At their meeting of July 17, 2018, the Common Council tabled to the August 7, 2018 meeting item G.1(c), "Kayla’s Playground Ambassador Program: A Volunteer Program Approved by the Parks Commission."

The program as discussed was not scheduled to begin until June 1, 2019, so there is no immediate rush. Importantly, the issues raised by the Common Council require greater attention than was available since the item was last addressed, particularly since budget development efforts are well under way. Additionally, it would be valuable to have more time to work with representatives of the City of Kenosha to learn from their program experiences.

Based on the Council’s previous discussion, the subsequent review will, at a minimum, consider the following:

1) Liability waiver forms;
2) Control of T-shirts;
3) Relationship, if any, to other programs being considered by the Library Board within the parks;
4) Supervision or oversight of the volunteers;
5) Program liability;
6) Clarification of program components and details; and
7) Collection of park-use statistics by the volunteers.

Therefore, based, in part, on immediate priorities, the 2019 start date, and the range of issues to investigate, the Director of Administration requests referral of the issue to staff for further evaluation. It will be brought back when the information gathering is completed but in time so that the Common Council may fully vet and approve or reject the idea prior to any potential implementation.

COUNCIL ACTION REQUESTED

Motion to refer to staff.
At the July 19, 2018 meeting of the Plan Commission the following action was approved: move to recommend approval of a resolution to amend Resolution No. 92-3901, imposing conditions and restrictions for the approval of a Special Use for Halquist Stone located at 2875 West Ryan Road to allow for demolition of the existing Halquist Stone office/showroom and construction of an approximately 4,207 square foot replacement office/showroom and to allow for changes to the outdoor landscaping showroom and off-street parking, subject to striking Condition Nos. 7 and 8.

Per the above motion, Staff struck the following conditions from the draft resolution:

7. Approval of the requested waiver for Section 15-3.0353B.7. (Pedestrian Considerations), provided the applicant adds a porch, awning, or portico above the main entrance, which compliments the building’s exterior.

8. Approval of the requested waiver from Section 15-3.0355B.3.b. (Building Materials and Colors), provided the applicant use wood siding, cementitious siding (e.g. JamesHardie) or engineered wood siding (e.g. LP SmartSide) in place of corrugated metal siding on the west and south elevations of the building, the gables, and along the roofline.

**COUNCIL ACTION REQUESTED**

A motion to adopt Resolution No. 2018-______, a resolution imposing conditions and restrictions for the approval of a Special Use for property located at 2875 West Ryan Road to allow for demolition of the existing Halquist Stone office/showroom and construction of an approximately 4,207 square foot replacement office/showroom and to allow for changes to the outdoor landscaping showroom and off-street parking (Halquist Stone Company, Inc., Applicant)
Planning Department
(414) 425-4024

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.
RESOLUTION NO. 2018______

A RESOLUTION TO AMEND RESOLUTION NO. 92-3901 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR HALQUIST STONE LOCATED AT 2875 WEST RYAN ROAD TO ALLOW FOR DEMOLITION OF THE EXISTING HALQUIST STONE OFFICE/SHOWROOM AND CONSTRUCTION OF AN APPROXIMATELY 4,207 SQUARE FOOT REPLACEMENT OFFICE/SHOWROOM AND TO ALLOW FOR CHANGES TO THE OUTDOOR LANDSCAPING SHOWROOM AND OFF-STREET PARKING (HALQUIST STONE COMPANY, INC., APPLICANT)

WHEREAS, Halquist Stone Company, Inc., having petitioned the City of Franklin for the approval of an amendment to Resolution No. 92-3901, conditionally approving a Special Use for the establishment of an open sales lot of wholesale and retail sale of bulk landscape materials, upon property located at 2875 West Ryan Road, such property being zoned B-4 South 27th Street Mixed-Use Commercial District, South 27th Street Design Overlay District, FW Floodway District and FC Floodplain Conservancy District, more particularly described as follows:

Lot 1 of Certified Survey Map No. 8003, being a redivision of Parcel 1 of Certified Survey Map No. 5782 in the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; Tax Key No.: 902-9965-009; and

WHEREAS, such proposed amendment being for the purpose of demolishing the existing office/showroom and constructing an approximately 4,207 square foot replacement office/showroom, changing the outdoor landscaping showroom and off-street parking; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 5th day of July, 2018, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and
WHEREAS, the Common Council having received such Plan Commission recommendations and also having found that the proposed amendment to Special Use, subject to conditions, meets the standards set forth under §15-3.0701 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 Halquist Stone Company, Inc., for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this amendment to Special Use is approved only for the use of the subject property by Halquist Stone Company, Inc., successors and assigns, for the Halquist Stone Company, Inc. office/showroom replacement, outdoor landscaping showroom changes and off-street parking project, which shall be developed in substantial compliance with and constructed, operated and maintained by Halquist Stone Company, Inc., pursuant to those plans City file-stamped July 9, 2018 and annexed hereto and incorporated herein as Exhibit A.

