



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

PLAN COMMISSION MEETING AGENDA
Thursday, October 22, 2026 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of September 3, 2026.

C. Public Hearing Business Matters.

1. **RISE Commercial District, Conditional Use Request.** Request to allow Animal Boarding Facility/Kennel and/or Veterinary Service uses, which are Conditional Uses in the LI: Limited Industrial District per Unified Development Ordinance Table 15-3-04(C); and overnight parking of vehicles exceeding eight thousand (8,000) pounds rated gross vehicle weight, per Unified Development Ordinance Section 15-5-01(C)(10)(c), upon property located at 9924 S. Monarch Drive (TKN 891 9014 000).

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

E. Business Matters

1. **Kenneth R. Sweeney, Certified Survey Map.** Request for approval of a 3-Lot Certified Survey for property zoned R-V - Village Residence District located at 11507 West Church Street (TKN 799 0010 001).
2. **Bear Development, Certified Survey Map.** Request for approval of a 2-Lot Certified Survey Map for property zoned LI - Limited Industrial District located at the southeast corner of Chicory Street and Monarch Drive (TKN 891 9059 000).

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: November 5, 2026.

**City of Franklin
Plan Commission Meeting
September 3, 2026
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the September 3, 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 Michelle Eichmann and Commissioners Kevin Haley and Michael Shawgo. Excused were Rebecca Specht and Patrick Leon. Also present were City Attorney Jesse Wesolowski, City Attorney Christina Lucchesi, Planning Manager Régulo Martínez, Principal Planner Marion Ecks, Associate Planner Luke Hamill, Assistant Planner Rose Melton and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of August 20, 2026.

Alderman Salous moved and Commissioner Haley seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

1. **None.**

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

The citizen comment period opened at 6:01 p.m. and closed at 6:01 p.m.

E. Business Matters

1. **Midland Commercial Development, Certified Survey Map.** Request to recommend approval of a Certified Survey Map to create two commercial lots upon property located at 7765 S Lovers Lane Road (Tax Key No. 795 9001 000).

Associate Planner Hamill presented the Certified Survey Map request.

Alderwoman Eichmann moved and Alderman Salous seconded a motion to recommend approval of a resolution conditionally approving a two-lot certified survey map, being a redivision of a part of Lot 2 of Certified Survey Map No. 9716 in the City of Franklin, Milwaukee County, Wisconsin. (Tax Key No. 795 9001 000). On voice vote, all voted ‘aye’; motion carried (4-0-2).

2. **Comprehensive Plan Update**

Planning Manager Martínez presented the Comprehensive Plan Update.

Commissioner Haley moved and Alderwoman Eichmann seconded a motion to adopt a resolution recommending the adoption of the 2050 Comprehensive Master Plan, an update to the 2025 Comprehensive Master Plan to the Common Council pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, all voted ‘aye’; motion carried (4-0-2).

F. Adjournment

Alderwoman Eichmann moved and Commissioner Haley seconded to adjourn the meeting at 6:15 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).

DRAFT



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Item C.1

Meeting of October 22, 2026

Conditional Use

RECOMMENDATION: The Department of City Development recommends approval of the Conditional Use requests for overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight and Animal Boarding Facility/Kennel and/or Veterinary Service, in the LI: Limited Industrial District, subject to conditions as listed on the Draft Resolution.

Project Name:	RISE Conditional Use Request
Property Owner:	RISE Franklin WI, LLC
Applicant:	RISE Commercial District
Agent:	Rylinn Engineering
Project Address/Tax Key:	9924 S. Monarch Drive / 891 9014 000
Aldermanic District:	District 6
Zoning District:	LI: Limited Industrial District
Staff Planner:	Rose Melton, Assistant Planner
Application Number	PPZ26-0023

Introduction:

RISE Commercial District is a co-warehousing development that offers office, warehouse, and other amenities to business tenants. Similar to other multitenant commercial/industrial developments, the City considers new business tenants as new uses of the property and therefore require Zoning Compliance Permits and occupancy. In Fall 2025, it came to the attention of the RISE that some current and future business tenants of the facility may require Conditional Use approval to park large commercial vehicles overnight and operate animal care related businesses. RISE decided to pursue these Conditional Uses for the entire property, rather than on a tenant-by-tenant basis. RISE submitted the Conditional Use application on March 12, 2026. The request does not propose any changes to the approved site plan. The requested Conditional Uses would utilize the existing parking spaces and buildings.

Per Unified Development Ordinance (UDO), Section 15-5-01C10.c: “Any vehicle over eight thousand (8,000) pounds rated gross vehicle weight may be parked in districts not previously mentioned in the normal course of business in conjunction with a commercial or industrial use of the subject property. Any overnight parking shall be allowed only with a Conditional Use.”

Based on the below definition from UDO Article 12, the Zoning Administrator determined that any use involving the “care of animals,” would fall under Animal Boarding Facility/Kennel including, for example, animal grooming. This report refers to the Animal Boarding Facility/Kennel and/or Veterinary Service Use category as “Animal Care” uses for brevity.

ANIMAL BOARDING FACILITY/KENNEL

Any structure, land, or combination thereof used, designed, or arranged for the boarding, breeding or care of animals.

Related Approvals:

On July 15, 2026, RISE Commercial District was granted the following Variance related to designated truck parking areas on the property:

“A motion to approve a variance from Unified Development Ordinance §15-5-01(C)(5) to allow designated truck parking spaces to be closer than 150 feet to any residential district, specifically within 90 feet to a residential district to the north and within 37 feet of a residential district to the south, with the condition that the vehicles do not exceed a length of 30 feet or a capacity of 5 tons, upon property located at 9924 S Monarch Drive (TKN 891 9014 000), as shown on the site plan dated May 6, 2026.”

The UDO regulates large vehicle/truck parking using two different terms: rated gross vehicle weight and vehicle capacity. The Unified Development Ordinance Article 12 defines truck parking as the following:

Truck Parking: Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicles, while not loading or unloading, which exceed one and one-half (1.5) tons in capacity.

Per the referenced Variance, RISE may provide designated truck parking for vehicles within 150 feet of residential districts. However, vehicles over 5 tons capacity or 30 feet in length must still be parked at least 150 feet from any residential districts.

Currently allowed:

- Vehicles between 1.5 ton and 5 ton capacity may park in any approved parking space (per the Variance granted on July 15, 2026).
- Vehicles exceeding either 5 tons capacity or 30 feet in length must park at least 150 feet from any residential district.
- Only vehicles under 8,000 pounds rated gross vehicle weight may park overnight. If the above capacity or length restriction applies, where it may park on the property may be limited.

Requested:

- Overnight parking of vehicles over 8,000 pounds rated gross vehicle weight. If the above capacity or length restriction applies, where it may park on the property may be limited.

The following table is another way of presenting the existing and requested approvals related to large vehicle parking on the property.

Vehicle Characteristics	Up to eight thousand (8,000) pounds rated gross vehicle weight	Over eight thousand (8,000) pounds rated gross vehicle weight
No more than 1.5 tons capacity	No approval required for overnight parking, no 150 foot setback required.	Conditional use is requested for overnight parking. Vehicles may be parked within any approved parking spaces.
Over 1.5 tons and no more than 5 tons capacity, and vehicle length does not exceed 30 feet	Per the 2026 Variance, vehicles may be parked closer than 150 feet to residential districts	Conditional use is requested for overnight parking. Vehicles may be parked in designated truck parking spaces closer than 150 feet to a residential district.
Exceeding 5 tons capacity or vehicle length exceeds 30 feet	The 2026 Variance requires that these vehicles must be parked at least 150 feet from any residential district.	Conditional use is requested for overnight parking. These vehicles may not be parked closer than 150 feet to a residential district.

The original submission also included a request for Light Industry as a Conditional Use. However, the applicant has removed this request from the application, per the email included in this packet.

Project Analysis:

The following table analyzes the impact of both the Animal Care use and overnight parking requests.

Summary of Standard	Staff's Finding
1. <i>Ordinance and Comprehensive Master Plan purposes and intent.</i>	The Future Land Use of the subject property and properties to the west and northwest is Business Park. Staff find that parking of commercial vehicles overnight is consistent with both the current zoning (Limited Industrial) and Future Land Use for the property. Animal Boarding Facility/Kennel and/or Veterinary Services are Conditional Uses within the LI: Limited Industrial District. This means that if the use meets the use-specific and general conditional use standards, it may be suitable in the zoning district. Staff find that the proposed conditional uses are consistent with ordinance and Comprehensive Master Plan purposes and intent.
2. <i>No Undue Adverse Impact.</i>	The proposed location for Animal Care uses meets the minimum 75-foot setback from residential districts and does not provide an outdoor exercise area. The existing Variance approval maintains the 150-foot setback from residential districts for vehicles exceeding 5-ton capacity or 30 feet in length. Most parking spaces on the site plan are located in

Summary of Standard	Staff's Finding
	the western portion of the property. Staff believe this layout provides some separation between adjacent residential uses. Additionally, parking spaces to the southeast are closer than 150 feet to a residential district, so will exclude designated truck parking for those vehicles that exceed 5 tons capacity or 30 feet in length. However, residents have expressed concern about activity on the site and the landscape screening/bufferyard required by the site plan. For this reason, staff recommend requiring that the planned landscaping be installed prior to the issuance of zoning compliance permits. This requirement is established by the Unified Development Ordinance §15-5-05F.
3. <i>Compatibility with Surrounding Development.</i>	The subject and surrounding properties to the northwest/west are zoned LI: Limited Industrial District. Properties to the northeast, east, and south are zoned Residential. The buildings for the proposed Animal Care Uses meet the minimum required setback from residential properties. Additionally, there is no outdoor exercise area proposed for the Animal Care uses which staff believe will limit potential noise from the use. Per the submitted site plan, RISE is requesting overnight parking for vehicles over 8,000 pounds rated gross vehicle weight only within the facility and not out front. Staff believe this will limit the visual impact of the overnight parking. Natural resource features to the north and south of the subject property also provide some separation from adjacent residential development.
4. <i>Adequate Public Facilities.</i>	The applicant intends to utilize the existing level of public facilities, such as water and sewer, for the Animal Care Uses. Any vehicles shall also be subject to City, County, and State weight restrictions for public streets used to access the property. Staff do not find that the proposed uses will dramatically increase the use of public facilities.
5. <i>Adequate Circulation.</i>	The original site plan approval for the subject property included a truck turning plan, which demonstrated adequate circulation for large vehicles on the property. The Animal Care Uses are proposed for the front-facing buildings of the property, which offers an off-street parking area for use. Monarch Drive provides access to the property apart from existing residential development. Staff recommend including Fire Departments' recommendations and the "No Parking" signs required by the initial site plan as conditions of approval. Staff also recommend including a condition to remove the

Summary of Standard	Staff's Finding
	striping for parking spaces not on the approved site plan to ensure appropriate space for vehicle circulation.
6. <i>No Destruction of Significant Features.</i>	The proposed uses do not change the footprint or size of the proposed development, all uses would occur within previously approved building locations and parking areas.
7. <i>Compliance with Use Specific Standards.</i>	Review for Compliance with Animal Boarding Facility/Kennel and/or Veterinary Service Use Standards: 1. Complies; All four of the proposed buildings (Addresses 9908, 9918, 9924, and 9932 S Monarch Dr) are at least 75 feet from residential property. 2. Does not apply; No outdoor exercise area is proposed 3. No outdoor areas shall be used. RISE states that indoor cleaning shall be required and that waste will not accumulate. These proposed buildings are closest to the facility office, which may improve monitoring of the uses. 4. RISE states that each tenant space shall be required to provide appropriate ventilation and building systems for their use, and will be subject to City permitting and inspection. Staff recommend that business tenants provide responses to the Animal Boarding Facility/Kennel and/or Veterinary Service Use Specific Standards for review during the Zoning Compliance permit process. 5. Does not apply; no outdoor area is proposed 6. Does not apply; no outdoor area is proposed 7. Does not apply; no outdoor area is proposed 8. Does not apply; no outdoor area is proposed

Site Compliance:

A site visit conducted on August 28, 2026 revealed some site compliance concerns. These concerns were included as part of revised staff comments. These concerns also inform staff's recommended conditions for approval. The applicant/agent also provided responses to these concerns, which are included in this packet for reference.

