



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

PLAN COMMISSION MEETING AGENDA
Thursday, February 19, 2026 at 6:00 P.M.

***REVISED**

- A. Call to Order and Roll Call**
- B. Approval of Minutes**
 - 1. Approval of the regular meeting of January 22, 2026.
- C. Public Hearing Business Matters.**
 - 1. ****Public Hearing regarding the proposed creation of Tax Incremental District No. 10,** the proposed boundaries of the District, and the proposed Project Plan for the District. Tax Incremental District No. 10 (TID 10) is a proposed Blighted Area District comprising approximately 30 acres located to the southeast of South 76th Street and West Rawson Avenue. TID 10 will facilitate new residential and commercial development.
 - 2. **Blomquist, Conditional Use,** Request for approval of a Conditional Use for an approximately 795 square foot attached Accessory Dwelling Unit, for property located at 8866 W. Puetz Road (TKN 839 9997 009)
 - 3. **Krones, Inc. Special Use Amendment.** Request for approval of a Special Use Amendment to allow for warehouse distribution and storage, for property located at 3617 W Oakwood Rd. (950-9001-000).
- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.
- E. Business Matters**
 - 1. ****Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10.”** Tax Incremental District No. 10 (TID 10) is a proposed Blighted Area District comprising approximately 30 acres located to the southeast of South 76th Street and West Rawson Avenue. TID 10 will facilitate new residential and commercial development.
 - 2. **Northwestern Mutual Life Insurance (Costco), Certified Survey Map.** Request for recommendation to Common Council of an amendment to 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).
 - 3. **Thelen, Minor Site Plan Amendment.** Request for approval of a Minor Site Plan Amendment for a fence exceeding 6 feet in height in a non-residential district, for property located at 8861 S 27th Street (TKN 855 9946 002).

F. Adjournment

The YouTube channel “City of Franklin WI” will live stream the Plan Commission meeting so the public can watch and listen to it at <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: March 5, 2026.

City of Franklin
Plan Commission Meeting
January 22, 2026
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the January 22, 2026 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, Alderwoman Courtney Day and Commissioners Rebecca Specht, Michael Shawgo and Patrick Leon. Excused was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Director of Economic Development John Regetz and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of November 20, 2025.

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

C. Public Hearing Business Matters

1. Public Hearing regarding the proposed creation of Tax Incremental District No. 10, the proposed boundaries of the District, and the proposed Project Plan for the District [The Joint Review Board meeting to review the Project Plan for Tax Incremental District No. 10 was cancelled, therefore the issue cannot be acted upon by the Plan Commission. It is the recommendation of staff to table the item to the February 19, 2026 Plan Commission meeting].

This item was tabled to the February 19, 2026 Plan Commission meeting.

2. **Communities of Crocus. Special Use Renewal (Time Extension).** Renewal of approval of an application for a Special Use for Communities of Crocus to allow for development of up to four four-unit multifamily residential buildings (16 units total) with services for autistic adults, and related community buildings upon property located at 0 S. 31st Street (now 7347 S. 31st Street), TKN 761 9992 002.

Principal Planner Ecks presented the proposed creation of Tax Incremental District No. 10 request. Applicant, Kevin Allenbach was present.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:06 pm and closed at 6:12 pm.

Alderwoman Day moved and Commissioner Specht seconded a motion to recommend approval of a Resolution to amend Resolution No. 2024-8217, A Resolution imposing conditions and restrictions for the approval of a Special Use to allow for the development of a sixteen-unit supportive housing development, resident community center, and community Hub facility upon property located at 0 S. 31st Street (now 7347 S. 31st Street). On roll call, all voted aye, 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 6:18 p.m. and closed at 6:18 p.m. No citizens present.

E. Business Matters

1. Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10.” [The Joint Review Board meeting to review the Project Plan for Tax Incremental District No. 10 was cancelled, therefore the issue cannot be acted upon by the Plan Commission. It is the recommendation of staff to table the item to the February 19, 2026 Plan Commission meeting].

This item was tabled to the February 19, 2026 Plan Commission meeting.

F. Adjournment

Commissioner Leon moved and Commissioner Specht seconded to adjourn the meeting at 6:20 pm. On voice vote, all voted ‘aye’; motion carried (5-0-1).

RESOLUTION NO. 2026-_____

A RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 10

WHEREAS, the City of Franklin (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Franklin Public School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

TAX INCREMENTAL DISTRICT NO. 10

RESOLUTION NO. 2026-_____

Page 2

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 19, 2026 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Franklin that:

1. It recommends to the Common Council that Tax Incremental District No. 10 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 19th day of February, 2026.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 19th day of February, 2026.

APPROVED:

John R. Nelson, Chairman

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

**TAX INCREMENTAL DISTRICT NO. 10
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

January 22, 2026

PROJECT PLAN

City of Franklin, Wisconsin

Tax Incremental District No. 10

Poths General Redevelopment Site



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for February 16, 2026
Public Hearing Held:	Scheduled for February 19, 2026
Action by Plan Commission:	Scheduled for February 19, 2026
Action by Common Council:	Scheduled for March 17, 2026
Action by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Proposed District Boundary	6
Map Showing Existing Uses and Conditions	8
Preliminary Parcel List and Analysis	10
Equalized Value Test	12
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	13
Map Showing Proposed Improvements and Uses	15
Detailed List of Estimated Project Costs	18
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	19
Annexed Property	24
Estimate of Property to Be Devoted to Retail Business	24
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	24
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	25
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	25
List of Estimated Non-Project Costs	26
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	27
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	29

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 10 (“District”) is a proposed Blighted Area District comprising approximately 30 acres located to the southeast of S. 76th Street and W Rawson Avenue. The District will be created to pay the cost of development incentives and other ongoing administrative costs related to redevelopment of the Orchard View Shopping Center and adjoining parcels (“Project”). The initial development will consist of a 292-unit market rate multifamily development to be constructed by Land by Label (“Developer”) named Poths General, honoring the legacy of the historic Poths General Store that previously stood on the site. Additionally, the Developer plans to build a new Dollar Tree store within the district, to replace the existing Dollar Tree building that will be demolished by the Developer as a part of the multifamily development. There is also opportunity for future commercial development in the District. In addition to the incremental property value that will be created, the City expects the Project to provide employment opportunities, increased income and sales tax collection, development of housing, increased commercial activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$15.7 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$15 million for development incentives, and \$705,000 for ongoing administrative expenses.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$42 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 year life.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The City engaged SB Friedman Development Advisors to evaluate the Developer’s request for tax incremental financing assistance and to provide an opinion as to whether the Project requires it to proceed. The following excerpt taken from the Friedman report summarizes the conclusions. The City has relied on this report to conclude that but for the receipt of the requested assistance, the Project will not proceed. (A full copy of the Friedman report is attached as Appendix A).

<p>FINANCIAL BUT-FOR TEST</p> <ul style="list-style-type: none">• Based on SB Friedman's analysis of the Developer's financial pro forma, we've determined that the assumptions are reasonable based on comparable projects and current market conditions.• Without assistance, the Project would achieve returns substantially below expected market returns as stated by Land by Label and as observed by SB Friedman on other recent development projects in the region.• Therefore, it is our conclusion that this Project would not occur, as presented, but-for the financial assistance requested by the Developer.

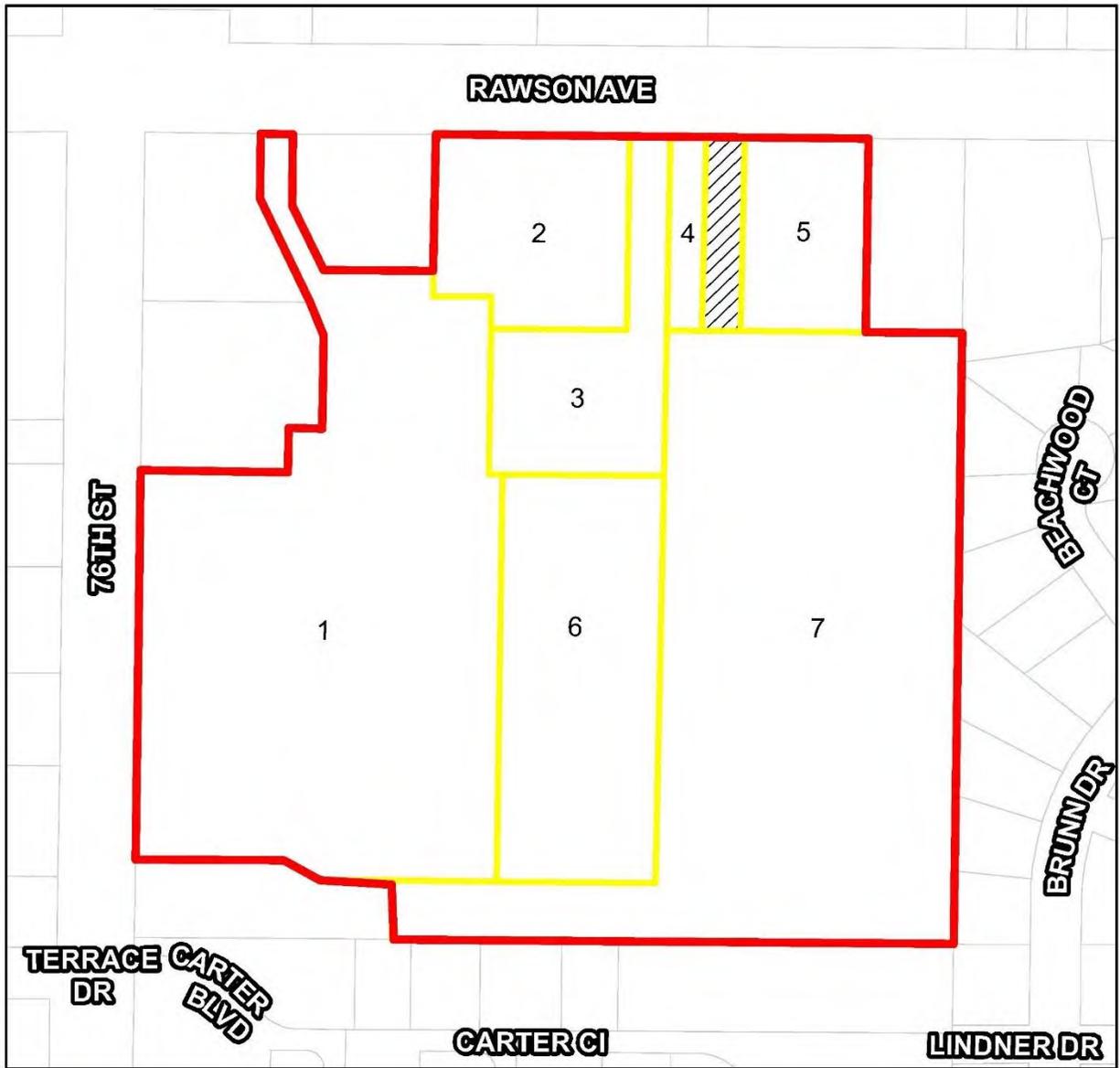
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following benefits that will result from the Project:
 - a. Creation of 292 housing units, providing housing for workers and families that will support the local economy.
 - b. Redevelopment of a blighted site, providing new housing and commercial uses that will generate significantly more economic activity than present uses in the District.
 - c. The short-term economic benefit in terms of employment and purchase of materials and services related to construction of the Project.

- d. The long-term economic benefit resulting from increased employment associated with uses to be established in the District.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



Franklin Proposed TID 10



GIS Department
 9229 W Loomis Rd
 Franklin, WI 53132
 www.franklinwi.gov

-  TID 10 Boundary and Area
-  Included Properties
-  Rawson ROW



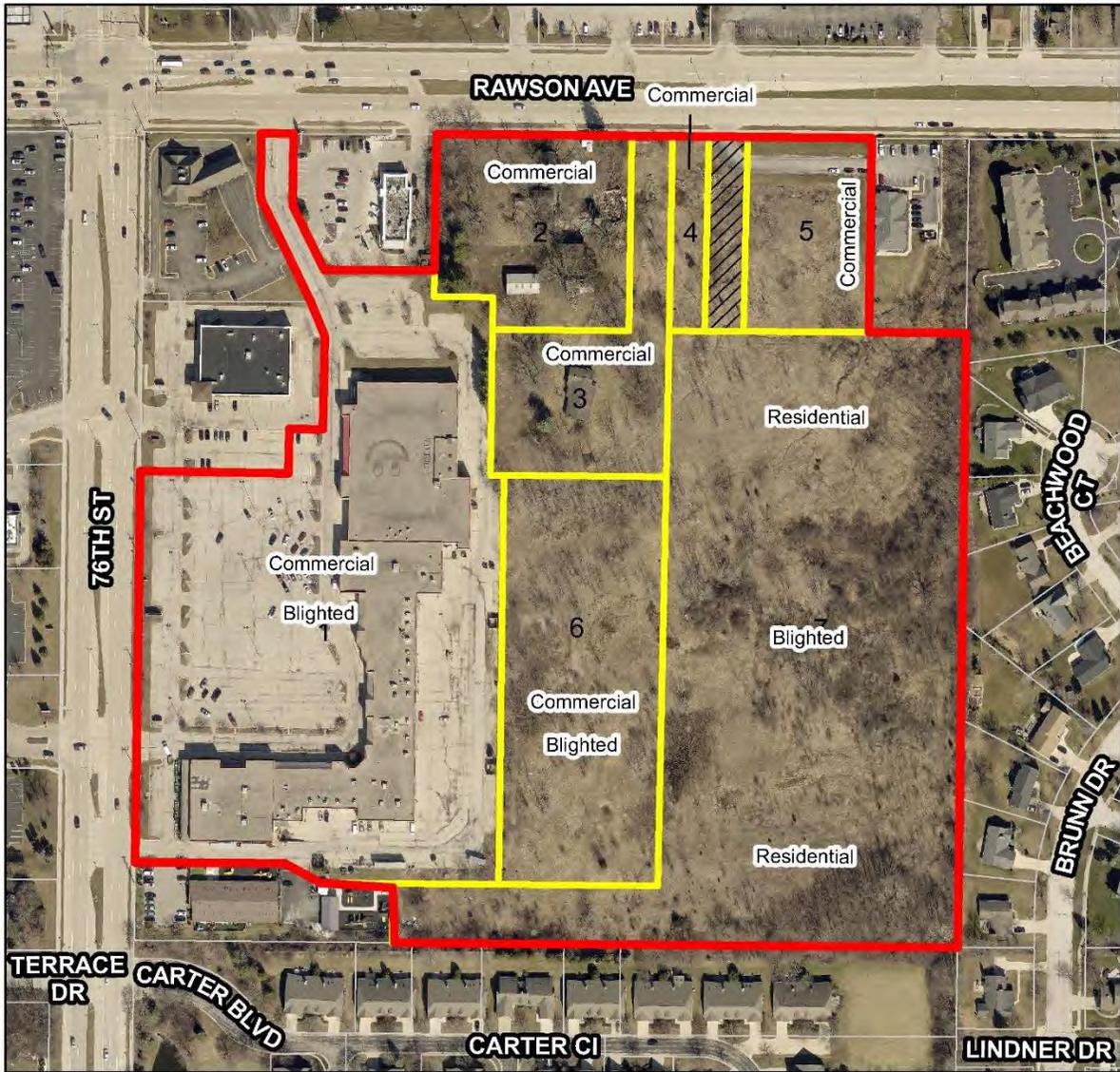
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

BFausel - 12/22/2025
 E:\Projects\Finance\TID_10\TID_10_Nov_5_2025.mxd

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

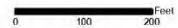


Franklin Proposed TID 10 Existing Uses



GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

- TID 10 Boundary and Area
- Included Properties
- Rawson ROW



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

B:\a\scd_12\29\025
1\Projects\Finance\TID_10\TID_10_Nov_12_2025_Existing_Uses.mxd

SECTION 4: Preliminary Parcel List and Analysis

Map Reference Number	Parcel Number	Address	Owner	Acres	Acres
					Blighted
N/A	ROW Areas			0.41	
1	756 9993 021	7178 S 76TH ST	INITECH, LLC	10.10	10.10
2	756 9993 013	7401 W RAWSON	FRANKLIN RAWSON, LLC	1.97	
3	756 9993 005	7401 W RAWSON	FRANKLIN RAWSON, LLC	1.83	
4	756 9993 019	7295 W RAWSON	FRANKLIN RAWSON, LLC	0.38	
5	756 9993 018	7255 W RAWSON	FRANKLIN RAWSON, LLC	1.31	
6	756 9993 016	0 W RAWSON AV	INITECH, LLC	3.59	3.59
7	756 9993 012	0 W RAWSON AV	INITECH, LLC	10.71	10.88
TOTALS				30.31	24.57
Percentage of TID Area Designated as Blighted (at least 50%)					81%
Percentage of TID Area Not Designated as Blighted					19%
Total Area					100%
Wetland Acreage Removed from District Boundaries					0.18

Calculation of Estimated Base Value ¹						
Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
756 9993 021	2,931,600	1,648,300	4,579,900	3,230,100	1,816,100	5,046,200
756 9993 013	138,500	7,700	146,200	152,600	8,500	161,100
756 9993 005	138,800	1,400	140,200	152,900	1,500	154,400
756 9993 019	86,300	0	86,300	95,100	0	95,100
756 9993 018	575,500	0	575,500	634,100	0	634,100
756 9993 016	598,200	0	598,200	659,100	0	659,100
756 9993 012	259,300	0	259,300	285,700	0	285,700
TOTALS	4,728,200	1,657,400	6,385,600	5,209,600	1,826,100	7,035,700
1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.						
2) Calculation based on aggregate assessment ratio of 90.76%.						

Blighted Area:

The District will be designated as a blighted area. Under the definition of blighted area found at Wis. Stat. § 66.1105(2)(ae), qualifying criteria includes: “An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare”; or “An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in § 66.1333(2m)(a), or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.”

Specific blighting conditions include the following parcels:

- The Orchard View Shopping Center, specifically the Poth’s General Site (see Map Reference #1).
- 13 acres of vacant land, east of the shopping center (Map Reference #6 & #7).

A total of 25 acres, or 81% of the District area, is blighted, meeting the requirement that at least 50% of the area be blighted.

See Appendix B for the Blight Designation Narrative & Photos.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$374,704,700. This value is less than the maximum of \$869,462,904 in equalized value that is permitted for the City.

City of Franklin, Wisconsin	
Tax Increment District No. 10	
Valuation Test Compliance Calculation	
<u>Calculation of City Equalized Value Limit</u>	
City TID IN Equalized Value (Jan. 1, 2025)	\$ 7,245,524,200
TID Valuation Limit @ 12% of Above Value	\$ 869,462,904
<u>Calculation of Value Subject to Limit</u>	
Estimated Base Value of Territory to be Included in District	\$ 7,035,700
Plus: Assumed change for Jan. 1, 2026 assessment	\$ -
Incremental Value of Existing Districts (Jan. 1, 2025)	\$ 367,669,000
Less: Value of Parcels Removed from District	\$ -
Less: Value of Underlying TID Parcels	\$ -
Total Value Subject to 12% Valuation Limit	\$ 374,704,700
Total Percentage of TID IN Equalized Value	5.17%
Residual Value Capacity of TID IN Equalized Value	\$ 494,758,204

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

The following is a list of tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

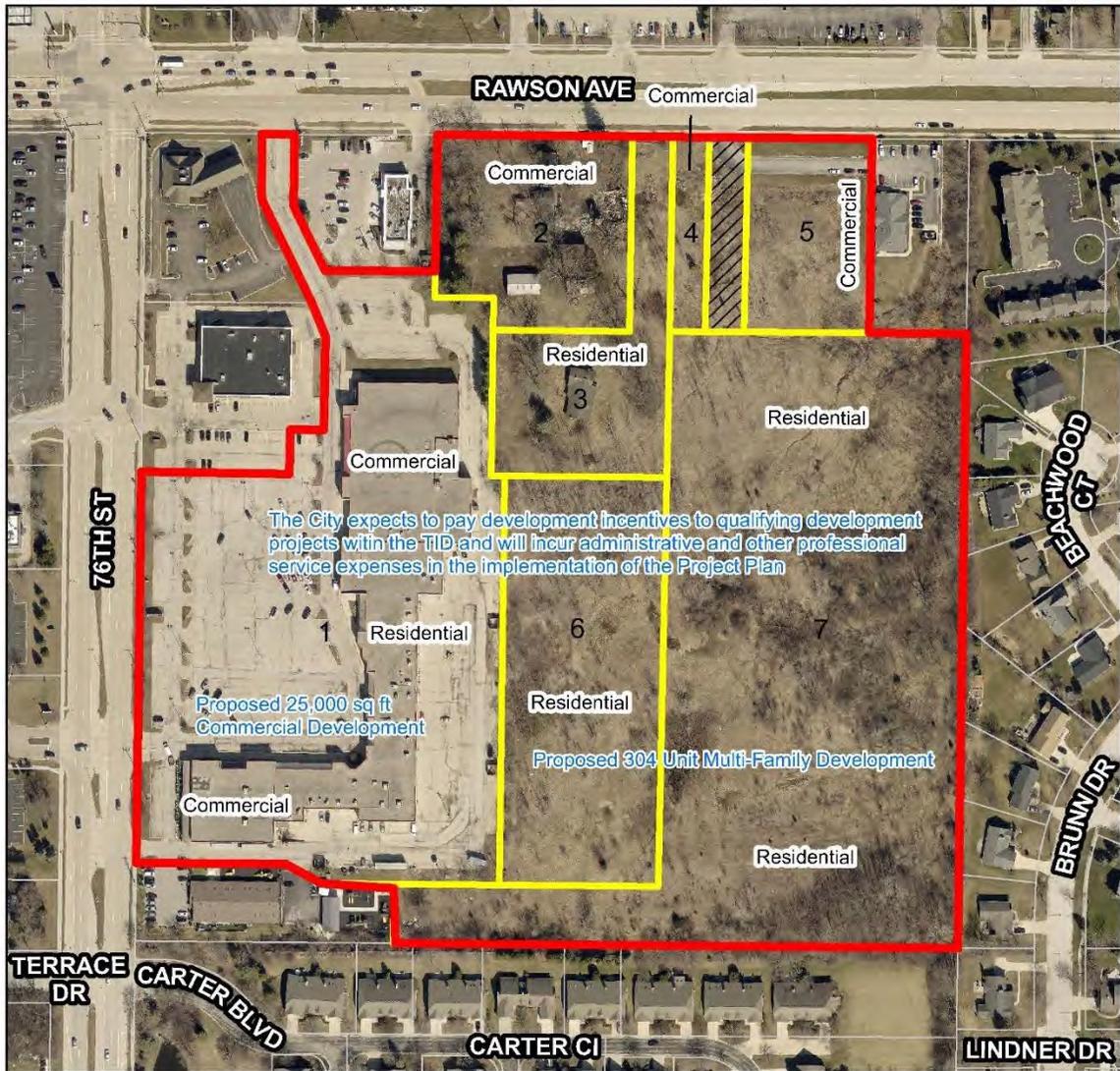
The City may charge the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: **Map Showing Proposed Improvements and Uses**

Map Found on Following Page.

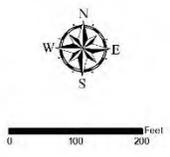


Franklin Proposed TID 10 Future Uses



GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

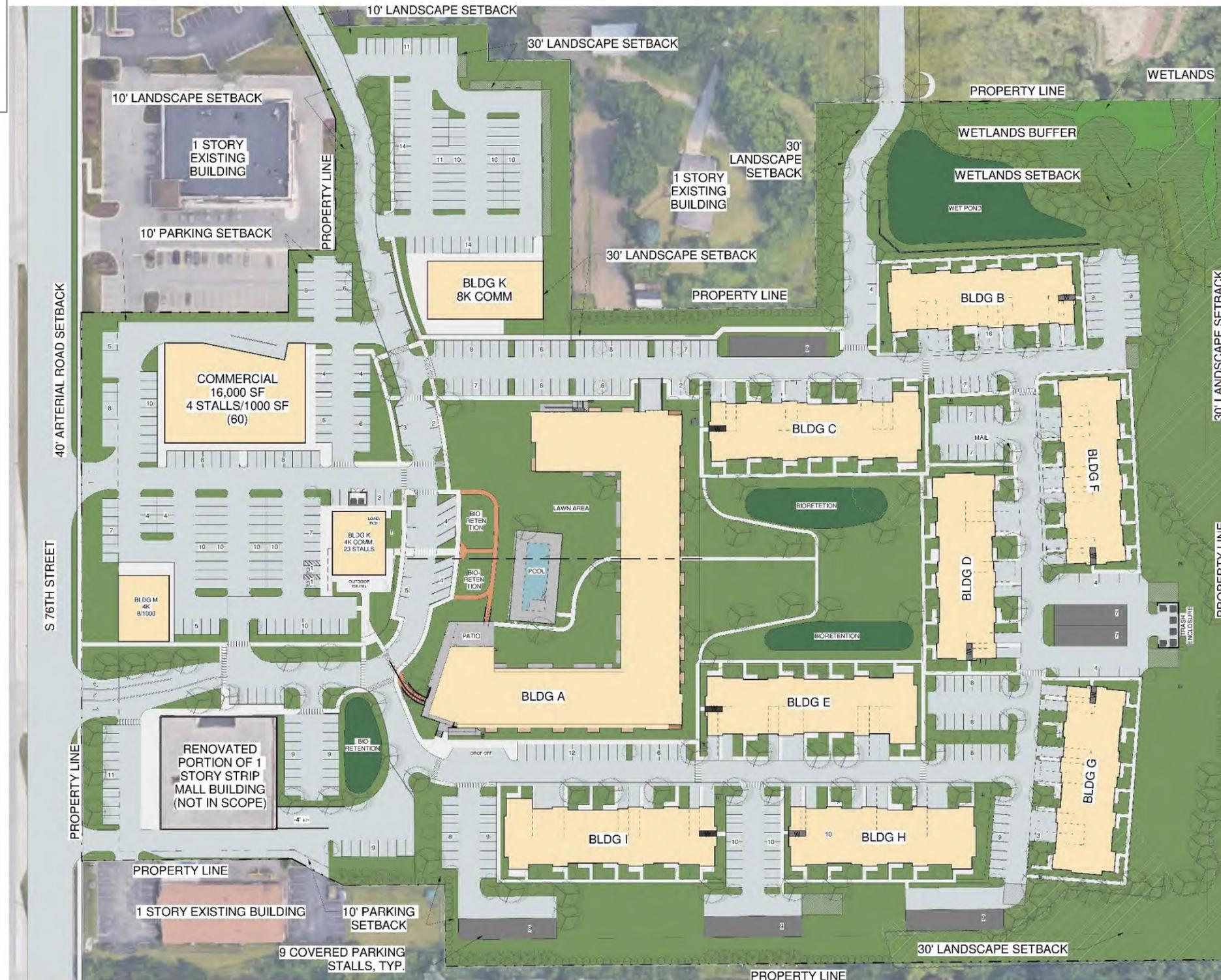
- TID 10 Boundary and Area
- Included Properties
- Rawson ROW



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

BFausel - 12/22/2025
I:\Projects\Finance\TID_10\TID_10_Nov_17_2025_Future_Uses_with_Ver

**Proposed
Poth's
General
Site Plan
Map**



GARDEN STYLE (B-J)

25 UNIT BUILDING (3)
 7(21) - JR 1BR @562-685
 6(18) - 1BR @ 750-864
 10(30) - 2BR @1089-1171
 2(6) - 3BR @ 1400-1480
 8 GARAGE STALLS (24)
 8 SURFACE STALLS (24)

21 UNIT BUILDING (5)
 5(25) - JR 1BR @562-685
 6(30) - 1BR @ 754-864
 8(40) - 2BR @1089-1188
 2(10) - 3BR @ 1400-1480
 8 GARAGE STALLS (40)
 8 SURFACE STALLS (40)

GS UNIT MIX
 16 - JR 1BR @540-630 9%
 78 - 1BR @ 540-865 43%
 70 - 2BR @1089-1185 39%
 16 - 3BR @ 1406-1482 9%
180 UNITS

GS PARKING
 64 ATTACHED GARAGE
 50 DETACHED GARAGE
 64 SLAB
 121 SURFACE
 299 STALLS/180 UNITS = 1.66

MID RISE BUILDING (A)
 11 - JR 1BR @ 549 10%
 50 - 1 BR @708-714 44%
 41 - 2BR @1089-1185 36%
 10 - 3BR @ 1407-1482 9%
112 UNITS

MID RISE PARKING
 113 COVERED STALLS
 65 SURFACE STALLS
178 TOTAL STALLS/112 UNITS
 1.59 STALLS/UNIT

TOTAL SITE MIX
 27 - JR 1BR @ 540-655 9%
 128 - 1 BR @750 44%
 111 - 2BR @1089-1185 38%
 26 - 3BR @ 1407-1482 9%
292 UNITS

TOTAL RES PARKING
 227 COVERED STALLS
 250 SURFACE STALLS
477 TOTAL STALLS/292 UNITS
 1.63 STALLS/UNIT

1 SITE PLAN
 1" = 50'-0"



PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

POTHS GENERAL - FRANKLIN MASTERPLAN
 PROJECT #: 23103 | 09/30/25

SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Franklin, Wisconsin Tax Increment District No. 10 Detailed List of Estimated Project Costs			
<u>Project ID</u>	<u>Project Name/Type</u>	<u>Est. Cost</u>	<u>Totals</u>
1	Development Incentives Land By Label	15,000,000	15,000,000
2	Ongoing Planning & Administrative Costs	705,000	705,000
Total Projects		15,705,000	15,705,000

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$42 million in incremental value by 2054. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.50 per thousand of equalized value, declining at -0.5% annually, and no economic appreciation or depreciation, the Project would generate \$17 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

City of Franklin, Wisconsin

Tax Increment District No. 10

Development Assumptions

Construction Year	Actual	Poths General - Apartments ¹		Net Out Base ²		Annual Total	Construction Year
		Units	Total Value	Total Value			
Estimated Value per		\$158,000					
1 2026		146	23,068,000	(3,789,100)		19,278,900	2026 1
2 2027		146	23,068,000			23,068,000	2027 2
3 2028			0			0	2028 3
4 2029			0			0	2029 4
5 2030			0			0	2030 5
6 2031			0			0	2031 6
7 2032			0			0	2032 7
8 2033			0			0	2033 8
9 2034			0			0	2034 9
10 2035			0			0	2035 10
11 2036			0			0	2036 11
12 2037			0			0	2037 12
13 2038			0			0	2038 13
14 2039			0			0	2039 14
15 2040			0			0	2040 15
16 2041			0			0	2041 16
17 2042			0			0	2042 17
18 2043			0			0	2043 18
19 2044			0			0	2044 19
20 2045			0			0	2045 20
21 2046			0			0	2046 21
22 2047			0			0	2047 22
23 2048			0			0	2048 23
24 2049			0			0	2049 24
25 2050			0			0	2050 25
26 2051			0			0	2051 26
27 2052			0			0	2052 27
Totals	0	292	46,136,000	0	(3,789,100)	42,346,900	

Notes:

- 1.) Developer plans to build 292 units, \$158,00 AV per Unit, in 2026 and 2027
- 2.) No value assumed for Dollar General or other expected Commercial development.

Table 1 - Development Assumptions

City of Franklin, Wisconsin

Tax Increment District No. 10

Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	7,035,700
District Creation Date	March 17, 2026		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2026	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$ 16.50
End of Expenditure Period	22	3/17/2048	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27	2054		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction		Valuation Year	Economic Change	Total Increment	Revenue		Tax Increment
	Year	Value Added				Year	Tax Rate ¹	
1	2026	19,278,900	2027	0	19,278,900	2028	\$16.42	316,588
2	2027	23,068,000	2028	0	42,346,900	2029	\$16.34	691,922
3	2028	0	2029	0	42,346,900	2030	\$16.26	688,462
4	2029	0	2030	0	42,346,900	2031	\$16.18	685,020
5	2030	0	2031	0	42,346,900	2032	\$16.10	681,595
6	2031	0	2032	0	42,346,900	2033	\$16.02	678,187
7	2032	0	2033	0	42,346,900	2034	\$15.93	674,796
8	2033	0	2034	0	42,346,900	2035	\$15.86	671,422
9	2034	0	2035	0	42,346,900	2036	\$15.78	668,065
10	2035	0	2036	0	42,346,900	2037	\$15.70	664,724
11	2036	0	2037	0	42,346,900	2038	\$15.62	661,401
12	2037	0	2038	0	42,346,900	2039	\$15.54	658,094
13	2038	0	2039	0	42,346,900	2040	\$15.46	654,803
14	2039	0	2040	0	42,346,900	2041	\$15.39	651,529
15	2040	0	2041	0	42,346,900	2042	\$15.31	648,272
16	2041	0	2042	0	42,346,900	2043	\$15.23	645,030
17	2042	0	2043	0	42,346,900	2044	\$15.16	641,805
18	2043	0	2044	0	42,346,900	2045	\$15.08	638,596
19	2044	0	2045	0	42,346,900	2046	\$15.00	635,403
20	2045	0	2046	0	42,346,900	2047	\$14.93	632,226
21	2046	0	2047	0	42,346,900	2048	\$14.86	629,065
22	2047	0	2048	0	42,346,900	2049	\$14.78	625,920
23	2048	0	2049	0	42,346,900	2050	\$14.71	622,790
24	2049	0	2050	0	42,346,900	2051	\$14.63	619,676
25	2050	0	2051	0	42,346,900	2052	\$14.56	616,578
26	2051	0	2052	0	42,346,900	2053	\$14.49	613,495
27	2052	0	2053	0	42,346,900	2054	\$14.41	610,427
Totals		42,346,900		0		Future Value of Increment		17,225,891

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

The City expects to enter into a development agreement to provide the Developer with a pay-as-you go (“PAYGO”) developer incentive up to a cap of \$15 million. (Originally, the term sheet estimated the development incentive cap to be \$17.2 million, as referenced in the analysis by SB Friedman Development Advisors – see Appendix A. With adjustments to the development plan, this cap was reduced, and the findings continue to be justified in the proforma.) The terms include annual PAYGO payments will be equal to 90% of the tax increment generated by the residential portion of the Project.. Payments to the Developer are payable solely from and limited to the tax increment generated, subject to annual appropriation. If the Project achieves financial returns above 17% IRR or 3.00x investor return multiple, the City would be entitled to 25% of excess proceeds, not to exceed \$2.5 million. This summary is intended to provide a general explanation of the District plan of finance. Specific terms and conditions pertaining to development projects will be detailed in related development agreements.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2054 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected. In particular, the Plan only considers the tax increment to be generated by the residential development. The City expects commercial development and redevelopment to occur within the District. Potential incremental value increases from that commercial development are not quantified but will increase tax increment collections that may permit an earlier closure of the District.

City of Franklin, Wisconsin

Tax Increment District No. 10

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures			Balances			Year
	Tax Increments	Interest Earnings	Total Revenues	MRO #1 Land by Label ² \$14,868,802	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2026			0			0	0	0	0	2026
2027			0			0	0	0	0	2027
2028	316,588		316,588	181,429	115,000	296,429	20,159	20,159	14,687,373	2028
2029	691,922		691,922	519,230	115,000	634,230	57,692	77,851	14,168,143	2029
2030	688,462		688,462	516,116	115,000	631,116	57,346	135,197	13,652,027	2030
2031	685,020		685,020	603,018	15,000	618,018	67,002	202,199	13,049,009	2031
2032	681,595		681,595	599,935	15,000	614,935	66,659	268,859	12,449,074	2032
2033	678,187		678,187	596,868	15,000	611,868	66,319	335,177	11,852,206	2033
2034	674,796		674,796	593,816	15,000	608,816	65,980	401,157	11,258,390	2034
2035	671,422		671,422	590,780	15,000	605,780	65,642	466,799	10,667,610	2035
2036	668,065		668,065	587,758	15,000	602,758	65,306	532,106	10,079,852	2036
2037	664,724		664,724	584,752	15,000	599,752	64,972	597,078	9,495,100	2037
2038	661,401		661,401	581,761	15,000	596,761	64,640	661,718	8,913,339	2038
2039	658,094		658,094	578,784	15,000	593,784	64,309	726,027	8,334,555	2039
2040	654,803		654,803	575,823	15,000	590,823	63,980	790,008	7,758,732	2040
2041	651,529		651,529	572,876	15,000	587,876	63,653	853,661	7,185,855	2041
2042	648,272		648,272	569,945	15,000	584,945	63,327	916,988	6,615,911	2042
2043	645,030		645,030	567,027	15,000	582,027	63,003	979,991	6,048,883	2043
2044	641,805		641,805	564,125	15,000	579,125	62,681	1,042,671	5,484,759	2044
2045	638,596		638,596	561,237	15,000	576,237	62,360	1,105,031	4,923,522	2045
2046	635,403		635,403	558,363	15,000	573,363	62,040	1,167,071	4,365,159	2046
2047	632,226		632,226	555,504	15,000	570,504	61,723	1,228,794	3,809,656	2047
2048	629,065		629,065	552,659	15,000	567,659	61,407	1,290,201	3,256,997	2048
2049	625,920		625,920	549,828	15,000	564,828	61,092	1,351,292	2,707,170	2049
2050	622,790		622,790	547,011	15,000	562,011	60,779	1,412,072	2,160,159	2050
2051	619,676		619,676	544,209	15,000	559,209	60,468	1,472,539	1,615,950	2051
2052	616,578		616,578	541,420	15,000	556,420	60,158	1,532,697	1,074,530	2052
2053	613,495		613,495	538,645	15,000	553,645	59,849	1,592,546	535,885	2053
2054	610,427		610,427	535,885	15,000	550,885	59,543	1,652,089	(0)	2054
Totals	17,225,891	0	17,225,891	14,868,802	705,000	15,573,802				Totals

Notes:

- 1.) Admin fees are per the City's proforma
- 2.) MRO is not to exceed \$15 million per draft Development Agreement

PROJECTED CLOSURE YEAR

LEGEND:

----- END OF EXP. PERIOD

Table 3 - Cash Flow

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, rehabilitating and conserving property, eliminating blighted areas, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as

- a. Creation of 292 housing units, providing housing for workers and families that will support the local economy.
- b. Redevelopment of a blighted site, providing new housing and commercial uses that will generate significantly more economic activity than present uses in the District.
- c. Short-term economic benefits in terms of employment and purchase of materials and services related to construction of the Project.
- d. Long-term economic benefits resulting from increased employment associated with uses to be established in the District.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

**LEGAL OPINION TO BE INSERTED - NEED WET SIGNATURE & DATED
LEGAL OPINION ON ATTORNEY LETTER HEAD**

SAMPLE

Mayor
City of Franklin
9229 W Loomis Rd
Franklin, Wisconsin 53132

RE: Project Plan for Tax Incremental District No. 10

Dear Mayor:

Wisconsin Statute 66.1105(4)f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Franklin, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Franklin Tax Incremental District No. 10 is complete and complies with the provisions of the Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Milwaukee County	Milwaukee County Metro	City of Franklin	Franklin School District	Milwaukee Area Technical	Total	Revenue Year
2028	68,273	26,884	96,975	146,855	17,398	356,385	2028
2029	148,589	58,510	211,055	319,615	37,866	775,635	2029
2030	147,846	58,217	210,000	318,017	37,677	771,756	2030
2031	147,107	57,926	208,950	316,427	37,488	767,898	2031
2032	146,371	57,636	207,905	314,845	37,301	764,058	2032
2033	145,639	57,348	206,866	313,270	37,114	760,238	2033
2034	144,911	57,061	205,831	311,704	36,929	756,437	2034
2035	144,187	56,776	204,802	310,146	36,744	752,654	2035
2036	143,466	56,492	203,778	308,595	36,560	748,891	2036
2037	142,748	56,210	202,759	307,052	36,378	745,147	2037
2038	142,035	55,929	201,745	305,517	36,196	741,421	2038
2039	141,325	55,649	200,737	303,989	36,015	737,714	2039
2040	140,618	55,371	199,733	302,469	35,835	734,025	2040
2041	139,915	55,094	198,734	300,957	35,655	730,355	2041
2042	139,215	54,818	197,741	299,452	35,477	726,703	2042
2043	138,519	54,544	196,752	297,955	35,300	723,070	2043
2044	137,827	54,272	195,768	296,465	35,123	719,455	2044
2045	137,137	54,000	194,789	294,983	34,948	715,857	2045
2046	136,452	53,730	193,815	293,508	34,773	712,278	2046
2047	135,769	53,462	192,846	292,040	34,599	708,717	2047
2048	135,091	53,194	191,882	290,580	34,426	705,173	2048
2049	134,415	52,928	190,923	289,127	34,254	701,647	2049
2050	133,743	52,664	189,968	287,681	34,083	698,139	2050
2051	133,074	52,400	189,018	286,243	33,912	694,648	2051
2052	132,409	52,138	188,073	284,812	33,743	691,175	2052
2053	131,747	51,878	187,133	283,388	33,574	687,719	2053
2054	131,088	51,618	186,197	281,971	33,406	684,280	2054
Totals	3,699,517	1,456,750	5,254,775	7,957,660	942,773	19,311,475	



MEMO

To: City of Franklin
 From: SB Friedman Development Advisors, LLC
 Date: December 23, 2025

RE: Poth's General Development Underwriting Analysis

Project Background

SB Friedman Development Advisors, LLC (SB Friedman) was engaged by the City of Franklin ("City") to conduct a preliminary financial review of a proposed redevelopment of the Orchard View Shopping Center on 76th Street, south of Rawson Avenue ("Site"). The redevelopment of the Site includes 304 residential units located within a three-story apartment building and eight (8) garden style buildings, and 4,000 square feet of retail space ("Project"), as shown in Figure 1. The Project is anticipated to cost \$85.8M. The Project will be developed by Land by Label ("Developer").