2. Halquist Stone Company, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the Halquist Stone Company, Inc. office/showroom replacement, outdoor landscaping showroom changes and off-street parking project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon Halquist Stone Company, Inc. and the Halquist Stone Company, Inc. office/showroom replacement, outdoor landscaping showroom changes and off-street parking project for the property located at 2875 West Ryan Road; (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. Native species of landscape plantings shall be planted adjacent to the perimeter row of off-street parking spaces, as this area is within the Shore Buffer.
5. A written conservation easement document shall be submitted for Common Council review and approval and recording with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.

6. Signage shall be reviewed and approved separately by the Architectural Review Board and subject to the issuance of a Sign Permit by the Inspection Department.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be 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 an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution No. 92-3901, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of completion of the Halquist Stone Company, Inc. office/showroom replacement, outdoor landscaping showroom changes and off-street parking.

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.
HALQUIST STONE COMPANY, INC. – AMENDMENT TO SPECIAL USE RESOLUTION NO. 2018-_____

Page 4

Introduced at a regular meeting of the Common Council of the City of Franklin this ______ day of __________________, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this ______ day of __________________, 2018.

APPROVED:

________________________________
Stephen R. Olson, Mayor

ATTEST:

________________________________
Sandra L. Wesolowski, City Clerk

AYES ______ NOES ______ ABSENT ______
Special Use Amendment

**RECOMMENDATION:** City Development Staff recommends approval of the proposed Special Use Amendment for Halquist Stone Company, Inc. upon property located at 2875 West Ryan Road, subject to the conditions set forth in the draft Resolution. Staff further recommends approval of the waivers to the South 27th Street Design Overlay District Standards subject to the conditions also set forth in the draft Resolution.

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Halquist Stone Company, Inc. Special Use Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address:</td>
<td>2875 West Ryan Road</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Halquist Stone Company, Inc.</td>
</tr>
<tr>
<td>Owners (property):</td>
<td>Halquist Brothers Real Estate Partnership</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>B-4 South 27th Street Mixed Use Commercial District and South 27th Street Design Overlay District</td>
</tr>
<tr>
<td>2025 Comprehensive Master Plan</td>
<td>Mixed Use and Areas of Natural Resource Features</td>
</tr>
<tr>
<td>Use of Surrounding Properties:</td>
<td>Commercial (to the north, south and east), Single-Family Residence District (to the west).</td>
</tr>
<tr>
<td>Applicant Action Requested:</td>
<td>Request to table the item to the July 19th Plan Commission meeting.</td>
</tr>
</tbody>
</table>

Please note:
- Staff recommendations are *underlined, in italics* and are included in the draft resolution.
- Staff suggestions are only *underlined* and are not included in the draft resolution.

**INTRODUCTION:**

On May 24, 2018, Brandon Reinke of Galbraith Carnahan Architects submitted a Special Use Amendment Application on behalf of Halquist Stone Company, Inc. requesting approval to demolish the existing Halquist Stone office/showroom and replace it with a new approximately 4,207 square foot office/showroom. The new showroom will allow more products to be displayed and provide space for customers to meet with designers and contractors. The applicant is also proposing to use the exterior of the building to change stone veneers by wall sections to display stone veneer products. Changes to the outdoor landscaping showroom and off-street parking are also being proposed. The existing warehouse portion of Halquist's building will remain unchanged.

**HISTORY:**

At the July 5, 2018 Plan Commission meeting, the following action was approved: move to postpone and continue the item to the July 19, 2018 Plan Commission meeting.
PROJECT DESCRIPTION AND ANALYSIS:
The subject property is approximately 8.42-acres and is located south of W. Ryan Road and west of S. 27th Street. The property is Lot 1 of Certified Survey Map No. 8003.

Site Plan:
Halquist Stone Company, Inc. is proposing a new approximately 4,207 square foot office/showroom to replace an existing 2,500 square foot showroom. An approximately 5,500 square foot warehouse building and 3-acre outdoor storage yard will remain undisturbed. The applicant is proposing approximately 48% of onsite greenspace (a minimum of 30% is required by the B-4 zoning district standards). The site will have seventeen (17) off-street parking spaces, including one (1) accessible parking space, in accordance with UDO minimum requirements.

Landscape Plan:
Staff recommends the use of native species for the landscape plantings adjacent to the perimeter row of off-street parking spaces, as this area is within the Shore Buffer.

Natural Resource Protection Plan:
Eric Parker of Stantec prepared a Natural Resource Protection Plan (NRPP) for the subject property on September 27, 2017. Staff recommends the applicant prepare a written conservation easement document for Common Council review and approval and recording with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.

Dumpster Enclosure:
According to Section 15-3.08031 of the Unified Development Ordinance, “All garbage cans, trash dumpsters, trash containers, and other storage devises situated on any property shall be closed containers with lids and shall be concealed or suitably screened from public view. Sight-proof fencing (wood or masonry) and landscaping shall be used to totally obstruct vision into the storage areas. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front building wall of the main building.” Currently, an unscreened dumpster is being stored outside, southeast of the building adjacent to the outdoor storage yard. Therefore, Staff recommends submittal of a revised site plan depicting the location of a dumpster enclosure, along with a dumpster enclosure elevation drawing to the Department of City Development for review and approval by Staff.

Signage:
The building elevations depict wall signs for reference only. Staff recommends signage be reviewed and approved separately by the Architectural Review Board and subject to the issuance of a Sign Permit by the Inspection Department.

South 27th Street Design Overlay District Standards and Necessary Waivers:
The subject property is located within the South 27th Street Design Overlay District. This zoning district contains special architectural, parking and landscaping standards for sites with new buildings or for projects that result in an increase in floor area of fifty (50) percent or more over the floor area of the existing building at the time of the addition. The proposed new building must meet these standards.
The Design Overlay District authorizes the Plan Commission to waive any of the District standards by 5 votes of all the members of the Plan Commission, provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary.

The applicant has provided a Project Summary in which they outline the waivers being requested. Below, is a comprehensive list of the waivers being requested, along with the applicant’s response and staff’s recommendation to each requirement.

1. **Section 15-3.0353(B)(7). Pedestrian Considerations.** The building shall provide awnings or other weather protection features within thirty (30) feet of all customer entrances along a building.

   **Applicant’s response:** “Under Section 15-3.0353(B)(7) an awning or weather protection is required within 30 feet of all customer entrances. We feel the modern look of the building would be detracted with the use of an awning above the entrance of the building. The entrance is currently shown as windows from the ground to the roof, which we feel attracts one’s eyes to the entrance and the stone on the inside of the vestibule.”

   **Staff’s Recommendation/Suggestion:** *Staff recommends adding a porch, awning or portico above the main entrance, which compliments the building’s exterior.*

2. **Section 15-3.0355(B)(3)(b). Building Materials and Colors.** Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, and wood are encouraged. Metal is not allowed as the primary exterior building material, though it may be used for accents, including awnings.

   **Applicant’s response:** “Included in the east and west elevations of the building is the use of metal siding in the roof peak area. This siding and color are consistent with the look of the roof and adds visual appeal and blending of the building. Metal siding is also a very durable material.”

   **Staff’s Recommendation/Suggestion:** *Staff recommends using wood siding, cementitious siding (e.g. JamesHardie) or engineered wood siding (e.g. LP SmartSide) in place of corrugated metal siding on the west and south elevations of the building, the gables, and along the roofline.*

**STAFF RECOMMENDATION:**

City Development Staff recommends approval of the propose Special Use Amendment fo: Halquist Stone Company, Inc. upon property located at 2875 West Ryan Road, subject to the conditions set forth in the draft Resolution. Staff further recommends approval of the waivers to
the South 27th Street Design Overlay District Standards subject to the conditions also set forth in the draft Resolution.
July 2, 2018

City of Franklin
Mr. Orrin Sumwalt
9229 W. Loomis Road
Franklin, WI 53132

Mr. Sumwalt:

This letter accompanies the resubmitted Special Use Amendment Application for Halquist Stone Company, Inc. located at 2875 W. Ryan Road in the City of Franklin.

Halquist Stone Company, Inc. has been located at 2875 W. Ryan Road since 1992. Halquist Stone Company, Inc. is a manufacturer and reseller of natural stone products and cultured stone products used in the building and landscaping projects of residential and commercial applications.

**SUMMARY OF THE PROJECT**

The site is approximately 8 acres in size and currently has an approximate 5,500 square foot warehouse, an approximate 2,500 square foot office and retail space, a decorative only landscaping pond with outdoor landscaping showroom, and approximately 3 acres of outside storage which is screened and enclosed with fencing.

Our plans include demolishing the current office and retail space, reconfiguring the parking lot, constructing a new office and retail space in place of the old space, and completing an extensive outdoor landscaping show area. If all approvals are granted, we would like to begin demolition and site grading in September 2018 with an expected completion in February 2019. We would expect landscaping would continue in into spring as weather permits, but should be completed prior to July of 2019.

We do not intend to disturb the current outdoor storage or warehouse space. Those areas will remain the same as they are now.

We estimate the total cost to demolish and reconstruct the office and retail area to be $550,000 and the total cost to construct the outdoor landscaping display area to be $350,000. The current assessed value of the land is $1,184,700 and the buildings are assessed at $260,300.
July 2, 2018
City of Franklin
Page 2

Our new retail and office space will look much more visually appealing from Ryan Road. The front contains three sections of ground to roof windows and three sections of natural stone veneer with first floor windows. We intend the three sections of stone veneer to be different variations of products within the Lannon stone product line. The colors will not clash, but will be different variations of the same stone. The vestibule will be windows from ground to roof with views to the inside stone, which will again be a Lannon stone product. We have not included an awning on the front entrance as we feel that feature would detract from the modern look of the building and also block the views to the inside of the vestibule.

From the east and west sides we are utilizing natural stone, which will blend with the building look. We are proposing a metal siding material in the peak of the roof which will match the roof materials and help blend the entire building.

The current metal storage warehouse space will not be changed with this project. Our warehouse space is used for overnight storage of our equipment, vehicles and inventory which is susceptible to weather.

All outdoor storage would remain with the current fencing in place. No vehicles are stored overnight outdoors.

Halquist Stone Company, Inc. has been operating this location since the early 1990’s. We intend this location to employ 3 full time persons year round and increasing to 7 full time persons during the building months. Our hours of operation at this location is Monday through Friday 7:00 am to 5:00 pm and Saturdays from 7:00 am to 12:00 pm.

MARKET ANALYSIS

Since Halquist Stone Company, Inc. has been in this location since the early 1990’s, we hope this narrative will serve as the market analysis as required under the UDO Section 15-7.013-AA.

Over the past 30 years, the stone industry has diversified and added many new natural stone colors, natural stone styles and cultured stone products. Our updated showroom displays will allow us to easily adapt to new products by quickly changing the display units. Without the ability to quickly change the display units, we will be left with outdated displays which will decrease market penetration.

Based on our history at this location, we expect annual sales to be between $1,500,000 and $2,000,000 with growth based on the market.

REQUESTED WAIVERS

We are requesting three waivers from the UDO.

1. Under Section 3.0353(B)(7) an awning or weather protection is required within 30 feet of all customer entrances. We feel the modern look of the building would be detracted with the use of an awning above the front entrance of the building. The entrance is currently shown as windows from the ground to the roof which we feel attracts one’s eyes to the entrance and the stone on the inside of the vestibule.
2. Included in the east and west elevations of the building is the use of metal siding in the roof peak area. This siding and color are consistent with the look of the roof and adds visual appeal and blending of the building. Metal siding is also a very durable material. We would request a waiver to use these metal products in the areas as shown.

3. We have included a short market analysis above and would ask that analysis satisfy the requirements of UDO Section 15-7.0103-AA.

If you should have any additional questions please do not hesitate to call me at 262-246-9000.

Sincerely,

[Signature]

Wade Balson, CFO
SECTION 15-3.0502  CALCULATION OF BASE SITE AREA

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

Table 15-3.0502

| STEP 1: | Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property. | 8.47 acres |
| STEP 2: | Subtract (-) land which constitutes any existing dedicated public street right-of-way, land located within the ultimate road right-of-way of existing roads, the right-of-way of major utilities, and any dedicated public park and/or school site area. |  |
| STEP 3: | Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space. | |
| STEP 4: | In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses. |  |
| STEP 5: | Equals "Base Site Area" | = 8.47 acres |

SECTION 15-3.0503  CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective natural resource protection standard (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the total resource protection land. The total resource protection land shall be calculated as indicated in Table 15-3.0503.

*City of Franklin Unified Development Ordinance*

Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations
**Table 15-3.0503**

**WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND**

<table>
<thead>
<tr>
<th>Natural Resource Feature</th>
<th>Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)</th>
<th>Acres of Land in Resource Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agricultural District</td>
<td>Residential District</td>
</tr>
<tr>
<td>Steep Slopes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-19%</td>
<td>0.00</td>
<td>0.60</td>
</tr>
<tr>
<td>20-30%</td>
<td>0.65</td>
<td>0.75</td>
</tr>
<tr>
<td>+ 30%</td>
<td>0.90</td>
<td>0.85</td>
</tr>
<tr>
<td>Woodlands &amp; Forests:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mature</td>
<td>0.70</td>
<td>0.70</td>
</tr>
<tr>
<td>Young</td>
<td>0.50</td>
<td>0.50</td>
</tr>
<tr>
<td>Lakes &amp; Ponds</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Streams</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Shore Buffer</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Floodplains</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Wetland Buffers</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Wetlands &amp; Shoreland Wetlands</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL RESOURCE PROTECTION LAND</strong></td>
<td>(Total of Acres of Land in Resource Feature to be Protected)</td>
<td></td>
</tr>
</tbody>
</table>

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplains and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

City of Franklin Unified Development Ordinance
Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations Page 3-112
### Table 15-3.0505

**WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT**

<table>
<thead>
<tr>
<th>STEP 1: CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Take Base Site Area (from Step 5 in Table 15-3.0502):</strong></td>
</tr>
<tr>
<td><strong>Multiple by Minimum Landscape Surface Ratio (LSR)</strong></td>
</tr>
<tr>
<td>(see specific zoning district LSR standard): X 0.3</td>
</tr>
<tr>
<td><strong>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STEP 2: CALCULATE NET BUILDABLE SITE AREA:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Take Base Site Area (from Step 5 in Table 15-3.0502):</strong></td>
</tr>
<tr>
<td><strong>Subtract Total Resource Protection Land from Table 15-3.0503</strong></td>
</tr>
<tr>
<td>or Minimum Required Landscape Surface (from Step 1 above), whichever is greater:</td>
</tr>
<tr>
<td>- 3.231</td>
</tr>
<tr>
<td><strong>From 15.0505 =</strong></td>
</tr>
<tr>
<td><strong>Equals NET BUILDABLE SITE AREA</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STEP 3: CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Take Net Buildable Site Area (from Step 2 above):</strong></td>
</tr>
<tr>
<td><strong>Multiple by Maximum Net Floor Area Ratio (NFAR)</strong></td>
</tr>
<tr>
<td>(see specific nonresidential zoning district NFAR standard): X</td>
</tr>
<tr>
<td><strong>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STEP 4: CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Take Base Site Area (from Step 5 of Table 15-3.0502):</strong></td>
</tr>
<tr>
<td><strong>Multiple by Maximum Gross Floor Area Ratio (GFAR)</strong></td>
</tr>
<tr>
<td>(see specific nonresidential zoning district GFAR standard): X</td>
</tr>
<tr>
<td><strong>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STEP 5: DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</strong></td>
</tr>
<tr>
<td><strong>(Multiple results by 43.560 for maximum floor area in square feet):</strong></td>
</tr>
<tr>
<td><strong>5.8</strong></td>
</tr>
<tr>
<td><strong>(226,512 sq ft)</strong></td>
</tr>
</tbody>
</table>

---

**City of Franklin Unified Development Ordinance**

**Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations**

Page 3-115
Natural Resource Protection Plan

Halquist Ryan Road Retail Facility
City of Franklin, Milwaukee County, Wisconsin
Stantec Project #: 193705595
Lead Investigator: Eric C. Parker

Stantec

Prepared for:
Mr. Bill Halquist
Halquist Stone Company, Inc.
N51 W23563 Lisbon Road
Sussex, WI 53089

Prepared by:
Stantec Consulting Services Inc.
12075 Corporate Parkway,
Suite 200
Mequon, Wisconsin 53092
Phone: (414) 218-4450
Fax: (262) 241-4901

September 27, 2017
Sign-off Sheet

This document entitled Natural Resource Protection Plan was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Halquist Stone Company (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment considering the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not consider any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party because of decisions made or actions taken based on this document.

Prepared by __________ (signature)
Eric C. Parker, PWS, Senior Scientist

Reviewed by __________ (signature)
Brian S. Lennie, Associate/Senior Scientist/CWS

Independent Review by __________ (signature)
Carol R. McCoy, Associate/Project Manager
NATURAL RESOURCE PROTECTION PLAN

Halquist Stone Company
TABLE OF CONTENTS
September 27, 2017

Table of Contents

1.0 INTRODUCTION ........................................................................................................... 1.1

2.0 METHODS .................................................................................................................. 2.1
2.1 FEATURE DETERMINATIONS .................................................................................... 2.1
2.2 STEEP SLOPES ........................................................................................................ 2.1
2.3 WOODLANDS AND FORESTS ................................................................................. 2.1
2.4 LAKES AND PONDS .................................................................................................. 2.1
2.5 STREAMS .................................................................................................................. 2.2
2.6 SHORE BUFFERS ....................................................................................................... 2.2
2.7 FLOODPLAIN/FLOODWAY ...................................................................................... 2.2
2.8 WETLANDS AND SHORELAND WETLANDS .............................................................. 2.2
2.9 WETLAND BUFFERS .................................................................................................. 2.2
2.10 WETLAND SETBACKS .............................................................................................. 2.2

3.0 RESULTS .................................................................................................................... 3.3
3.1 SITE DESCRIPTION .................................................................................................... 3.3
3.2 STEEP SLOPES ........................................................................................................ 3.3
3.3 WOODLANDS AND FORESTS ............................................................................... 3.3
3.4 LAKES AND PONDS ................................................................................................ 3.3
3.5 STREAMS .................................................................................................................. 3.3
3.6 SHORE BUFFERS ....................................................................................................... 3.4
3.7 FLOODPLAIN/FLOODWAY ...................................................................................... 3.4
3.8 WETLANDS AND SHORELAND WETLANDS .............................................................. 3.4
3.9 WETLAND BUFFERS .................................................................................................. 3.4
3.10 WETLAND SETBACKS .............................................................................................. 3.4

4.0 CONCLUSION ............................................................................................................. 4.5

5.0 REFERENCES ............................................................................................................. A.1

LIST OF TABLES
Table 1 Summary of Wetlands Identified within the Property ............................................. 3.1

LIST OF APPENDICES
APPENDIX A – FIGURES .................................................................................................. A.2
APPENDIX B – SITE PHOTOGRAPHS ............................................................................ B.3
INTRODUCTION

Stantec Consulting Services Inc. (Stantec) performed an investigation of natural resources per the City of Franklin's Unified Development Ordinance (UDO) for the Halquist Retail Stone Facility property (the "Property") on behalf of Halquist Stone Company, Inc (Halquist). The Property is approximately 8.45 acres in size and located in Section 25, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Specifically, the Property is located south of Ryan Road - State Trunk Highway (STH) 100 and between STH 241 and South 31st Street (Figure A).

The purpose and objective of the investigation was to: 1) determine the type, location, and extent of natural resources within the Property; and 2) for the natural resource types present, to delineate their boundaries. Field work was completed by Eric C. Parker of Stantec on August 29th, and September 14th, 2017. One shoreland wetland, two waterways, one landscape pond, two areas of mature woodland, and floodplain were identified within the Property.

The wetlands identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the Wisconsin Department of Natural Resources (WDNR), and local jurisdiction under the City of Franklin. The remaining natural resources are subject to the City of Franklin's UDO. Stantec recommends Stantec's wetland delineation report (provided as a separate report) be submitted to City planning staff, the WDNR, and USACE for final jurisdictional review and concurrence.
2.0 METHODS

2.1 FEATURE DETERMINATIONS

The following natural resources features were investigated for presence on the Property per Section 15-4.0102 of the UDO: Steep Slopes, Woodlands and Forests, Lakes and Ponds, Streams, Shore Buffers, Floodplain/Floodway, Wetlands and Shoreland Wetlands, Wetland Buffers, and Wetland Setbacks.

2.2 STEEP SLOPES

Steep slopes as defined in the UDO are greater than or equal to 10 percent. The protection standard varies for slopes steeper than 20 percent, and additionally for slopes steeper than 30 percent.

Contours available through the United States Digital Service / Natural Resource Conservation Service (USDS/NRCS) National Elevation Data 30 meter (NED) for Milwaukee County were obtained and slopes were identified using GIS, calculated from the NED.

2.3 WOODLANDS AND FORESTS

The UDO defines woodlands and forests as either “Mature” or “Young”:

**Mature:** An area or stand of trees whose total combined canopy covers an area of one (1) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least ten (10) inches; or any grove consisting of eight (8) or more individual trees having a DBH of at least twelve (12) inches whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove. However, no trees planted and grown for commercial purposes should be considered a mature woodland.

**Young:** An area or stand of trees whose total combined canopy covers an area of one-half (0.50) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three (3) inches. However, no trees planted and grown for commercial purposes shall be considered a young woodland.

Once determined as either young or mature based on the above definitions, the vertical plane of the outer drip-line of the exterior trees defines the edges of the woodland.

2.4 LAKES AND PONDS

Determinations of navigability and jurisdiction of waterbodies such as lakes or ponds, was beyond the scope of the investigation. However, if observed, waterbodies and/or other connections to off-site wetland or aquatic features that may be under federal or state authority were identified.


2.5 STREAMS

Determinations of navigability and jurisdiction of waterways such as rivers, streams, and ditches, was beyond the scope of the investigation. However, if observed, waterways and/or other connections to off-site wetland or aquatic features that may be under federal or state authority were identified.

2.6 SHORE BUFFERS

The UDO defines shore buffers as: All of that land area located within seventy-five (75) feet landward of the ordinary high water mark of all ponds, streams, lakes, and navigable waters (as determined by the Wisconsin Department of Natural Resources) and parallel to that ordinary high water mark, which is to remain undisturbed as a Natural Resource Feature (including undisturbed natural vegetation). Shore buffers do not include any area of land adjacent to any stream enclosed within a drainage structure, such as a pipe or culvert. The area of shore buffers (in square feet and acres) shall be measured and graphically delineated on the “Natural Resource Protection Plan.” A shore buffer is also a setback.

2.7 FLOODPLAIN/FLOODWAY

Floodplain boundaries were identified and delineated based on the Federal Emergency Management Agency (FEMA) Flood Hazard Zone Mapping per the Flood Insurance Rate Map for the City of Franklin, obtained from FEMA.

2.8 WETLANDS AND SHORELAND WETLANDS

Wetland determinations and delineations on the Property were based on the methods described in Stantec’s “Wetland Delineation Report” (dated September 11, 2017). Wetlands identified and delineated on the Property may be considered Shoreland Wetland because they are adjacent to Oat Creek and its tributary on the south and east sides of the Property.

The uppermost wetland boundaries were surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information Systems (GIS) software.

2.9 WETLAND BUFFERS

The UDO defines the buffer for wetlands and shoreland wetlands as 30 feet out from the wetland boundary.

2.10 WETLAND SETBACKS

The UDO defines the setbacks for wetlands and shoreland wetlands as 50 feet out from the wetland boundary. This is also defined as 20 feet out from the wetland buffer.
3.0 RESULTS

3.1 SITE DESCRIPTION

The Property is currently comprised of a retail facility for various stone products for Halquist. Woodlands are located on the east, south and west perimeters, with waterways located along the east and south Property lines. Elevations range between approximately 697-706 feet mean sea level (msl) with the lowest part of the Property in the southeast corner and the highest elevation in the northwest corner. Residential properties lie to the north, south, and west, and commercial properties are present to the north and east. Contiguous off-site wetlands are present just outside the Property to the south and east.

3.2 STEEP SLOPES

No areas on the Property were identified through GIS as having slopes greater than 10 percent. Contours for the Property are depicted on Figure 5 in Appendix A of Stantec’s wetland delineation report.

3.3 WOODLANDS AND FORESTS

Two areas of mature woodland were identified on the perimeter of the Property (Figure B, Appendix A). The canopy trees in this woodland averaged approximately 10-12 inches in diameter at breast height (DBH). The portions of mature woodlands on the Property total 2.16-acre and the tree canopy is dominated by (dying) green ash (Fraxinus pennsylvanica, FACW), cottonwood (Populus deltoides, FAC), black locust (Robinia pseudoacacia, FACU), silver maple (Acer saccharinum, FACW), box elder (Acer negundo, FAC). Other woody species observed in these woodlands included bur oak (Quercus macrocarpa, FAC), white mulberry (Morus alba, FAC), hybrid bush honeysuckle (Lonicera x bella, FACU), common buckthorn (Rhamnus cathartica, FAC), and riverbank grape (Vitis riparia, FACW). The woodlands are depicted in the photographs in Appendix B.

3.4 LAKES AND PONDS

There are no lakes located on the Property. One 0.11-acre excavated landscape pond is near the north edge of the Property for display purposes. This pond, which is depicted on Figure B and may be considered artificial, was excavated over 15 years ago in non-wetlands. This pond is also shown in the photographs included in Appendix B.

3.5 STREAMS

There are two waterways (WW-1 and WW-2, Figure B) on or immediately adjacent to the Property. Oak Creek (WW-1) is along the southern edge of the Property while its tributary (WW-2) is located along the east edge of the Property. The approximate locations of the ordinary high water marks of these waterways are depicted on Figure B.
3.6 SHORE BUFFERS

Shore buffers on the Property are depicted on Figure B as being 75 feet from the ordinary high water mark of WW-1 and WW-2. The shore buffer on the Property totals 2.42 acres. Oak Creek is navigable waterway of the State of Wisconsin; however, no navigability determination is known to have been made by the WDNR on the tributary waterway along the east side of the Property. As observed, the channel dimensions make it probable that WDNR will consider this waterway to be a state navigable waterway.

3.7 FLOODPLAIN/FLOODWAY

Per the Federal Emergency Management Agency (FEMA), there are 2.40-acres of mapped floodplain and floodway in the south and east sides of the Property proximate to waterways WW-1 and WW-2.

3.8 WETLANDS AND SHORELAND WETLANDS

One shoreland wetland area (W-1) was identified and delineated within the Project Area. Details on the wetland and how it was delineated may be viewed in Stantec’s wetland delineation report. The wetlands delineated by Stantec are summarized in Table 2 below.

Table 1 Summary of Wetlands Identified within the Property

<table>
<thead>
<tr>
<th>Wetland</th>
<th>Wetland Classification (WWI Type)</th>
<th>Adjacent Surface Waters</th>
<th>Acreage (in Property)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland 1</td>
<td>Floodplain Forest / Broad-leaved deciduous forest, palustrine (T3K)</td>
<td>Drains directly to Oak Creek or to its tributary</td>
<td>0.88 acre</td>
</tr>
<tr>
<td>(W-1)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Acres</td>
<td></td>
<td>0.88</td>
</tr>
</tbody>
</table>

3.9 WETLAND BUFFERS

Wetland buffers are depicted on Figure B, which are 30 feet out from the edges of all delineated wetlands, which total 1.95 acres.

3.10 WETLAND SETBACKS

Wetland setbacks are also depicted on Figure B, which are 20 feet further out from the edges of all delineated wetlands than the wetland buffers. Altogether this is 2.54 acres.
4.0 CONCLUSION

Stantec identified and delineated natural resources that must be protected and mitigated per the City of Franklin’s UDO on the Property on behalf of Halquist Stone Company. This work was completed based on the field work completed by Eric Parker on August 29th and September 14th, 2017.

The Property is comprised of a retail facility for various stone products for Halquist. Woodlands are on the east, south, and west perimeters, with waterways also along the east and south Property lines. The Property is approximately 8.45 acres in size and located in Section 25, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Specifically, the Property is located south of Ryan Road - STH 100 and between STH 241 and South 31st Street (Figures 1-4, Appendix A). The purpose and objective of the natural resources investigation was to identify the extent and spatial arrangement of natural resources as defined by the City of Franklin’s UDO within the Property.

The following natural resources were identified and delineated on the Property: mature woodlands, one artificial landscape pond, two waterways with their associated shoreland buffer and floodplain and floodway areas, one shoreland wetland area, and their associated wetland buffers and setbacks.

Prior to beginning work on the Property or disturbing or altering identified natural resources in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence regarding the proposed work to comply with applicable regulations. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.
5.0 REFERENCES

Federal Emergency Management Agency (FEMA). Flood Insurance Rate Mapping (FIRM) floodplain mapping. City of Franklin, Milwaukee County, WI.

USDS/NRCS – National Cartography & Geospatial Center. National Elevation Data 30 meter (NED), Milwaukee County, WI.


Appendix A  – Figures

Figure A. Project Location and Topography

Figure B. Natural Resource Protection Plan
Appendix B – Site Photographs
<table>
<thead>
<tr>
<th>Photo No.</th>
<th>Date</th>
<th>Direction Photo Taken</th>
<th>Photo Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>09/14/2017</td>
<td>Southwest</td>
<td>Mature Woodland in the northeast part of the Property.</td>
</tr>
<tr>
<td>2</td>
<td>09/14/2017</td>
<td>North</td>
<td>Mature woodland on the west side of the Property.</td>
</tr>
<tr>
<td>Photo No.</td>
<td>Date</td>
<td>Direction Photo Taken</td>
<td>Photo Description</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>-----------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>3</td>
<td>09/14/2017</td>
<td>South</td>
<td>Mature woodland in the upland floodplain of Oak Creek on the south side of the Property.</td>
</tr>
<tr>
<td>4</td>
<td>09/14/2017</td>
<td>West</td>
<td>Mature woodland in the wetland floodplain of Oak Creek on the south side of the Property.</td>
</tr>
<tr>
<td>Photo No.</td>
<td>Date</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>09/14/2017</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Direction Photo Taken:**
East

**Photo Description:**
View of artificial landscape pond on the north edge of the Property.