

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Stw</i></p>	<p style="text-align: center;">REQUEST FOR COMMON COUNCIL</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">02/19/19</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">CONCEPT REVIEW FOR A PROPOSED HOTEL AT 3030 W. RAWSON AVENUE (R&P, LLC, OWNER) (ODYSSEY HOTELS, LLC, APPLICANT)</p>	<p style="text-align: center;"><i>G.H.</i></p>

Introduction

On February 4, 2019, Odyssey Hotels, LLC filed a Concept Review Application with the Department of City Development for a proposed hotel to be located at 3030 W. Rawson Avenue, generally located on the northwest corner of Rawson Avenue and Riverwood Boulevard; containing approximately 2.21 acres. This property is within the B-4 South 27th Street Mixed Use Commercial District zoning district and the South 27th Street Design Overlay District. Hotels and Motels are not allowed in the B-4 district as a permitted or special use.

The properties north and east are currently zoned Planned Development District No. 10 (PDD No. 10). The property to the west is zoned PDD No. 10 District, FC Floodplain Conservancy District, and FW Floodway District. The properties to the south are zoned B-4 District.

In order for this project to proceed, a rezoning and/or a Unified Development Ordinance Text Amendment would be required. In this regard, the applicant is most interested in the rezoning option, specifically, a rezoning from B-4 to PDD No. 10. With this option, a major amendment of PDD No. 10 would also be needed, to allow the proposed hotel as a permitted or special use, and possibly to accommodate certain building, setback, parking, etc. requirements.

The applicant has met with representatives of the Indian Creek condominium development located immediately to the north, and is now requesting this Concept Review with the Common Council to obtain preliminary comment on this proposal.

The 2025 Future Land Use Map identifies the subject and some adjacent properties as Mixed Use. The parcel immediately to the north of this property is shown as Residential – Multi-Family. Currently, two separate single-family residential homes are located on the subject property.

On the conceptual plan, the developer is proposing the following:

- One four-story hotel building (18,940 square foot base area and 100 feet tall) with 80-90 rooms (three hotel chains each have different room counts, explained in project summary), with
- Building fronting onto Rawson Avenue,
- 92 spaces of parking, with four handicap stalls, with
- Parking situated on the West and East sides of the building, and
- One entrance provided off of Rawson Avenue, with a second potential access to Riverwood Boulevard.

The applicant has been advised to discuss the proposed entrance with Milwaukee County Department of Transportation offices regarding ingress/egress to and from Rawson Avenue (County Highway BB). The site plan currently shows one access point to Rawson Avenue.

The west end of the subject property contains protected natural resource features, including but not limited to, wetlands, wetland buffers, wetland setbacks and mature woodland.

Public sanitary sewer service is available from the sewer line located on the northeast corner of the properties along Riverwood Blvd. and along Rawson Ave. Public water service is available along Riverwood Blvd. and along Rawson Ave.

Initial Staff Comments

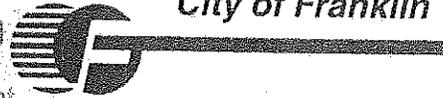
Staff would note that while it has no concerns about the proposed use, staff does have potential concerns about the proposed density of the project. In this regard, it can be noted that the City's two other hotels are both located on similarly sized parcels, with similarly sized building footprints (but slightly more rooms), as compared to the proposed hotel project. For these other two hotels, due to similar density and site constraints, parking reductions and shared parking with adjacent properties were required, various setback reductions were necessary, and space for stormwater management was not available. In addition, the Hampton Inn & Suites did not need to provide stormwater management (as it was a redevelopment site), but still needed to acquire additional land from the DOT to meet landscape and LSR requirements, and Staybridge needed a Natural Resource Special Exception to impact wetlands and buffers (and needed to provide some of its stormwater management underground).

Staff would also note that compliance with the South 27th Street Design Overlay District standards may be difficult, particularly those pertaining to parking locations, pedestrian amenities such as sidewalks, parking lot landscaping and screening quantities and locations, etc.

COMMON COUNCIL ACTION REQUESTED

Provide direction to the applicant regarding the proposed hotel development (approximately 2.21 acres generally located on the northwest corner of Rawson Avenue and Riverwood Boulevard) (Odyssey Hotels, LLC, Applicant).

Department of City Development: BDK



Date of Application: FEBRUARY 1, 2019

CONCEPT REVIEW APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]):

Name: RACHIT DHINGRA
 Company: ODYSSEY HOTELS, LLC
 Mailing Address: 7003 N PORT WASHINGTON RD.
 City / State: GLENDAL Zip: 53217
 Phone: 1-312-752-7504
 Email Address: RDHINGRA@ODYSSEYHOTELS.COM

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: JASON DAYE
 Company: EXCEL ENGINEERING
 Mailing Address: 100 CAMELOT DRIVE
 City / State: FOND DU LAC, WI Zip: 54935
 Phone: 920-928-9800
 Email Address: Jason.d@ExcelEngineer.com

Project Property Information:

Property Address: 3130 W RAWSON AVE., FRANKLIN, WI
 Property Owner(s): R&P LLC
 Mailing Address: 8575 W FOREST HOME AVENUE
 City / State: GREENFIELD, WI Zip: 53228
 Email Address: _____

Tax Key Nos: 638-999-1-001
 Existing Zoning: B-4
 Existing Use: RESIDENTIAL
 Proposed Use: HOSPITALITY
 CMP Land Use Identification: _____

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

Concept Review submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$250
- Three (3) complete collated sets of Application materials to include:
 - One (1) original and two (2) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.
 - Three (3) 8.5 x 11 inch or 11 x 17 inch copies of the Preliminary Site/Development Plan of the subject property(ies) and immediate surroundings (i.e., a scaled map identifying the subject property and immediate environs, including existing and proposed parcels, existing and proposed structures, existing and proposed land uses, existing and proposed zoning, existing and proposed infrastructure and utilities[approximate locations only], and existing and proposed site conditions/site constraints [i.e. approximate locations of public road access, rights-of-way, natural resources/green space and drainage issues/concerns, etc.]
 - Three colored copies (11"x17") of the building elevations, if applicable.
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within five business days.
- Concept Review requests are reviewed by the Committee of the Whole. Meetings are held the first Monday of every month.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature - Property Owner

 Name & Title (PRINT) Michael Dilworth President
 Date: 2.4.19

Signature - Property Owner
 Name & Title (PRINT) _____
 Date: _____

Signature - Applicant

 Name & Title (PRINT) By: ANGEL GONZALEZ-TORRES
 Date: 02/04/19

Signature - Applicant's Representative

 Name & Title (PRINT) By: ANGEL GONZALEZ-TORRES
 Date: 02/04/19



HOTEL OWNERSHIP & MANAGEMENT COMPANY



Thursday, January 31, 2019

Project Narrative/ Informational Statement

Project: Odyssey Hotels – New Limited Service Hotel Construction with one of the Potential brands: Marriott, Hilton, IHG, And Hyatt.
3130 W RAWSON AVE., FRANKLIN, WI

Summary of Odyssey Hotels:

Odyssey hotels is a Chicago based Hotel Owner and Management Company. Odyssey owns and operates in 7+ hotels in the Midwest and is an approved owner and operator for hospitality brands like Marriot, Carlson hotels, IHG, Hilton, Hyatt etc. The company has combined experience of over 25 years in operating full & limited service hotels. Odyssey Hotels primarily focuses on smaller full service and limited service hotels uniquely positioned in the secondary markets with emphasis on cash-flow.

Odyssey Builders a subsidiary of Odyssey Hotels has successfully completed several Commercial Real Estate Construction projects and specializes in Hotel Construction.

Narrative:

Odyssey Hotels (hereinafter referred to as “Odyssey”) is proposing to build a limited service hotel at 3130 W RAWSON AVE., FRANKLIN, WI. The hotel brand/franchise will be one of the following hospitality companies:

1. **Marriott:** Marriott International, Inc. is a public traded leading global lodging company with more than 6,700 properties across 130 countries and territories, reporting revenues of more than \$22 billion in fiscal year 2017. Founded by J. Willard and Alice Marriott and guided by family leadership for more than 90 years, the company is headquartered outside of Washington, D.C. in Bethesda, Maryland. Marriott has operated 30 brands.
2. **Hilton:** Hilton is one of the world’s fastest growing hospitality companies. Hilton operates 15 brands in 109 countries with 5,500+ properties worldwide.
3. **IHG:** IHG is one of the leading hotel companies worldwide. IHG operates 15 brands in 100 countries with 5,518 properties.
4. **Hyatt:** Hyatt Hotels Corporation, headquartered in Chicago, is a leading global hospitality company with a portfolio of 14 premier brands. As of June 30, 2018, the Company's portfolio included more than 750 properties in more than 55 countries across six continents.

Each brand has their own design & prototypes but in general for any of the proposed brands our hotel will be 4-stories, total approximately 67,857 sf, and the room count will be 80 to 90. The first floor will be approximately 18,947sf and the second, third and fourth floors are each approximately 21,000 sf. The hotel will be operational 24 hours / day, 7 days per week and continental breakfast will be offered. The number of employees will vary based on peak guest hours. The minimum number of employees is 1 and the maximum number of employees at the hotel at one time is 8. The majority of employees are housekeeping staff and will be at the hotel during non-peak guest hours. During peak guest hours (after 3 PM), the anticipated number of employees is 2-3. Between the hours of 10 PM and 6 AM, there is only one employee (night auditor). Illuminated building signage is proposed on the south, west and east elevations. The fire, safety and security provisions will be provided per the selected brand and NFPA modules.

Odyssey hotels has had several meetings with the city of Franklin about this project and has also met with the Indian Creek Condo (located adjacent to the site) board members. The meeting notes are attached (Attachment A)

To get conceptual review feedback from the city of Franklin Odyssey is presenting the site plan and rendering of a potential hotel – Residence Inn by Marriott and renderings of other possible brands for the city's review.

1. Residence Inn by Marriott (Attachment B)
 - a. Site Plan
 - b. Rendering
 - c. Elevations
2. Holiday Inn Express by IHG (Attachment C)
 - a. Rendering
3. Tru by Hilton (Attachment D)
 - a. Rendering

Storm Water Management

Odyssey will be utilizing the existing Regional pond for the Condo association for storm water management. For final plan approvals engineering calculations will be done and provided to the city for review and approvals.

Access

Odyssey is will also be utilizing the access from Rawson avenue for ingress and egress to the property.



PDD No. 10

Odyssey is looking to Joining the existing PDD No. 10 Paul Bouraxis Development, created by the Ordinance No. 95-1337, and looking for making the following Exemptions and amendments:

Building Height (determined by the hotel brand to be developed) and Building Stories (4 stories)

EASEMENTS

Odyssey Hotels is evaluating procure the easement or buy portion of the land from the PDD No. 10 Paul Bouraxis Development, in order to provide another entrance from the S Riverwood Boulevard.



3130 Rawson

Legend

- 3130 W Rawson Ave
- Any Lab Test Now
- F & F Tire World
- Feature 1
- Innovative Pain Care
- Toppers Pizza

S Riverwood Blvd

3130 W Rawson Ave

Mihavuked W Rawson Ave

BB

400ft

© 2013 Google



HOTEL OWNERSHIP & MANAGEMENT COMPANY

ATTACHMENT A
INDIAN CREEK CONDO ASSOC. MEETING NOTES

Subject: NEW PROPOSED HOTEL AT 3130 W RAWSON AVE., FRANKLIN, WI
From: Angel Gonzalez (agonzalez@odysseyhotels.com)
To: billsiebrecht@att.net;
Cc: rdhingra@odysseyhotels.com; kwilhelm5@wi.rr.com; jason.d@excelengineer.com; jdietl@franklinwi.gov; pphillips@eccommercial.net;
Date: Tuesday, January 15, 2019 11:50 AM

Hi Mr. Siebrecht.

First of all we like to thank you and your team for attending us yesterday. It was a very productive meeting. Thank you so much for your support on the potential hotel project.

Please find below the summary of the items discussed :

ITEM NO. 1

Buffer of trees at the southbound of the Indian Creek Condo complex - Mr. Siebrecht informed us of the existing trees and bushes in the southbound of their property. He requested that these trees be protected and remain, since it helps as a buffer for sound impact to the complex from the traffic at Rawson Ave. We informed Mr. Siebrecht that it is our intent not to impact those trees, for our construction will be more to the south of their location.

ITEM NO. 2

Site Lighting Proposed - Mr. Siebrecht requested us that the new proposed site lighting be one that minimize the brightness towards their complex. We informed Mr. Siebrecht that we will request our designer to specify lighting fixtures for the site that minimize the brightness toward their complex.

ITEM NO. 3

Location of proposed hotel - Mr. Siebrecht suggested us to locate the new building as far to the south-west of the property as possible, to help buffer the sound impact to the complex by the traffic at Rawson Ave. We informed Mr. Siebrecht that we will request our designer to procure the location of the new building as south-west as possible.

ITEM NO. 4

Connection of the new hotel to existing large existing retaining pond on the Condo Complex land - We requested Mr. Siebrecht to allow us to connect to the existing storm water retention pond at their complex in order for us to be able to eliminate the proposed retention pond for the hotel at our property and allow us to locate the new building as south-west as possible as per requested Mr. Siebrecht informed us that there is a Pond association that is being run by the Condo Residents, and that we will have to join this association, with proportionate contribution for it's maintenance. We will have our designer corroborate the capacity of the pond in order to confirm the allowance to connect the new proposed building. We requested Mr. Siebrecht copy of the Storm Sewer Plan submitted for it's construction and requested more information in regards to the dredging of the pond that will be required soon. We will be getting back to the board members with a proposal to join the pond association for their approval.

ITEM NO. 5

Second driveway entrance at Sherwood Boulevard - We informed Mr. Siebrecht that we will be constructing a second entrance for the hotel at Shorewood Boulevard for guests access that drive from the airport. Mr. Siebrecht suggested to be as south as possible. We will consult with our designer in this regards, since the existing median could be an important factor for drivers safety purposes.

ITEM NO. 6

Easement/Purchase to the east of our property - We informed Mr. Siebrecht that we are interested in signing an easement for a strip of land to the east of our property. That way we will be able to relocate some parking stalls to the south and be able to locate the building as south-west as possible as requested, and also be able to construct the second driveway entrance. Odyssey Hotels will submit an offer in this regards to the easement and/or purchase of the land.

ITEM NO. 7

Rezoning of our property - We informed Mr. Siebrecht our intent to rezone our property and join the existing PDD zoning of their complex. This does not require any action from the Condo association board. Bill, Dan & Pat (board members of the Condo association) present in the meeting were excited about the new hotel opportunity and did not see any concerns with Odyssey hotels requesting joining and amending the PDD to allow 4 floor hotel construction.

Please let us know if we have missed any details that we discussed. We look forward to working with you.

Thanks.