Figure 1. Proposed Site Plan



Source: Rinka, City of Franklin

Throughout 2025, SB Friedman reviewed multiple iterations of the development pro forma and worked with the City and Developer to negotiate terms around the City's participation in the Project. The term sheet, agreed to in principle on July 22nd, included the following (see Exhibit A for full terms):

- Public financial assistance to the Project, not to exceed \$17,200,000.
- The assistance would be provided through municipal revenue obligation (MRO) payments equaling 90% of the incremental property taxes generated by the Project over the 27-year lifetime of a proposed Tax Increment Financing District ("TID").
- The requested MRO payments would be contingent on the Project receiving an occupancy permit from the City and achieving certain occupancy thresholds (Exhibit A Section 1.a.i. and ii.).
- Any cost savings determined after construction would be shared equally between the Developer and City.
- If the Project achieves financial returns above 17% IRR or 3.00x investor return multiple, the City would be entitled to 25% of excess proceeds, not to exceed \$2,500,000.

This memo reflects an analysis conducted on an updated pro forma prepared by the Developer and submitted to SB Friedman on December 17th, 2025. Relative to the assumptions reviewed during the term sheet negotiation, the Project unit count has reduced from 311 to 304 and the commercial SF has increased from 2,800 to 4,000. These changes resulted in the development budget decreasing from \$68.1 million to \$63.5 million, in addition to other marginal changes throughout the Developer's pro forma (e.g., more detailed construction cost estimates).

The purpose of this analysis is to evaluate whether the Project, as presented in the Developer's most recent pro forma, appears to need public financial assistance, at the levels agreed to in principle in July 2025, in order to generate sufficient returns to be financially feasible. **This financial "but-for" test is analytical in nature and is meant to inform a larger policy discussion regarding whether the Project meets desired public objectives.**

Review Process

SB Friedman's review process utilizes an in-depth review of the Project, comparable projects within the surrounding market, and industry data to answer the following questions:

1. Review Project and Site Context
 - a. Where is the project located?
 - b. What is the development program and mix of land uses?
2. Evaluate Development Budget
 - a. What are the project development costs? (land, construction costs, etc.)
 - b. Are project costs in line with industry benchmarks? If not, why?
3. Evaluate Financing Assumptions
 - a. How does the developer intend to finance the project (debt, equity, etc.)?
 - b. Are financing assumptions in line with current market expectations?
4. Evaluate Operating Assumptions
 - a. Are revenue (e.g., rents) and expense assumptions reasonable given target tenant profile, market context and industry benchmarks?
5. Calculate Project Financial Returns
 - a. Is the project achieving a level of financial returns that would make attract sufficient debt and equity investment?
6. Identify Financial Gap
 - a. Is there a demonstrable financial gap that requires public assistance to make the project viable?
7. Identify Drivers of Need for Assistance
 - a. What project components are driving the financial gap?
 - b. Do these drivers align with larger policy goals?

Review of Developer's Model

Key takeaways from SB Friedman's review of the Developer's pro forma are outlined below.

DEVELOPMENT HARD AND SOFT COSTS

- The estimated total development costs (TDC) of the Project are \$85.3 million.
- The Developer estimates hard costs of approximately \$208,764/unit, which is lower than the range of comparable projects reviewed by SB Friedman, including Land by Label's recent project in West Allis.
 - The project is larger in both unit count and gross square footage than other similar projects reviewed, which likely contributes to the lower cost per unit and square footage. It should be noted that most recent iteration of the development pro forma includes detailed construction costs estimates from a construction bid dated 11/7/2025.
- Soft and financing costs are expected to be 8.7% and 5.4% of TDC, respectively, or 14.1% of TDC in aggregate. This is within our benchmark range of 10-15% of TDC.
- The Developer is including a developer fee of 4.1% of TDC, net of acquisition costs, which is below our 5% benchmark.

FINANCING ASSUMPTIONS

- The Developer's permanent financing assumptions, including amortization (30 years), interest rate (5.93%), cap rate (5.75%), and debt coverage ratio (1.25), align with the current financing environment.

OPERATING ASSUMPTIONS

- Average rent is assumed to be \$2.00/SF at stabilization. This rent appears reasonable based on the achievable rents at Velo Village and other comparable projects in Franklin and the surrounding municipalities. Additional details on rent by unit type can be seen below in **Figure 2**.
- The unit sizes proposed in the Project are smaller than recent comparable projects. Smaller unit sizes contribute to the higher per SF rent values for the Project compared to the market, even for unit types with similar chunk rent. Only 3-bedroom units are anticipated to achieve lower per square foot rent and chunk rent than the comps. It appears that 3-bedrooms units are not a common typology within this new construction rental market, and the Project includes only 29 3-bedroom units.

Figure 2. Effective Rent of Comparable Projects

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Chunk	Per SF	Chunk	Per SF	Chunk	Per SF	Chunk	Per SF
Poth's General	\$1,439	\$2.50	\$1,589	\$2.17	\$2,072	\$1.86	\$2,596	\$1.87
Comp Average^[1]	\$1,434	\$2.20	\$1,636	\$2.03	\$2,046	\$1.75	\$2,758	\$1.94

[1] Comparable projects in nearby municipalities were used to supplement data for Studio and 3-Bedroom values

Source: CoStar, Land by Label, SB Friedman

- Stabilized expenses are assumed to be 19.2% of revenue, which is within range of our 20% benchmark.
- The Developer is assuming 3% annual rent and expense escalation, which is at the high end of the range typically observed by SB Friedman in similar projects (2-3%).
- The Developer assumes property taxes per square foot will be \$2.83/SF at stabilization. This value appears reasonable based on the value of comparable projects in Franklin and the assumed tax rate of 16.26 in 2028 as projected in our TIF projection model (tax rate provided by Staff).

- The Developer is assuming \$13/SF NNN in rent from the commercial component which appears conservative based on market data from CoStar (\$17.50/SF) but may be appropriate given the location of the proposed commercial space (set back from 76th Street, which limits visibility).

FINANCIAL GAP WITHOUT ASSISTANCE

- Without assistance, the Project is expected to achieve a leveraged internal rate of return (LIRR) of 7.49%, which is well below the required returns to make a project feasible in the current market.
- The Developer has indicated that their equity investors typically require a return of at least 12% LIRR, which is below the 15% return typically expected in the current market.
- The gap between achievable returns without assistance and expected returns is primarily driven by the relationship between cost of construction and achievable rents within the market.
- At this anticipated financial return, the developer would have a difficult time attracting the necessary investor equity required to complete the Project.

FINANCIAL ASSISTANCE REQUEST

- The Developer's financial assistance request, as noted above, consists of MRO payments equaling 90% of the incremental property taxes generated by the Project over the 27-year lifetime of the proposed TID.
- Based on SB Friedman's projections, which were updated to reflect the change in the development program and tax rate, the Project is estimated to generate approximately \$18 million in incremental property taxes over the 27-year life of the TID. *This value is lower than projections completed in July 2025 due to the reduction in unit count from 311 to 304 and the 2026 Base Tax Rate changing from 17.71 to 16.504 per staff.*
- Key assumptions included in the projections are outlined below:
 - The projections assume the base value of the TID to be \$3,789,100.
 - The added assessed value per unit is assumed to be approximately \$158,000 (2025\$), which is within range of Velo Village and other comparable projects in the surrounding market.
 - Based on discussions with the City, the projections assume 0% value appreciation and a -0.5% annual decline in tax rate over the lifetime of the TID.

PROJECT FINANCIAL RETURNS WITH ASSISTANCE

- With the requested financial assistance, the Project is expected to achieve a financial return of 11.09% LIRR.
- While this is still below the typical return expectations, the Developer indicated the Project can be financed and completed as proposed.

FINANCIAL BUT-FOR TEST

- Based on SB Friedman's analysis of the Developer's financial pro forma, we determined that the assumptions are reasonable based on comparable projects and current market conditions.
- Without assistance, the Project would achieve returns substantially below expected market returns as stated by Land by Label and as observed by SB Friedman on other recent development projects in the region.
- Therefore, it is our conclusion that this Project would not occur, as presented, but-for the financial assistance requested by the Developer.

Limitations of our Engagement

Our deliverables are based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings with the City and Developer during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise analyses or the deliverables to reflect events or conditions that occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, changes in state statute or city ordinance, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our deliverables are intended solely for your information, for purposes of reviewing a request for financial assistance, and do not constitute a recommendation to issue bonds or other securities. The deliverable should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors without our prior written consent.

We acknowledge that upon submission to the City of Franklin, the report may become a public document within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the documents under such Act.



**Letter of Intent for
Tax Incremental Financing
Poths General Redevelopment of Orchard View Shopping Center
City of Franklin
July 17, 2025**

PRIVELEGED & CONFIDENTIAL

Land By Label LLC, a Wisconsin limited liability company (“**LxL**”) is currently working toward the redevelopment of the largely vacant and unsightly Orchard View Shopping Center (the “**Redevelopment**”) near the southeast corner of Rawson and 76th Street in Franklin, Wisconsin (the “**City**”). The Redevelopment is planned as a dynamic mixed-use community featuring a wide range of use categories, including food and beverage purveyors, retail, luxury apartments. The project will be known as “Poths General” (“**Poths General**”). Poths General will require significant infrastructure, including traffic improvements, demolition and disposal of the blighted shopping center and streetscaping (the “**Infrastructure**”) and is not financially feasible without the financial help of the City. Therefore, LxL and City agree to the following terms to facilitate Poths General, which terms are non-binding and remain subject to execution and approval of a mutually agreeable development agreement.

1. LXL Obligations

- a. LXL shall complete demolition on the existing shopping center by December 31, 2025 and commence construction on Poths General by April 1, 2026.
- b. LXL shall obtain certificates of occupancy for all of the residential units (the “**Residential Property**”) in Poths General by July 1, 2028 (“**Occupancy Date**”).
- c. LXL shall construct Poths General in accordance with City approved plans and specifications.
- d. LXL shall collaborate and cooperate with City on the creation of a tax incremental financing district for the Redevelopment.
- e. LXL shall obtain debt and/or cash and other equity in the aggregate amount of approximately \$90,800,000 required to construct Poths General (the “**LXL Funds**”) (subject to the City Funds, as defined herein).
- f. LXL will provide a reasonable construction completion guaranty.
- g. LXL shall commence formal marketing efforts on that certain commercial parcel adjacent to 76th Street (the “**Commercial Parcel**”) within 60 days following the later of City’s approval of: (a) tax incremental financing for the project on the terms generally outlined herein and (b) City’s approval of all entitlements, permits and other approvals necessary for the development and construction of Poths General. LXL shall deliver to the City evidence reasonably demonstrating LXL’s marketing efforts for the Commercial Parcel.



LAND By LABEL

DEVELOPMENT CO.

- h. LXL shall use best efforts to develop the Commercial Parcel at a minimum of 25,000 square feet of commercial building space; provided that, City approves such development intensity on the Commercial Parcel.
 - i. LXL Shall grade & hydroseed the Commercial Parcel by May 1, 2026.
 - j. If LXL or an affiliate has not commenced construction on the Commercial Parcel within three (3) years after completion of footings and foundations on Poths General, then the City shall have the right to acquire the Commercial Parcel for \$1.00. Notwithstanding the foregoing, LXL shall have the right to repurchase the Commercial Parcel for \$1.00 if it secures a buyer and/or tenant for the Commercial Parcel, obtains a building permit for the same, and the City has not previously sold and/or leased the Commercial Parcel to another party in an arms-length, third party transaction.
2. City Funds
- a. **Municipal Revenue Obligation.** To allow LXL to recoup a portion of LXL's Funds expended for Poths General, including the public parks and infrastructure, the City shall provide a municipal revenue obligation (i.e. developer-financed TIF) (the "**MRO**") on the following terms:
 - i. The first MRO payment shall not occur until March 31 following the year a temporary occupancy permit has been issued for the Residential Property and every year after, at which time LXL shall receive percentage of remaining tax increment equal to percentage of occupancy as of January 1 of such year after payment of City Admin Costs (as defined below) (the "**Reduced MRO Payment**") until the Residential Property reaches 90% occupancy for a period of 3 months (the "**Occupancy Threshold**").
 - ii. Once the Residential Property reaches the Occupancy Threshold, LXL shall receive: (a) the difference between 90% of remaining tax increment after City Admin Costs and the Reduced MRO Payment, plus (b) 90% of remaining tax increment after City Admin Costs every year after.
 - iii. Administration fees and City principal and interest, if any, on City interfund advances (the "**City Admin Costs**") shall not exceed \$115,000 withheld from years 1, 2 and 3 and not exceed \$15,000 per year for each subsequent payment.
 - iv. MRO shall be capped at \$17,200,000. The City shall have the right to prepay outstanding amounts due on the MRO subject to a mutually agreeable valuation method.
 - b. **Impact Fee Waiver:** As part of the Redevelopment, LXL will install significant traffic improvements, if warranted. Accordingly, the City shall waive the transportation impact fee (of what would be collected by the City) up to/equal to the amount of construction costs of the warranted improvements; provided, however, that LXL shall be obligated to pay all other impact fees and connection fees. The foregoing impact fee credit does not apply to the development of the Commercial parcel.



LAND
By
LABEL
DEVELOPMENT CO.

3. Cost Savings. LXL and the City shall share equally in all cost savings (excluding therefrom construction interest reserves and reasonable capital improvement reserves), within 90 days following the City's issuance of a certificate of occupancy for the last residential unit in Poths General and LXL's construction lender's approval of the release of such funds.
4. Contingent Interest. The City shall have a contingent interest in Poths General, whereby the City shall be entitled to 25% of proceeds above the greater of a 17.00% IRR or 3.00x multiple calculated on investor returns and equity; provided that, the aggregate amount of the contingent interest shall not exceed \$2,500,000.

We believe Poths General is a catalytic redevelopment opportunity representing best-in-class concept and design. The redevelopment of the blighted Orchard View Shopping Center will have a positive impact beyond its boundaries. I look forward to seeing our shared vision brought to life.

AGREED TO IN PRINCIPLE AS OF THE ____ DAY OF JULY, 2025.

John Nelson
City of Franklin
Mayor



Ian B. Martin
Land By Label LLC
Managing Principal





Orchard View Shopping Center Blight Designation Narrative & Photos

Orchard View Shopping Center, located at 7154 S 76th Street, is a mostly vacant, deteriorated shopping center characterized by aging, dilapidated buildings with failing roofs, outdated mechanical systems, inadequate lighting and ventilation, and neglected site improvements that pose fire and safety hazards. The building has been repeatedly graffitied, and several long-vacant spaces have been used over the years for miscellaneous storage, requiring substantial clean-out before they can be safely accessed or reused. The parking lot is severely deteriorated with extensive potholes, crumbling pavement, and non-functioning parking lot lights, creating unsafe conditions and contributing to crime and vandalism. Many utility services to the buildings have been disconnected, rendering the spaces unusable for prospective tenants even when tenant interest exists.

The approximately 13-acres of vacant land east of the shopping center has historically been used as an unregulated dump area for non-structural soil fill, resulting in uneven grades, unstable ground conditions, and pockets of subsurface debris that pose risks to public safety and future development. Former farm ponds on the property have been partially filled with gravel, rubble, and miscellaneous refuse, contributing to unsafe conditions. Furthermore, the absence of functional infrastructure substantially impairs the viability of the site.

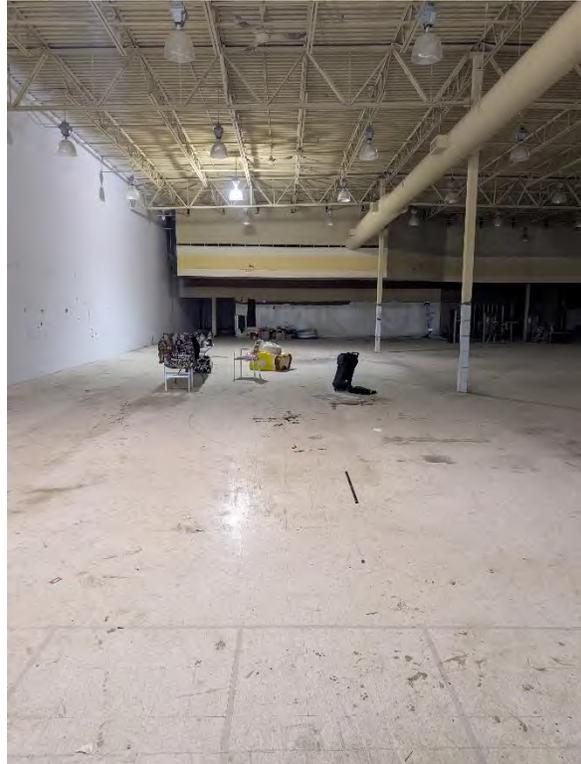
These combined factors create conditions detrimental to public health, safety, and welfare and substantially impair the sound growth of the surrounding community.

The enclosed photos depict the deteriorated state of the property.



LAND *By* LABEL

DEVELOPMENT CO.



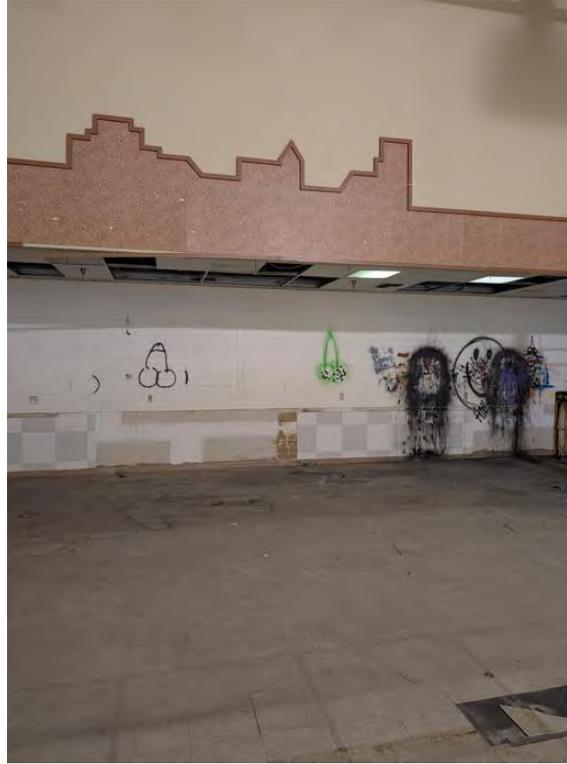
638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627



landbylabel.com

LAND *By* LABEL

DEVELOPMENT CO.



LAND *By* LABEL

DEVELOPMENT CO.



638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627



landbylabel.com

LAND *By* LABEL

DEVELOPMENT CO.



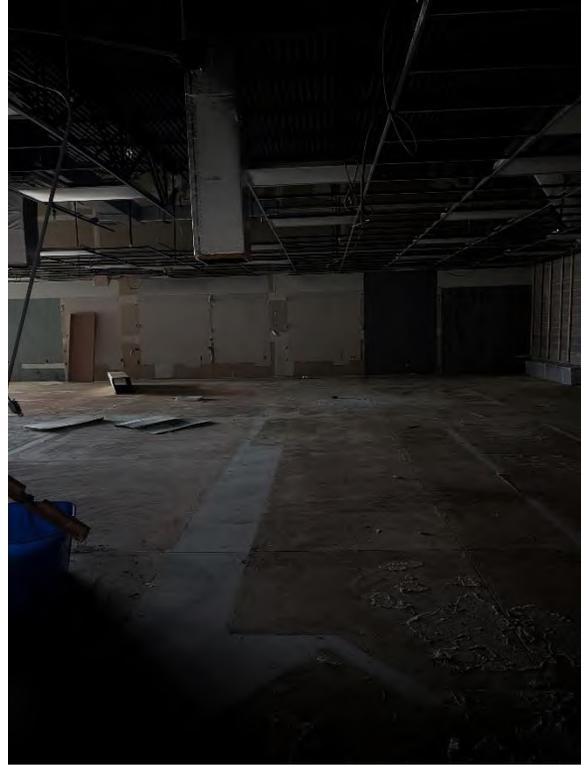
638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627



landbylabel.com

LAND *By* LABEL

DEVELOPMENT CO.



638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627



landbylabel.com

LAND *By* LABEL

DEVELOPMENT CO.



638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627



landbylabel.com



Creation of Tax Increment District No. 10

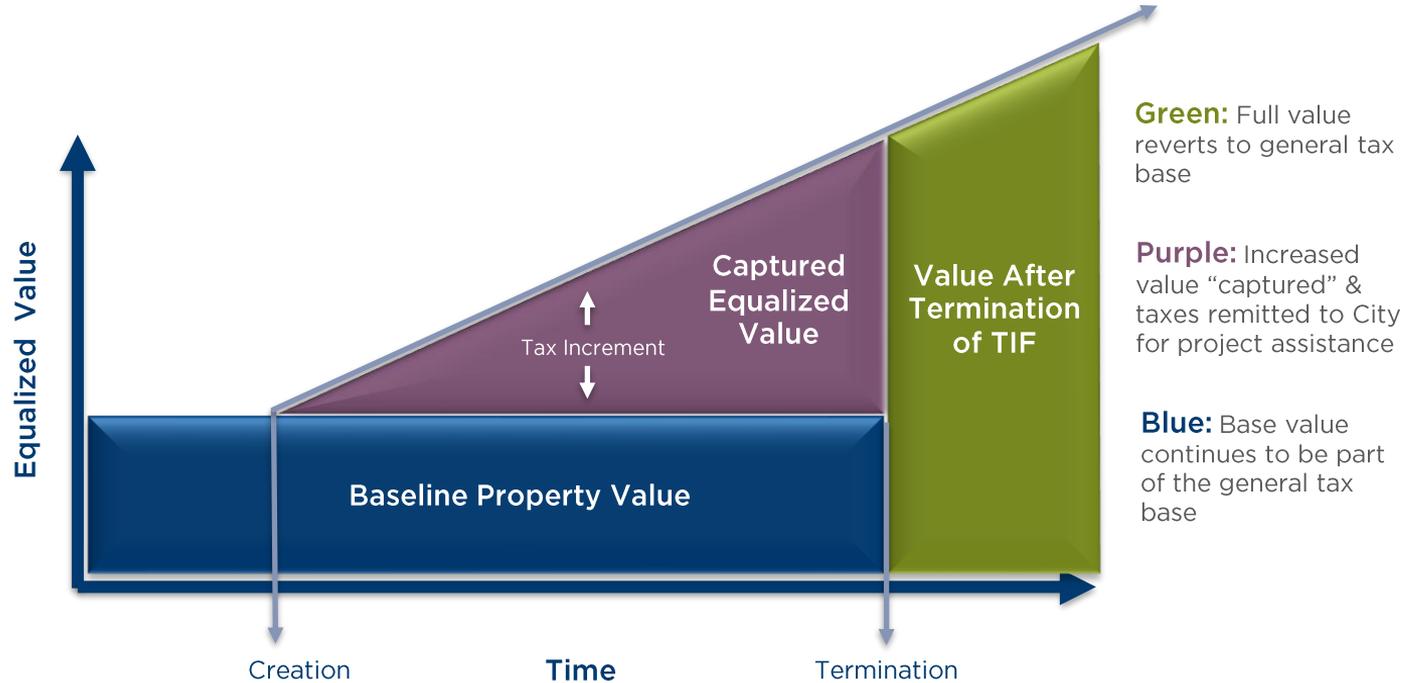
City of Franklin, WI

February 16, 2026 Initial Joint Review Board Meeting

What is Tax Increment Financing?

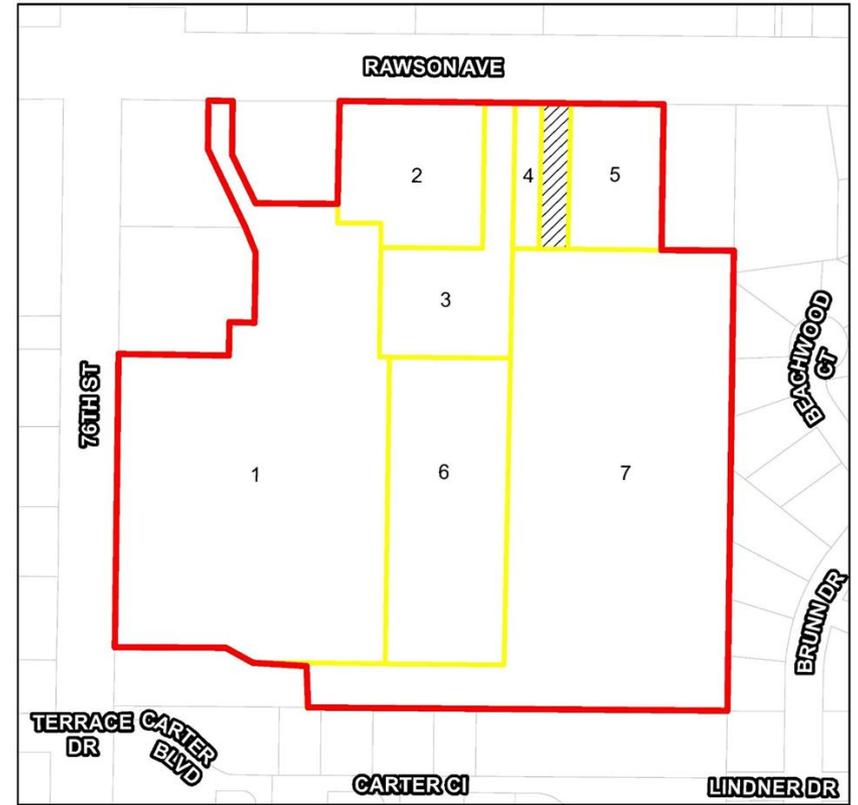
- Key acronyms:
 - ✓ TIF = Tax Increment Financing (*the tool*)
 - ✓ TID = Tax Increment District (*where the tool is used - boundary*)
- Economic development tool
- Allows municipalities to capture incremental **property tax revenue** from **growth** in defined area & use it to **benefit** that area

TIF Fundamentals



Proposed TID Boundary

- Type: Blighted
- Total Acreage:
 - ✓ 30.31
 - ✓ 0.18 acres of Wetland excluded
 - ✓ 0.41 acres of ROW included
 - ✓ 24.57 acres designated as Blighted



Franklin Proposed TID 10



GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

- TID 10 Boundary and Area
- Included Properties
- Rawson ROW



0 100 200 Feet

Equalized Value Test

- Total EV in the proposed TID plus value of increment of existing TIDs cannot exceed the 12% limit
- City would be at 5.17% following creation of TID No. 10

City of Franklin, Wisconsin

Tax Increment District No. 10

Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	7,245,524,200
TID Valuation Limit @ 12% of Above Value	\$	869,462,904

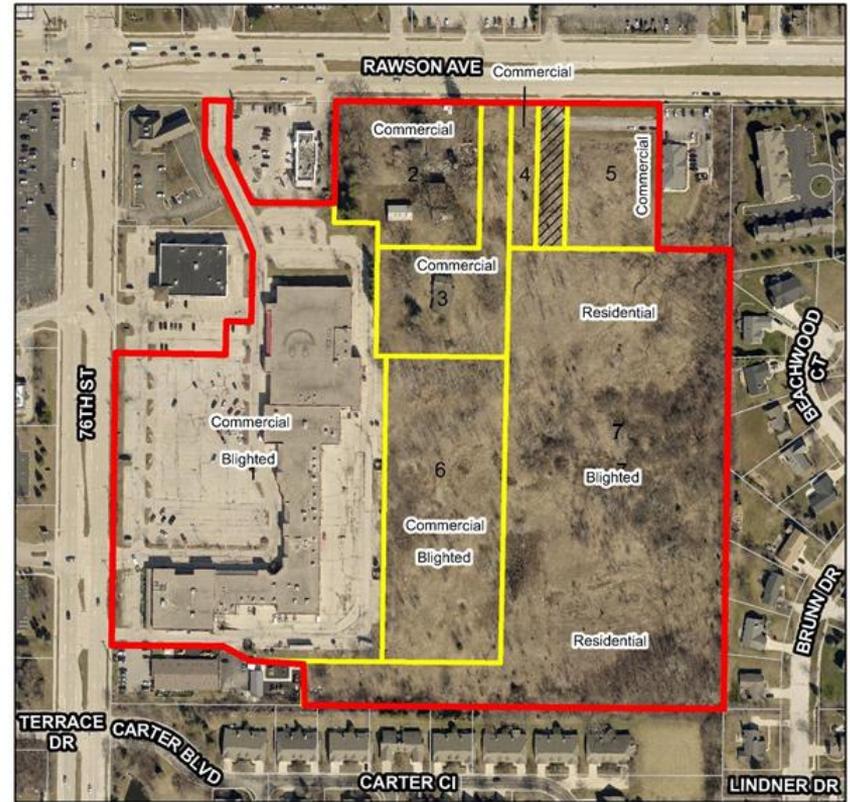
Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	7,035,700
Plus: Assumed change for Jan. 1, 2026 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	367,669,000
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	374,704,700
Total Percentage of TID IN Equalized Value		5.17%
Residual Value Capacity of TID IN Equalized Value	\$	494,758,204

Blighting Conditions

To be considered a Blighted TID, at least 50% of land area in proposed TID boundary must be designated as blighted

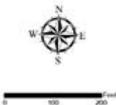
- 81% is Blighted, includes:
 - ✓ The Orchard View Shopping Center, specifically the Poth's General Site (Map Reference #1)
 - ✓ 13 acres of vacant land, east of the shopping center (Map Reference #6 & #7)
- See Appendix B in the Project Plan for complete blight findings and photos



GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

Franklin Proposed TID 10
Existing Uses

- TID 10 Boundary and Area
- Included Properties
- Rawson ROW



Development Assumptions

- Poths General, Proposed 292 Residential units to be constructed in 2026 & 2027
- Potential future commercial development and potential relocation of Dollar General (not depicted in tables)

Construction Year	Actual	Poths General - Apartments ¹		Net Out Base ²	Annual Total	Construction Year	
		Units	Total Value				Total Value
		Estimated Value per		\$158,000			
1	2026	146	23,068,000	(3,789,100)	19,278,900	2026 1	
2	2027	146	23,068,000		23,068,000	2027 2	
3	2028		0		0	2028 3	
4	2029		0		0	2029 4	
5	2030		0		0	2030 5	
6	2031		0		0	2031 6	
7	2032		0		0	2032 7	
8	2033		0		0	2033 8	
9	2034		0		0	2034 9	
10	2035		0		0	2035 10	
11	2036		0		0	2036 11	
12	2037		0		0	2037 12	
13	2038		0		0	2038 13	
14	2039		0		0	2039 14	
15	2040		0		0	2040 15	
16	2041		0		0	2041 16	
17	2042		0		0	2042 17	
18	2043		0		0	2043 18	
19	2044		0		0	2044 19	
20	2045		0		0	2045 20	
21	2046		0		0	2046 21	
22	2047		0		0	2047 22	
23	2048		0		0	2048 23	
24	2049		0		0	2049 24	
25	2050		0		0	2050 25	
26	2051		0		0	2051 26	
27	2052		0		0	2052 27	
Totals		0	292	46,136,000	0	(3,789,100)	42,346,900

Project List & Development Incentive

PAYGO development incentive proposed:

- 90% of the tax increment generated by the Project (cap: \$15M)
- To be memorialized in a development agreement, separate approval from TID creation process
- See also City's third-party proforma (attached as Appendix A of Project Plan)

City of Franklin, Wisconsin

Tax Increment District No. 10

Detailed List of Estimated Project Costs

<u>Project ID</u>	<u>Project Name/Type</u>	<u>Est. Cost</u>	<u>Totals</u>
1	Development Incentives Land By Label	15,000,000	15,000,000
2	<u>Ongoing Planning & Administrative Costs</u>	705,000	705,000
Total Projects		<u>15,705,000</u>	<u>15,705,000</u>

Projected Incremental Value

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	
1	2026	19,278,900	2027	0	19,278,900	2028	\$16.42	316,588
2	2027	23,068,000	2028	0	42,346,900	2029	\$16.34	691,922
3	2028	0	2029	0	42,346,900	2030	\$16.26	688,462
4	2029	0	2030	0	42,346,900	2031	\$16.18	685,020
5	2030	0	2031	0	42,346,900	2032	\$16.10	681,595
6	2031	0	2032	0	42,346,900	2033	\$16.02	678,187
7	2032	0	2033	0	42,346,900	2034	\$15.93	674,796
8	2033	0	2034	0	42,346,900	2035	\$15.86	671,422
9	2034	0	2035	0	42,346,900	2036	\$15.78	668,065
10	2035	0	2036	0	42,346,900	2037	\$15.70	664,724
11	2036	0	2037	0	42,346,900	2038	\$15.62	661,401
12	2037	0	2038	0	42,346,900	2039	\$15.54	658,094
13	2038	0	2039	0	42,346,900	2040	\$15.46	654,803
14	2039	0	2040	0	42,346,900	2041	\$15.39	651,529
15	2040	0	2041	0	42,346,900	2042	\$15.31	648,272
16	2041	0	2042	0	42,346,900	2043	\$15.23	645,030
17	2042	0	2043	0	42,346,900	2044	\$15.16	641,805
18	2043	0	2044	0	42,346,900	2045	\$15.08	638,596
19	2044	0	2045	0	42,346,900	2046	\$15.00	635,403
20	2045	0	2046	0	42,346,900	2047	\$14.93	632,226
21	2046	0	2047	0	42,346,900	2048	\$14.86	629,065
22	2047	0	2048	0	42,346,900	2049	\$14.78	625,920
23	2048	0	2049	0	42,346,900	2050	\$14.71	622,790
24	2049	0	2050	0	42,346,900	2051	\$14.63	619,676
25	2050	0	2051	0	42,346,900	2052	\$14.56	616,578
26	2051	0	2052	0	42,346,900	2053	\$14.49	613,495
27	2052	0	2053	0	42,346,900	2054	\$14.41	610,427
Totals	42,346,900		0		Future Value of Increment		17,225,891	

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures			Balances			Year
	Tax Increments	Interest Earnings	Total Revenues	MRO #1 Land by Label ² \$14,868,802	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2026			0			0	0	0	0	2026
2027			0			0	0	0	0	2027
2028	316,588		316,588	181,429	115,000	296,429	20,159	20,159	14,687,373	2028
2029	691,922		691,922	519,230	115,000	634,230	57,692	77,851	14,168,143	2029
2030	688,462		688,462	516,116	115,000	631,116	57,346	135,197	13,652,027	2030
2031	685,020		685,020	603,018	15,000	618,018	67,002	202,199	13,049,009	2031
2032	681,595		681,595	599,935	15,000	614,935	66,659	268,859	12,449,074	2032
2033	678,187		678,187	596,868	15,000	611,868	66,319	335,177	11,852,206	2033
2034	674,796		674,796	593,816	15,000	608,816	65,980	401,157	11,258,390	2034
2035	671,422		671,422	590,780	15,000	605,780	65,642	466,799	10,667,610	2035
2036	668,065		668,065	587,758	15,000	602,758	65,306	532,106	10,079,852	2036
2037	664,724		664,724	584,752	15,000	599,752	64,972	597,078	9,495,100	2037
2038	661,401		661,401	581,761	15,000	596,761	64,640	661,718	8,913,339	2038
2039	658,094		658,094	578,784	15,000	593,784	64,309	726,027	8,334,555	2039
2040	654,803		654,803	575,823	15,000	590,823	63,980	790,008	7,758,732	2040
2041	651,529		651,529	572,876	15,000	587,876	63,653	853,661	7,185,855	2041
2042	648,272		648,272	569,945	15,000	584,945	63,327	916,988	6,615,911	2042
2043	645,030		645,030	567,027	15,000	582,027	63,003	979,991	6,048,883	2043
2044	641,805		641,805	564,125	15,000	579,125	62,681	1,042,671	5,484,759	2044
2045	638,596		638,596	561,237	15,000	576,237	62,360	1,105,031	4,923,522	2045
2046	635,403		635,403	558,363	15,000	573,363	62,040	1,167,071	4,365,159	2046
2047	632,226		632,226	555,504	15,000	570,504	61,723	1,228,794	3,809,656	2047
2048	629,065		629,065	552,659	15,000	567,659	61,407	1,290,201	3,256,997	2048
2049	625,920		625,920	549,828	15,000	564,828	61,092	1,351,292	2,707,170	2049
2050	622,790		622,790	547,011	15,000	562,011	60,779	1,412,072	2,160,159	2050
2051	619,676		619,676	544,209	15,000	559,209	60,468	1,472,539	1,615,950	2051
2052	616,578		616,578	541,420	15,000	556,420	60,158	1,532,697	1,074,530	2052
2053	613,495		613,495	538,645	15,000	553,645	59,849	1,592,546	535,885	2053
2054	610,427		610,427	535,885	15,000	550,885	59,543	1,652,089	(0)	2054
Totals	17,225,891	0	17,225,891	14,868,802	705,000	15,573,802				Totals

Notes:

- Admin fees are per the City's proforma
- MRO is not to exceed \$15 million per draft Development Agreement

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

Timeline

- Initial Joint Review Board: February 16, 2026
- Public Hearing: February 19, 2026
- Plan Commission: February 19, 2026
- City Council: March 17, 2026
 - ✓ Creation Date
- Final Joint Review Board: TBD



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item C.2

Meeting of February 19, 2026

Conditional Use

RECOMMENDATION: The Department of City Development recommends approval of this Conditional Use request for an Attached Accessory Dwelling Unit, which is a conditional accessory use in the R-SR: Suburban Residence District.

Project Name: Blomquist Attached ADU
Property Owner: Benjamin C. Blomquist
Applicant: Benjamin C. Blomquist
Agent: Joe Malkowski, JM Design Studio
Project Address/Tax Key: 8866 W. Puetz Rd / 839 9997 009
Aldermanic District: District 2
Zoning District: R-SR: Suburban Residence District
Staff Planner: Rose Melton, Assistant Planner
Application Number: PPZ25-0202

Introduction:

The property owner and applicant, Benjamin Blomquist, requests approval of an attached accessory dwelling unit (ADU) at 866 W. Puetz Rd. Attached accessory dwelling units are a conditional use in the R-SR: Suburban Residence District. Once completed, the ADU will be approximately 795 square feet and will have one bedroom and one bathroom.

Project Analysis:

This application is only for the review of the accessory dwelling unit use for the property based on the use-specific and conditional use standards. The proposed accessory dwelling unit will also require building and trades permits.

Summary of Standard	Staff's Finding
<p>1. <i>Ordinance and Comprehensive Master Plan purposes and intent.</i></p>	<p>The proposed accessory dwelling unit is consistent with the comprehensive plan as this property is intended for residential uses by the <i>City of Franklin 2025 Comprehensive Master Plan</i>. The R-SR: Suburban Residence District is intended to allow infill development and new residential growth. An accessory dwelling unit is compatible with and advances this zoning district's intention.</p>
<p>2. <i>No Undue Adverse Impact.</i></p>	<p>The proposed accessory dwelling unit (ADU) is consistent with the residential character of the surrounding properties in both form and</p>

Summary of Standard	Staff's Finding
	use. The ADU adheres to the zoning regulations intended to prevent adverse impact on adjacent properties including height, setback, and impervious surface regulations.
3. <i>Compatibility with Surrounding Development.</i>	<p>The subject and surrounding properties to the north, east, and west are zoned R-SR: Suburban Residence District. This district, and the existing development pattern, consists of suburban character residential development. Properties to the south are zoned Planned Development Legacy 20, which is a residential development. The proposed accessory dwelling unit use would be compatible with the current conditions of surrounding development.</p> <p>The proposed accessory dwelling unit also will not be visible from Puetz Road.</p>
4. <i>Adequate Public Facilities.</i>	The applicant intends to utilize the existing water and sewer service connection to serve both the accessory dwelling unit and existing home.
5. <i>Adequate Circulation.</i>	The Unified Development Ordinance requires that the principal and accessory dwelling are served by the same driveway. Traffic generated by the accessory dwelling unit will not exceed that of typical residential uses.
6. <i>No Destruction of Significant Features.</i>	Two trees are proposed to be removed from the location where the accessory dwelling unit will be built. Trees with a diameter at breast height of 8 inches or greater are protected natural resources by the city of Franklin. The trees' removal will require compensation according to Table 15-7-03 of the Unified Development Ordinance. As a result, the applicant will need to complete a Natural Resource Protection Plan and Compensation Plan in addition to this Conditional Use request. Please see the Site Compliance section for an image of the trees proposed to be removed.
7. <i>Compliance with Standards.</i>	<p>Review for Compliance with Attached Accessory Dwelling Unit Standards Below:</p> <ol style="list-style-type: none"> 1. Complies; Only one ADU is proposed for the lot 2. Complies; No detached garage is present 3. In progress; Conditional Use permit required, application under review 4. Complies; Proposed ADU located behind attached garage 5. Complies; Proposed ADU square footage complies with the maximum allowed 6. Complies; Height does not exceed principal dwelling

Summary of Standard	Staff's Finding
	7. Does not apply 8. Complies; Proposed side and rear setback exceed the minimum 9. Complies; See above 10. Complies; Driveway serves both dwellings 11. Complies; See proposed elevations 12. Complies; Owner intends to live in the ADU

Site Compliance:

A non-conforming concrete parking pad exists on the property. The parking pad is closer than the 5 foot minimum setback for driveways and parking pads. Planning staff recommend that bringing the parking pad into compliance with the Unified Development Standards Section 15-05-02, Driveways, be included as a condition of the permit. The property owner has expressed willingness to cut the parking pad to meet the setback requirement. There are also two accessory structures, including a tent structure, being used for storage located within the footprint of the proposed accessory dwelling unit. Staff believe that proposed garage expansion and accessory dwelling unit may help resolve this storage on the property.

Trees to be removed, photo taken during site visit.



Aerial view of parking pad, screenshot from Franklin Utility Viewer and 2024 aerial imagery.



Staff Recommendation:

The Department of City Development recommends approval of this Conditional Use request for an Attached Accessory Dwelling Unit, which is a Conditional Use in the R-SR: Suburban Residence District, subject to the following conditions as listed on the Draft Resolution:

- A Natural Resources Protection Plan and a Compensation Plan to address the removal of two large trees on the property shall be submitted to the Department of City Development

for review. Approval of these plans shall be required before building permits may be issued for the accessory dwelling unit.