Staff Recommendation:

The Department of City Development recommends approval of this Conditional Use request for overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight and Animal Boarding Facility/Kennel and/or Veterinary Service, subject to the following conditions as listed on the Draft Resolution:

- Per Unified Development Ordinance §15-5-05F, landscaping and irrigation shall be installed in accordance with the approved Landscape Plan prior to the issuance of any Zoning Compliance permit.
- Restrictions imposed by the Variance from Unified Development Ordinance §15-5-01(C)(5), granted on July 15, 2026, apply, unless amended by the Board of Zoning and Building Appeals: vehicles which exceed 30 feet in length or exceed 5 tons capacity shall not be parked closer than 150 feet to any residential district.
- All signage on the property, including for tenant spaces, shall be subject to separate review and permitting by the Department of City Development.
- The approval granted hereunder is conditional upon the removal of all striping for parking spaces not included in the site plan approval dated February 19, 2026. Alternatively, RISE Commercial District may pursue a site plan amendment.
- “No Parking” signs shall be installed in front of buildings #63, #53B and #62A, per the Resolution 2022-014 for site plan approval, dated May 5, 2022, prior to issuance of a certificate of occupancy.
- This approval does not authorize any outdoor activities, operations, and/or storage. All Animal Boarding/Kennel and/or Veterinary uses shall be conducted fully indoors.
- As part of review for Zoning Compliance permit applications, proposed Animal Boarding Facility/Kennel and/or Veterinary Service Uses shall provide responses to the Use Specific Standards.
- Per the site plan dated October 10, 2026, Animal Boarding Facility/Kennel and/or Veterinary uses shall only operate within the following buildings: 21(A), 15, 22, and 41. These building numbers correspond to the addresses 9908, 9918, 9924, and 9932 S Monarch Dr.
- The applicant must adhere to the recommendations of the City of Franklin Fire Department: Existing structures that undergo a change of occupancy or change of use must meet: 1. All requirements contained in the currently adopted International Existing Building Code (IEBC); 2. All relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types; 3. Fire Extinguisher placement as per NFPA 10; 4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities; 5. Master Key set required for placement in Knox Box; 6. Fire lanes for emergency vehicle access must be acceptable to AHJ.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

Draft 10-22-2026

RESOLUTION NO. 2026-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF CONDITIONAL USES OF ANIMAL BOARDING
FACILITY/KENNEL AND/OR VETERINARY SERVICE AND OVERNIGHT PARKING OF
VEHICLES OVER EIGHT THOUSAND POUNDS GROSS VEHICLE WEIGHT UPON
PROPERTY LOCATED AT 9924 S. MONARCH DRIVE
(TAX KEY NO. 891 9014 000, RISE COMMERCIAL DISTRICT, RISE FRANKLIN WI,
LLC)

WHEREAS, RISE COMMERCIAL DISTRICT, having petitioned the City of Franklin for the approval of Conditional Uses within the LI: Limited Industrial District under Unified Development Ordinance Table 15-3-04C, titled “Animal Boarding Facility/Kennel and/or Veterinary Service, and overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight under §15-5-01C10.c, to allow these uses upon property located at 9924 S. Monarch Drive, bearing Tax Key No. 891 9014 000, more particularly described as follows:

LOT 2 OF CERTIFIED SURVEY MAP NO. 9421, NW & SW 1/4 SEC 30-5-21.

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 22th day of October, 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 RISE Commercial District, 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:

1. That this Conditional Use request is approved only for the use of the subject property by RISE Commercial District, successors and assigns, for Animal Boarding Facility/Kennel

and/or Veterinary Uses and overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight, which shall be developed in substantial compliance with, and operated and maintained by RISE Commercial District, pursuant to the application materials City file-stamped October 10, 2026.

2. RISE Commercial District, 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 this use request, 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 RISE Commercial District and the Animal Boarding Facility/Kennel and/or Veterinary Use and overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight located at 9924 S. Monarch Drive: (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. Per Unified Development Ordinance §15-5-05F, landscaping and irrigation shall be installed in accordance with the approved Landscape Plan prior to the issuance of any Zoning Compliance permit.
5. Restrictions imposed by the Variance from Unified Development Ordinance §15-5-01(C)(5), granted on July 15, 2026, apply, unless amended by the Board of Zoning and Building Appeals: vehicles which exceed 30 feet in length or exceed 5 tons capacity shall not be parked closer than 150 feet to any residential district.
6. All signage on the property, including for tenant spaces, shall be subject to separate review and permitting by the Department of City Development.
7. The approval granted hereunder is conditional upon the removal of all striping for parking spaces not included in the site plan approval dated February 19, 2026. Alternatively, RISE Commercial District may pursue a site plan amendment.
8. “No Parking” signs shall be installed in front of buildings #63, #53B and #62A, per the Resolution 2022-014 for site plan approval, dated May 5, 2022, prior to issuance of a certificate of occupancy.
9. This approval does not authorize any outdoor activities, operations, and/or storage. All Animal Boarding Facility/Kennel and/or Veterinary uses shall be conducted fully indoors.
10. As part of review for Zoning Compliance permit applications, proposed Animal Boarding Facility/Kennel and/or Veterinary Service Uses shall provide responses to the Use Specific Standards.

RISE COMMERCIAL DISTRICT – CONDITIONAL USES

RESOLUTION NO. 2026- *draft*

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11. Per the site plan dated October 10, 2026, Animal Boarding Facility/Kennel and/or Veterinary uses shall only operate within the following buildings: 21(A), 15, 22, and 41. These building numbers correspond to the addresses 9908, 9918, 9924, and 9932 S Monarch Dr.
12. The applicant must adhere to the recommendations of the City of Franklin Fire Department: Existing structures that undergo a change of occupancy or change of use must meet: 1. All requirements contained in the currently adopted International Existing Building Code (IEBC); 2. All relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types; 3. Fire Extinguisher placement as per NFPA 10; 4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities; 5. Master Key set required for placement in Knox Box; 6. Fire lanes for emergency vehicle access must be acceptable to AHJ.

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

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

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

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 4th day of November, 2026.

RISE COMMERCIAL DISTRICT – CONDITIONAL USES

RESOLUTION NO. 2026- *draft*

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Passed and adopted at a regular meeting of the Common Council of the City of Franklin
this 4th day of November, 2026.

APPROVED:

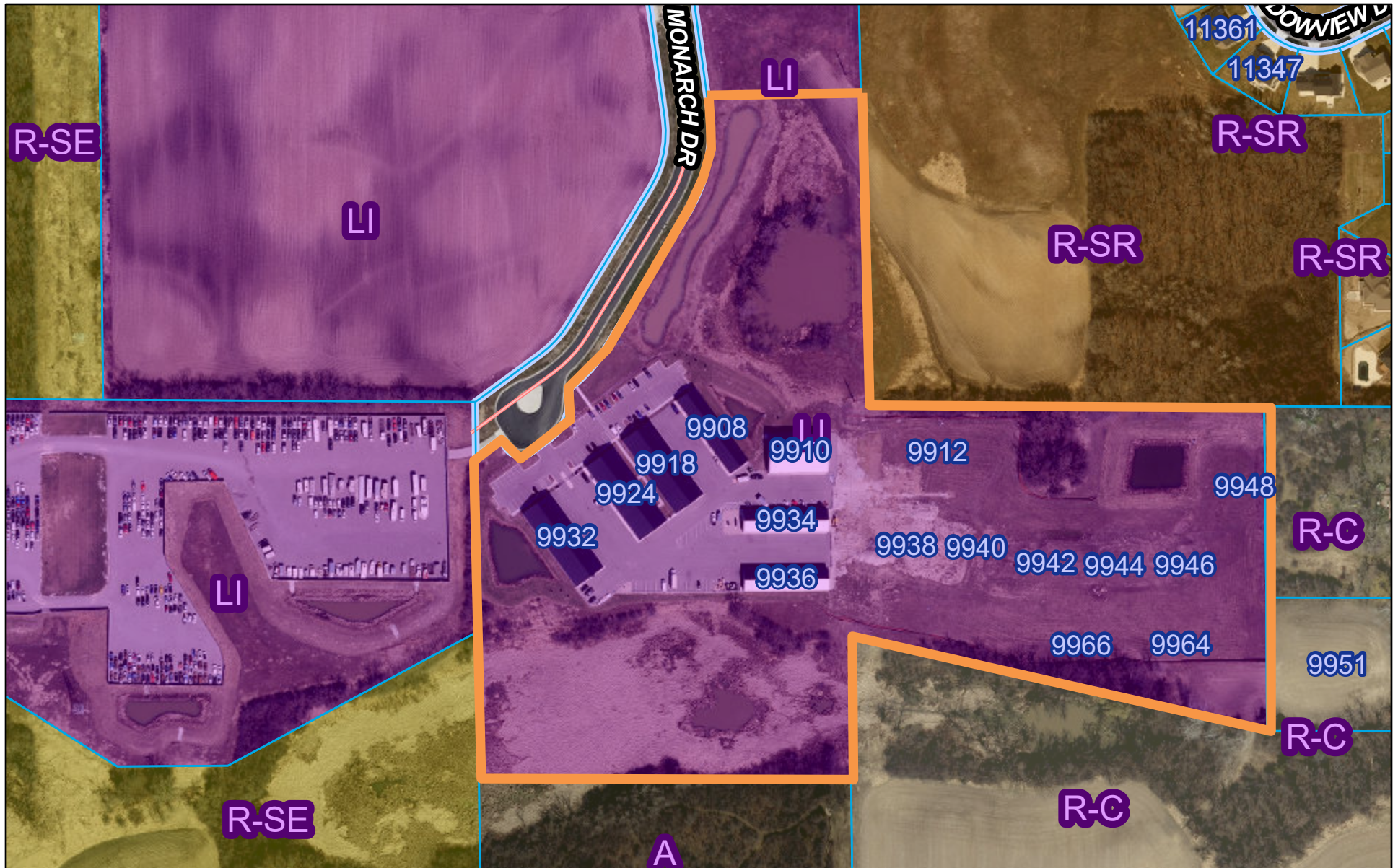
John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



10/5/2026, 10:53:46 AM

Parcel

Road Right-of-Way

Zoning

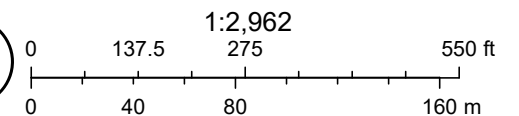
A - Agricultural

R-C - Countryside Residence

R-SE - Suburban/Estate Residence

R-SR - Suburban Residence

LI - Limited Industrial



City of Franklin, WI, City of Franklin, WI & Milwaukee County Land Information Office, FEMA, SE Wisc Reg Planning Comm, Microsoft, Vantor

Date: September 1, 2026
To: Adam Hardebeck, RISE Commercial District
Derek Proctor, Rylinn Engineering
From: Department of City Development. Rose Melton, Assistant Planner
RE: Revised Staff Comments, 9924 S. Monarch Drive / 891 9014 000

Please be advised that city staff has reviewed the above application received on March 12, 2026 for a proposed Conditional Use for Light Industry, Animal Boarding Facilities/Kennels and/or Veterinary Services, and Parking of Trucks and Equipment on the property located at 9924 S. Monarch Drive / 891 9014 000. The following revised comments are for your review and consideration.

Planning Department

Please note that all commercial tenants of RISE will still be required to obtain a Zoning Compliance permit and Occupancy for any proposed use (including and not limited to those in the Conditional Use approval).

Light Industry

- Retail is prohibited in the LI: Limited Industrial District and for the Co-warehouse use of the overall property. Light Industry and warehouse uses may include associated distribution and wholesale activities, but no retail sales may be made from the property.
- All activities must be conducted indoors. Outdoor activities, operations, and/or storage require separate review and approval.

Required Setbacks for Animal Boarding Facilities/Kennels and/or Veterinary Services:

- The property borders Outlot 3 of the Ryan Meadows Subdivision to the north (TKN 891 1087 000). Outlot 3 is zoned R-SR: Suburban Estate Residence District and is considered both a residential district and residential property. Additionally, 10093 S. 112th St (TKN 891 9015 000) to the south, is developed and zoned as a residential property.
 1. [15-4-07A1](#) Animal Uses Residential Setback: Buildings shall be located no closer than seventy-five (75) feet from any adjacent residential property.
 - For example, buildings 71, 42, 61, 62, and 81 appear that they could be closer than 75 feet.
- The General Standards for Conditional Uses (1) include that the proposed use and development be in harmony with the general and specific purposes of the Unified

Development Ordinance. Currently, the proposed buildings do not comply with the minimum setbacks for these uses, and so are not in harmony with the Unified Development Ordinance.