Sincerely,

Angel González-Torres

Director of Construction
Odyssey Hotels
Cell 1-269-252-3834
Voice 1-312-867-7911



HOTEL OWNERSHIP & MANAGEMENT COMPANY

ATTACHMENT B
RESIDENCE INN HOTEL INFORMATION

PROJECT INFORMATION

CONCEPT SITE PLAN FOR:
ODYSSEY HOTELS
 W. RAWSON AVE. - FRANKLIN, WISCONSIN

PRELIMINARY DATES

JAN 7, 2019
 JAN 22, 2019
 JAN 31, 2019
 FEB 1, 2019

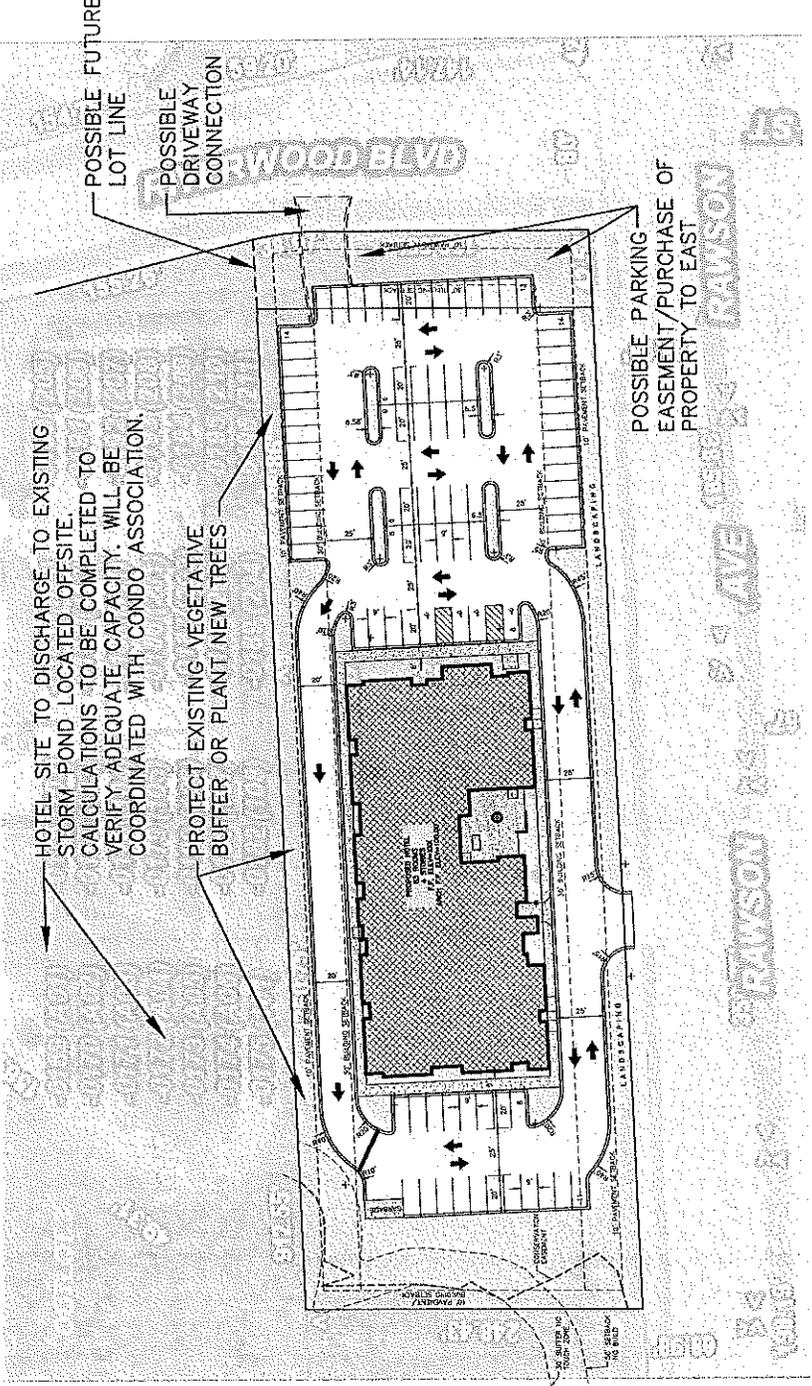
JOB NUMBER

1900900

SHEET NUMBER

C1.2

SITE PLAN



EXISTING SITE DATA (INCLUDES EAST PARCELS)

PROJECT SITE	AREA (AC)	AREA (SQ FT)	APNO
EXISTING SITE	2.38	163,800	10-04-00
TOTAL IMPROVEMENTS	0.00	0	
TOTAL IMPROVEMENTS	0.00	0	
LANDSCAPE/DECK SPACE	2.38	163,800	

PROPOSED SITE DATA (INCLUDES EAST PARCELS)

PROJECT SITE	AREA (AC)	AREA (SQ FT)	APNO
PROPOSED SITE	2.38	163,800	10-04-00
BUILDING FLOOR AREA	0.43	30,000	
TOTAL IMPROVEMENTS	1.95	133,800	
LANDSCAPE/DECK SPACE	0.79	56,800	

SITE INFORMATION:

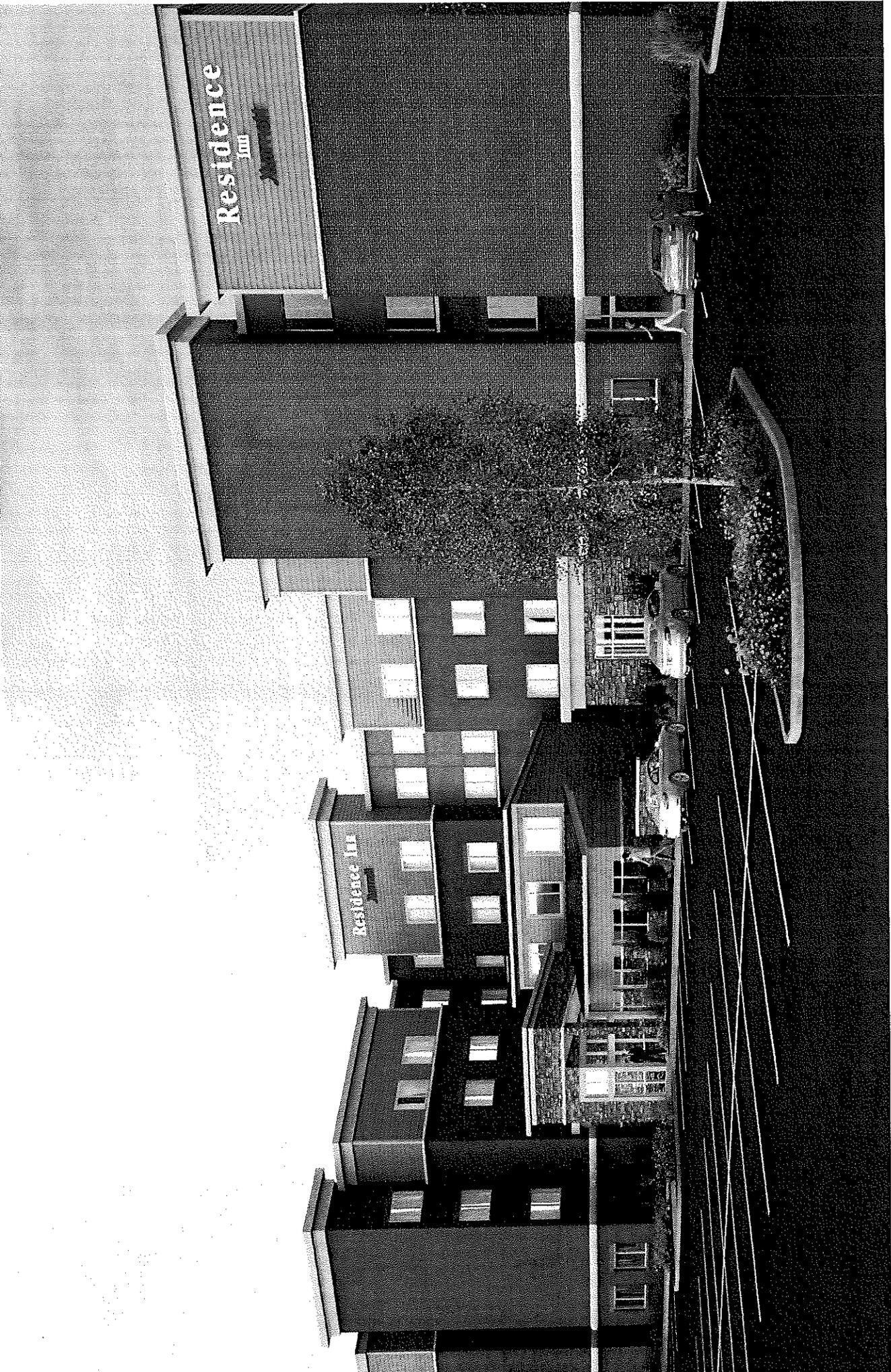
PROPERTY AREA: 2.21 ACRES
 EXISTING ZONING: B-4
 PROPOSED ZONING: B-4
 PROPOSED USE: HOTEL
 SETBACKS: FRONT = 20'
 REAR = 10'
 SIDE = 10'

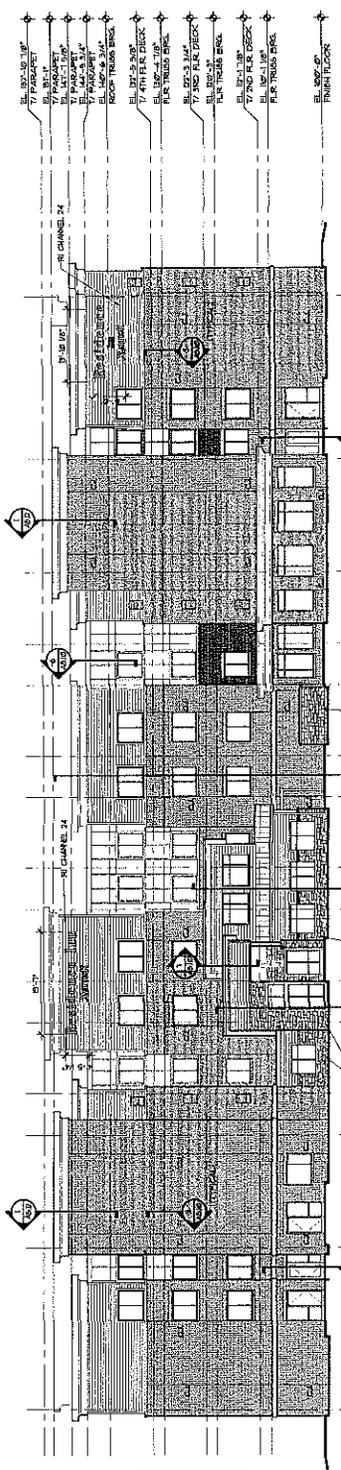
FAVORABLE: FRONT = 10'
 REAR = 10'

PROPOSED BUILDING HEIGHT: 4 STORIES
 PARKING REQUIRED: 1 SPACE PER HOTEL ROOM
 + 1 SPACE PER 30 SF ASSEMBLY ROOM
 + 1 SPACE PER 100 SF ACCESSORY COMMERCIAL SPACE
 63 SPACES REQUIRED

PARKING PROVIDED: 92 SPACES (4 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 4, HANDICAP STALLS PROVIDED: 4
 MINIMUM LANDSCAPE RATE: 30%







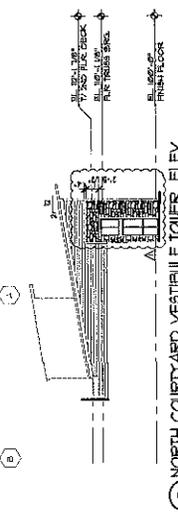
1 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"

MATERIAL KEY:

- SPERMALITE METAL PANELS: METAL, COLOR: CHARCOAL GRAY
- SPR. CRACKING CONCRETE: EXTERIOR WALLS: "NATURAL TAIN FINISH"
- FRAM. CENTER BOARD AND BUTTS COLOR: BROWN; WALLS: "NUMBERED ALDER" (BIMBA4)
- FRAM. CENTER LIP: BROWN; 1/2" EXPOSURE COLOR: BROWN; WALLS: "SOLID WOOD BRICK" (BIMBA7)
- CONCRETE MORTAR: BROWN; COLOR: GREY; GRANITE
- BROCKWART MODULAR BRICK: COLOR: TOWN HALL

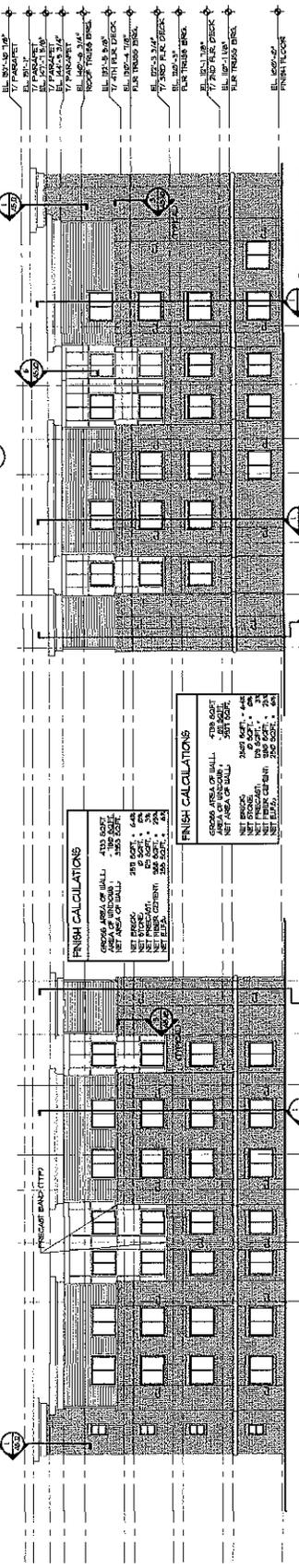
FINISH CALCULATIONS

GROSS AREA OF WALL	4784 SQ FT
NET AREA OF WALL	3585 SQ FT
NET BRICK	254,000
NET MORTAR	21,000
NET FINISH CENTER	1,000



2 NORTH COURTYARD VESTIBULE TOWER ELEV.
 SCALE: 3/8" = 1'-0"

SEE SHEET A14 FOR ADDITIONAL ELEVATIONS



3 EAST ELEVATION
 SCALE: 3/8" = 1'-0"

FINISH CALCULATIONS

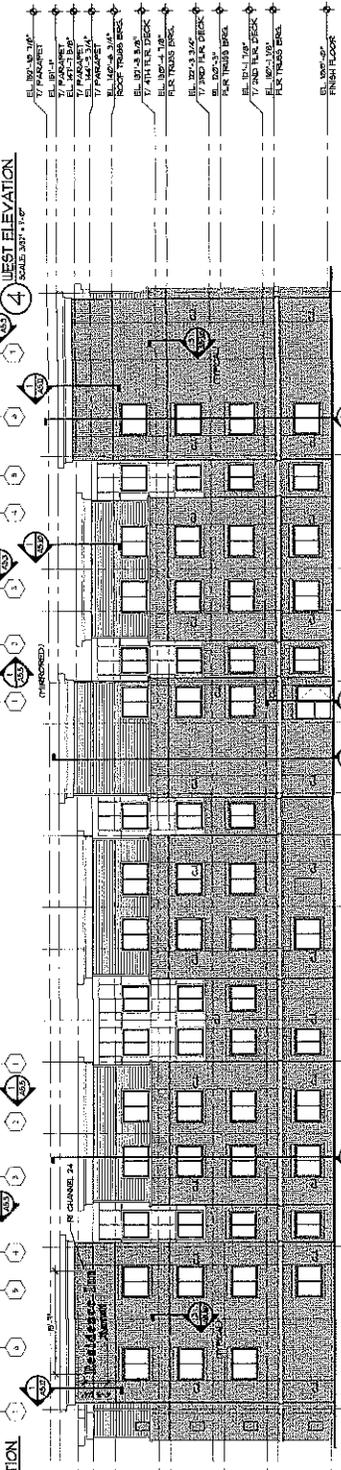
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NET FINISH CENTER	1,000

FINISH CALCULATIONS

GROSS AREA OF WALL	4784 SQ FT
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FINISH CALCULATIONS

GROSS AREA OF WALL	4784 SQ FT
NET AREA OF WALL	3585 SQ FT
NET BRICK	254,000
NET MORTAR	21,000
NET FINISH CENTER	1,000



4 WEST ELEVATION
 SCALE: 3/8" = 1'-0"

5 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



HOTEL OWNERSHIP & MANAGEMENT COMPANY

ATTACHMENT C
HOLIDAY INN EXPRESS HOTEL INFORMATION



Prototype Design Guide

Version 2014-01-01

 Holiday Inn
Express
& Suites



HOTEL OWNERSHIP & MANAGEMENT COMPANY

ATTACHMENT D
TRIO BY HILTON HOTEL INFORMATION



tru
by HILTON

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">02/19/19</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN OVER-THE-ROAD TRUCKING COMPANY BUSINESS USE UPON PROPERTY LOCATED AT 11141 WEST FOREST HOME AVENUE (BORIS STRBAC, OWNER, STAR TRUCKING, LLC, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>6.5.</i></p>

At the February 7, 2019 meeting of the Plan Commission the following actions were approved:

A motion to strike Condition No. 4.