- The existing non-conforming concrete parking pad shall be brought into compliance with the 5 foot minimum setback requirement as set forth in Unified Development Ordinance §15-5-02. This alteration shall be required before building permits may be issued for the accessory dwelling unit.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2026-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A CONDITIONAL USE FOR AN ATTACHED ACCESSORY
DWELLING UNIT UPON PROPERTY LOCATED
AT 8866 W. PUETZ ROAD (TAX KEY NO. 839 9997 009, BENJAMIN BLOMQUIST,
PROPERTY OWNER AND APPLICANT)

WHEREAS, BENJAMIN BLOMQUIST, having petitioned the City of Franklin for the approval of a Conditional Use within the R-SR Suburban Residence District under Accessory Use Titles “Attached Accessory Dwelling Unit”, to construct an accessory dwelling for use by the property owner, at 8866 W. Puetz Road, bearing Tax Key No. 839 9997 009, more particularly described as follows:

LOT 2 OF CERTIFIED SURVEY MAP NO. 5910, BEING A
REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5122,
BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼
OF SECTION 16, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY
OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

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 19th day of February, 2026, 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 Benjamin Blomquist, 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:

BLOMQUIST ATTACHED ADU – CONDITIONAL USE

RESOLUTION NO. 2026-_____

Page 2

1. That this Conditional Use is approved only for the use of the subject property by Benjamin Blomquist, successors and assigns, as an attached accessory dwelling unit, which shall be developed in substantial compliance with, and operated and maintained by Benjamin Blomquist, pursuant to the application materials City file-stamped December 11, 2025.
2. Benjamin Blomquist, 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 Blomquist attached accessory dwelling unit, 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.
3. The approval granted hereunder is conditional upon Benjamin Blomquist and the attached accessory dwelling unit use located at 8866 W. Puetz Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The approval granted hereunder is conditional upon the approval of a Natural Resource Protection Plan and Compensation Plan to address removal of two trees on the property to build the subject attached accessory dwelling unit, as set forth under §15-7-03 of the Unified Development Ordinance. The applicant shall submit these plans to the Department of City Development for review. Approval of the aforementioned plans shall be required prior to the issuance of any building permits for the attached accessory dwelling unit.
5. The approval granted hereunder is conditional upon the existing non-conforming concrete parking pad on the property being brought into compliance with Unified Development Ordinance §15-5-02, which requires that parking pads and driveways have a minimum 5 foot setback from side property lines. The parking pad setback shall be conforming prior to the issuance of any building permit for the attached accessory dwelling unit.

BE IT FURTHER RESOLVED, that in the event Benjamin Blomquist, 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

BLOMQUIST ATTACHED ADU – CONDITIONAL USE

RESOLUTION NO. 2026-_____

Page 3

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.

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 3rd day of March, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 3rd day of March, 2026.

APPROVED:

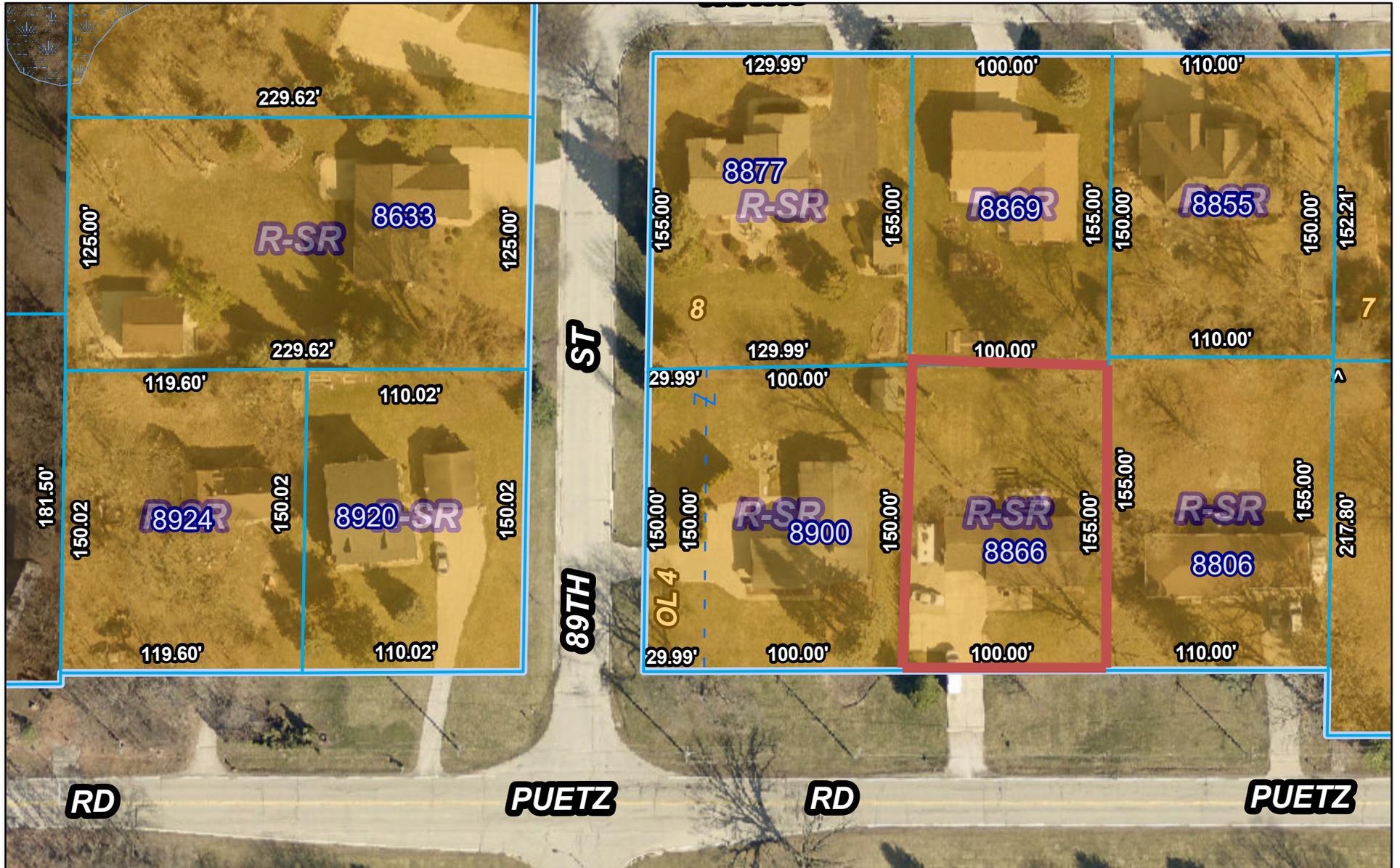
John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

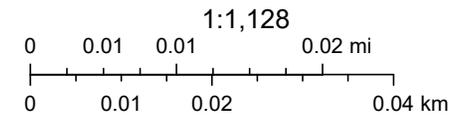
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



2/11/2026, 3:29:49 PM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Microsoft, Vantor

Date: January 20, 2025
To: Joe Malkowski
From: Department of City Development. Rose Melton, Assistant Planner
RE: Staff Comments, 8866 W. Puetz Rd / 839 9997 009

Please be advised that city staff has reviewed the above application received on December 11, 2025, for a proposed Conditional Use for an Attached Accessory Dwelling Unit on the property located at 8866 W. Puetz Rd / 839 9997 009. The following comments are for your review and consideration.

Planning Department

Please provide general comments for General Standards for Conditional Uses 5 and 6. The comments should elaborate on why the proposal is not in conflict with the standards.

Bringing the existing concrete pad into compliance with the required 5-foot setback for driveways/parking pads may be included as a condition of the approval.

Inspection Services Department

Project will require separate Building, HVAC, Plumbing and Electrical Permits.

Engineering Department

Is the existing concrete on the west side of the garage being removed for the walkway??

Is it being replaced with the grass seed??

If is not intended to be removed the side yard setback should apply or the 5' from the property for any driveway should apply.

8866 W. Puetz Road Legal Description:

LOT 2 OF CERTIFIED SURVEY MAP NO. 5910, BEING A REDIVISION OF LOT 3 OF CERTTIFIED SURVEY MAP NO. 5122, BEING A PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 16, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

Conditional Use Project Narrative

RE: 8866 W. Puetz Road

This Conditional Use Application is for an attached Accessory Dwelling Unit (ADU) to an existing single family home. This has been the primary residence for Ben Blomquist, the property owner, since 1994. Ben and his wife raised two children in the home and now have three grandchildren. Ben is a self-employed Master Plumber, with his own plumbing contractor business, Flowrite Plumbing. As a recent widower, Ben would like to be able to accommodate living quarters for himself, and his children and grandchildren, while at the same time providing both parties with relative privacy. Ben is intending on living in the ADU.

The proposed ADU will be located behind a proposed attached, 2-car garage. The existing attached 2-car garage will be demolished for the proposed garage and ADU. The proposed ADU will not be visible from the street (Puetz Road), and will have cladding and fenestration that matches the existing house. The ADU will be a single story (approx. 795 sq. ft.), with 1 bedroom, 1 bathroom, and a full basement. If approved, Ben anticipates starting construction in the spring of 2026.

Standards for Conditional Uses

Date:
Property Owner:
Property Address:

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:

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:

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:

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.

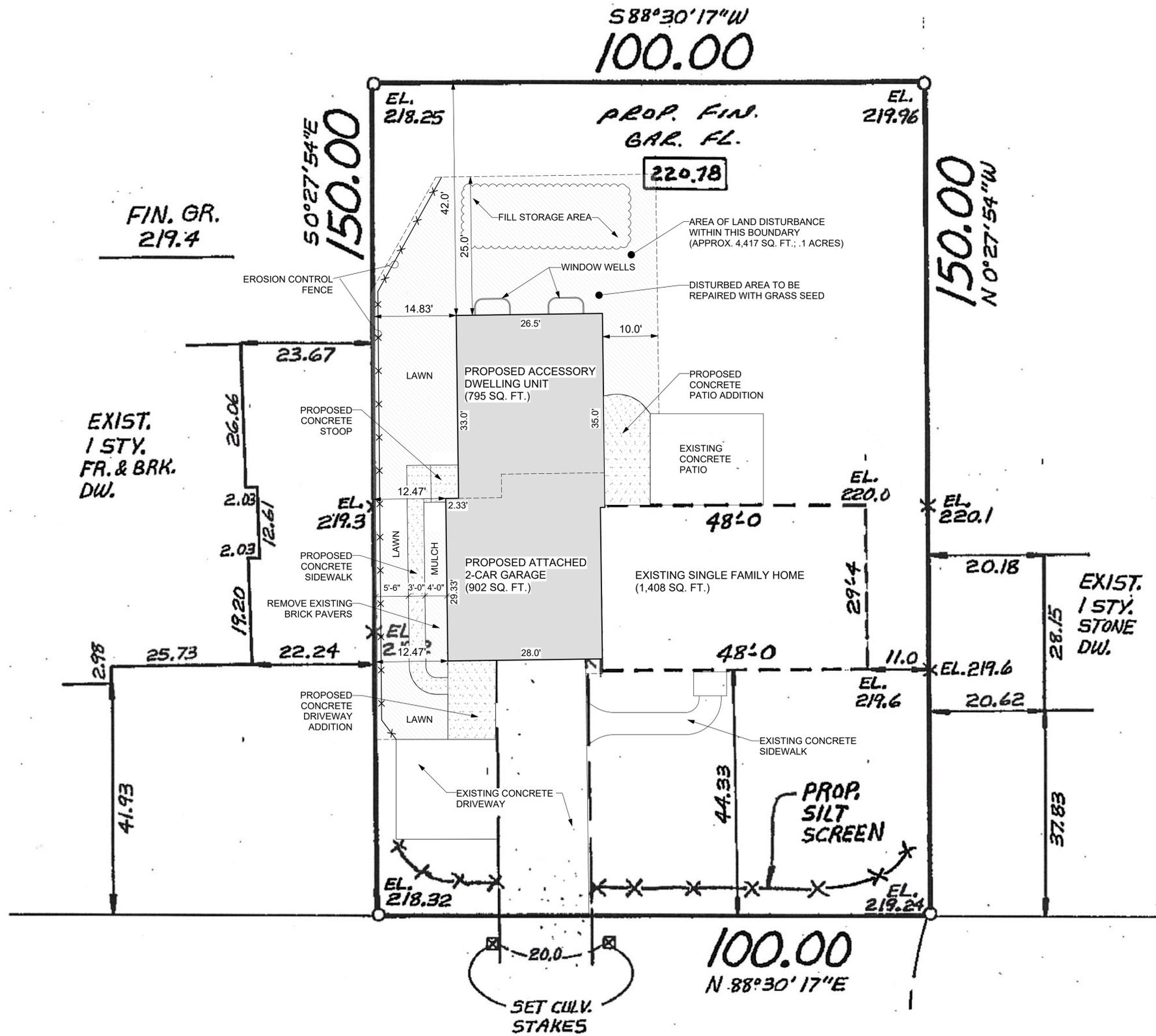
Response:

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:

6. **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:



TOTAL LOT AREA= 15,000 SQ. FT. (.34 ACRES)

IMPERVIOUS AREAS SUMMARY:

EXISTING SINGLE FAMILY HOME=	1,408 SQ. FT.
EXISTING CONCRETE SIDEWALK/DRIVEWAY=	1,220 SQ. FT.
EXISTING CONCRETE PATIO=	338 SQ. FT.
PROPOSED GARAGE & ADU FOOTPRINT=	1,697 SQ. FT.
PROPOSED CONCRETE SIDEWALK/DRIVEWAY=	295 SQ. FT.
PROPOSED CONCRETE PATIO ADDITION=	160 SQ. FT.
TOTAL IMPERVIOUS AREA=	5,118 SQ. FT. (34% LOT AREA)

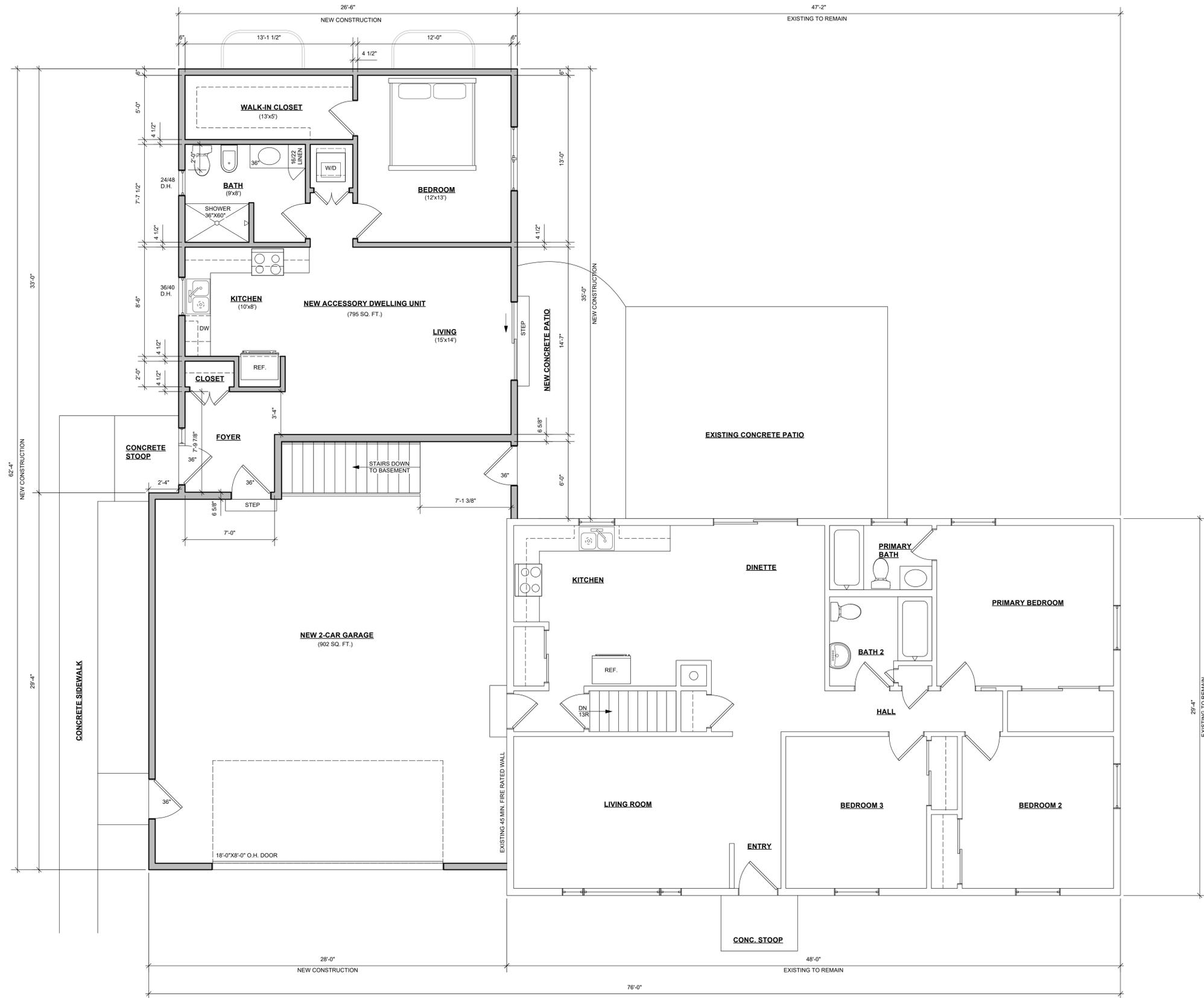
1 PROPOSED CONCEPT SITE PLAN
SCALE: 1" = 10'



— x — x — = STANDARD SILT FENCE FOR EROSION CONTROL; STAKES AND FABRIC FENCE

PLAN COMMISSION REVIEW SET 1/26/26

PROPOSED CONCEPT SITE PLAN
JM DESIGN STUDIO LLC 4059 S 54th Street, Milwaukee, WI 53220 Phone: (608) 516-7307 Email: jmdst@yahoo.com
DESIGNER: JM
OWNER: BEN BLOMQUIST 8866 W. PUETZ ROAD FRANKLIN, WI 53132
PROJECT #2527 ADDITION TO THE EXISTING SINGLE FAMILY HOME 8866 W. PUETZ ROAD FRANKLIN, WI 53132
SCALE: 1/4" = 1'-0" DATE: 1.26.26 <small>© 2025 JM DESIGN STUDIO LLC ALL RIGHTS RESERVED</small>
C1.1



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



LEGEND:

	= EXISTING WALLS TO REMAIN
	= NEW WALLS

BUILDING AREAS:
 EXISTING HOUSE GROSS AREA= 1,408 SQ. FT.
 NEW GARAGE GROSS AREA= 902 SQ. FT.
 NEW DWELLING GROSS AREA= 795 SQ. FT.
 TOTAL GROSS AREA= 3,105 SQ. FT.

PLAN COMMISSION REVIEW SET 1/26/26

A1.1

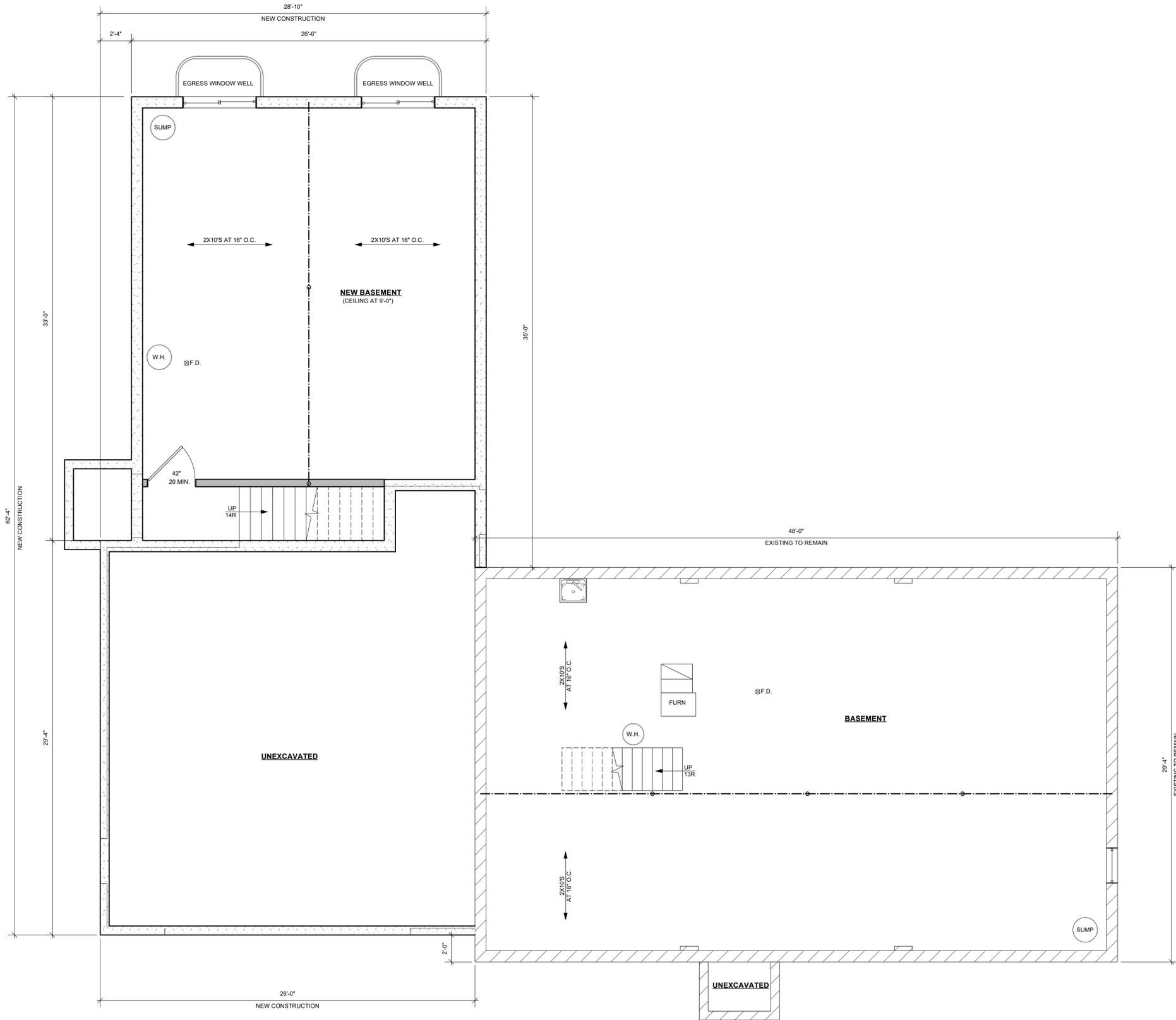
PROJECT #2527
 SCALE: 1/4" = 1'-0"
 DATE: 1.26.26
 © 2025 JM DESIGN STUDIO LLC ALL RIGHTS RESERVED

OWNER:
ADDITION TO THE EXISTING SINGLE FAMILY HOME
 8866 W. PUETZ ROAD
 FRANKLIN, WI 53132

DESIGNER:
BEN BLOMQUIST
 8866 W. PUETZ ROAD
 FRANKLIN, WI 53132

DESIGNER:
JM DESIGN STUDIO LLC
 4059 S 54th Street, Milwaukee, WI 53220
 Phone: (608) 516-7307 Email: jmdst@yahoo.com

PROPOSED FLOOR PLANS

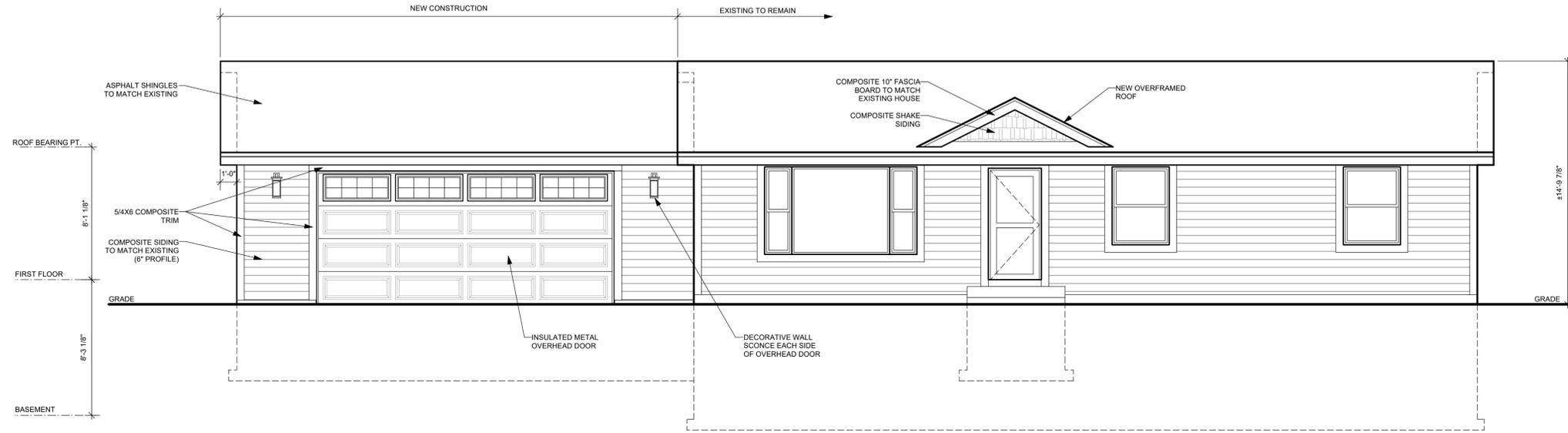


7 PROPOSED BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 BUILDING AREAS:
 EXISTING BASEMENT GROSS AREA= 1,408 SQ. FT.
 NEW BASEMENT GROSS AREA= 803 SQ. FT.
 TOTAL BASEMENT GROSS AREA= 2,211 SQ. FT.

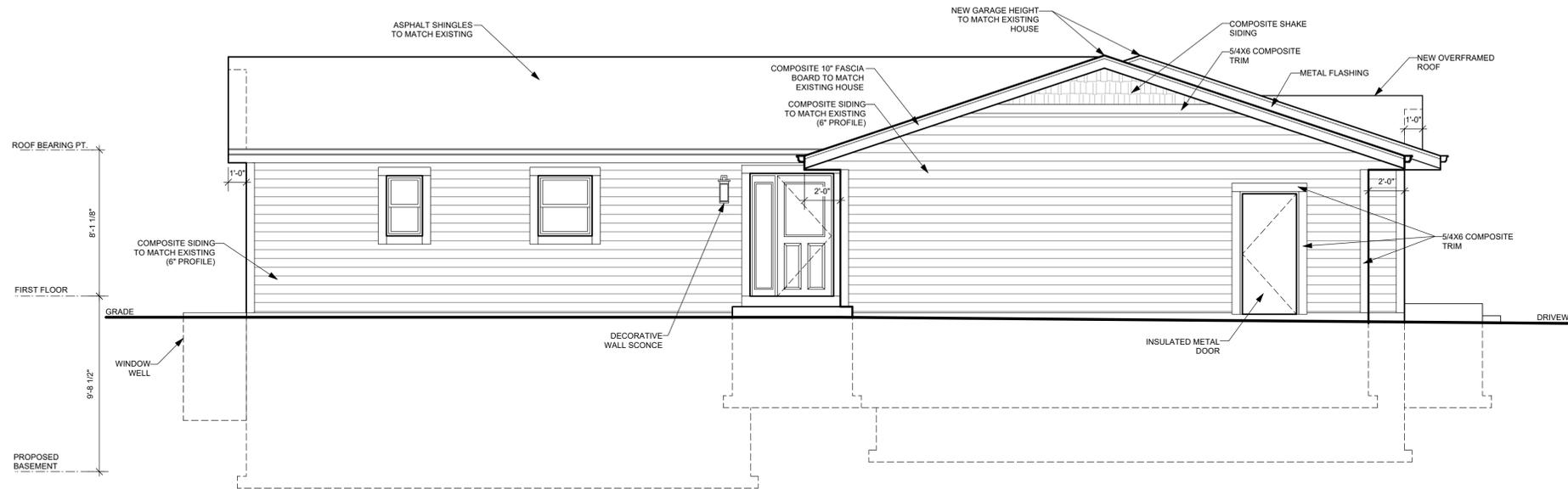


PLAN COMMISSION REVIEW SET 1/26/26

<p>A1.2</p>	<p>PROJECT #2527 SCALE: 1/4" = 1'-0" DATE: 1.26.26 © 2025 JM DESIGN STUDIO LLC ALL RIGHTS RESERVED</p>	<p>OWNER: ADDITION TO THE EXISTING SINGLE FAMILY HOME 8866 W. PUETZ ROAD FRANKLIN, WI 53132</p>	<p>DESIGNER: BEN BLOMQUIST 8866 W. PUETZ ROAD FRANKLIN, WI 53132</p>	<p>PROPOSED FLOOR PLANS JM DESIGN STUDIO LLC 4059 S 54th Street, Milwaukee, WI 53220 Phone: (608) 516-7307 Email: jmdstf@yahoo.com</p>
--------------------	---	---	--	---



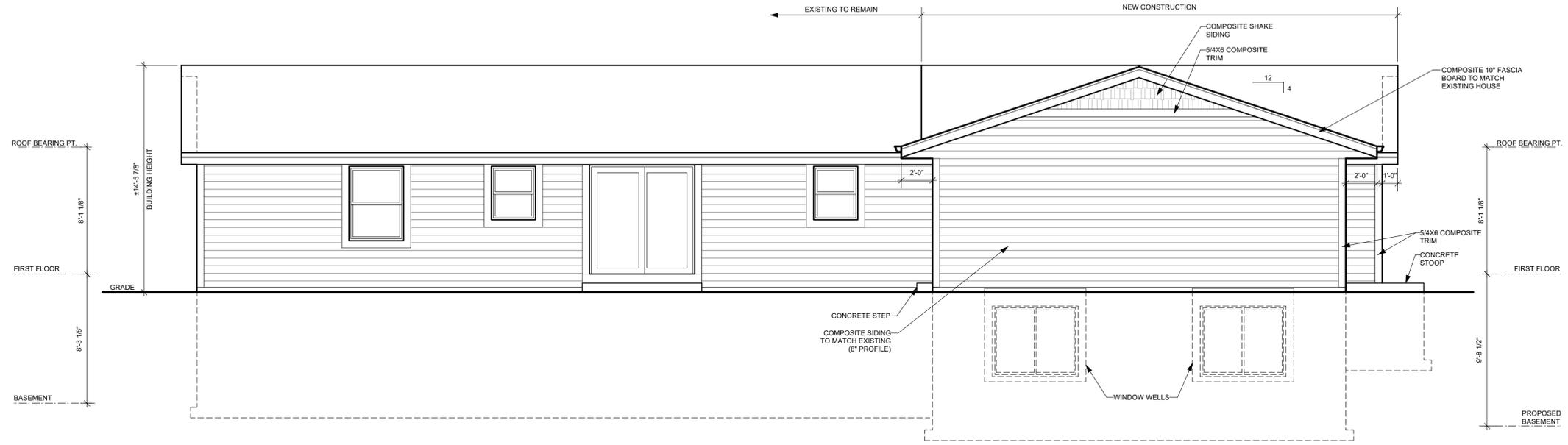
1 PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



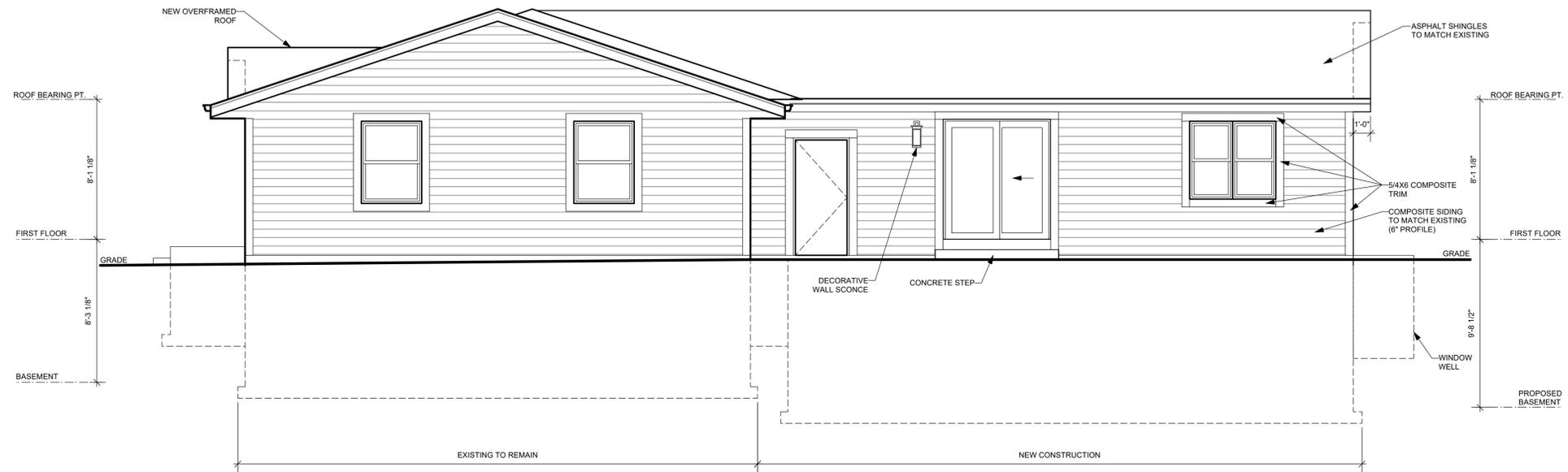
2 PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

PLAN COMMISSION REVIEW SET 1/26/26

A2.1 <small>© 2025 JM DESIGN STUDIO LLC ALL RIGHTS RESERVED</small>	PROJECT #2527 SCALE: 1/4" = 1'-0" DATE: 1.26.26	PROJECT: ADDITION TO THE EXISTING SINGLE FAMILY HOME 8866 W. PUEITZ ROAD FRANKLIN, WI 53132	DESIGNER:  JM DESIGN STUDIO LLC 4059 S 54th Street, Milwaukee, WI 53220 Phone: (608) 516-7307 Email: jmdst@yahoo.com	OWNER: BEN BLOMQUIST 8866 W. PUEITZ ROAD FRANKLIN, WI 53132	PROPOSED ELEVATIONS
---	---	---	--	---	----------------------------



1 PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

<p>A2.2</p>	<p>PROJECT #2527 SCALE: 1/4" = 1'-0"</p>	<p>DESIGNER: JM</p>	<p>OWNER: BEN BLOMQUIST 8866 W. PUEITZ ROAD FRANKLIN, WI 53132</p>
	<p>DATE: 1.26.26 ALL RIGHTS RESERVED</p>	<p>PROJECT: ADDITION TO THE EXISTING SINGLE FAMILY HOME 8866 W. PUEITZ ROAD FRANKLIN, WI 53132</p>	<p>OWNER: BEN BLOMQUIST 8866 W. PUEITZ ROAD FRANKLIN, WI 53132</p>
<p>© 2025 JM DESIGN STUDIO LLC</p>		<p>JM DESIGN STUDIO LLC 4059 S 54th Street, Milwaukee, WI 53220 Phone: (608) 516-7307 Email: jmdst@yahoo.com</p>	<p>PROPOSED ELEVATIONS</p>



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



Meeting of February 19, 2026

Special Use Amendment

RECOMMENDATION: Staff recommends approval of the applications for a Special Use Amendment. Recommended Conditions of Approval are provided in the draft Resolution(s).

Project Name:	Krones PDD 39 SU Amendment
Property Owner:	Franklin Industrial I, LLC
Applicant:	Joe Wisniewski, Krones
Property Address/Tax Key Number:	3617 W Oakwood Rd. / 950-9001-000,
Aldermanic District:	District 4
Agent:	Joe Wisniewski, Krones
Zoning District:	PDL 39
Use of Surrounding Properties:	PDL 39 (West and South) P Park (North and East)
Application Request:	Special (Conditional) Use Amendment
Staff Planner:	Marion Ecks, AICP

This application is a request to amend an existing Special Use for the building located at 3617 W Oakwood Rd., which allows for overnight truck parking. The new request is to allow for warehouse, distribution and storage uses within the building. These use classes require “Special Use” approval in the Planned Development - Legacy (PDL) 39 zoning district. The proposed amendment to RES 2021-7722 will allow for such uses throughout the entire building of 3617. The applicant may propose to sublease to other companies; tenants would then be eligible for this type of use with a simple zoning compliance approval.

The applicants received approval of a Minor Site Plan Amendment (an administrative review) in January to allow for the addition of nine (9) fire access doors to comply with Building Code requirements. The structure continues to comply with the requirements of the PDL and Unified Development Ordinance (UDO). The applicant is not proposing any additional site changes with this amendment, and will therefore not impact natural resources or require alterations to infrastructure. Primary hours of operation will occur between 8:00 a.m. and 6:00 p.m., with limited operations during second and third shifts.

Recommendation

Staff recommends approval of the applications for a Special Use Amendment. Recommended Conditions of Approval are provided in the draft Resolution(s).

Exhibits:

- Applicant Exhibits

RESOLUTION NO. 2026-_____

A RESOLUTION TO AMEND RESOLUTION NO. 2021-7722 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR OVERNIGHT PARKING FOR VEHICLES EXCEEDING 8,000 POUNDS MANUFACTURED GROSS VEHICLE WEIGHT, TO ALLOW FOR WAREHOUSE, DISTRIBUTION AND STORAGE USES UPON PROPERTY LOCATED AT 3617 WEST OAKWOOD ROAD (JOE WISNIEWSKI, KRONES, INC., APPLICANT, FRANKLIN INDUSTRIAL I, LLC, PROPERTY OWNER)

WHEREAS, Joe Wisniewski, representative of Kronos, Inc. having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2021-7722 of a Special Use within Planned Development District No. 39 (Mixed Use Business Park), to allow for warehouse, distribution and storage uses (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii.), upon property located at 3617 West Oakwood Road. The property which is the subject of the application bears Tax Key No. 950 9001 000, and is more particularly described as follows:

CERTIFIED SURVEY MAP NO. 9530, NW ¼ SEC 36-5-21, LOT 1; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9-06.E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 19th day of February, 2026, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-9-06.H. and §15-4-09.D. of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-9-06.H. and §15-4-09.D. 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 Kronos, Inc., for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Kroner, Inc, successors and assigns, for warehouse, distribution and storage uses, which shall be operated and maintained by Kroner, Inc, pursuant to those plans City file-stamped February 9th, 2026 and annexed hereto and incorporated herein as Exhibit A.
2. Kroner, Inc, 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 Kroner, Inc. Special Use amendment, 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.
3. The approval granted hereunder is conditional upon the Kroner, Inc overnight parking for warehouse, distribution and storage uses Special Use Amendment for the property located at 3617 West Oakwood Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9-14 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

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

BE IT FURTHER RESOLVED, Pursuant to §15-9-06.J. of the Unified Development Ordinance, the Special 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 Special Use has been established by way of the issuance of building permits.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

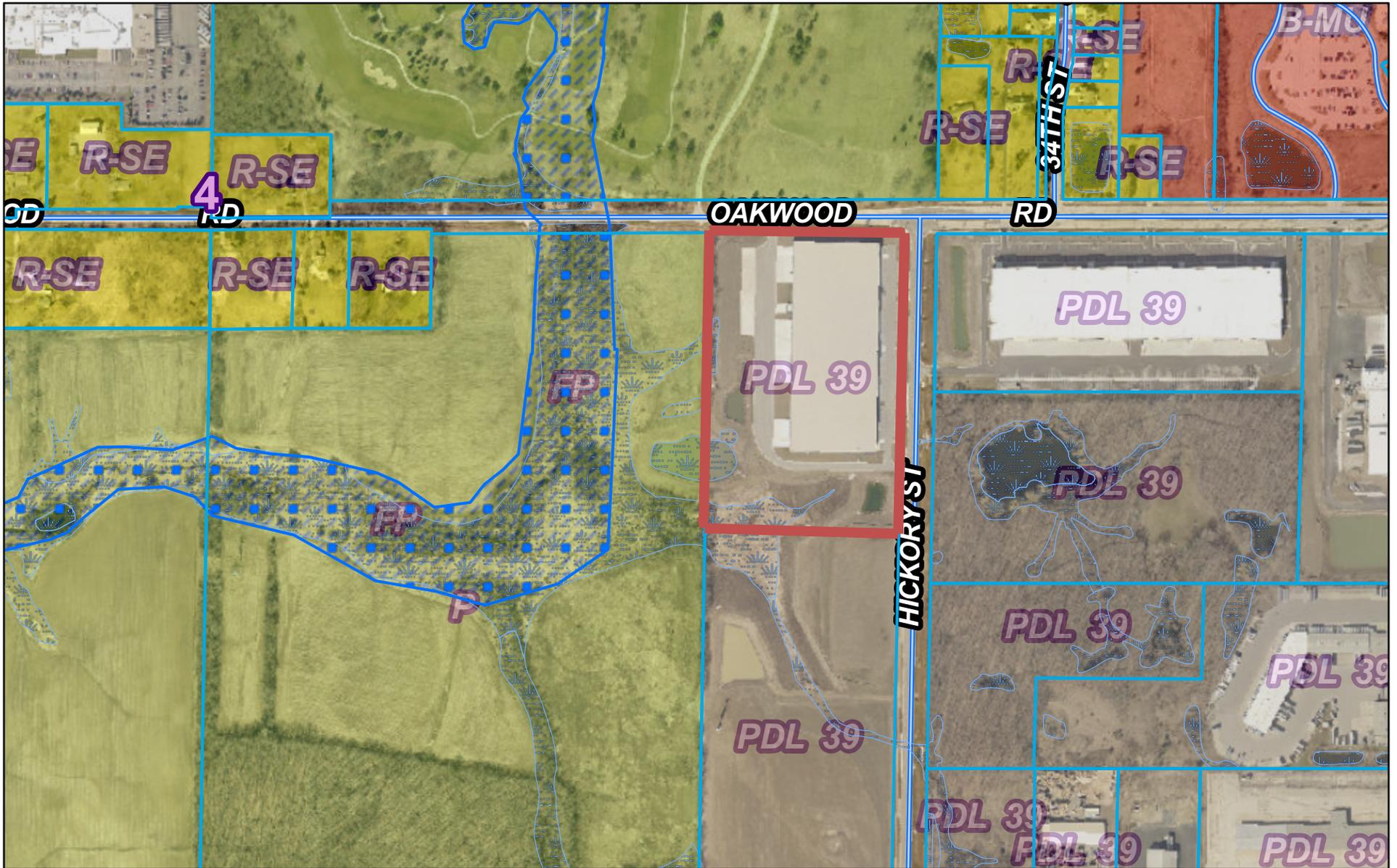
John R. Nelson, Mayor

ATTEST:

Shirley Roberts, City Clerk

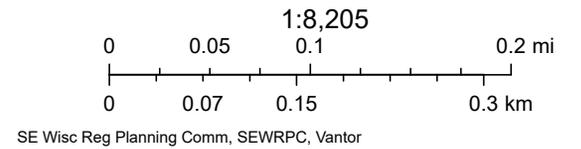
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



1/29/2026, 9:56:22 AM

-  Aldermanic District
-  Parcel



Legal Description of 3617 W Oakwood Road, Franklin, WI

CERTIFIED SURVEY MAP NO. 9530, NW ¼ SEC 36-5-21, LOT 1

Standards for Conditional Uses

Date:
Property Owner:
Property Address:

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:

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:

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:

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:

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:

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:

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:



**Project Narrative - Conditional Use Amendment
11/18/2025**

From: Stephen Perry Smith Architects
Regarding: Krones Inc. Logistics Center (Oakwood Industrial 1)
3617 W Oakwood Rd, Franklin, WI 53132

Narrative:

The Krones tenant improvement project is a 33,125 s.f. build-out of an existing and previously approved 236,180 s.f. industrial building located at 3617 W. Oakwood Rd. in Franklin, Wisconsin. This property is currently zoned in PDL-39 and was originally approved as a Manufacturing use. The current tenant improvement plans intend to use this space for crating and warehousing.

