%	40%	0.000	0.000	0.000	-
20-30%	65%	75%	70%	0.000	0.000	0.000	-
30%+	90%	85%	80%	0.000	0.000	0.000	-
Woodlands & Forest							
Mature Woodland Grove	70%	70%	70%	0.000	0.000	0.000	-
Young Woodland Grove	50%	50%	50%	0.000	0.000	0.000	-
Lake & Ponds	100%	100%	100%	0.67	0.000	0.67	0.67
Streams	100%	100%	100%	0.000	0.000	0.000	-
Shore Buffer	100%	100%	100%	0.000	0.000	0.000	-
Floodplain/Floodlands	100%	100%	100%	0.000	0.000	0.000	-
Wetland Setback	100%	100%	100%	2.27	0.78	1.49	1.49
Wetland Buffers	100%	100%	100%	3.39	1.14	2.25	2.25
Wetlands & Shoreland wetlands	100%	100%	100%	0.95	0.33	0.62	0.62
Total Resource Protection Land (Total Acres of Land in Resource Required to be Protected)				=	4.39* acres		

\*Note: All ponds and wetlands onsite are artificially created. See Item I above for detailed information.

TABLE 15.3-0505		
STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take Base Site Area (from Step 5 in Table 15-3.0502): 20.18 Multiple by Minimum Landscape Surface Ratio (LSR) (see specific zoning district LSR standard): X 0.10 Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =	2.018 acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take Base Site Area (from Step 5 in Table 15-3.0502): 20.18 Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required Landscape Surface (from Step 1 above), whichever is greater: 2.018 Equals NET BUILDABLE SITE AREA =	18.162 acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take Net Buildable Site Area (from Step 2 above): 18.162 Multiple by Maximum Net Floor Area Ratio (NFAR) (see specific nonresidential zoning district NFAR standard): X 0.70 Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =	12.71 acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take Base Site Area (from Step 5 of Table 15-3.0502): 20.18 Multiple by Maximum Gross Floor Area Ratio (GFAR) (see specific nonresidential zoning district GFAR standard): 0.70 Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =	12.71 acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):	12.71 acres
	Multiple results by 43,560 for maximum floor area in square feet	553,647 square feet

TABLE 1: Existing Resources and Acreages			
Existing Resource	Total Acres	Acres Impacted	Acres Not Impacted
Wetland One	0.23	0.03	0.2
Wetland One Buffer	1.59	0.84	0.75
Wetland One Setback	1.42	0.92	0.5
Wetland Two	0.29	0.16	0.13
Wetland Two Buffer	See Wetland One	See Wetland One	See Wetland One
Wetland Two Setback	See Wetland One	See Wetland One	See Wetland One
Wetland Three	0.19	0.19	0
Wetland Three Buffer	0.55	0.53	0.02
Wetland Three Setback	See Wetland One	See Wetland One	See Wetland One
Wetland Four	0.08	0.08	0
Wetland Four Buffer	0.26	0.26	0
Wetland Four Setback	0.24	0.24	0
Wetland Five	0.11	0.11	0
Wetland Five Buffer	0.99	0.62	0.37
Wetland Five Setback	0.61	0.33	0.28
Wetland Six	0.05	0.05	0
Wetland Six Buffer	See Wetland Five	See Wetland Five	See Wetland Five
Wetland Six Setback	See Wetland Five	See Wetland Five	See Wetland Five
Pond One	0.06	0.06	0
Pond Two	0.61	0.61	0

\*Note: All ponds and wetlands onsite are artificially created. See Item I above for detailed information.

## **Figure 1**

Site Boundary



Legend

Site Boundary

Parcels



N

075150

Feet

1 in = 150 ft

SITE BOUNDARY

COSTCO FRANKLIN

CITY OF FRANKLIN

MILWAUKEE COUNTY, WISCONSIN

FIGURE 1

GRAEF

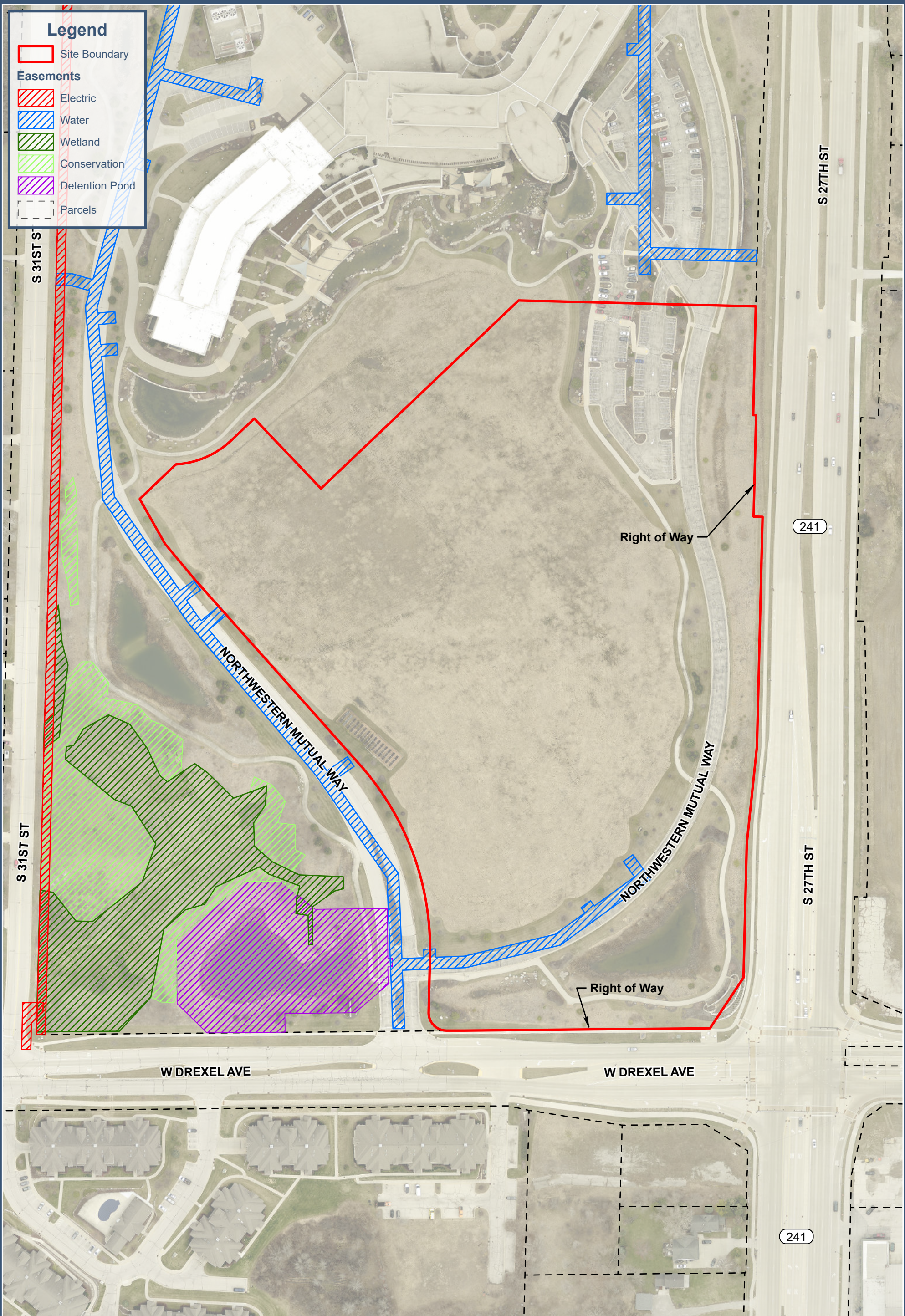
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## **Figure 2**

Easements and Neighboring Property Boundaries







## **Figure 3**

Existing Natural Resource Features





**Legend**

- Site Boundary
- Wetland Delineation
- Parcels
- Wetland Buffer
- Wetland Setback
- Stormwater Pond

**Improvement Footprint**

- Building
- Parking Lot
- Sidewalk
- Landscaping
- Pond

**EXISTING NATURAL RESOURCE FEATURES**

COSTCO FRANKLIN

CITY OF FRANKLIN  
MILWAUKEE COUNTY, WISCONSIN

FIGURE 3



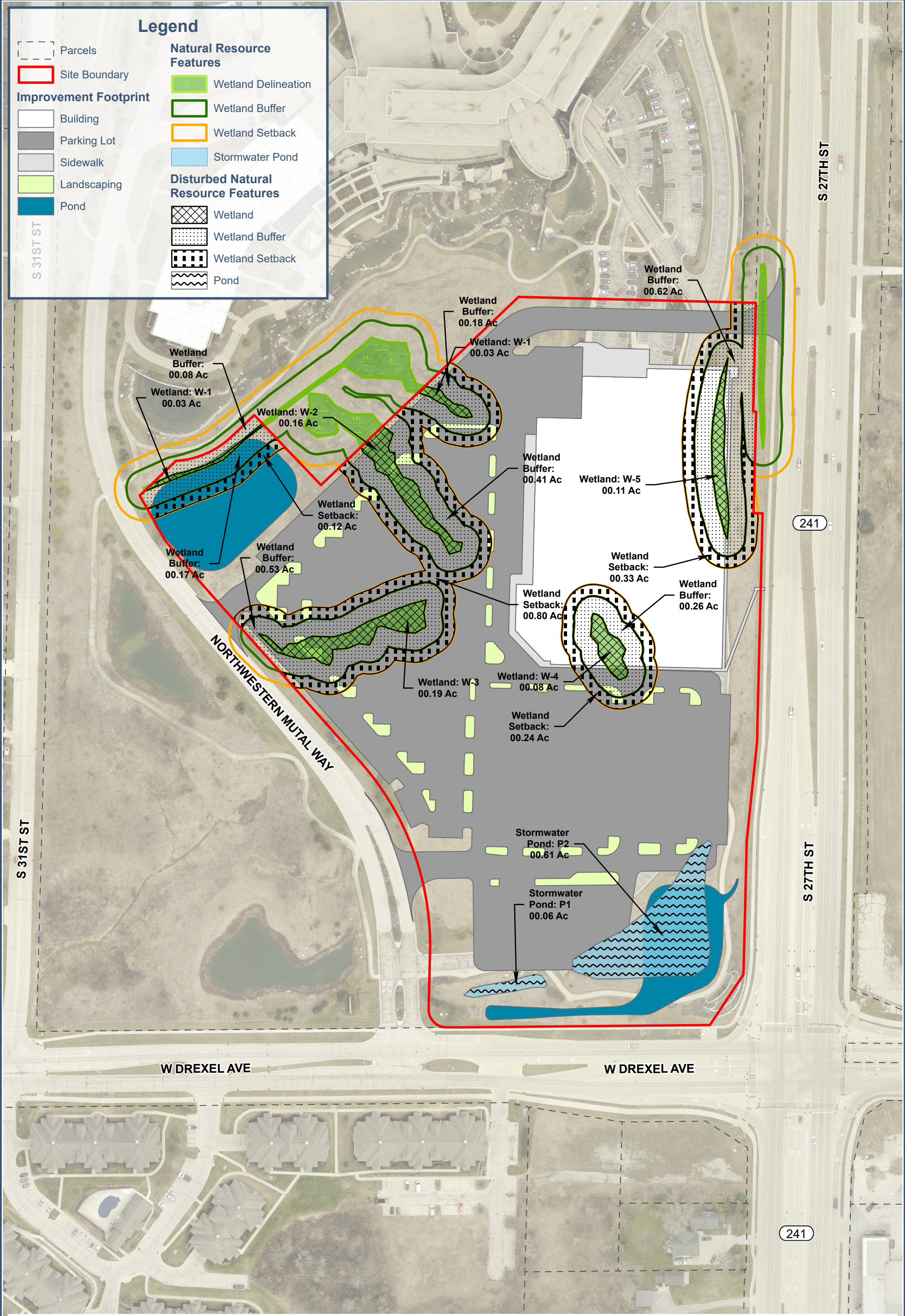
0 75 150  
Feet  
1 in = 150 ft



## **Figure 4**

Disturbed Natural Resource Features





**DISTURBED NATURAL RESOURCE FEATURES**

**COSTCO FRANKLIN**

**CITY OF FRANKLIN  
MILWAUKEE COUNTY, WISCONSIN**

**FIGURE 4**

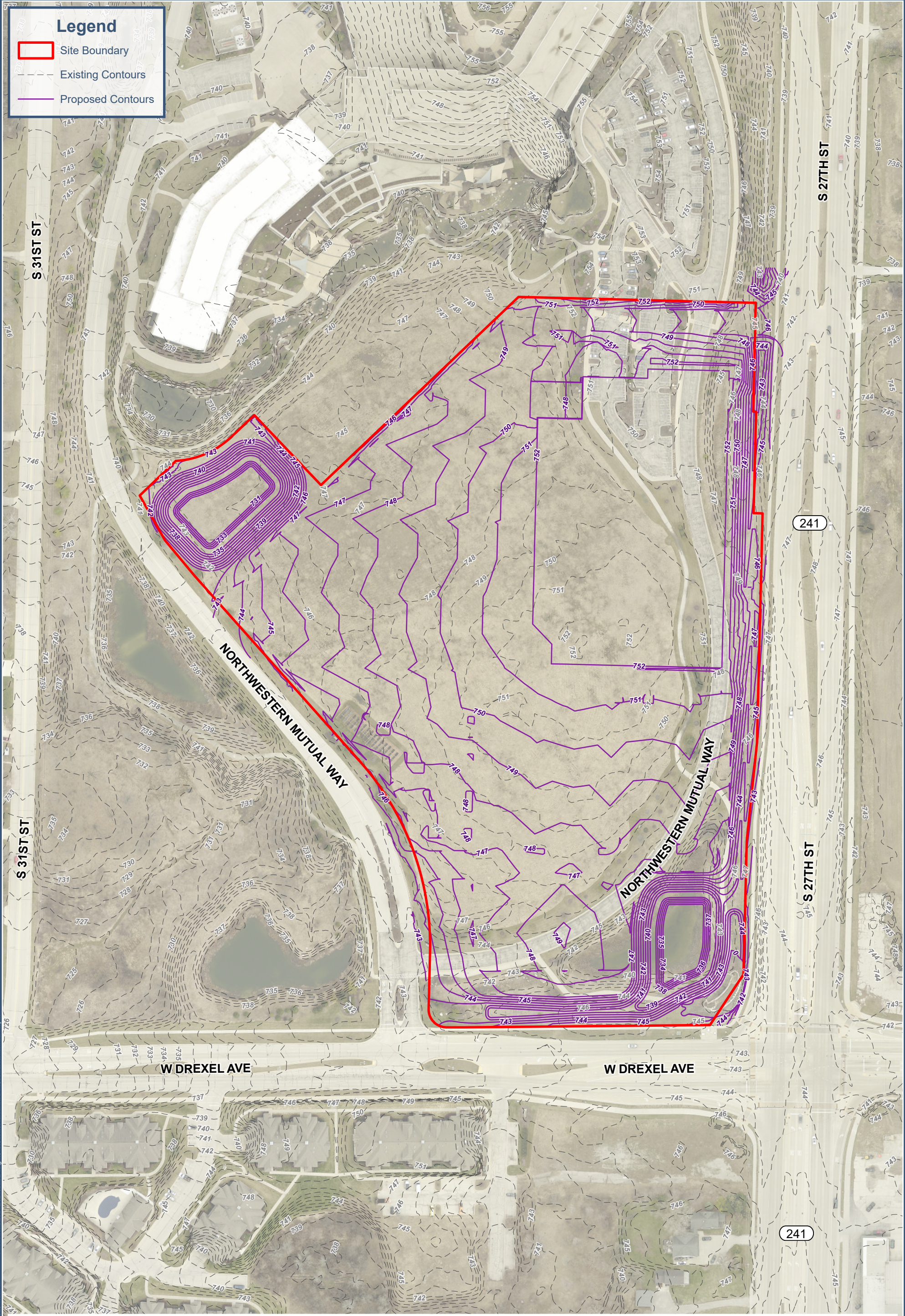




## **Figure 5**

Existing and Proposed Contours





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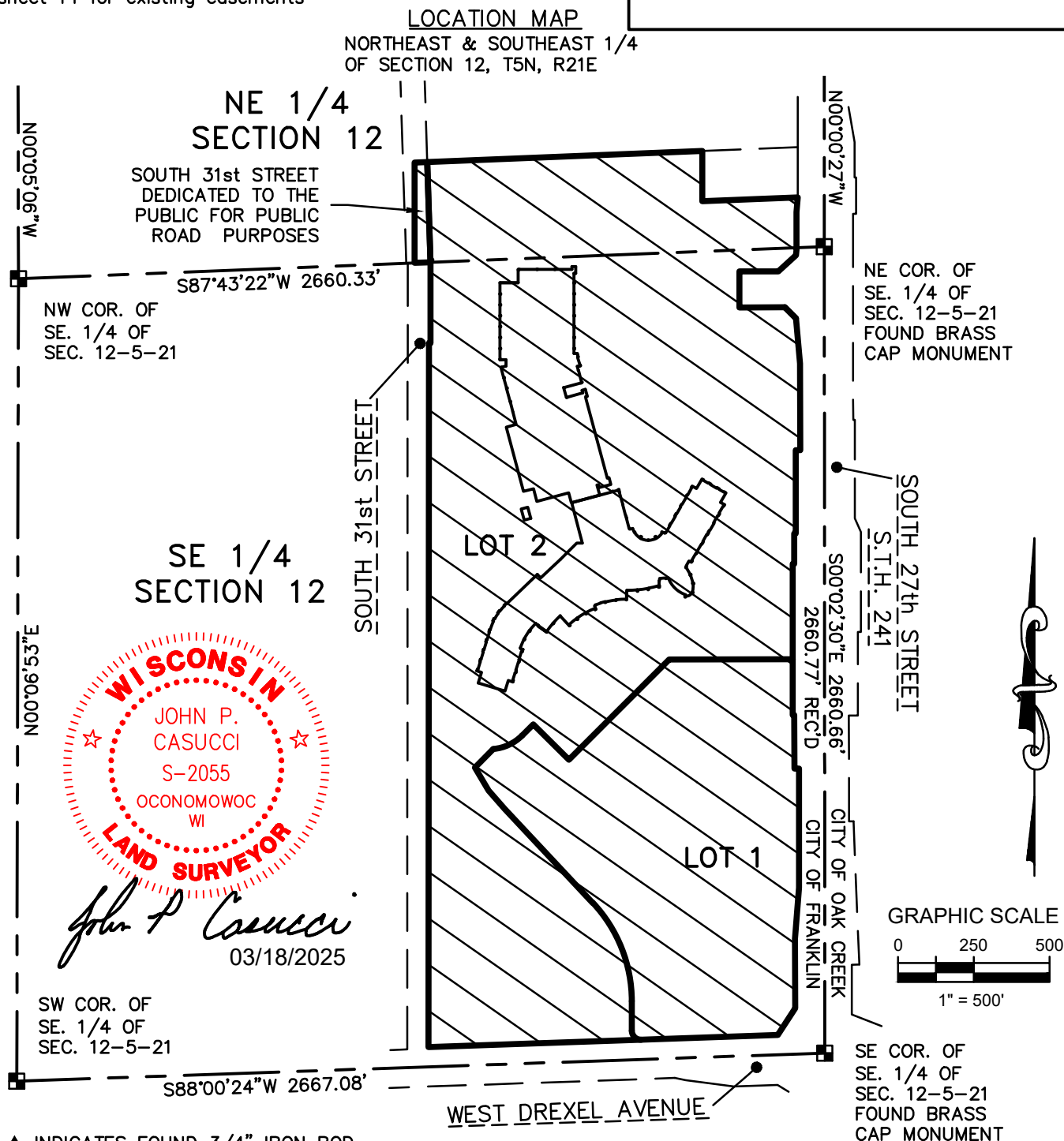


CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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All dimensions shown are measured to the nearest hundredth of a foot.  
Bearings are referenced to the East line of the SE 1/4 of Section 12, T5N, R21E, which bears N00°02'30"W. Wisconsin State Plane Coordinate System, South Zone (NAD 27) April 2002 datum.