A motion to revise Condition No. 6 by striking “new” and replacing “lot” with “lots”.

A motion to revise Condition Nos. 9 and 11 as read into the record by the City Attorney.

A motion to strike Condition No. 12.

A motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for an over-the-road trucking company business use upon property located at 11141 West Forest Home Avenue, as previously acted upon.

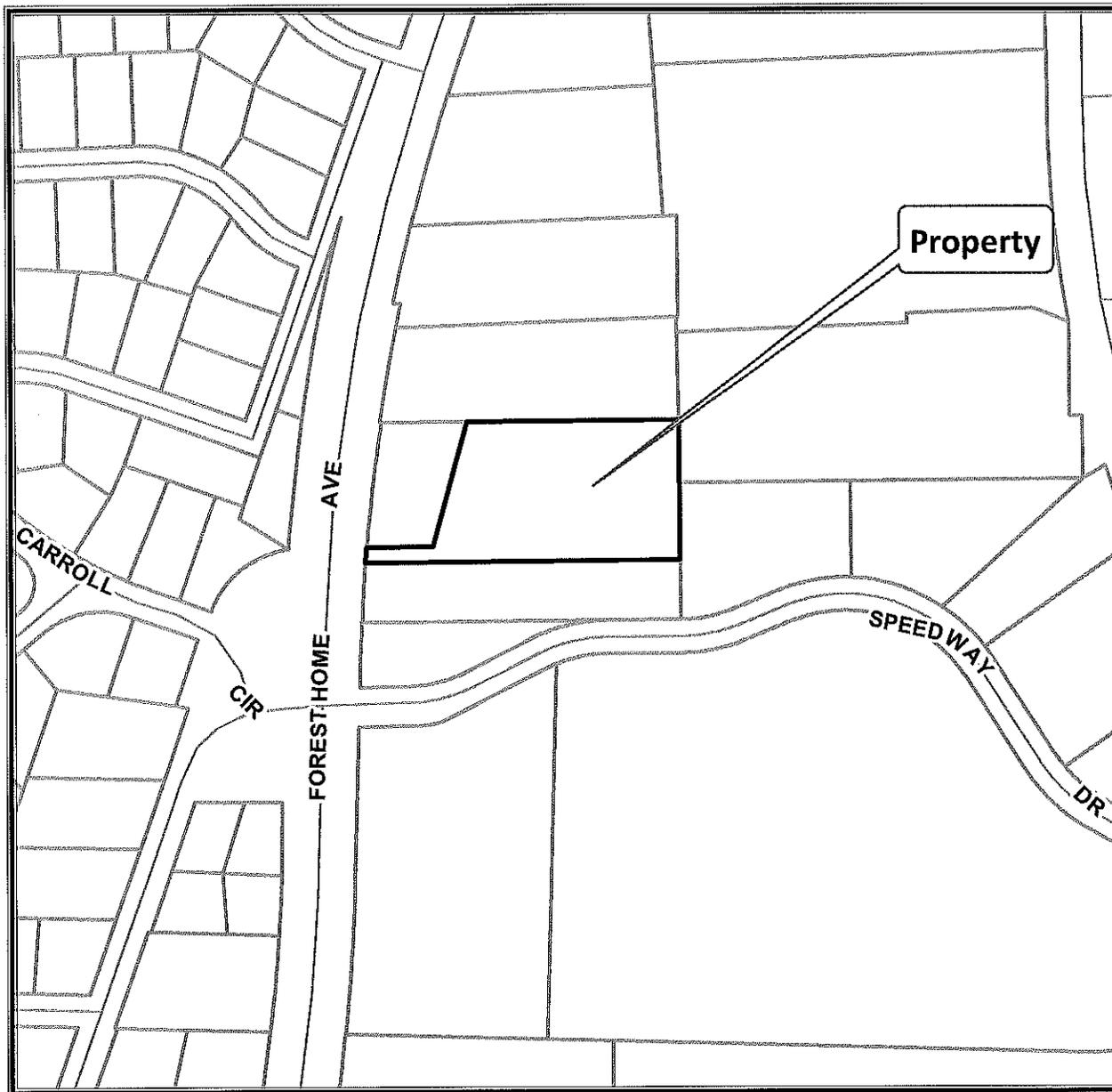
Per the above motions, Staff struck Conditions 4 and 12, and revised Conditions 6, 9, and 11 and renumbered the conditions of the draft resolution accordingly.

COUNCIL ACTION REQUESTED

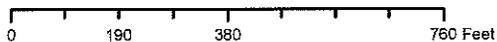
A motion to adopt Resolution No. 2019-_____, a resolution imposing conditions and restrictions for the approval of a Special Use for an over-the-road trucking company business use upon property located at 11141 West Forest Home Avenue (Boris Strbac, Owner, Star Trucking, LLC, Applicant)



11141 W. Forest Home Ave.
TKN: 704 9990 003



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. 2019-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR AN OVER-THE-ROAD
TRUCKING COMPANY BUSINESS USE UPON PROPERTY LOCATED
AT 11141 WEST FOREST HOME AVENUE
(BORIS STRBAC, OWNER, STAR TRUCKING LLC, APPLICANT)

WHEREAS, Boris Strbac, owner, Star Trucking LLC, having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District and C-1 Conservancy District under Standard Industrial Classification Title No. 4213 "Trucking, Except Local", to allow for an over-the-road trucking company business use, with a maximum of thirteen semi-trucks and trailers parked overnight on the east side of the property (such use also possibly requiring the approval of an application for a Natural Resource Features Special Exception pursuant to §15-10.0208 of the City of Franklin Unified Development Ordinance), or in the event of and upon a requirement to remove the existing "soccer field" immediately to the north of the existing buildings on the property, and to pave the area, potentially in phases, up to a maximum of forty semi-trucks and trailers parked overnight upon such then former "soccer field" area, property located at 11141 West Forest Home Avenue, bearing Tax Key No. 704-9990-003, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 4056 being a part of the Northeast 1/4 of Section 6, in Township 5 North, Range 21 East, in the City of Franklin, dated May 5, 1981, and recorded in the Register of Deeds office for Milwaukee County, on July 13, 1981, on Reel 1388, Images 687 to 689 inclusive, as Document No. 5487949; 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 7th day of February, 2019, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 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

BORIS STRBAC, OWNER, STAR TRUCKING LLC – SPECIAL USE
RESOLUTION NO. 2019-_____

Page 2

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed 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 Boris Strbac, owner, Star Trucking LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Boris Strbac, owner, Star Trucking LLC, successors and assigns, as an over-the-road trucking company business use, which shall be developed in substantial compliance with, and operated and maintained by Boris Strbac, owner, Star Trucking LLC, pursuant to those plans City file-stamped January 25, 2019 and annexed hereto and incorporated herein as Exhibit A.
2. Boris Strbac, owner, Star Trucking LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Star Trucking LLC over-the-road trucking company business, 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 Boris Strbac, owner, Star Trucking LLC and the over-the-road trucking company business use for the property located at 11141 West Forest Home Avenue: (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. A revised Site Plan in accordance with Division 15-7.0100 of the City of Franklin Unified Development Ordinance shall be submitted to the Department of City Development for review and approval by Staff, within 30 days of the date of adoption of this Resolution.
5. The parking lots for semi-truck and trailer parking shall comply with all City of Franklin, MMSD and WDNR stormwater management requirements.

BORIS STRBAC, OWNER, STAR TRUCKING LLC – SPECIAL USE
RESOLUTION NO. 2019-_____

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6. Precast concrete truck wheel stops shall be installed for each of the thirteen (13) trailer parking spaces, within 120 days of the date of adoption of this Resolution.
7. An 8-foot tall sight proof wood fence shall be installed to screen all truck and trailer parking areas from the view of any street, and from the view from all residential zoning districts in accordance with Section 15-3.0803F. of the City of Franklin Unified Development Ordinance, within 120 days of the date of adoption of this Resolution.
8. A revised Natural Resource Protection Plan addressing R.A. Smith's and Staff's comments shall be submitted to the Department of City Development for review and approval by Staff, within 30 days of the date of adoption of this Resolution.
9. A written conservation easement document shall be reviewed and approved by the Common Council and recorded with the Milwaukee County Register of Deeds Office, within 60 days of the date of adoption of this Resolution. There shall be no parking within the Shore Buffer or any other natural resource feature unless a natural resource special exception is obtained. If a special exception is obtained, that would allow for parking therein.
10. Any gravel within the drainage easement and/or protected natural resource features, (e.g. Wetland Buffer, Wetland Setback, and/or 75-Foot Shore Buffer) shall be removed and the area reestablished as greenspace with topsoil and a no mow fescue mix ground cover, within 120 days of the date of adoption of this Resolution, unless a natural resource special exception is obtained, which allows for the gravel to remain.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the

BORIS STRBAC, OWNER, STAR TRUCKING LLC – SPECIAL USE
RESOLUTION NO. 2019-_____

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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 such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

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 the issuance of an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of February 7, 2019

Special Use

RECOMMENDATION: City Development staff recommends approval of the Special Use for an over-the-road trucking business use upon property located at 11141 West Forest Home Avenue, subject to the conditions of approval in the attached draft resolution.

Project Name: Star Trucking Special Use

Project Address: 11141 West Forest Home Avenue

Applicant: Star Trucking, LLC

Owner (property): Star Trucking Real Estate, LLC

Current Zoning: M-1 Limited Industrial District

2025 Comprehensive Master Plan Industrial

Use of Surrounding Properties: Vacant land zoned industrial to the north, industrial to the south, commercial to the east, and industrial and vacant land zoned institutional (to the west).

Applicant Action Requested: Recommendation of approval for the proposed Special Use

INTRODUCTION:

On November 6, 2018 Boris Strbac submitted a Special Use application on behalf of Star Trucking, LLC requesting approval for an over-the-road trucking company business use under Standard Industrial Classification (SIC) Title No. 4213, Trucking, Except Local, which is allowed as a Special Use in the M-1 Limited Industrial District.

The applicant is also requesting approval for outside parking and storage areas for thirteen (13) semi-tractors and semi-trailers. According to Section 15-5.0202(G)(3) of the City of Franklin Unified Development Ordinance, any overnight parking of any vehicle over 8,000 pounds rated Gross Vehicle Weight, in conjunction with a commercial or industrial use, shall be allowed only with a Special Use.

HISTORY:

The Department of City Development issued a Zoning Compliance Permit for Star Trucking, LLC to operate a trucking dispatch office at 11141 West Forest Home Avenue on October 4, 2018. This accommodated Mr. Strbac's need for office space, as the lease at his previous location in Hales Corners was about to expire. Staff verbally informed Mr. Strbac that a Special Use approval from the Common Council would be required to operate his trucking company and park semi-trucks and trailers on the property. Furthermore, Staff included a condition of approval on the Zoning Compliance Permit stating that any vehicle over 8,000 pounds rated Gross Vehicle Weight, in conjunction with a commercial or industrial use, shall be allowed only with a Special Use.

Star Trucking has been parking semi-trucks and trailers overnight at 11141 W. Forest Home Avenue since November of 2018, without any approvals from the City of Franklin. In order to address this situation, Staff has been working with Star Trucking, LLC on obtaining Special Use approval.

Between 2013 and 2015 the previous owner of the property installed an approximately 1.38 acres or 60,495 square foot (185' x 327') soccer field at 11141 W. Forest Home Avenue, without any permits of approval from the City of Franklin. According to Table 15-3.0602 of the UDO, playfields (which includes soccer fields) are only allowed as a permitted use in the P-1 Park District.

On May 8, 2008, the Plan Commission approved a Site Plan for an outdoor rental storage area for Reichl Management, LLC via Resolution No. 2008-16. To Staff's knowledge, this use never came to fruition.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant is requesting Special Use approval to operate an over-the-road trucking business use in an approximately 3,200 square foot existing building located at 11141 W. Forest Home Avenue. There is also an approximately 1,728 square foot metal pole building located east of the principal building. The property is approximately 3.02 acres or 131,533 square feet. The applicant is not proposing any changes to the building at this time. However, according to the Inspection Services Department, the deck on the north side of the building was built without permits or approvals. This accessory structure is depicted on the applicant's survey, and will require an after the fact Building Permit.

According to the applicant, Star Trucking, LLC is an over-the-road trucking company with 37 independent contractors who own their own trucks. The company uses the existing building as a dispatch office and the gravel portion of the south and east sides of the property for parking semi-trucks and trailers. According to the Project Summary submitted with the Zoning Compliance Application for Star Trucking's dispatch office, there are five (5) to ten (10) employees working in the office. Hours of operation for the business are Monday through Friday from 6:00 a.m. to 8:00 p.m. and Saturday from 8:00 a.m. to 12:00 p.m.

As stated above, the site is dominated by an approximately 1.38 acres or 60,495 square foot (185' x 327') soccer field, which was installed by the previous property owner without any permits of approval from the City of Franklin. The soccer field encompasses approximately 47% of the area of the site. The applicant's preference is to keep the soccer field as is. Due to the presence of the soccer field, the proposed semi-trailer parking areas, and truck maneuvering space is cramped along the perimeter of the property. Staff believes the field occupies the most logical location on the property for a screened storage area for overnight parking of semi-trucks and trailers. Therefore, Staff recommends paving and striping a parking lot in accordance with Division 15-5.0200 of the City of Franklin Unified Development Ordinance in the location of the existing soccer field, of sufficient size to accommodate parking and maneuvering of thirteen (13) semi-trucks and trailers.

Staff recommends a revised Site Plan in accordance with Division 15-7.0100 of the City of Franklin Unified Development Ordinance be submitted to the Department of City Development for review and approval by Staff, prior to installation of a new parking lot for thirteen (13) semi-trucks and trailers.

Staff recommends the new parking lot for semi-truck and trailer parking comply with all City of Franklin, MMSD and WDNR stormwater management requirements.

Staff recommends precast concrete truck wheel stops be installed for each of the thirteen (13) trailer parking spaces.

Staff recommends screening of the open trailer storage area with an 8-foot tall sight-proof wood fence. The site has an existing 6-foot chain link fence with vinyl slats along the west side of the existing soccer field. The remainder of the soccer field is encompassed by chain-link fence. Staff finds chain link fences with vinyl slats to be unappealing aesthetically and not entirely site proof. In addition, Staff finds that vinyl slats are susceptible to damage from trucks and/or cars bumping into them. For these reasons, Staff recommends an 8-foot tall sight proof wood fence be installed to screen the trailer storage areas from the view of any street, and from the view from all residential zoning districts in accordance with Section 15-3.0803F. of the City of Franklin Unified Development Ordinance, within 120 days of the date of adoption of this Resolution.

Natural Resource Protection Plan:

A Natural Resource Protection Plan (NRPP) was prepared for the property by Brian Schneider of GRAEF, dated November 2, 2018. Alison Kuhne of GRAEF conducted a wetland delineation for the property on October 31, 2018. A full and complete wetland delineation report is on file with the Department of City Development. This report identifies an approximately 0.07 acre wetland associated with the drainageway on the east side of the property.

In an email dated November 2, 2018, Brian Schneider of GRAEF stated,

“We have requested that the WDNR complete a determination of navigability and identification of the Ordinary High Water Mark for the drainage ditch; however, the WDNR stated that they may not be able to complete this for another two to three weeks. We are instead requesting that the OHWM is assumed to coincide with the wetland boundary and that the shore buffer is coincident with the same undisturbed land area that is limited by the base of the berm and the gravel parking area.”

Staff disagrees with GRAEF’s assumption that the existing undisturbed vegetation adjacent to the drainageway satisfies the City’s Shore Buffer requirement. According to Section 15-11.0103 of the City of Franklin Unified Development Ordinance,

“Buffer, Shore. 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."

To date Staff hasn't received documentation from the applicant as to whether or not the WDNR concurs with Ms. Kuhne's wetland delineation, or whether or not the subject drainage way is a navigable waterway.