The tenant is seeking approval for a Conditional Use Amendment to change this space from the previously approved Manufacturing to a Warehousing use. To demonstrate compliance, Krones has provided updated operational details and information in the attached 'Standards for Conditional Uses' document. Please reach out with any questions or requests for further information.

PROJECT: OAKWOOD INDUSTRIAL
 LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN

CLIENT: WANGARD PARTNERS, INC.

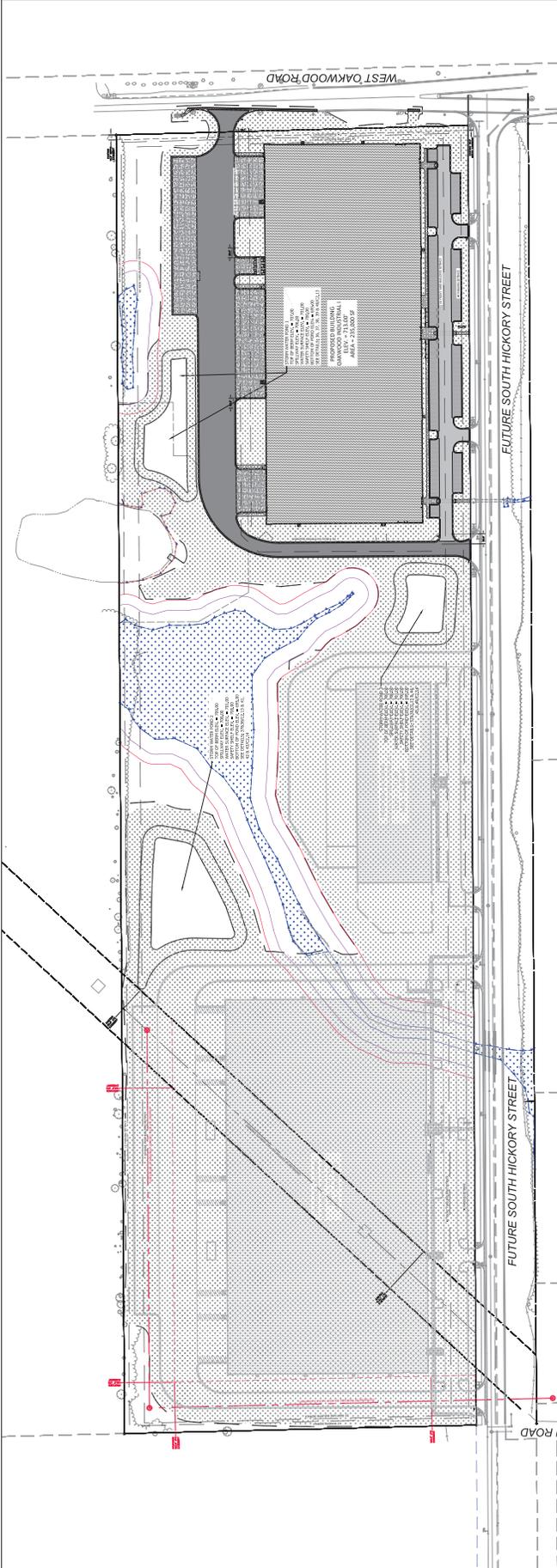
RELEASE: BID PACKAGE #1 - BUILDING SITE WORK & OVERALL MASS GRADING

NO.	DATE	DESCRIPTION
1	08/08/2021	CONTRACT ADMINISTRATION
2	08/08/2021	CONTRACT ADMINISTRATION
3	08/08/2021	CONTRACT ADMINISTRATION
4	08/08/2021	CONTRACT ADMINISTRATION
5	08/08/2021	CONTRACT ADMINISTRATION
6	08/08/2021	CONTRACT ADMINISTRATION
7	08/08/2021	CONTRACT ADMINISTRATION
8	08/08/2021	CONTRACT ADMINISTRATION
9	08/08/2021	CONTRACT ADMINISTRATION
10	08/08/2021	CONTRACT ADMINISTRATION
11	08/08/2021	CONTRACT ADMINISTRATION
12	08/08/2021	CONTRACT ADMINISTRATION
13	08/08/2021	CONTRACT ADMINISTRATION
14	08/08/2021	CONTRACT ADMINISTRATION
15	08/08/2021	CONTRACT ADMINISTRATION
16	08/08/2021	CONTRACT ADMINISTRATION
17	08/08/2021	CONTRACT ADMINISTRATION
18	08/08/2021	CONTRACT ADMINISTRATION
19	08/08/2021	CONTRACT ADMINISTRATION
20	08/08/2021	CONTRACT ADMINISTRATION
21	08/08/2021	CONTRACT ADMINISTRATION
22	08/08/2021	CONTRACT ADMINISTRATION
23	08/08/2021	CONTRACT ADMINISTRATION
24	08/08/2021	CONTRACT ADMINISTRATION



SCALE: 1" = 100'
 SEAL: all in

SHEET: OVERALL SITE LAYOUT PLAN
 PROJECT NUMBER: 200556
 PROJECT NAME: WANGARD PARTNERS, INC. INDUSTRIAL
 DATE: 08/08/2021
 SHEET NUMBER: C1.20



KEY INDEX

- 1 PROJECT LIMITS
- 2 30' WETLAND BUFFER - NO TOUCH
- 3 50' WETLAND SETBACK - NO BUILD
- 4 AREAS DETERMINED BY CONTRIBUTION, NOT SPECIFICALLY CALLED OUT ON THE PLAN, SHALL BE RESTORED TO ORIGINAL CONDITION WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH TO BE APPLIED TO TOPSOIL, IF REQUIRED.
- 5 NEW ASPHALTIC CONCRETE (LIGHT DUTY)
- 6 NEW ASPHALTIC CONCRETE (HEAVY DUTY)
- 7 NEW ASPHALTIC CONCRETE (HEAVY DUTY)
- 8 NEW ASPHALTIC CONCRETE (HEAVY DUTY)
- 9 REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD TO MATCH EXISTING PAVEMENT TYPE AND THICKNESS.
- 10 NEW CONCRETE SLAB (LIGHT DUTY)
- 11 NEW CONCRETE SLAB (HEAVY DUTY)
- 12 HIGH-SIDE CONCRETE CURB & GUTTER
- 13 15" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
- 14 LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
- 15 HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
- 16 LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
- 17 HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
- 18 15" DEPRESSION PAVED STRIPWAYS NOTED
- 19 15" DEPRESSION PAVED STRIPWAYS NOTED
- 20 15" DEPRESSION PAVED STRIPWAYS NOTED
- 21 15" DEPRESSION PAVED STRIPWAYS NOTED
- 22 15" DEPRESSION PAVED STRIPWAYS NOTED
- 23 15" DEPRESSION PAVED STRIPWAYS NOTED
- 24 15" DEPRESSION PAVED STRIPWAYS NOTED
- 25 15" DEPRESSION PAVED STRIPWAYS NOTED
- 26 15" DEPRESSION PAVED STRIPWAYS NOTED
- 27 15" DEPRESSION PAVED STRIPWAYS NOTED
- 28 15" DEPRESSION PAVED STRIPWAYS NOTED
- 29 15" DEPRESSION PAVED STRIPWAYS NOTED
- 30 15" DEPRESSION PAVED STRIPWAYS NOTED
- 31 15" DEPRESSION PAVED STRIPWAYS NOTED
- 32 15" DEPRESSION PAVED STRIPWAYS NOTED
- 33 15" DEPRESSION PAVED STRIPWAYS NOTED
- 34 15" DEPRESSION PAVED STRIPWAYS NOTED
- 35 15" DEPRESSION PAVED STRIPWAYS NOTED
- 36 15" DEPRESSION PAVED STRIPWAYS NOTED
- 37 15" DEPRESSION PAVED STRIPWAYS NOTED
- 38 15" DEPRESSION PAVED STRIPWAYS NOTED
- 39 15" DEPRESSION PAVED STRIPWAYS NOTED
- 40 15" DEPRESSION PAVED STRIPWAYS NOTED
- 41 15" DEPRESSION PAVED STRIPWAYS NOTED
- 42 15" DEPRESSION PAVED STRIPWAYS NOTED
- 43 15" DEPRESSION PAVED STRIPWAYS NOTED
- 44 15" DEPRESSION PAVED STRIPWAYS NOTED
- 45 15" DEPRESSION PAVED STRIPWAYS NOTED
- 46 15" DEPRESSION PAVED STRIPWAYS NOTED
- 47 15" DEPRESSION PAVED STRIPWAYS NOTED
- 48 15" DEPRESSION PAVED STRIPWAYS NOTED
- 49 15" DEPRESSION PAVED STRIPWAYS NOTED
- 50 15" DEPRESSION PAVED STRIPWAYS NOTED
- 51 15" DEPRESSION PAVED STRIPWAYS NOTED
- 52 15" DEPRESSION PAVED STRIPWAYS NOTED
- 53 15" DEPRESSION PAVED STRIPWAYS NOTED
- 54 15" DEPRESSION PAVED STRIPWAYS NOTED
- 55 15" DEPRESSION PAVED STRIPWAYS NOTED
- 56 15" DEPRESSION PAVED STRIPWAYS NOTED
- 57 15" DEPRESSION PAVED STRIPWAYS NOTED
- 58 15" DEPRESSION PAVED STRIPWAYS NOTED
- 59 15" DEPRESSION PAVED STRIPWAYS NOTED
- 60 15" DEPRESSION PAVED STRIPWAYS NOTED
- 61 15" DEPRESSION PAVED STRIPWAYS NOTED
- 62 15" DEPRESSION PAVED STRIPWAYS NOTED
- 63 15" DEPRESSION PAVED STRIPWAYS NOTED
- 64 15" DEPRESSION PAVED STRIPWAYS NOTED
- 65 15" DEPRESSION PAVED STRIPWAYS NOTED
- 66 15" DEPRESSION PAVED STRIPWAYS NOTED
- 67 15" DEPRESSION PAVED STRIPWAYS NOTED
- 68 15" DEPRESSION PAVED STRIPWAYS NOTED
- 69 15" DEPRESSION PAVED STRIPWAYS NOTED
- 70 15" DEPRESSION PAVED STRIPWAYS NOTED
- 71 15" DEPRESSION PAVED STRIPWAYS NOTED
- 72 15" DEPRESSION PAVED STRIPWAYS NOTED
- 73 15" DEPRESSION PAVED STRIPWAYS NOTED
- 74 15" DEPRESSION PAVED STRIPWAYS NOTED
- 75 15" DEPRESSION PAVED STRIPWAYS NOTED
- 76 15" DEPRESSION PAVED STRIPWAYS NOTED
- 77 15" DEPRESSION PAVED STRIPWAYS NOTED
- 78 15" DEPRESSION PAVED STRIPWAYS NOTED
- 79 15" DEPRESSION PAVED STRIPWAYS NOTED
- 80 15" DEPRESSION PAVED STRIPWAYS NOTED
- 81 15" DEPRESSION PAVED STRIPWAYS NOTED
- 82 15" DEPRESSION PAVED STRIPWAYS NOTED
- 83 15" DEPRESSION PAVED STRIPWAYS NOTED
- 84 15" DEPRESSION PAVED STRIPWAYS NOTED
- 85 15" DEPRESSION PAVED STRIPWAYS NOTED
- 86 15" DEPRESSION PAVED STRIPWAYS NOTED
- 87 15" DEPRESSION PAVED STRIPWAYS NOTED
- 88 15" DEPRESSION PAVED STRIPWAYS NOTED
- 89 15" DEPRESSION PAVED STRIPWAYS NOTED
- 90 15" DEPRESSION PAVED STRIPWAYS NOTED
- 91 15" DEPRESSION PAVED STRIPWAYS NOTED
- 92 15" DEPRESSION PAVED STRIPWAYS NOTED
- 93 15" DEPRESSION PAVED STRIPWAYS NOTED
- 94 15" DEPRESSION PAVED STRIPWAYS NOTED
- 95 15" DEPRESSION PAVED STRIPWAYS NOTED
- 96 15" DEPRESSION PAVED STRIPWAYS NOTED
- 97 15" DEPRESSION PAVED STRIPWAYS NOTED
- 98 15" DEPRESSION PAVED STRIPWAYS NOTED
- 99 15" DEPRESSION PAVED STRIPWAYS NOTED
- 100 15" DEPRESSION PAVED STRIPWAYS NOTED

VICINITY MAP



*NOTE 1: FOLLOW WISDOT STANDARD DETAIL DRAWINGS FROM 15C/D FOR LANE CLOSURES, SHOULDER CLOSURES, AND FLAGGING WORK AS REQUIRED ALONG W. OAKWOOD ROAD DURING INSTALLATION OF NEW CURB & GUTTER. LANE CLOSURES AND/OR FLAGGING NEED TO BE APPROVED BY CITY, MINIMUM 72-HOURS ADVANCED NOTICE.

*NOTE 2: DRIVEWAY APPROACH/CURB CUT PERMITS REQUIRED FOR PROPOSED DRIVEWAY.

*NOTE 3: RESTORATION OF AREAS THAT FALL WITHIN THE WETLANDS BUFFER/SETBACK SHALL BE NON-AGGRESSIVE SPECIES CONSISTING OF NATIVE VEGETATION. IN ADDITION, FERTILIZER SHALL NOT BE APPLIED WITHIN THE BUFFER/SETBACK AREAS.

REV	DATE	DESCRIPTION
1	10/20/20	CONCEPTUAL PLAN
2	10/20/20	CONCEPTUAL PLAN
3	10/20/20	CONCEPTUAL PLAN
4	10/20/20	CONCEPTUAL PLAN
5	10/20/20	CONCEPTUAL PLAN
6	10/20/20	CONCEPTUAL PLAN
7	10/20/20	CONCEPTUAL PLAN
8	10/20/20	CONCEPTUAL PLAN
9	10/20/20	CONCEPTUAL PLAN
10	10/20/20	CONCEPTUAL PLAN
11	10/20/20	CONCEPTUAL PLAN
12	10/20/20	CONCEPTUAL PLAN
13	10/20/20	CONCEPTUAL PLAN
14	10/20/20	CONCEPTUAL PLAN
15	10/20/20	CONCEPTUAL PLAN
16	10/20/20	CONCEPTUAL PLAN
17	10/20/20	CONCEPTUAL PLAN
18	10/20/20	CONCEPTUAL PLAN
19	10/20/20	CONCEPTUAL PLAN
20	10/20/20	CONCEPTUAL PLAN
21	10/20/20	CONCEPTUAL PLAN
22	10/20/20	CONCEPTUAL PLAN
23	10/20/20	CONCEPTUAL PLAN
24	10/20/20	CONCEPTUAL PLAN
25	10/20/20	CONCEPTUAL PLAN
26	10/20/20	CONCEPTUAL PLAN
27	10/20/20	CONCEPTUAL PLAN
28	10/20/20	CONCEPTUAL PLAN
29	10/20/20	CONCEPTUAL PLAN
30	10/20/20	CONCEPTUAL PLAN
31	10/20/20	CONCEPTUAL PLAN
32	10/20/20	CONCEPTUAL PLAN
33	10/20/20	CONCEPTUAL PLAN
34	10/20/20	CONCEPTUAL PLAN
35	10/20/20	CONCEPTUAL PLAN
36	10/20/20	CONCEPTUAL PLAN
37	10/20/20	CONCEPTUAL PLAN
38	10/20/20	CONCEPTUAL PLAN
39	10/20/20	CONCEPTUAL PLAN
40	10/20/20	CONCEPTUAL PLAN
41	10/20/20	CONCEPTUAL PLAN
42	10/20/20	CONCEPTUAL PLAN
43	10/20/20	CONCEPTUAL PLAN
44	10/20/20	CONCEPTUAL PLAN
45	10/20/20	CONCEPTUAL PLAN
46	10/20/20	CONCEPTUAL PLAN
47	10/20/20	CONCEPTUAL PLAN
48	10/20/20	CONCEPTUAL PLAN
49	10/20/20	CONCEPTUAL PLAN
50	10/20/20	CONCEPTUAL PLAN
51	10/20/20	CONCEPTUAL PLAN
52	10/20/20	CONCEPTUAL PLAN
53	10/20/20	CONCEPTUAL PLAN
54	10/20/20	CONCEPTUAL PLAN
55	10/20/20	CONCEPTUAL PLAN
56	10/20/20	CONCEPTUAL PLAN
57	10/20/20	CONCEPTUAL PLAN
58	10/20/20	CONCEPTUAL PLAN
59	10/20/20	CONCEPTUAL PLAN
60	10/20/20	CONCEPTUAL PLAN
61	10/20/20	CONCEPTUAL PLAN
62	10/20/20	CONCEPTUAL PLAN
63	10/20/20	CONCEPTUAL PLAN
64	10/20/20	CONCEPTUAL PLAN
65	10/20/20	CONCEPTUAL PLAN
66	10/20/20	CONCEPTUAL PLAN
67	10/20/20	CONCEPTUAL PLAN
68	10/20/20	CONCEPTUAL PLAN
69	10/20/20	CONCEPTUAL PLAN
70	10/20/20	CONCEPTUAL PLAN
71	10/20/20	CONCEPTUAL PLAN
72	10/20/20	CONCEPTUAL PLAN
73	10/20/20	CONCEPTUAL PLAN
74	10/20/20	CONCEPTUAL PLAN
75	10/20/20	CONCEPTUAL PLAN
76	10/20/20	CONCEPTUAL PLAN
77	10/20/20	CONCEPTUAL PLAN
78	10/20/20	CONCEPTUAL PLAN
79	10/20/20	CONCEPTUAL PLAN
80	10/20/20	CONCEPTUAL PLAN
81	10/20/20	CONCEPTUAL PLAN
82	10/20/20	CONCEPTUAL PLAN
83	10/20/20	CONCEPTUAL PLAN
84	10/20/20	CONCEPTUAL PLAN
85	10/20/20	CONCEPTUAL PLAN
86	10/20/20	CONCEPTUAL PLAN
87	10/20/20	CONCEPTUAL PLAN
88	10/20/20	CONCEPTUAL PLAN
89	10/20/20	CONCEPTUAL PLAN
90	10/20/20	CONCEPTUAL PLAN
91	10/20/20	CONCEPTUAL PLAN
92	10/20/20	CONCEPTUAL PLAN
93	10/20/20	CONCEPTUAL PLAN
94	10/20/20	CONCEPTUAL PLAN
95	10/20/20	CONCEPTUAL PLAN
96	10/20/20	CONCEPTUAL PLAN
97	10/20/20	CONCEPTUAL PLAN
98	10/20/20	CONCEPTUAL PLAN
99	10/20/20	CONCEPTUAL PLAN
100	10/20/20	CONCEPTUAL PLAN



SCALE: 1" = 100'

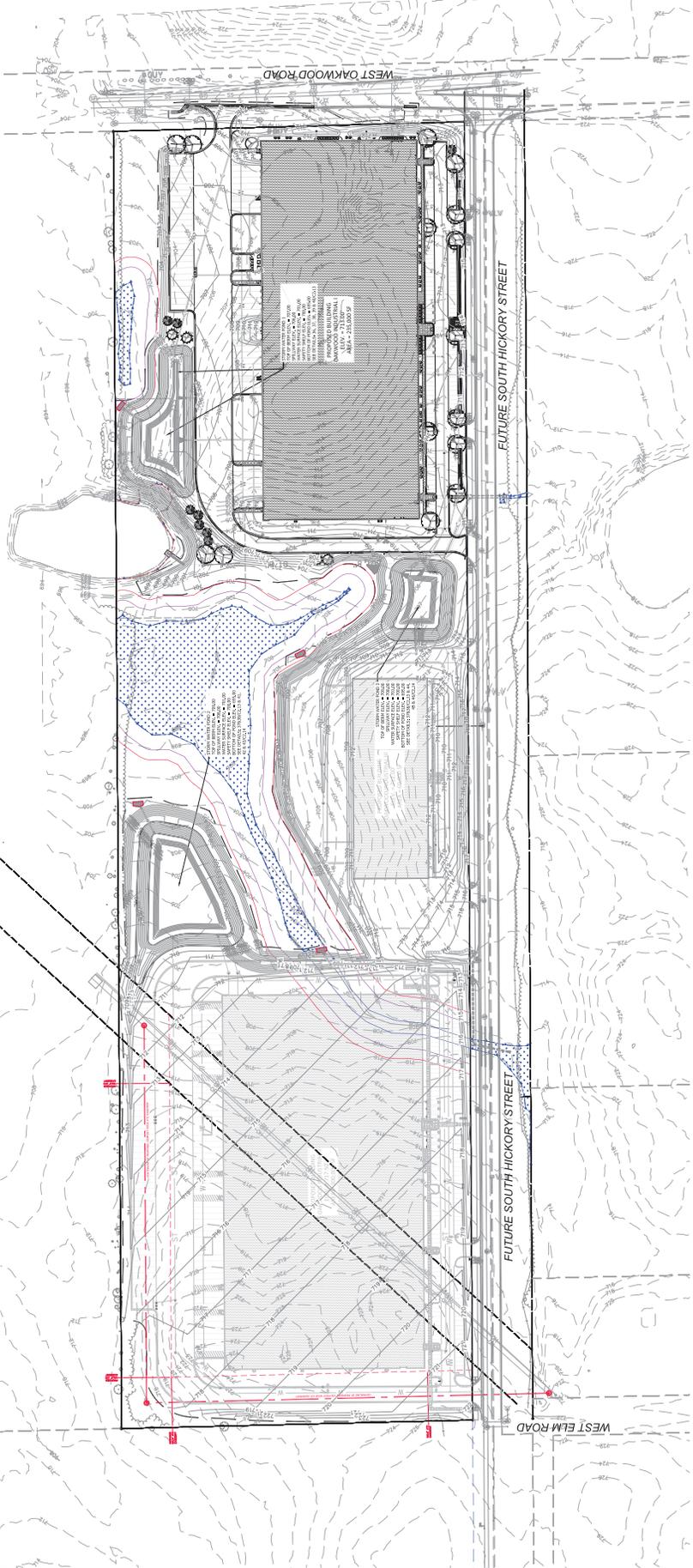
SEAL:

all in

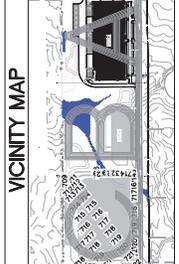
SHEET:
OVERALL SITE LANDSCAPE PLAN

PROJECT NUMBER: 200556.01
 PROJECT NAME: OAKWOOD INDUSTRIAL
 DATE: 10/20/2021

SHEET NUMBER:
L1.10



MINIMUM LANDSCAPE SURFACE RATIO
 PERMITTED: 0.25
 PROPOSED: 0.44



HATCH LEGEND

[Hatched Pattern]	PROJECT LIMITS
[Hatched Pattern]	30' WETLAND BUFFER - NO TOUCH
[Hatched Pattern]	30' WETLAND BUFFER - NO BUILD
[Hatched Pattern]	AREAS DESTROYED BY CONSTRUCTION
[Hatched Pattern]	AREAS DESTROYED BY CONSTRUCTION AND TO BE RESTORED WITH ANNUAL VEGETATION
[Hatched Pattern]	AREAS DESTROYED BY CONSTRUCTION AND TO BE RESTORED WITH PERMANENT VEGETATION
[Hatched Pattern]	AREAS DESTROYED BY CONSTRUCTION AND TO BE RESTORED WITH PERMANENT VEGETATION AND MAINTAINED USING SAWSWOOD, TORONTO, OR SHARP LEAF TORONTO IF REQUIRED.

APPLICANT:
 STEWART M. WANGARD
 WP PROPERTY ACQUISITIONS LLC
 1200 N. WAYFAIR ROAD, SUITE 310
 MILWAUKEE, WI 53226
 414-435-4014
 mike@wangard.com

APPLICANT'S REPRESENTATIVE:
 MARK LAKE
 WANGARD PARTNERS, INC.
 1200 N. WAYFAIR ROAD, SUITE 310
 MILWAUKEE, WI 53226
 414-435-4014
 mlake@wangard.com

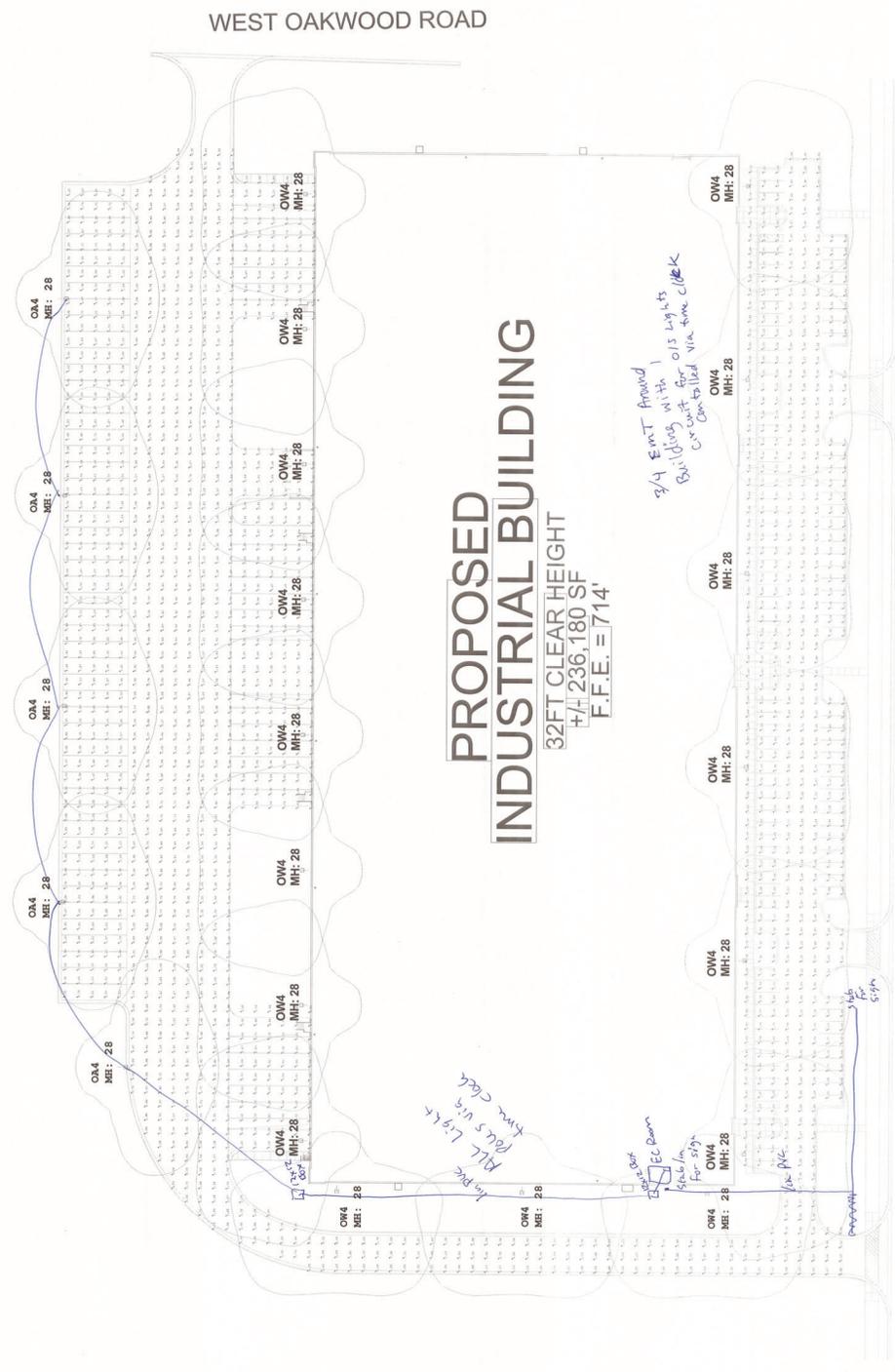
PROPERTY OWNER:
 WENDT FAMILY TRUST
 8113 S. FOREST HILLS CIRCLE
 FRANKLIN, WI 53132
 kaczmarekhomes@gmail.com

CIVIL ENGINEER:
 MICHAEL FEGE
 MICHAEL FEGE & ASSOCIATES, P.C.
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WI 53217
 414-751-7245
 mfegeh@kapurinc.com

*NOTE 1: RESTORATION OF AREAS THAT FALL WITHIN THE WETLANDS BUFFER/SETBACK SHALL BE NON-AGGRESSIVE SPECIES CONSISTING OF NATIVE VEGETATION. IN ADDITION, FERTILIZER SHALL NOT BE APPLIED WITHIN THE BUFFER/SETBACK AREAS.

Luminaire Schedule		Total Lamp Lumens	LLF	Description	Tag	Lum. Watts	Lum. Lumens
Qty	Label	N.A.	0.950	RSX2 LED P6 40K R4 MVOLT XPA (finish) +25' POLE+3' BASE	LITHONIA	244	30662
5	OA4	N.A.	0.950	RSX2 LED P6 40K R4 MVOLT WBA	LITHONIA	244	30662
17	OW4						

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Oakwood Ind Bldg Parking Areas	2.04	8.57	0.20	10.20	42.85
Docking Area	3.94	8.6	2.2	1.79	3.91



#	Date	Comments

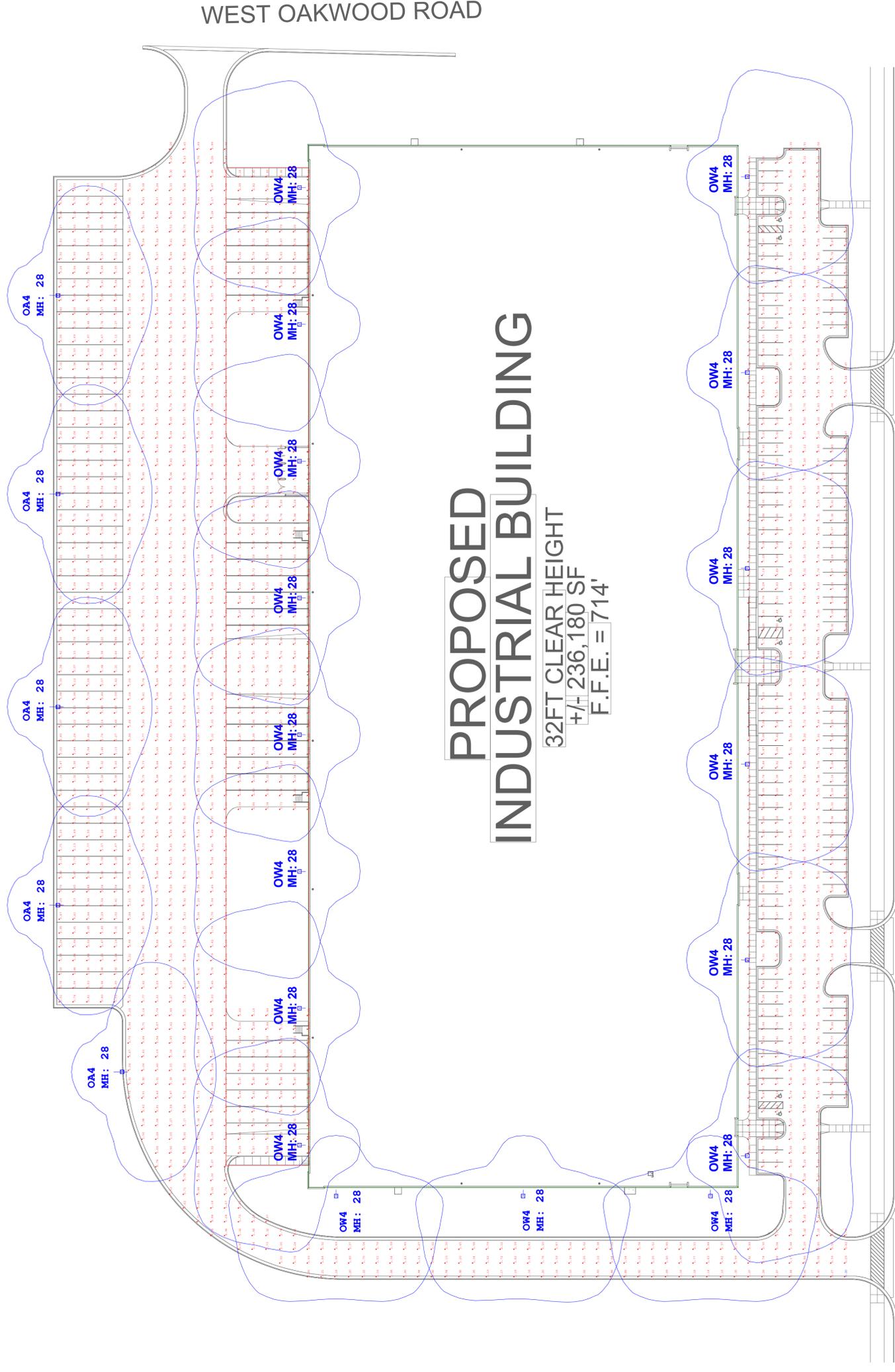
Revisions

Drawn By: Nick Harms
 Checked By:
 Date: 6/18/2021
 Scale: 1 inch = 44 ft.

Luminaire Schedule						
Qty	Label	Total Lamp Lumens	LLF	Description	Tag	Lum. Lumens
5	OA4	N.A.	0.950	RSX2 LED P6 40K R4 MVOLT XPA (finish) +25' POLE+3' BASE	LITHONIA	30662
17	OW4	N.A.	0.950	RSX2 LED P6 40K R4 MVOLT WBA	LITHONIA	30662

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
Oakwood Ind Bldg Parking Areas	2.04	8.57	0.20	10.20	42.85
Docking Area	3.94	8.6	2.2	1.79	3.91



FUTURE SOUTH HICKORY STREET

WEST OAKWOOD ROAD

**PROPOSED
INDUSTRIAL BUILDING**

32FT CLEAR HEIGHT
+/- 236,180 SF
F.F.E. = 714'



#	Date	Comments

Revisions

Drawn By: Nick Harms
Checked By:
Date: 6/18/2021

Scale: 1 inch = 44 Ft.

SHEET KEYNOTES

- 00.00 EXISTING UTILITIES AND NONCONFORMING CORRIDORS TO
- 00.01 EXISTING SIDEWALK
- 00.02 CONCRETE SIDEWALK
- 00.03 EXISTING DRIVEWAY AND DRIVE
- 00.04 EXISTING DRIVEWAY
- 00.05 EXISTING DRIVEWAY
- 00.06 EXISTING DRIVEWAY
- 00.07 EXISTING DRIVEWAY
- 00.08 EXISTING DRIVEWAY
- 00.09 EXISTING DRIVEWAY
- 00.10 EXISTING DRIVEWAY
- 00.11 EXISTING DRIVEWAY
- 00.12 EXISTING DRIVEWAY
- 00.13 EXISTING DRIVEWAY
- 00.14 EXISTING DRIVEWAY
- 00.15 EXISTING DRIVEWAY
- 00.16 EXISTING DRIVEWAY
- 00.17 EXISTING DRIVEWAY
- 00.18 EXISTING DRIVEWAY
- 00.19 EXISTING DRIVEWAY
- 00.20 EXISTING DRIVEWAY
- 00.21 EXISTING DRIVEWAY
- 00.22 EXISTING DRIVEWAY
- 00.23 EXISTING DRIVEWAY
- 00.24 EXISTING DRIVEWAY
- 00.25 EXISTING DRIVEWAY
- 00.26 EXISTING DRIVEWAY
- 00.27 EXISTING DRIVEWAY
- 00.28 EXISTING DRIVEWAY
- 00.29 EXISTING DRIVEWAY
- 00.30 EXISTING DRIVEWAY
- 00.31 EXISTING DRIVEWAY
- 00.32 EXISTING DRIVEWAY
- 00.33 EXISTING DRIVEWAY
- 00.34 EXISTING DRIVEWAY
- 00.35 EXISTING DRIVEWAY
- 00.36 EXISTING DRIVEWAY
- 00.37 EXISTING DRIVEWAY
- 00.38 EXISTING DRIVEWAY
- 00.39 EXISTING DRIVEWAY
- 00.40 EXISTING DRIVEWAY
- 00.41 EXISTING DRIVEWAY
- 00.42 EXISTING DRIVEWAY
- 00.43 EXISTING DRIVEWAY
- 00.44 EXISTING DRIVEWAY
- 00.45 EXISTING DRIVEWAY
- 00.46 EXISTING DRIVEWAY
- 00.47 EXISTING DRIVEWAY
- 00.48 EXISTING DRIVEWAY
- 00.49 EXISTING DRIVEWAY
- 00.50 EXISTING DRIVEWAY

SITE SUMMARY

316 AREA	1,817,338 SF (4.47 ACRES)
PROPOSED BUILDING AREA (1ST FLOOR)	236,180 SF (5.39 ACRES)
PROPOSED PARKING AREA	1,581,158 SF (36.00 ACRES)
STANDARD PARKING	117 PARKING SPACES
HANDICAP SPACES REQUIRED	5 PARKING SPACES
HANDICAP SPACES PROVIDED	2 PARKING SPACES
TOTAL PARKING SPACES	117 PARKING SPACES



215 N. WATER STREET, SUITE 200
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
sp3architects.com



PROJECT
PROPOSED BUILDING FOR:
OAKWOOD INDUSTRIAL BUILDING 1
FRANKLIN, WISCONSIN

OWNER



REVISIONS

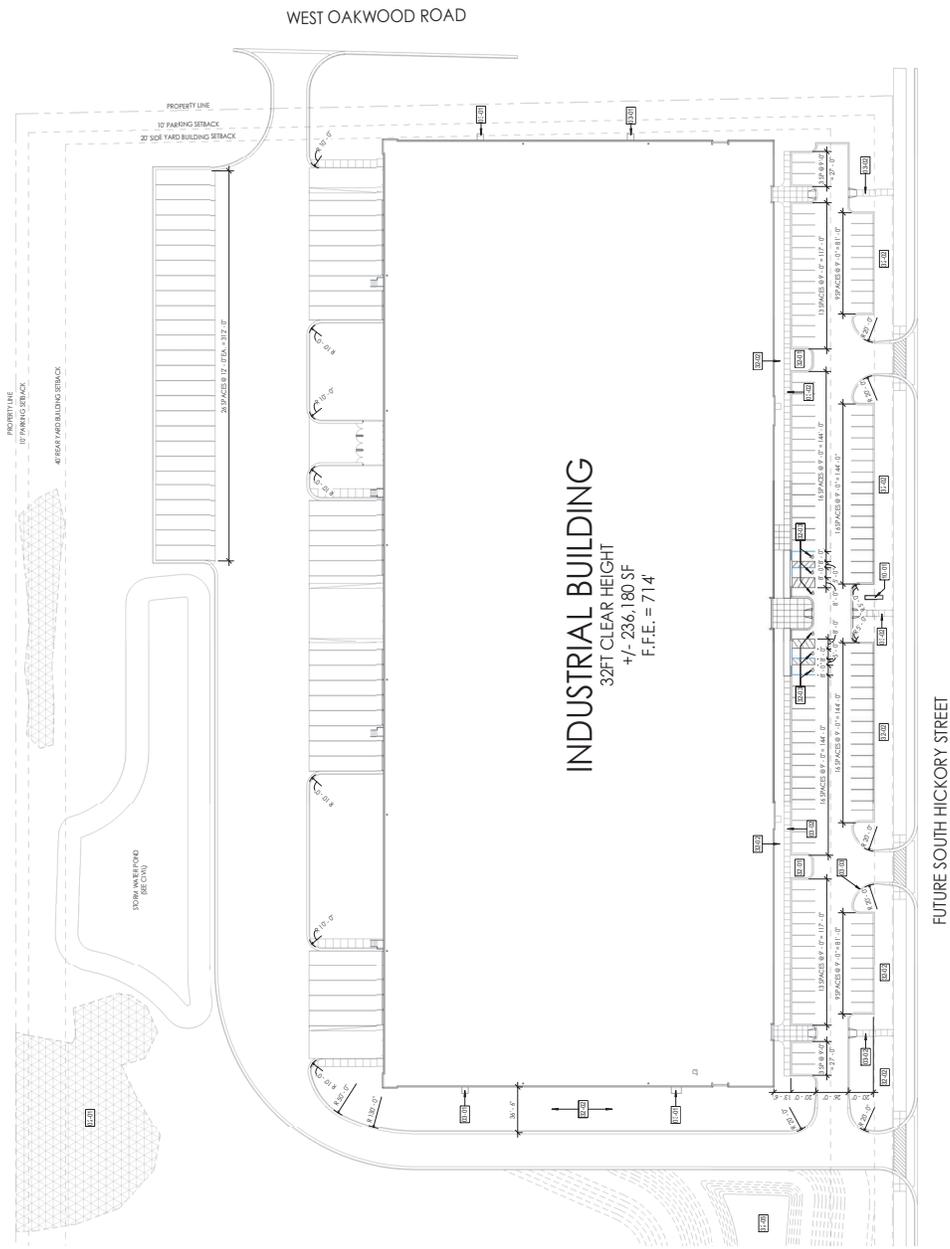
NO.	DESCRIPTION FOR	DATE
1	CR00	10/22/2021
2	CR02	11/04/2021

INFORMATION

PROJECT ARCHITECT	MAM
PROJECT MANAGER	DIP
PROJECT NUMBER	210023
SUBMITTED FOR	RECORD DRAWINGS
DATE	OCTOBER 12, 2022

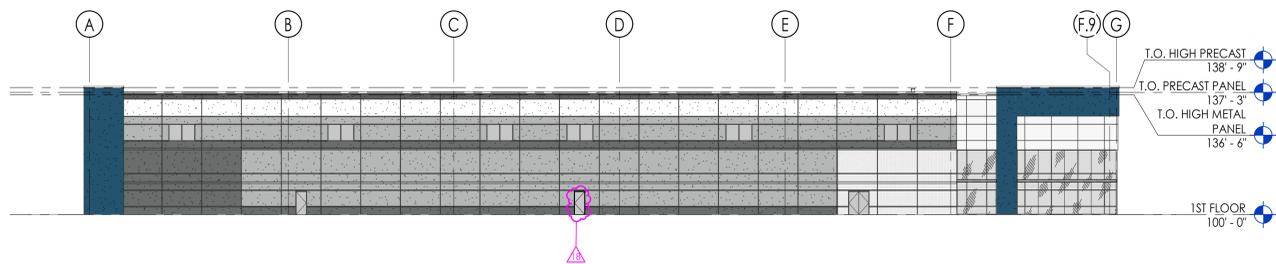
SHEET
ARCHITECTURAL SITE PLAN

A050

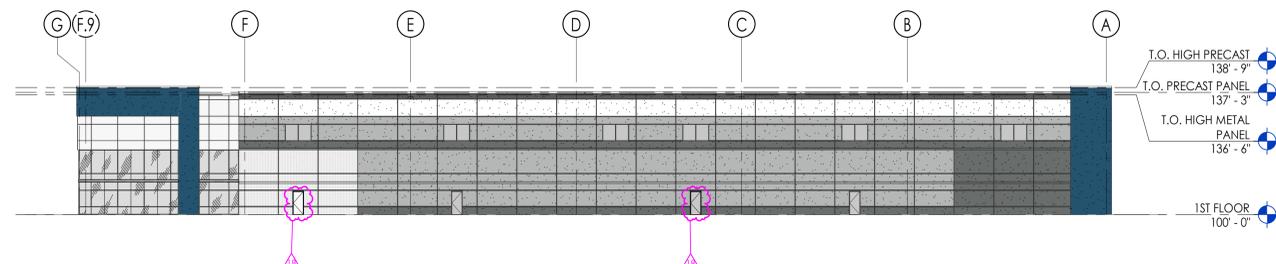


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 60'

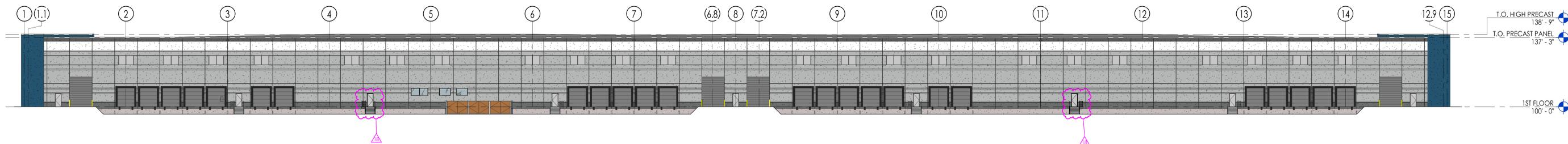




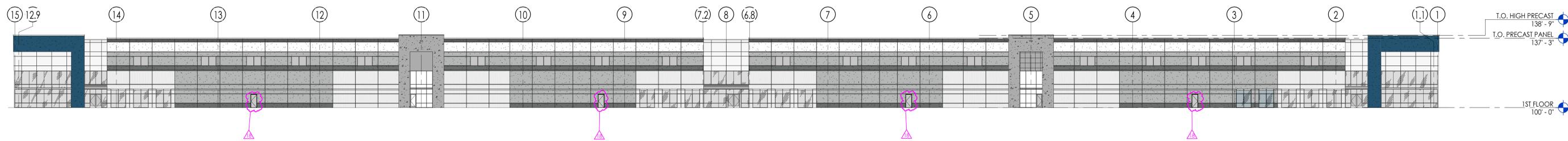
4 SOUTH ELEVATION - NEW FIRE ACCESS DOORS
3/164" = 1'-0"



3 NORTH ELEVATION - NEW FIRE ACCESS DOORS
3/164" = 1'-0"



2 WEST ELEVATION - NEW FIRE ACCESS DOORS
3/164" = 1'-0"



1 EAST ELEVATION - NEW FIRE ACCESS DOORS
3/164" = 1'-0"



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION



Meeting of February 19, 2026

Certified Survey Map Update

RECOMMENDATION: Staff recommends approval of the applications for a Certified Survey Map. Recommended Conditions of Approval are provided in the draft Resolution(s).