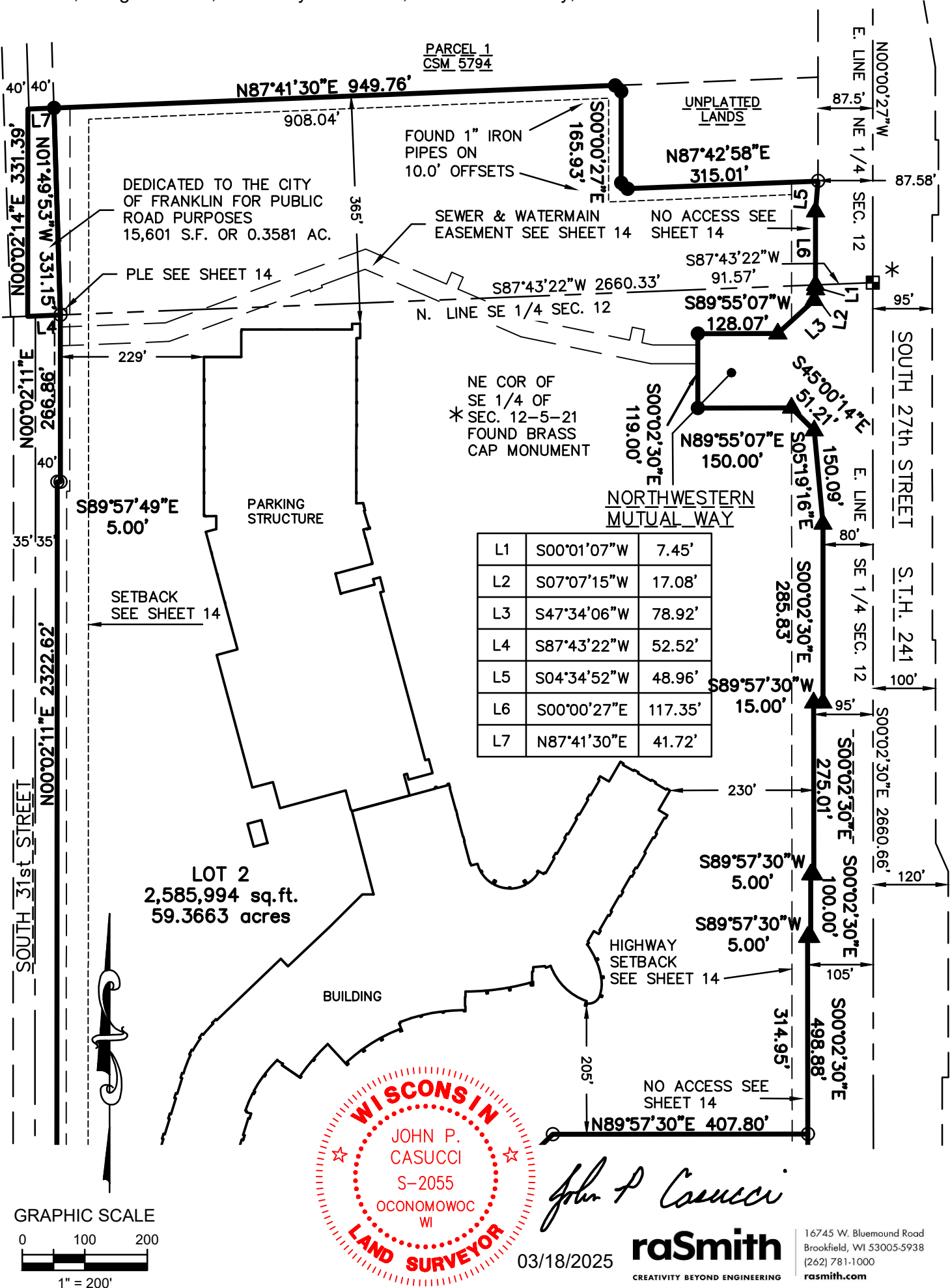
See sheets 2 & 3 for Lot details  
See sheets 4 thru 7 for wetland details  
See sheets 7 thru 13 for Conservation area details  
See sheet 14 for existing easements



- ▲ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

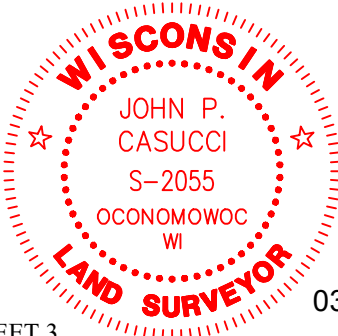
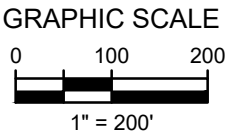
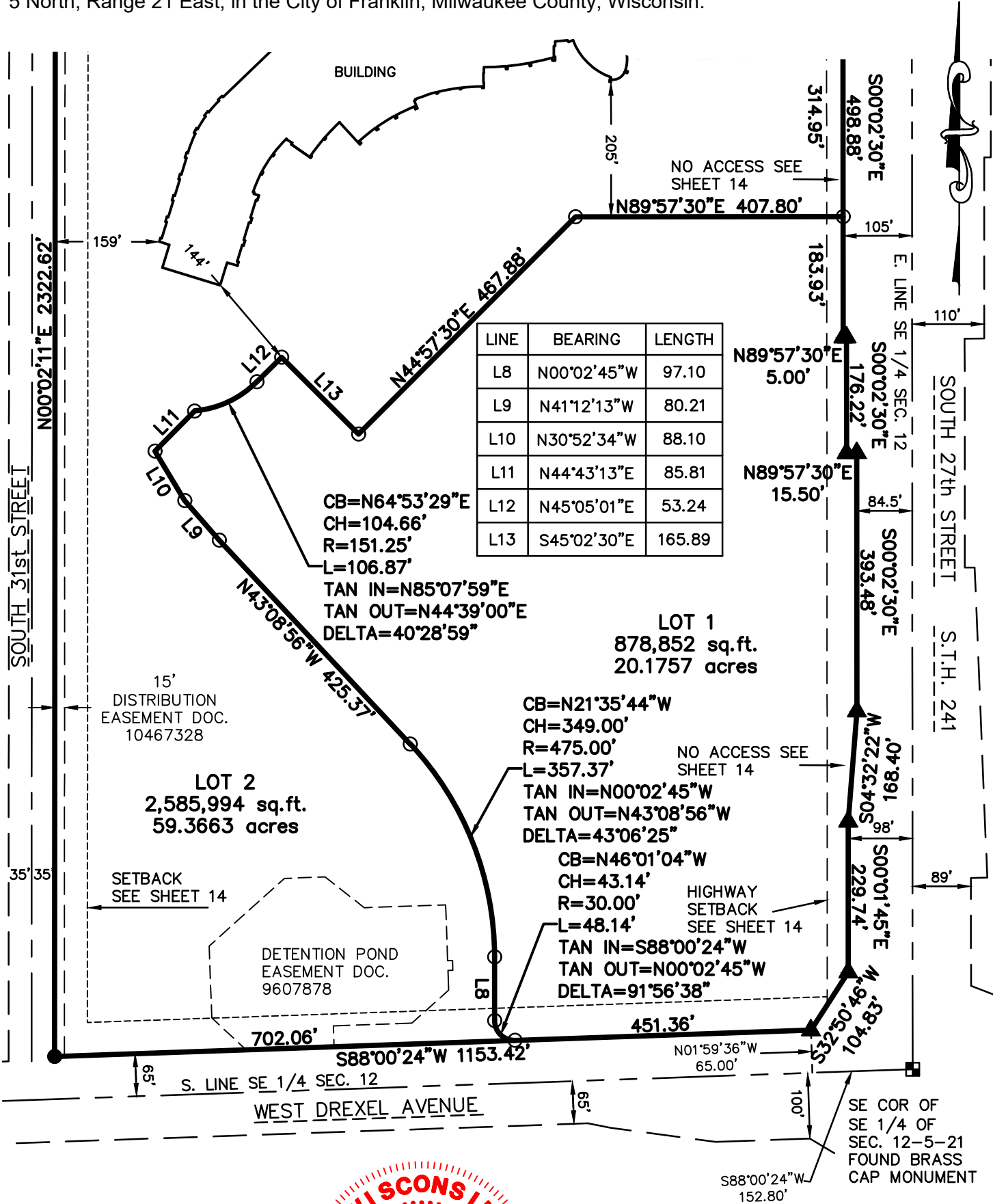
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Wetlands delineated by Cedarburg science, LLC, on February 27, 2002 per Certified Survey Map No. 7389.

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JOHN P. CASUCCI

S-2055

OCONOMOWOC WI

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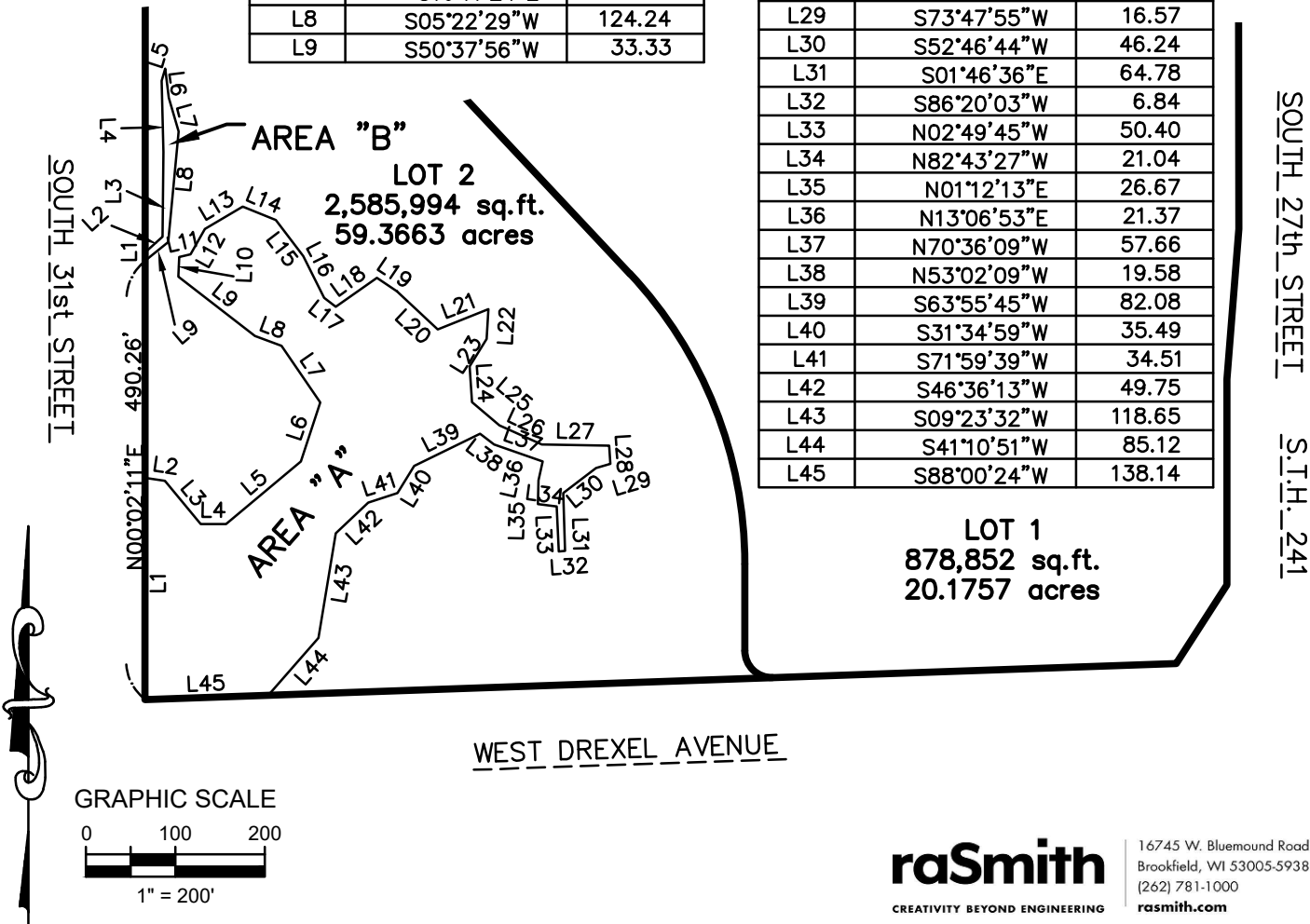
John P. Casucci

LINE TABLE  
WETLAND AREA "B"

LINE	BEARING	LENGTH
L1	N00°02'11"E	9.34
L2	N47°47'33"E	26.50
L3	N00°29'46"E	94.59
L4	N01°29'18"W	79.77
L5	N17°07'26"E	14.01
L6	S07°01'22"E	32.76
L7	S16°11'24"E	39.06
L8	S05°22'29"W	124.24
L9	S50°37'56"W	33.33

LINE TABLE  
WETLAND AREA "A"

LINE	BEARING	LENGTH
L1	N00°02'11"E	247.71
L2	S81°40'09"E	22.41
L3	S39°49'37"E	62.88
L4	S89°43'51"E	28.35
L5	N49°59'58"E	109.02
L6	N18°08'23"E	69.62
L7	N34°25'41"W	76.76
L8	N69°50'31"W	31.64
L9	N52°10'05"W	108.21
L10	N02°28'40"E	21.92
L11	N77°18'10"E	13.09
L12	N29°06'44"E	32.59
L13	N59°22'21"E	49.17
L14	S67°46'19"E	40.07
L15	S37°18'27"E	50.46
L16	S26°36'09"E	52.26
L17	S51°52'54"E	16.51
L18	N54°46'23"E	56.32
L19	S56°00'23"E	26.78
L20	S46°57'27"E	62.40
L21	N68°14'16"E	61.01
L22	S03°31'25"W	33.42
L23	S31°37'05"W	36.14
L24	S03°40'27"E	39.95
L25	S50°02'30"E	40.27
L26	S65°24'15"E	51.93
L27	S89°05'18"E	75.29
L28	S03°47'11"E	20.39
L29	S73°47'55"W	16.57
L30	S52°46'44"W	46.24
L31	S01°46'36"E	64.78
L32	S86°20'03"W	6.84
L33	N02°49'45"W	50.40
L34	N82°43'27"W	21.04
L35	N01°12'13"E	26.67
L36	N13°06'53"E	21.37
L37	N70°36'09"W	57.66
L38	N53°02'09"W	19.58
L39	S63°55'45"W	82.08
L40	S31°34'59"W	35.49
L41	S71°59'39"W	34.51
L42	S46°36'13"W	49.75
L43	S09°23'32"W	118.65
L44	S41°10'51"W	85.12
L45	S88°00'24"W	138.14