Staff forwarded GRAEF's NRPP to R.A. Smith (a third-party consultant) for review. Tina Myers of R.A. Smith provided review comments (attached), which we're forwarded to the applicant on December 10, 2018. However, Staff never received a revised NRPP addressing the consultant's comments.

Staff recommends a revised Natural Resource Protection Plan addressing R.A. Smith's and Staff's comments be submitted to the Department of City Development for review and approval by Staff.

Staff recommends a written conservation easement document be reviewed and approved by the Common Council and recorded with the Milwaukee County Register of Deeds Office at the time of recording of the Special Use Resolution.

After a review of historical aerial photos of the property, it appears natural resources on the east side of the property we're impacted between 2007 and 2010 (aerial photos attached). These impacts we're not approved as part of Reichl Management, LLC's 2008 Site Plan approval for an outdoor storage yard for RV's and boats. That project utilized an exemption from the NRPP requirements, as the proposed storage yard was more than 100-feet from protected natural resource features. Staff recommends any gravel within the drainage easement and/or protected natural resource features, (e.g. Wetland Buffer, Wetland Setback, and/or 75-Foot Shore Buffer) be removed and the area reestablished as greenspace with topsoil and a no mow fescue mix ground cover. Staff recommends any gravel within the drainage easement and/or protected natural resource features, (e.g. Wetland Buffer, Wetland Setback, and/or 75-Foot Shore Buffer) be removed and the area reestablished as greenspace with topsoil and a no mow fescue mix ground cover, within 120 days of the date of adoption of this Resolution.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance defines requirements for off-street parking. According to this section, Trucking (no loading or warehousing) is required to provide 1.5 spaces per 1,000 square feet of gross floor area (GFA). According to the applicant, there is 5,000 square feet of gross floor area on the property. If one applies this standard, then the proposed over-the-road trucking business use would be required to provide a minimum of eight (8) off-street parking spaces. There are five striped parking spaces on the west side of the principal building. One (1) of those spaces is for persons with disabilities as required by Section 15-5.0202(I)(3) of the UDO. Therefore, Staff recommends three (3) additional off-street parking spaces shall be striped in accordance with Division 15-5.0200 of the City of Franklin Unified Development Ordinance, in a location to be reviewed and approved by Department of City Development Staff, within 120 days of the date of adoption of this Resolution.

The applicant has depicted how thirteen (13) semi-trailers could fit on the property at one time on the proposed Site Plan. These spaces are 10-feet wide and 53-feet in length (matching the length of a typical semi-trailer). The applicant has not indicated where semi-tractors would be parked. Also, the applicant has not submitted truck turning movements to ensure trucks have enough space to maneuver trailers into the proposed trailer parking areas.

Landscaping:

The applicant is not proposing any landscaping. According to the applicant, the Landscape Surface Ratio of the site is approximately 62.3%, which exceeds the M-1 Limited Industrial District minimum Landscape Surface Ratio of 0.40.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to these standards, which is included in your packet.

STAFF RECOMMENDATION:

City Development staff recommends approval of the Special Use for an over-the-road trucking business use upon property located at 11141 West Forest Home Avenue, subject to the conditions of approval in the attached draft resolution.

However, should the Plan Commission and/or Common Council wish to approve the Special Use as proposed, Staff recommends adding the following condition to the Resolution:

Any semi-truck or trailer parking within protected natural resource features shall be subject to Common Council review and approval of a Natural Resource Special Exception Application pursuant to §15-10.0208 of the City of Franklin Unified Development Ordinance.

City of Franklin
Department of City Development

Date: December 10, 2018
To: Boris Strbac
From: Department of City Development
RE: Star Trucking, LLC Special Use – Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Star Trucking, LLC Special Use Application City file-stamped November 6, 2018.

Unified Development Ordinance (UDO) Requirements

Site Plan

1. Please indicate the name of project, i.e. business name (*Star Trucking, LLC*), on the site plan per Section 15-7.0103-A of the UDO.
2. Please indicate the owner’s name and address on the site plan per Section 15-7.0103-B of the UDO. The property owner is *Star Trucking Real Estate, LLC* located at *11011 W. Forest Home Avenue, Hales Corners WI, 53130*.
3. Please indicate the architect and/or engineer’s name and address on the site plan per Section 15-7.0103-C of the UDO.
4. Please indicate the date of site plan submittal with all dates of revision per Section 15-7.0103-D of the UDO.
5. Please illustrate off-street parking spaces, and driveway locations per Section 15-7.0103-H of the UDO.
6. Please indicate the building height for the principal and accessory building, expressed in both feet and stories, on the site plan per Section 15-7.0103-J of the UDO.
7. Please indicate building and yard setbacks on the site plan in tabular form per Section 15-7.0103-M of the UDO. The *M-1 Limited Industrial District* has the following setbacks:
Front Yard: 40 feet (because adjacent to Arterial Street per Section 15-5.0108(B))*
Rear Yard: 15 feet
Side Yard: 20 feet
8. Please provide a landscape plan per Section 15-7.0103(R) and 15-7.0300 which illustrates any proposed and existing plantings.
9. Please submit site intensity and capacity calculations as required by Section 15-7.0103-S of the UDO. Attached please find the site intensity and capacity calculation worksheets.
10. Please indicate the existing zoning of the property on the Site Plan per Section 15-7.0103-Z of the UDO. The property is zoned *M-1 Limited Industrial District and C-1 Conservancy District*.

Parking

11. Section 15-5.0203 of the UDO defines requirements for off-street parking. Per this section, Trucking (no loading or warehousing) requires 1.5 spaces per 1,000 square feet of Gross Floor Area (GFA). Please illustrate that your proposed business is meeting these requirements on the site plan (probably in tabular format).
12. Please indicate the number and size of parking stalls the on site plan. Section 15-5.0202B. of the UDO requires parking stalls are at least 9 feet wide and 180 square feet in area. Furthermore, According to Section 15-5.0202F., all off-street parking stalls are required to be marked by painted lines so as to be legible at all times.
13. Designate the appropriate number of parking stalls handicapped to comply with the Americans with Disabilities Act (ADA) guidelines for buildings and facilities as documented in the Federal Register, Vol. 56, No. 144, July 26, 1991, as amended, required by Section 15-2.0103(A)(6) and Table 15-5.0202(I)(1).
14. Semi-trucks and trailers are not being parked as depicted on the Plat of Survey submitted with the Special Use Application. Staff recommends all parking of semi-trucks and trailers be screened from the view of the general public and West Forest Home Avenue by a site proof fence.
15. Staff recommends removing the six (6) parking spots in the rear of the property from the Site Plan.

Snow Storage Plan

16. Please provide a Snow Storage Plan in accordance with Section 15-5.0210 of the UDO. Please note this information could be added to the Site Plan. Where do you store your plowed snow? How does this effect parking, drive aisles, etc.?

Staff Recommendations

Site Plan

1. Staff recommends removal of the soccer field, which was built without the proper permits or approvals from the City of Franklin. According to Table 15-3.0603 of the UDO, playfields (e.g. a soccer field) are prohibited in the M-1 Limited Industrial District. Furthermore, the field occupies the majority of the site and is in the most logical location on the property for overnight parking of semi-trucks and trailers.
2. Staff recommends paving and striping the former soccer field area for the proposed semi-truck and trailer parking.
3. Please label the size of the existing buildings on the property in square feet on the Site Plan.
4. Please identify the Landscape Surface Ratio (LSR) for the property on the Site Plan. According to Section 15-11.0103 of the Unified Development Ordinance, **Landscape Surface Ratio (LSR)** is defined as, "The ratio derived by dividing the area of landscaped surface by the base site area."
5. Staff recommends a dumpster enclosure be installed on the property to screen the dumpster being stored in the open on the South side of the property. Dumpster enclosures shall provide sight-proof fencing (wood or masonry) and landscaping to totally obstruct vision into the garbage storage area. Section 15-3.0803(I) of the UDO defines the detailed standards for trash dumpsters and garbage receptacles.
6. Please depict semi-truck turning movements on the site plan to ensure trucks have enough space to maneuver into the proposed truck parking area. Attached, please find an

example from a previous trucking company's application. Please note the proposed truck parking doesn't appear to have sufficient room for maneuvering. Furthermore, the 40' turning radius depicted in the southeast corner of the property is partially within the wooded portion of the site.

7. Please graphically depict and label the portion of the property zoned C-1 Conservancy District on the Site Plan.
8. Please graphically depict and label the wetlands, wetland buffers, wetland setbacks and shore buffers on the Site Plan.
9. After a review of historical aerial photos of the property, it appears natural resources on the West side of the property we're impacted sometime between 2007 and 2010. These impacts we're not approved as part of Reichl Management LLC's 2008 Site Plan approval for an outdoor storage yard for RV's and boats. Staff recommends removal of any gravel within the drainage easement and/or shore buffer and the reestablishment of this area as greenspace with a no mow fescue mix.

Parking

10. Staff recommends observing a ten (10) foot parking setback along all property lines in accordance with Section 15-5.0202(C) of the UDO. Furthermore, Staff recommends the 10-foot parking setback be planted with turf grass and/or landscape plantings (if not already occupied be natural vegetation).
11. Staff recommends adding Industrial Size Truck Wheel Stops to delineate the truck parking spaces.

Landscaping

12. Staff recommends the applicant bring the landscaping on the property up to code to meet the standards from Table 15-5.0302 of the UDO.

Manufacturing (Industrial)

<u>Type</u>	<u>Planting Size</u>	<u>Minimum Quantity</u>
Canopy/Shade Tree	2.5 inch caliper	1 per 10 provided parking spaces
Evergreens	4 feet tall	1 per 10 provided parking spaces
Decorative Trees	1.5 inch caliper	1 per 10 provided parking spaces
Shrubs	3 feet tall	1 per 10 provided parking spaces

Natural Resource Protection Plan

13. Staff recommends using the Plat of Survey as the base map for the NRPP, rather than an aerial photo.
14. Please graphically depict and label the portion of the property zoned C-1 Conservancy District on the Site Plan.
15. Per Section 15-7.0201-I of the UDO, please provide the location and extent of existing natural resource features as defined by Divisions 15-4.0100 and 15-11.0100. If you are assuming a Shore Buffer exists, then please indicate the 75' Shore Buffer on the NRPP.
16. Per Section 15-7.0201-K of the UDO, please provide a graphic illustration and notes relating those natural resource features, which are to be preserved, will actually be preserved in perpetuity using conservation easements, deed restrictions, protective covenants, etc.

17. The applicant shall indicate all Natural Resource Features in Conservation Easements. Please provide Conservation Easement Documents (template attached) and Exhibits for City Staff review and Common Council approval.
18. Attached, please find NRPP comments from the City's independent third party consultant (raSmith).

Project Narrative

19. Please describe your business operation in a Project Summary. This should include: services provided; number of employees; hours of operation; company vehicles/equipment kept on site, etc.
20. Will there be any company vehicles weighing over 8,000 lbs Gross Vehicle Weight parked outside over night? If so, then please specify the type of vehicles, the number of vehicles and depict where they will be parked on the Site Plan.
21. Are you proposing any outdoor storage of materials or equipment as part of this Special Use Application (e.g. cargo containers, etc.)?
22. How many square feet of the existing building is Star Trucking, LLC occupying? How many square feet of remaining floor area will be leasable office space?
23. What is Star Trucking using the accessory building for?

Sign Plan

24. At this time, any signage would be subject to review and approval by the City of Franklin Architectural Review Board. Please contact the Building Inspection Department at 414-425-0084 for the application/approval process.

Fences

25. Section 15-3.0803(C) of the UDO defines the detailed standards for "fences" in nonresidential districts. Specifically, note the following standards:

15-3.0803(C.2(c)) of the UDO requires fencing that is constructed to enclose outside storage areas shall be at least eight (8) feet in height and in no case lower in height than the enclosed storage area when approved by the Plan Commission. The required solid masonry fence or solid wood fence which will enclose the storage area must be at least 8 feet in height.

- Please submit illustrations/elevations of your proposed fencing, along with the specific type of wood proposed for the fencing (and proposed gate). Additionally, the proposed fence which is enclosing the outside storage must be at least 8 feet in height

Open Storage

1. Section 15-3.0803(F) of the UDO defines the detailed standards for "open storage, screening of" in nonresidential districts. It states that open storage areas shall be screened from view of any street, and from the view of all residential zoning districts as follows:

(1) Abutting a Collector or Arterial Street. When an open storage area abuts a collector or arterial street, the method of screening shall consist of solid masonry

walls or solid wooden fences at least six (6) feet in height, with access only through solid gates which shall be closed except when said storage area is in use. An existing permanent structure may be used to screen such storage areas.

(2) Abutting a Residential Zoning District. When an open storage area abuts a residential zoning district, the method of screening shall consist of solid wooden fences or masonry walls at least six (6) feet in height along the boundary of the storage areas and the entire residential district.

(3) Fencing. All fencing shall conform to the requirements of Section 15-3.0803(C).

Other

26. Will there ever be semi-truck engines and/or refrigerated trailers idling on the subject property?
27. Will truck drivers be sleeping in their trucks overnight on the subject property?
28. Tina Myers of R.A. Smith has reviewed your Natural Resource Protection Plan on behalf of the City. I will forward her comments to you in a separate email.

Engineering Department Comments

29. Must make sure that the gravel in the parking area is prevented from migrating to the drainage way along the east and south property line at all times. Any gravel washout in the drainage area must be addressed immediately by the owner/applicant with the coordination to the adjoining property.

Fire Department Comments

The Fire Department has no comments/concerns with the proposed Special Use at this location.

Police Department Comments

The Franklin Police Department has reviewed the application for 11441 W. Forest Home Ave. The Police Department has no issues with this request.



11141 W. Forest Home Ave.

Picture Taken 11.10.18 at 12:15 p.m.



11141 W. Forest Home Ave.
Picture Taken 11.10.18 at 12:15 p.m.

Orrin Sumwalt

From: Schneider, Brian <brian.schneider@graef-usa.com>
Sent: Friday, November 02, 2018 2:16 PM
To: Orrin Sumwalt
Cc: Kuhne, Alison
Subject: FW: Star Trucking LLC NRPP, 11141 Forest Home Avenue, Franklin
Attachments: Plat of Survey .pdf; Tree Survey With Contour.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon Orrin,

Attached are the NRPP map and plat of survey for 11141 W Forest Home Ave., Franklin WI, 53132. As discussed, we delineated the wetland and we have mapped the buffer as the undisturbed land area within 30 feet landward of the delineated boundary. This area is largely comprised of a three foot high vegetated berm that separates the existing gravel parking area from the wetland and drainage ditch. As previously noted, this estimated wetland and drainage ditch appear to be part of a city wide storm water conveyance system and are included in a drainage easement that is shown on the attached Plat of Survey. Tree and slope features were also evaluated and were not observed within the Natural Resource Protection Standards. There is not a mapped floodplain in this area. We have requested that the WDNR complete a determination of navigability and identification of the Ordinary High Water Mark for the drainage ditch; however, the WDNR stated that they may not be able to complete this for another two to three weeks. We are instead requesting that the OHWM is assumed to be coincident with the wetland boundary and that the shore buffer is coincident with the same undisturbed land area that is limited by the base of the berm and the gravel parking area.

Based on this, we are requesting approval for Star Trucking to proceed with the proposed parking of park six semi-trailers on the east side of the property and seven semi-trailers on the south side of the property as shown on the plat of survey. The proposed change will take place entirely outside the drainage easement on existing gravel, and outside the natural resource areas.

Thank you for your consideration and please call me if you have any questions.