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

The application before the Commission today is a request to update a previously approved two-lot Certified Survey Map (CSM). 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. The applicants are requesting this revision due to the fact that the WI Department of Transportation has released a setback which was required to be shown on the face of the easement.

The applicant has received approval of the full development including this 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.

The proposed land division was reviewed by Plan Commission on August 7, 2025, and conditionally approved by Common Council on September 16, 2025 (RES 2025-8378). A final version was submitted for City signatures and recording, however, during the final review process the applicants were notified that this release would occur. The related setback line is no longer required to be depicted. No other aspects of the CSM have changed.

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 new

resolution include the same conditions as RES 2025-8378 based on review of these applications for compliance with the Unified Development Ordinance:

Exhibits:

- Applicant Exhibits

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A REVISED 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 adopted RES 2025-8378 on September 16, 2025 approving requested Certified Survey Map; and

WHEREAS, the applicants now request approval of a revised Certified Survey Map depicting an updated setback on S. 27th St., which the WI Department of Transportation released; and

WHEREAS 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

NORTHWESTERN MUTUAL LIFE INSURANCE – CERTIFIED SURVEY MAP

RESOLUTION NO. 2026-_____

Page 2

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. 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.

NORTHWESTERN MUTUAL LIFE INSURANCE – CERTIFIED SURVEY MAP
RESOLUTION NO. 2026-_____

Page 3

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin
this _____ day of _____, 2026.

APPROVED:

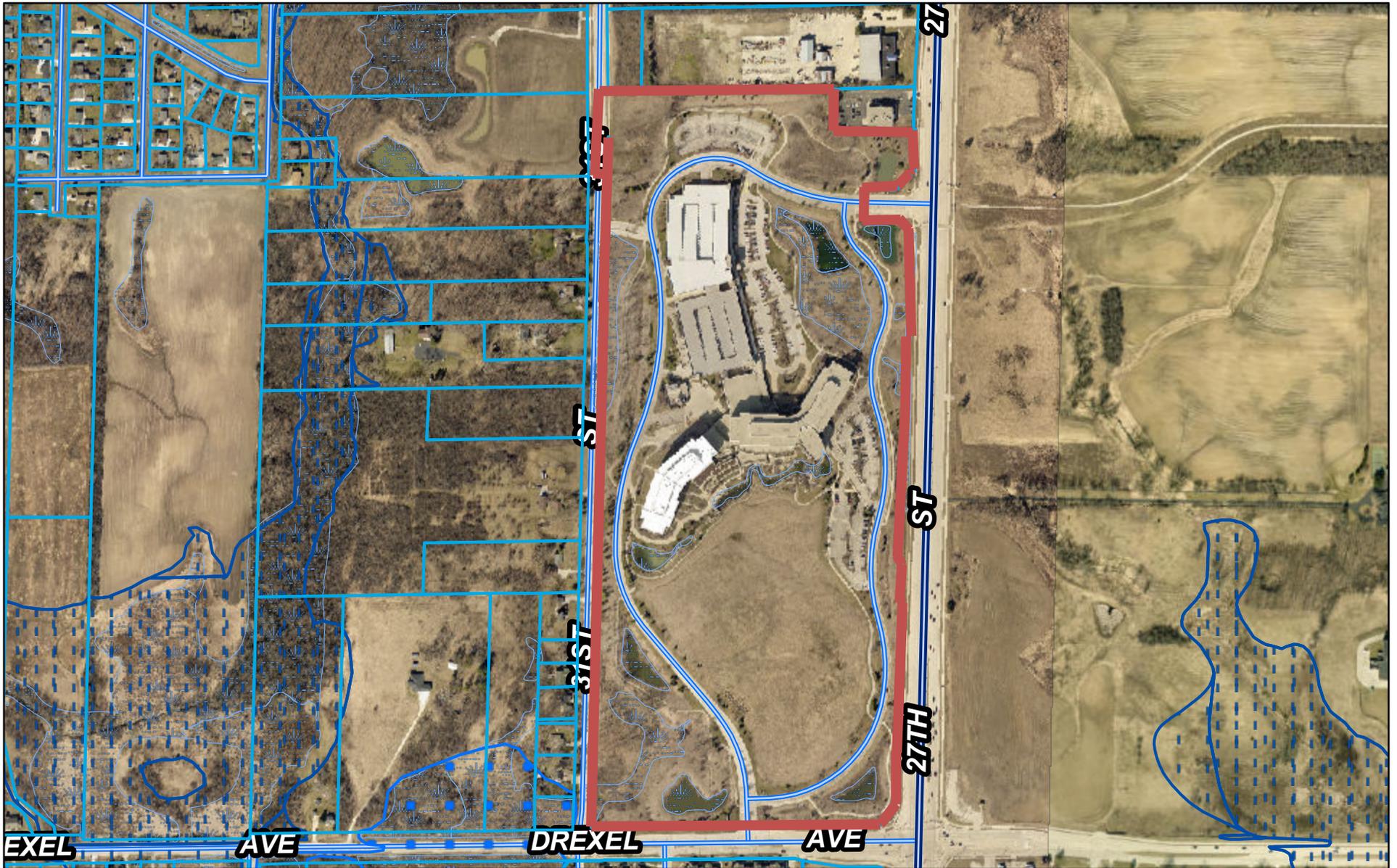
John R. Nelson, Mayor

ATTEST:

Shirley Roberts, City Clerk

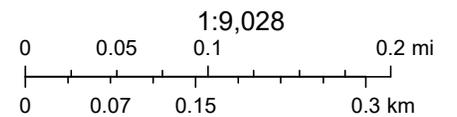
AYES _____ NOES _____ ABSENT _____

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

collaborāte / formulāte / innovāte

February 9, 2026

City of Franklin
Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

SUBJECT: Costco Wholesale- Franklin, WI

Dear Planning Department:

Costco Wholesale Corporation (Costco) and Agents, in conjunction with Northwestern Mutual, hereby present this application for a Certified Survey Map (CSM). The hard copies are per the City's request for the February 19th Plan Commission and the March 3rd Common Council meetings.

We are including the following items in our submittal:

- 12 Copies of the following:
 - Application Form
 - Narrative and illustration of changes from previous Plan Commission submittal
 - Certified Survey Map
 - Access Modification Letter
- Electronic copies will be emailed to the City before February 9, 2026.
- Northwestern Mutual will pay the CSM recording Fee upon approval

Sincerely,

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

Ben Langemeier, PE
Project Manager

BRL: brl

X:\ML\2024\20240222\Correspondence\Submittals\2026-02-09 CSM PC and CC submittal

Project Description – Northwestern Mutual Parcel – South 27th Street

Costco Wholesale Corporation is planning to develop the northwest corner of the intersection of South 27th 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.

The project is planning to commence construction during the 2026 Construction Schedule. And opening in late 2026.

The CSM is being resubmitted as a result of a Wisconsin Department of Transportation Rescission of Restrictions, a copy is attached via electronic and paper copies submittal. To assist with understanding, an overlay of the two CSMs has also been provided.

CSM Changes Exhibit

February 9th, 2026

Red: Old CSM Submittal (July 28th, 2025)

Green: New CSM Submittal (February 9th, 2026)

CERTIFIED SURVEY MAP NO. _____

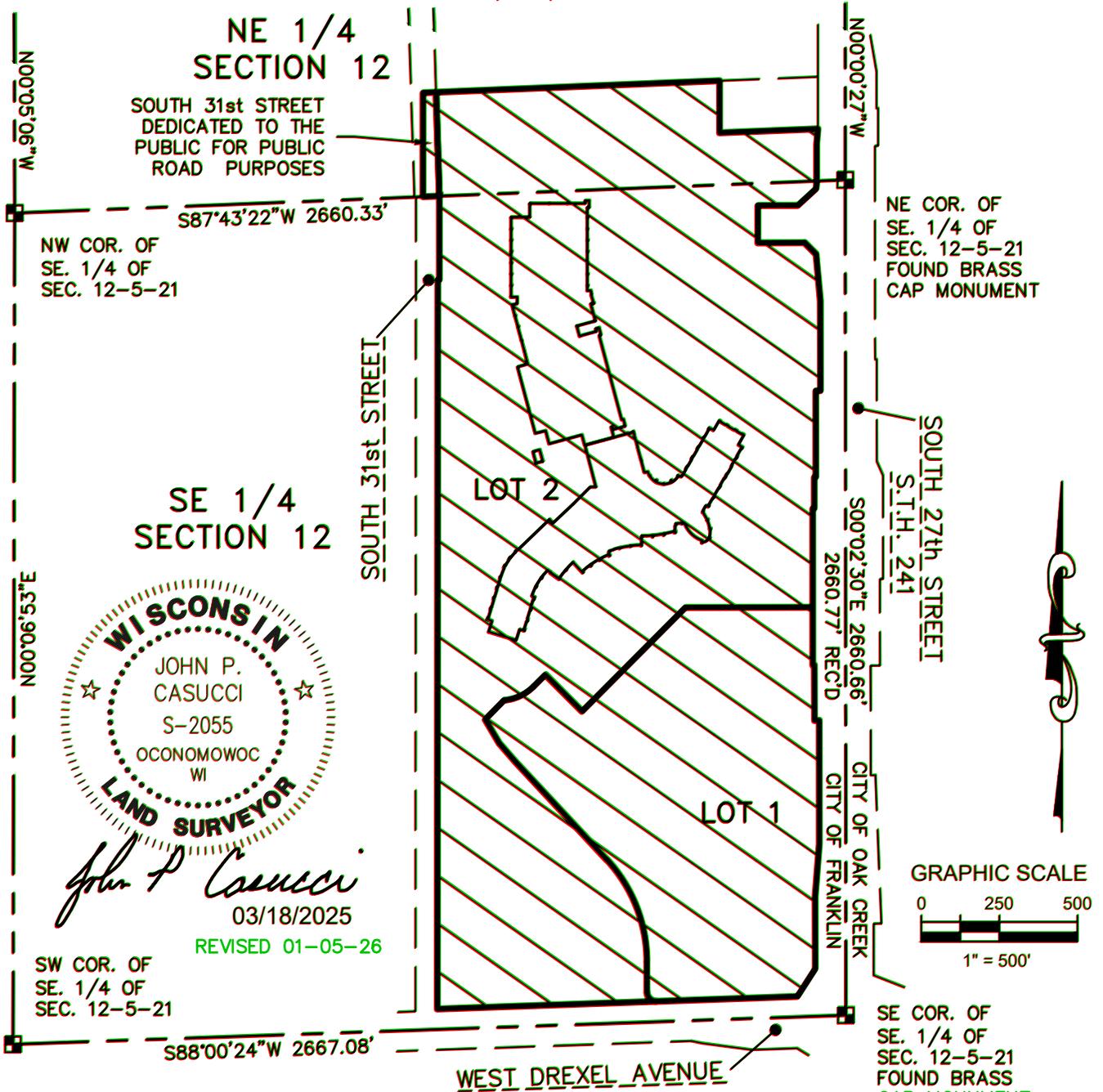
Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

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 $N00^{\circ}02'30''W$ Wisconsin State Plane Coordinate System, South Zone (NAD 83) April 2002 datum. ~~Plane Coordinate System, South Zone (NAD 83) 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

LOCATION MAP

NORTHEAST & SOUTHEAST 1/4
OF SECTION 12, T5N, R21E



John P. Casucci
03/18/2025
REVISED 01-05-26

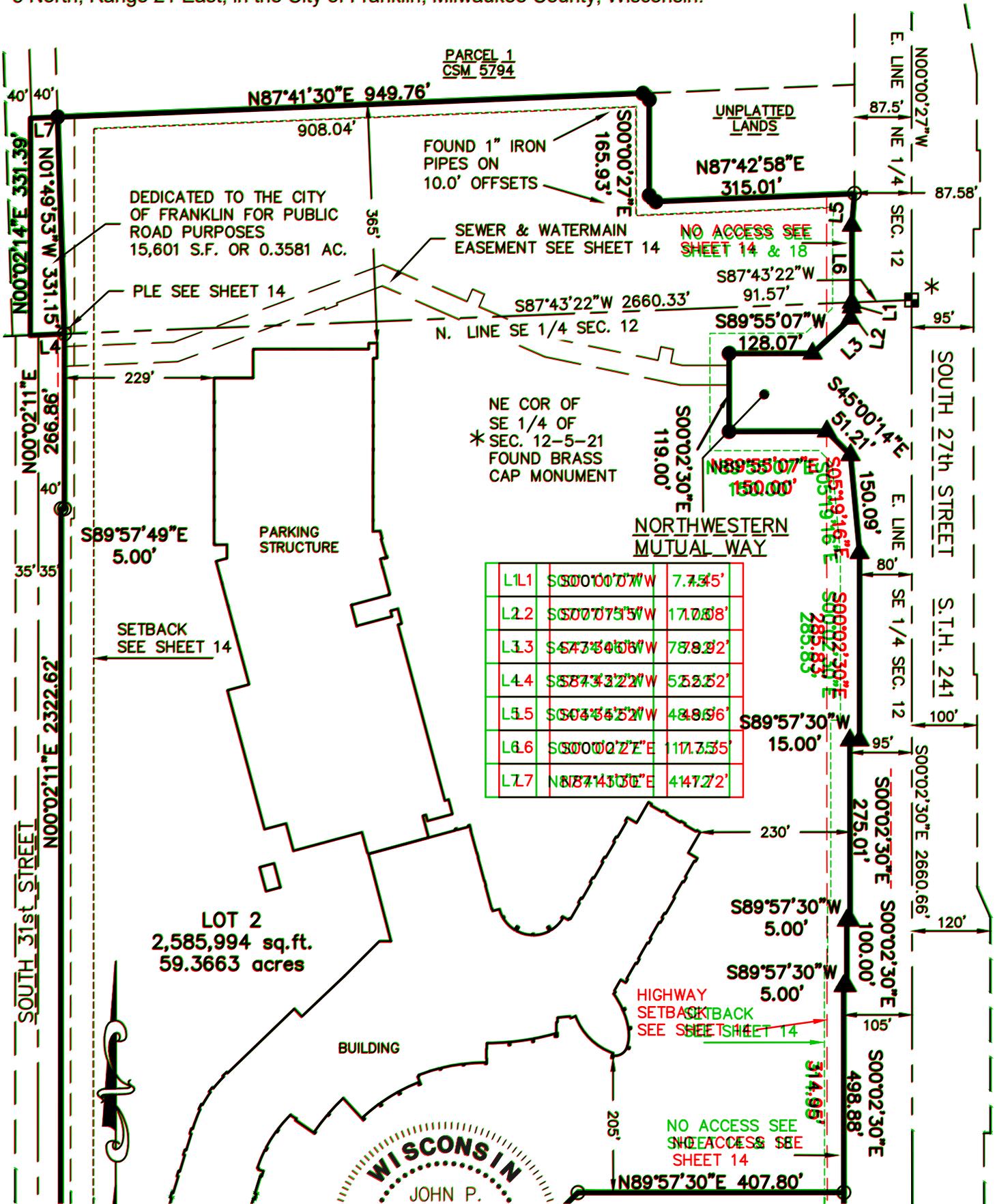
- ▲ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

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.



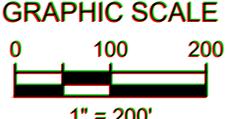
L1.1	S00°00'07\"W	7.75'5"
L2.2	S00°07'55\"W	17.08'8"
L3.3	S47°34'06\"W	78.92'2"
L4.4	S87°43'22\"W	522.52'
L5.5	S03°55'27\"W	48.95'6"
L6.6	S00°00'27\"E	117.35'5"
L7.7	N87°43'30\"E	417.72'



John P. Casucci

raSmith
CREATIVITY BEYOND ENGINEERING

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

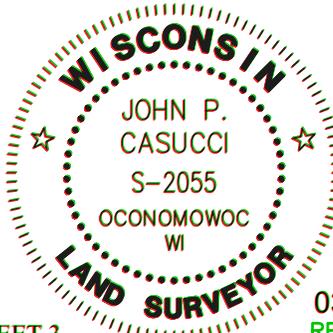
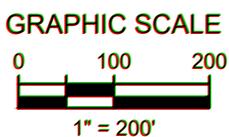
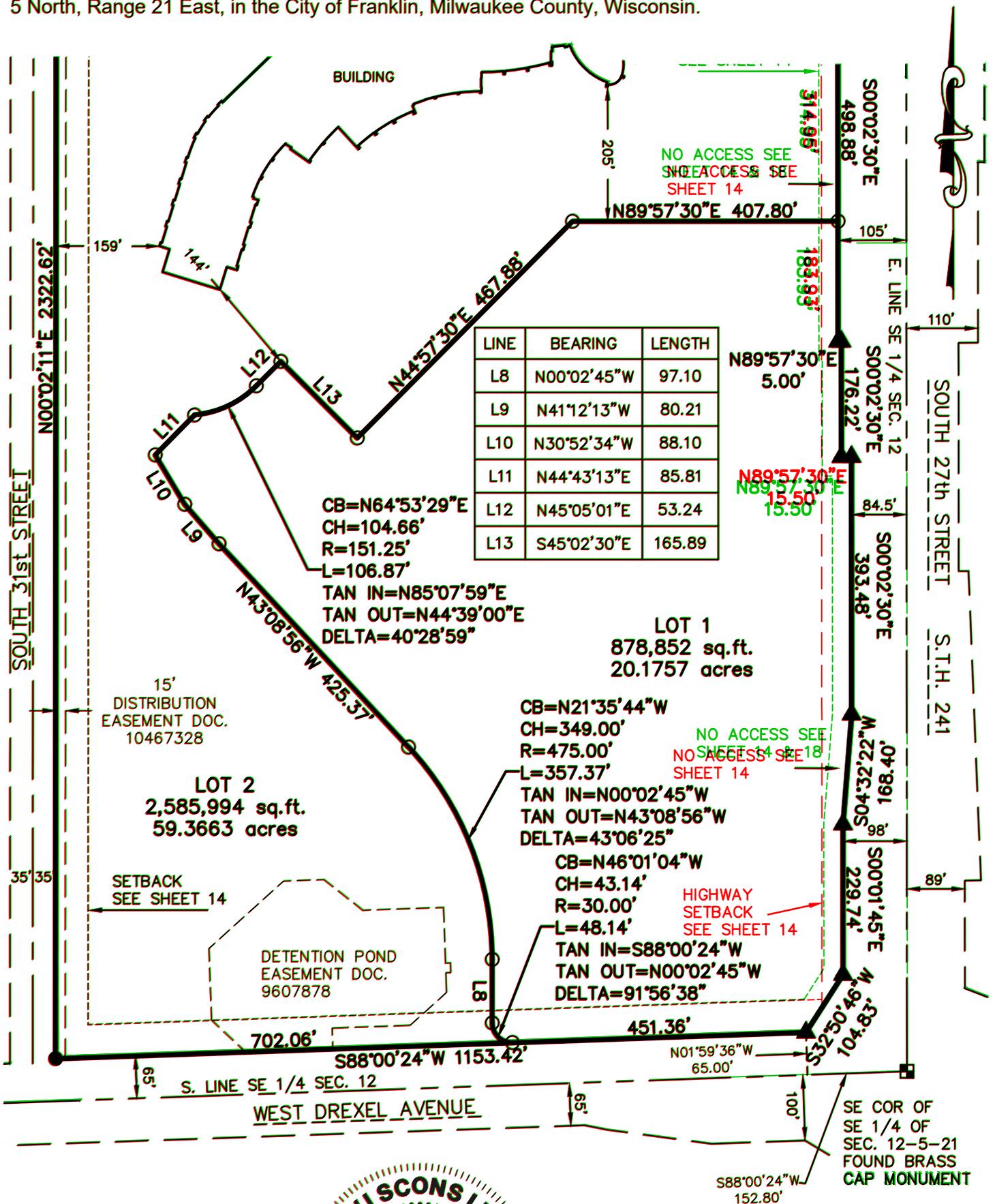


03/18/2025

REVISED 01-05-26

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.



John P. Casucci
raSmith
 CREATIVITY BEYOND ENGINEERING

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

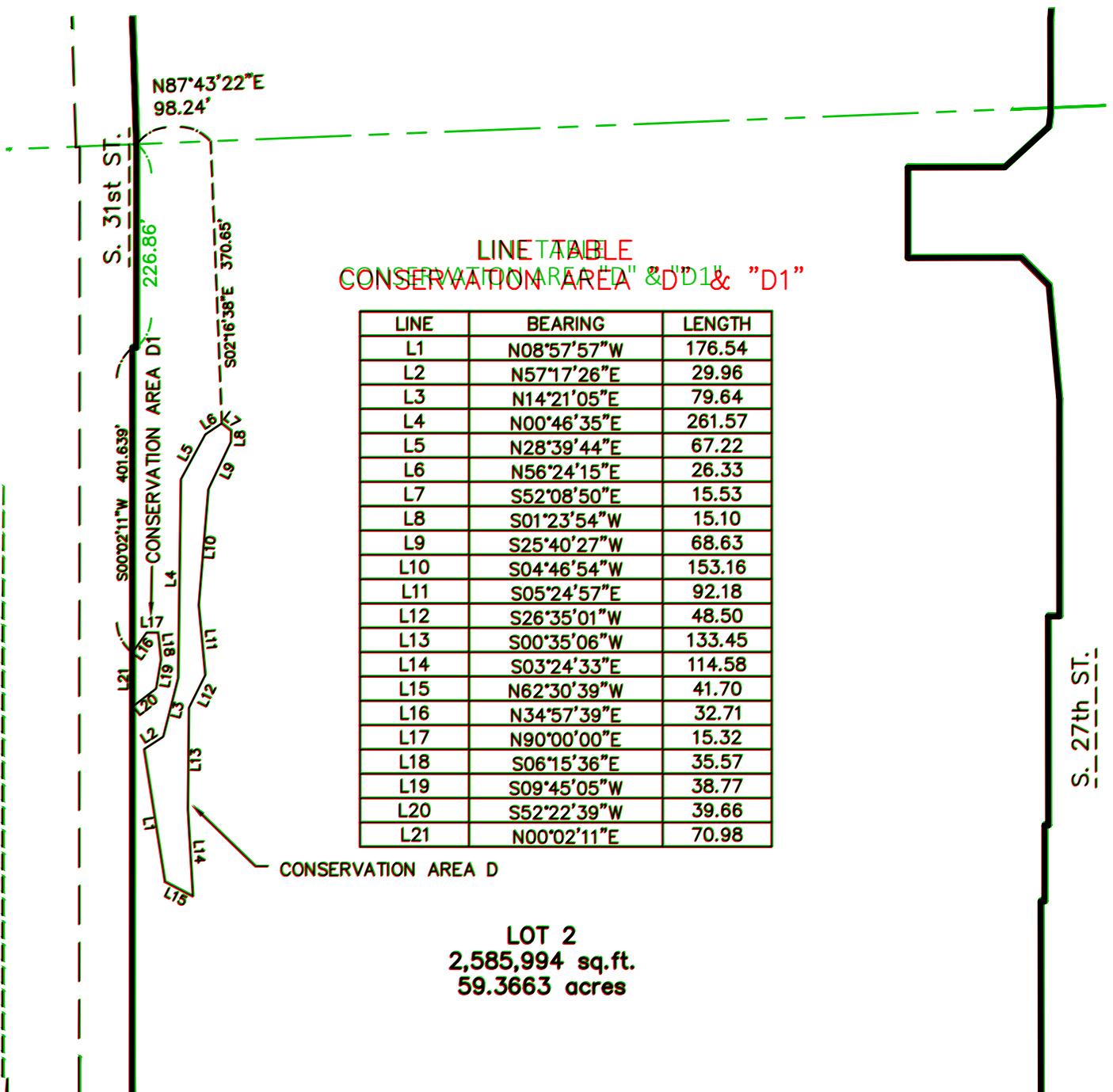
03/18/2025
 REVISED 01-05-26

Sheet 3 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.

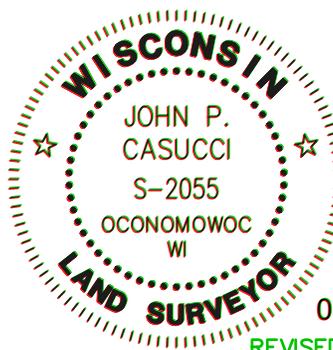
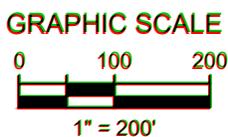
Conservation Area per Certified Survey Map No. 7389.



LINE TABLE
CONSERVATION AREA "D" & "D1" & "D1"

LINE	BEARING	LENGTH
L1	N08°57'57"W	176.54
L2	N57°17'26"E	29.96
L3	N14°21'05"E	79.64
L4	N00°46'35"E	261.57
L5	N28°39'44"E	67.22
L6	N56°24'15"E	26.33
L7	S52°08'50"E	15.53
L8	S01°23'54"W	15.10
L9	S25°40'27"W	68.63
L10	S04°46'54"W	153.16
L11	S05°24'57"E	92.18
L12	S26°35'01"W	48.50
L13	S00°35'06"W	133.45
L14	S03°24'33"E	114.58
L15	N62°30'39"W	41.70
L16	N34°57'39"E	32.71
L17	N90°00'00"E	15.32
L18	S06°15'36"E	35.57
L19	S09°45'05"W	38.77
L20	S52°22'39"W	39.66
L21	N00°02'11"E	70.98

LOT 2
2,585,994 sq.ft.
59.3663 acres



John P. Casucci

03/18/2025

REVISED 01-05-26

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.

~~DOT CERTIFICATION NO. 240-2490-020 FOR CERTIFIED SURVEY MAP NO. 7389~~

~~AND CORRECTION INSTRUMENT RECORDED AS DOCUMENT NO. _____~~

HIGHWAY SETBACK RESTRICTION

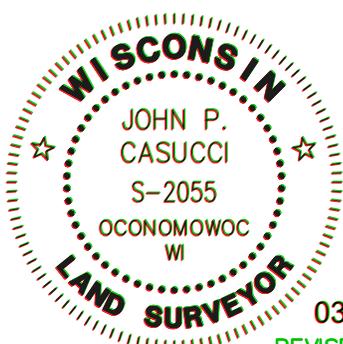
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that 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 except for one access point to STR 241 at the existing median opening approximately 1,265 feet north of Drexel Ave. 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. 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

REVISED 01-05-26

THIS INSTRUMENT DRAFTED BY JOHN P. CASUCCI, S-2055

Sheet 18 of 18 Sheets

**Correction Instrument
Rescission of Trans 233 Restrictions**

Wisconsin Department of Transportation
DT 1458

Pursuant to s.236.295(1)(a), Wis. Stats., I, Kolin Erickson, authorized Wisconsin Department of Transportation representative, certify that in the plat of:

Legal Description: CSM 7389 being a division of Parcel 1 and Outlot 1 of Certified Survey Map No. 4066 and lands in the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Recorded in the Milwaukee County Register of Deeds Office on March 16, 2004.

This correction instrument is for the purpose of modifying the above document as follows:

Modify the access restriction to allow 1 Access Point to STH 241 at the existing median opening approximately 1,265 feet north of Drexel Ave

To remove the 50 foot highway setback restriction and the setback language.

This space is reserved for recording data

Wisconsin Department of Transportation
SE Region
141 NW Barstow St
PO Box 798
Waukesha, WI 53187-0798
ATTN: Sue King

Parcel Identification Number/Tax Key Number
7869980003

Kolin Erickson

(Authorized DOT Signature)

Kolin Erickson

(Print Name)

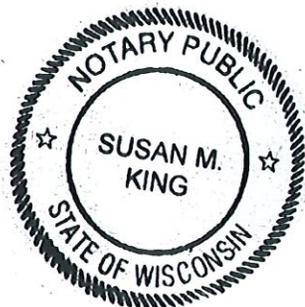


[Signature]

(Surveyor Signature)

KATHRYN KUECKER

(Print Name)



State Approval Notary Certificate

State of Wisconsin

Waukesha County) ss.

Subscribed and sworn to before me this date: 12/11/25

Susan M. King
(Signature, Notary Public, State of Wisconsin)

SUSAN M KING
(Print or Type Name, Notary Public, State of Wisconsin)

9/12/27
(Date Commission Expires)

Surveyor Approval Notary Certificate

State of Wisconsin

Waukesha County) ss.

Subscribed and sworn to before me this date: 9/12/27

Susan M. King
(Signature, Notary Public, State of Wisconsin)

SUSAN M KING
(Print or Type Name, Notary Public, State of Wisconsin)

9/12/27
(Date Commission Expires)

Approval Certification

(Date)

(Name of Local Government)
Approved for recording by the government identified above

(Authorized Local Government Signature)

(Print or Type Name)

Local Government Approval Notary Certificate

State of Wisconsin)
_____ County) ss.

Subscribed and sworn to before me this date: _____

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)



Division of Transportation
System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

Governor Tony Evers
Secretary Kristina Boardman
wisconsin.gov
Telephone: (262) 548-5903
FAX: (262) 548-5662
Email: ser.dtsd@dot.wi.gov

EXHIBIT A

CSM 7389 being a division of Parcel 1 and Outlot 1 of Certified Survey Map No. 4066 and lands in the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Recorded in the Milwaukee County Register of Deeds Office on March 16, 2004.

The Department of Transportation has reviewed your request to modify the access and release setback restriction/s on the above referenced property.

The Department hereby releases the 50 foot highway setback restriction and setback language.

The access restriction/s is hereby modified as follows: To allow 1 Access Point to STH 241 at the existing median opening approximately 1,265 feet north of Drexel Ave.

It is required that this release be incorporated into a correction document under ss. 236.295 wis.stats., as an Exhibit


Tony Barth, SE Region Planning Chief

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

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. See sheet 16 for other restrictions.

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27). THE EAST LINE OF THE SE 1/4 OF SECTION 12 HAS A BEARING OF N 00°02'30" W (APRIL, 2002 DATUM).

WETLANDS DELINEATED BY CEDARBURG SCIENCE, LLC. W62 N556 WASHINGTON AVE., CEDARBURG, WI. 53012 ON FEBRUARY 27, 2002.

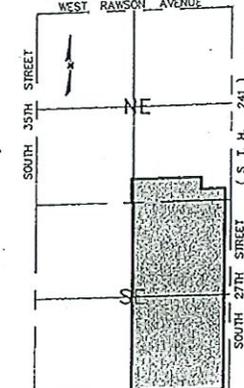
Setback Language has been released by WisDOT.

LEGEND

- ☐ CONCRETE MONUMENT WITH BRASS CAP EXCEPT AS NOTED
- 1" DIA. IRON PIPE FOUND
- SET IRON PIPE, 1.315" OUTSIDE DIAMETER, 24" LONG, WEIGHING 1.68 LBS. PER LINEAL FOOT
- ▨ WETLAND AS DELINEATED BY CEDARBURG SCIENCE
- ▨ INDICATES CONSERVATION AREA
- ⊘ INDICATES NO ACCESS TO S.T.H. 241

VICINITY MAP

NORTHEAST 1/4 & SOUTHEAST 1/4 SECTION 12, T 5 N, R 21 E



SCALE: 1" = 2000'

LINE TABLE

LINE	LENGTH	BEARING
L1	80.06	S 87°43'22" W
L2	22.49	S 87°43'22" W
L3	165.93	S 00°00'27" E
L4	322.60	N 87°42'58" E
L5	47.51	S 87°43'22" W
L6	70.69	N 45°03'41" W
L7	150.00	S 89°55'07" W
L8	119.00	N 00°02'30" W
L9	150.00	N 89°55'07" E
L10	70.74	N 44°55'19" E
L11	219.00	S 00°02'30" W

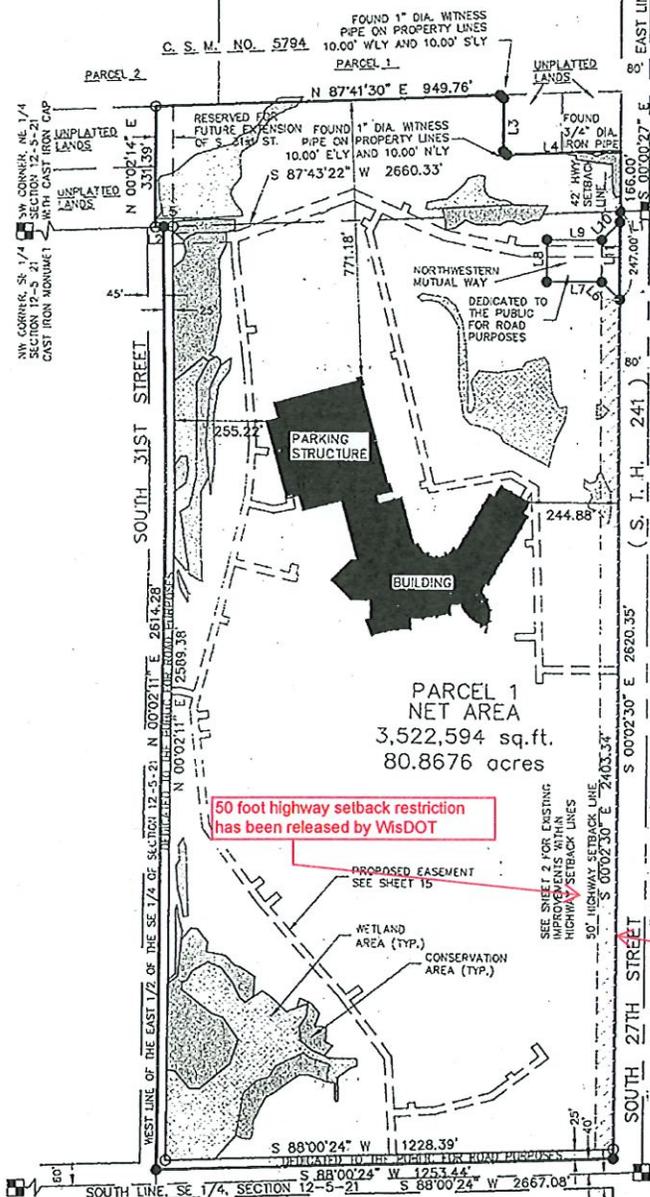
GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

Signature of Surveyor
STATE OF WISCONSIN
LAND SURVEYOR

WisDOT has modified the no access restriction to allowed 1 AP at the existing median opening approximately 1,296 feet north of Drexel Ave.