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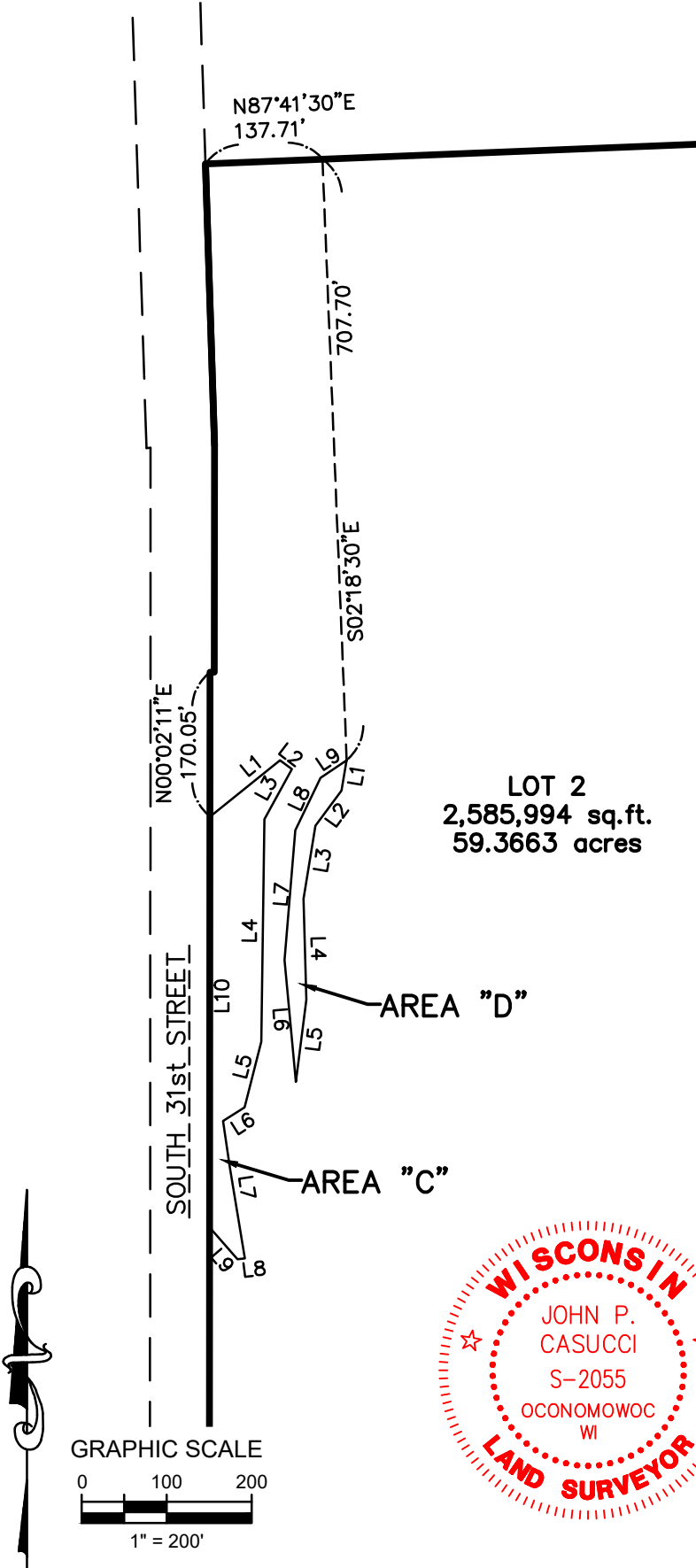
Wetlands delineated by Cedarburg science, LLC, on February 27, 2002 per Certified Survey Map No. 7389.

LINE TABLE  
WETLAND AREA "C"

LINE	BEARING	LENGTH
L1	N51°05'32"E	105.89
L2	S52°30'46"E	17.44
L3	S28°39'44"W	67.22
L4	S00°46'35"W	261.57
L5	S14°21'05"W	79.64
L6	S57°17'26"W	29.96
L7	S08°56'30"E	163.72
L8	S83°30'06"W	8.75
L9	N41°01'56"W	49.60
L10	N00°02'11"E	483.28

LINE TABLE  
WETLAND AREA "D"

LINE	BEARING	LENGTH
L1	S09°36'34"W	36.10
L2	S36°34'00"W	51.45
L3	S09°23'27"W	87.12
L4	S01°39'43"E	118.67
L5	S07°12'28"W	97.38
L6	N05°24'57"W	143.77
L7	N04°46'54"E	153.16
L8	N25°40'27"E	68.63
L9	N56°19'27"E	36.93



*John P. Casucci*

03/18/2025

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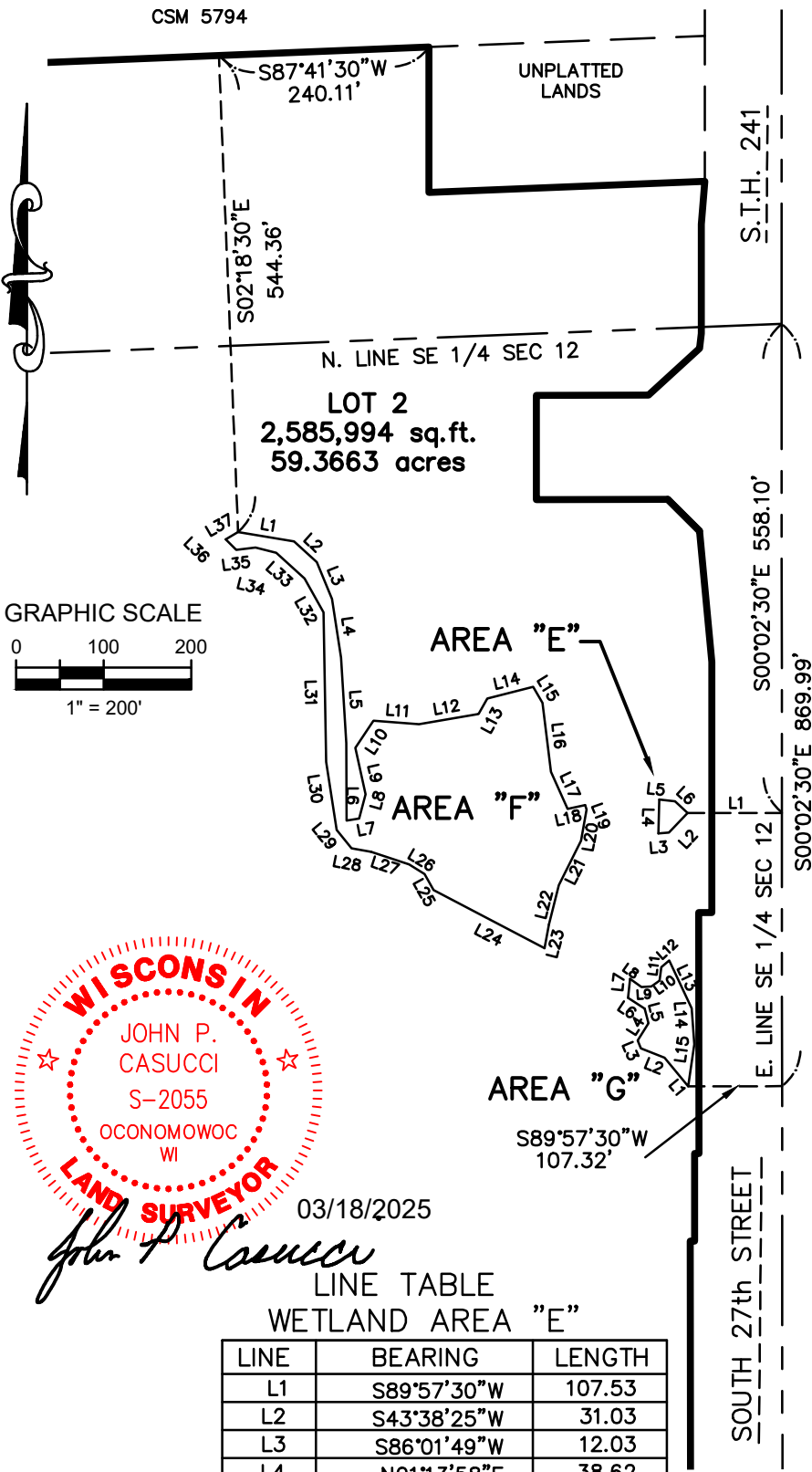
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Wetlands delineated by Cedarburg science, LLC, on February 27, 2002 per Certified Survey Map No. 7389.

LINE TABLE WETLAND AREA "F"		
LINE	BEARING	LENGTH
L1	S80°33'58"E	64.62
L2	S47°47'18"E	35.16
L3	S22°23'57"E	45.53
L4	S08°43'41"E	67.83
L5	S03°33'48"E	97.69
L6	S00°11'50"E	88.31
L7	N80°17'14"E	14.61
L8	N15°08'00"E	28.62
L9	N12°28'30"W	54.18
L10	N33°30'20"E	37.10
L11	S85°39'03"E	52.11
L12	N80°17'16"E	69.09
L13	N29°04'21"E	20.31
L14	N75°53'43"E	53.93
L15	S30°59'58"E	21.07
L16	S06°53'13"E	79.47
L17	S24°23'07"E	46.38
L18	N77°22'08"E	20.31
L19	S20°11'15"E	5.60
L20	S10°27'27"W	36.13
L21	S26°20'34"W	56.52
L22	S14°31'36"W	46.31
L23	S10°29'35"W	27.69
L24	N62°15'29"W	142.87
L25	N29°04'29"W	21.04
L26	N58°43'41"W	20.80
L27	N71°43'09"W	45.79
L28	N79°46'27"W	22.46
L29	N39°08'41"W	27.17
L30	N08°40'12"W	78.40
L31	N01°02'19"W	170.73
L32	N29°08'21"W	44.38
L33	N47°57'12"W	43.48
L34	N75°08'54"W	24.50
L35	S82°38'17"W	22.26
L36	N44°32'24"W	17.06
L37	N60°00'46"E	16.23

LINE TABLE WETLAND AREA "G"		
LINE	BEARING	LENGTH
L1	N39°41'48"W	42.12
L2	N67°57'08"W	29.03
L3	N22°50'33"W	9.56
L4	N31°57'21"E	23.23
L5	N14°47'19"W	17.43
L6	N56°48'15"W	22.54
L7	N06°12'11"E	21.57
L8	S55°05'44"E	15.96
L9	N86°29'53"E	11.39
L10	N55°01'10"E	11.32
L11	N07°46'06"E	15.44
L12	N47°45'50"E	11.75
L13	S25°13'00"E	60.70
L14	S03°54'08"E	40.90
L15	S08°14'59"W	48.49



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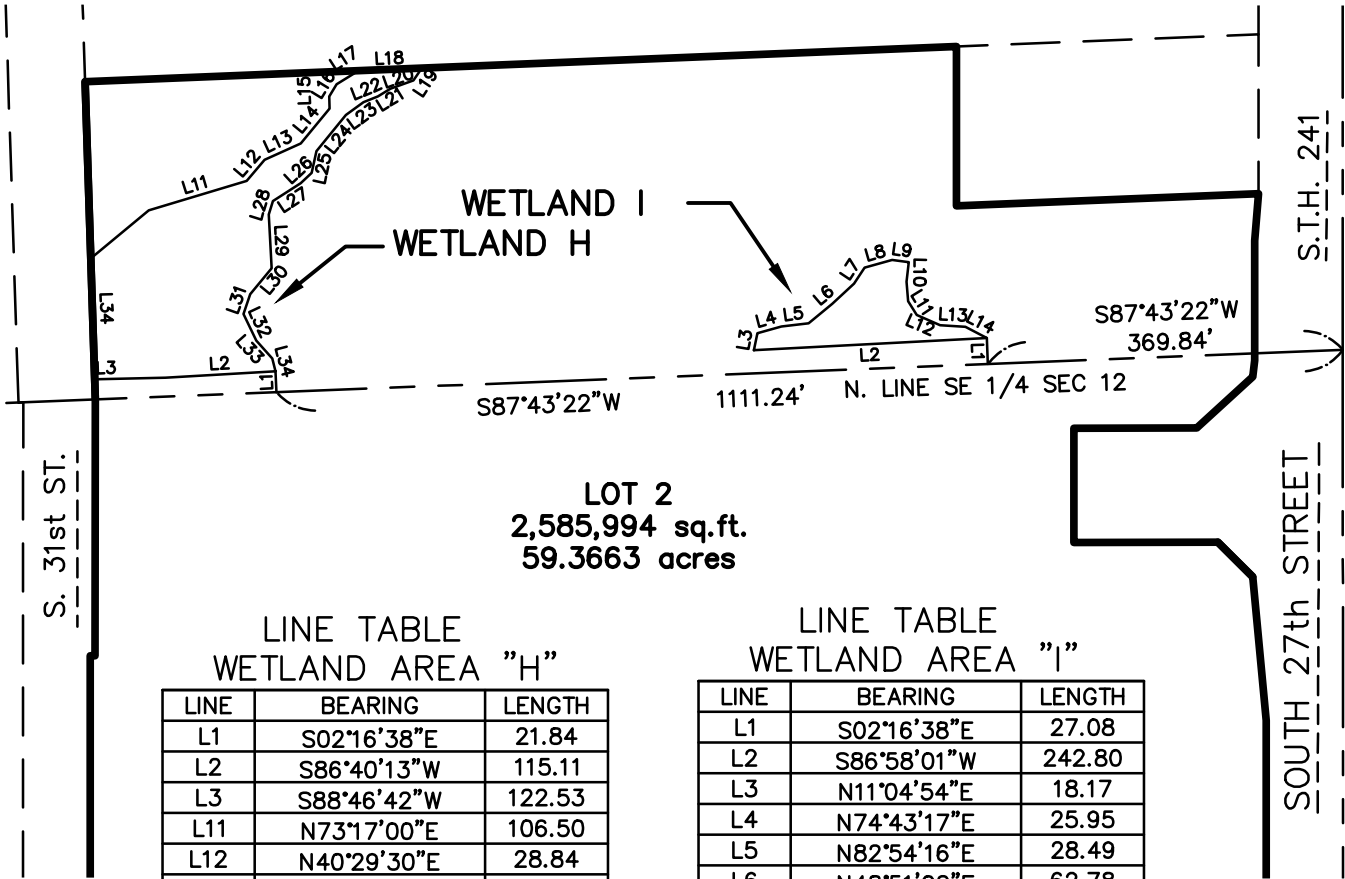
LINE TABLE WETLAND AREA "E"		
LINE	BEARING	LENGTH
L1	S89°57'30"W	107.53
L2	S43°38'25"W	31.03
L3	S86°01'49"W	12.03
L4	N01°13'58"E	38.62
L5	S83°52'21"E	18.10
L6	S47°28'21"E	19.81



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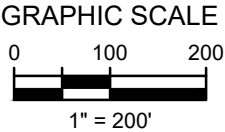


LINE TABLE  
WETLAND AREA "H"

LINE	BEARING	LENGTH
L1	S02°16'38"E	21.84
L2	S86°40'13"W	115.11
L3	S88°46'42"W	122.53
L11	N73°17'00"E	106.50
L12	N40°29'30"E	28.84
L13	N65°25'56"E	41.27
L14	N39°46'28"E	46.88
L15	N00°59'41"W	12.98
L16	N31°42'52"E	14.64
L17	N57°50'11"E	26.65
L18	N87°41'30"E	65.87
L19	S33°52'47"W	15.46
L20	S70°33'51"W	25.46
L21	S58°21'28"W	15.33
L22	S67°39'08"W	15.93
L23	S53°54'44"W	22.71
L24	S39°09'10"W	48.49
L25	S12°37'14"W	23.37
L26	S46°51'01"W	15.59
L27	S57°30'41"W	34.52
L28	S16°37'15"W	14.63
L29	S03°00'52"E	56.09
L30	S39°31'43"W	34.80
L31	S18°42'17"W	21.94
L32	S25°23'56"E	30.70
L33	S41°46'45"E	24.85
L34	S15°09'33"E	13.97
L35	N01°49'50"E	126.05

LINE TABLE  
WETLAND AREA "I"

LINE	BEARING	LENGTH
L1	S02°16'38"E	27.08
L2	S86°58'01"W	242.80
L3	N11°04'54"E	18.17
L4	N74°43'17"E	25.95
L5	N82°54'16"E	28.49
L6	N48°51'02"E	62.78
L7	N33°47'17"E	20.15
L8	N74°42'51"E	29.71
L9	S82°38'21"E	17.42
L10	S01°08'59"W	40.66
L11	S32°09'36"E	16.98
L12	S66°33'06"E	26.41
L13	S86°03'58"E	26.42
L14	S62°34'01"E	25.28