Brian Schneider, P.E., MBA, LEED AP



One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, Wisconsin 53214-1470

414/259-1500 office
414/266-9284 direct
414/259-0037 fax

brian.schneider@graef-usa.com

www.graef-usa.com

Legend

- Sample Point
- Tree > 12" Dia.
- Tree 8" To 12" Dia.
- 1-Ft Contour
- Study Area
- Tree Canopy
- Wetland Delineation
- Wetland Buffer



0 25 50
Feet
1 in = 50 ft

FIVE STAR TRUCKING LLC - NRPP

11141 W. FOREST HOME AVE.

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

Orrin Sumwalt

From: Myers, Tina <Tina.Myers@raSmith.com>
Sent: Wednesday, November 21, 2018 10:09 AM
To: General Planning
Subject: Star Trucking NRPP Review
Attachments: NRPPtable.pdf; Star Trucking NRPP review_11-20-18.JPG; Star Trucking_Photo Pages.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Franklin Planning Department,

I received the documents for Star Trucking LLC Site at 11141 W. Forest Home Avenue and have completed my on-site review last Friday November 16. It is my understanding that an NRPP is required for a Special Use Amendment as the landowner has requested trailers be parked in the easternmost portion of the site. Included in the package of materials you provided was an NRPP map and a wetland delineation report completed by GRAEF as well as a plat of survey completed by Continental Surveying Services. I was also e-mailed some supplemental information about a previous NRPP on the adjacent parcel to the north and forwarded an e-mail from GRAEF regarding the navigability of the wetland (ditch) along the eastern property boundary. The following are my initial comments regarding the NRPP:

1. The area designated as wetland on the GRAEF NRPP map may in fact be a navigable waterway (see Photo #7). Per GRAEF's e-mail: **"We have requested that the WDNR complete a determination of navigability and identification of the Ordinary High Water Mark for the drainage ditch; however, the WDNR stated that they may not be able to complete this for another two to three weeks. We are instead requesting that the OHWM is assumed to be coincident with the wetland boundary and that the shore buffer is coincident with the same undisturbed land area that is limited by the base of the berm and the gravel parking area."** Based on the fact that the same ditch was deemed navigable on the property to the north, it is very likely that this segment will be as well. In that case, the 75 foot shore buffer extending from the OHWM should be graphically depicted on the NRPP with size indicated.
2. There is one off-site wetland (ditch) on the adjacent parcel to the north. The 30' buffer of this off-site wetland extends into the property. The location of the off-site wetland ditch is shown on the attached NRPP review map and Photo #1 depicts the wetland ditch. The 30' wetland buffer should be graphically depicted on the NRPP with size (square feet or acres) indicated if it extends beyond the 75' shore buffer of the waterway. It may be a good idea to have WDNR evaluate this when completing the OHWM determination as they may consider this to be part of the waterway.
3. There appears to have been some possible recent soil disturbance (excavation) in the southeastern corner of the parcel (Photo #6) within very close proximity to the waterway. Pink wetland delineation flags can be seen in the photo. This may be considered a water quality violation.
4. It is possible that a small wetland swale may be present along the southern parcel boundary (see photo #2). Standing water was observed in this area that was beginning to ice over. It's approximate size and location is shown on the attached NRPP review map, although it is not certain that this potential wetland falls within the limits of the property. There was no sample point in this area shown in GRAEF's report. This area may simply contain water ponding on fill material, but this should have been evaluated during the wetland fieldwork.
5. Regarding the tree survey, it appears that a large eastern cottonwood tree was not graphically depicted on the NRPP map that was located near the northeast corner of the soccer field (Photo #3). In addition, there appeared to be other trees 8" to 12" in the southeast corner of the parcel that were not identified and depicted on the NRPP (Photos 4 and 5). In general, when completing a tree survey, all healthy trees 8' dbh or greater should be identified to a species level, measured accurately, marked in the field with ribbon or tree tag, sequentially

numbered , GPS-located, and a tree table prepared that corresponds with the map. This allows the third party reviewer to more easily cross check the survey

6. It appears that the contiguous treeline along part of the southern and northern parcel boundaries as well as the eastern parcel boundary, would likely meet the definition of Young Woodland (see Photo #8). This woodland also continuous off-site to the north. However, it appears that all of the woodland with the property would fall within the 75' shore buffer of the waterway. Since overlapping resources features are only counted once, the resource with the most restrictive Protection Standard, would be counted first. In this case the shore buffer is more restrictive with a 100% Protection Standard. In general, Young and/or Mature Woodland, if present should be graphically depicted and measured. If woodland is present on site, a summary indicating why it did or did not meet the definition of UDO-defined woodland may be necessary.
7. The sizes (acres or square feet) for each natural resource feature should be shown on the NRPP map. Although it is our understanding that there will be no direct impacts to natural resources, the Natural Resource Protection Standards table (Table 15-3.0503) from the Franklin UDO should be included on the NRPP map or as a separate document to supplement the map (see attached table).
8. Street names should be added to the map as well as date map was created and any applicable future revision dates. The size of the property (Study Area) should be shown on the map. Any easements or ROWs should also be shown.

Please let me know if you have any questions. Thank you.

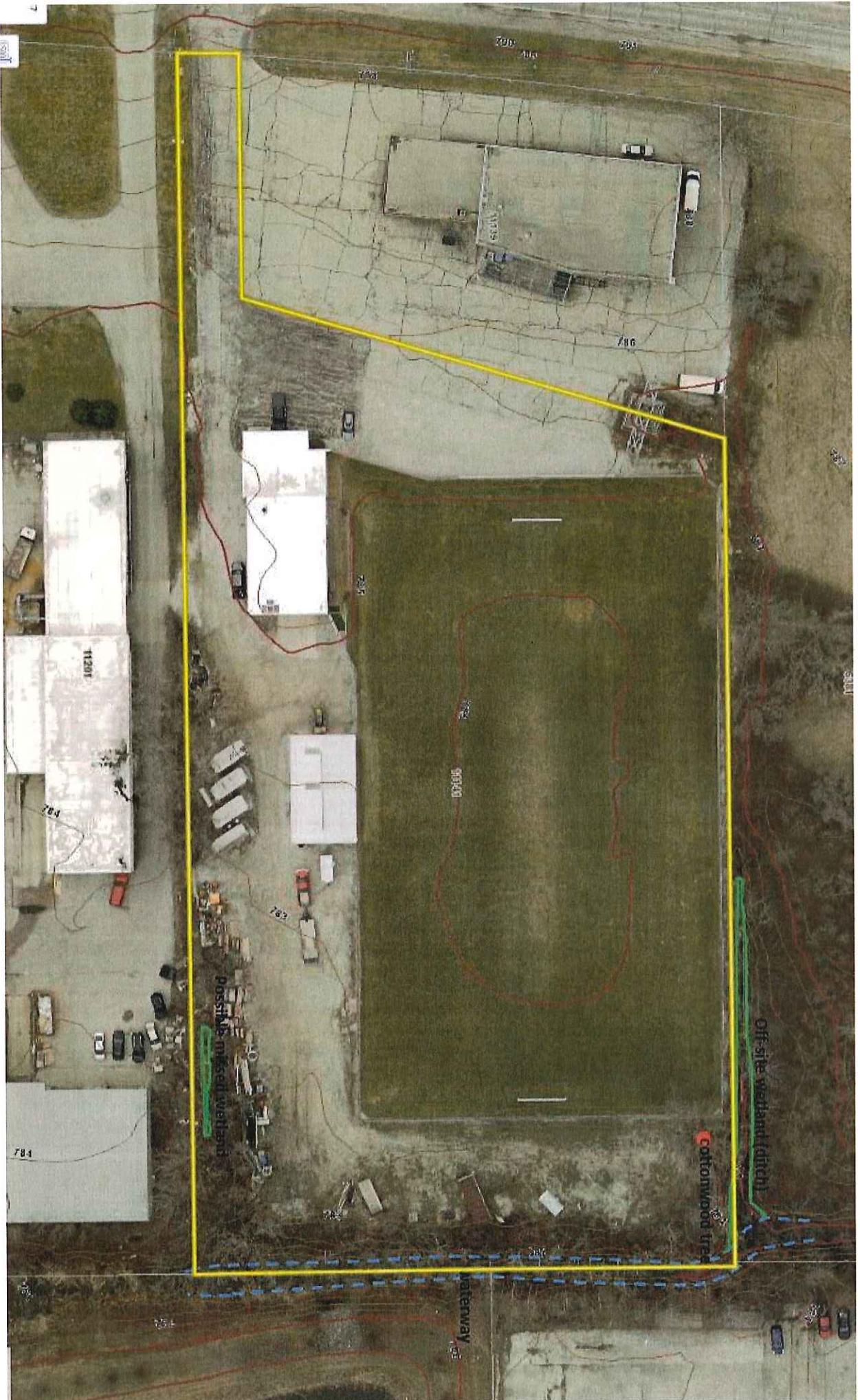
Tina M. Myers, PWS
Ecologist/Project Manager
WDNR Assured Wetland Delineator



16745 West Bluemound Road, Brookfield, WI 53005-5938
direct: (262) 317-3389
Tina.Myers@raSmith.com
[LinkedIn](#)
[raSmith.com](#)

**Table 15-3.0503
WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND**

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land Required to be Preserved	Acres of Land to be Impacted	Acres of Land Required to be Mitigated
	Agricultural District	Residential District	Non-Residential District				
Steep Slopes							
10-19%	0	0.6	0.4	X 0.000 =	0.000	0.000	0.000
20-30%	0.65	0.75	0.7	X 0.000 =	0.000	0.000	0.000
30% +	0.9	0.85	0.8	X 0.000 =	0.000	0.000	0.000
Woodlands & Forests							
Mature	0.7	0.7	0.7	X 0.000 =	0.000	0.000	0.000
Young	0.5	0.5	0.5	X 0.000 =	0.000	0.000	0.000
Lakes & Ponds	1	1	1	X 0.000 =	0.000	0.000	0.000
Streams	1	1	1	X 0.000 =	0.000	0.000	0.000
Shore Buffer	1	1	1	X 0.000 =	0.000	0.000	0.000
Floodplains/Floodlands	1	1	1	X 0.000 =	0.000	0.000	0.000
Wetland Buffers	1	1	1	X 0.000 =	0.000	0.000	0.000
Wetland Setbacks	1	1	1	X 0.000 =	0.000	0.000	0.000
Wetlands & Shoreland	1	1	1	X 0.000 =	0.000	0.000	0.000
Wetlands	1	1	1				
TOTAL RESOURCE PROTECTION LAND				=	0.00 Acres		0.00 Acres
(Total of Acres of Land in Resource Required to be Protected)							

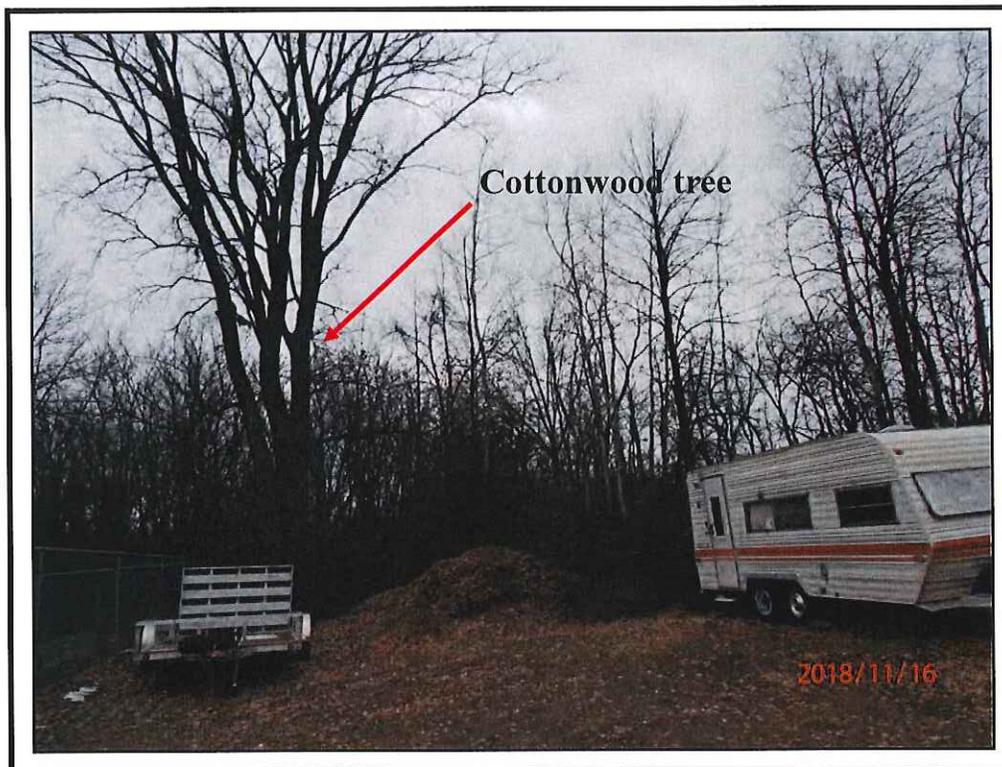




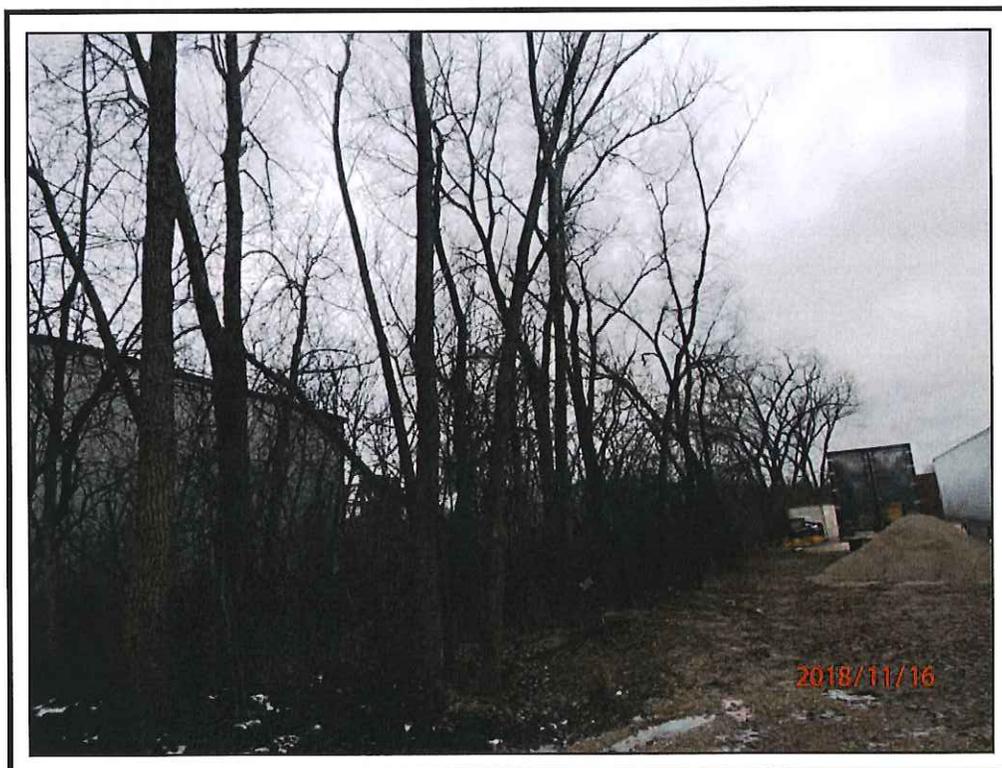
Photograph 1 (11/16/18): Off-site wetland near northern parcel boundary - requires a 30' wetland buffer.