PARCEL 1 NET AREA
3,522,594 sq. ft.
80.8676 acres

50 foot highway setback restriction has been released by WisDOT

PROPOSED EASEMENT SEE SHEET 15

SEE SHEET 2 FOR EXISTING IMPROVEMENTS WITHIN HIGHWAY SETBACK LINES

DOT CERTIFICATION NO. 40-241-0690-02
ZONING: BP (BUSINESS PARK DISTRICT), SECTION 15-3.0311, FRANKLIN CODE OF ORDINANCES
SEE SHEET 2 FOR SETBACK LINES

National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-781-8408
18745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nseco.com
5160457\CS211L4H-U-K



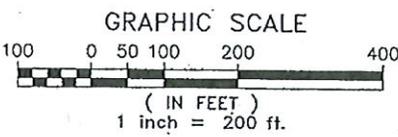
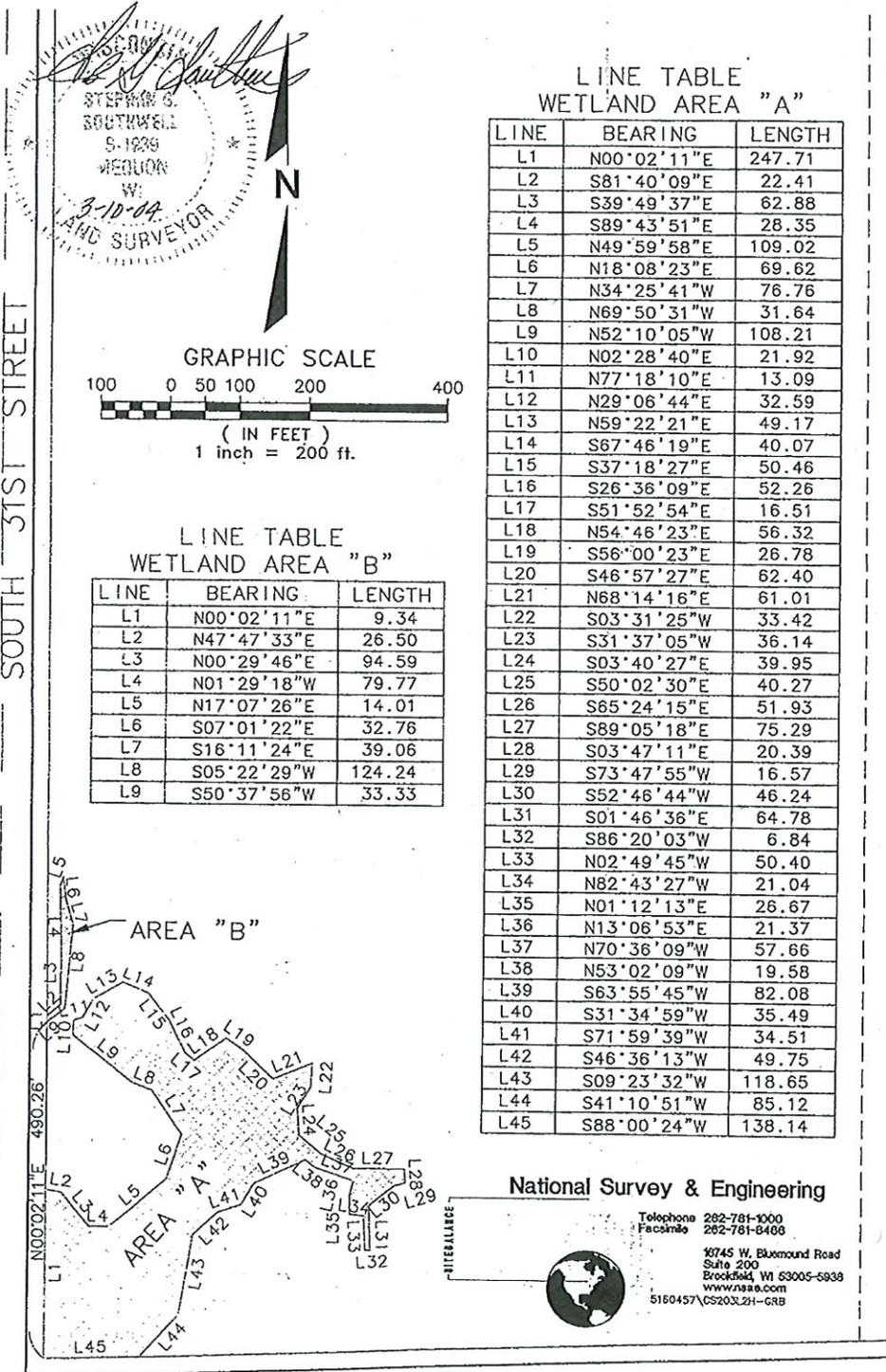
REEL 5795 IMAGE 1780

17

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1782



**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

National Survey & Engineering

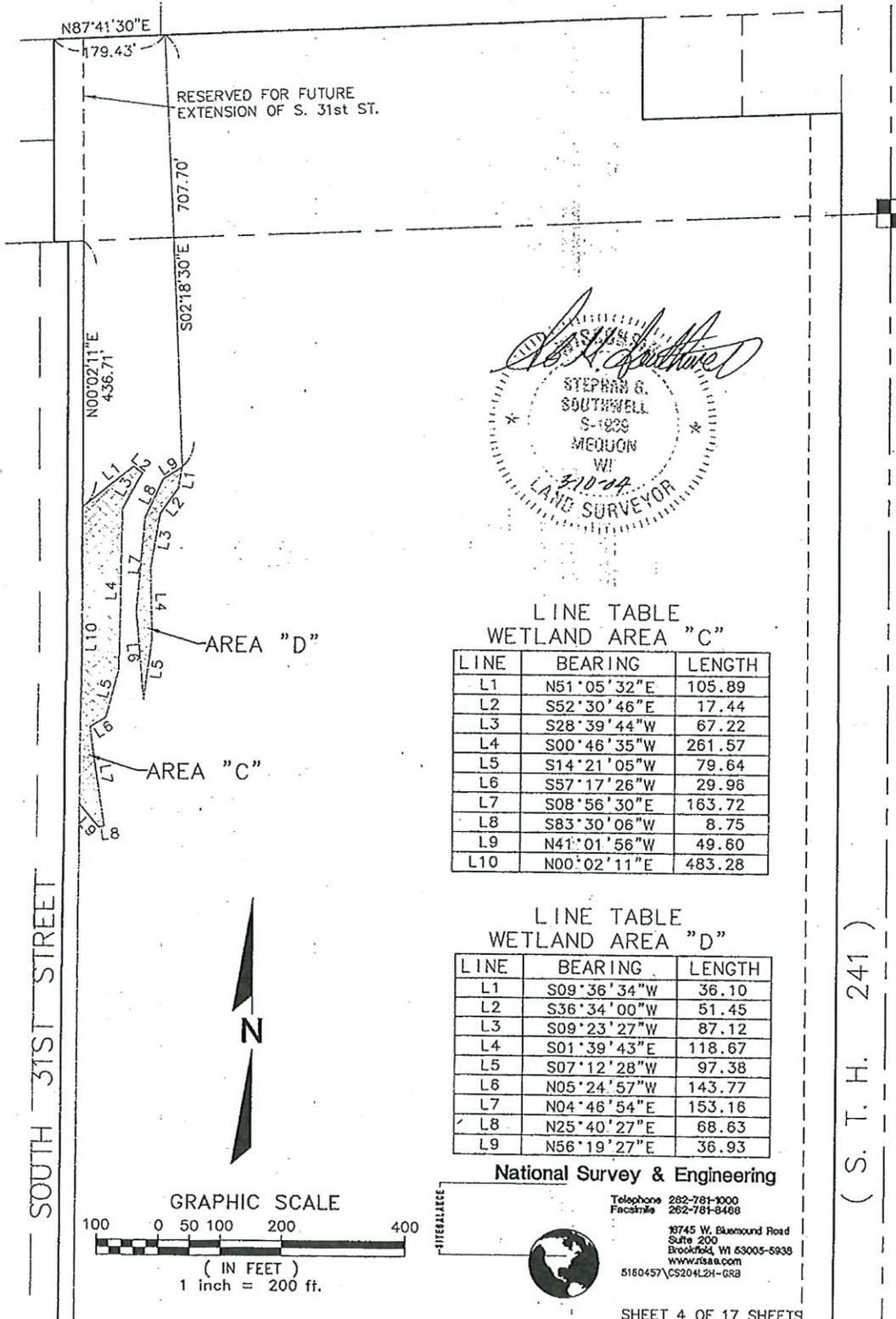
Telephone 262-781-1000
Facsimile 262-781-8408

16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsea.com
5160457\CS20X2H-CRB

WEST DREXEL AVENUE

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO: 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



Stephan G. Southwell
STEPHAN G.
SOUTHWELL
S-1828
MEQUON
WI
LAND SURVEYOR

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

National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-781-8408
19745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nse.com
5160457\CS204L2H-GR2



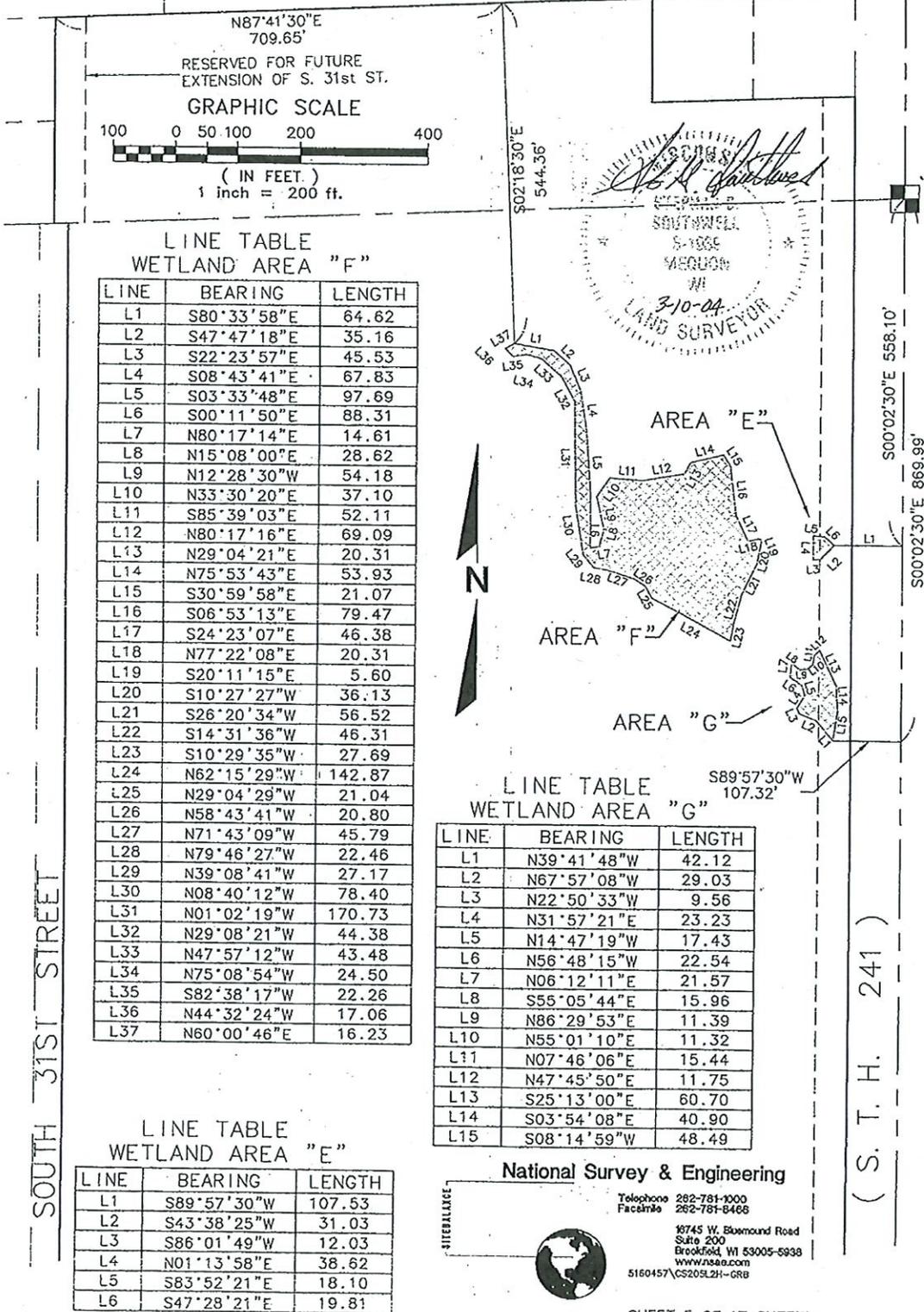
REEL : 5795 IMAGE 1783

(S. T. H. 241)

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1784



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 "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

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

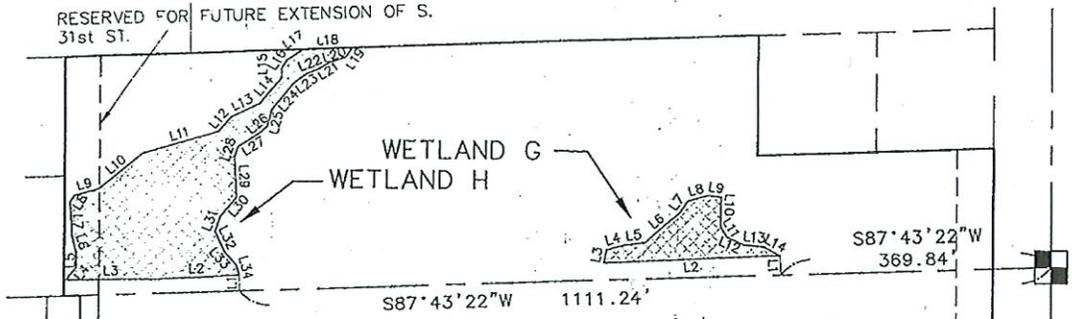
National Survey & Engineering

Telephone 262-781-1000
 Facsimile 262-781-0468
 10745 W. Bluemound Road
 Suite 200
 Brookfield, WI 53005-5938
 www.nsea.com
 5160457/CS205L2H-GRB



CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



REEL 5795 IMAGE 1785

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
L4	N37°26'30"E	22.63
L5	N02°15'08"W	21.69
L6	N14°10'48"W	20.76
L7	N03°18'36"W	48.40
L8	N31°35'22"E	10.48
L9	N75°06'03"E	33.87
L10	N50°24'49"E	80.56
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

LINE TABLE
WETLAND AREA "G"

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

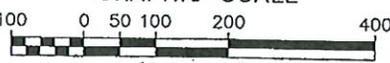
SOUTH 31ST STREET

(S. T. H. 241)





GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

National Survey & Engineering

Telephone 262-781-1000
 Facsimile 262-781-8468
 18745 W. Bluemound Road
 Suite 200
 Brookfield, WI 53005-5938
 www.nsaeb.com
 5160457\CS206L2H-RMK

CERTIFIED SURVEY MAP NO. 7389

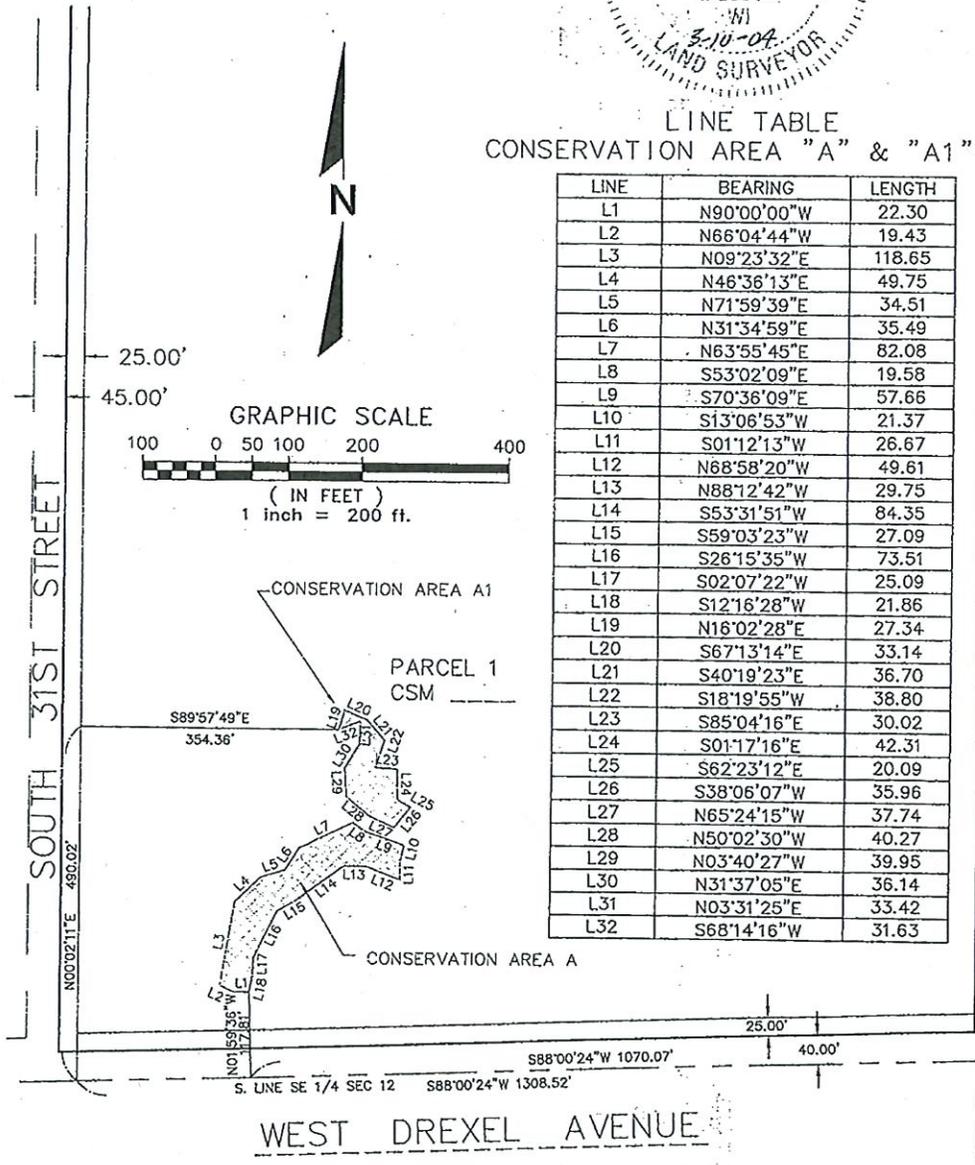
A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1786



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°18'28"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



SOUTH 27TH STREET (S. T. H. 241)
E. LINE SE 1/4 SEC 12
N0°02'30"W 2660.77'

SE COR
SE 1/4
SEC 12

National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-781-8468

16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsee.com

5160457\CS207L2H-RMK

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL

5795

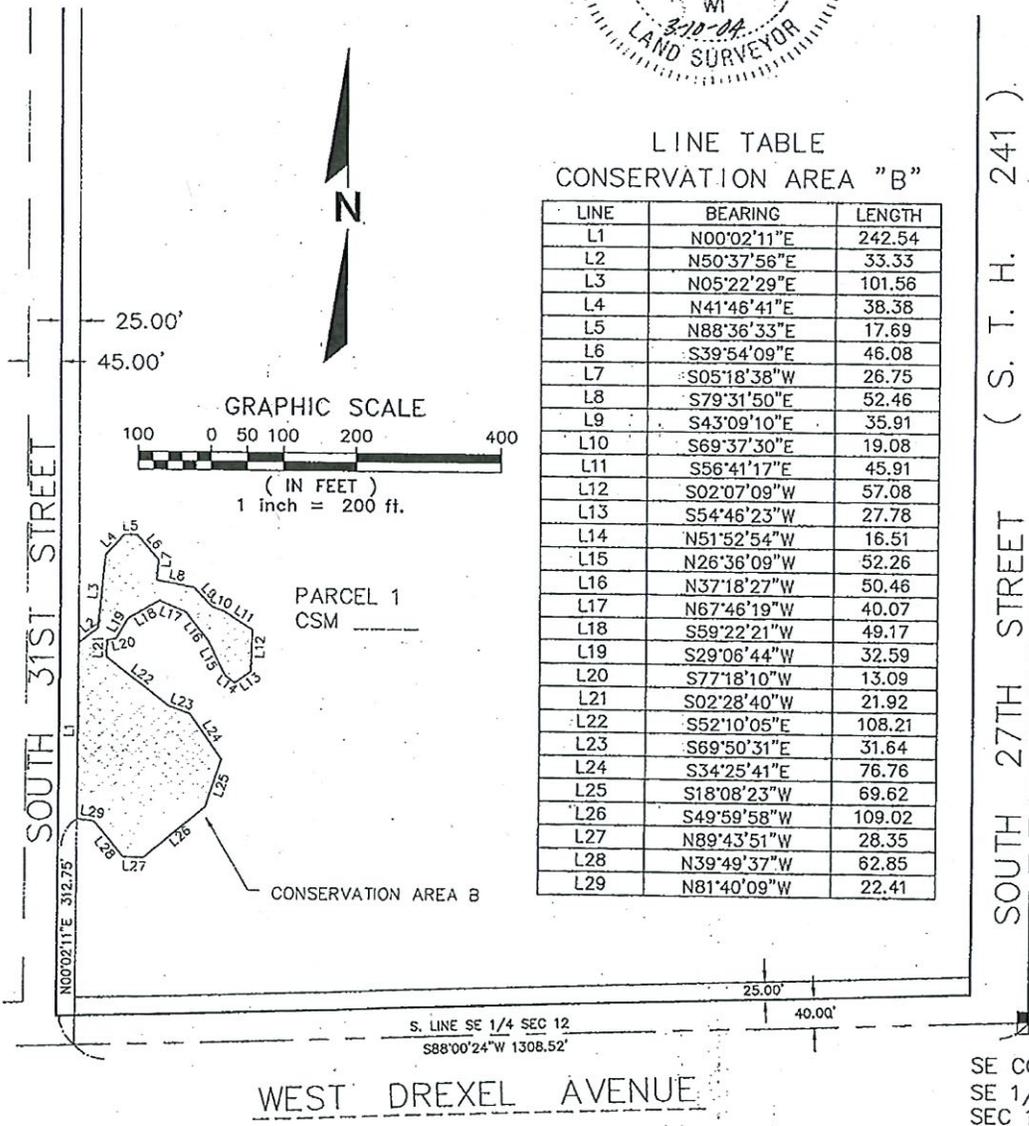
IMAGE

1787



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°08'44"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



SOUTH 31ST STREET (S. T. H. 241)

E. LINE SE 1/4 SEC. 12
NO. 02'30"W 26660.77'

SE COR
SE 1/4
SEC 12

National Survey & Engineering

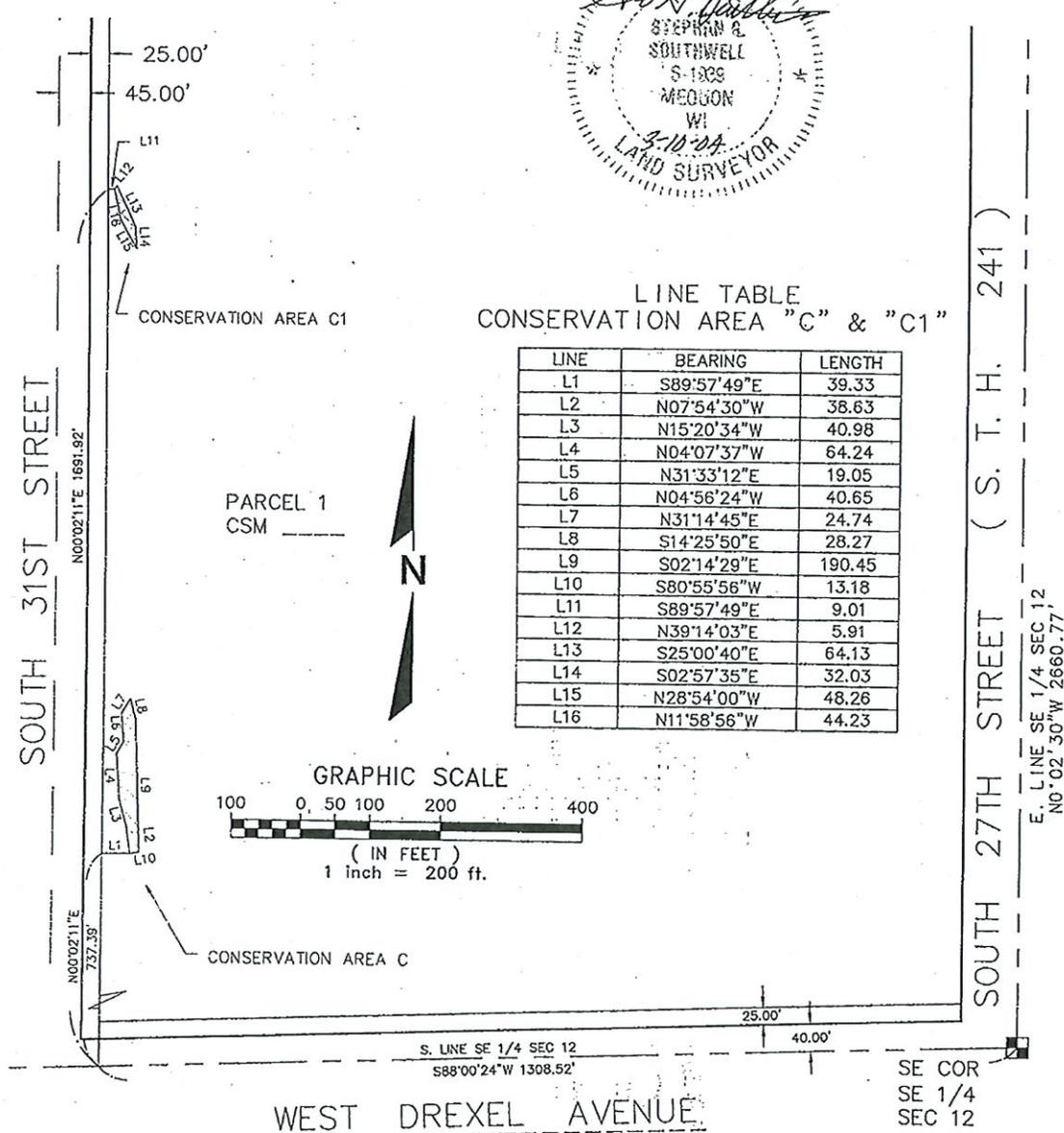
Telephone 262-781-1000
Facsimile 262-781-8488
16745 W. Blomound Road
Suite 200
Brookfield, WI 53005-6638
www.nse.com
5160457/CS208L2H-GRB



CERTIFIED SURVEY MAP NO. 7389

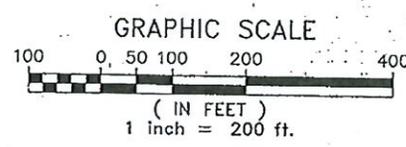
A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1788



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



S:\311044713.dwg (CS209L2H.dwg, 65,04124, 03, 03, 2004 09:10:29 PM, m)

WEST DREXEL AVENUE

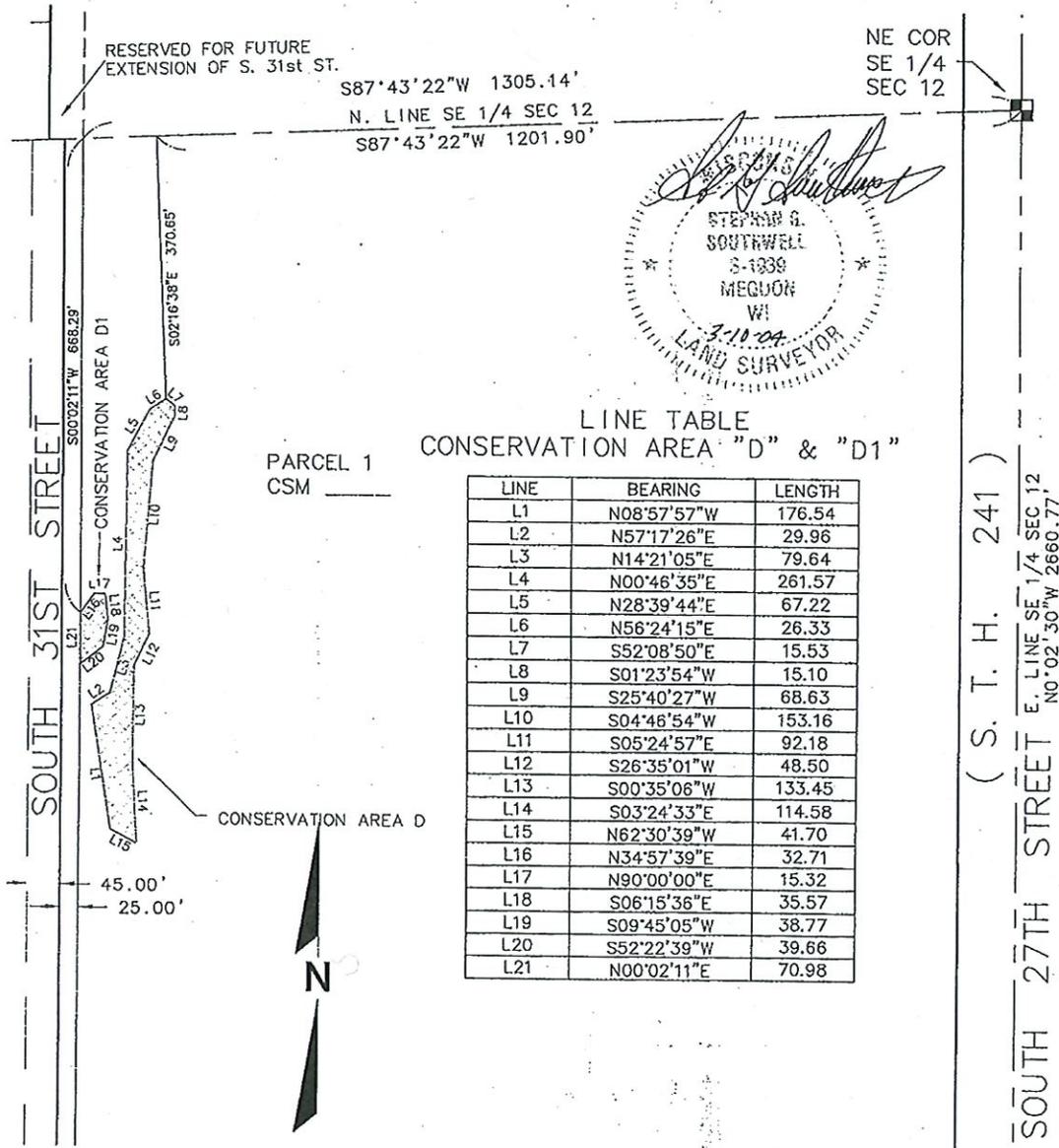
SE COR
SE 1/4
SEC 12

National Survey & Engineering
 Telephone 262-781-1000
 Facsimile 262-781-8468
 18745 W. Bluemound Road
 Suite 200
 Brookfield, WI 53005-5938
 www.nse.com
 5160457\CS209L2H--RUK

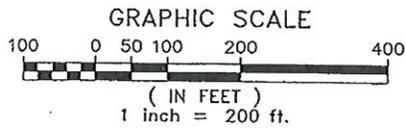
CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1789



LINE	BEARING	LENGTH
L1	N08°57'57"W	176.54
L2	N57°17'26"E	29.96
L3	N14°21'05"E	79.64
L4	N00°46'35"E	261.57
L5	N28°39'44"E	67.22
L6	N56°24'15"E	26.33
L7	S52°08'50"E	15.53
L8	S01°23'54"W	15.10
L9	S25°40'27"W	68.63
L10	S04°46'54"W	153.16
L11	S05°24'57"E	92.18
L12	S26°35'01"W	48.50
L13	S00°35'06"W	133.45
L14	S03°24'33"E	114.58
L15	N62°30'39"W	41.70
L16	N34°57'39"E	32.71
L17	N90°00'00"E	15.32
L18	S06°15'36"E	35.57
L19	S09°45'05"W	38.77
L20	S52°22'39"W	39.66
L21	N00°02'11"E	70.98



National Survey & Engineering

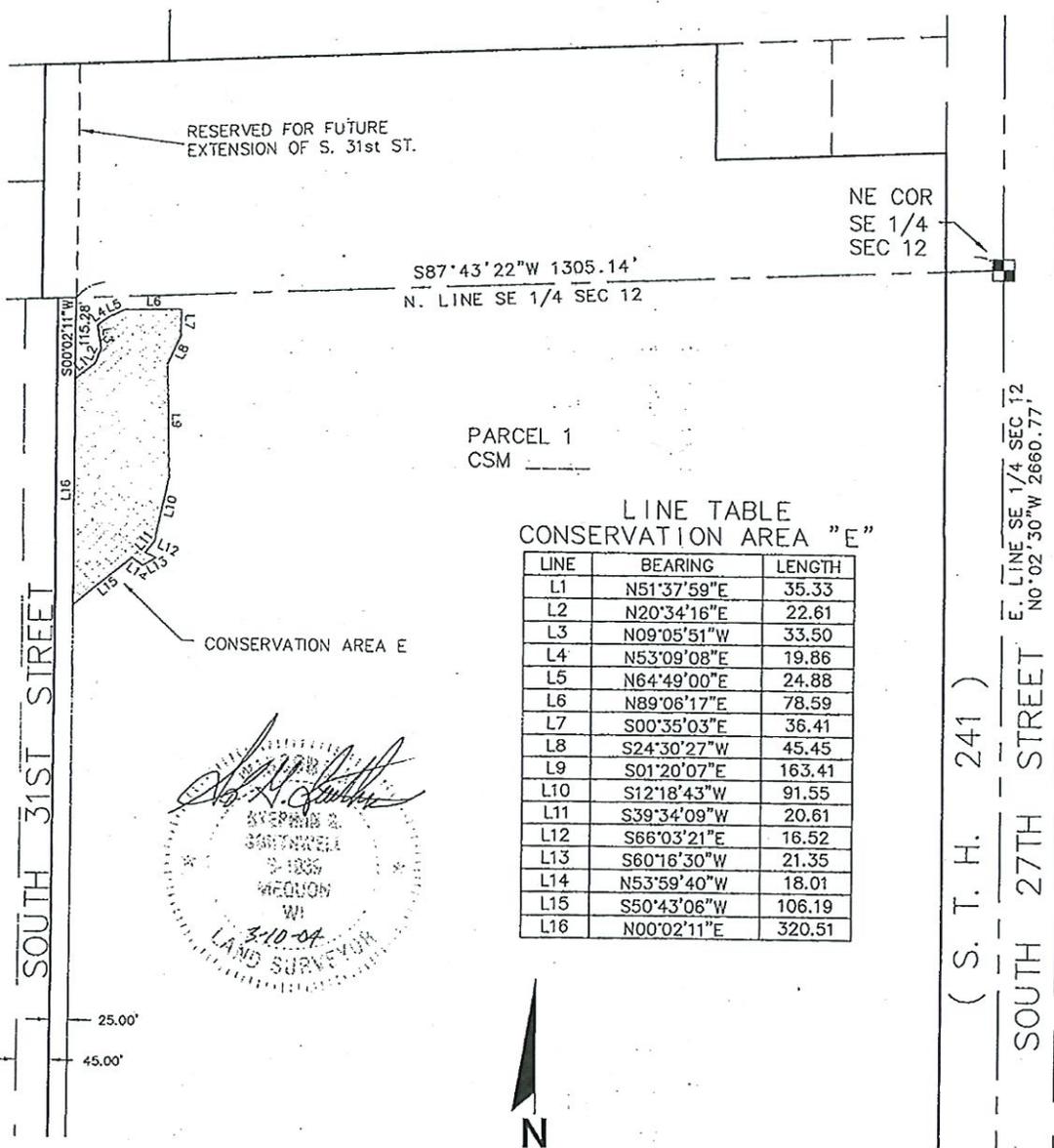
Telephone 282-781-1000
Facsimile 262-781-8488

16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nse80.com
5160457/CS20AL2H-RWK

CERTIFIED SURVEY MAP NO. 7389

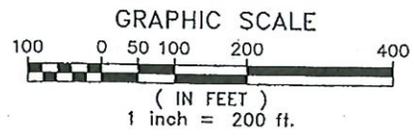
A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1790



LINE TABLE
CONSERVATION AREA "E"

LINE	BEARING	LENGTH
L1	N51°37'59"E	35.33
L2	N20°34'16"E	22.61
L3	N09°05'51"W	33.50
L4	N53°09'08"E	19.86
L5	N64°49'00"E	24.88
L6	N89°06'17"E	78.59
L7	S00°35'03"E	36.41
L8	S24°30'27"W	45.45
L9	S01°20'07"E	163.41
L10	S12°18'43"W	91.55
L11	S39°34'09"W	20.61
L12	S66°03'21"E	16.52
L13	S60°16'30"W	21.35
L14	N53°59'40"W	18.01
L15	S50°43'06"W	106.19
L16	N00°02'11"E	320.51



National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-781-8468

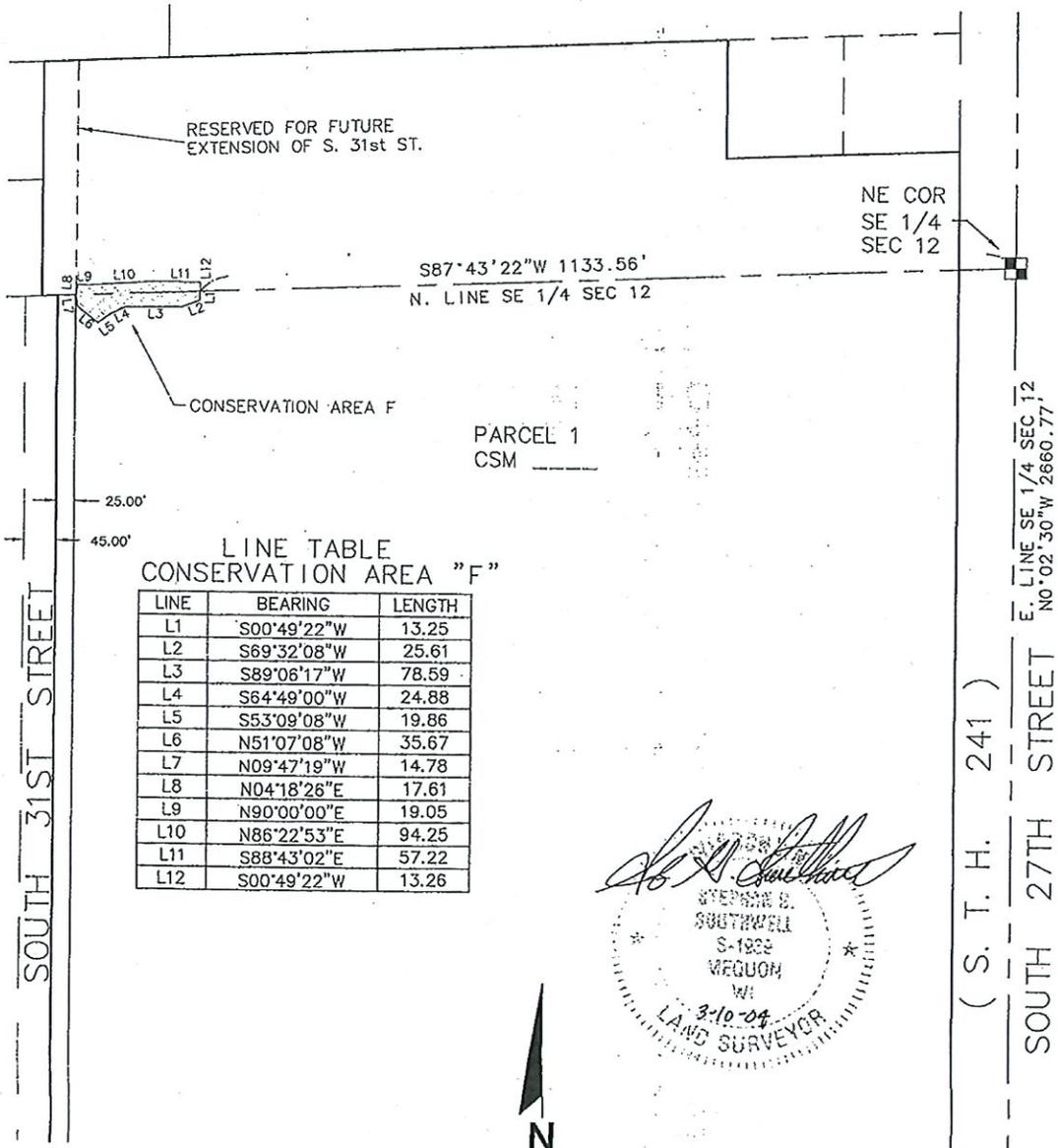
10745 W. Blumound Road
Suite 200
Brookfield, WI 53005-6938
www.nse.com

5160457\CS208L2H-RUK

CERTIFIED SURVEY MAP NO. 7389

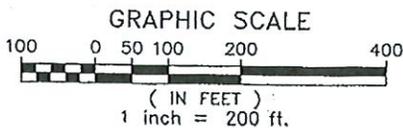
A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1791



LINE TABLE
CONSERVATION AREA "F"

LINE	BEARING	LENGTH
L1	S00°49'22"W	13.25
L2	S69°32'08"W	25.61
L3	S89°06'17"W	78.59
L4	S64°49'00"W	24.88
L5	S53°09'08"W	19.86
L6	N51°07'08"W	35.67
L7	N09°47'19"W	14.78
L8	N04°18'26"E	17.61
L9	N90°00'00"E	19.05
L10	N86°22'53"E	94.25
L11	S88°43'02"E	57.22
L12	S00°49'22"W	13.26



National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-781-8408

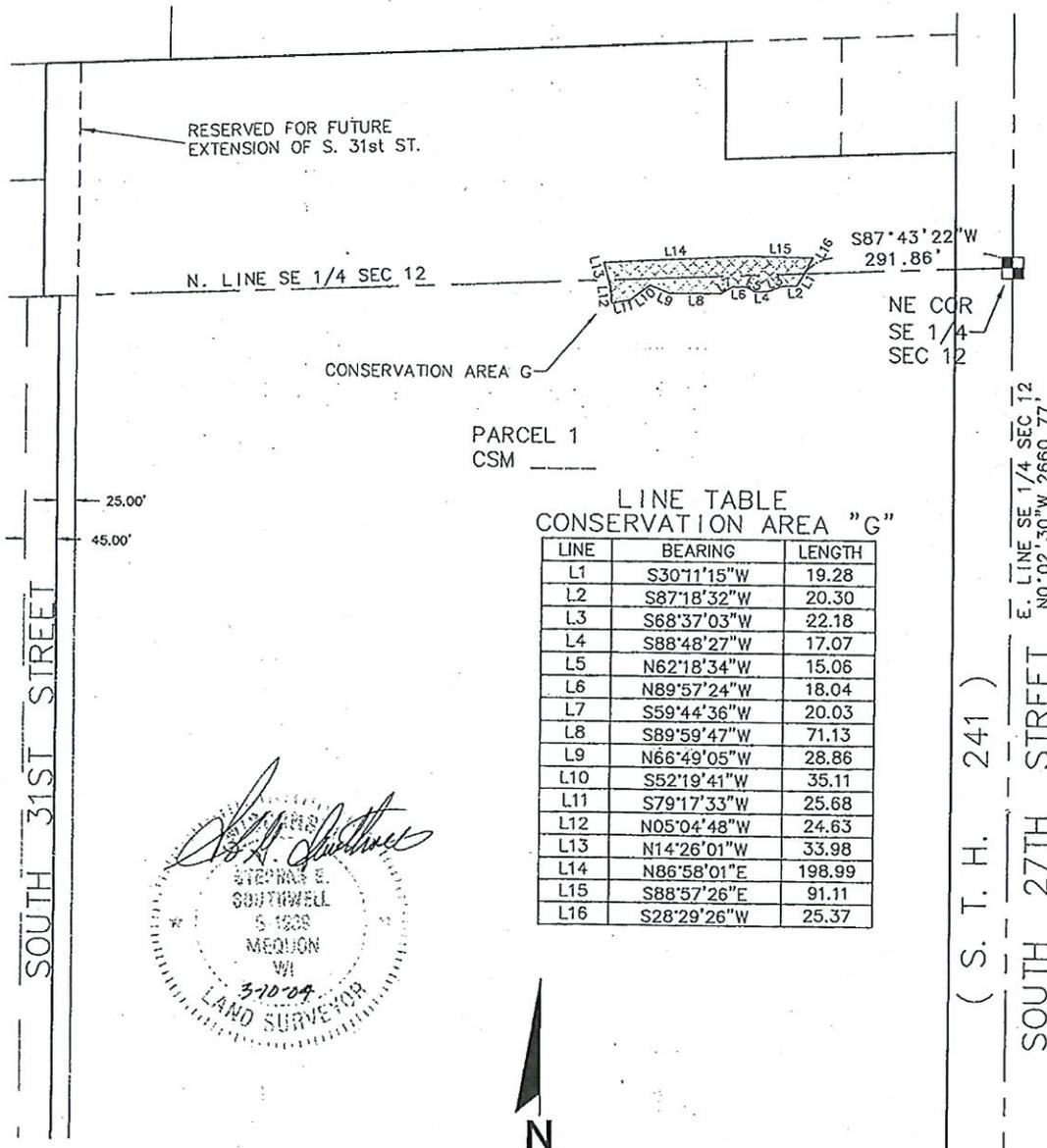
18745 W. Blumound Road
Suite 200
Brookfield, WI 53005-6938
www.nsa.com