- Please revise the location of the requested Animal Uses to meet the Residential Setback requirements.

Fire Department

As long as the applicant and Plan Commission are aware of the following requirements and abide by them, the fire department is agreeable to the request moving forward.

Existing structures that undergo a change of occupancy or change of use must meet:

1. All requirements contained in the currently adopted International Existing Building Code (IEBC).
2. All relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
3. Fire Extinguisher placement as per NFPA 10.
4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities.
5. Master Key set required for placement in Knox Box.
6. Fire lanes for emergency vehicle access must be acceptable to AHJ.

August 28, 2026 Site Visit

It has come to the attention of the Department that Rise has added and striped parking spaces that are not on the approved site plan. Any modification to the approved site plan requires a site plan amendment, and adding off street parking requires a major amendment (UDO [15-9-03B5.c](#)). A major site plan amendment application is required, and a penalty of double fees will apply as work was completed before permits were issued (UDO [15-9-14E1](#)). Alternatively, these unapproved parking spaces must be removed. Staff will recommend that addressing the unauthorized parking be a condition of any approval.



It has come to the attention of the Department that there is unpermitted signage located on the property, located within several tenant spaces and for the RISE property itself. Any new signage (window, wall, and temporary signage) requires permits from the Planning Department (UDO [15-0-03D1](#)). Staff will recommend that compliance with the sign permit requirements be a condition of any approval.





Please be aware that all conservation easement boundaries must be marked with orange construction fencing before and during construction of Phase III.

Vehicles appeared to be parked in drive/access lanes in front of the units and outside of designated spaces. Parking is not allowed in required fire lanes, see comments from Franklin Fire Department. Additionally, please be aware that "no parking" signs are required in front of some specific buildings, per PC Resolution 2022-014 (attached).



Board of Zoning and Building Appeals Comments

Please be aware that the following comments arose during the Board of Zoning and Building Appeals meeting of July 15, 2026.

- Comments/concerns about the timeline of installing the landscape buffer on the east side of the property.

Section [15-5-05F](#) of the Unified Development Ordinance states that, "Landscaping and irrigation shall be installed in accordance with the approved Landscape Plan prior to issuance of a Zoning Compliance Permit or commencement of operations. The City will have the right to refuse approval of any project not meeting the provisions of this Section."

As a result, installation of the planned Landscaping per the approved site plan will be required prior to the issuance of Zoning Compliance permit or occupancy for any uses subject to the Conditional Use. In other words, no businesses or uses that fall under the Conditional Use approval may be approved to operate until the planned landscaping buffer is installed. Staff will recommend that this requirement will be a condition of any approval.

Rylinn Engineering
5645 Castle Creek Parkway Drive
Indianapolis, IN 46250

Responses to August 28, 2026, RISE Franklin Site Visit:

1) Observed parking spaces that were added and stripped not featured on approved site plan:

All observed parking spaces not in compliance with approved site plan have been removed from site as of 10 Sep 2026.

2) Unapproved signage was observed on the site fencing as well in a number of building offices no in line with any signage permits issued to the site.

All signage called out has been removed as of 10 Sep 2026. Current and future tenants are advised to withhold before hanging signage until individual permits have been acquired from the City of Franklin first.

3) An observed lack of construction fencing or barriers to mark conservation easements during construction.

Orange construction fence marking the conservation easements and area of disturbance in accordance with approved plans will be maintained throughout entirety of construction phases.

4) Vehicles were observed stationary in front of warehouse unit overhead doors near the entrance of the site possibly obstructing fire lanes.

“No Parking, Loading Zone” only signs will be installed on buildings 15 and 21 and the on-site manager will enforce a “loading only” policy daily with our tenants.

5) A concern regarding landscaping plans and the eastern adjacent parcels of land as recorded during the public hearing section in May 2026.

Rylinn Engineering will have the large shade/canopy trees featured on the east side of the approved landscaping plan installed prior to applying for Certificates of Occupancy in this next phase of construction.

Rose Melton

From: Derek Proctor <derek@rylinnengineering.com>
Sent: Wednesday, October 14, 2026 4:17 AM
To: Rose Melton
Cc: adam@risecommercialdistrict.com
Subject: Re: Rise Commercial District- Franklin

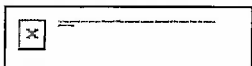
Rose,

The request for a Light Industrial variance is not part of our Conditional Use Variance request.

In the CUP documents, LI is mentioned to demonstrate that our requests align with the intent of the LI and the City of Franklin's Comprehensive Plan for that immediate area.

My best,

Derek Proctor Project Engineer



mobile 463-268-5877
email derek@rylinnengineering.com
address Castleton IN 46250
web <https://www.rylinnengineering.com>



PROJECT NARRATIVE

RISE Franklin requests approval of Conditional Uses within its previously approved approximately 140,000-square-foot co-warehousing development in the Limited Industrial (LI) District. The request includes overnight parking of qualifying trucks and commercial equipment, and Veterinary Services within a specifically limited portion of the development. The proposed uses are intended to expand the range of businesses that may operate within the development while maintaining the approved site layout, building configuration, access, and overall character of the property.

Veterinary Services are proposed only within Buildings 21(A), 15, 22, and 41, the four westernmost buildings located along the Monarch Drive side of the development. **No Veterinary Services are proposed within any other building on the site.** These four buildings are identified on the revised site exhibit, together with their relationship to the adjoining residential property. The selected buildings are located beyond the minimum seventy-five-foot (75') separation required from adjacent residential property.

All Veterinary Services will be conducted entirely within enclosed buildings. No outdoor animal boarding areas, kennels, or exercise areas are proposed as part of this request. The proposed Veterinary Services will utilize the existing building envelopes and approved development infrastructure and will not require additional buildings, building expansions, new access drives, or changes to the approved overall site layout.

The proposed conditional uses are intended to integrate with the existing commercial and industrial character of the Monarch Drive corridor. Overnight parking of trucks and equipment will remain confined to the designated onsite parking area and will be subject to the applicable separation and screening requirements.

No additional land disturbance, tree removal, or new impervious surface is proposed as a result of these conditional uses. Existing access points will remain unchanged, and traffic associated with the requested uses will continue to enter and exit through the approved circulation system serving the development. The project therefore continues to utilize the site and infrastructure previously approved by the City while providing flexibility for compatible commercial tenants.

October 6, 2026

RISE FRANKLIN WI, LLC

9924 Monarch Dr. Franklin WI 53132

Legal Description

CERTIFIED SURVEY MAP NO. 9421, NW & SW 1/4 SEC 30-5-21, LOT 2

Standards for Conditional Uses

Date: 10/06/26
Property Owner: RISE FRANKLIN WI, LLC
Property Address: 9924 Monarch Dr. Franklin WI 53132

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

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

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

Response:

See Attached Supplement

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:

See Attached Supplement

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:

See Attached Supplement

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:

See Attached Supplement

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:

See Attached Supplement

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:

See Attached Supplement

SUPPLEMENT TO CONDITIONAL USE

1. Ordinance and Comprehensive Master Plan Purposes and Intent

The requested conditional uses are consistent with the intent of the Limited Industrial (LI) District and with the existing commercial and industrial character of the RISE Franklin development. The request allows the existing development to accommodate qualifying overnight commercial vehicle parking and a limited Veterinary Services use while retaining the site layout, circulation system, and development pattern previously approved by the City of Franklin.

Veterinary Services will be specifically limited to Buildings 21(A), 15, 22, and 41, located along the western portion of the property adjacent to Monarch Drive. **No Veterinary Services are proposed within the remaining buildings in the development.** Limiting the use to these four buildings provides a defined area for the use and maintains separation from adjoining residential property.

The requested uses provide additional flexibility for commercial tenants while supporting continued business activity, employment opportunities, and productive use of the approved development.

2. No Undue Adverse Impact

The requested conditional uses will not alter the approved general site layout, number of buildings, building heights, access locations, or overall development footprint. The project consists of approximately 140,000 square feet of approved office and warehouse space.

Veterinary Services will be restricted to Buildings 21(A), 15, 22, and 41 and conducted entirely indoors. **No outdoor kennels, animal boarding areas, or animal exercise areas are proposed.** The revised site exhibit identifies the permitted Veterinary Services buildings and demonstrates their separation from adjacent residential property.

Overnight parking of qualifying commercial vehicles will continue to be confined to the designated onsite area and subject to the applicable separation requirements. These limitations are intended to prevent the requested uses from creating an undue adverse effect on adjoining property, neighborhood character, or the public welfare.

3. Compatibility with Surrounding Development

The proposed uses will operate within the existing RISE Franklin development and will not require expansion of the approved building footprints or changes to the site's overall layout.

Veterinary Services are deliberately limited to the four westernmost buildings along Monarch Drive - **Buildings 21(A), 15, 22, and 41** - rather than being permitted throughout the development. The selected location provides separation between the Veterinary Services use and adjoining residential property while positioning the use within the established commercial portion of the site.

The development will continue to utilize the existing site configuration, landscaping, access, and building scale. Accordingly, the requested uses are not anticipated to dominate the immediate vicinity or interfere with the use or orderly development of neighboring property.

4. Adequate Public Facilities

The proposed conditional uses will utilize the public facilities and services already serving the RISE Franklin development, including streets, utilities, police and fire protection, refuse collection, and other municipal services.

No expansion of the development footprint or creation of additional building area is proposed as part of this request. Any tenant-specific improvements associated with Veterinary Services will be completed in accordance with applicable building, plumbing, mechanical, electrical, fire, and other permitting requirements.

The requested uses are therefore expected to be adequately served by the existing public facilities available to the development.

5. Adequate Circulation

The requested uses will utilize the previously approved access points, internal drives, and parking areas serving RISE Franklin. No new curb cuts or public street access modifications are proposed.

Veterinary Services will be limited to the four buildings along the western portion of the development, and customer and employee vehicles will utilize the existing onsite parking and circulation system.

The proposed overnight commercial vehicle parking provides a designated onsite location for qualifying tenant vehicles rather than requiring those vehicles to park on surrounding public streets. Commercial traffic will continue to utilize the established access to Monarch Drive and the surrounding arterial roadway system.

6. No Destruction of Significant Features

The requested conditional uses concern the operation and utilization of an already approved development and will occur within existing or approved building envelopes and designated parking areas.

No additional land disturbance, tree removal, alteration of topography, or new impervious surface is proposed as a result of the requested conditional uses. No new structures are proposed specifically to accommodate the Veterinary Services use.

Accordingly, the requested conditional uses will not result in the destruction, loss, or damage of significant natural, scenic, or historic features associated with the site.

USE-SPECIFIC STANDARDS

Animal Boarding Facility / Kennel and/or Veterinary Service

1. Buildings shall be located no closer than seventy-five (75) feet from any adjacent residential property.

Response: Veterinary Services are proposed only within **Buildings 21(A), 15, 22, and 41**, as identified on the revised site exhibit. The selected buildings are located more than seventy-five (75) feet from the adjacent residential property. **No Veterinary Services are proposed within any other building in the RISE Franklin development.** Exhibit A identifies the four buildings in which Veterinary Services may occur, and Exhibit B depicts the required seventy-five-foot residential separation.

2. Enclosed exercise areas shall be at least one hundred fifty (150) feet from any residential property. All exercise areas shall be enclosed by a fence and adjacent to the principal building.

Response: Not applicable. No outdoor or enclosed exterior animal exercise areas are proposed as part of the Veterinary Services use.

3. All litter and waste shall be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area. Solid waste shall be removed from outdoor areas after each use of the area.

Response: Veterinary operations will be conducted indoors. Animal waste, cleaning waste, refuse, and other waste generated in connection with Veterinary Services will be contained and disposed of in accordance with applicable requirements and will not be permitted to accumulate outside of the tenant space. No outdoor boarding or exercise areas are proposed; therefore, animal waste associated with outdoor boarding areas will not be generated.

4. All activities, except animal exercise areas, shall be conducted within an enclosed building designed with noise resistant materials and which allows for adequate ventilation.

Response: All Veterinary Services activities will be conducted within enclosed buildings. No exterior Veterinary Services or outdoor animal exercise areas are proposed. Each tenant space will be required to provide ventilation and building systems appropriate for its specific Veterinary Services operation and in accordance with applicable building, mechanical, and occupancy requirements. Tenant improvements will be subject to the City's applicable permitting and inspection requirements.

5. Drainage from outdoor areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

Response: Not applicable. No outdoor animal boarding or exercise areas are proposed.