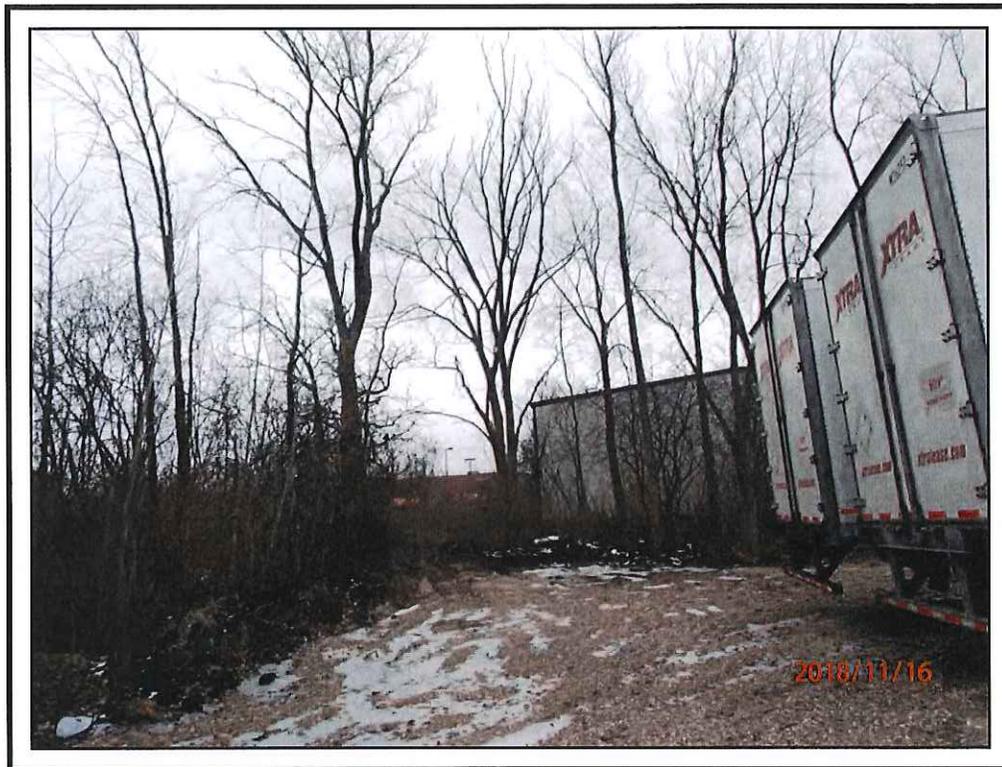
Photograph 2 (11/16/18): Possible small wetland swale missed along southern parcel boundary.



Photograph 3 (11/16/18): Large cottonwood tree located at the northeast corner of the soccer field that was not identified on the NRPP map.



Photograph 4 (11/16/18): Facing west from the southeast corner of parcel where it appears that several 8"-12" diameter trees may not have been identified.



Photograph 5 (11/16/18): Facing south fat the southeast corner of parcel where it appears that several 8"-12" diameter trees may not have been identified.



Photograph 6 (11/16/18): Possible recent disturbance (excavation) in the southeast corner of the site.



Photograph 7 (11/16/18): General view of the ditch along the eastern parcel boundary that is likely to be navigable. This would require a 75' shore buffer on the NRPP.



Photograph 8 (11/16/18): Slight northeast facing view of the existing buffer along the waterway which includes both woodland and a gravel filled lot.



11141 W. Forest Home Ave.
2007 Aerial Photograph



11141 W. Forest Home Avenue
2010 Aerial Photograph

Exhibit A

Staff Recommendations – Star Trucking LLC Responses

1. We do agree with the staff recommendation about the removal of the backyard grass area on the property. This is the plan in the next 5 years and we will ask permission from the city to do this. Understanding the grass area occupies the majority of the land and it is the most logical location on the property for overnight parking of semi trucks and trailers. Please understand since we purchased the property we had to invest a substantial amount of funds. We also replaced the furniture and furnishings within the building, painted walls along with other needed maintenance. Just a reminder to the staff this grass area wasn't built or made by me. It has been there for the past 7 years and previous owner never had issues.
2. We are only requesting 13 spots. This doesn't seem financially reasonable to invest in paving costs and other related work. I obtained a ball park estimate and the cost would exceed \$100,000.
3. The size of the existing buildings on the property in square feet is 5,277. Please see survey.
4. Please see attachment #5. $LSR=60,000$ square feet of backyard grass divided by lot size of $132533=.453LSR$.
5. We will be installing 8 foot cedar wood gate made by Menards and treated professionally by Menards. The gate will be closed and will obstruct view of the dumpster. Even when the gate is open the dumpster will be in a location out of view.
6. We already have provided the semi turning radius of 40 feet for the South side of the property. The staff indicates that a 40 foot turning radius is not sufficient and is partially within wooden portion of the site. We chose this location because the trees on that side are dead. They will be removed and they are not protected. Additionally, the other woodland in that 40 foot area contains invasive species that needs to be removed. Example the staff provided from the previous trucking company application is using the city owned streets for turning which is a safety issue and damaging to the asphalt street which the city pays for. 40 feet turning radius is approved by FMCSA regulations for turning of semi trucks. I am inviting the staff or city council to show there is more than enough space to turn around. If this is not enough, we do have other options for the turning of the trucks without using city or state streets.
7. We have already provided and clearly marked the C-1 on the NRPP plan; however, we will include on the plat of survey.
8. Please see answer in question #7.
9. After reviewing the aerial photos of the property I can not pinpoint the area of the West side altered by Reichl Mgmt. I requested that you provide aerial photos showing this area which you did. However, I do not see any changes between the new and old aerial photos which you provided. I asked for you to pinpoint or explain to me what needs to be done and I'm happy to accommodate.

10. We have no problem following this guideline. The West side property line is paved and we are unable to put grass. See photos in attachment #1. The property line is shared with Holz Chevrolet.
11. We already have completed this on the proposed parking spaces.
12. I have no problems with staff recommendations about adding greenery. We believe that we are already meeting this plan. Please see our NRPP plan. Our plan is to add 3 canopy trees, 4 evergreens, 4 decorative trees and 4 shrubs. See attachment #6.
13. We already have our surveyor adding this.
14. Please see answer in question #7.
15. Please see our NRPP plan which has this marked.
16. All of this is provided in our NRPP plan and we will be signing and notarizing the documents pertaining to the conservancy that you provided to us.
17. We will provide conservation easement, but we are unclear what area the staff is referring to.
18. We already used city independent third party, Brian Schneider from Graf, who provided us with NRPP plan.
19. We are over the road trucking company which has on contract currently anywhere between 30-35 contractors which are responsible for their own parking and maintenance of their equipment. Also, we employed 4 company drivers that are regional drivers. As of now we only provide dry van services. We own 3 semi trucks which we want to keep onsite. That is why we are only requesting 13 spots. Some would be used for trailers. We currently have under 10 clerical employees. That hours of operation 6am-6pm Monday through Friday. One company vehicle is kept onsite is a pickup truck with snow plow which is parked in the back of the property.
20. Yes, we applied for this special use permit since semi's are over 8,000 gross vehicle weight. 3 Volvo semi trucks and 4 Freightliner semi trucks for proposed use. We already have the proposed marked on site plan.
21. There will be no storage containers on the property.
22. Since the staff denied the Village of Hales Corners to temporarily lease office and parking space the building is currently 100% Star Trucking.
23. The accessory building was already onsite for the past 20 years and it's used exclusively by Star Trucking. We store in it one lawnmower, 16 chairs, 6 ladders, one large toolbox, one battery charger, one folding table, one 10 ft empty car trailer and one project car for personal use of Boris Strbac owner of Star Trucking.
24. At this time there is an active permit application with the City of Franklin architectural review board. Please building inspection department if you have any questions.

25. We are proposing to use 8 foot cedar solid wood fence manufactured and treated by Menards. Please see attachment #7 for illustrations of proposed fencing and gate.
26. As explained on original site plan, all of our trucks are equipped with electric block heaters so they do not idle. It is Star Trucking policy that no trucks are left to idle more than 5 minutes at a time due to consumption of fuel. Since November 30, 2018 we do not operate (nor will we in the future) operate refrigerated trailers.
27. No, all of the truck drivers parking their trucks in the lot are from the Milwaukee area. This allows them to go home to their family and sleep. It is forbidden for employees to sleep in their trucks on Star Trucking property.
28. We addressed Tina Myer's comments in the meeting on November 17, 2018. However, we do not agree with staff requesting Tina's review since we already used a city approved third party, Brian Schneider.
29. This is already completed since there is a berm on the East and South side of the property preventing the gravel to wash out.

PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes: 10-19%	0.00	0.60	0.40	X _____ = _____	_____
20-30%	0.65	0.75	0.70	X _____ = _____	_____
+ 30%	0.90	0.85	0.80	X _____ = _____	_____
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X _____ = _____	_____
Young	0.50	0.50	0.50	X _____ = _____	_____
Lakes & Ponds	1	1	1	X _____ = _____	_____
Streams	1	1	1	X _____ = _____	_____
Shore Buffer	1	1	1	X _____ = _____	_____
Floodplains/Floodlands	1	1	1	X _____ = _____	_____
Wetland Buffers	1	1	1	X _____ = _____	_____
Wetlands & Shoreland Wetlands	1	1	1	X _____ = _____	.07
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					.07

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 floodplain 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.

ATTACHMENT 3

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

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	3.01 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 1.00 3.00 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- acres
STEP 5:	Equals "Base Site Area"	= 2.01 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.

#3

SECTION 15-3.0505

CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL USES

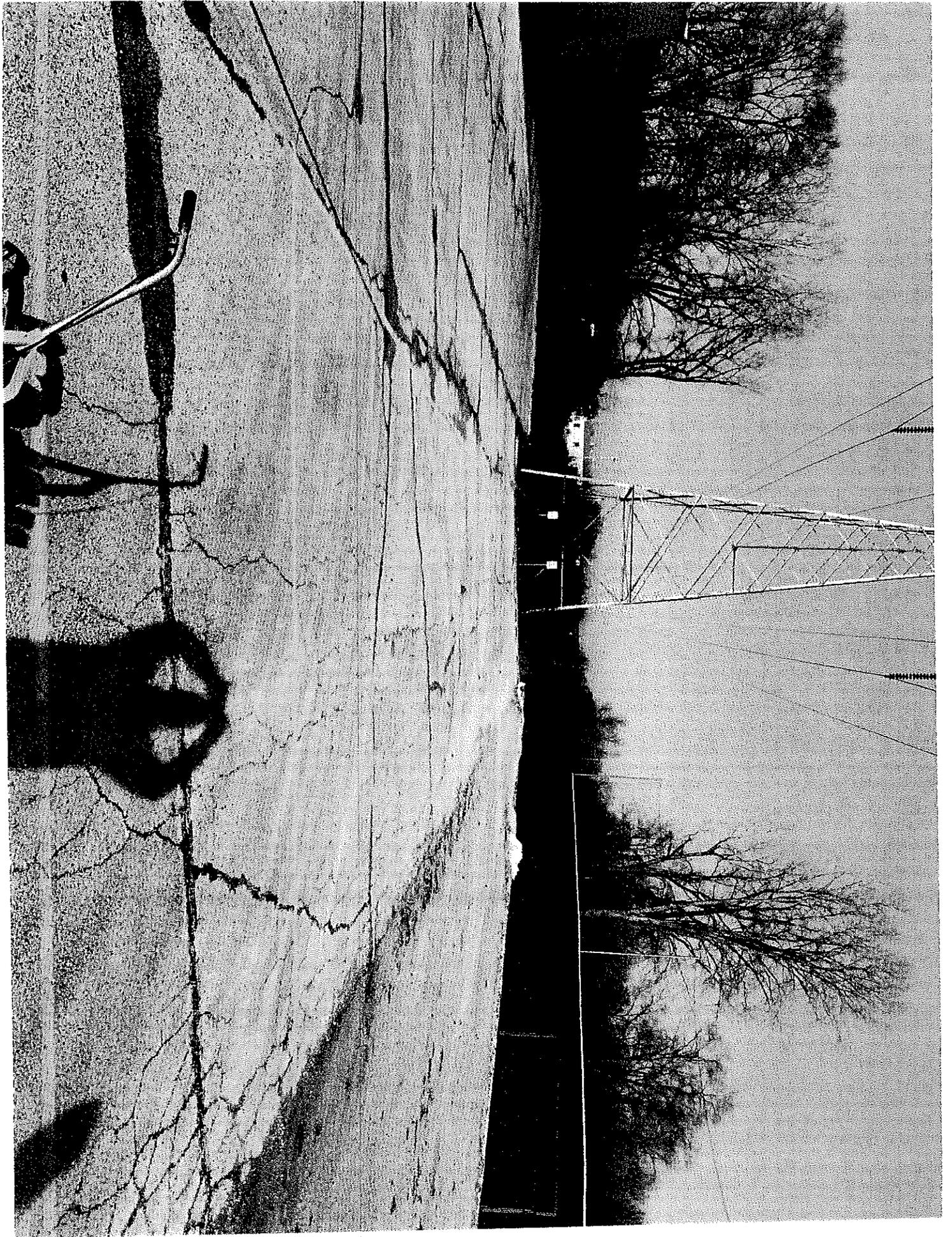
In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a nonresidential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0505 shall be performed.

Table 15-3.0505

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

STEP 1:	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>2.01</u></p> <p>Multiple by <i>Minimum Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): \times <u>.40</u></p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = <u>1.80</u> 4.26 acres</p>	
STEP 2:	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>2.01</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: $-$ <u>4.26 1.80</u></p> <p>Equals NET BUILDABLE SITE AREA = <u>1.21</u> 1.81 acres</p>	
STEP 3:	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>1.81 1.21</u></p> <p>Multiple by <i>Maximum Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): \times <u>.85</u></p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = <u>1.03</u> 1.53 acres</p>	
STEP 4:	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>2.01</u></p> <p>Multiple by <i>Maximum Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): \times <u>.42</u></p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = <u>1.84</u> acres</p>	
STEP 5:	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p> <p>(Multiple results by 43,560 for maximum floor area in square feet):</p>	<p>acres</p> <p><u>36,598</u> s.f.)</p>







ATTACHMENT 2 AND 6

Boris Strbac

From: Schneider, Brian <brian.schneider@graef-usa.com>
Sent: Monday, November 5, 2018 2:02 PM
To: Boris Strbac
Subject: FW: Star Trucking LLC NRPP, 11141 Forest Home Avenue, Franklin
Attachments: Plat of Survey .pdf; Tree Survey With Contour.pdf

Hi Boris,

This went out on Friday. I will call Orrin tomorrow.

Let me know if you have any questions.

Thanks,

Brian

From: Schneider, Brian
Sent: Friday, November 02, 2018 2:16 PM
To: 'Orrin Sumwalt' <OSumwalt@franklinwi.gov>
Cc: Kuhne, Alison <Alison.Kuhne@graef-usa.com>
Subject: FW: Star Trucking LLC NRPP, 11141 Forest Home Avenue, Franklin

Good Afternoon Orrin,

Attached are the NRPP map and plat of survey for 11141 W Forest Home Ave., Franklin WI, 53132. As discussed, we delineated the wetland and we have mapped the buffer as the undisturbed land area within 30 feet landward of the delineated boundary. This area is largely comprised of a three foot high vegetated berm that separates the existing gravel parking area from the wetland and drainage ditch. As previously noted, this estimated wetland and drainage ditch appear to be part of a city wide storm water conveyance system and are included in a drainage easement that is shown on the attached Plat of Survey. Tree and slope features were also evaluated and were not observed within the Natural Resource Protection Standards. There is not a mapped floodplain in this area. We have requested that the WDNR complete a determination of navigability and identification of the Ordinary High Water Mark for the drainage ditch; however, the WDNR stated that they may not be able to complete this for another two to three weeks. We are instead requesting that the OHWM is assumed to be coincident with the wetland boundary and that the shore buffer is coincident with the same undisturbed land area that is limited by the base of the berm and the gravel parking area.

Based on this, we are requesting approval for Star Trucking to proceed with the proposed parking of park six semi-trailers on the east side of the property and seven semi-trailers on the south side of the property as shown on the plat of survey. The proposed change will take place entirely outside the drainage easement on existing gravel, and outside the natural resource areas.

Thank you for your consideration and please call me if you have any questions.