5160457\CS20CL2H-RMK

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12. TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

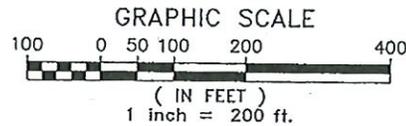
REEL 5795 IMAGE 1792



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

STEPHEN E. SOUTHWELL
 S 1038
 MEQUON
 WI
 31004
 LAND SURVEYOR

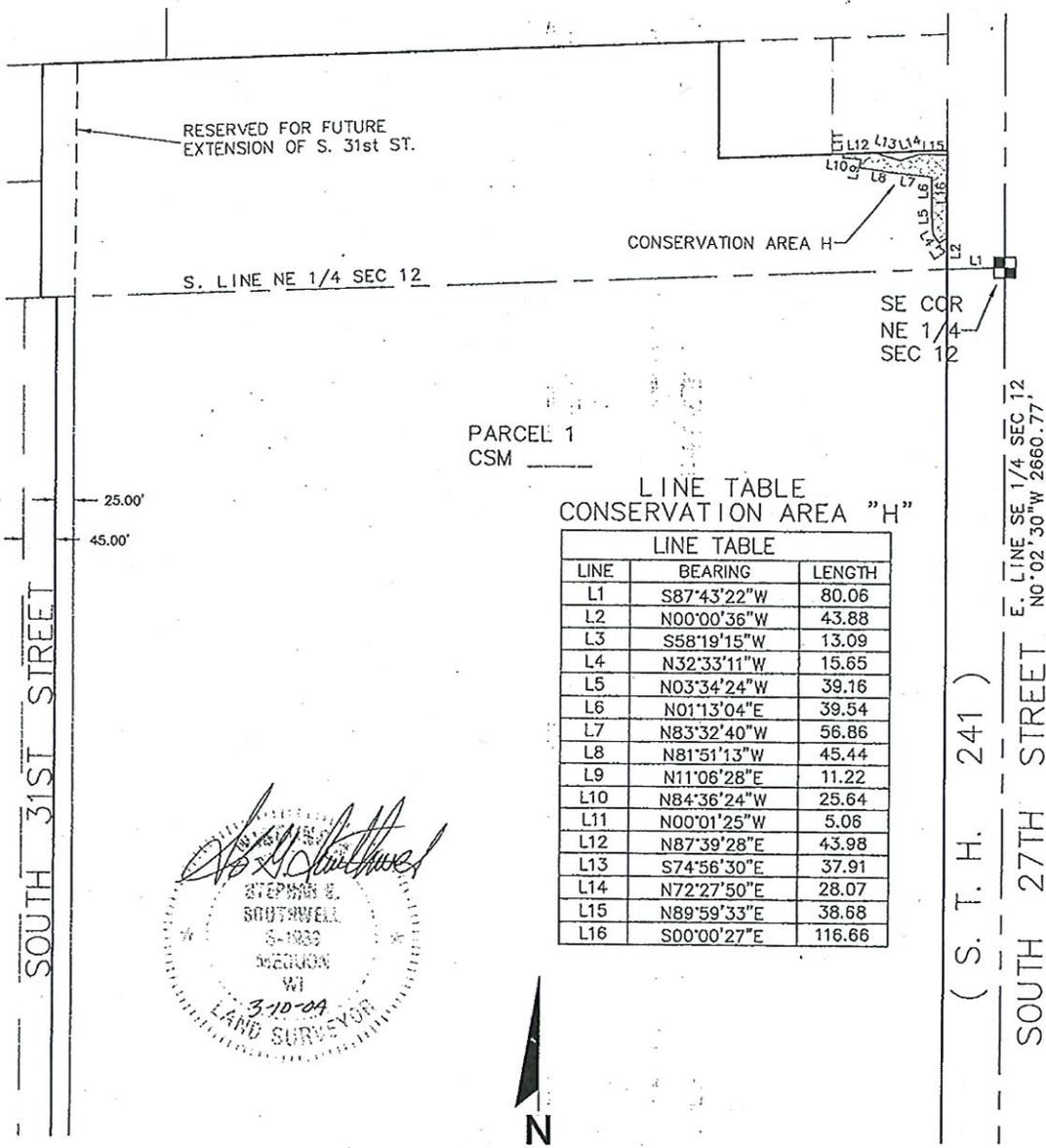


National Survey & Engineering
 Telephone 262-781-1000
 Facsimile 262-781-8468
 18745 W. Blumound Road
 Suite 200
 Brookfield, WI 53005-5938
 www.nse.com
 5160457\CS20L2H-RMK

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

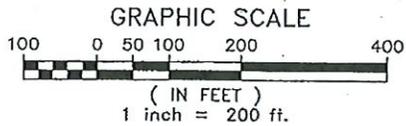
REEL : 5795 IMAGE : 1793



LINE TABLE
CONSERVATION AREA "H"

LINE	BEARING	LENGTH
L1	S87°43'22"W	80.06
L2	N00°00'36"W	43.88
L3	S58°19'15"W	13.09
L4	N32°33'11"W	15.65
L5	N03°34'24"W	39.16
L6	N01°13'04"E	39.54
L7	N83°32'40"W	56.86
L8	N81°51'13"W	45.44
L9	N11°06'28"E	11.22
L10	N84°36'24"W	25.64
L11	N00°01'25"W	5.06
L12	N87°39'28"E	43.98
L13	S74°56'30"E	37.91
L14	N72°27'50"E	28.07
L15	N89°59'33"E	38.68
L16	S00°00'27"E	116.66

STEPHEN E. SOUTHWELL
 3-10-04
 LAND SURVEYOR



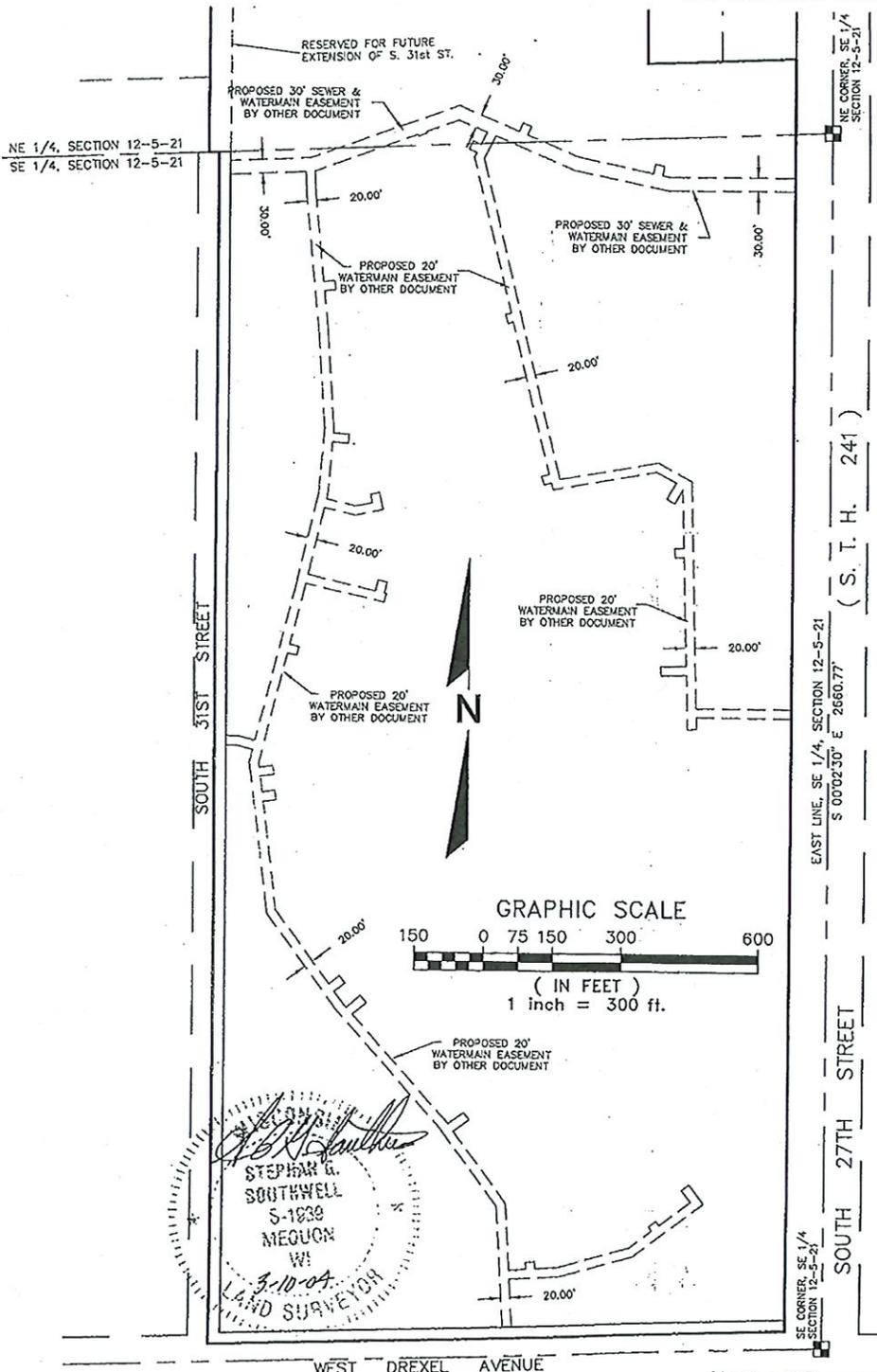
National Survey & Engineering

Telephone 262-781-1000
 Facsimile 262-781-8488
 19745 W. Bloomound Road
 Suite 200
 Brookfield, WI 53005-5938
 www.nse.com
 5160457\CS20EL2H-RUK

CERTIFIED SURVEY MAP NO. 7389

A DIVISION OF PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4066 AND LANDS 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 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST. IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REEL 5795 IMAGE 1794



National Survey & Engineering

Telephone 262-781-1000
 Facsimile 262-781-8488
 18745 W. Bluemound Road
 Suite 200
 Brookfield, WI 53005-5838
 www.nsa.com
 5180457\CS21FL2H-RMK



CERTIFIED SURVEY MAP NO. 7389

A division of Parcel 1 and Outlot 1 of Certified Survey Map No. 4066 and lands in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
:SS
WAUKESHA COUNTY }

I, STEPHAN G. SOUTHWELL, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 1 and Outlot 1 of Certified Survey Map No. 4066 and lands in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

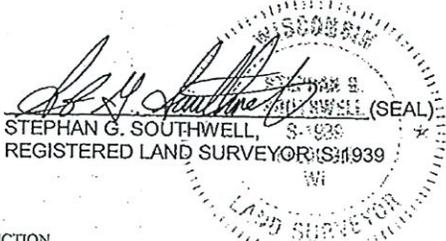
COMMENCING at the Northeast corner of said Southeast 1/4 Section; thence South 87°43'22" West along the North line of said Southeast 1/4 Section 80.06 feet to the West line of South 27th Street and the point of beginning of the lands to be described; thence South 00°02'30" East along said West line 2620.35 feet to the North line of West Drexel Avenue; thence South 88°00'24" West along said North line 1253.44 feet to the East line of South 31st Street and the West line of the East 1/2 of the Southeast 1/4 of said Section 12; thence North 00°02'11" East along said West line 2614.28 feet to the South line of the Northeast 1/4 of said Section 12; thence South 87°43'22" West along said South line 22.49 feet to a point; thence North 00°02'14" East 331.39 feet to 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 322.60 feet to the West line of South 27th Street; thence South 00°00'27" East along said West line 166.00 feet to the point of beginning. Containing 3,642,262 square feet or 83.6148 acres.

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

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

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

3/10/04
DATE



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.

REEL 5795
IMAGE 1795

CERTIFIED SURVEY MAP NO. 7389

A division of Parcel 1 and Outlot 1 of Certified Survey Map No. 4066 and lands in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map.

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

WITNESS the hand and seal of THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, has caused these presents to be signed by Thomas E. Dyer, its Vice President and countersigned by Catherine Young, its Assistant Secretary, this 11th day of March, 2004.

In the presence of:

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY

Jo M. Palko
Jayson Rose

Thomas E. Dyer
Catherine Young

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 11th day of March, 2004, the above named Thomas E. Dyer, Vice President and Catherine Young, Assistant Secretary, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Assistant Secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers, by its authority.

Michelle Ann Scheel (SEAL)
Notary Public, State of Wisconsin
My commission expires 9/19/04
~~My commission is permanent.~~

CITY OF FRANKLIN COMMON COUNCIL

APPROVED by the Common Council of the City of Franklin by Resolution No. 2002-5487 signed on this 11th day of March, 2004.



Frederick F. Klimetz
FREDERICK F. KLIMETZ, MAYOR
Sandra L. Wesolowski
SANDRA L. WESOLOWSKI, CITY CLERK

REEL

5795

IMAGE

1796

CERTIFIED SURVEY MAP NO. _____

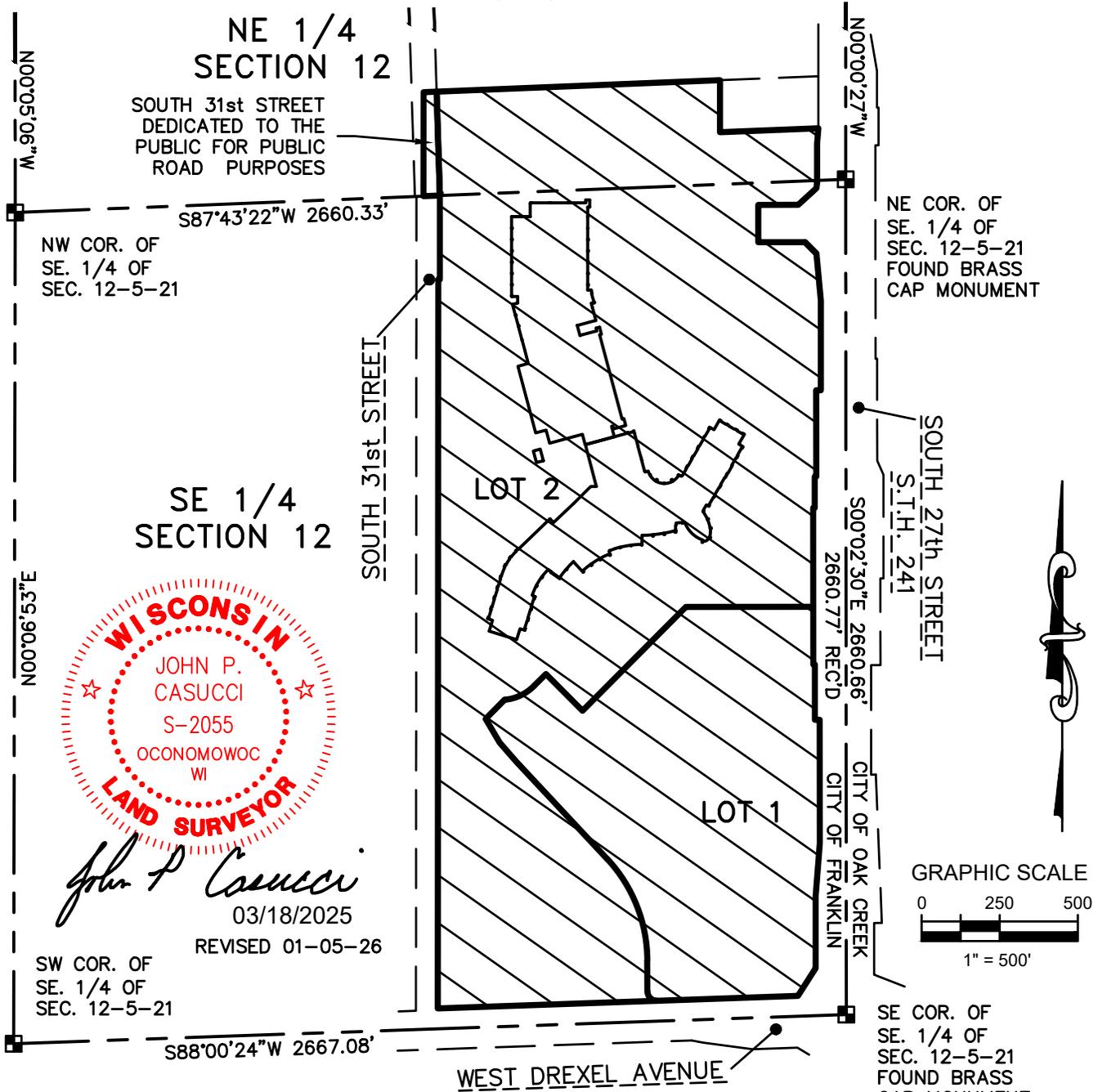
Part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

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

LOCATION MAP

NORTHEAST 1/4 & SOUTHEAST 1/4 OF SECTION 12, T5N, R21E

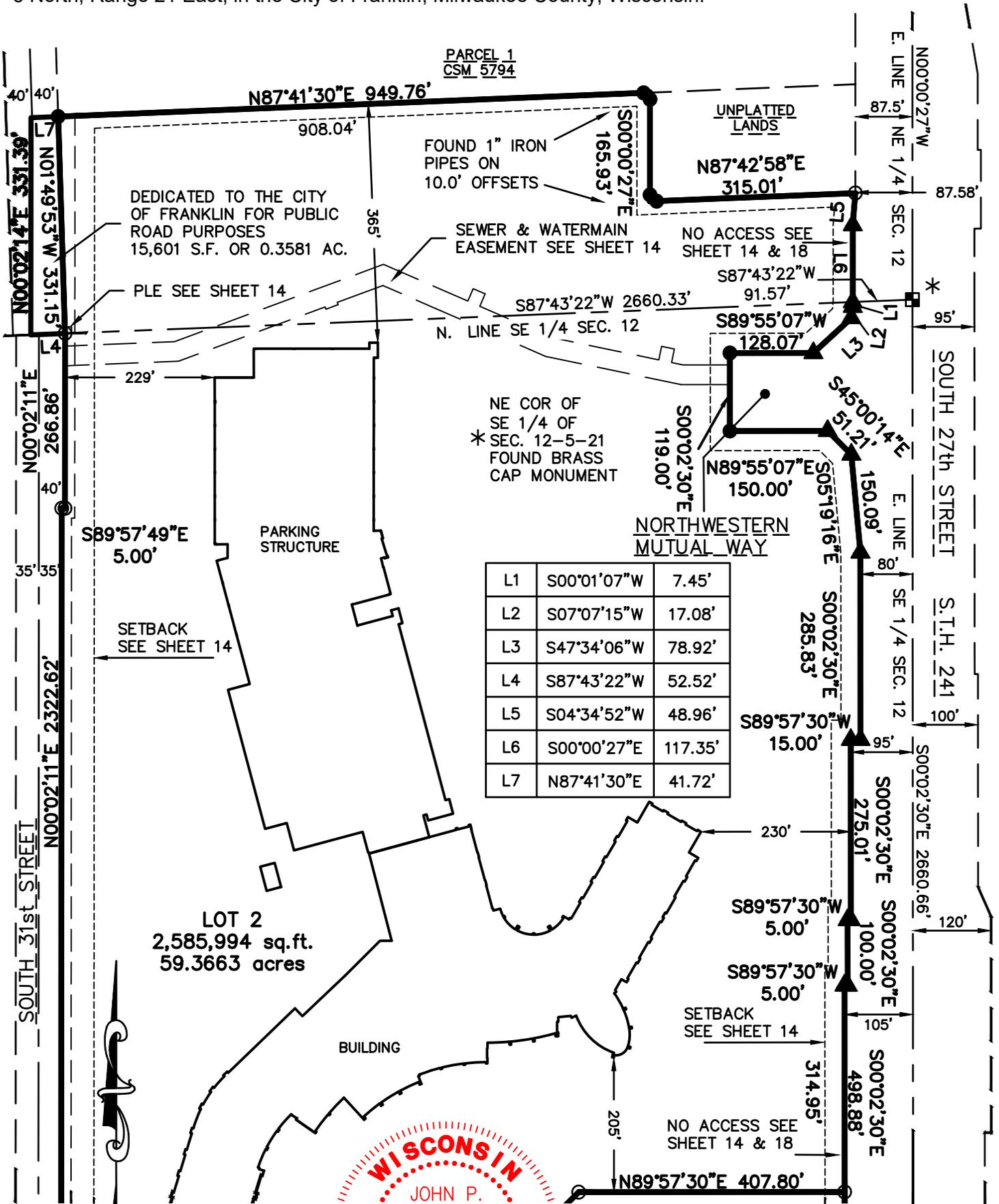


- ▲ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

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.



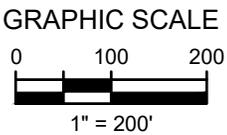
L1	S00°01'07"W	7.45'
L2	S07°07'15"W	17.08'
L3	S47°34'06"W	78.92'
L4	S87°43'22"W	52.52'
L5	S04°34'52"W	48.96'
L6	S00°00'27"E	117.35'
L7	N87°41'30"E	41.72'



John P. Casucci

raSmith
CREATIVITY BEYOND ENGINEERING

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



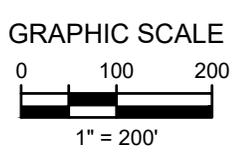
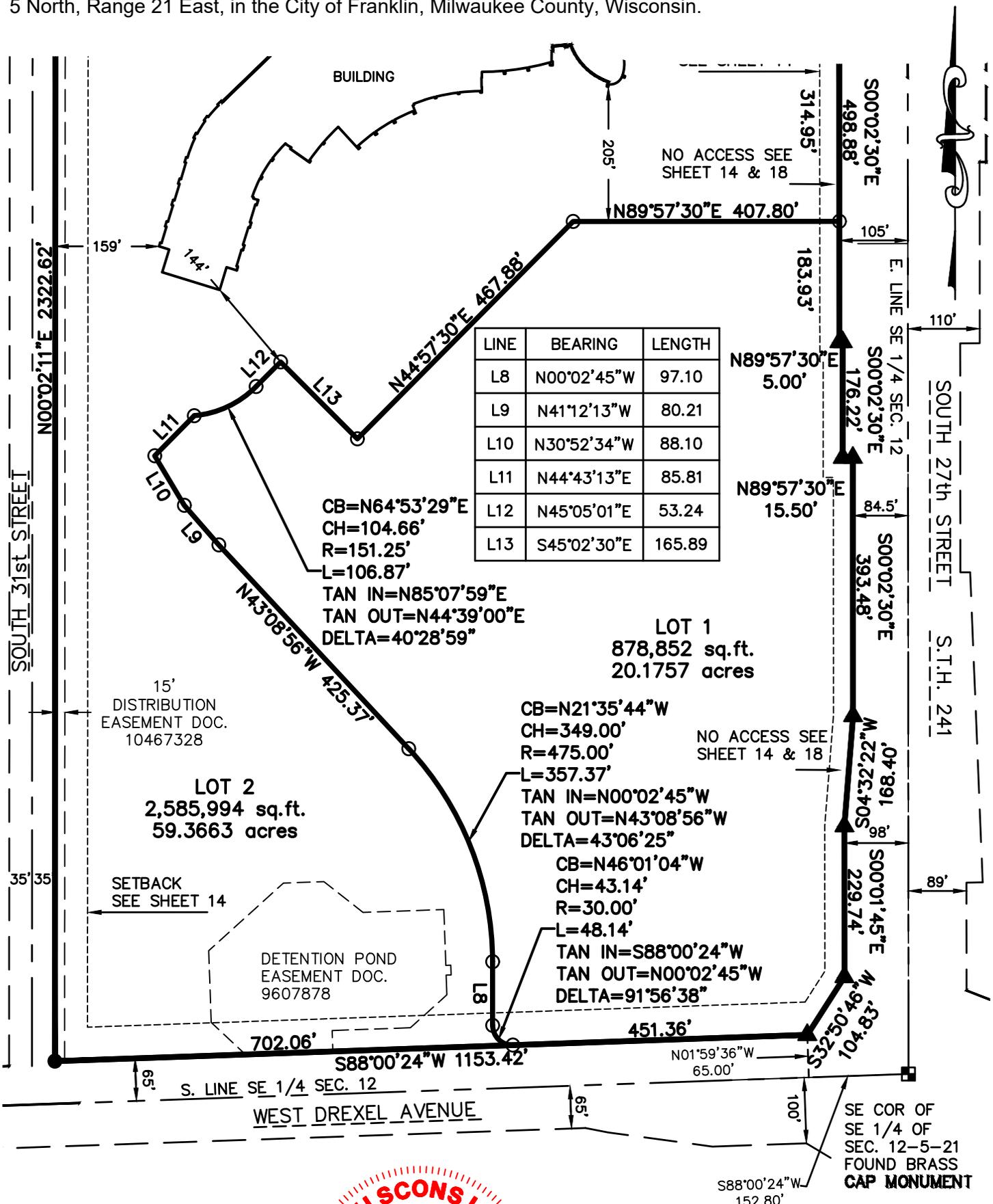
03/18/2025

REVISED 01-05-26

Sheet 2 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.



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.

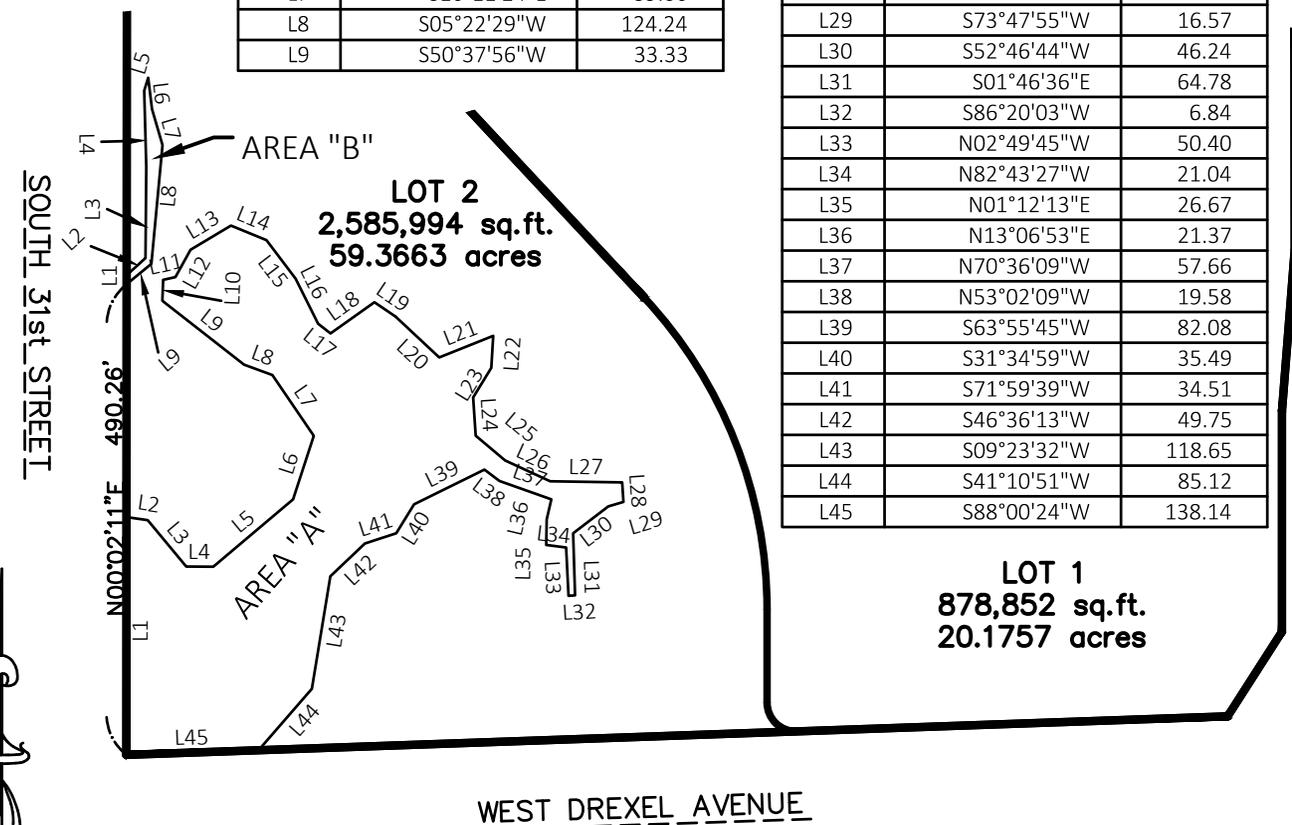
Wetlands delineated by Cedarburg science, LLC, on February 27, 2002 per Certified Survey Map No. 7389.

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

LINE TABLE
WETLAND AREA "B"

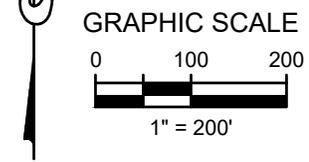
LINE	BEARING	LENGTH
L1	N00°02'11"E	9.34
L2	N47°47'33"E	26.50
L3	N00°29'46"E	94.59
L4	N01°29'18"W	79.77
L5	N17°07'26"E	14.01
L6	S07°01'22"E	32.76
L7	S16°11'24"E	39.06
L8	S05°22'29"W	124.24
L9	S50°37'56"W	33.33



JOHN P. CASUCCI
S-2055
OCONOMOWOC, WI
LAND SURVEYOR

03/18/2025
REVISED 01-05-26

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.

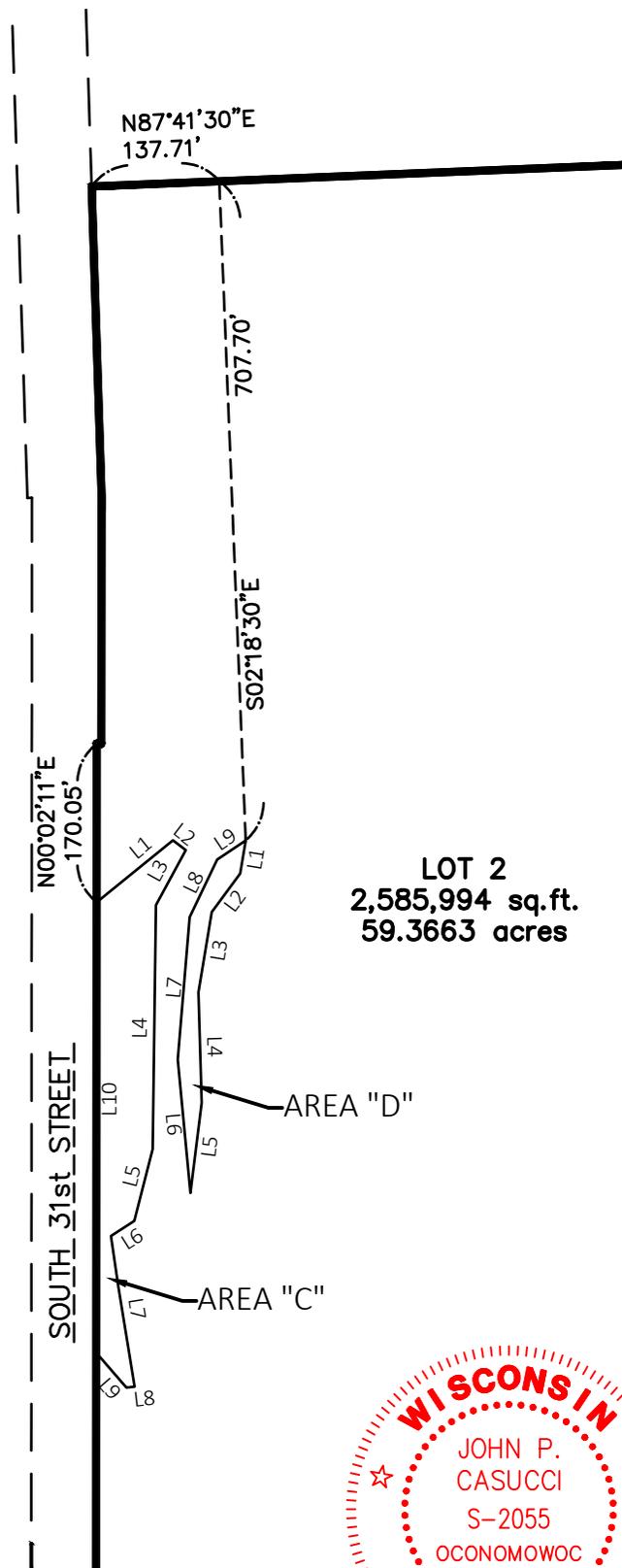
Wetlands delineated by Cedarburg science, LLC, on February 27, 2002 per Certified Survey Map No. 7389.

LINE TABLE
WETLAND AREA "C"

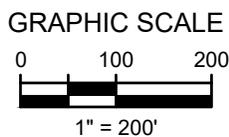
LINE	BEARING	LENGTH
L1	N51°05'32"E	105.89
L2	S52°30'46"E	17.44
L3	S28°39'44"W	67.22
L4	S00°46'35"W	261.57
L5	S14°21'05"W	79.64
L6	S57°17'26"W	29.96
L7	S08°56'30"E	163.72
L8	S83°30'06"W	8.75
L9	N41°01'56"W	49.60
L10	N00°02'11"E	483.28

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



LOT 2
2,585,994 sq. ft.
59.3663 acres



John P. Casucci
REVISED 01-05-26

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.

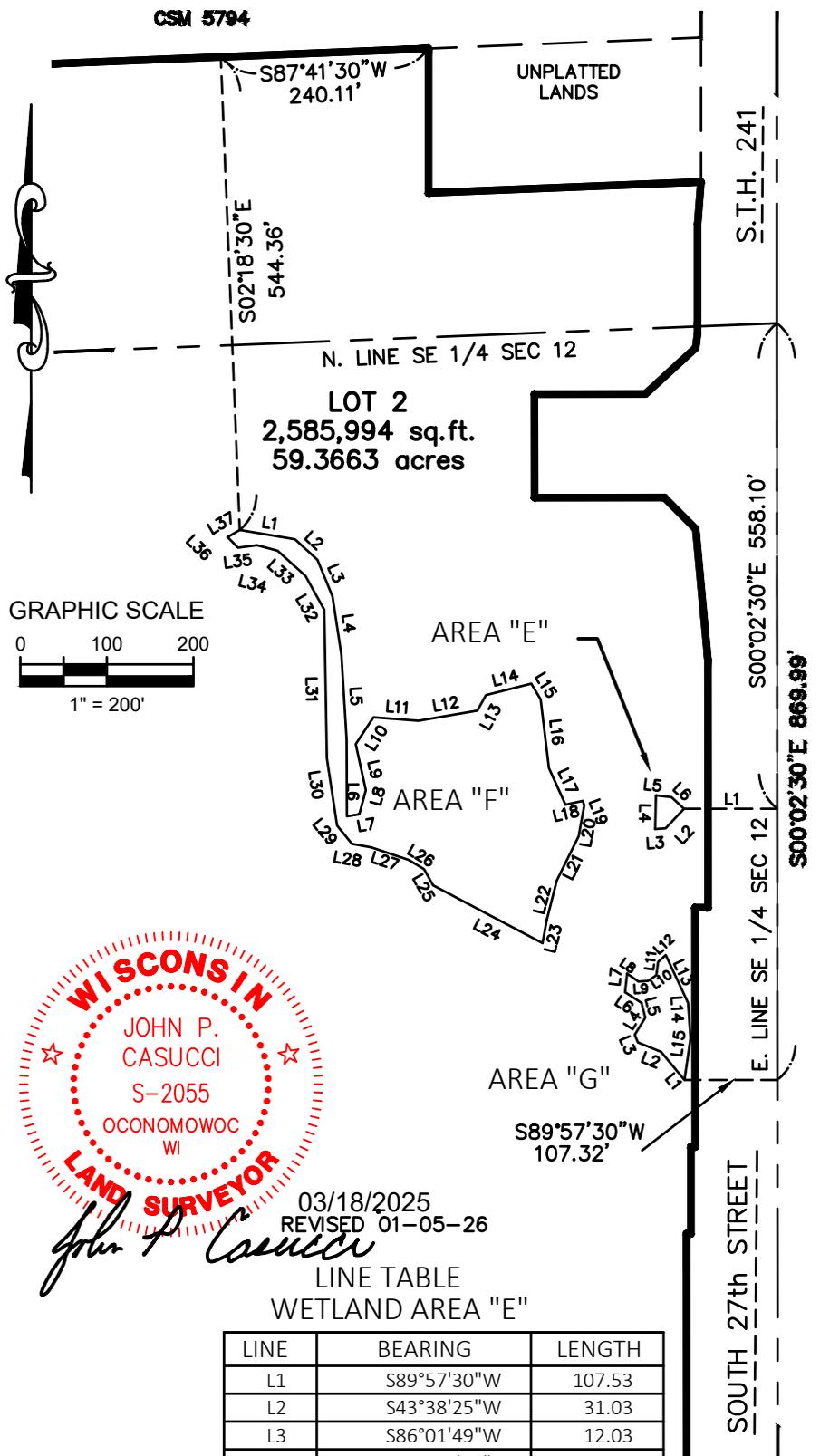
Wetlands delineated by Cedarburg
science, LLC, on February 27, 2002
per Certified Survey Map No. 7389.

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



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

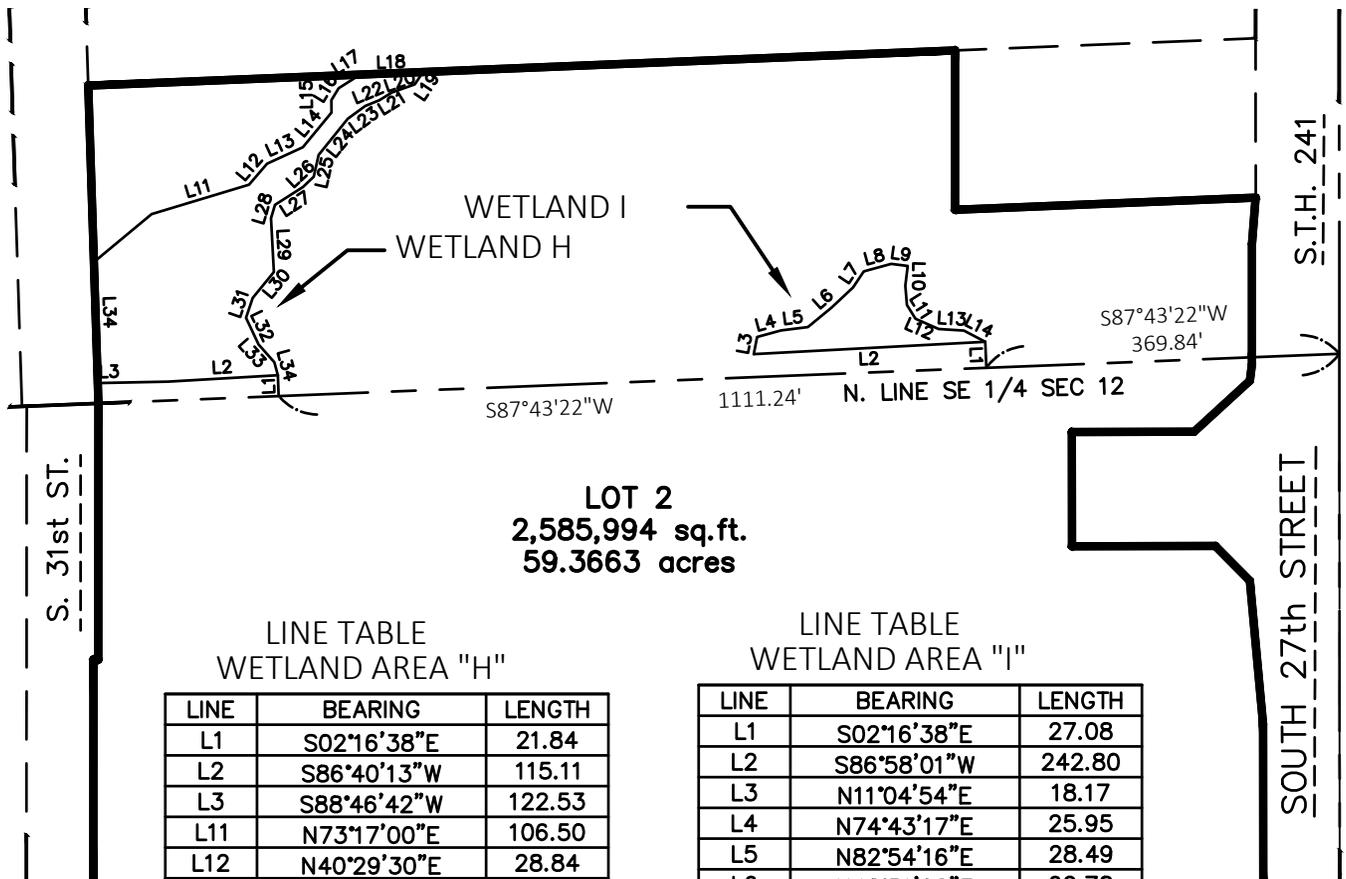
raSmith
CREATIVITY BEYOND ENGINEERING

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.

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



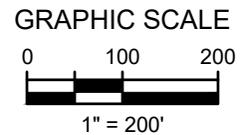
LOT 2
2,585,994 sq. ft.
59.3663 acres

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



03/18/2025
REVISED 01-05-26

John P. Casucci

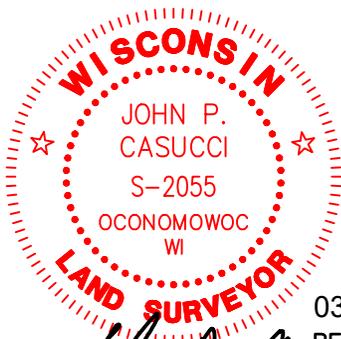
CERTIFIED SURVEY MAP NO. _____

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.