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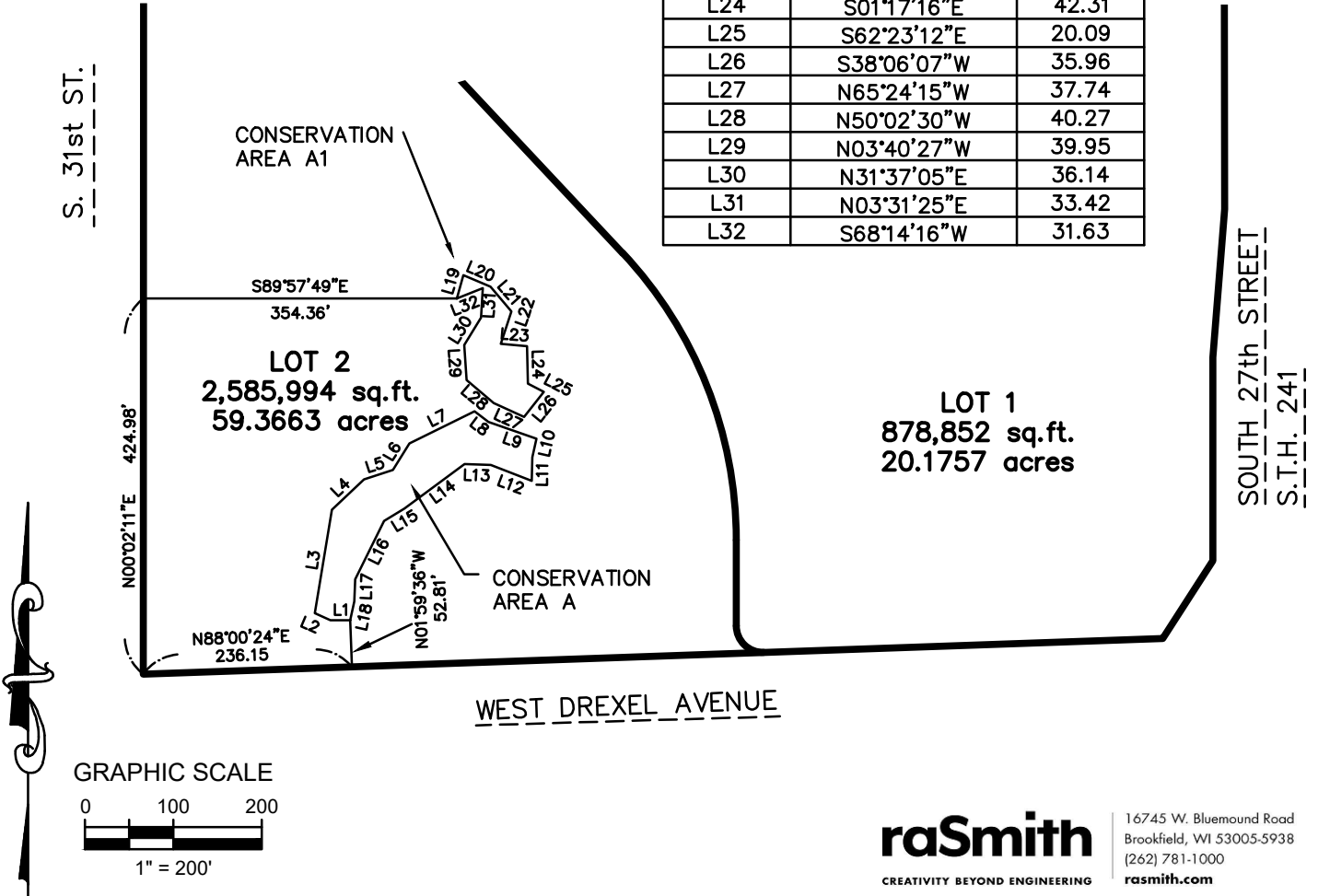
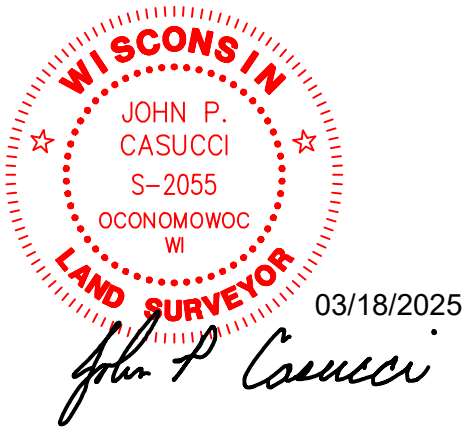
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Conservation Area per Certified Survey Map No. 7389.

LINE TABLE  
CONSERVATION AREA "A" & "A1"

LINE	BEARING	LENGTH
L1	N90°00'00"W	22.30
L2	N66°04'44"W	19.43
L3	N09°23'32"E	118.65
L4	N46°36'13"E	49.75
L5	N71°59'39"E	34.51
L6	N31°34'59"E	35.49
L7	N63°55'45"E	82.08
L8	S53°02'09"E	19.58
L9	S70°36'09"E	57.66
L10	S13°06'53"W	21.37
L11	S01°12'13"W	26.67
L12	N68°58'20"W	49.61
L13	N88°12'42"W	29.75
L14	S53°31'51"W	84.35
L15	S59°03'23"W	27.09
L16	S26°15'35"W	73.51
L17	S02°07'22"W	25.09
L18	S12°16'28"W	21.86
L19	N16°02'28"E	27.34
L20	S67°13'14"E	33.14
L21	S40°19'23"E	36.70
L22	S18°19'55"W	38.80
L23	S85°04'16"E	30.02
L24	S01°17'16"E	42.31
L25	S62°23'12"E	20.09
L26	S38°06'07"W	35.96
L27	N65°24'15"W	37.74
L28	N50°02'30"W	40.27
L29	N03°40'27"W	39.95
L30	N31°37'05"E	36.14
L31	N03°31'25"E	33.42
L32	S68°14'16"W	31.63



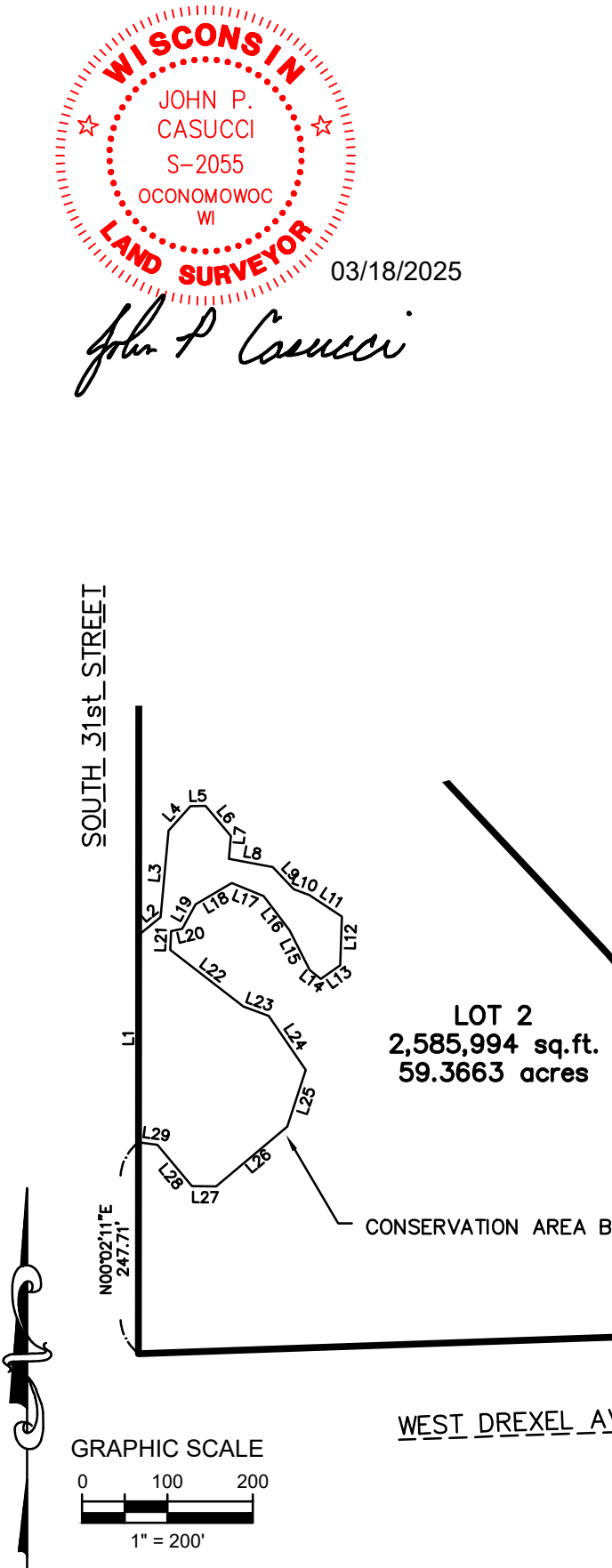
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Conservation Area per Certified Survey Map No. 7389.

LINE TABLE  
CONSERVATION AREA "B"

LINE	BEARING	LENGTH
L1	N00°02'11"E	242.54
L2	N50°37'56"E	33.33
L3	N05°22'29"E	101.56
L4	N41°46'41"E	38.38
L5	N88°36'33"E	17.69
L6	S39°54'09"E	46.08
L7	S05°18'38"W	26.75
L8	S79°31'50"E	52.46
L9	S43°09'10"E	35.91
L10	S69°37'30"E	19.08
L11	S56°41'17"E	45.91
L12	S02°07'09"W	57.08
L13	S54°46'23"W	27.78
L14	N51°52'54"W	16.51
L15	N26°36'09"W	52.26
L16	N37°18'27"W	50.46
L17	N67°46'19"W	40.07
L18	S59°22'21"W	49.17
L19	S29°06'44"W	32.59
L20	S77°18'10"W	13.09
L21	S02°28'40"W	21.92
L22	S52°10'05"E	108.21
L23	S69°50'31"E	31.64
L24	S34°25'41"E	76.76
L25	S18°08'23"W	69.62
L26	S49°59'58"W	109.02
L27	N89°43'51"W	28.35
L28	N39°49'37"W	62.85
L29	N81°40'09"W	22.41



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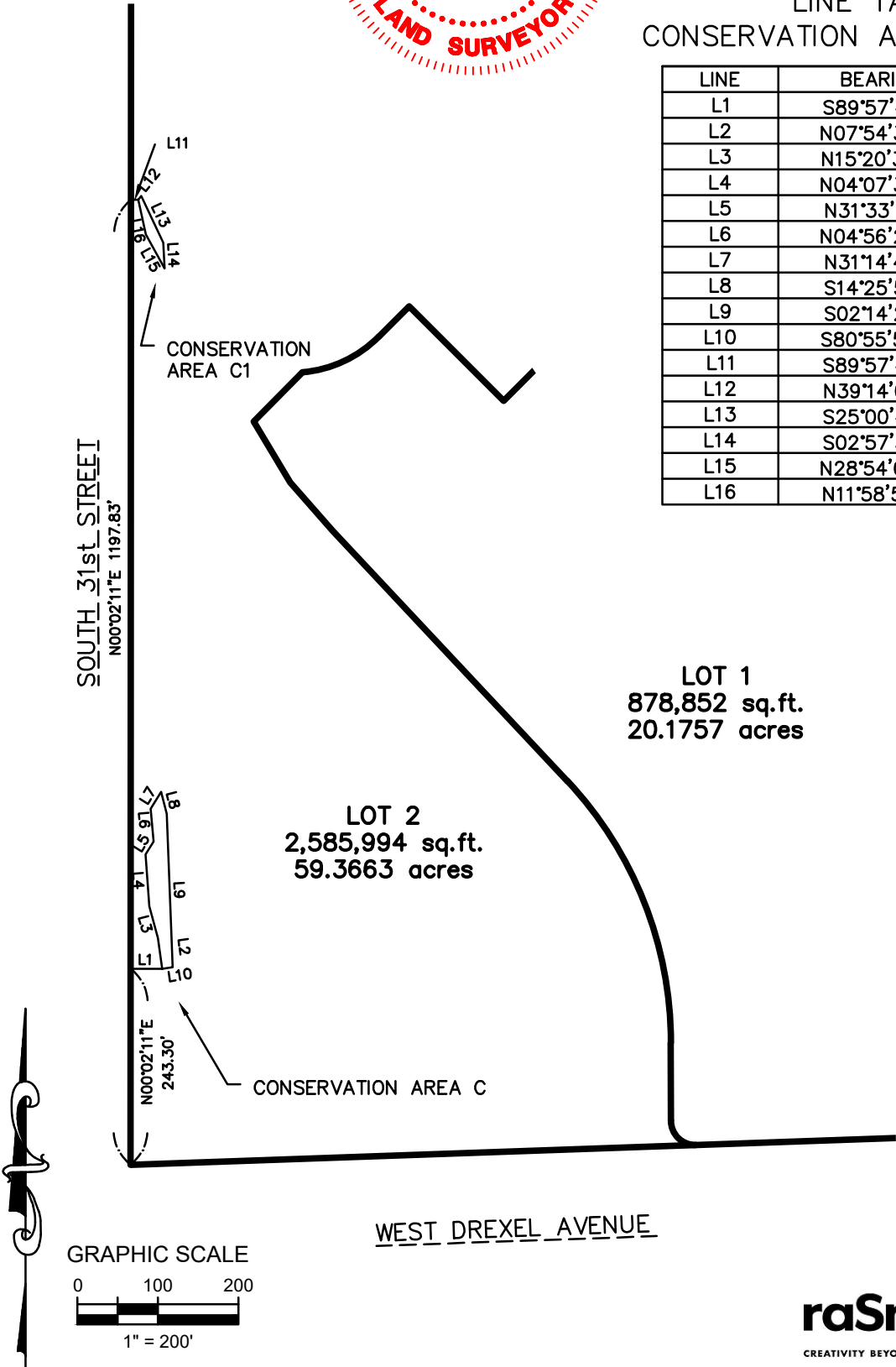
Conservation Area per Certified Survey Map No. 7389.



*John P. Casucci*  
03/18/2025

LINE TABLE  
CONSERVATION AREA "C" & "C1"

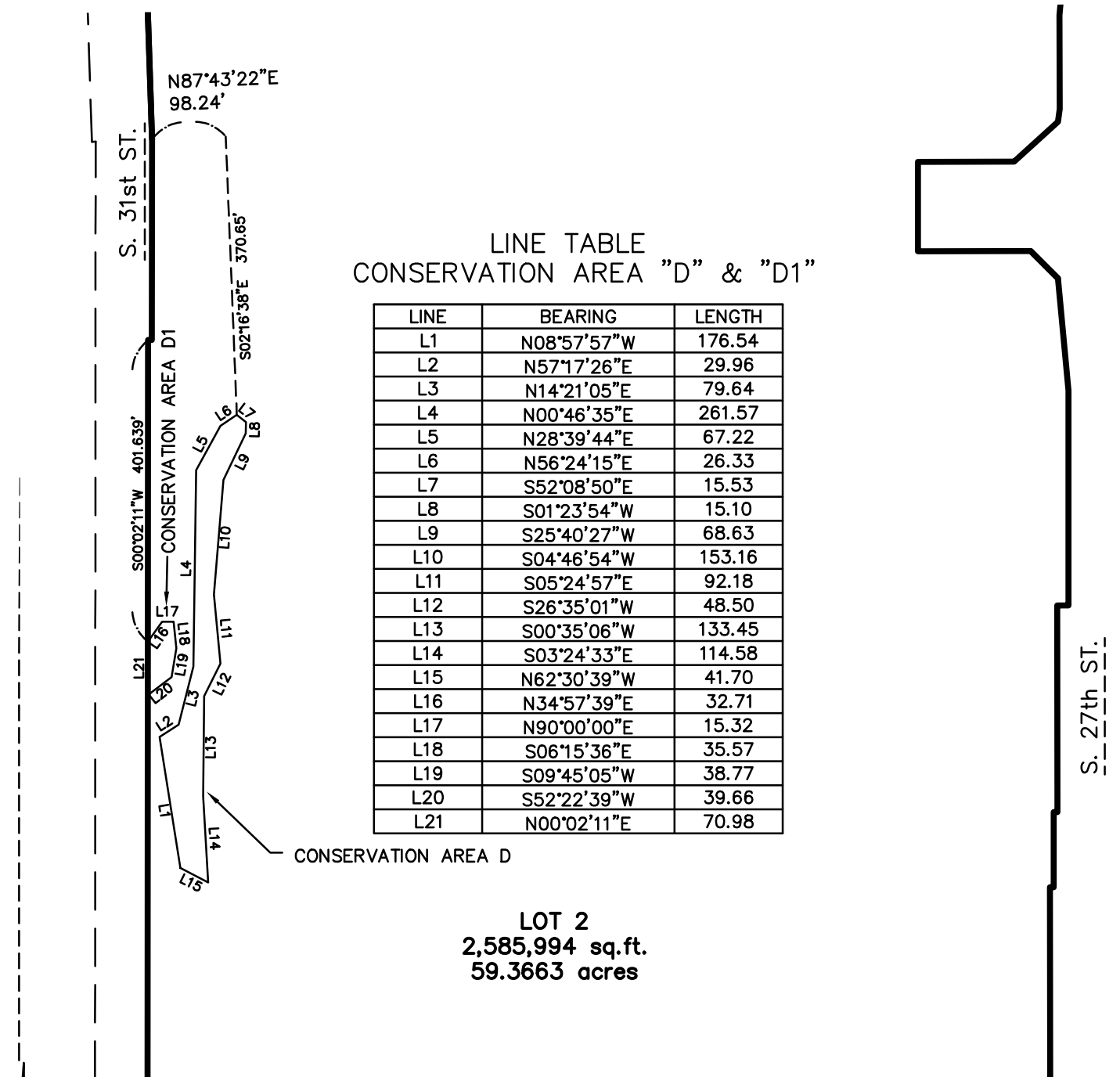
LINE	BEARING	LENGTH
L1	S89°57'49"E	39.33
L2	N07°54'30"W	38.63
L3	N15°20'34"W	40.98
L4	N04°07'37"W	64.24
L5	N31°33'12"E	19.05
L6	N04°56'24"W	40.65
L7	N31°14'45"E	24.74
L8	S14°25'50"E	28.27
L9	S02°14'29"E	190.45
L10	S80°55'56"W	13.18
L11	S89°57'49"E	9.01
L12	N39°14'03"E	5.91
L13	S25°00'40"E	64.13
L14	S02°57'35"E	32.03
L15	N28°54'00"W	48.26
L16	N11°58'56"W	44.23




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

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Conservation Area per Certified Survey Map No. 7389.





GRAPHIC SCALE

0 100 200

1" = 200'

WISCONSIN

JOHN P. CASUCCI

S-2055

OCONOMOWOC WI

LAND SURVEYOR

03/18/2025

*John P. Casucci*

**raSmith**

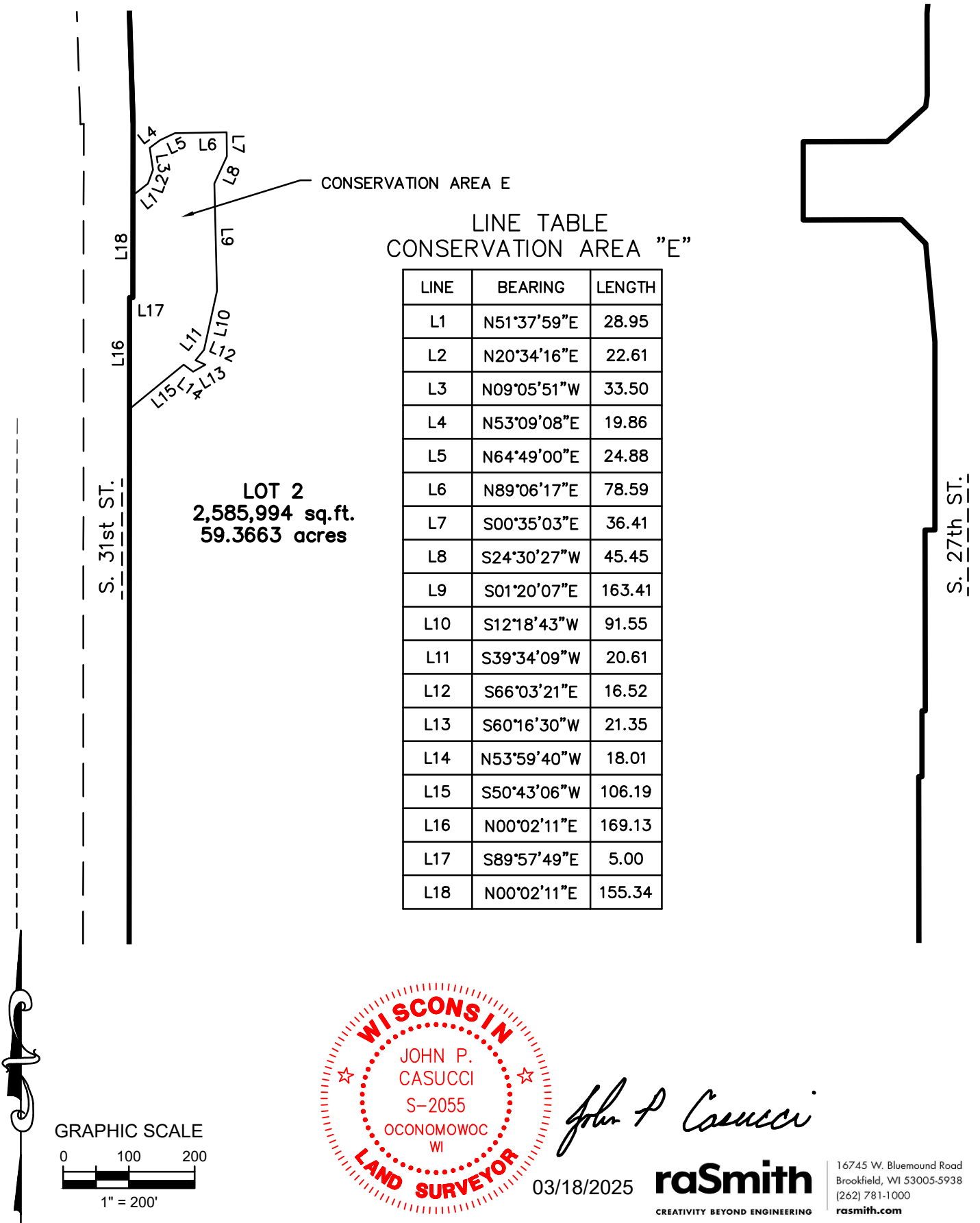
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

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

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

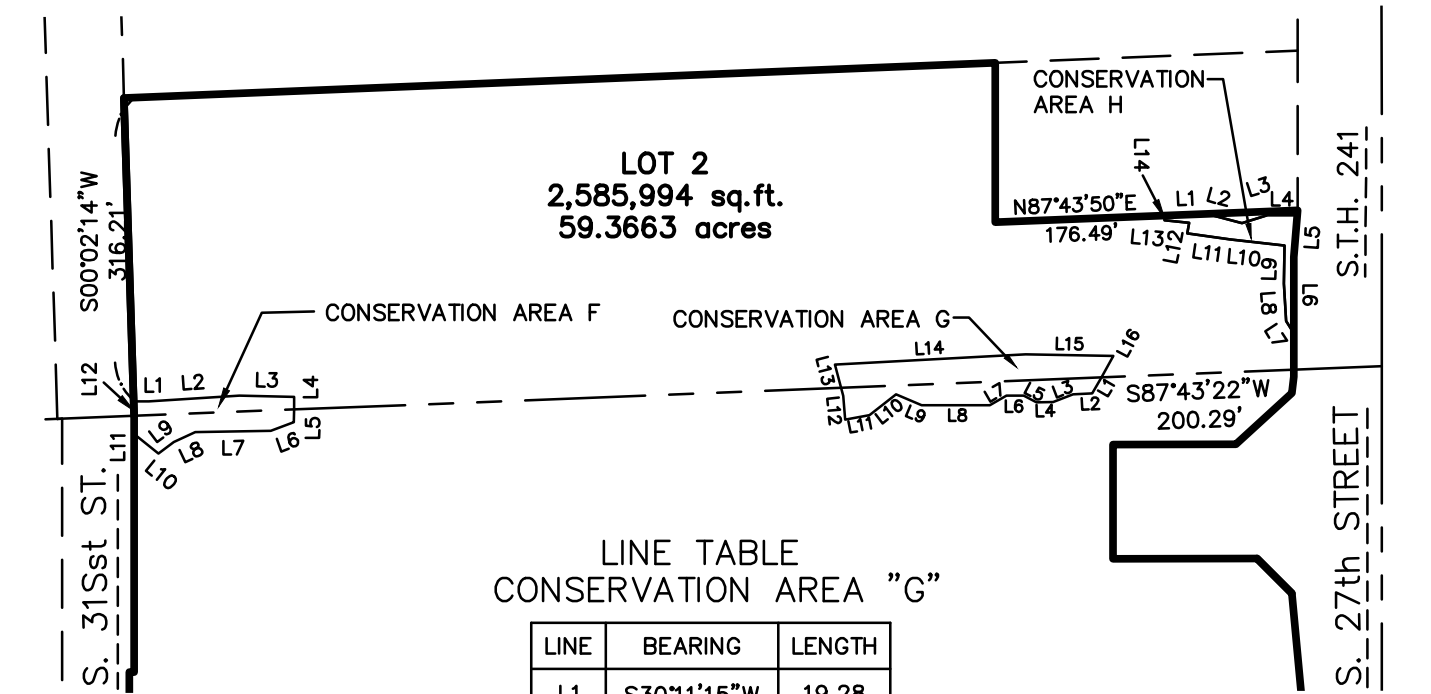
Conservation Area per Certified Survey Map No. 7389.



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

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Conservation Area per Certified Survey Map No. 7389.



LINE TABLE  
CONSERVATION AREA "G"

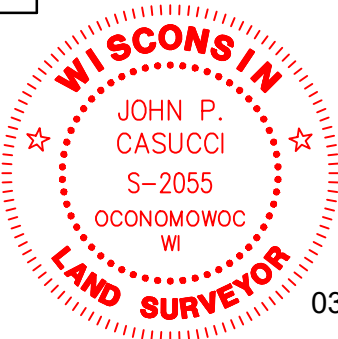
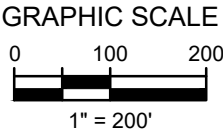
LINE	BEARING	LENGTH
L1	S30°11'15"W	19.28
L2	S87°18'32"W	20.30
L3	S68°37'03"W	22.18
L4	S88°48'27"W	17.07
L5	N62°18'34"W	15.06
L6	N89°57'24"W	18.04
L7	S59°44'36"W	20.03
L8	S89°59'47"W	71.13
L9	N66°49'05"W	28.86
L10	S52°19'41"W	35.11
L11	S79°17'33"W	25.68
L12	N05°04'48"W	24.63
L13	N14°26'01"W	33.98
L14	N86°58'01"E	198.99
L15	S88°57'26"E	91.11
L16	S28°29'26"W	25.37

LINE TABLE  
CONSERVATION AREA "F"

LINE	BEARING	LENGTH
L1	N90°00'00"E	15.36
L2	N86°22'53"E	94.25
L3	S88°43'02"E	57.22
L4	S00°49'22"W	13.26
L5	S00°49'22"W	13.25
L6	S69°32'08"W	25.61
L7	S89°06'17"W	78.59
L8	S64°49'00"W	24.88
L9	S53°09'08"W	19.86
L10	N51°07'08"W	32.49
L11	N00°02'11"E	18.91
L12	N00°02'14"E	15.21

LINE TABLE  
CONSERVATION AREA "H"

LINE	BEARING	LENGTH
L1	N87°39'28"E	43.98
L2	S74°56'30"E	37.91
L3	N72°27'50"E	28.07
L4	N89°59'33"E	30.69
L5	S04°34'52"W	43.79
L6	S00°00'27"E	79.32
L7	N32°33'11"W	14.98
L8	N03°34'24"W	39.16
L9	N01°13'04"E	39.54
L10	N83°32'40"W	56.86
L11	N81°51'13"W	45.44
L12	N11°06'28"E	11.22
L13	N84°36'24"W	25.64
L14	N00°01'25"W	5.06



*John P. Casucci*

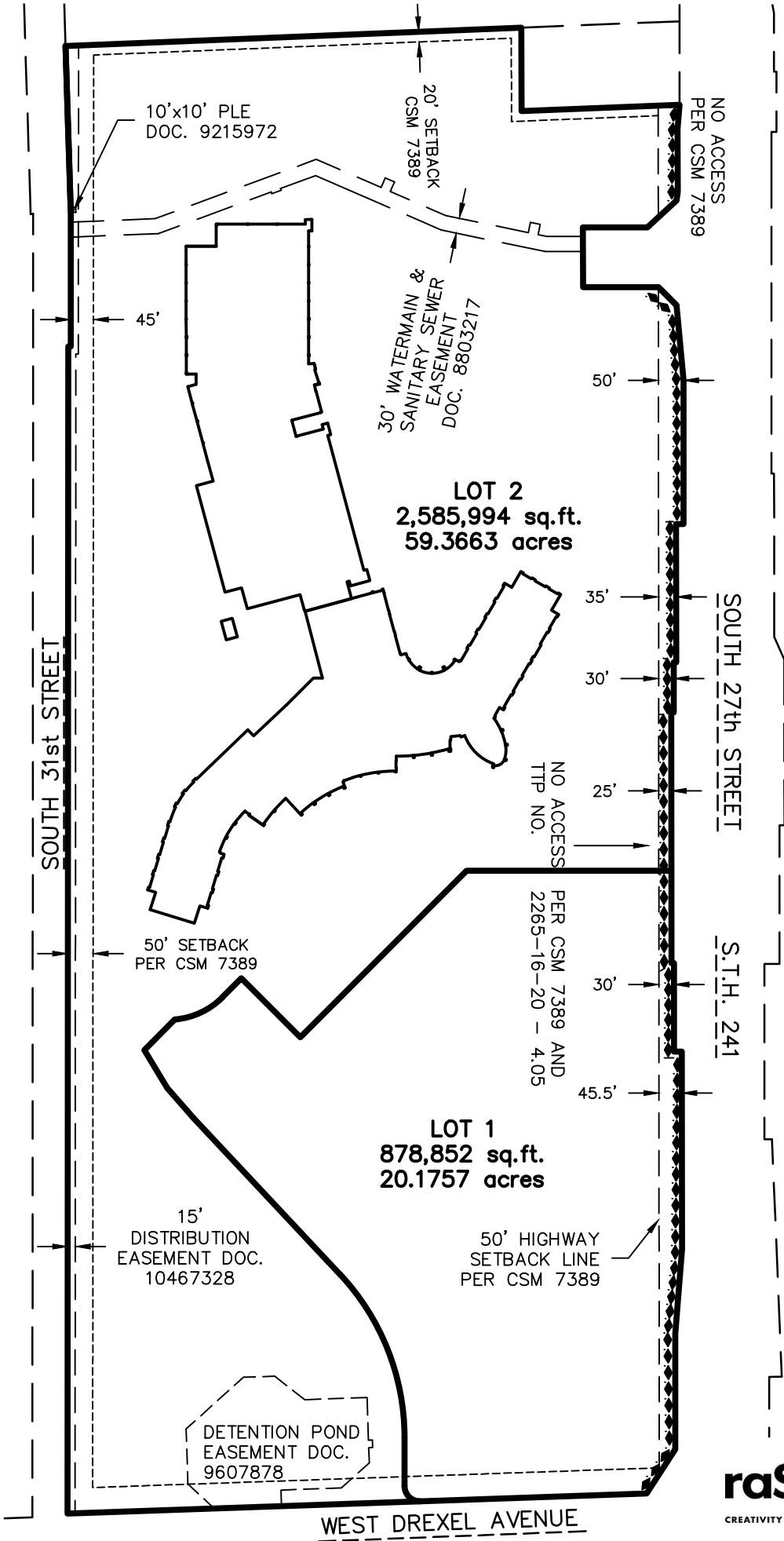
03/18/2025

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

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

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

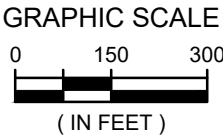


EXISTING EASEMENTS

Dimensioning of existing Easements are required by Wisconsin State Statute 236.20(2)(c) per 236.34(c). Easements dimensions are approximate, and are not intended to supersede the intent, location or verbiage as stated in the original Easement creation documents.



*John P. Casucci*  
03/18/2025



raSmith  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

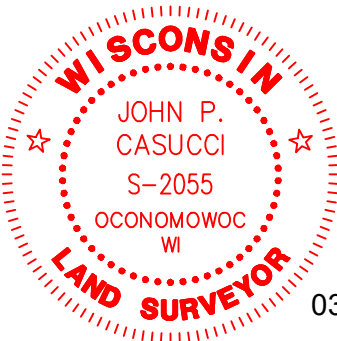
STATE OF WISCONSIN }  
  :SS  
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 12; thence South 87° 43' 22" West along the North line of said 1/4 Section a distance of 91.57 feet to a point in the West line of South 27th Street and the point of beginning of lands to be described; thence South 00° 01' 07" West along said West line 7.45 feet to a point; thence South 07° 07' 15" West along said West line 17.08 feet to a point in the North line of Northwestern Mutual Way; thence South 47° 34' 06" West along said North line 78.92 feet to a point; thence South 89° 55' 07" West along said North line 128.07 feet to a point in the West line of said Northwestern Mutual Way; thence South 00° 02' 30" East along said West line 119.00 feet to a point in the South line of said Northwestern Mutual Way; thence North 89° 55' 07" East along said South line 150.00 feet to a point; thence South 45° 00' 14" East along said South line 51.21 feet to a point in the West line of South 27th Street; thence South 05° 19' 16" East along said West line 150.09 feet to a point; thence South 00° 02' 30" East along said West line 285.83 feet to a point; thence South 89° 57' 30" West along said West line 15.00 feet to a point; thence South 00° 02' 30" East along said West line 275.01 feet to a point; thence South 89° 57' 30" West along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 100.00 feet to a point; thence South 89° 57' 30" West along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 498.88 feet to a point; thence North 89° 57' 30" East along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 176.22 feet to a point; thence North 89° 57' 30" East along said West line 15.50 feet to a point; thence South 00° 02' 30" East along said West line 393.48 feet to a point; thence South 04° 32' 22" West along said West line 168.40 feet to a point; thence South 00° 01' 45" East along said West line 229.74 feet to a point; thence South 32° 50' 46" West along said West line 104.83 feet to a point in the North line of West Drexel Avenue;

(continued on sheet 16 )



*John P. Casucci*

03/18/2025

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

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

(continued from sheet 15 )

thence South 88° 00' 24" West along said North line 1153.42 feet to a point in the East line of South 31st Street; thence North 00° 02' 11" East along said East line 2322.62 feet to a point; thence South 89° 57' 49" East along said East line 5.00 feet to a point; thence North 00° 02' 11" East along said East line 266.86 feet to a point; thence South 87° 43' 22" West 52.52 feet to a point; thence North 00° 02' 14" East 331.39 feet to a point in the South line of Certified Survey Map No. 5794; thence North 87° 41' 30" East along said South line 949.76 feet to a point; thence South 00° 00' 27" East 165.93 feet to a point; thence North 87° 42' 58" East 315.01 feet to a point in the West line of South 27th Street; thence South 04° 34' 52" West along said West line 48.96 feet to a point; thence South 00° 00' 27" East along said West line 117.35 feet to the point of beginning.

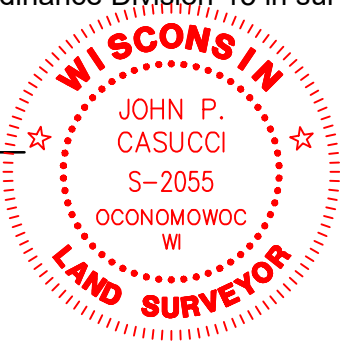
Said land contains 3,480,447 square feet or 79.9001 acres.

THAT I have made the survey, land division and map by the direction of: THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY

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

THAT I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance Division-15 in surveying, dividing, and mapping the same.

03/18/2025  
Field date



*John P. Casucci* (SEAL)  
JOHN P. CASUCCI  
PROFESSIONAL LAND SURVEYOR S-2055

CITY OF FRANKLIN COMMON COUNCIL APPROVAL & DEDICATION ACCEPTANCE

APPROVED by the Common Council of the City of Franklin by Resolution No. \_\_\_\_\_

signed on this \_\_\_\_\_, day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
John Nelson, Mayor

\_\_\_\_\_  
Shirley Roberts, City clerk

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

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

## OWNER'S CERTIFICATE

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped in accordance with the requirements of Chapter 236.34 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance Division-15.

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Franklin

IN Witness Whereof, THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY has caused these presents to be

signed by \_\_\_\_\_ its \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

THE NORTHWESTERN MUTUAL LIFE  
INSURANCE COMPANY

STATE OF \_\_\_\_\_ }  
  :SS  
\_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025,

\_\_\_\_\_ of the above named THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY,  
to me known to be the person who executed the foregoing instrument, and to me known to be the

of said company, and acknowledged that he executed the foregoing instrument.

(SEAL)

Notary Public, State of \_\_\_\_\_

My Commission Expires \_\_\_\_\_



03/18/2025

THIS INSTRUMENT DRAFTED BY JOHN P. CASUCCI, S-2055  
Sheet 17 of 18 Sheets

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

Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

DOT Certification No. 40-241-0690-02 PER CERTIFIED SURVEY MAP NO. 7389

HIGHWAY SETBACK RESTRICTION

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns.

ACCESS RESTRICTION

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 241, it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

NOISE ABATEMENT

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04 Table 1. 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.



*John P. Casucci*

03/18/2025

LEGAL DESCRIPTION  
THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY  
PROPOSED 2 LOT CERTIFIED SURVEY MAP  
1 NORTHWESTERN MUTUAL WAY, FRANKLIN, WI

A division of a part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 12; thence South 87° 43' 22" West along the North line of said 1/4 Section a distance of 91.57 feet to a point if the West line of South 27th Street and the point of beginning of lands to be described; thence South 00° 01' 07" West along said West line 7.45 feet to a point; thence South 07° 07' 15" West along said West line 17.08 feet to a point in the North line of Northwestern Mutual Way; thence South 47° 34' 06" West along said North line 78.92 feet to a point; thence South 89° 55' 07" West along said North line 128.07 feet to a point in the West line of said Northwestern Mutual Way; thence South 00° 02' 30" East along said West line 119.00 feet to a point in the South line of said Northwestern Mutual Way; thence North 89° 55' 07" East along said South line 150.00 feet to a point; thence South 45° 00' 14" East along said South line 51.21 feet to a point in the West line of South 27th Street; thence South 05° 19' 16" East along said West line 150.09 feet to a point; thence South 00° 02' 30" East along said West line 285.83 feet to a point; thence South 89° 57' 30" West along said West line 15.00 feet to a point; thence South 00° 02' 30" East along said West line 275.01 feet to a point; thence South 89° 57' 30" West along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 100.00 feet to a point; thence South 89° 57' 30" West along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 498.88 feet to a point; thence North 89° 57' 30" East along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 176.22 feet to a point; thence North 89° 57' 30" East along said West line 15.50 feet to a point; thence South 00° 02' 30" East along said West line 393.48 feet to a point; thence South 04° 32' 22" West along said West line 168.40 feet to a point; thence South 00° 01' 45" East along said West line 229.74 feet to a point; thence South 32° 50' 46" West along said West line 104.83 feet to a point in the North line of West Drexel Avenue; thence South 88° 00' 24" West along said North line 1153.42 feet to a point in the East line of South 31st Street; thence North 00° 02' 11" East along said East line 2322.62 feet to a point; thence South 89° 57' 49" East along said East line 5.00 feet to a point; thence North 00° 02' 11" East along said East line 266.86 feet to a point; thence South 87° 43' 22" West 52.52 feet to a point; thence North 00° 02' 14" East 331.39 feet to a point in the South line of Certified Survey Map No. 5794; thence North 87° 41' 30" East along said South line 949.76 feet to a point; thence South 00° 00' 27" East 165.93 feet to a point; thence North 87° 42' 58" East 315.01 feet to a point in the West line of South 27th Street; thence South 04° 34' 52" West along said West line 48.96 feet to a point; thence South 00° 00' 27" East along said West line 117.35 feet to the point of beginning.  
Said land contains 3,480,447 square feet or 79.9001 acres.

Prepared by: John P. Casucci, PLS  
Date: March 19, 2025  
Project No. 169608

Legal Description  
Proposed Lot 1 (South Lot)  
W. Drexel Ave, Franklin, WI

Lot 1, in Certified Survey Map No. \_\_\_\_\_, being a part of Parcel 1, Certified Survey Map No. 7389, being in the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

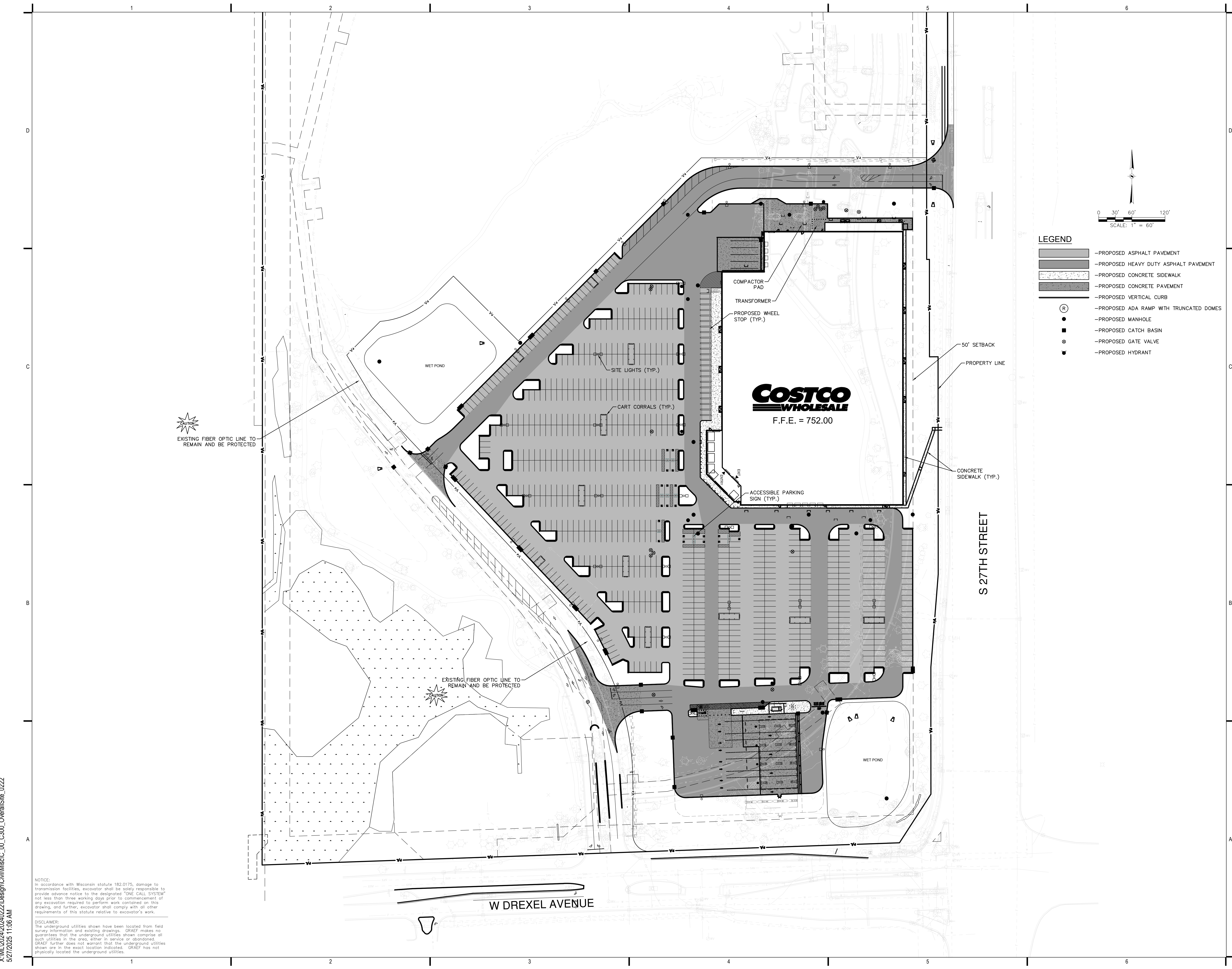
Commencing at the Southeast corner of the Southeast 1/4 of said Section; thence South 88° 00' 24" West along the South line of said 1/4 Section a distance of 152.80 feet to a point; thence North 01° 59' 36" West 65.00 feet to a point in the North line of Drexel Avenue and the point of beginning of lands to be described: thence South 88° 00' 24" West along said North line 451.36 feet to a point; thence Northwesterly along an arc of a curve to the right with an arc length of 48.14 feet, whose radius is 30.00 feet and whose chord bears North 46° 01' 04" West 43.14 feet to a point; thence North 00° 02' 45" West 97.10 feet to a point; thence Northwesterly along an arc of a curve to the left with an arc length of 357.37 feet, whose radius is 475.00 feet and whose chord bears North 21° 35' 44" West 349.00 feet to a point; thence North 43° 08' 56" West 425.37 feet to a point; thence North 41° 12' 13" West 80.21 feet to a point; thence North 30° 52' 34" West 88.10 feet to a point; thence North 44° 43' 13" East 85.81 feet to a point; thence Northeasterly along an arc of a curve to the left with an arc length of 106.87 feet, whose radius is 151.25 feet and whose chord bears North 64° 53' 29" East 104.66 feet to a point; thence North 45° 05' 01" East 53.24 feet to a point; thence South 45° 02' 30" East 165.89 feet to a point; thence North 44° 57' 30" East 467.88 feet to a point; thence North 89° 57' 30" East 407.80 feet to a point in the West line of South 27th Street; thence South 00° 02' 30" East along said West line 183.93 feet to a point; thence North 89° 57' 30" East along said West line 5.00 feet to a point; thence South 00° 02' 30" East along said West line 176.22 feet to a point; thence North 89° 57' 30" East along said West line 15.50 feet to a point; thence South 00° 02' 30" East along said West line 393.48 feet to a point; thence South 04° 32' 22" West along said West line 168.40 feet to a point; thence South 00° 01' 45" East along said West line 229.74 feet to a point; thence South 32° 50' 46" West along said West line 104.83 feet to the point of beginning.

Said land contains 878,852 square feet or 20.1757 acres.

Project No.: 169608  
Date: March 20, 2025  
Prepared by: John P. Casucci, PLS 2055

S:\5169608\doc\Proposed Lot 1.docx





X:\ML\2024\20240222\Design\Civil\Misc\C\_00\_C300\_OverallSite\_0222  
5/27/2025 11:06 AM

NOTICE:  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:  
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.





**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**  
**Meeting of August 5, 2025**  
**Certified Survey Map**

**Item E.2.**

---

**RECOMMENDATION:** City Development Staff recommends approval of this Certified Survey Map to create two commercial lots, subject to the conditions set forth in this report and the attached resolution.

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<b>Project name:</b>	<b>Midland Commercial Development – Two lot Certified Survey Map</b>
<b>Property Owner:</b>	Megna Living Trust
<b>Applicant:</b>	Steve Rolfe, Midland Commercial Development Corp.
<b>Agent:</b>	Paul Imig, PE, The Sigma Group
<b>Property Address/TKN:</b>	10001 W Church Street / 795 9999 007
<b>Aldermanic District:</b>	District 2
<b>Zoning District:</b>	B-R – Regional Business District
<b>Staff Planner:</b>	Luke Hamill, Associate Planner

---

Please note:

- Recommendations are underlined, in italics and are included in the draft resolution.
- Suggestions are only underlined and are not included in the draft resolution.

### **Project Description/Analysis**

The applicant is seeking approval of a Certified Survey Map (CSM) for the creation of two commercial lots on W Church Street and Highway 100. The total site is 6 acres. The site currently has the existing Speedway gas station on the north side of the site. Lot 1 will include the current speedway, while Lot 2 is reserved for a future grocery store development. The applicant has provided Site Intensity and Capacity Calculations for both proposed lots. Lot 1 is compliant with the setbacks for the zoning district, and the Speedway structures conform to the zoning standards of the B-R district.

The subject site is zoned B-R and the proposed commercial uses are an allowed use in this zoning district, as the gas station was approved by Special Use (now Conditional Use) in 1992 for a gas station. Both lots will be served by public sanitary sewer and public water supply.

The site abuts the same B-R zoning district to the east, R-MF Multi-Family to the south and west, and R-SR to the north which includes the Mission Hills Subdivision. There is currently a landscape bufferyard between the gas station to the north and the subdivision, which was required as part of the original 1992 approval for the gas station.

In order to approve the CSM, the Plan Commission and Common Council must find that the proposed land division meets the requirements for a CSM as provided in the Unified Development Ordinance, including all standards for development as provided in the following sections of the UDO:

- Division 15-9-13 Minor Land Division
- Division 15-8 Subdivision Standards
- Division 15-8.0100 Required Improvements for Land Divisions

- Division 15-8.0200 Construction

#### Natural resource protection

The applicant received an exemption determination from the Wisconsin Department of Natural Resources, however the U.S Army Corps of Engineers claimed jurisdiction stating that wetland 1 is subject to federal wetland regulations, therefore, the local protection standards of the UDO apply to the northern wetland (0.5 ac).

The applicant has plans to apply for a Natural Resource Special Exception to have cross-access between the two properties. It is a requirement of a CSM for natural resources to be placed in a Conservation Easement. Staff suggests that the Conservation Easement recording be postponed until after the applicant has received Site Plan and NRSE approval.

#### **Staff Recommendation**

City Development Staff recommends approval of this Certified Survey Map to create two commercial lots, subject to the conditions set forth in this report and the attached resolution.

Pursuant to Wisconsin Statutes 236.34(1m)(f), the approval authority shall take action within 90 days of submittal unless the time is extended by agreement with the subdivider. This application was submitted on June 11, 2025; therefore, the Common Council shall take action before September 9, 2025.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 07-30-2025]*

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A TWO-LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 3990 IN THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (MEGNA LIVING TRUST, PROPERTY OWNER) (STEVE ROLFE, MIDLAND COMMERCIAL DEVELOPMENT CORPORATION, APPLICANT) (10001 W CHURCH STREET)

---

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of

Certified Survey Map No. 3990, being a part of the Southeast ¼ and Northeast ¼ of the Southwest ¼ of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Steve Rolfe, Midland Commercial Development Corp., as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-8-10 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and

secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Steve Rolfe, Midland Commercial Development Corp., successors and assigns, and any developer of the Steve Rolfe, Midland Commercial Development Corp. two (2) lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Steve Rolfe, Midland Commercial Development Corp. and the two (2) lot certified survey map project for the property located at 10001 W Church Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant must submit a conservation easement for Common Council review and approval, after Site Plan approval.
7. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Megna Living Trust, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley Roberts, City Clerk

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

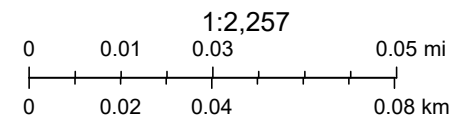


# City of Franklin Property Viewer



7/30/2025, 3:05:34 PM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Maxar, Microsoft

Date: July 14, 2025  
To: Paul Imig PE, Sigma  
From: Department of City Development. Luke Hamill, Associate Planner.  
RE: Staff Comments, 10001 W Church Street / 795 9999 007

---

Please be advised that city staff has reviewed the above application submitted on June 11, 2025, for a proposed Certified Survey Map for the creation of 2 lots on lot located at 10001 W Church Street / 795 9999 007. The following comments are for your review and consideration.

### **Planning Department Comments**

1. Please revise the CSM to include building setback lines.
2. Please revise the CSM to show the existing building setbacks.
3. Please update the zoning district, which is now "B-R – Regional Business District".
4. Please update the CSM to show the 30 foot wetland buffer.
5. According to Unified Development Ordinance Section 15-9-13A.5, a Natural Resource Protection Plan is required for CS's that contain natural resource features, like wetland and woodland. Please submit a Natural Resource Protection Plan showing the protected natural resources on site. Please include the wetland delineation with that Protection Plan.
6. The Site Intensity and Capacity Calculations that were provided were under the previous Unified Development Ordinance. Please use the updated Site Intensity and Capacity Calculations Tables provided in the email.

### **Engineering Department Comments**

1. Show the Northing and Easting of the monuments/section corners.
2. Show the vision corner at Hwy 100 and West Church St.
3. Show the vision corner at West Church St. and South Scepter Dr.
4. Show "no vehicular access" restriction from Hwy 100.
5. Add under legend: Lot 1 and 2 are served by public water and sanitary sewer.
6. Show the exterior curve data (not interior data) per the recorded CSM 3990.
7. Page 2 of 7 – Show the Easement title on top of page.
8. Page 3 of 7 – Show the Wetland title on top of page.
9. Show the 30' buffer.
10. Show who delineated the wetlands and on what date.
11. Page 5 of 7 – Correct the spelling error under surveyor certificate. Should be read as recorded not record.
12. Show building setbacks
13. Show State Highway setbacks.

14. Show middle initials for Mayor (R) and City Clerk (J).

**Milwaukee County Register of Deeds Comments**

- Missing distances on the east line of Lots 1 & 2.
- Please see the attached markup map made by MCROD.

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

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE SOUTHEAST 1/4  
AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

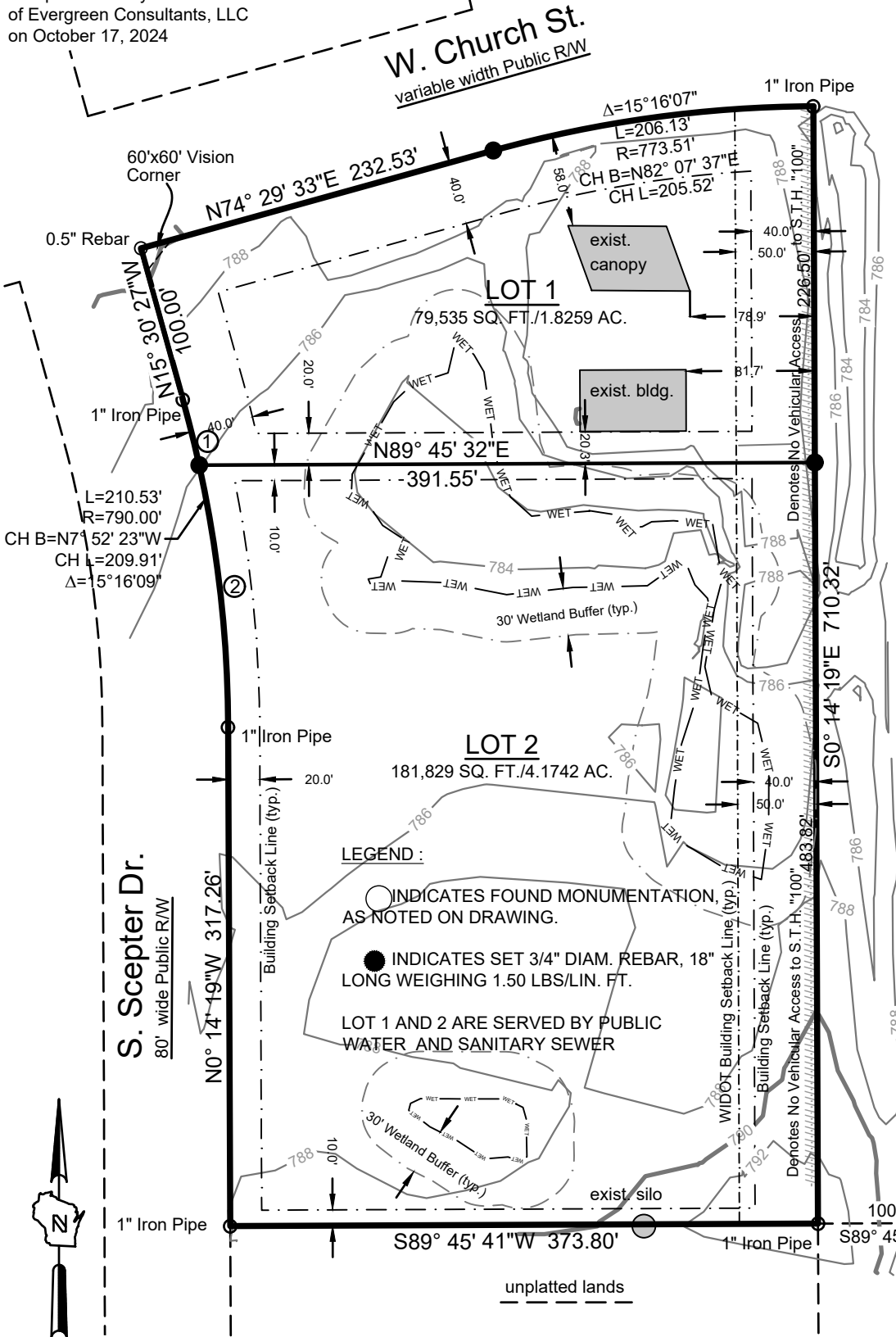
Owner/Developer:  
Megna Living Trust  
Midland Commercial Development Corp.

Site:  
1001 W. Church St.  
Franklin, WI  
TK -7959999007

Current Zoning:  
"B-R" Regional Business  
District

Wetlands as shown:  
An assured wetland delineation  
was performed by Chad Fradette  
of Evergreen Consultants, LLC  
on October 17, 2024

NE corner of  
SW 1/4 of  
Sec. 8-5-21  
Conc. Mon. w/  
brass cap found  
  
Northing: 337,407.69  
Easting: 2,493,812.22



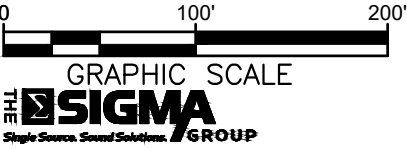
S. Lovers Lane Rd. (S.T.H. "100" - U.S.H. "45")  
200' wide Public R/W

Lot Curve Data  
①  
L=42.73'  
R=790.00'  
CH B=N13° 57' 29"W  
CH L=42.73'  
Δ=3°05'57"  
②  
L=167.80'  
R=790.00'  
CH B=N6° 19' 25"W  
CH L=167.49'  
Δ=12°10'12"

East Line of the SW 1/4 of Sec. 8-5-21  
N0° 14' 19"W 2644.02' (Total)  
S0° 14' 19"E 710.32'

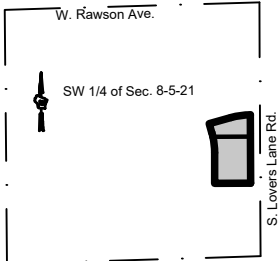
SE corner of  
SW 1/4 of  
Sec. 8-5-21  
Conc. Mon. w/  
brass cap found  
Northing: 344,763.69  
Easting: 2,493,823.23

BEARINGS ARE REFERENCED TO THE  
EAST LINE OF THE SW 1/4 OF SEC. 8-5-21  
ASSUMED TO BEAR N 0°14'19" W.



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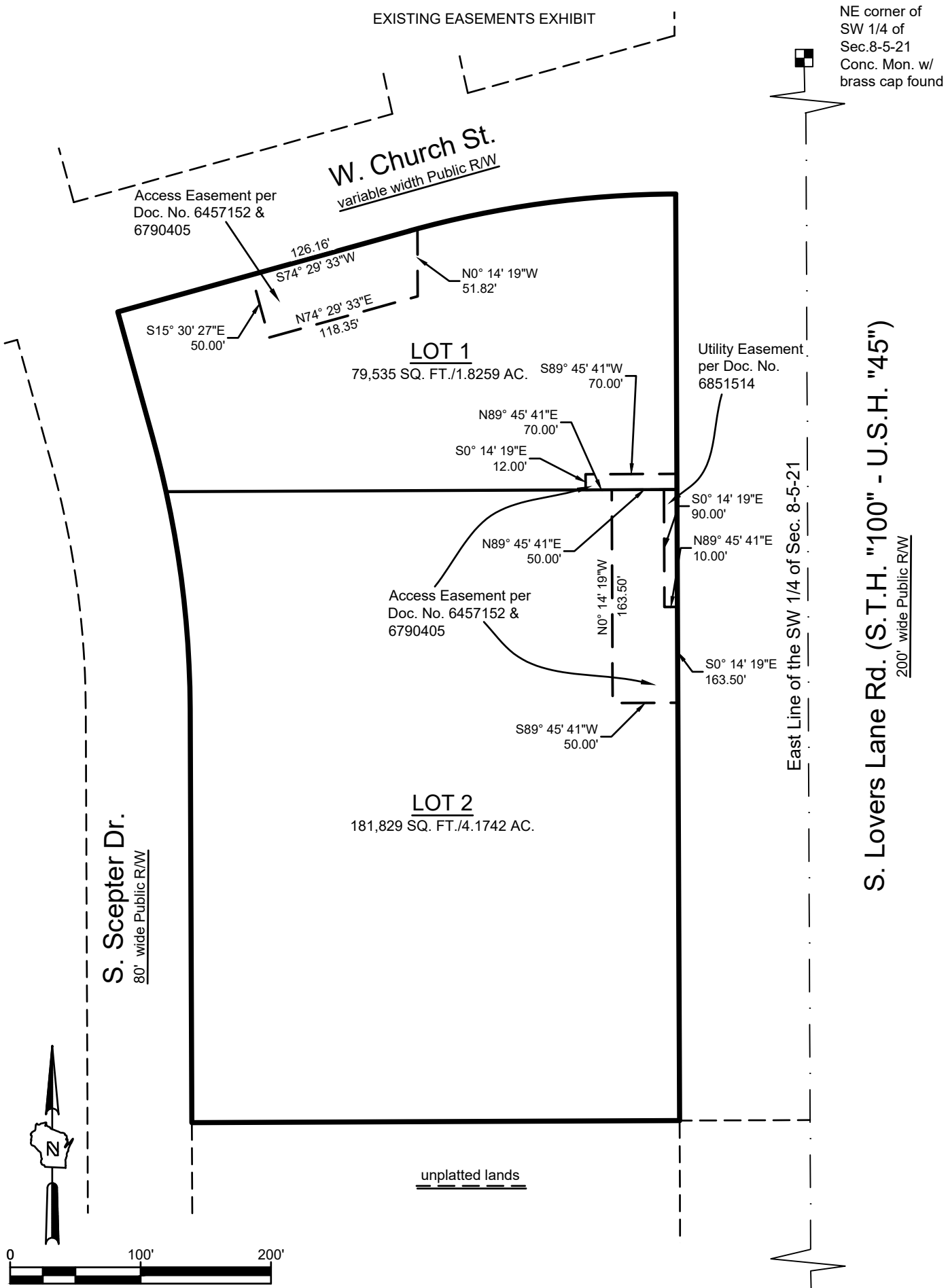
VICINITY MAP (Scale 1" = 2000')



PROJECT # 23267 DRAFTED JMB

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

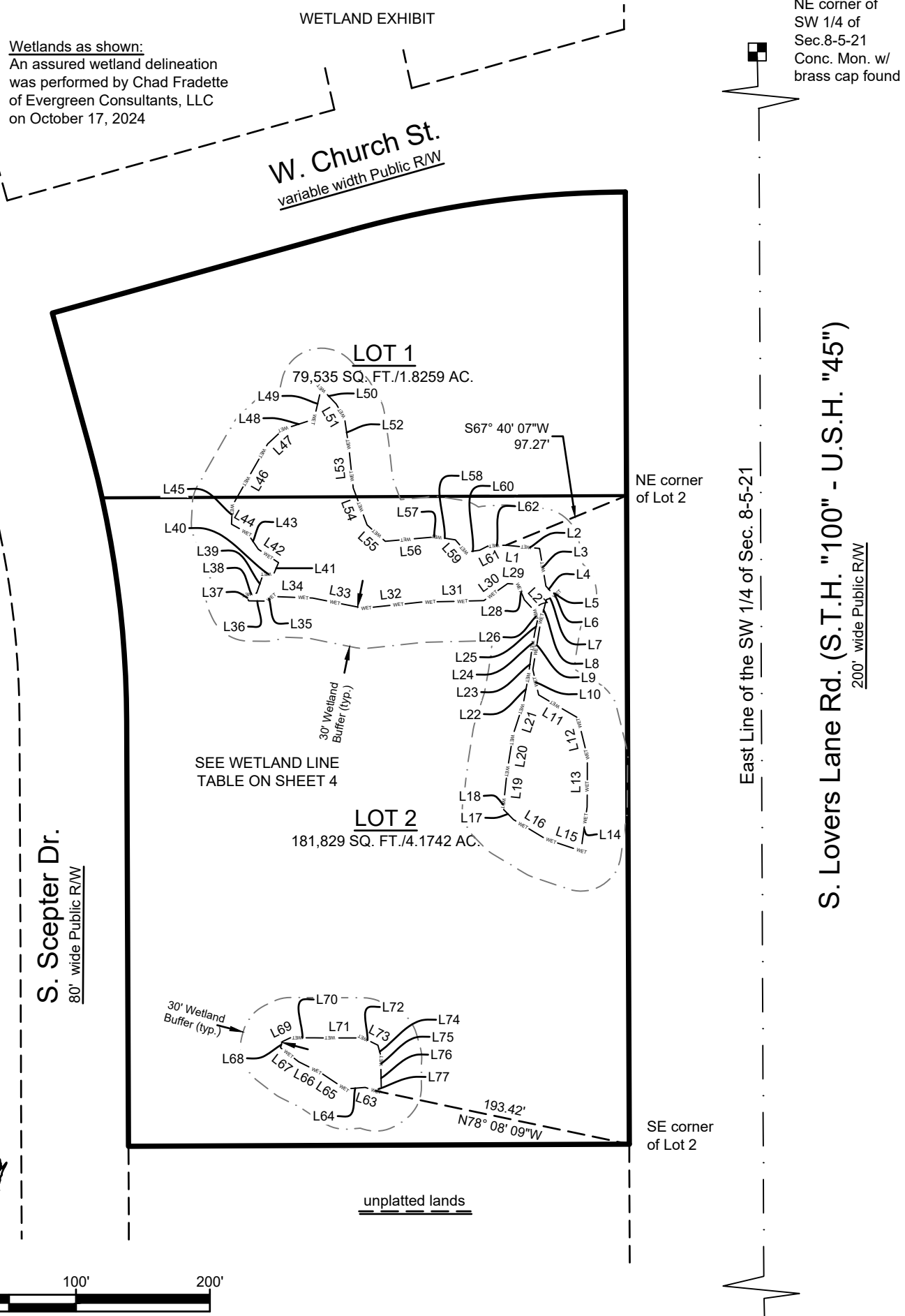
BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE SOUTHEAST 1/4  
AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



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Fax: 414-643-4210

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

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



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

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE SOUTHEAST 1/4  
AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

Wetland Line Table		
Line #	Length	Direction
L1	10.71'	S84° 22' 04"E
L2	14.41'	S84° 22' 01"E
L3	28.42'	S9° 44' 51"E
L4	6.20'	S41° 14' 07"E
L5	3.97'	S67° 57' 35"E
L6	2.76'	S45° 18' 01"W
L7	5.87'	S69° 54' 21"W
L8	16.18'	S14° 42' 40"W
L9	37.11'	S9° 16' 49"W
L10	19.28'	S13° 00' 33"E
L11	33.92'	S59° 35' 56"E
L12	29.82'	S13° 49' 48"E
L13	37.58'	S0° 16' 07"W
L14	33.05'	S7° 59' 05"W
L15	27.53'	N71° 22' 07"W
L16	28.41'	N59° 02' 54"W
L17	11.66'	N44° 27' 54"W
L18	5.57'	N11° 07' 58"E
L19	21.26'	N6° 15' 52"E
L20	28.16'	N9° 02' 08"E
L21	25.39'	N17° 52' 24"E
L22	21.06'	N10° 30' 15"E
L23	16.47'	N7° 17' 58"E
L24	16.03'	N9° 25' 05"E
L25	8.55'	N12° 32' 08"E
L26	7.39'	N13° 20' 36"W
L27	11.70'	N42° 43' 51"W
L28	12.52'	N22° 27' 46"W
L29	7.79'	N86° 01' 54"W
L30	21.79'	S54° 26' 05"W
L31	47.45'	S88° 38' 11"W

Wetland Line Table		
Line #	Length	Direction
L32	42.36'	S83° 49' 22"W
L33	39.06'	N78° 44' 01"W
L34	30.14'	N87° 50' 28"W
L35	5.81'	S53° 53' 49"W
L36	12.87'	N89° 15' 44"W
L37	4.83'	N24° 22' 09"W
L38	8.10'	N80° 19' 52"E
L39	14.71'	N18° 55' 32"E
L40	8.05'	N86° 51' 46"E
L41	9.14'	N22° 20' 57"E
L42	18.04'	N56° 32' 14"W
L43	14.40'	N34° 10' 44"W
L44	13.72'	N60° 19' 58"W
L45	13.95'	N2° 43' 53"E
L46	52.97'	N29° 47' 45"E
L47	16.31'	N47° 05' 59"E
L48	23.76'	N72° 12' 03"E
L49	23.67'	N13° 12' 26"E
L50	16.04'	S43° 54' 53"E
L51	12.52'	S30° 15' 29"E
L52	21.38'	S8° 18' 51"E
L53	30.91'	S6° 11' 36"E
L54	29.46'	S20° 33' 11"E
L55	18.28'	S47° 58' 41"E
L56	36.94'	N85° 00' 45"E
L57	0.41'	N46° 53' 05"W
L58	16.00'	S81° 11' 48"E
L59	12.19'	S41° 17' 53"E
L60	10.19'	N81° 57' 39"E
L61	6.59'	N62° 38' 33"E
L62	13.86'	N86° 54' 49"E

Wetland Line Table		
Line #	Length	Direction
L63	8.29'	N71° 42' 10"W
L64	14.85'	S85° 14' 28"W
L65	21.68'	N56° 31' 03"W
L66	18.72'	N63° 21' 45"W
L67	17.11'	N52° 12' 15"W
L68	4.60'	N14° 54' 16"E
L69	7.01'	N64° 29' 29"E
L70	17.87'	S89° 36' 55"E
L71	36.32'	S89° 50' 36"E
L72	7.06'	S63° 56' 04"E
L73	5.09'	S63° 56' 11"E
L74	10.07'	S15° 55' 49"E
L75	8.16'	S3° 36' 50"W
L76	13.60'	S1° 17' 26"E
L77	4.97'	S57° 12' 12"W



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WETLAND LINE TABLE

PROJECT # 23267 DRAFTED JMB

Sheet 4 of 7

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

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE SOUTHEAST 1/4  
AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

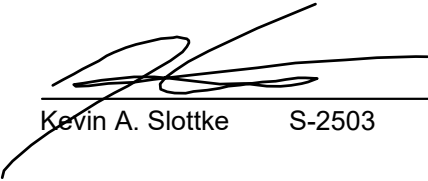
SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Parcel 1 of Certified Survey Map No. 3990, recorded on March 24, 1981 as Document No. 5464628, being a part of the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Said parcel contains 261,364 square feet or 6.0001 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owners of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and of the City of Franklin Unified Development ordinance - Division 15 in surveying, dividing and mapping the same.

  
\_\_\_\_\_  
Kevin A. Slottke

S-2503

July 28, 2025

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

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE SOUTHEAST 1/4  
AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

ENTITY OWNER'S CERTIFICATE

Megna Living Trust, as owner, caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Megna Living Trust, as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Franklin.

IN WITNESS WHEREOF, the said Megna Living Trust, owner, has caused these presents to be signed,

at \_\_\_\_\_, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

By: Megna Living Trust

\_\_\_\_\_  
[signature]

\_\_\_\_\_  
[printed name & title]

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, the

above-named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument

and to me known to be the \_\_\_\_\_ of Megna Living Trust, and acknowledged that they executed the foregoing instrument as such member as the deed of said corporation, by its authority.

\_\_\_\_\_  
(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

\_\_\_\_\_  
*notary printed name*

MY COMMISSION EXPIRES \_\_\_\_\_.



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

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE SOUTHEAST 1/4  
AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CITY OF FRANKLIN COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION NO. \_\_\_\_\_

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
JOHN R. NELSON, MAYOR

\_\_\_\_\_  
SHIRLEY J. ROBERTS, CLERK



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## Project Narrative

As developer of the project, we are acquiring the 6 acres property from a private owner for the redevelopment of a stand-alone grocery store to be situated on its own tax parcel containing approximately 4.17 acres. The existing “Speedway” will remain and be on its own parcel consisting of approximately 1.83 acres.

The northern (Speedway) parcel has been reviewed by the design team for conformance to the new UDO for setbacks, floor area, and minimum landscape percentage.

The south parcel for the proposed stand-alone grocery store has also been reviewed by the design team for conformance to the new UDO for setbacks, floor area, and minimum landscape percentage. The review has been completed based on a preliminary site plan, site engineering, stormwater management, and landscaping. The proposed site is in conformance with UDO requirements, however final site layout, engineering, landscaping, and stormwater management has not been completed and may be revised during design prior to submission to Plan Commission for Site Plan approval. If the site layout, engineering, stormwater, or landscaping are revised, any changes will be made in conformance to the new UDO.

Construction of the stand-alone grocery store will commence upon completion of city entitlements, including CSM, Site Plan, engineering, stormwater, and landscaping.

BEING A RE-DIVISION OF CERTIFIED SURVEY MAP NO. 3990, BEING A PART OF THE  
SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5  
NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



# ALDI PARCEL

## Unified Development Ordinance, City of Franklin, Wisconsin

renewed, but it shall not be construed in any way to alter the respective rights, duties, or obligations of the owner or the City relating to the use or occupancy of the land or building, or any other matter covered by this ordinance, and such temporary Certificate of Occupancy shall not be issued except under such restrictions and provisions as will adequately ensure the safety of the occupants.

4. **Application for a Certificate of Occupancy.** Written application for a Certificate of Occupancy for the use of vacant land, or for a change in a nonconforming use, as herein provided, shall be made to the Director of Inspection Services.
5. **Issuance of a Certificate of Occupancy.** If the proposed use is in conformity with the provisions of this ordinance, the certificate of occupancy shall be issued within three working days after the application for the same has been made, only after the occupancy conforms to this Ordinance and other applicable City Codes, and any lack of conformance to this Ordinance or other codes are corrected.
6. **Form of Certificate of Occupancy and Permanent Record.** Each Certificate of Occupancy shall state that the building or proposed use of a building or land complies with all provisions of this Ordinance. A record of all Certificates of Occupancy shall be kept on file in the office of the Director of Inspection Services and a copy shall be forwarded, on request, to any person having proprietary or tenancy interests in the building or land affected.
7. **Certificate of Occupancy Not Required for Gas and Electric Utility Uses Issued a Certificate of Public Convenience and Necessity.** No Certificate of Occupancy shall be required for gas and electric utility uses which have been issued a Certificate of Public Convenience and Necessity pursuant to § 196.491 of the Wisconsin Statutes as amended.

### 15-9-04. Site Intensity and Capacity Calculations.

#### A. Site Intensity Calculations.

1. **Recognition of Distinctive Site Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.
2. **Applicability.**
  - a. Except as set forth under (2)(b) below, the site intensity and capacity calculations set forth in this Section and the Natural Resource Protection Standards set forth in Article 7 shall apply for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all mixed-use or nonresidential development, and as may be required elsewhere in this Ordinance.
  - b. Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Section shall not be required for the construction of single-family and duplex residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998.
3. **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are not Required).**
  - a. Notwithstanding any other provision of this Ordinance, Natural Resource Protection and any such related Natural Resource Protection Plan shall not be required and the site intensity and capacity calculations set forth in this Section shall not be required for any accessory use structure or accessory use development or for an addition or modification to an existing principal structure development which does not increase the existing developed structure and impervious surface area upon the parcel by more than 50% or 2,500 square feet, whichever is

# ALDI PARCEL

## Unified Development Ordinance, City of Franklin, Wisconsin

smaller, where natural resource feature(s) are not within 100 feet of the area to be disturbed by the new development, upon a parcel supporting an existing principal structure with an existing principal use;

- b. Determination as to whether natural resource features are within 100 feet of the area to be disturbed, the boundaries of which shall be clearly identified within application materials, shall be made by the City Engineer or designee
- c. For any Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas defined by the Southeastern Wisconsin Regional Planning Commission that are located on the site by the City Engineer or designee, but whose nearest boundary lies more than 100 feet of the area to be disturbed, a written plan shall be provided by the applicant detailing the protective measures that will be implemented to prevent adverse impacts. The Plan shall be subject to approval by the Plan Commission and shall be implemented as a condition of application approval.

#### 4. Calculation of Area of Natural Resource Protection Land.

- a. All land area with those natural resource features as described in Section 15-7-02 of this Ordinance shall be measured relative to each natural resource feature present, as set forth in Section 15-7-02, Natural Resources Features Determination.
- b. The total area of Natural Resource Protection Land shall be defined as the net land surface area lying within the boundaries of one or more natural resource features, as set forth in Table 15-9-04(A)(4), Calculation of Natural Resource Protection Land Area. Land surface area where two or more natural resource features overlap shall be counted only once for purposes of determining the area of resource protection land. A map shall be submitted with the Natural Resource Protection Plan pursuant to Article 7 indicating the boundaries of each natural resource feature, the size of each feature, and the total area of the site lying within the boundaries of at least one natural resource feature.
- c. The land surface area of each natural resource feature permitted to be disturbed and where approved, compensated, pursuant to Section 15-7-03 shall be used to determine the extent of compensation required, as set forth in Table 15-7-03, City of Franklin Natural Resources Compensation Ratios.

Table 15-9-04(A)(4): Calculation of Natural Resource Protection Land Area		ALDI PARCEL
Resource/Feature	Total land surface area of each Natural Resource feature (acres or square feet; use throughout)	
a. SEWRPC Primary Environmental Corridor	0 SF	
b. SEWRPC Secondary Environmental Corridor	0 SF	
c. SEWRPC Isolated Natural Resource	0 SF	
d. Surface Water or Wetland Buffer	31,315 SF	
e. Woodland or Forest	0 SF	
f. Wetland	18,076 SF	
g. Degraded Wetland	0 SF	
h. Lake or Pond	0 SF	
i. Gross land surface area of natural resource features	(i) = Sum of (a) through (h) above 49,391 SF	
j. Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least one Natural Resource feature (a) through (h)	Determine from map; total surface area lying within at least one Natural Resource Feature 49,391 SF	

# ALDI PARCEL

## Unified Development Ordinance, City of Franklin, Wisconsin

5. **Calculation of Base Site Area.** The base site area shall be calculated as indicated in Table 15-9-04(A)(5) for each parcel of land for which development approval is sought that is not exempted under Section 15-3-03.

**Table 15-9-04(A)(5): Calculation of Base Site Area For Development**

Step	Land Area to Be Determined	Calculation	Area (Square feet or acres; use throughout)
a	Total gross site area (SF or acres; use throughout) determined through a boundary survey of the subject property		181,829 SF
b	Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of utilities, and dedicated public park or school sites		900 SF
c	Land reserved for open space as part of a previously approved development or land division		0 SF
d	Land area to be reserved for parks and schools		0 SF
e	Net Natural Resource Protection Lands, row (j) from Table 15-3-01		49,391 SF
f	Net Buildable Area for Development = (a) – {sum (b+c+d+e)}		131,538 SF

6. **Calculation of Site Intensity and Capacity for Residential Uses in Residential Zoning Districts.** The maximum number of dwelling units that may be permitted on a parcel of land in a residential zoning district, as defined in Section 15-2-02, shall be determined using the Base Site Area for Development, row (f) of Table 15-9-04(A)(5), as set forth in Table 15-9-04(A)(6) below:

**Table 15-9-04(A)(6): Calculation of Site Capacity For Residential Uses**

Land Area to Be Determined		Area (SF or acres; use throughout)
a. Net Buildable Area for Development, Row (f) from Table 15-9-04(A)(5)		a = row (f), Table 15-9-04(A)(5)
For multi-family units, if proposed:		
b. Number of units proposed:	c. Minimum lot area per unit (from Section 15-3-01)	d = (b) x (c) Minimum land area required:
For single-family units, if proposed:		
e. Number of units proposed:	f. Minimum lot area per unit (from Section 15-3-01)	g = (e) x (f) Minimum land area required:
Total minimum land area required shall not exceed net buildable area for development; check that (h) < (a)		h = (d) + (g) Total minimum land area required:

# SPEEDWAY PARCEL

## Unified Development Ordinance, City of Franklin, Wisconsin

renewed, but it shall not be construed in any way to alter the respective rights, duties, or obligations of the owner or the City relating to the use or occupancy of the land or building, or any other matter covered by this ordinance, and such temporary Certificate of Occupancy shall not be issued except under such restrictions and provisions as will adequately ensure the safety of the occupants.

4. **Application for a Certificate of Occupancy.** Written application for a Certificate of Occupancy for the use of vacant land, or for a change in a nonconforming use, as herein provided, shall be made to the Director of Inspection Services.
5. **Issuance of a Certificate of Occupancy.** If the proposed use is in conformity with the provisions of this ordinance, the certificate of occupancy shall be issued within three working days after the application for the same has been made, only after the occupancy conforms to this Ordinance and other applicable City Codes, and any lack of conformance to this Ordinance or other codes are corrected.
6. **Form of Certificate of Occupancy and Permanent Record.** Each Certificate of Occupancy shall state that the building or proposed use of a building or land complies with all provisions of this Ordinance. A record of all Certificates of Occupancy shall be kept on file in the office of the Director of Inspection Services and a copy shall be forwarded, on request, to any person having proprietary or tenancy interests in the building or land affected.
7. **Certificate of Occupancy Not Required for Gas and Electric Utility Uses Issued a Certificate of Public Convenience and Necessity.** No Certificate of Occupancy shall be required for gas and electric utility uses which have been issued a Certificate of Public Convenience and Necessity pursuant to § 196.491 of the Wisconsin Statutes as amended.

### 15-9-04. Site Intensity and Capacity Calculations.

#### A. Site Intensity Calculations.

1. **Recognition of Distinctive Site Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.
2. **Applicability.**
  - a. Except as set forth under (2)(b) below, the site intensity and capacity calculations set forth in this Section and the Natural Resource Protection Standards set forth in Article 7 shall apply for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all mixed-use or nonresidential development, and as may be required elsewhere in this Ordinance.
  - b. Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Section shall not be required for the construction of single-family and duplex residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998.
3. **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are not Required).**
  - a. Notwithstanding any other provision of this Ordinance, Natural Resource Protection and any such related Natural Resource Protection Plan shall not be required and the site intensity and capacity calculations set forth in this Section shall not be required for any accessory use structure or accessory use development or for an addition or modification to an existing principal structure development which does not increase the existing developed structure and impervious surface area upon the parcel by more than 50% or 2,500 square feet, whichever is

# SPEEDWAY PARCEL

## Unified Development Ordinance, City of Franklin, Wisconsin

smaller, where natural resource feature(s) are not within 100 feet of the area to be disturbed by the new development, upon a parcel supporting an existing principal structure with an existing principal use;

- b. Determination as to whether natural resource features are within 100 feet of the area to be disturbed, the boundaries of which shall be clearly identified within application materials, shall be made by the City Engineer or designee
- c. For any Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas defined by the Southeastern Wisconsin Regional Planning Commission that are located on the site by the City Engineer or designee, but whose nearest boundary lies more than 100 feet of the area to be disturbed, a written plan shall be provided by the applicant detailing the protective measures that will be implemented to prevent adverse impacts. The Plan shall be subject to approval by the Plan Commission and shall be implemented as a condition of application approval.

#### 4. Calculation of Area of Natural Resource Protection Land.

- a. All land area with those natural resource features as described in Section 15-7-02 of this Ordinance shall be measured relative to each natural resource feature present, as set forth in Section 15-7-02, Natural Resources Features Determination.
- b. The total area of Natural Resource Protection Land shall be defined as the net land surface area lying within the boundaries of one or more natural resource features, as set forth in Table 15-9-04(A)(4), Calculation of Natural Resource Protection Land Area. Land surface area where two or more natural resource features overlap shall be counted only once for purposes of determining the area of resource protection land. A map shall be submitted with the Natural Resource Protection Plan pursuant to Article 7 indicating the boundaries of each natural resource feature, the size of each feature, and the total area of the site lying within the boundaries of at least one natural resource feature.
- c. The land surface area of each natural resource feature permitted to be disturbed and where approved, compensated, pursuant to Section 15-7-03 shall be used to determine the extent of compensation required, as set forth in Table 15-7-03, City of Franklin Natural Resources Compensation Ratios.

Table 15-9-04(A)(4): Calculation of Natural Resource Protection Land Area		SPEEDWAY PARCEL
Resource/Feature	Total land surface area of each Natural Resource feature (acres or square feet; use throughout)	
a. SEWRPC Primary Environmental Corridor	0 SF	
b. SEWRPC Secondary Environmental Corridor	0 SF	
c. SEWRPC Isolated Natural Resource	0 SF	
d. Surface Water or Wetland Buffer	8,021 SF	
e. Woodland or Forest	0 SF	
f. Wetland	4,070 SF	
g. Degraded Wetland	0 SF	
h. Lake or Pond	0 SF	
i. Gross land surface area of natural resource features	(i) = Sum of (a) through (h) above	12,091 SF
j. Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least one Natural Resource feature (a) through (h)	Determine from map; total surface area lying within at least one Natural Resource Feature	
		12,091 SF

# SPEEDWAY PARCEL

## Unified Development Ordinance, City of Franklin, Wisconsin

5. **Calculation of Base Site Area.** The base site area shall be calculated as indicated in Table 15-9-04(A)(5) for each parcel of land for which development approval is sought that is not exempted under Section 15-3-03.

**Table 15-9-04(A)(5): Calculation of Base Site Area For Development**

Step	Land Area to Be Determined	Calculation	Area (Square feet or acres; use throughout)
a	Total gross site area (SF or acres; use throughout) determined through a boundary survey of the subject property		79,535 SF
b	Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of utilities, and dedicated public park or school sites		840 SF
c	Land reserved for open space as part of a previously approved development or land division		0 SF
d	Land area to be reserved for parks and schools		0 SF
e	Net Natural Resource Protection Lands, row (j) from Table 15-3-01		12,091 SF
f	Net Buildable Area for Development = (a) – {sum (b+c+d+e)}		67,604 SF

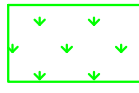
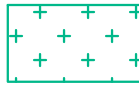
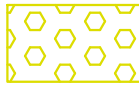
6. **Calculation of Site Intensity and Capacity for Residential Uses in Residential Zoning Districts.** The maximum number of dwelling units that may be permitted on a parcel of land in a residential zoning district, as defined in Section 15-2-02, shall be determined using the Base Site Area for Development, row (f) of Table 15-9-04(A)(5), as set forth in Table 15-9-04(A)(6) below:

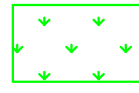
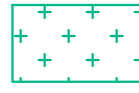
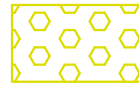
**Table 15-9-04(A)(6): Calculation of Site Capacity For Residential Uses**

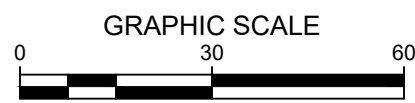
Land Area to Be Determined		Area (SF or acres; use throughout)
a. Net Buildable Area for Development, Row (f) from Table 15-9-04(A)(5)		a = row (f), Table 15-9-04(A)(5)
For multi-family units, if proposed:		
b. Number of units proposed:	c. Minimum lot area per unit (from Section 15-3-01)	d = (b) x (c) Minimum land area required:
For single-family units, if proposed:		
e. Number of units proposed:	f. Minimum lot area per unit (from Section 15-3-01)	g = (e) x (f) Minimum land area required:
Total minimum land area required shall not exceed net buildable area for development; check that (h) < (a)		h = (d) + (g) Total minimum land area required:





NATURAL RESOURCE FEATURE AREAS - SOUTH PARCEL			
RESOURCE TYPE	 WETLANDS	 WETLAND BUFFER	 WETLAND SETBACK
TOTAL AREA	18,075 S.F. (0.41 AC)	29,903 S.F. (0.69 AC)	16,526 S.F. (0.38 AC)

NATURAL RESOURCE FEATURE AREAS - NORTH PARCEL			
RESOURCE TYPE	 WETLANDS	 WETLAND BUFFER	 WETLAND SETBACK
TOTAL AREA	4,070 S.F. (0.09 AC)	7,320 S.F. (0.17 AC)	7,976 S.F. (0.18 AC)



MIDLAND COMMERCIAL DEVELOPMENT  
10001 W. CHURCH STREET  
FRANKLIN, WI  
NATURAL RESOURCE PROTECTION PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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DESIGN DATE:	----
PLOT DATE:	2025.07.28
DRAWN BY:	MRG
CHECKED BY:	PJI
APPROVED BY:	PJI
SHEET NO:	