Brian Schneider, P.E., MBA, LEED AP

GRAEF

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, Wisconsin 53214-1470

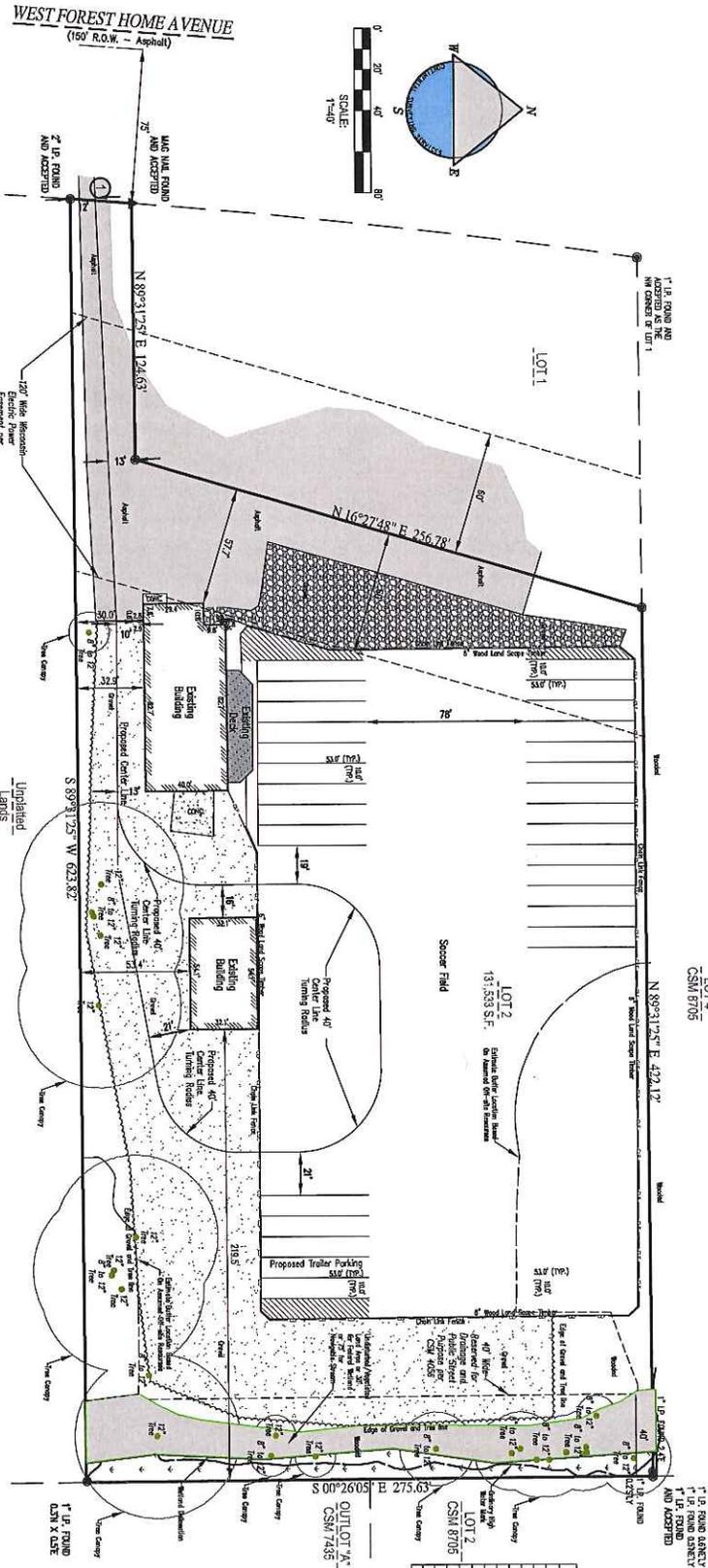


AREA CALCULATIONS:
 Total Lot Area - 131,533 S.F.
 Gross Trail Area - 54,772 S.F. = 48.8%
 Gross Scorer Field - 18,888 S.F. = 14.4%
 Gross Open Area - 57,873 S.F. = 43.8%
 Gross Open Space Area - 81,970 S.F. = 62.3%

PLAT OF SURVEY Trailer Parking Option 2

PROPERTY DESCRIPTION: (see Document No. 7489374)
 Parcel 2 of Certified Survey Map No. 4058 being a part of the Northwest 1/4 of Section 6, in Township 3 North, Range 21 East, in the City of Freedom, dated May 5th, 1981, and recorded in the Register of Deeds office for Milwaukee County, on July 13, 1981, as Sheet 100A, (Case No. 88) in 1981, and as amended, as Document No. 5287919.

Conversion to Inches
0.001' = 0.125"
0.002' = 0.250"
0.005' = 0.625"
0.010' = 1.250"
0.020' = 2.500"
0.030' = 3.750"
0.040' = 5.000"
0.050' = 6.250"
0.100' = 12.500"
0.200' = 25.000"
1.000' = 125.000"



NOTE: Locations of 8 inch 12" Tee, Utility High Water Mark, Estimated Buffer Location Based on Assumed Off-site Removal, The County Wetland Disturbance, Undisturbed/Regulated Land Area or 30' for Federal wetland or 75' for Michigan Stream, are drawn from SPP files and field information supplied to Continental Survey Services by client on December 14, 2010.



NOTE: Underground Utilities
 Location of underground utilities are indicated by the Surveyor and Client on this map. Therefore, any utility shown on this map, therefore, may not be present.

NOTE: Quarantines and Title Policy
 As of the date of this survey, no title policy was provided. Therefore, the Plat of Survey does not constitute a title policy. The Surveyor and Client are advised that the Surveyor is not a title insurer and does not provide title insurance.

NOTICE: CONVEYOR SHALL HAVE OBTAINED THE APPLICABLE ZONING ORDINANCE AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS OF DEEDS IN RELAY AS PROVIDED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT EXTEND TO ANY OTHER MATTER. THE SURVEYOR'S LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT EXTEND TO ANY OTHER MATTER.

CONTINENTAL SURVEYING SERVICES LLC
 Main Office:
 2055 Hwy 77A, Suite "X"
 Richfield, WI 53086
 Phone: (262) 388-8000
 Website: www.continental-survey.com
 Email: survey@continental-survey.com

CLIENT:
 WOODBROOK Properties, Inc.
 Woodbrook, Wisconsin 53090
 Milwaukee, WI 53208

PROPERTY ADDRESS:
 11th & Forest Street, Ave
 Wisconsin 53122

PARCEL INFO:
 TAX KEY NUMBER: 100-598-003
 PARCEL NUMBER: 100-598-003
 SERVICE PERIOD: 1/1/18

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP/CONTINENTAL SURVEYING SERVICES LLC'S NAME OR THE SURVEYOR'S NAME MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR FLAORISHING LAWS WHICH MAY RESULT IN LEGAL ACTION.

Revised this 21st Day of January, 2018.
 (Removed stiles in Buffer Location in NE corner Scorer Field)
 Revised the 18th Day of December, 2018.
 (Added new Trailer Parking Stiles and environmental info)

This map was created by: TLM

Dated this 1st Day of 09062018, 2018

Rick R. Hillman S-3005



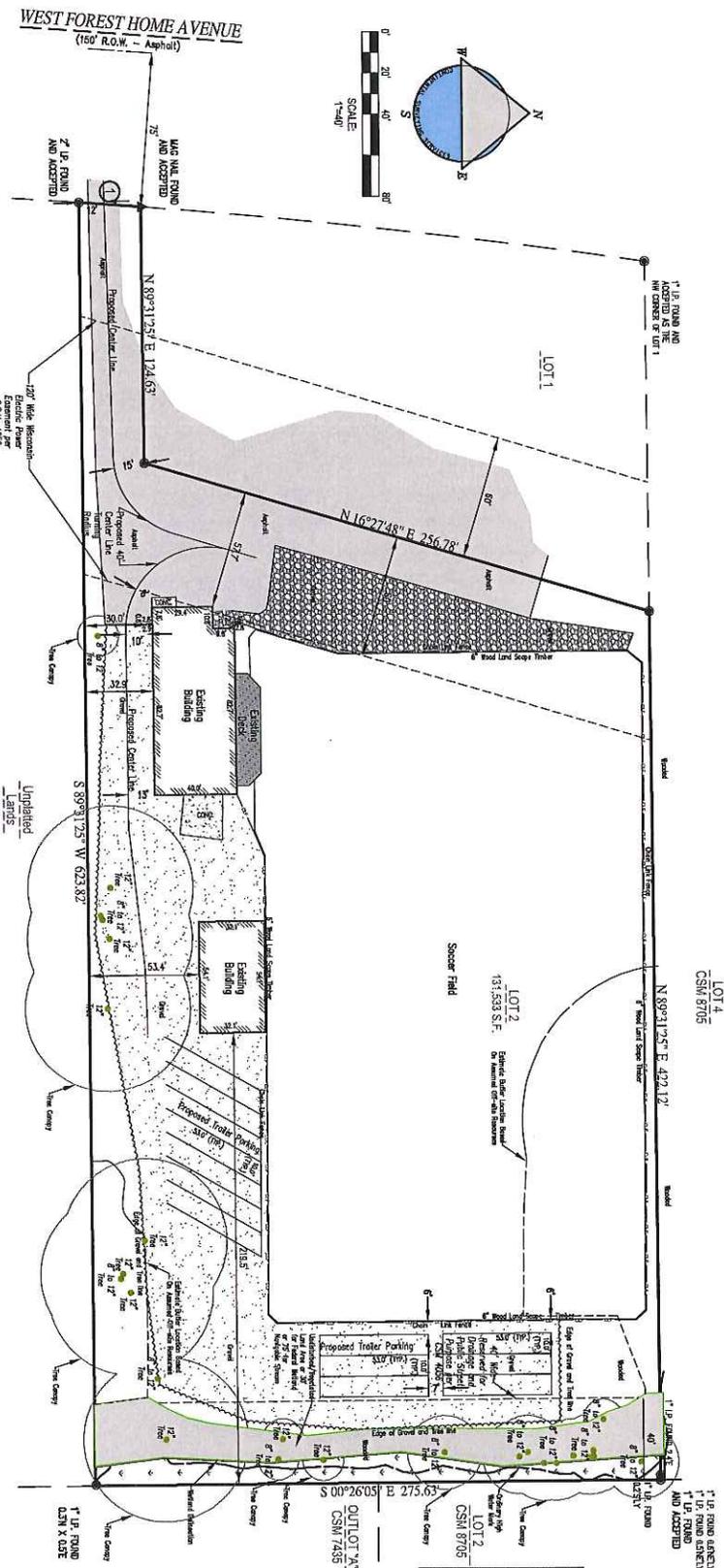
By the Consent of God and the Statutes given to us, we strive to provide the most honest and Reliable Land Surveying Services



AREA CALCULATIONS:
 Total Lot Area: 431,533 S.F.
 Gross Floor Area: 5,277 S.F. = 24.9%
 Gross Asphalt Area: 4,103 S.F. = 19.5%
 Gross Open Space Area: 41,970 S.F. = 19.5%
 Gross Green Space Area: 41,970 S.F. = 19.5%

PROPERTY DESCRIPTION: (Per Document No. 7469974)
 Parcel 2 of Parcel 1 Survey Map No. 4696 being a part of the Northwest 1/4 of Section 5, Township 5 North, Range 21 East in the City of Franklin, dated May 27, 1981, and recorded in the Register of Deeds office for Milwaukee County on July 13, 1981, on tract 1285.

PLAT OF SURVEY Trailer Parking Option 1



CONTINENTAL SURVEYING SERVICES LLC
 2023 Hwy 73, Suite A
 Richland, WI 53089
 Phone: (262) 389-6200
 Website: www.continental-survey.com
 Email: sur@continental-survey.com

CLIENT:
 WISCONSIN PARCELING, INC.
 1141 W. Grand Street
 Milwaukee, WI 53102

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS AND/OR MAKING CHANGES OF ANY KIND AND THEN LIST AND/OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME OR THE SURVEYOR'S NAME MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

NOTES: Underpinnings
 Location of underpinnings shall be determined by the owner and contractor. The location of the underpinnings shall be shown on this map. The owner shall be responsible for the location of the underpinnings.

NOTES: Underpinnings and Ties
 As of the date of this survey, no ties were provided. Therefore, the plat of survey does not guarantee the accuracy, line and location of certain measurements. The plat of survey shall not be used to establish a boundary or other boundary line.

NOTES: Questions and Ties
 This map was prepared based on information provided by the client. The client is responsible for the accuracy of the information provided. The surveyor is not responsible for the accuracy of the information provided.

Reviewed this 21st Day of January, 2019.
 (Removed Turning radius SE corner Added Center line for Truck Entrance SW corner)
 Revised this 18th Day of December, 2018.
 (Added new Trailer Parking Stalls and environmental info)

This map was created by: TLM



By the Grace of God and the Merits of His Saints I am able to provide the most honest and reliable Land Surveying Services

Dated this 1st Day of 01/08/2019, 2018

Rick R. Hillmann S-3005

SPECIAL USE STANDARDS AND REGULATIONS SUBMITTAL
OF STAR TRUCKING, LLC

A. **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 Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: The subject property is zoned M-1 which is consistent with the adjoining properties and will, therefore, be in harmony with the general and specific purposes for which the ordinance was enacted. The proposed use is a "over the road trucking company". Each owner operator is required to have their own individual parking offsite. There will be occasions where there will be approximately 15 tractor trailers on the east side of the property, which trailers will be obscured by the existing building. The owner operators when dispatched will be at the property 1-2 times per week and will have limited parking while there. Those trucks that are left on occasion are all equipped with electrical block and engine heaters, which means they will not be left idling at any time while parked on the site. There will be no repair and/or maintenance done on the property, therefore no fuel or oil storage will be needed. Nor will there be any hazardous materials stored and/or brought to the site.

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: As noted in Response to question 1, the proposed use is harmonious with those immediately adjoining. There will be limited truck traffic as the proposed use is an over the road trucking company and the owner operators park their vehicles primarily off site. The limited trailer parking which exists will be shielded by the existing buildings. The adjoining uses include Holtz Motors, Hiller Ford and approximately 1,000 feet is a Mobile station. To the south of the property is a Burmeister Woodwork, which is located immediately adjacent to West Speedway Drive.

3. **No Interference 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: As noted above, the use of this property will be fairly limited in terms of traffic and there will be no change in intensity of use as there will be limited traffic and

less than 10 employees on site. There will be no modifications to the existing structures, and all parking will be blocked either by the existing structure, landscape, or the approximate 8-foot-tall fence which exists on the west side of the property.

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

Response: The proposed use will have less than 10 employees, and will have little or no impact on Municipal services. Garbage will be collected through a private contractor. There will be no flammable or hazardous materials on site.

5. **No Traffic Congestion.** 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: As noted above, there will be no more than approximately 15 truck/trailers on the property in any given week. There is direct access to Highway 00 (Forest Home) from the property and therefore the use of residential streets will not be necessary. Based on the limited number of trucks and employees, the Applicant does not foresee any undue traffic congestion being generated.

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.

Response: There will be no changes made to the site with the exception of a new sign that will be modified and/or updated to properly identify the proposed user.

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response: See attached survey dated October 1, 2018 by Continental Surveying Services, LLC.

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: Per the attached survey, the proposed use will be in compliance with Section 15-3.0309 M-1 limited industrial district.

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: New business will be brought to the City with the need of more office help in the near future which will be filled with candidates from the neighboring area. Ownership pride will be taken in maintaining the building and landscape of the property.

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: At this time there is no alternative location which better meets the proposed use needs. At this location, there is ample office space and parking.

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: There will be no changes to the existing property. Buildings will stay the same and no new landscaping will be installed.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: The use of the property will not establish or encourage more trucking than is already in the area.

APPROVAL 	REQUEST FOR COUNCIL ACTION	MEETING DATE 2/19/2019
REPORTS & RECOMMENDATIONS	Franklin Senior Citizens, Inc. Program Update	ITEM NUMBER <i>G.6.</i>

At their February 17, 2015 meeting, the Common Council directed that the Franklin Senior Citizens, Inc. organization attend and give a status update on the organization semi-annually (January and July). Attached is correspondence on 2018 statistics and activities of the Franklin Senior Citizens, Inc. organization.

Their activities are funded through the City's general "Recreation" operating fund. For 2018, \$10,000 was adopted for supporting the Franklin Senior Citizens, Inc. activities; which include funding a portion of the cost of their monthly business meeting luncheon at Root River Center, a monthly social luncheon at Brenwood Park Senior Apartments (minus the Seniors co-pay of \$2 each), and miscellaneous operating supply costs and IT tech room support services.