6. Solid waste will be removed from the outdoor area after each use of the area.

Response: Not applicable. No outdoor animal boarding or exercise areas are proposed.

7. All outdoor areas shall be screened with a solid opaque fence or wall at least six (6) feet in height. Slatted chain-link fences shall not meet this requirement.

Response: Not applicable. No outdoor animal boarding or exercise areas are proposed.

8. Use of outdoor exercise areas between the hours of 10:00 p.m. and 7:00 a.m. is prohibited.

Response: Not applicable. No outdoor animal exercise areas are proposed.

Parking of Trucks and Equipment

Any vehicle over eight thousand (8,000) pounds rated gross vehicle weight may be parked in districts not previously mentioned in the normal course of business in conjunction with a commercial or industrial use of the subject property. Any overnight parking shall be allowed only with a Conditional Use.

Response: RISE Franklin is located within the Limited Industrial zoning district and requests Conditional Use approval to permit qualifying commercial vehicles to be parked overnight within the designated secured parking area shown on Exhibit A. Vehicles subject to the applicable separation requirements will be parked only within the area identified on the exhibit and will maintain the required separation from residential districts.

LEGEND

LIGHT DUTY PAVEMENT

- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 4" ASPHALTIC CONC. (2 LIFTS)
- LOWER LAYER (2", 3 1/2 MT 58-28 S)
- UPPER LAYER (2", 5 1/2 MT 58-28 S)

HEAVY DUTY PAVEMENT

- 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 4.5" ASPHALTIC CONC. (2 LIFTS)
- LOWER LAYER (3", 4 MT 58-28 S)
- UPPER LAYER (1", 5 1/2 MT 58-28 S)

HEAVY DUTY PAVEMENT

- 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 4.5" ASPHALTIC CONC. (2 LIFTS)
- LOWER LAYER (3", 4 MT 58-28 S)
- UPPER LAYER (2", 4 MT 58-28 S)

CONCRETE PAVEMENT (DUMPSITER PAD)

- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

CONCRETE PAVEMENT (CONCRETE APRONS)

- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

CONCRETE SIDEWALK

- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 4" PCC (6x6 WELDED WIRE FABRIC PER RACT 315-92)

4" SOLID WHITE STRIPE

4" DIAGONAL AT 45° SPACED 2' O.C.

R-7-B HANDICAP PARKING SIGN (SEE DETAIL)
BOLLARD TO BE USED WHEN PLACED IN PAVEMENT

ADA STALL INSIGNIA

DETECTABLE WARNING PLATES (SEE DETAIL)

18" CURB & GUTTER (SEE DETAIL)

18" REVERSE CURB & GUTTER (SEE DETAIL)

TAPER CURB HEAD (SEE DETAIL)

INTEGRAL CURB AND SIDEWALK (SEE DETAIL)

BOLLARD

SIMTEK 6' COMPOSITE PRIVACY FENCE

6' CHAIN LINK FENCE

'NO PARKING' SIGNAGE

PARKING COLOR (FOR INFORMATION ONLY, NOT TO BE PAINTED)

MAN DOOR

OVERHEAD DOOR (2% MAX SLOPE WITHIN DRIVE)

Four buildings seeking the Veterinarian Use Variance

Parking Spaces
Seeking Variance

PHASE ONE BUILD ORDER	PHASE TWO BUILD ORDER	PHASE THREE BUILD ORDER
1. BUILDING 21(A)	1. BUILDING 15	1. BUILDING 53B
2. BUILDING 22	2. BUILDING 61A	2. BUILDING 62
3. BUILDING 41	3. BUILDING 42	3. BUILDING 63
4. BUILDING 51B	4. BUILDING 81H	4. BUILDING 84C
5. BUILDING 52B	5. BUILDING 82A	5. BUILDING 85A
6. BUILDING 71	6. BUILDING 83H	
7. BUILDING 15		

SITE DATA	
BASE SITE AREA:	22.93 AC (999,038 SF)
TOTAL BUILDING FOOTPRINT AREA:	3.14 AC (136,679 SF)
CAR PARKING:	108 SPACES (5 A.D.A.)
TRAILER PARKING:	7 SPACES
PAVEMENT AREA:	5.70 AC (248,085 S.F.)
GREEN SPACE/ LANDSCAPE SURFACE AREA:	14.10 AC (61.5%)
ZONING DISTRICT:	M-1, LIMITED INDUSTRIAL

NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAUNCH HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RAINWATER WALLS, SIDEWALKS, CURBS, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF FRANKLIN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THIRTY TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS:

CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005, HEREAFTER. THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (1° C).

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

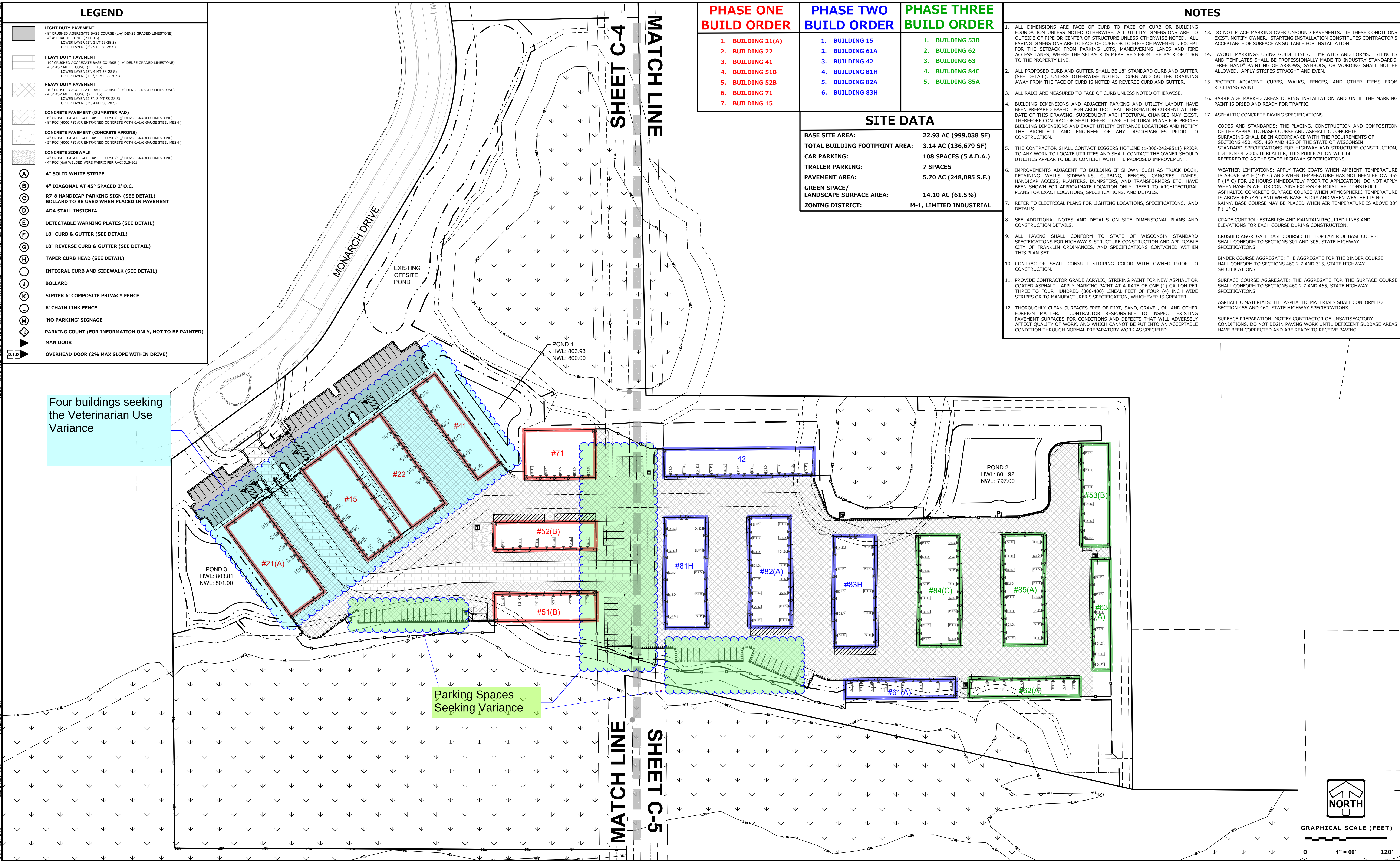
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SURFACE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.





PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER

www.pinnacle-engr.com

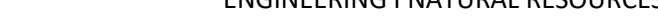
WISCONSIN OFFICE:
20725 WATERDOWN ROAD, SUITE 100
BROOKFIELD, WI 53196
(262) 754-8888

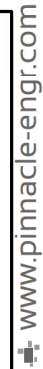
CHICAGO | MILWAUKEE | NATIONWIDE

**LOT 84 RISE COMMERCIAL
DISTRICT**
WEST MONARCH DRIVE, FRANKLIN, WI 53132

SITE DIMENSIONAL & PAVING PLAN OVERVIEW

REVISIONS		PEG 108 No. <u>809.90B</u>	MAC <u>01-12-22</u>	SHEET <u>C-3</u>
2/13/26	—	PEG PM	START DATE <u>01-12-22</u>	C-3
3/12/26	—		SCALE <u>1" = 60'</u>	C-25
	—			
	—			
	—			

 PINNACLE ENGINEERING GROUP ENGINEERING NATURAL RESOURCES SURVEYING	PLAN DESIGN DELIVER www.pinnacle-engr.com WISCONSIN OFFICE: 20725 WATERLOO ROAD, SUITE 100 BROOKFIELD, WI 53156 (262) 754-8888 CHICAGO MILWAUKEE NATIONWIDE	LOT 84 RISE COMMERCIAL DISTRICT WEST MONARCH DRIVE, FRANKLIN, WI 53132	SITE DIMENSIONAL & PAVING PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: right; padding: 2px;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">9. ADDRESS CITY COMMENTS</td> <td style="text-align: right; padding: 2px;">2/13/26</td> </tr> <tr> <td style="padding: 2px;">10. TRANSFORMER UPDATES</td> <td style="text-align: right; padding: 2px;">3/12/26</td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> </tbody> </table>	REVISIONS		9. ADDRESS CITY COMMENTS	2/13/26	10. TRANSFORMER UPDATES	3/12/26							PEG JOB NO. 809.90B PEG PM. MAC START DATE 01-12-22 SCALE 1" = 30'	SHEET C-4 C-25 © COPYRIGHT 2018
REVISIONS																		
9. ADDRESS CITY COMMENTS	2/13/26																	
10. TRANSFORMER UPDATES	3/12/26																	



FOR CONSTRUCTION

REG JOB No. 809.908 MAC
REG PM MAC
START DATE 01-12-22
SCALE 1" = 50'

SHEET
L-1
L-8

From: [Regulo Martinez-Montilva](#)
To: [Rose Melton](#)
Subject: FW: Formal Opposition to RISE Development Conditional Use Request
Date: Thursday, October 15, 2026 8:31:22 AM
Attachments: [image001.jpg](#)

For the RISE file.

Régulo Martínez-Montilva, AICP, CNUa

Planning Manager - Department of City Development / Planning
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

(414) 425-4024 / 427-7564 (direct)
RMartinez-Montilva@franklinwi.gov



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From: Umashankar <vshankara@gmail.com>
Sent: Tuesday, October 13, 2026 11:03 PM
To: General Planning <GeneralPlanning@franklinwi.gov>
Cc: Danelle Kenney <DKenney@franklinwi.gov>; Umashankar Venkatasubramanian <vshankara@gmail.com>
Subject: Re: Formal Opposition to RISE Development Conditional Use Request

Dear City of Franklin Plan Commission Members,

I am writing as a Franklin resident to express my strong opposition to the proposed conditional use requests for the RISE development on Monarch Drive, scheduled for consideration at the October 22, 2026, public hearing.

I am deeply concerned about the potential impact these proposed changes will have on the safety, peaceful enjoyment, and overall quality of life of residents in our neighborhood.

My concerns include:

1. Increased Heavy Vehicle Traffic and Neighborhood Safety

Allowing overnight parking of vehicles exceeding 8,000 pounds so close to residential properties raises serious

safety concerns. Increased commercial truck traffic could create additional risks for pedestrians, children, and families in the surrounding neighborhood. Residential streets should not be subjected to unnecessary heavy commercial vehicle activity.

2. Noise Pollution and Disruption to Residents

The potential for diesel engines idling, trucks maneuvering, backup alarms, and early morning departures could significantly disrupt nearby households. Additionally, the proposed animal boarding facility introduces the possibility of ongoing barking and other noise disturbances. Residents should not have to sacrifice the peaceful enjoyment of their homes to accommodate expanded commercial operations.

3. Environmental and Quality-of-Life Concerns

Heavy vehicle operations near residential properties raise concerns about diesel exhaust, air quality, and the cumulative effects of commercial activity. These potential impacts deserve careful evaluation before any additional exceptions are granted.

4. Expansion Beyond the Original Development Expectations

I understand that an earlier exception was approved despite opposition from City Planning staff, the local Alderwoman, and an adjoining property owner. The developer is now seeking additional permissions, including heavier vehicle parking and an animal boarding facility.

I am concerned that these incremental changes could substantially alter the nature and intensity of the development beyond what surrounding residents originally understood or anticipated.

5. Protection of Residential Neighborhoods

City ordinances and zoning requirements exist for a reason: to ensure appropriate separation between industrial activities and residential neighborhoods. Granting additional exceptions without adequately addressing their cumulative impact risks undermining these protections and setting an undesirable precedent for future developments.

I respectfully urge the Plan Commission to deny the proposed conditional use requests for overnight parking of vehicles exceeding 8,000 pounds and the animal boarding facility/kennel at the RISE development on Monarch Drive.

At a minimum, I request that the Commission require a comprehensive traffic, noise, environmental, and residential impact assessment before considering any expansion of the previously approved uses.

Franklin residents deserve thoughtful development decisions that prioritize public safety, neighborhood compatibility, and long-term quality of life.

Please include this email in the official public record and have my opposition read into the record during the October 22, 2026, Plan Commission meeting.

Thank you for your consideration and for representing the interests of Franklin residents.

Sincerely,

Umashankar Venkatasubramanian

[9821 S Bergamont DR, Franklin, WI 53132](#)

From: [Regulo Martinez-Montilva](#)
To: [Rose Melton](#)
Subject: FW: Formal Opposition to RISE Development Conditional Use Request
Date: Thursday, October 15, 2026 8:32:07 AM
Attachments: [image001.jpg](#)

Another email about RISE.

Régulo Martínez-Montilva, AICP, CNUa

Planning Manager - Department of City Development / Planning
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

(414) 425-4024 / 427-7564 (direct)
RMartinez-Montilva@franklinwi.gov



This message originates from the City of Franklin. It contains information that may be confidential or privileged and is intended only for the individual(s) named above. It is prohibited for anyone to disclose, copy, distribute, or use the contents of this message without permission, except as allowed by the Wisconsin Public Record Law. If this message is sent to a quorum of a governmental body, my intent is the same as though it were sent by regular mail and further e-mail distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent and may not be copied or distributed with this disclaimer. If you have received this message in error please notify me immediately.

From: Prakash Bedigere <pbedigere@gmail.com>
Sent: Tuesday, October 13, 2026 5:46 PM
To: General Planning <GeneralPlanning@franklinwi.gov>
Cc: Danelle Kenney <DKenney@franklinwi.gov>
Subject: Formal Opposition to RISE Development Conditional Use Request

Dear City of Franklin Plan Commission Members,

I am writing as a Franklin resident to express my strong opposition to the proposed conditional use requests for the RISE development on Monarch Drive, scheduled for consideration at the October 22, 2026, public hearing.

I am deeply concerned about the potential impact these proposed changes will have on the safety, peaceful enjoyment, and overall quality of life of residents in our neighborhood.

My concerns include:

1. Increased Heavy Vehicle Traffic and Neighborhood Safety

Allowing overnight parking of vehicles exceeding 8,000 pounds so close to residential properties raises serious safety concerns. Increased commercial truck traffic could create additional risks for pedestrians, children, and

families in the surrounding neighborhood. Residential streets should not be subjected to unnecessary heavy commercial vehicle activity.

2. Noise Pollution and Disruption to Residents

The potential for diesel engines idling, trucks maneuvering, backup alarms, and early morning departures could significantly disrupt nearby households. Additionally, the proposed animal boarding facility introduces the possibility of ongoing barking and other noise disturbances. Residents should not have to sacrifice the peaceful enjoyment of their homes to accommodate expanded commercial operations.

3. Environmental and Quality-of-Life Concerns

Heavy vehicle operations near residential properties raise concerns about diesel exhaust, air quality, and the cumulative effects of commercial activity. These potential impacts deserve careful evaluation before any additional exceptions are granted.

4. Expansion Beyond the Original Development Expectations

I understand that an earlier exception was approved despite opposition from City Planning staff, the local Alderwoman, and an adjoining property owner. The developer is now seeking additional permissions, including heavier vehicle parking and an animal boarding facility.

I am concerned that these incremental changes could substantially alter the nature and intensity of the development beyond what surrounding residents originally understood or anticipated.

5. Protection of Residential Neighborhoods

City ordinances and zoning requirements exist for a reason: to ensure appropriate separation between industrial activities and residential neighborhoods. Granting additional exceptions without adequately addressing their cumulative impact risks undermining these protections and setting an undesirable precedent for future developments.

I respectfully urge the Plan Commission to deny the proposed conditional use requests for overnight parking of vehicles exceeding 8,000 pounds and the animal boarding facility/kennel at the RISE development on Monarch Drive.

At a minimum, I request that the Commission require a comprehensive traffic, noise, environmental, and residential impact assessment before considering any expansion of the previously approved uses.

Franklin residents deserve thoughtful development decisions that prioritize public safety, neighborhood compatibility, and long-term quality of life.

Please include this email in the official public record and have my opposition read into the record during the October 22, 2026, Plan Commission meeting.

Thank you for your consideration and for representing the interests of Franklin residents.

Sincerely,

Prakash Bedigere
9867 S Bergamont Dr, Franklin WI 53132



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION
Meeting of October 22, 2026
Certified Survey Map

Item E.1.

RECOMMENDATION: City Development Staff recommends approval of the 3-Lot Certified Survey Map for property located at 11507 West Church Street, subject to the conditions set forth in this report and the attached resolution.

Project Name: Sweeney:	Certified Survey Map
Project Address/Tax Key:	11507 West Church Street
Property Owner:	Kenneth R. Sweeney
Applicant:	Kenneth R. Sweeney
Aldermanic District:	District 6
Zoning District:	R-V – Village Residence District
Staff Planner:	Nick Fuchs, Planning Associate

Project Description/Analysis

Please note:

- Recommendations are underlined, in italics and are included in the draft resolution and ordinance.

The applicant filed a Certified Survey Map Application to subdivide the property located at 11507 West Church Street. The property is currently about 26,487 square feet or 0.61 acres and contains an existing dwelling, detached garage, and a shed.

The applicant is proposing to create three lots. Lot 1 has an area of 9,602 square feet and includes the existing house and detached garage. Lot 2 has an area of 8,460 square feet and Lot 3 has an area of 8,425 square feet. Both of these lots are anticipated for single-family residential development. All lots conform to the minimum lot width and size requirements of the R-V District.

The existing driveway that will be maintained on Lot 1 does not meet the current five-foot setback considering the proposed lot lines. Staff recommends that the existing driveway on Lot 1 shall be modified to provide a minimum setback of 5 feet from the side property line.

To comply with the Unified Development Ordinance 2:1 lot depth-to-width ratio, a portion of the existing property is not platted as part of this CSM. That land includes the existing shed mentioned above. The location of this shed on a remnant portion of land creates a nonconforming situation as accessory structures are not allowed on a lot unless a principal building or use is present per Section 15-4-13D.1. of the UDO.

As such, this structure shall be removed prior to recording the CSM and Note No. 4 on Sheet 1 of the CSM shall be revised accordingly.

Natural Resource Protection Plan (NRPP)

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) completed a wetland report in 2025. Based upon SEWRPC findings and a review of best available information, no protected natural resource features exist on the proposed lots.

There is a wetland and associated setback located on the remnant land. As that is not part of this CSM, staff recommends the removal of Note 3 on Sheet 1 of the CSM.

Staff Recommendation:

City Development Staff recommends approval of the 3-Lot Certified Survey Map for property located at 11507 West Church Street, subject to the conditions set forth in this report and the attached resolution.

Note Section 15-9-13(A)(3)(b) of the UDO allows CSMs that do not include the dedication of land or public improvements to be approved solely by the Plan Commission. As such, staff recommends the approval certificate be changed to reference the Plan Commission only. The Plan Commission may elect to forward the CSM to the Common Council for approval. If that occurs, the Common Council approval certificate would then need to be included.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 10-14-2026]

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A THREE-LOT CERTIFIED SURVEY MAP, THAT PART OF LOTS 9 AND 10 IN BLOCK 13 IN BONEKAMP'S ADDITION TO THE VILLAGE OF ST. MARTIN'S BEING A DIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (11507 WEST CHURCH STREET (TKN 799 0010 001)) (KENNETH R. SWEENEY, PROPERTY OWNER)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a division of part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 21 East, in the city of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the Plan Commission having reviewed such application and 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 Plan Commission of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Kenneth R. Sweeney, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-8.10B. of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. Kenneth R. Sweeney, successors and assigns, and any developer of the three (3) 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 §15-9.14E. 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 Kenneth R. Sweeney and the three (3) lot certified survey map project for the property located at 11507 W. Church Street (TKN 799 0010 001): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant must 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.
7. The existing driveway on Lot 1 shall be modified to provide a minimum setback of 5 feet from the side property line.
8. The shed located on the remnant land adjacent to Lot 2 shall be removed prior to recording the CSM and Note No. 4 on Sheet 1 of the Certified Survey Map shall be revised accordingly.
9. Note No. 3 located on Sheet 1 of the Certified Survey Map shall be removed.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Kenneth R. Sweeney be and the same is hereby rejected without final approval and without any further action of the Plan Commission, 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, Kenneth R. Sweeney, with the Office of the Register of Deeds for Milwaukee County.

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

Passed and adopted at a regular meeting of the Plan Commission 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



10/15/2026, 9:52:31 AM

☐ Parcel

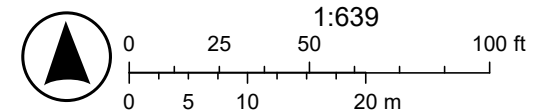
 Road Right-of-Way

Zoning

R-SE - Suburban/Estate Residence

R-V - Village Residence

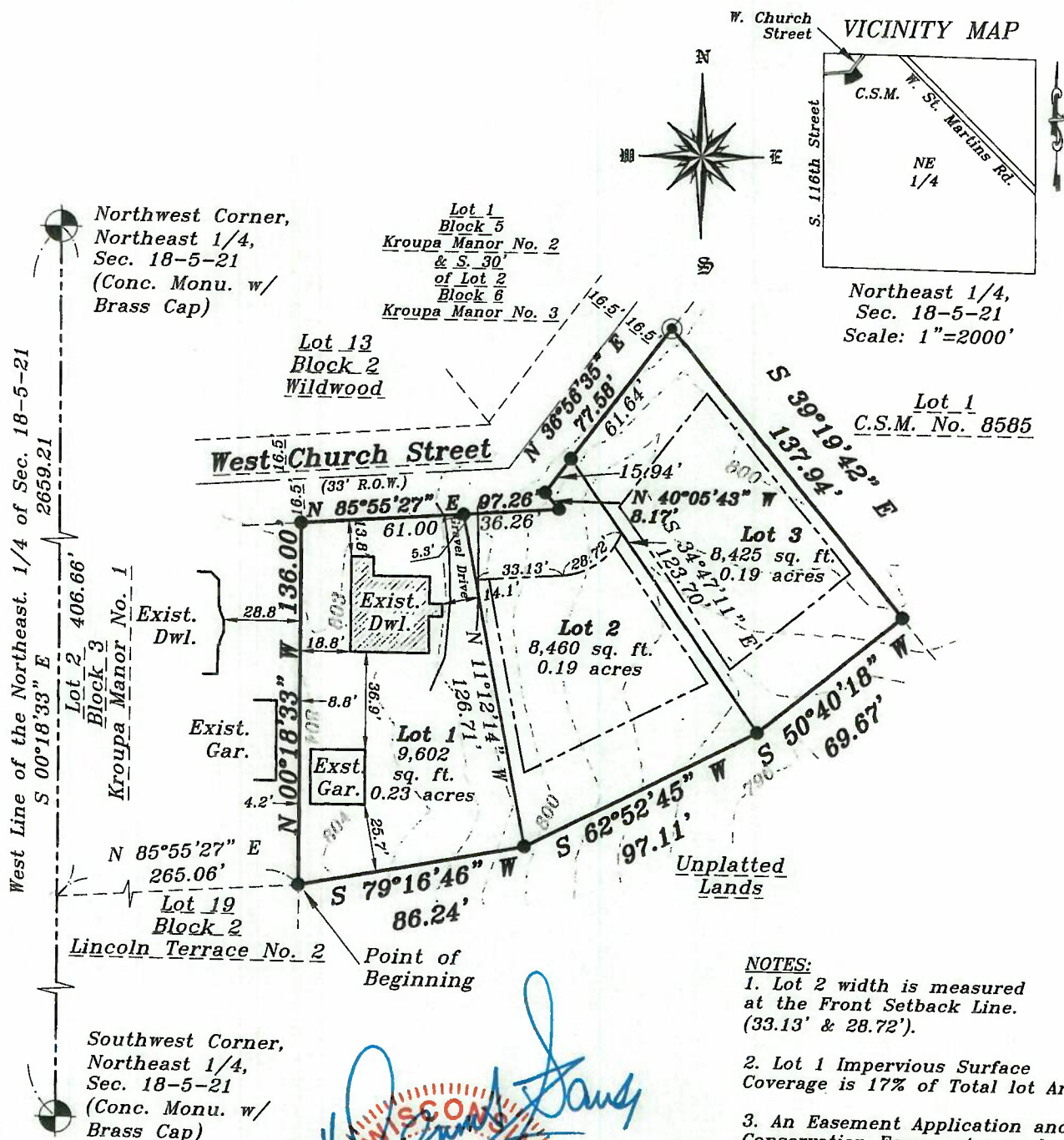
■ I - Institutional



City of Franklin, WI, City of Franklin, WI & Milwaukee County Land Information Office, FEMA, SE Wisc Reg Planning Comm, Microsoft, Vantor

CERTIFIED SURVEY MAP NO.

That part of Lots 9 & 10 in Block 13 in Bonenkamp's Addition to the Village of St. Martin's. Being a division of part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



ZONING:
R-V (Village Residence District)

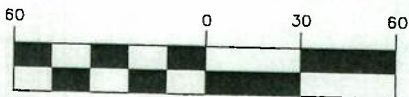
BUILDING SETBACKS:
Front Yard = 25'
Side Yard = 5'
Corner Side Yard = 15'
Rear Yard = 25'
Wetland Buffer = 30'

Prepared for:
Kenneth R. Sweeney
11255 W. St. Martins Rd.
Franklin, WI 53132

Prepared by:
Dennis C. Sauer P.L.S.-2421
Metropolitan Survey Service, Inc.
8482 S. 76th St.
Franklin, WI 53132
(414) 529-5380

June 1, 2026
Rev. July 7, 2026
Rev. September 15, 2026

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

- NOTES:**
1. Lot 2 width is measured at the Front Setback Line. (33.13' & 28.72').
 2. Lot 1 Impervious Surface Coverage is 17% of Total lot Area.
 3. An Easement Application and Conservation Easement may be Required to Protect the Wetland Buffer.
 4. Existing Shed on Lot 2 will have to be Razed before Recordation of the Certified Survey Map unless a condition by the City of Franklin is approved to have it remain based upon construction of a Principal Structure.
 5. Proposed Lots to be Served by Public Sewer and Water.

- NOTES:**
- ⊙ Denotes iron pipe found and accepted.
 - Denoted 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the West line of the NE 1/4 of Section 18, T5N, R21E having an assumed bearing of S 00°18'33" E.

CERTIFIED SURVEY MAP NO. _____

That part of Lots 9 & 10 in Block 13 in Bonenkamp's Addition to the Village of St. Martin's. Being a division of part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped that part of Lots 9 & 10 in Block 13 in Bonenkamp's Addition to the Village of St. Martin's. Being a division of part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4; thence S 00°18'33" E along the west line of said Northeast 1/4, 406.66 feet; thence N 85°55'27" E, 265.06 feet to the point of beginning of the lands to be described; thence N 00°18'33" W, 136.00 feet to the south right-of-way line of West Church Street; thence N 85°55'27" E along said south right-of-way line, 97.26 feet; thence N 40°05'43" W along said south right-of-way line, 8.17 feet; thence N 36°56'35" E along said south right-of-way line, 77.58 feet; thence S 39°19'42" E, 137.94 feet; thence S 50°40'18" W, 69.67 feet; thence S 62°52'45" W, 97.11 feet; thence S 79°16'46" W, 86.24 feet to the point of beginning of the lands described.

Said lands contain 26,487 square feet (0.61 acres) .

That I have made such survey, land division and map by the direction of Kenneth R. Sweeney, owner of said land.

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

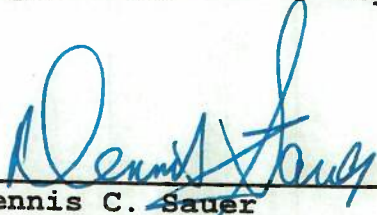
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code in surveying, dividing and mapping the same.

June 1, 2026

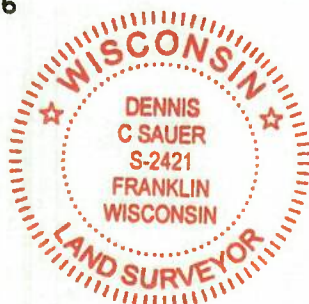
Date

Rev. July 7, 2026

Rev. September 15, 2026


Dennis C. Sauer

Professional Land Surveyor S-2421



PREPARED FOR:

Kenneth R. Sweeney
11255 West St. Martins Road
Franklin, WI 53132

PREPARED BY:

Dennis Sauer, P.L.S. 2421
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, Wi 53132

CERTIFIED SURVEY MAP NO. _____

That part of Lots 9 & 10 in Block 13 in Bonenkamp's Addition to the Village of St. Martin's. Being a division of part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Kenneth R. Sweeney, as owner, does hereby certify that he has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code.

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

Kenneth R. Sweeney, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, Kenneth R. Sweeney, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public-State of Wisconsin
My Commission Expires: _____



June 1, 2026
Rev. July 7, 2026
Rev. September 7, 2026

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

APPROVED and dedication accepted by the Common Council of the City of Franklin, Resolution No. _____, on this _____ day of _____, 20____.

John R. Nelson, Mayor
City of Franklin

Shirley Roberts, Clerk
City of Franklin

CITY OF FRANKLIN PLAN COMMISSION APPROVAL

APPROVED and dedication accepted by the Plan Commission of the City of Franklin, Resolution No. _____, on this _____ day of _____, 20____.

John R. Nelson, Mayor
City of Franklin

Shirley Roberts, Clerk
City of Franklin



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item E.2.

Meeting of October 22, 2026

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of this 2-Lot Certified Survey Map to subdivide property located at the southeast corner of Chicory Street and Monarch Drive, subject to the conditions set forth in this report and the attached resolution.

Project name:	Bear Development Certified Survey Map
Property Owner:	Loomis & Ryan, Inc.
Applicant:	Dan Szczap, Bear Development, LLC
Property Address/TKN:	0 S. Monarch Drive / 891 9059 000
Aldermanic District:	District 6
Zoning District:	LI Limited Industrial District
Staff Planner:	Nick Fuchs, Associate Planner

Project Description/Analysis

The applicant is seeking approval of a 2-Lot Certified Survey Map (CSM) to subdivide property located at the southeast corner of Chicory Street and Monarch Drive, bearing Tax Key No. 891 9059 000. The subject property is currently vacant and has an area of approximately 7.47-acres.

Lot 1 has an area of approximately 6.32 acres and Lot 2 has an area of 1.15 acres. The applicant has indicated that Lot 2 is being created for a potential future user of the site. Any proposed development of this lot will require use approval and Plan Commission approval of a Site Plan Application.

The property is zoned LI Limited Industrial District, which does not have a required minimum lot area. The minimum lot width and depth of the LI District is 50-feet and 110-feet, respectively. Both lots conform to these standards.

The applicant provided a Natural Resource Protection Plan. The NRPP does not show any protected natural resource features on the property. It should be noted that the NRPP was created in 2019. Wetland delineations expire after 5 years; however, there is not a wetland located on this property per the 2019 NRPP and best available information, such as WDNR and SEWRPC mapping and aerial photography.

Staff Recommendation

City Development Staff recommends approval of this 2-Lot Certified Survey Map to subdivide property located at the southeast corner of Chicory Street and Monarch Drive, subject to the conditions set forth in this report and the attached resolution.

Pursuant to Section 15-9-13(A)(3)(b) of the UDO, Certified Survey Maps (CSMs) that do not involve the dedication of land or public improvements may be approved solely by the Plan Commission. However, the Plan Commission retains the discretion to refer such CSMs to the Common Council for review and approval.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A 2-LOT CERTIFIED SURVEY MAP, BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 9718, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(LOOMIS & RYAN, INC., PROPERTY OWNER)
(TAX KEY NO. 891 9059 000)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of a parcel of land being Lot 1 of Certified Survey Map No. 9718, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the Plan Commission having reviewed such application and 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 Plan Commission of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Bear Development, as described above, be and the same is hereby approved, subject to the following conditions:

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

4. Loomis & Ryan, Inc., successors and assigns, and any developer of the Loomis & Ryan, Inc. two (2) lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14.E. 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 Loomis & Ryan, Inc. and the 2 lot certified survey map project for the property bearing Tax Key No. 891 9059 000: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant must 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, Loomis & Ryan, Inc., be and the same is hereby rejected without final approval and without any further action of the Plan Commission, 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, Loomis & Ryan, Inc., with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 22nd day of October, 2026.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 22nd day of October, 2026.

APPROVED:

John R. Nelson, Mayor

ATTEST:

LOOMIS & RYAN, INC. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2026-_____

Page 3

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

This aerial map displays a residential area with various zoning designations and street layouts. The map features several streets: Loomis Rd running horizontally across the top, Chicory St running diagonally from the top right towards the center, Monarch Dr running vertically along the right side, and Meadowview Dr running horizontally along the bottom right. The map is overlaid with purple and brown areas, likely representing different zoning districts or land use designations. Numerous zoning codes are visible, including R-MF (Residential Medium Density), R-SR (Residential Single-Room Occupancy), R-SE (Residential Single-Family), LI (Light Industrial), and R-SP (Residential Single-Family). The map also shows property lines, lot numbers (e.g., 9636, 11908, 11906, 11350, 11544, 11528, 11531, 11493, 11469, 11455, 11441, 11427, 11413, 9795), and a large body of water on the right side.

City of Franklin, WI, City of Franklin, WI & Milwaukee County Land
Information Office, FEMA, SE Wisc Reg Planning Comm, Microsoft, Vantor

Legal Description

Being Lot 1 of Certified Survey Map No. 9718, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



Providing Creative Real Estate Solutions to Build Better Communities

September 30th, 2026

Mr. Nick Fuchs
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: CSM Request – Loomis Business Park

Dear Mr. Fuchs:

Bear Development is pleased to submit this letter and the enclosed materials as a formal application for a Certified Survey Map (CSM) to divide the existing 7.47-acre parcel into two separate lots. Bear Development is acting on behalf of the record owner, Loomis & Ryan, Inc.

Project Summary

The subject property consists of approximately 7.47 acres located on the northeast corner of Monarch Drive and Chicory and is identified as Tax Key Number 891 9059 000. The property is part of the Loomis Business Park and is currently vacant. The proposed 1.14-acre Lot 2 will be developed as a commercial lot.

Proposed Lot Division

We respectfully request approval of a Certified Survey Map (CSM) to divide the existing 7.47-acre parcel into two lots. The proposed CSM will create Lot 1, consisting of approximately 6.32 acres, and Lot 2, consisting of approximately 1.14 acres.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC



Phone: 262.694.2327



www.beardevelopment.com



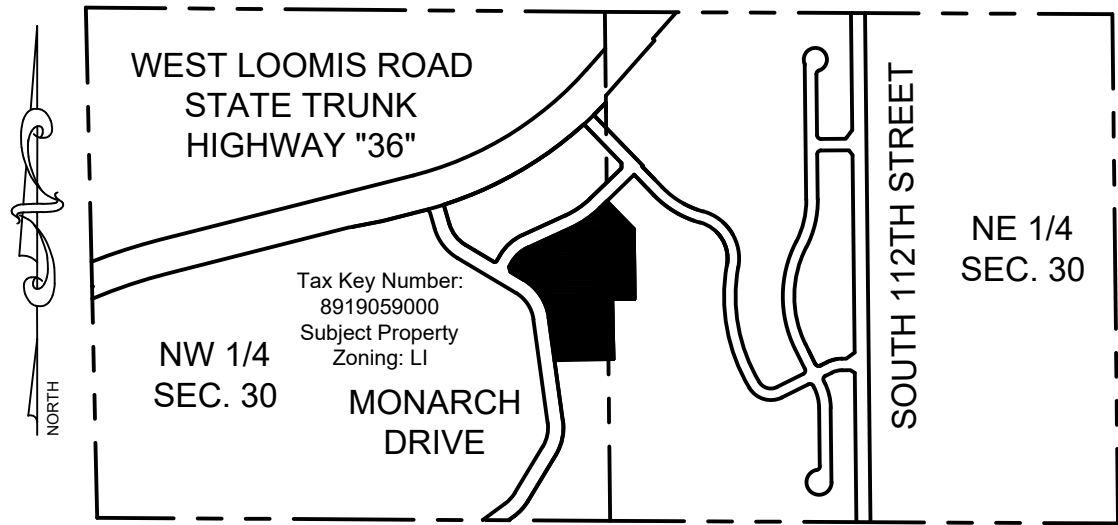
4011 80th Street, Kenosha, WI 53142

CERTIFIED SURVEY
MAP NO. _____

Being Lot 1 of Certified Survey Map No. 9718, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

VICINITY SKETCH
SCALE 1"=1000'

WEST RYAN ROAD - COUNTY TRUNK HIGHWAY "H"



Prepared for:
LOOMIS & RYAN, INC.
4011 80th Street
Kenosha, WI 53142

NOTES:

1. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0206F Dated OCTOBER 24, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
2. Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East bears S89°44'26"E.
3. VISION CORNER EASEMENTS: No Obstructions Permitted. No visual obstructions, such as structures, parking, or vegetation, shall be permitted between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the Vision Corner Easement.
4. Lots 1 and Lot 2 are served by Public Sewer and Water.

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

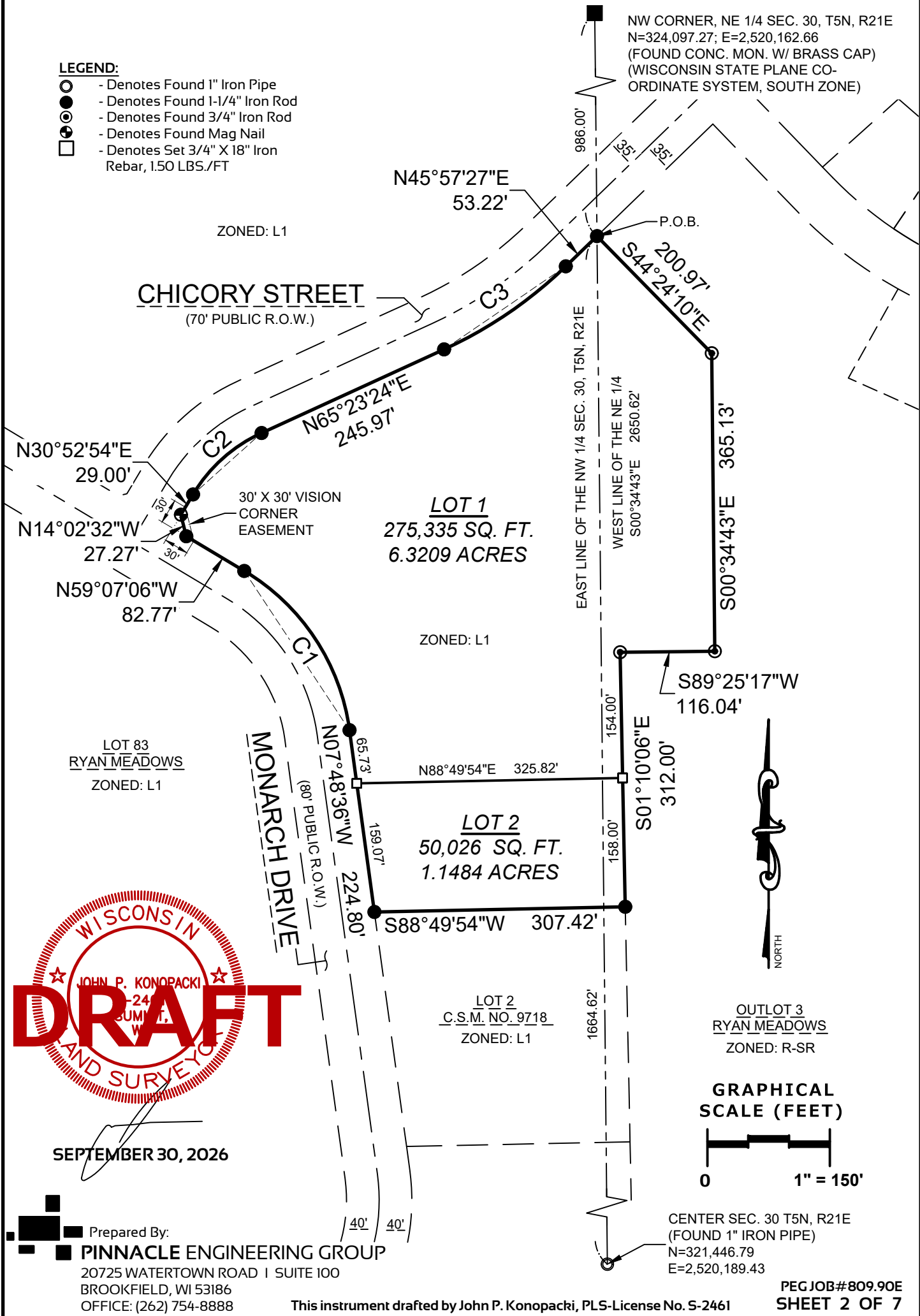
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.90E
SHEET 1 OF 7

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. 9718, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

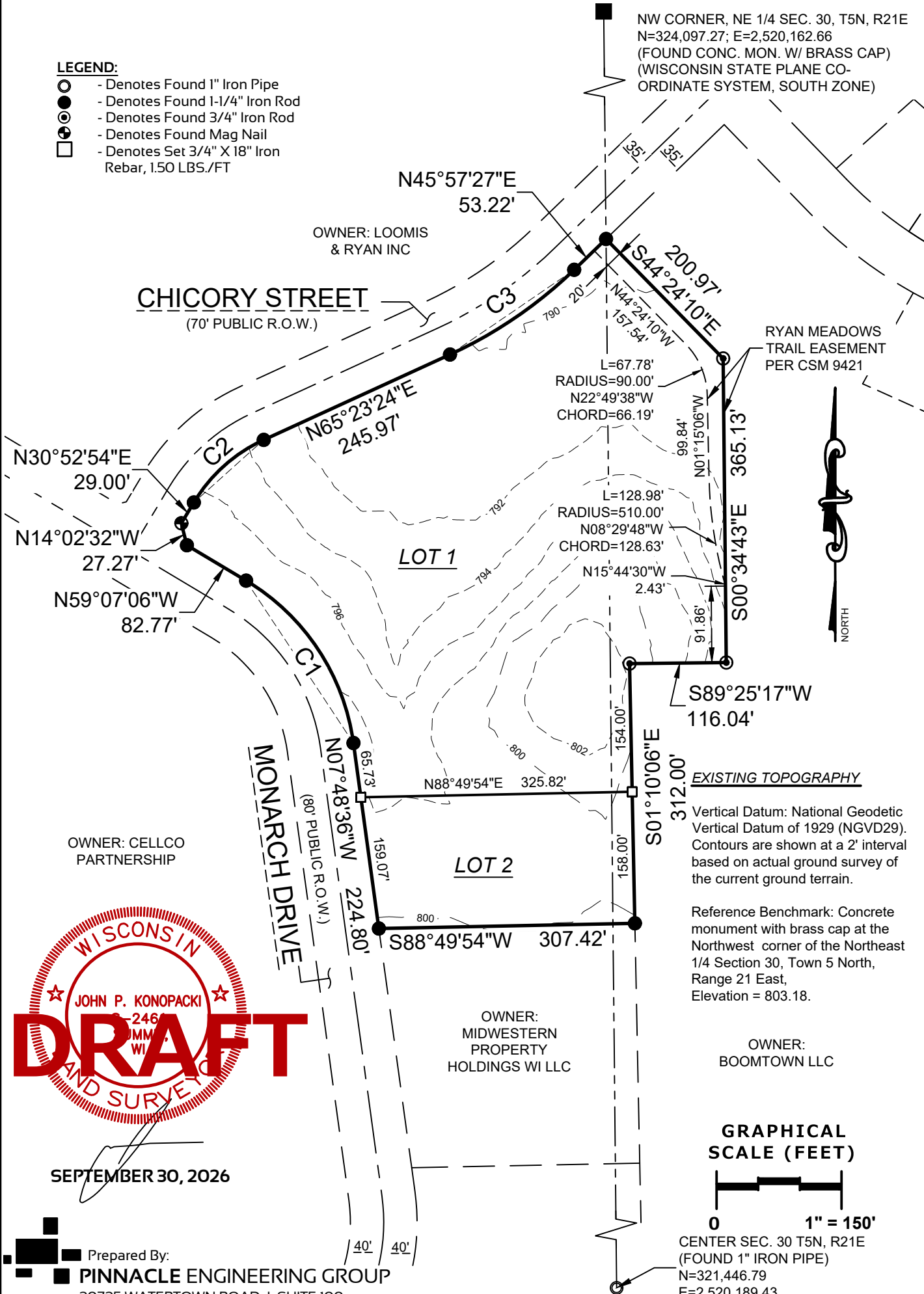
- LEGEND:**
- Denotes Found 1" Iron Pipe
 - Denotes Found 1-1/4" Iron Rod
 - Denotes Found 3/4" Iron Rod
 - Denotes Found Mag Nail
 - Denotes Set 3/4" X 18" Iron Rebar, 1.50 LBS./FT



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WISCONSIN
JOHN P. KONOPACKI
246
DRAFT
AND SURVEY

SEPTEMBER 30, 2026

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

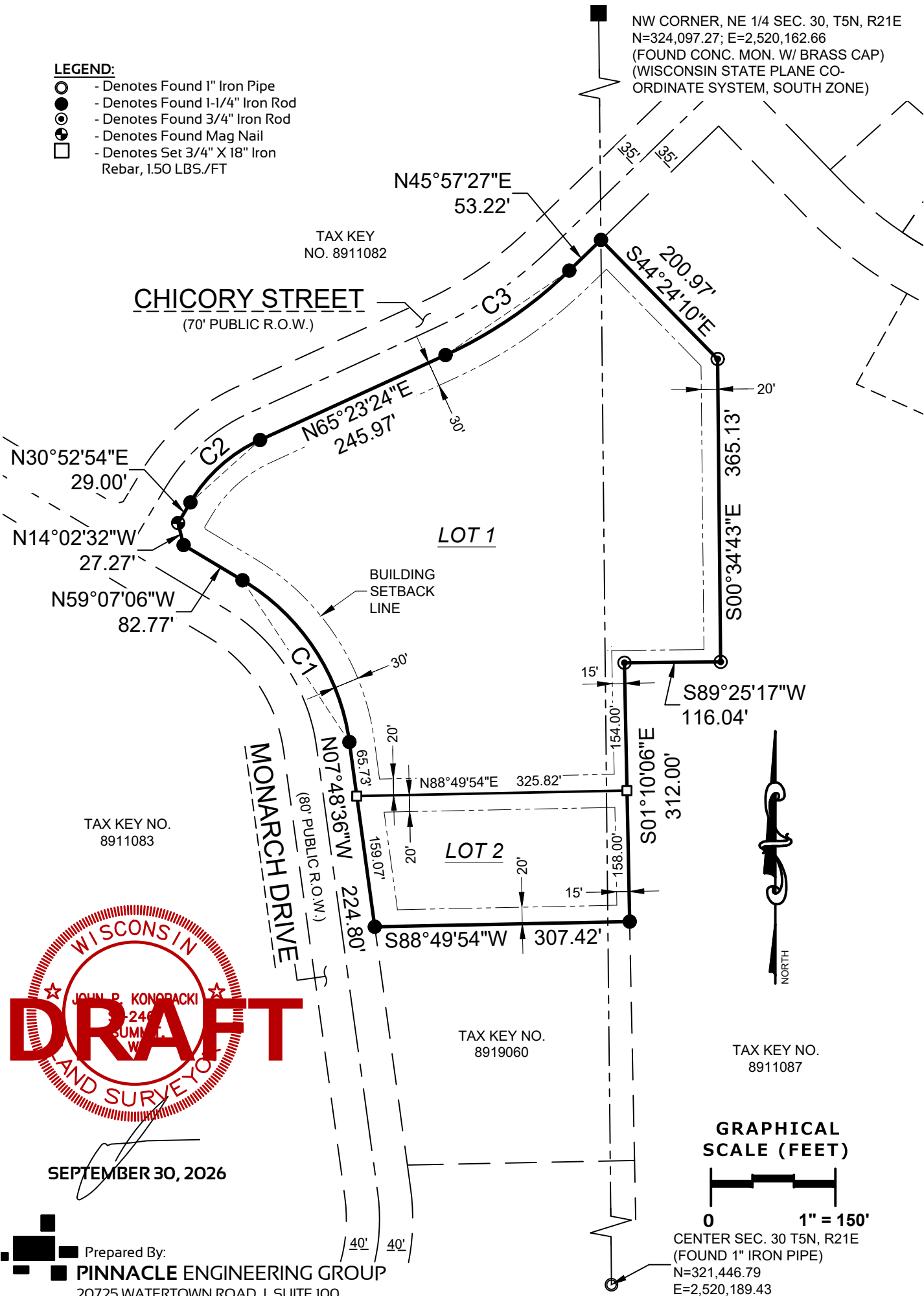
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.90E
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

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SEPTEMBER 30, 2026

Prepared By:
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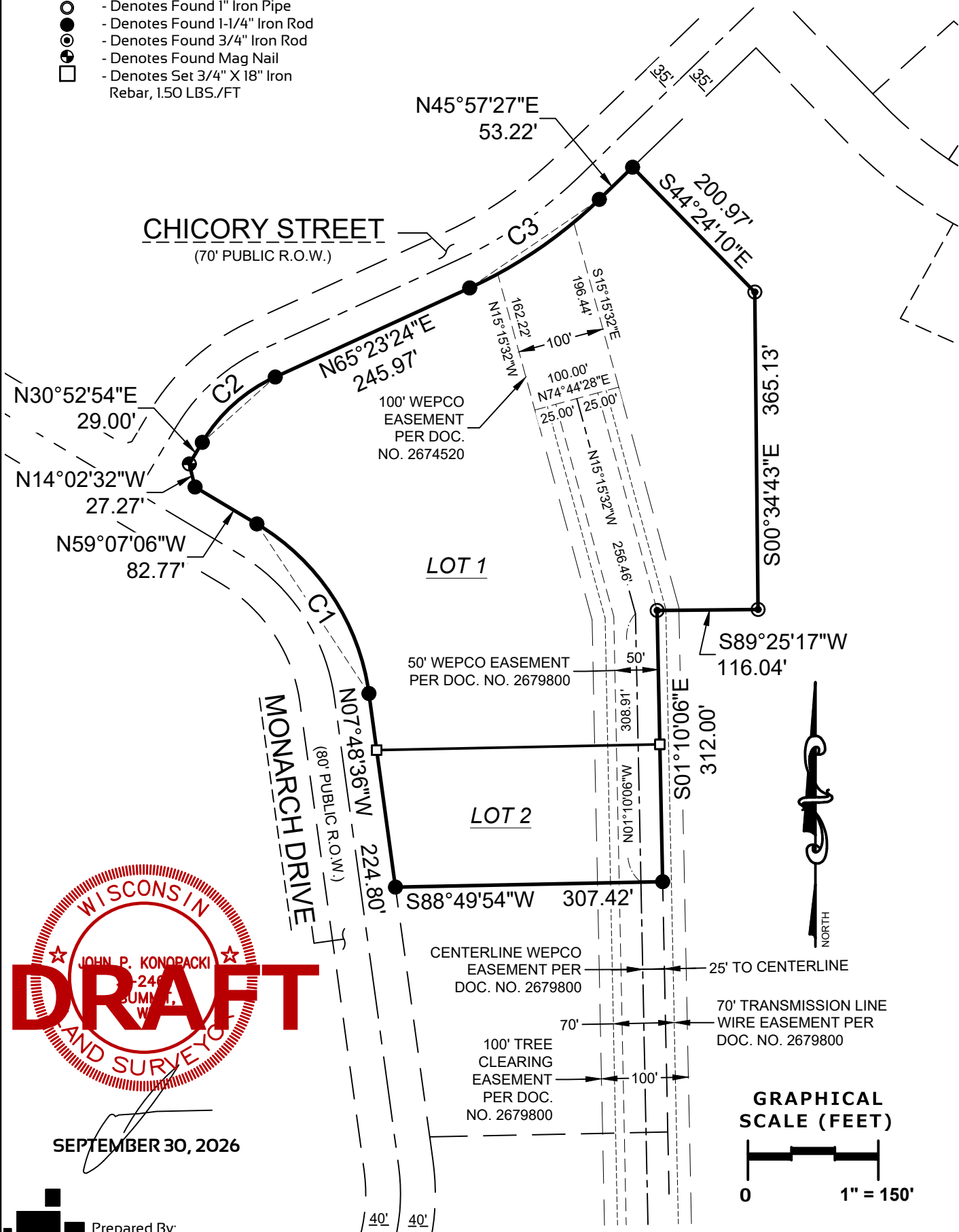
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PEG JOB#809.90E
SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

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20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#809.90E
SHEET 5 OF 7

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. 9718, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 1 of Certified Survey Map No. 9718, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11564133 located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

Containing 325,361 square feet (7.4693 acres) of land Gross, more or less.

That I have made such survey, land division and map by the direction of LOOMIS & RYAN INC. owner of said land.

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

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

Date: SEPTEMBER 30, 2026




John P. Konopacki
Professional Land Surveyor S-2461

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Franklin on this _____ day of _____, 2026.

Date

John R. Nelson, Chairman

Date

Shirley J. Roberts, City Clerk

BOUNDARY CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	241.78'	270.00'	051°18'30"	N33°27'51"W	233.79'	N07°48'36"W	N59°07'06"W
C2	114.43'	190.00'	034°30'30"	N48°08'09"E	112.71'	N30°52'54"E	N65°23'24"E
C3	181.45'	535.00'	019°25'57"	N55°40'26"E	180.58'	N65°23'24"E	N45°57'27"E

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. 9718, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE

LOOMIS & RYAN INC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

LOOMIS & RYAN INC, as owner, also certifies that this map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes and the Unified Development Ordinance Division-15 of the City of Franklin to be submitted to the following for approval or objection:

- 1. City of Franklin

IN WITNESS WHEREOF, the said LOOMIS & RYAN INC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2026.

In the presence of: LOOMIS & RYAN INC.

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, (name) _____, (title) _____, of the above named LOOMIS & RYAN INC, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said corporation and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE -

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date

President

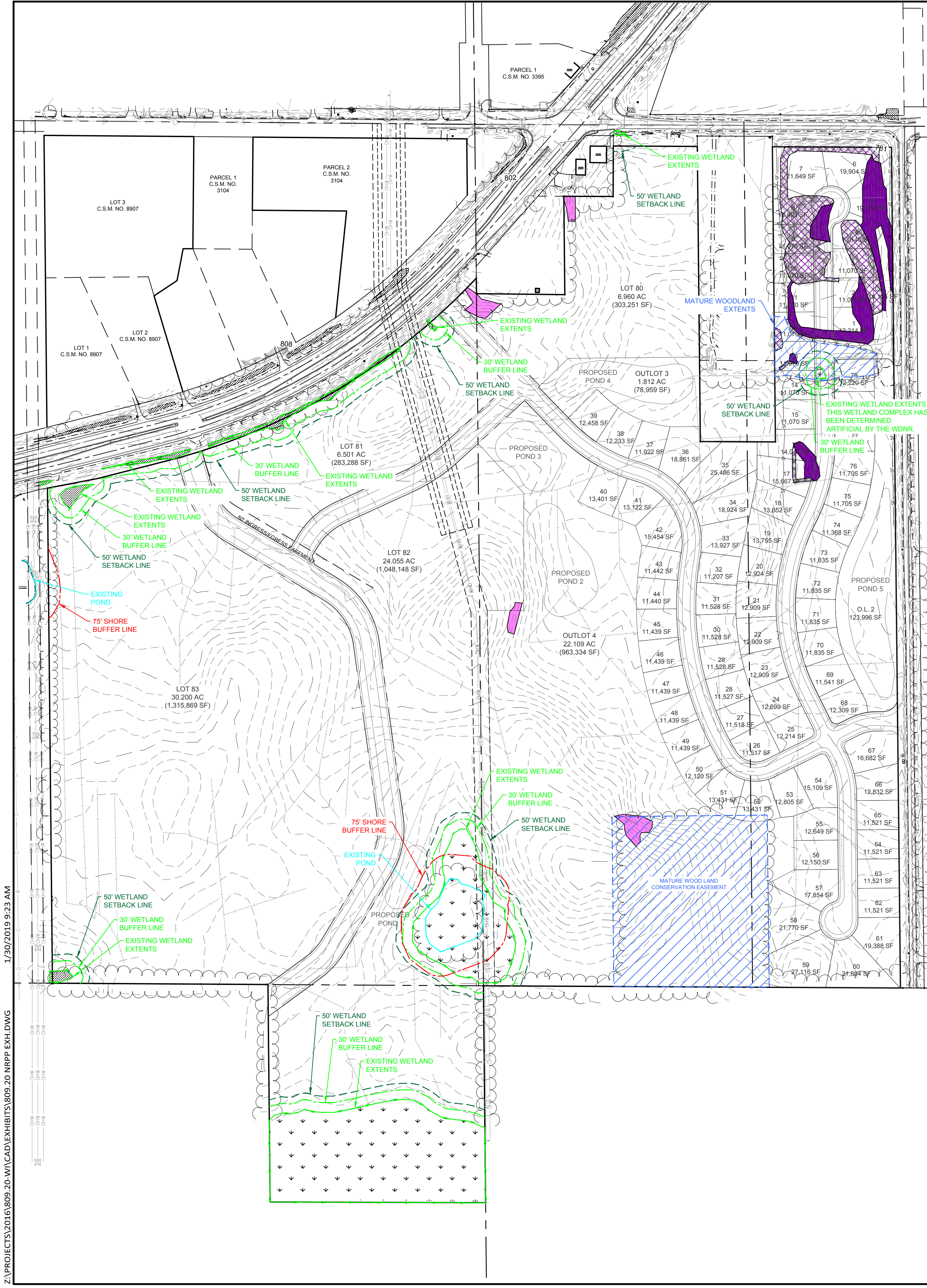
STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



SEPTEMBER 30, 2026



NATURAL RESOURCE FEATURE AREAS												
RESOURCE TYPE	LOT 12	LOT 13	LOT 14	LOT 51	LOT 52	LOT 79	LOT 80	LOT 81	LOT 82	LOT 83	OUTLOT 4	ROAD R.O.W.
STEEP SLOPES AREA - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)
STEEP SLOPES AREA - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)
STEEP SLOPES - MAN-MADE - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
STEEP SLOPES - MAN-MADE - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PONDS - FIELD DELINEATED BY PEG SURVEY IN JANUARY OF 2019	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)
WETLANDS - SEE DELINEATION INFORMATION BELOW**	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)
WETLAND BUFFER - 30' OFFSET, BASED OFF WETLAND DELINEATION	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)
WETLAND SETBACK - 50' OFFSET, BASED OFF WETLAND DELINEATION	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)
SHORE BUFFER - 75' OFFSET, BASED OFF FIELD VERIFIED POND LOCATION	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)
MATURE WOODLAND - BASED OFF PEG SURVEY AND CHAPUT CSM	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	0 SF (0.00 AC)	X,XXX SF (X.XX AC)	0 SF (0.00 AC)

* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS
**FIELD DELINEATED BY RA SMITH NATIONAL ON 10-29-14 & 10-30-14 (SEE "WETLAND DELINEATION REPORT" DATED 03-19-15)
RE-DELINEATED ALONG LOOMIS BY HEARTLAND ECOLOGICAL GROUP ON 08-15-18, 08-19-18 & 08-22-18
(SEE "WETLAND DELINEATION REPORT" DATED 09-11-18)

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