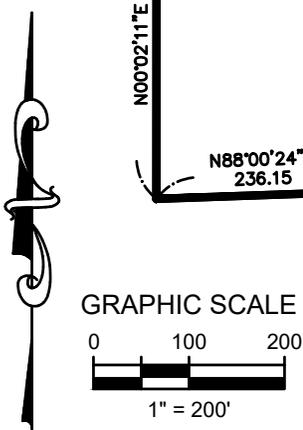
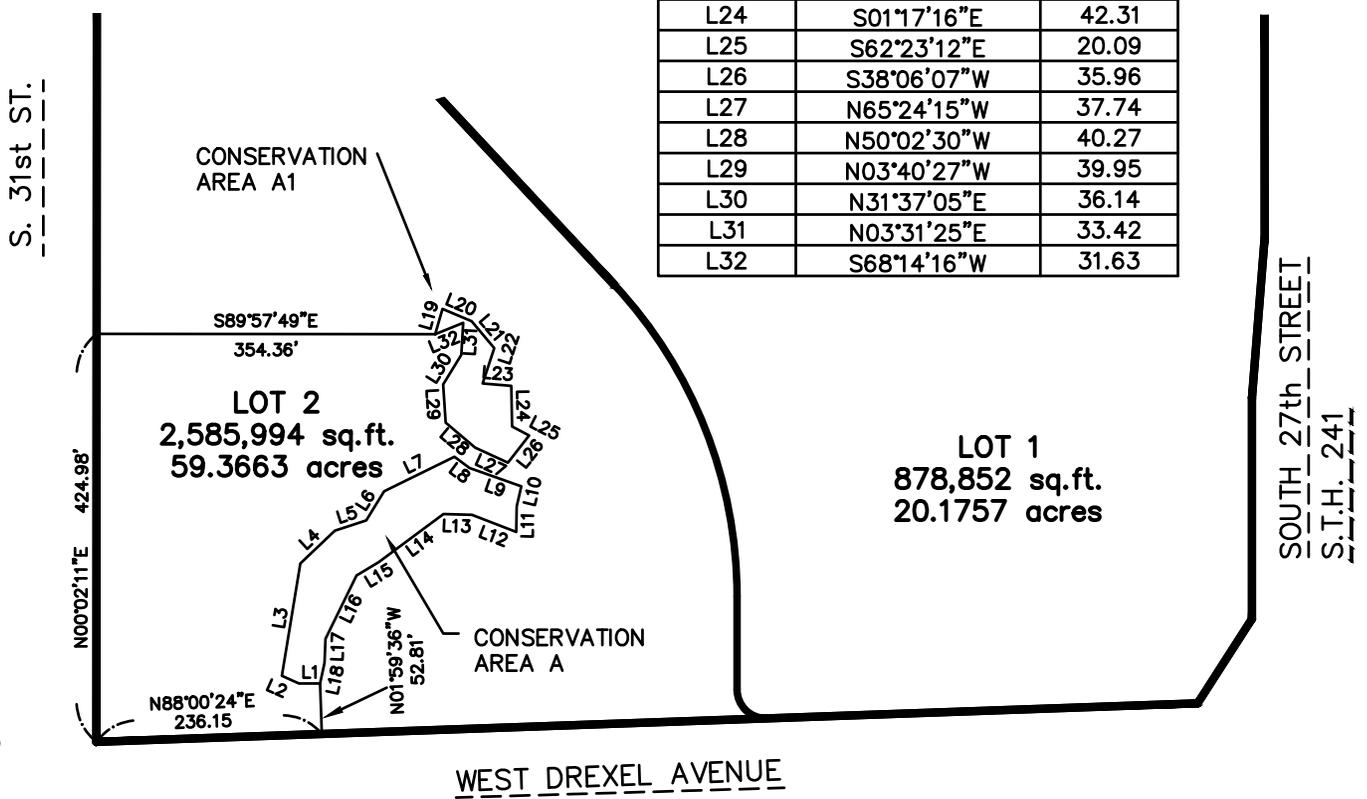
LINE TABLE
CONSERVATION AREA "A" & "A1"

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



03/18/2025
REVISED 01-05-26

John P. Casucci



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

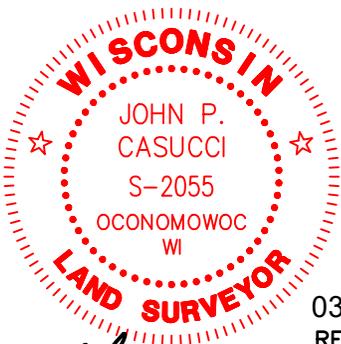
CERTIFIED SURVEY MAP NO. _____

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.

LINE TABLE
CONSERVATION AREA "B"

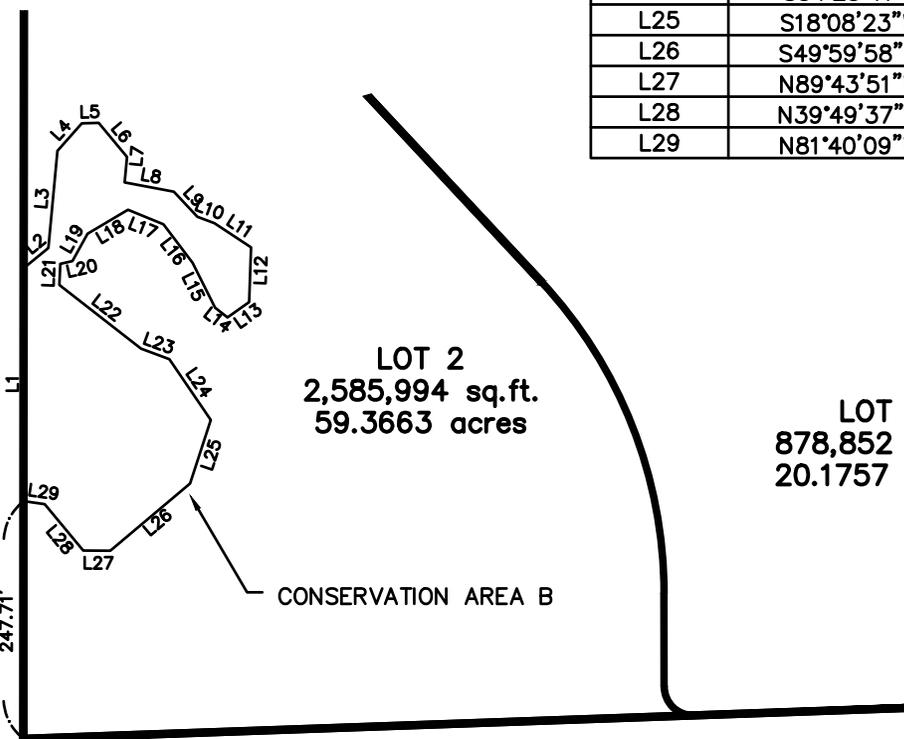
LINE	BEARING	LENGTH
L1	N00°02'11"E	242.54
L2	N50°37'56"E	33.33
L3	N05°22'29"E	101.56
L4	N41°46'41"E	38.38
L5	N88°36'33"E	17.69
L6	S39°54'09"E	46.08
L7	S05°18'38"W	26.75
L8	S79°31'50"E	52.46
L9	S43°09'10"E	35.91
L10	S69°37'30"E	19.08
L11	S56°41'17"E	45.91
L12	S02°07'09"W	57.08
L13	S54°46'23"W	27.78
L14	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



03/18/2025
REVISED 01-05-26

John P. Casucci

SOUTH 31st STREET



LOT 2
2,585,994 sq.ft.
59.3663 acres

LOT 1
878,852 sq.ft.
20.1757 acres

CONSERVATION AREA B

WEST DREXEL AVENUE

GRAPHIC SCALE

0 100 200



1" = 200'

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.

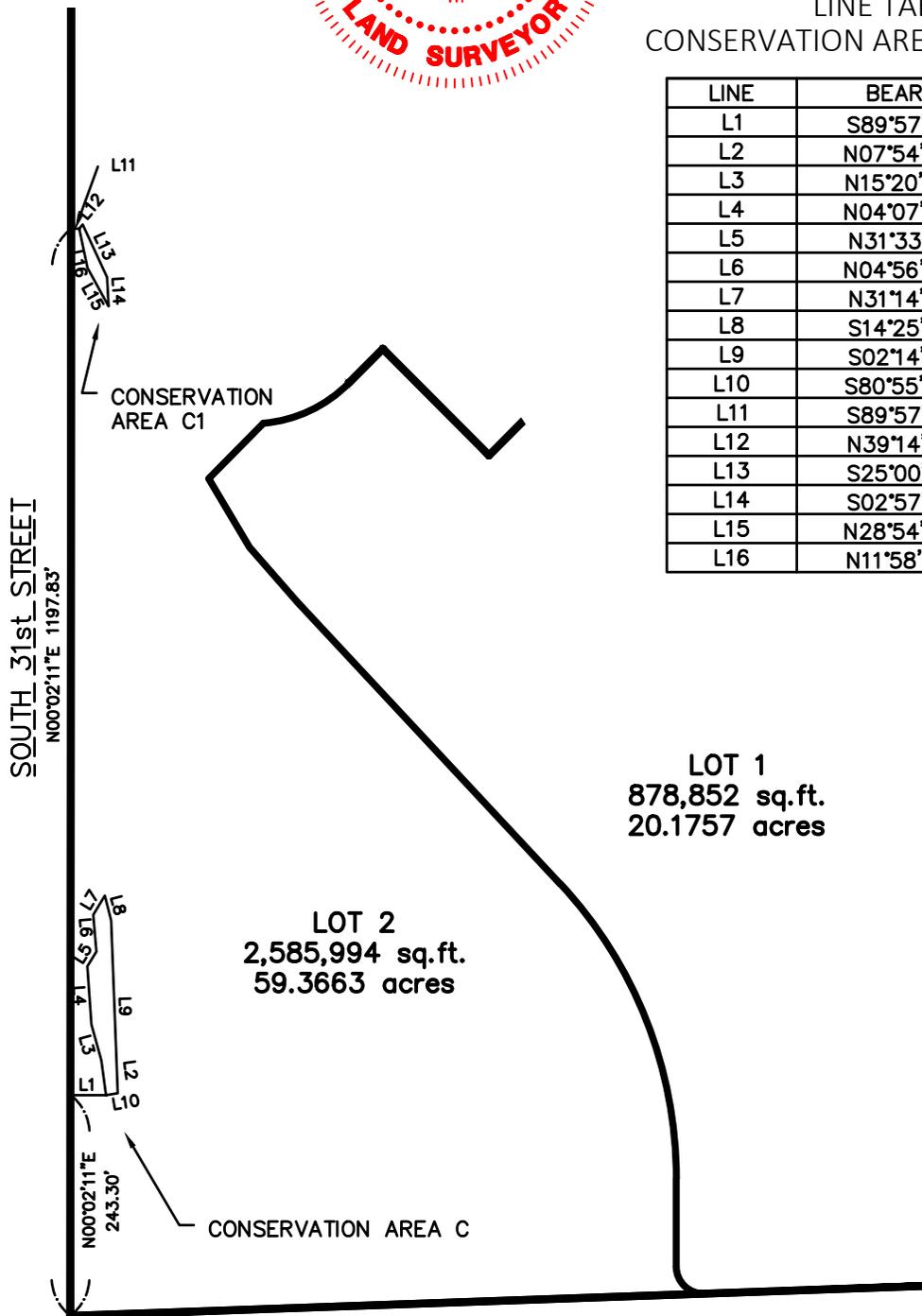
Conservation Area per Certified Survey Map No. 7389.



John P. Casucci
 03/18/2025
 REVISED 01-05-26

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



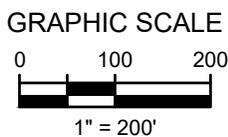
LOT 1
 878,852 sq. ft.
 20.1757 acres

LOT 2
 2,585,994 sq. ft.
 59.3663 acres

SOUTH 31st STREET
 N00°02'11"E 1197.83'

N00°02'11"E
 243.30'

WEST DREXEL AVENUE



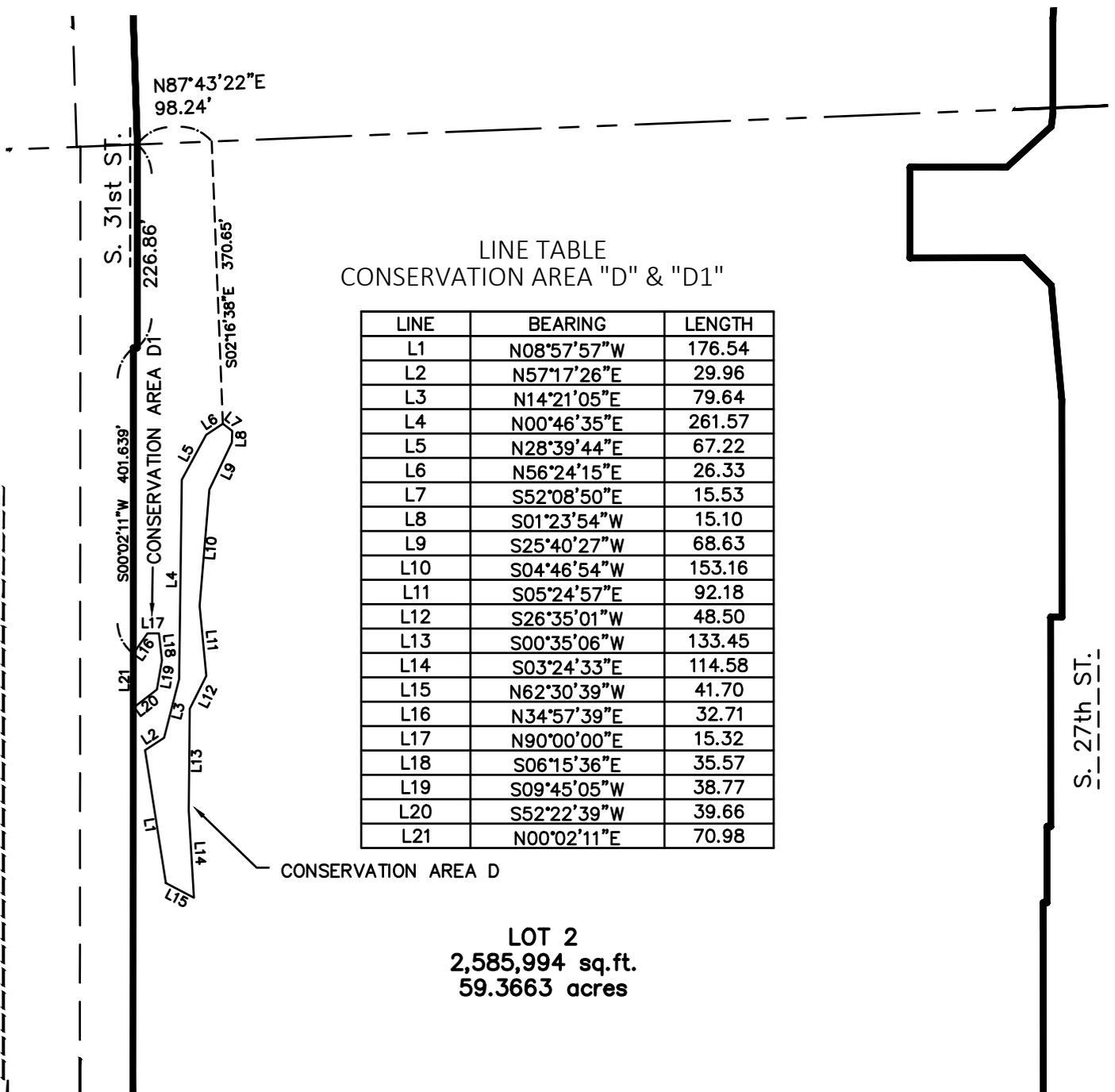
raSmith
 CREATIVITY BEYOND ENGINEERING

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.

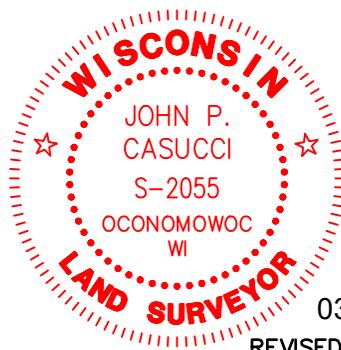
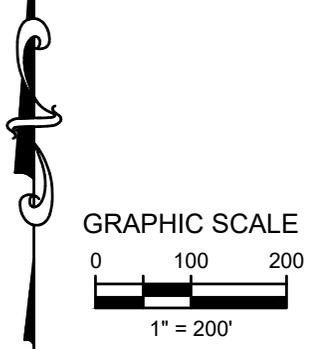
Conservation Area per Certified Survey Map No. 7389.



LINE TABLE
CONSERVATION AREA "D" & "D1"

LINE	BEARING	LENGTH
L1	N08°57'57"W	176.54
L2	N57°17'26"E	29.96
L3	N14°21'05"E	79.64
L4	N00°46'35"E	261.57
L5	N28°39'44"E	67.22
L6	N56°24'15"E	26.33
L7	S52°08'50"E	15.53
L8	S01°23'54"W	15.10
L9	S25°40'27"W	68.63
L10	S04°46'54"W	153.16
L11	S05°24'57"E	92.18
L12	S26°35'01"W	48.50
L13	S00°35'06"W	133.45
L14	S03°24'33"E	114.58
L15	N62°30'39"W	41.70
L16	N34°57'39"E	32.71
L17	N90°00'00"E	15.32
L18	S06°15'36"E	35.57
L19	S09°45'05"W	38.77
L20	S52°22'39"W	39.66
L21	N00°02'11"E	70.98

LOT 2
2,585,994 sq.ft.
59.3663 acres



John P. Casucci

03/18/2025
REVISED 01-05-26

raSmith

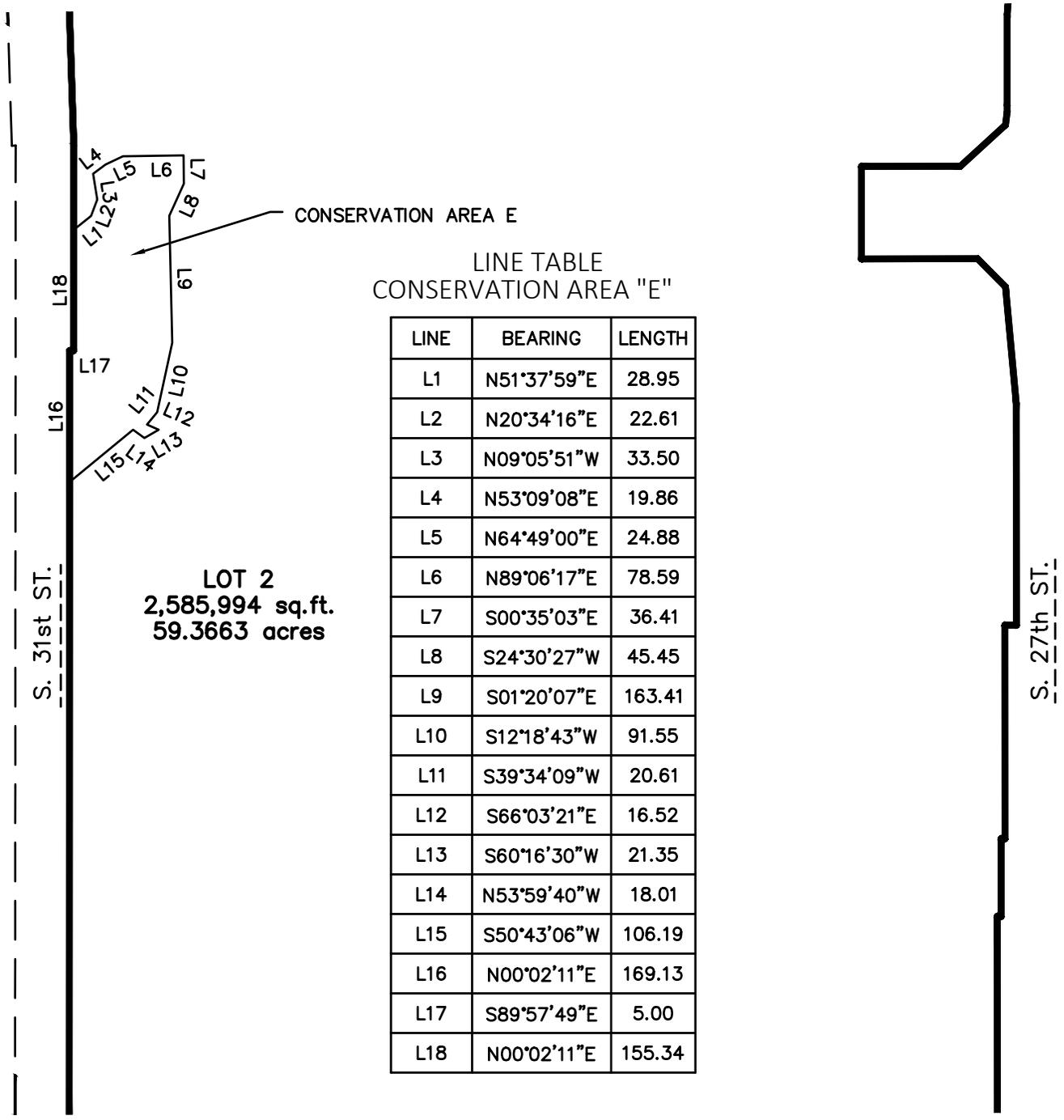
CREATIVITY BEYOND ENGINEERING

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.

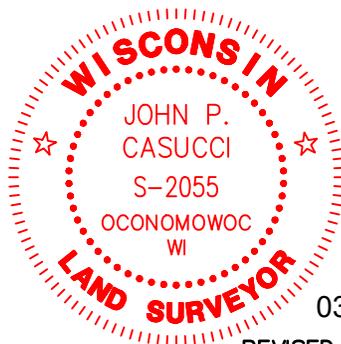
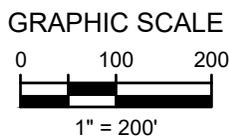
Conservation Area per Certified Survey Map No. 7389.



LINE TABLE
CONSERVATION AREA "E"

LINE	BEARING	LENGTH
L1	N51°37'59"E	28.95
L2	N20°34'16"E	22.61
L3	N09°05'51"W	33.50
L4	N53°09'08"E	19.86
L5	N64°49'00"E	24.88
L6	N89°06'17"E	78.59
L7	S00°35'03"E	36.41
L8	S24°30'27"W	45.45
L9	S01°20'07"E	163.41
L10	S12°18'43"W	91.55
L11	S39°34'09"W	20.61
L12	S66°03'21"E	16.52
L13	S60°16'30"W	21.35
L14	N53°59'40"W	18.01
L15	S50°43'06"W	106.19
L16	N00°02'11"E	169.13
L17	S89°57'49"E	5.00
L18	N00°02'11"E	155.34

LOT 2
2,585,994 sq.ft.
59.3663 acres



John P. Casucci

03/18/2025
REVISED 01-05-26

raSmith

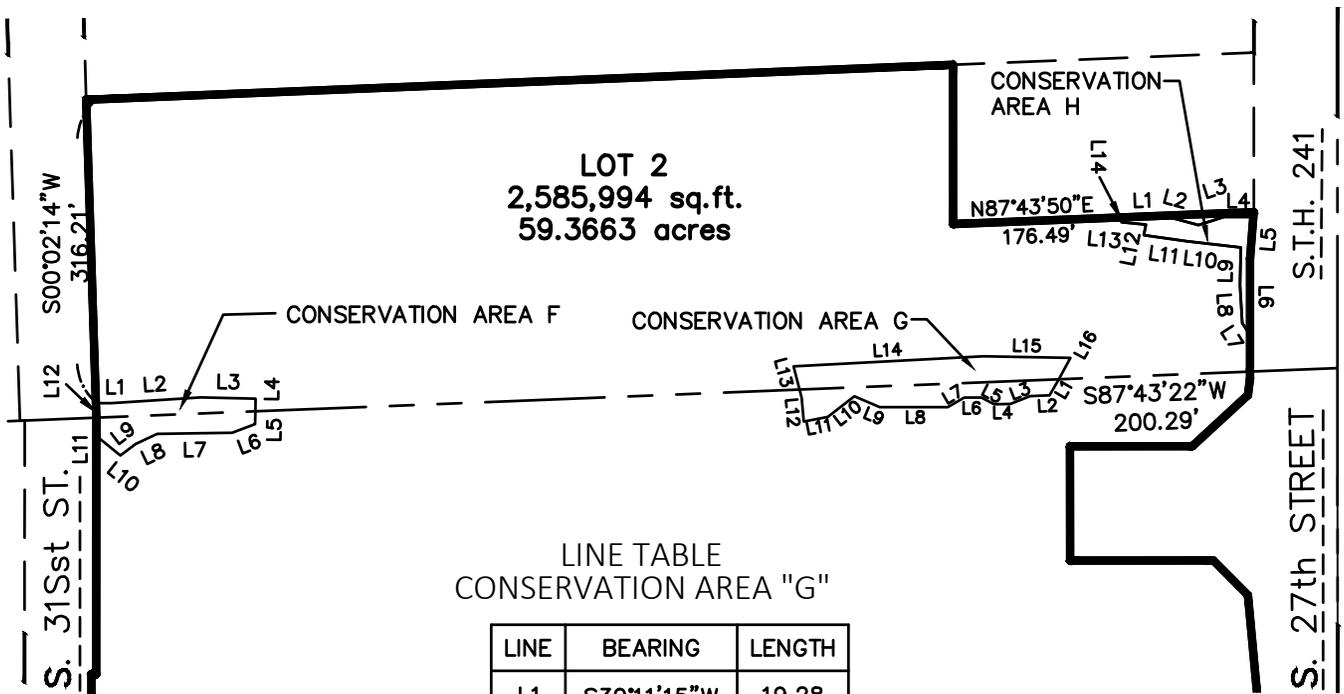
CREATIVITY BEYOND ENGINEERING

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.



LINE TABLE
CONSERVATION AREA "G"

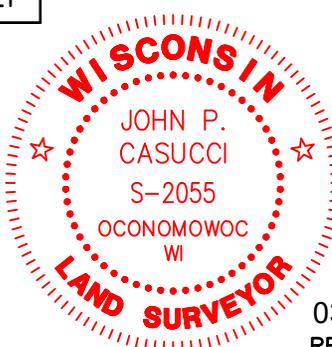
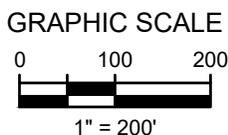
LINE	BEARING	LENGTH
L1	S30°11'15"W	19.28
L2	S87°18'32"W	20.30
L3	S68°37'03"W	22.18
L4	S88°48'27"W	17.07
L5	N62°18'34"W	15.06
L6	N89°57'24"W	18.04
L7	S59°44'36"W	20.03
L8	S89°59'47"W	71.13
L9	N66°49'05"W	28.86
L10	S52°19'41"W	35.11
L11	S79°17'33"W	25.68
L12	N05°04'48"W	24.63
L13	N14°26'01"W	33.98
L14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

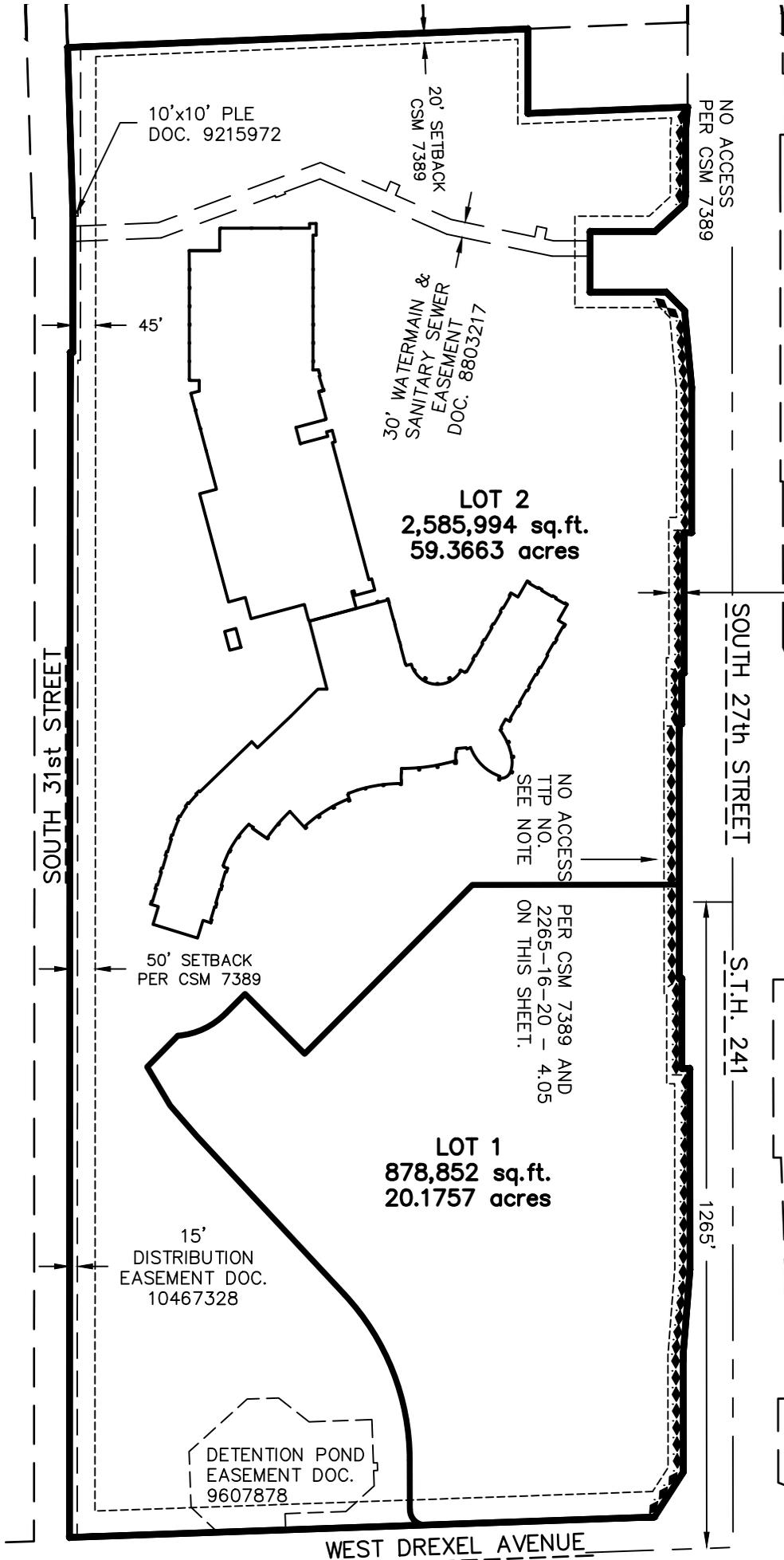
raSmith
CREATIVITY BEYOND ENGINEERING

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

03/18/2025
REVISED 01-05-26

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.

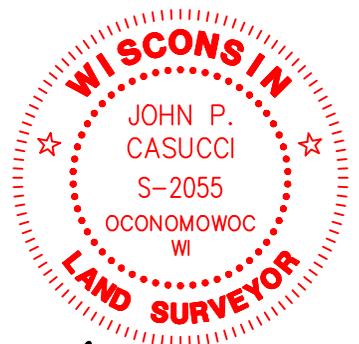


EXISTING EASEMENTS

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.

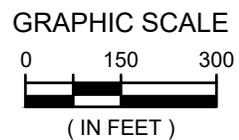
ONE ACCESS POINT TO STH 241 AT THE EXISTING MEDIAN OPENING APPROXIMATELY 1,265 FEET NORTH OF DREXEL AVE PER CORRECTION INSTRUMENT DOCUMENT NO. _____

30' CITY OF FRANKLIN ZONING SETBACK



John P. Casucci

03/18/2025
REVISED 01-05-26



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
REVISED 01-05-26

raSmith | 16745 W. Bluemound Road
Brookfield, WI 53005-5938
CREATIVITY BEYOND ENGINEERING | (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.

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.

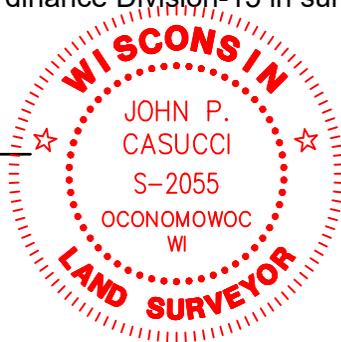
Said land contains 3,480,447 square feet or 79.9001 acres.

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
REVISED 01-05-26



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 _____



John P Casucci

03/18/2025
REVISED 01-05-26

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
AND CORRECTION INSTRUMENT RECORDED AS DOCUMENT NO. _____

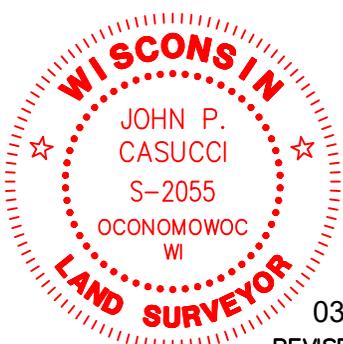
ACCESS RESTRICTION

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 except for one access point to STH 241 at the existing median opening approximately 1,265 feet north of Drexel Ave.

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

REVISED 01-05-26 THIS INSTRUMENT DRAFTED BY JOHN P. CASUCCI, S-2055



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION
Meeting of February 19, 2026
Minor Site Plan Amendment

Item E.3.

RECOMMENDATION: City Development staff recommends approval of this Minor Site Plan Amendment to install 8-foot high fencing in the side and rear yard of the subject property.

Project name: Thelen Power Equipment – Minor Site Plan Amendment
Property Owner: Thelen Properties, LLC
Applicant: Billy Thelen, Thelen Power Equipment
Property Address/TKN: 8861 S 27th Street / 855 9946 002
Aldermanic District: District 4
Zoning District: B-MU – South 27th Street Mixed Use District
Staff Planner: Luke Hamill, Associate Planner

Project Description/Analysis

This request is to allow for the addition of approximately 60 feet of fencing in the side yard of the subject property at a height of 8 feet, as well as the replacement of approximately 143 feet of existing 6-foot high fencing with 8-foot high fencing. Typically, only 6-foot high fencing is allowed in non-residential districts in the City of Franklin. However, Section 15-5-08(G)(1)(b), the Plan Commission may approve a height of above 6 feet for a fence located in any lot where the proposed increase provides a functional or aesthetic benefit for the proposed use.

The reasoning the applicant gives for the request for the increase in height is that there are elevation differences between neighboring properties and the ability see into the properties fenced in area where valuable parts and whole goods are stored. The proposed fence will be wood and the same style as the existing fence, just with the increased height.

Staff Recommendation:

City Development staff recommends approval of this Minor Site Plan Amendment to install 8-foot high fencing in the side and rear yard of the subject property.

RESOLUTION NO. 2026-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY
LOCATED AT 8861 S 27TH STREET TO ALLOW FOR THE REPLACEMENT AND
ADDITION OF 8 FOOT HIGH FENCING
(TAX KEY NO. 855-9946-002)
(BILLY THELEN, APPLICANT
THELEN PROPERTIES, LLC, PROPERTY OWNER)

WHEREAS, Billy Thelen, applicant, Thelen Properties, LLC, property owner, having applied for an amendment to the site plan for the fence located at 8861 S 27th Street; and

WHEREAS, such proposed amendment is to allow for the replacement of approximately 143 feet of fencing and the addition of approximately 60 feet of fencing, all at an 8-foot height, which requires Plan Commission approval pursuant to Section 15-5-08(G)(1)(b) of the Unified Development Ordinance, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Section 15-9-03(B) of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Billy Thelen to install approximately 203 feet of 8-foot high fencing at 8861 S 27th Street, as submitted by Billy Thelen, as described above, be and the same is hereby approved, subject to the following conditions:

1. Billy Thelen, applicant, Thelen Properties, LLC, property owner, successors and assigns and any developer of the fencing 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.
2. The approval granted hereunder is conditional upon Billy Thelen, applicant, Thelen Properties, LLC, property owner, and the fencing project for the property located at 8861 S 27th 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.
3. The Billy Thelen, fencing project shall be developed in substantial compliance with the plans date-stamped January 26, 2026.

ROC VENTURES, LLC – FRANKLIN FIELD CONCESSION STANDS
RESOLUTION NO. 2026-_____

Page 2

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Billy Thelen fencing project as depicted upon the plans date-stamped January 26, 2026, attached hereto and incorporated herein, shall be developed and constructed within two years from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 8861 S 27th Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 19th day of February, 2026.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 19th day of February, 2026.

APPROVED:

John R. Nelson, Chairman

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Date: January 21, 2025
To: Billy Thelen, Thelen Power Equipment
From: Department of City Development. Luke Hamill, Associate Planner.
RE: Staff Comments, 8861 S 27th Street / 855 9946 002

Please be advised that city staff has reviewed the above application received on July 21, 2025, for a proposed minor site plan amendment for the construction of a 8 foot tall fence located at 8861 S 27th Street / 855 9946 002. The following comments are for your review and consideration.

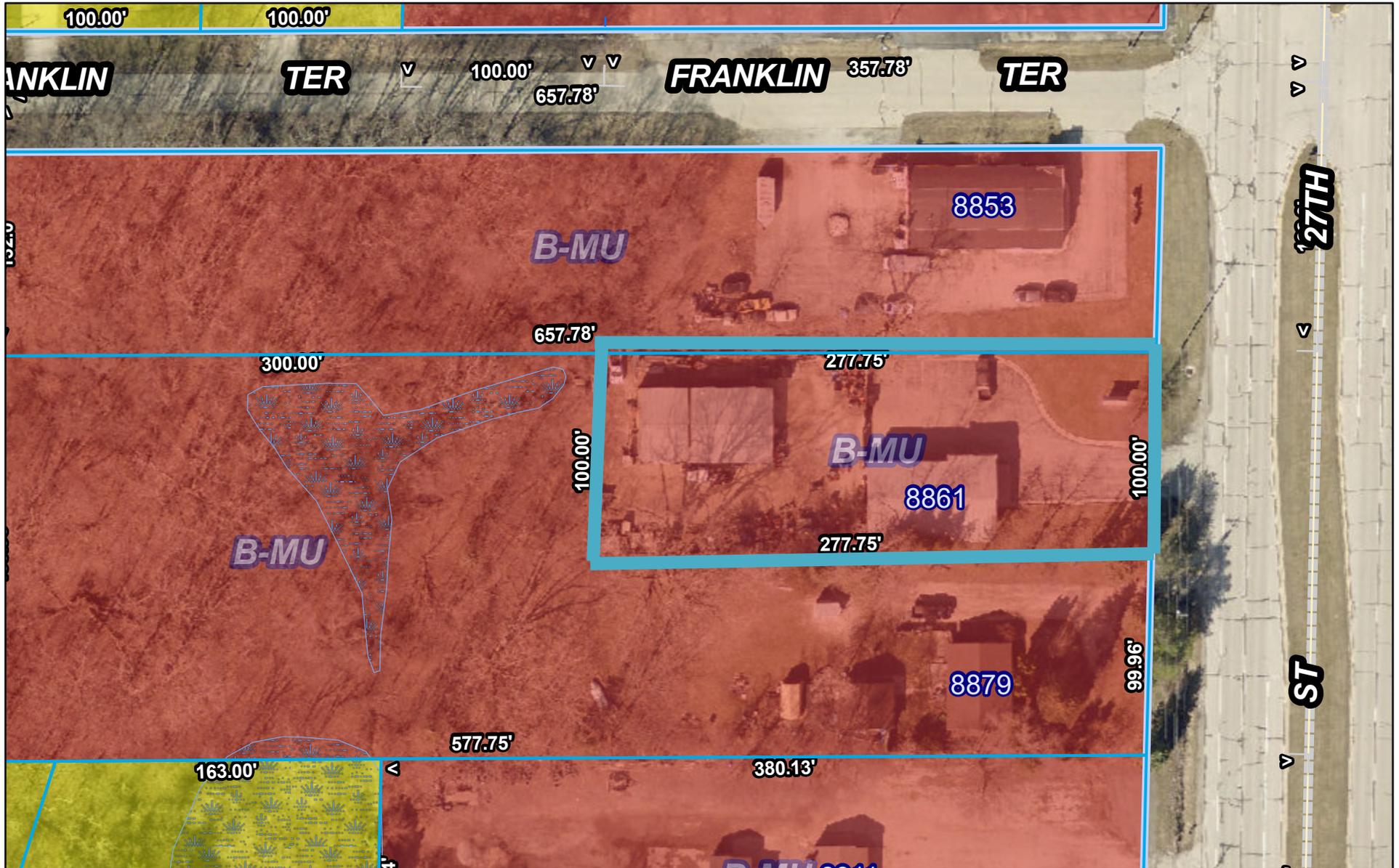
Planning Department

Your application is scheduled for the February 6 Plan Commission Meeting at Common Council Chambers at 6:00 PM. Please provide 12 copies of revised application materials (besides the application form) to the Department of City Development by Monday, January 26th.

Site Plan

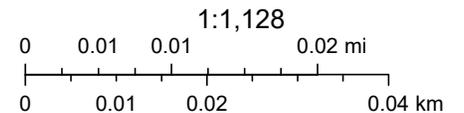
According to [Section 15-5-08\(G\)\(2\)](#) of the Unified Development Ordinance, fencing in nonresidential districts is allowed in interior side and rear yards only and not allowed in front yards. The front yard is anywhere from the closest façade of the principal structure to your front yard property line. Part of the proposed new fencing would be closer to the front yard property line than the existing dwelling. Please revise your plan to have the fence only go up to the closest part of the primary dwelling. Screenshot below. The red line is the closest the fence can go along the property line.

City of Franklin Property Viewer



2/6/2026, 4:05:13 PM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Microsoft, Vantor

-- Project narrative for fence project at 8861 S 27th St. --

Parcel 2 of Certified Survey Map No. 5521, in the Northeast 1/4 of the Northeast 1/4 of Section 24,

Township 5 North, Range 21 East, City of Franklin, Milwaukee County, State of Wisconsin

Proposing 60ft of 6ft wood picket fence on north property line starting at existing fence and extending east to approximate end of parking stalls.

Due to elevation differences with neighboring properties and their ability to see over and directly into our fenced in area and rear warehouse area where valuable overflow of parts and whole goods are stored we are requesting to replace existing deteriorating fence on North property line and gate area with same style of wood picket fence but add height to 8ft tall.