For 2018, \$8,830.51 was expended from the \$10,000 City adopted budget for Senior Citizen Activities (see attached spreadsheet). A general breakout is as follows: Monthly Business Luncheon, \$6,270.32; Monthly Social Luncheon, \$1,232.60; Supplies, IT Tech Support Services, and Other Expenses, \$1,327.59. (Note: As the December 2017 senior expenditure invoice for \$744.61 was not received until February 2018, it had to be charged to the 2018 operating budget as the 2017 year-end was already closed out. So 2018 totals reflect 13 months of expenditures.)

Mr. Fred Knueppel, President of the Franklin Senior Citizens, Inc., will be in attendance at the February 19, 2019 Common Council meeting.

COUNCIL ACTION REQUESTED

This item is being provided at the direction of the Common Council for its information. No action is being requested.

2018 Franklin Senior Citizens, Inc. Activities

Breakdown of Reported Expenditures and Reimbursement by City

Month	Franklin Seniors Social				Business Luncheon				Annual Appropriation		Total Program Cost Reimbursement (01,0521,5723)
	Combined Program Cost	Participant Co-Pay (\$2 Each)	Program Cost Reimbursement	Seniors Attendance	Combined Program Cost	Participant Cost (Approx. \$5 Each)	Program Cost Reimbursement (\$4.50 Each)	Seniors Attendance	Office, Misc., and Computer Center Costs		
Dec.2017	141.21	(48.00)	93.21	24	1,297.20	(770.00)	527.20	110	124.20		744.61
January, 2018				0	1,025.89	(540.00)	485.89	108	87.75		573.64
February	224.42	(34.00)	190.42	17	949.90	(500.00)	449.90	100	100.28		740.60
March	130.11	(40.00)	90.11	20	854.91	(450.00)	404.91	90	100.28		595.30
April	160.82	(44.00)	116.82	22	807.42	(425.00)	382.42	85	100.28		599.52
May	122.51	(54.00)	68.51	27	835.91	(440.00)	395.91	88	125.35		589.77
June	172.23	(50.00)	122.23	25	902.41	(475.00)	427.41	95	100.28		649.92
July	103.18	(54.00)	49.18	27	902.41	(475.00)	427.41	95	87.75		564.34
August	133.66	(54.00)	79.66	27	1,270.00	(677.50)	592.50	100	112.82		784.98
September	208.90	(58.00)	150.90	29	949.90	(500.00)	449.90	100	100.28		701.08
October	233.40	(50.00)	183.40	25	902.41	(475.00)	427.41	95	112.82		723.63
November	-			0	1,180.50	(500.00)	680.50	100	87.75		768.25
December	130.16	(42.00)	88.16	21	1,143.96	(525.00)	618.96	105	87.75		794.87
TOTALS	\$1,760.60	-\$528.00	\$1,232.60	264	\$13,022.82	-\$6,752.50	\$6,270.32	1,271	\$1,327.59		\$8,830.51
Avg / Event	\$146.72	-\$44.00	\$102.72	22.0	\$1,085.24	-\$562.71	\$522.53	105.9			\$1,169.49

Chgd to 2018 as invoice rec'd in Feb.
No social lunch held in Jan. 2018

No social lunch held in Nov. 2018

Remaining Balance for 2018

<p>Approval <i>Slw</i></p>	<p>Council Action Sheet</p>	<p>MEETING DATE 2/19/2019</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>THIEL Brand Design, Economic Development Commission, and Tourism Commission Update on City Brand and Marketing Campaign</p>	<p>ITEM NUMBER <i>6.7.</i></p>
<p>Summary</p> <p>At the February 5th Common Council Meeting, two logos were submitted for review and selection by the Tourism Commission and the Economic Development Commission. Following a presentation by THIEL Design, Council elected to table selection until the next Council meeting.</p> <p>In an effort to honor a timeline that is no longer valid, the logos were presented to the Council out of sequence and before the rest of the components in the full branding and marketing process have been completed. Based on elected official feedback and a longer timeline to have the new logo in place, staff recommends postponing logo selection until the full branding process has been completed. At that time, staff will be resubmitting the logos along with additional information that will be helpful to the Council in making a decision.</p> <p>COUNCIL ACTION REQUESTED No action requested</p>		

Economic Development: CB

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE <i>2/19/2019</i>
REPORTS AND RECOMMENDATIONS	An Ordinance to Amend the Municipal Code to Increase the Ambulance Service Emergency Medical Services Fees for Basic Life Support Services and Advanced Life Support Services and Transport	ITEM NUMBER <i>G, 8.</i>

All municipal fire departments and private ambulance companies within Milwaukee County charge treatment, transport, and drug/medical supply fees to customers in order to partially recoup the cost of providing high quality emergency medical services on a 24/7/365 basis.

Franklin has not increased fees for Advanced Life Support (ALS) paramedic services since 2017, and has not increased Basic-level (EMT) treatment and transport fees for several years.

Previously, there was an informal agreement in place whereby all paramedic-level providers within Milwaukee County agreed to charge the same rates for treatment, transport, and supplies for all Milwaukee County residents. Increases to these fees were periodically adjusted according to the Consumer Pricing Index (CPI) for medical goods and services. As some fire departments have been forced to seek additional revenue in order to overcome structural budget deficits, this agreement is no longer honored consistently by all Milwaukee County Fire Departments. Wauwatosa Fire Department, for example, charges a single set rate of \$1650 for all patient transports – whether at the ALS or BLS level. A few departments have adhered to the CPI price increase formula, and this proposed increase is consistent with fees charged by those departments.

The Fire Chief had planned to propose a fee increase in order to fund the restoration of a Deputy Chief position that was eliminated in 2007. This position's primary responsibility was intended to be EMS education, administration, and quality control, during a transitional period when the Milwaukee County EMS System as a whole was facing a somewhat uncertain future. During the planning phase of this proposal, the Fire Chief consulted with the department's third-party EMS billing company to determine whether reasonable increases could be made to fees without adversely impacting the majority of service consumers. EMS Medical Billing LLC., determined that FFD's BLS service rates in particular were below those charged by most comparable departments, and that fairly significant increases could be made that would bring them on par with surrounding EMS providers, which would still be within the "usual and customary" range of rates and thus fully reimbursed by commercial insurance providers with little or no out-of-pocket cost passed on to the consumer. (Medicare and Medicaid policies reimburse at a set rate that is a fraction of the invoiced amount billed by providers).

The vendor representative recommended raising BLS transport fees from \$525 to at least \$800, and raising ALS-1 charges from \$769 to a minimum of \$1,000. These rates are in line with what the other Milwaukee County departments that have stuck to the original CPI-based formula are currently charging (\$811/BLS and \$1,043/ALS) and are consistent with most providers in the area.

It should further be noted that all patients contacted in the field - even for BLS-level or "assist" type calls - are evaluated and treated by paramedic-level providers.

Drug and medical equipment/supply fee increases follow the CPI-based increase model followed by other departments, though actual drug and supply costs fluctuate widely based on demand and market shortages. These have been rounded to the nearest dollar per request of the Director of Finance.

COUNCIL ACTION REQUESTED

A motion to adopt An Ordinance to Amend the Municipal Code to Increase the Ambulance Service Emergency Medical Services Fees for Basic Life Support Services and Advanced Life Support Services and Transport

FIRE:AJR

ORDINANCE NO. 2019-_____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE
TO INCREASE THE AMBULANCE SERVICE EMERGENCY MEDICAL SERVICES
FEES FOR BASIC LIFE SUPPORT SERVICES AND ADVANCED LIFE SUPPORT
SERVICES AND TRANSPORT

WHEREAS, the Fire Department having reviewed the costs of providing ambulance basic life support services and advanced life support services and transport and having determined that increased costs in providing such services require an increase to the service fees for such services, such review including the study of the Milwaukee Metropolitan Area governmental emergency medical services providers, and a determination of recommended fees increases to be consistent with most of the Area services providers; and

WHEREAS, the Fire Department additionally having determined upon its review and recommendation that residents and nonresidents should be charged the same fees, considering the limited number of emergency medical services provided to nonresidents compared to residents and the reasonableness comparison in the scope of the services provided and the costs thereof; and

WHEREAS, the Common Council having determined that such services fees increases and amendments to the categories thereof in the Municipal Code are reasonable under the circumstances of the increased costs of providing such services presented and to further protect the health, safety and welfare of the community.

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

Section 1: §44-10.C. Fees for basic life support services, of the Municipal Code of the City of Franklin, Wisconsin, be and the same is hereby amended to read and Subsections thereof renumbered as follows:

C. Fees for basic life support services.

(1) Resident and nonresident fees. Every resident and nonresident receiving basic emergency service from the City by way of a BLS service support unit transport to a health-care facility shall pay for such service a base service rate of \$811.00.

(2) Mileage fees. In the event that a resident or nonresident is transported by the Department, every resident and nonresident shall pay a mileage fee in an amount that shall be determined from time to time by the Chief of the Fire Department based upon a review of the actual costs to the City of providing

said transport. The Chief shall post the amount of this fee in writing at each of the Department's fire stations, in the Chief's office and in the office of the City Clerk so as to be made available for public inspection during normal business hours

(3) Oxygen usage fee. In the event that the Department provides oxygen to a resident or nonresident, every resident or non-resident shall pay an oxygen usage fee for each unit, or portion thereof, of oxygen used by a patient in an amount that shall be determined from time to time by the Chief of the Fire Department based upon a review of the actual costs to the City of providing said oxygen. The Chief shall post the amount of this fee in writing at each of the Department's fire stations, in the Chief's office and in the office of the City Clerk so as to be made available for public inspection during normal business hours.

Section 2: §44-10.D. Fees for advanced life support services, of the Municipal Code of the City of Franklin, Wisconsin, be and the same is hereby amended to read as follows:

D. Fees for advanced life support services. Every resident and nonresident receiving advanced life support emergency service from the City shall pay for such services provided at the following services costs rates:

Service/treatment without transport	\$ 166.00
Service with transport-ALS Level 1	\$ 1,043.00
Service with transport-ALS Level 2	\$ 1,204.00
Service and invasive treatment without transport	\$ 166.00
ALS Intercept (service and invasive treatment) of BLS-level service provider	\$ 450.00
Defibrillation	\$ 154.00
IV and supplies	\$ 80.00
Intubation/advanced airway	\$ 100.00
ALS supplies	\$ 128.00
Oxygen and supplies	\$ 83.00
Mileage (per loaded mile)	\$ 22.00
EKG	\$ 134.00
Drugs, Group 1: Albuterol, Amioderone, Aspirin, Atropine, Benedryl, Calcium Gluconate, Dextrose, D5W, Glucose (oral), Nitroglycerine, Normal Saline (bags and carpuject), Zofran (tabs or IV)	\$ 43.00
Drugs, Group 2: Dopamine, Epinephrine, (IM or IV, not including Epi-Pen), Lidocaine, Sodium Bicarbonate	\$ 49.00
Drugs, Group 3: Fentanyl, Ketamine, Midazolam, Narcan	\$ 63.00
Epinephrine (by Epi-pen)	\$ 127.00
Adenosine	\$ 119.00

Glucagon, up to 1 mg	\$ 215.00
Solumedrol, 41-125 mg	\$ 78.00
E-Z IO (intraosseous needle)	\$ 160.00
Spinal Immobilization	\$ 166.00
Triage barcode wristband	\$ 3.00
CPAP mask	\$ 72.00

Section 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

Section 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

Section 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">2/19/2019</p>
<p style="text-align: center;">REPORTS AND RECOMMENDATIONS</p> <p style="text-align: center;"></p>	<p style="text-align: center;">Authorization to Execute a Memorandum of Understanding with the City of Greenfield to have the Wisconsin Policy Forum Study and Report Opportunities for Shared Fire Services and to Authorize an Expenditure of \$5,000 from the General Fund Unrestricted Contingency Appropriation for such a Report</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.9.</i></p>

For at least a year the Fire Chief and Mayor have been exploring opportunities to partner with neighboring communities to improve operations with our fire and EMS services. Both the Chief and Mayor believe that our calls for service, geography, staffing and financial situation requires a cooperative approach to providing the highest level of fire and EMS service to our community.

Discussions with the City of Greenfield have progressed to the point that a formal study of the operations of each department and how each could contribute to the successes of the other may provide the Common Councils of each an opportunity to enhance service to all of our constituents. The purpose of the MOU is to advance the study of potential opportunities and share the cost equally with Greenfield.

The Wisconsin Policy Forum (the new name for the Public Policy Forum after its merger with the Wisconsin Taxpayers Alliance) has long been the source for qualitative research on government operations and has previously authored studies that resulted in the formation of the North Shore Fire Department. Neither Greenfield nor Franklin is proposing that structure but see the experience of the Wisconsin Policy Forum as valuable to advancing our discussion. Both community's Mayors and Fire Chiefs met with Rob Henken of the Wisconsin Policy Forum and discussed our mutual goal of providing the best service to both our communities without incurring increased costs or diminished service. Both communities are interested in exploring operational changes that can be implemented that will improve service to our communities.

This request is to recognize the continued discussions between the communities and to authorize expenditure of \$5,000 for the Wisconsin Policy Forum to study operational opportunities and the impacts of those opportunities and return to both communities with recommendations. Please note that if the expenditure authorization is approved, the Mayor will also execute a related Letter of Agreement that the Wisconsin Policy Forum requires to initiate services.

The Mayor and Fire Chief recommend continued discussions and engaging the Wisconsin Policy Forum for the counsel.

COUNCIL ACTION REQUESTED

Motion to authorize execution of a Memorandum of Understanding with the City of Greenfield to have the Wisconsin Policy Forum study and report opportunities for shared fire services, to return to the Council with a report of opportunities no later than the Committee of the Whole or Common Council meeting the first week of June, 2019, and to authorize an expenditure of \$5,000 from General Fund Unrestricted Contingency for analysis by the Wisconsin Policy Forum of the operational opportunities and benefits of shared fire services with the City of Greenfield.

Mayor

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”) made as of this ____ day of February, 2019, by and between the City of Franklin (hereinafter “Franklin”), a Wisconsin municipal corporation and the City of Greenfield (hereinafter “Greenfield”), a Wisconsin municipal corporation.

WHEREAS, the parties individually provide emergency medical, fire and rescue services (collectively herein “Fire Service”) to their respective communities; and

WHEREAS, the parties also provide Fire Services to the areas surrounding their communities through mutual aid and shared services agreements; and

WHEREAS, the parties seek to continue to provide effective and efficient Fire Services to their respective communities; and

WHEREAS, the parties have determined that current and future budget considerations and constraints may become a challenge to providing effective and efficient Fire Services; and

WHEREAS, the parties, together with other surrounding communities, previously engaged the services of the Wisconsin Policy Forum (previously the Public Policy Forum) to study ways that Fire Services may be jointly provided with synergy, reduced duplication and increased flexibility; and

WHEREAS, the parties wish to re-engage the Wisconsin Policy Forum to provide further study of Greenfield and Franklin to determine if tangible benefits to both municipalities exist such that sharing Fire Service between the parties can sustain or improve upon the existing levels of service while better controlling costs; and

WHEREAS, Wis. Stat. § 66.0301 authorizes municipal governments to enter into intergovernmental agreements to share services and/or otherwise provide for the joint exercise of municipal powers;

NOW, THEREFORE, in consideration of the promises and obligations set forth herein, it is mutually agreed between Franklin and Greenfield as follows:

1. Franklin and Greenfield shall engage Wisconsin Policy Forum to update their previous research and to provide further guidance and potential recommendations with respect to sharing Fire Service between the parties at a cost not to exceed \$10,000.

2. The cost of the Wisconsin Policy Forum work shall be split equally by the parties. Should Wisconsin Policy Forum require only one party to be invoiced directly, the invoiced

party shall submit a request for reimbursement to the other party who shall provide reimbursement for half of the invoiced cost to the invoiced party within 30 days.

CITY OF FRANKLIN

CITY OF GREENFIELD

Stephen R. Olson, Mayor

Michael J. Neitzke, Mayor

ATTEST:

ATTEST:

Sandra L. Wesolowski, Clerk

Jennifer Goergen, Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Jesse A. Wesolowski, City Attorney

Brian C. Sajdak, City Attorney

Paula Schafer, Comptroller

Common Council Approval Date:
