APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 07/18/17
REPORTS & RECOMMENDATIONS	ORDINANCE TO AMEND §15-3.0431 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 26 (WOODLAKE CONDOMINIUMS & DEERWOOD ESTATES - JEFFREY KLEMENT) TO ALLOW FOR CONSTRUCTION OF REDESIGNED BUILDING NO. 3 AND BUILDING NO. 10 WITHIN THE DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT (FRANKLIN ESTATES LLC, APPLICANT (SGB & ASSOCIATES #4, LLC, PROPERTY OWNER)) (BUILDING NO. 3: 8501 SOUTH DEERWOOD LANE AND 8503 SOUTH DEERWOOD LANE AND BUILDING NO. 10: 8457 SOUTH DEERWOOD LANE AND 8459 SOUTH DEERWOOD LANE)	ITEM NUMBER G.8.

At their meeting on July 6, 2017, the Plan Commission recommended approval of an ordinance to amend Section 15-3.0431 of the Unified Development Ordinance Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) to allow for construction of redesigned Building No. 3 and Building No. 10 within Deerwood Estates Condominium development (Franklin Estates LLC, Applicant (SGB & Associates #4, LLC, Property Owner)) (Building No. 3: 8501 South Deerwood Lane and 8503 South Deerwood Lane and Building No. 10: 8457 South Deerwood Lane and 8459 South Deerwood Lane).

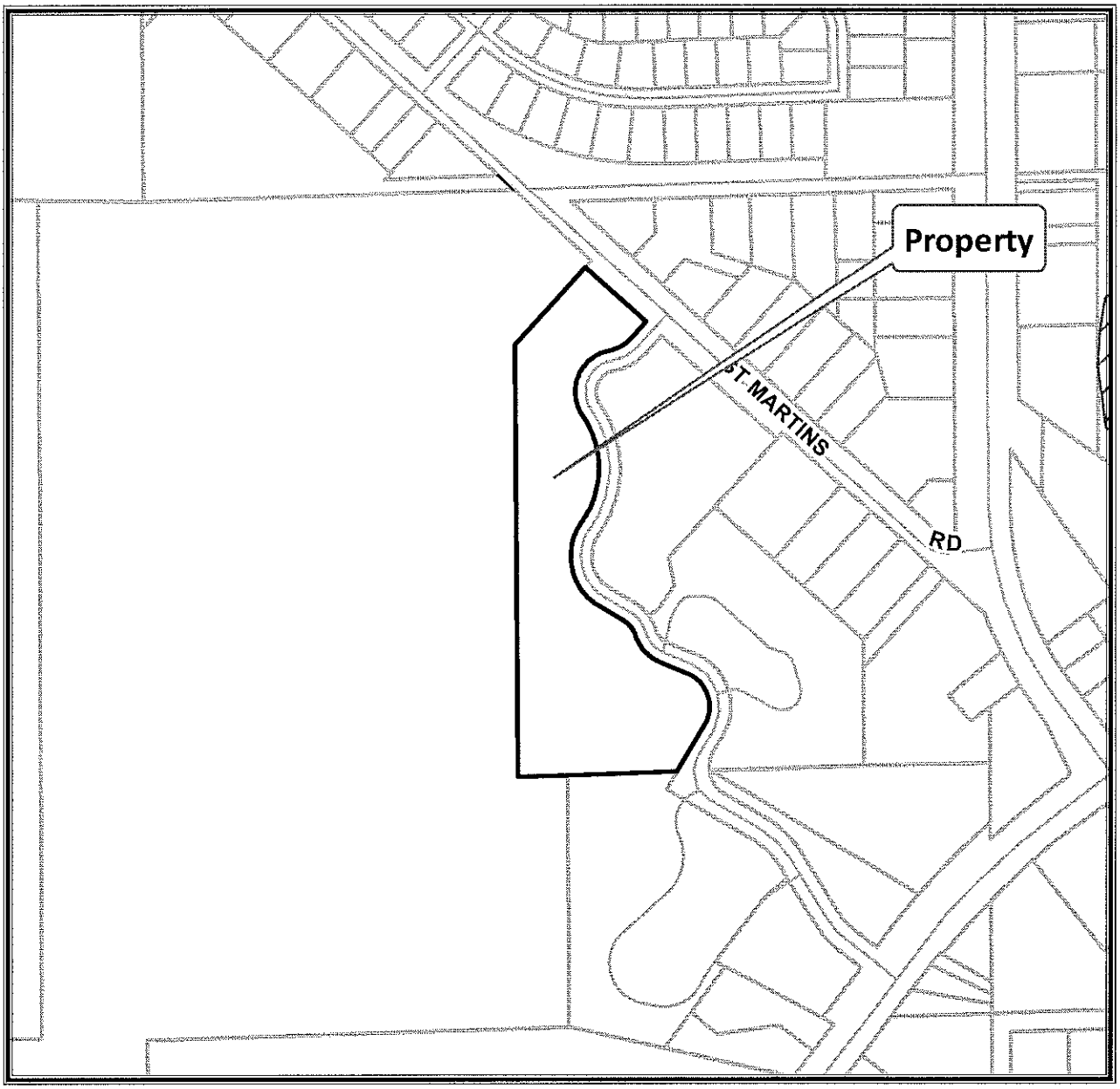
COUNCIL ACTION REQUESTED

A motion to approve Ordinance No. 2017-_____, an ordinance to amend Section 15-3.0431 of the Unified Development Ordinance Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) to allow for construction of redesigned Building No. 3 and Building No. 10 within Deerwood Estates Condominium development (Franklin Estates LLC, Applicant (SGB & Associates #4, LLC, Property Owner)) (Building No. 3: 8501 South Deerwood Lane and 8503 South Deerwood Lane and Building No. 10: 8457 South Deerwood Lane and 8459 South Deerwood Lane).

Department of City Development: NJF

City of Franklin

Deerwood Estates
TKN: Multiple



Planning Department
(414) 425-4024

0 300 600 1,200 Feet

NORTH

2017 Aerial Photo

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.

City of Franklin

Deerwood Estates
TKN: Multiple

Planning Department
(414) 425-4024

0 300 600 1,200 Feet

NORTH

2017 Aerial Photo

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.

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 6, 2017

Condominium Plat Addendum and Planned Development District No. 26 Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Second Addendum to Deerwood Estates Condominium Plat, and of the Planned Development District No. 26 Amendment, subject to the conditions in the respective draft resolution and draft ordinance.

Project Name:	Second Addendum to Deerwood Estates Condominiums and Planned Development District No. 26 Amendment
Project Address:	**Building No. 3:** 8501 S. Deerwood Lane (Tax Key 841-0143-000) and 8503 S. Deerwood Lane (Tax Key 841-0142-000), **Building No. 10:** 8457 S. Deerwood Land (Tax Key 841-0157-000) and 8459 S. Deerwood Lane (Tax Key 841-0156-000)
Applicant:	Steve Bobowski
Property Owner:	SGB & Associates LLC
Current Zoning:	Planned Development Distrist No. 26
2025 Comprehensive Plan	Residential – Multi-Family
Use of Surrounding Properties:	Single-family residential to the north, multi-family residential to the south and east, and the Indian Community School to the west
Applicant Action Requested:	Approval of the Condominium Plat Addendum for Deerwood Estates and of the Planned Development District No. 26 Amendment

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft resolution and ordinance.
- Staff suggestions are underlined and are not included in the draft resolution and ordinance.

Introduction:

On June 8, 2017, the applicant submitted an application for a Condominium Plat (Second Addendum) and Planned Development District No. 26 Amendment for construction of Building No. 3 and Building No. 10 of the Deerwood Estates Condominium development. These are the final two buildings that have not yet been constructed for the Deerwood Estates Condominiums development. The condominium plat was recorded by Milwaukee County on July 8, 2003.

Changing the building/unit styles results in site plan and architectural changes, therefore a Minor PDD Amendment Application is required. The change in building types/footprints also requires a Condominium Plat Application.

Project Description/Analysis:

The applicant is proposing to change the building types and floor plans of Building No. 3 and Building No. 10. According to the applicant,

- Building No. 3:
  - Was originally approved as type C and D units.
  - Is proposed to be a type A walkout building.
- Building No. 10:
  - Was originally approved as two type E units.
  - Was amended in 2007 to be a type M building.
  - Is proposed to be a type A lookout building.

The applicant prepared elevations based upon existing A unit buildings and is proposing to substantially match the building materials and color scheme of the other A Buildings. Note that instead of a 3-car side loading garage, there would be a 2-car front loading garage for each unit.

Staff is recommending approval of the Condominium Plat, subject to the following conditions:

- *The applicant shall obtain all necessary signatures and approvals from the Condominium Association prior to recording of the Condominium Plat addendum.*
- *The Condominium Plat addendum shall be recorded with the Milwaukee County Register of Deeds prior to the issuance of a Building Permit.*

Staff is recommending approval of the amendment of Planned Development District No. 23, as a minor amendment, subject to the following conditions.

As a landscaping plan had been prepared, adopted, and implemented for Deerwood Estates, *staff recommends that the applicant shall prepare a landscaping plan that is in substantial compliance with the currently approved landscaping plan, for review and approval by the Department of City Development prior to issuance of a Building Permit, which landscaping shall be installed prior to issuance of an Occupancy Permit, for each respective building.*

As the City has experienced issues with condominium developments when condo owners want to modify or expand the size of their patios and decks, staff suggests that the applicant revise the condominium documents and the condominium plat to allow revisions of patios and decks with approval by the Condominium Association and without further amendment of the plat.

Pursuant to the standards and conditions set forth in Planned Development Ordinance No. 26, as well as the standards set forth within Part 8 of the Unified Development Ordinance, *staff recommends that the applicant shall prepare Utility, Grading, and Erosion Control Plans that*

are in substantial compliance with the currently approved Grading and Erosion Control Plans, for review and approval by the Engineering Department prior to issuance of a Building Permit.

As the Deerwood Estates and its associated stormwater management facilities are almost 15 years old, as the subject two buildings are the final two buildings to be constructed as part of Deerwood Estates, and as a final recertification of the stormwater ponds was never completed, staff suggests that the applicants work with the Condominium Association and the Engineering Department to ensure final certification of the stormwater management ponds.

Staff Recommendation

Department of City Development staff recommends approval of the Second Addendum to Deerwood Estates Condominium Plat, and of the Planned Development District No. 26 Amendment, subject to the conditions in the respective draft resolution and draft ordinance.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

ORDINANCE NO. 2017-____

AN ORDINANCE TO AMEND §15-3.0431 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 26 (WOODLAKE CONDOMINIUMS & DEERWOOD ESTATES - JEFFREY KLEMENT) TO ALLOW FOR CONSTRUCTION OF REDESIGNED BUILDING NO. 3 AND BUILDING NO. 10 WITHIN THE DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT (FRANKLIN ESTATES LLC, APPLICANT (SGB & ASSOCIATES #4, LLC, PROPERTY OWNER)) (BUILDING NO. 3: 8501 SOUTH DEERWOOD LANE AND 8503 SOUTH DEERWOOD LANE AND BUILDING NO. 10: 8457 SOUTH DEERWOOD LANE AND 8459 SOUTH DEERWOOD LANE)

WHEREAS, §15-3.0431 of the Unified Development Ordinance provides for and regulates Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement), same having been created by Ordinance No. 1998-1504 and later amended by Ordinance Nos. 1999-1573, 2001-1679, 2003-1757, 2003-1766 and 2007-1931, with such District primarily being located at West St. Martins Road and South Deerwood Lane, and with this Amendment specifically pertaining to the sites of Building No. 3: 8501 South Deerwood Lane and 8503 South Deerwood Lane and Building No. 10: 8457 South Deerwood Lane and 8459 South Deerwood Lane, in the Deerwood Estates Condominium Development; and

WHEREAS, the property which is the subject of the application for construction of Building No. 3 and Building No. 10 in the Deerwood Estates Condominium development, within Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) is more particularly described as follows:

> Building No. 3 (Units 5 and 6) and Building No. 10 (Units 19 and 20) of Deerwood Estates Condominiums, being a redivision of Lots 3 and 4 of "Deerwood Preserve Addition No. 1. Also being a redivision of Lot 1 and Outlots 1, 2, 3 and 5 of "Deerwood Preserve". Also being a redivision of Parcels 1 & 2 and Outlot 1 of Certified Survey Map No. 5228, all lands being part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the SW 1/4 of Section 17 and a part of the NE 1/4 of the NW 1/4 of Section 20, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; Tax Key Nos.: Building No. 3: 8501 South Deerwood Lane; 841-0143-000 and 8503 South Deerwood Lane; 841-0142-000 and Building No. 10: 8457 South Deerwood Lane; 841-0157-000 and 8459 South Deerwood Lane; 841-0156-000; and

WHEREAS, Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), having petitioned for a further amendment to Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement), to allow for construction of Building No. 3 and Building No. 10 in the Deerwood Estates Condominium development, with proposed change in building types and floor plans for these two units, Building No. 3 will be a Walkout type unit and Building No. 10 will be a Lookout unit, resulting in site plan and architectural changes, upon property located at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10) on the Condominium Plat submitted by Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner) for Common Council Approval concurrent herewith; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 6th day of July, 2017, and the Plan Commission having determined that the proposed amendment was a minor amendment and having recommended to the Common Council that the proposed amendment to Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will promote 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: §15-3.0431 Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 1998-1504, as previously amended, is hereby amended to allow for construction of Building No. 3 and Building No. 10 in the Deerwood Estates Condominium development, with proposed change in building types and floor plans for these two units, with Building No. 3 being a Walkout type unit and Building No. 10 being a Lookout unit, resulting in site plan and architectural changes, which shall be constructed in substantial compliance with those plans City file-stamped June 27, 2017, upon property located at: Building No. 3: 8501 South Deerwood Lane and 8503 South Deerwood Lane; Building No. 10: 8457 South Deerwood Lane and 8459 South Deerwood Lane, as described upon the Condominium Plat submitted by Franklin Estates LLC, applicant (SGB & Associates

#4, LLC, property owner) and which Plat is approved by the Common Council upon even-date herewith, subject to the following conditions:

1. The applicant shall prepare a landscaping plan that is in substantial compliance with the currently approved landscaping plan, for review and approval by the Department of City Development prior to issuance of a Building Permit, which landscaping shall be installed prior to issuance of an Occupancy Permit, for each respective building.

2. The applicant shall prepare Utility, Grading, and Erosion Control Plans that are in substantial compliance with the currently approved Grading and Erosion Control Plans, for review and approval by the Engineering Department prior to issuance of a Building Permit.

SECTION 2: Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), successors and assigns, shall pay to the City of Franklin all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Building No. 3 and Building No. 10 construction project. 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.

SECTION 3: The approval granted hereunder is conditional upon Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner) and the Building No. 3 and Building No. 10 construction project for the properties located at: Building No. 3: 8501 South Deerwood Lane and 8503 South Deerwood Lane and Building No. 10: 8457 South Deerwood Lane and 8459 South Deerwood Lane, in the Deerwood Estates Condominium Development: (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.

SECTION 4: All other applicable terms and provisions of §15-3.0431, shall apply to the subject Deerwood Estates Building No. 3 and Building No. 10 construction projects in Deerwood Estates Condominium Development within Planned Development District No. 26 (Woodlake Condominiums

& Deerwood Estates – Jeffrey Klement), and all terms and provisions of §15-3.0431 as existing immediately prior to the adoption of this Ordinance, except as amended hereunder, shall remain in full force and effect.

SECTION 5: 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 6: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 7: 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 _____, 2017, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

PDD Minor amendment overview

Deerwood Estates Condominiums

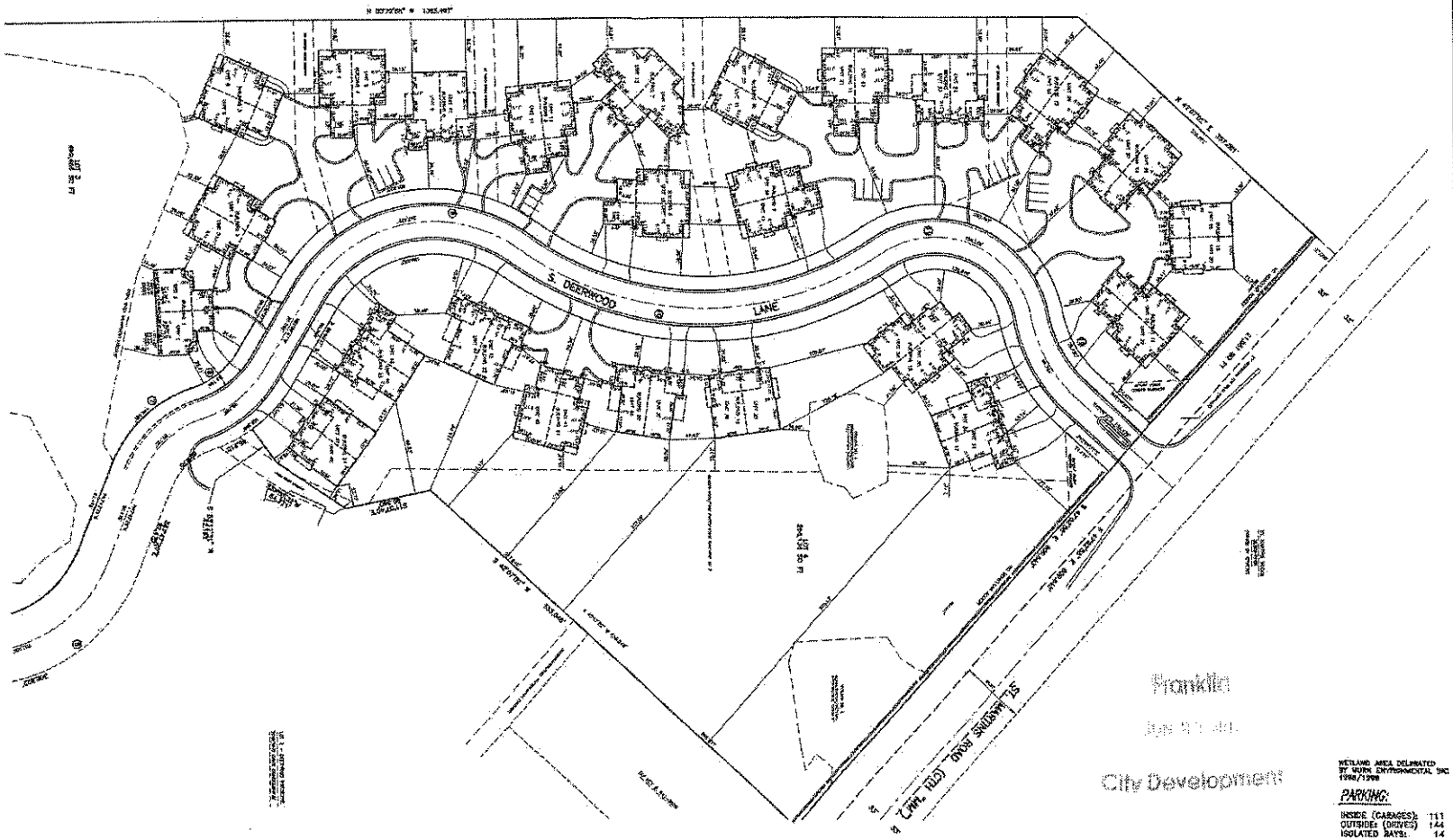
1/23/2017

Deerwood Estates Condominiums is a fully improved 48 unit condominium project in Franklin. 42 of the units are built and sold. There is currently one building under construction, building #16 that will be completed in April of 2017. The 2 remaining pads are #3 and #10. The current owner wishes to change the building style to the A unit for all 4 remaining units. The floor plan has been a popular one. The current condo plat calls for building #3 to be a D/C unit and building #10 to be an E/E. The building #3 floor plan has never been built, and there may not even be drawings for that building. The building #10 floor plan was built only once, and again may not even have drawings. The architect that did the original drawings is no longer in business. There are currently 11 A buildings in the development. Adding these 2 would bring the number to 13. We propose to stay with the same color scheme that all the A buildings have. Building #3 would be a walk out, and building #10 would be a lookout.

We believe that the impact of this change is minimal to the development, and will be conducive to finishing this condo project in a timely manner.

_____ _____

Franklin Estates, LLC Date



WETLAND AREA DELINEATED BY WURM ENVIRONMENTAL INC 1998/1999

PARKING:

INSIDE (GARAGES): 111
OUTSIDE: (DRIVES) 144
ISOLATED BAYS: 14

NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KUMECK
DRAWN BY: K. K. KUMECK
CHECKED BY: K. K. KUMECK

SCALE: 1" = 50' HORIZ.

DATE: DECEMBER 3, 2016

WISCONSIN KALVIN K. KUMECK E-29318 JOHNSON CREEK, WI. PROFESSIONAL ENGINEER

PIONEER ENGINEERING AND SURVEYING, LLC
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
CELL (414) 851-0490 E-MAIL: kal@pioneeraeng@tds.net

DETAILED SITE PLAN FOR DEERWOOD ESTATES

MUNIC. PROJ. NO.	PIONEER PROJ. NO. 01-04
MUNIC. SHT. NO.	PIONEER SHT. NO. PAGE 1 OF 1
MUNIC. FILE NO.	PIONEER FILE NO. 01-04

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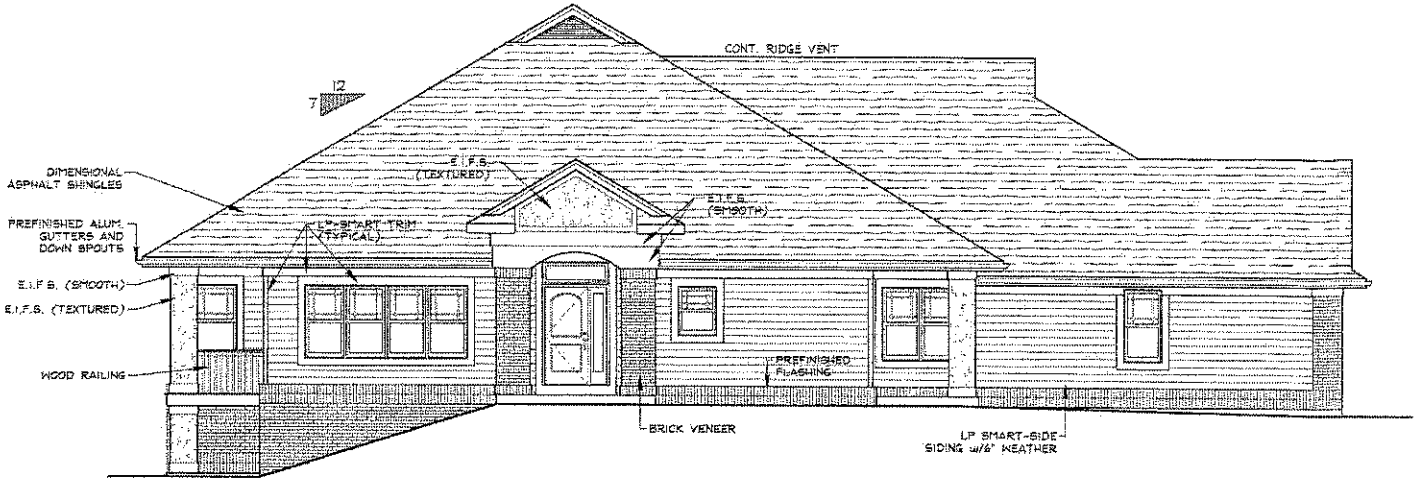
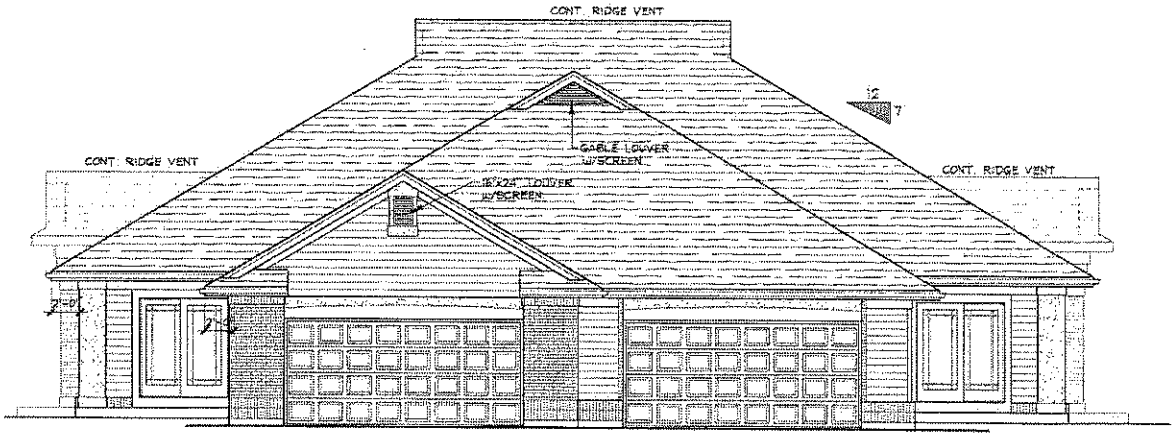


2 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

Franklin

July 5 2017

City Development

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0552

Deerwood Estates
Building 10
St. Martins Lane & Deerwood Drive
Franklin, WI

Sheet Contents:
ELEVATIONS

Issued For:	Date:
Permit	05 JUL 2017

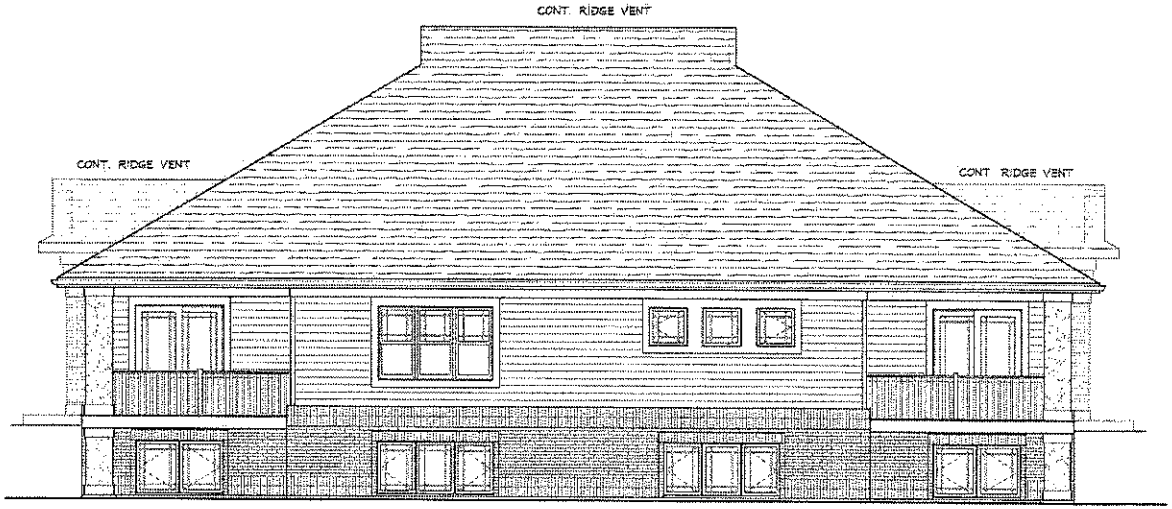
Drawn By:	DG
Checked By:	DG
Date:	05 JUL 2016
Job Number:	16-018

Sheet Number:

A 1

2 RIGHT SIDE ELEVATION

1/8" = 1'-0"



1 REAR ELEVATION

1/8" = 1'-0"

Franklin

JUN 2 7 2017

City Development

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

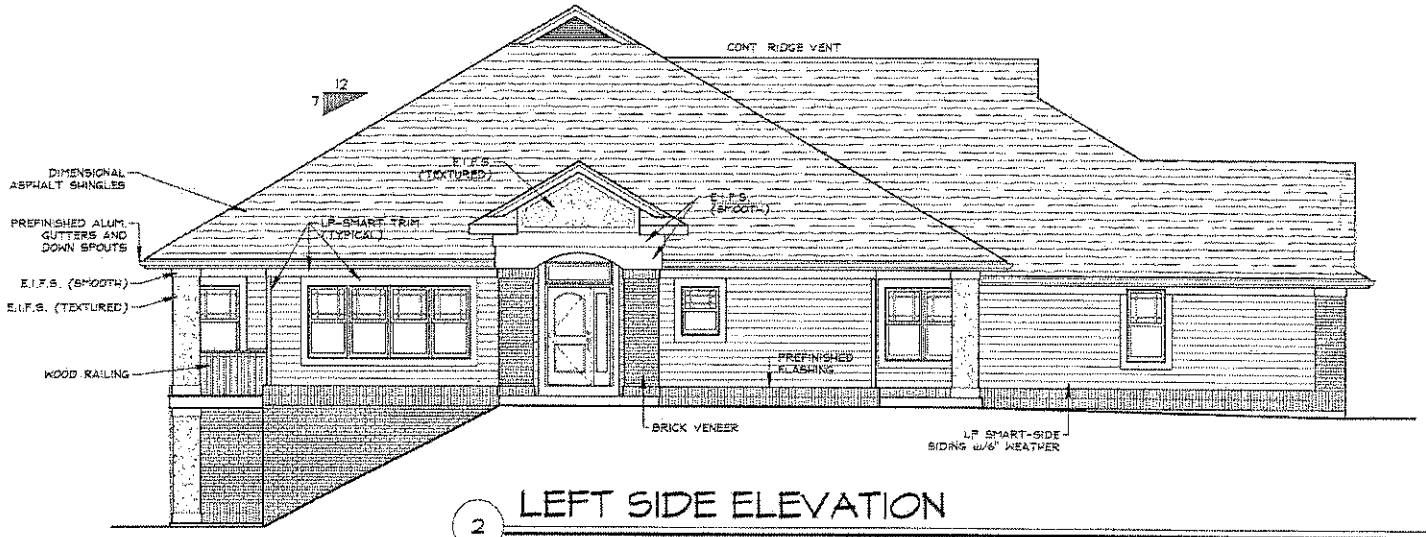
RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Deerwood Estates
Building 10
St. Martins Lane & Deerwood Drive
Franklin, WI

Sheet Contents
ELEVATIONS

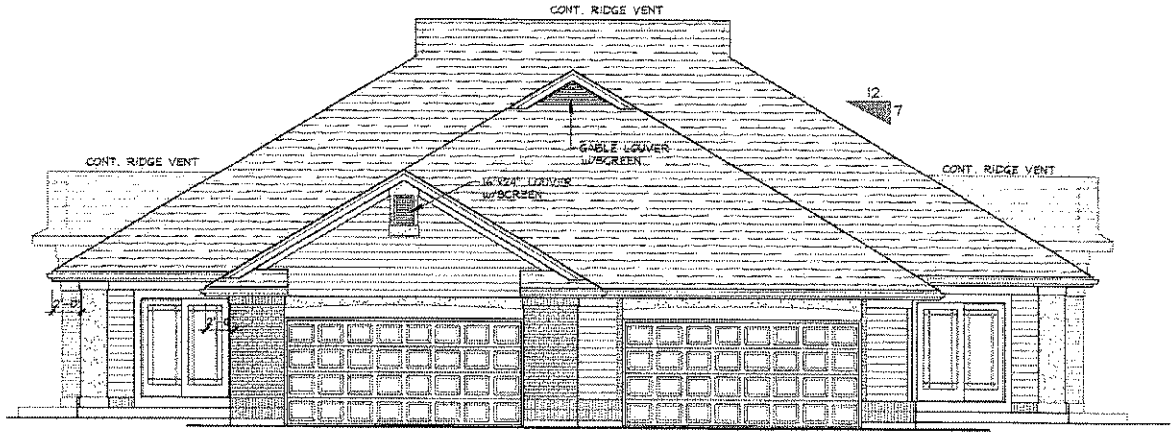
Issued For: Date:
Permit 26 Jun. 2017

Drawn By: DS
Checked By: DS
Date: 30 Dec. 2016
Job Number: 16-204
Sheet Number
A 2



2 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

Franklin

JUN 2 7 2017

City Development

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0152

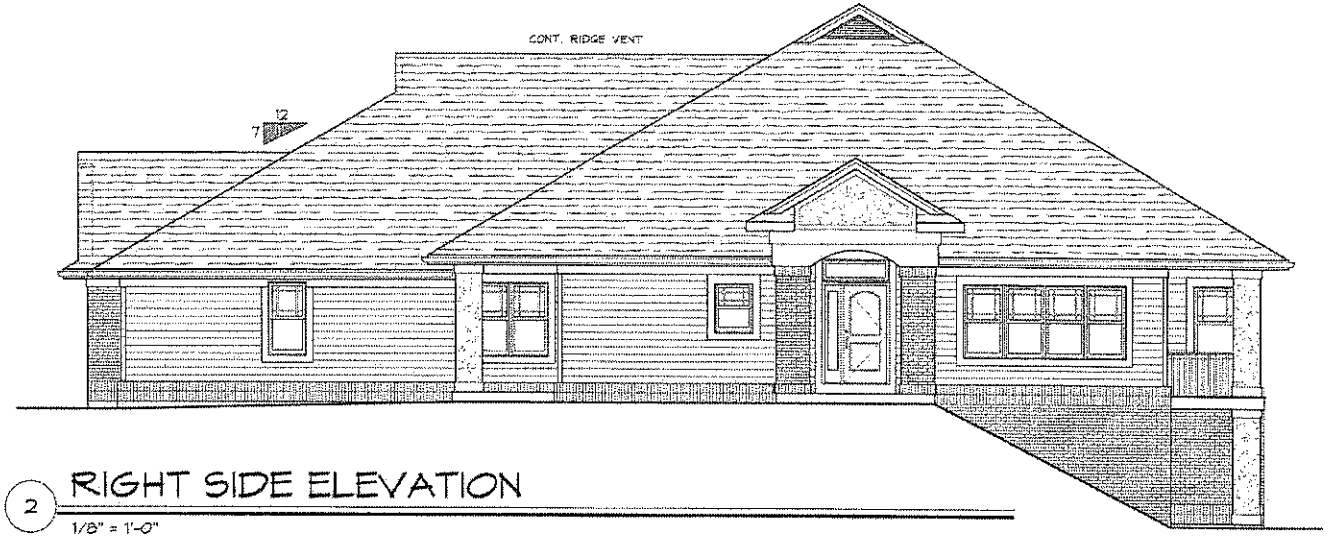
Deerwood Estates
Building 3
St. Martins Lane & Deerwood Drive
Franklin, WI

Sheet Contents
ELEVATIONS

Issued For:	Date:
Permit	06 JUN 2017

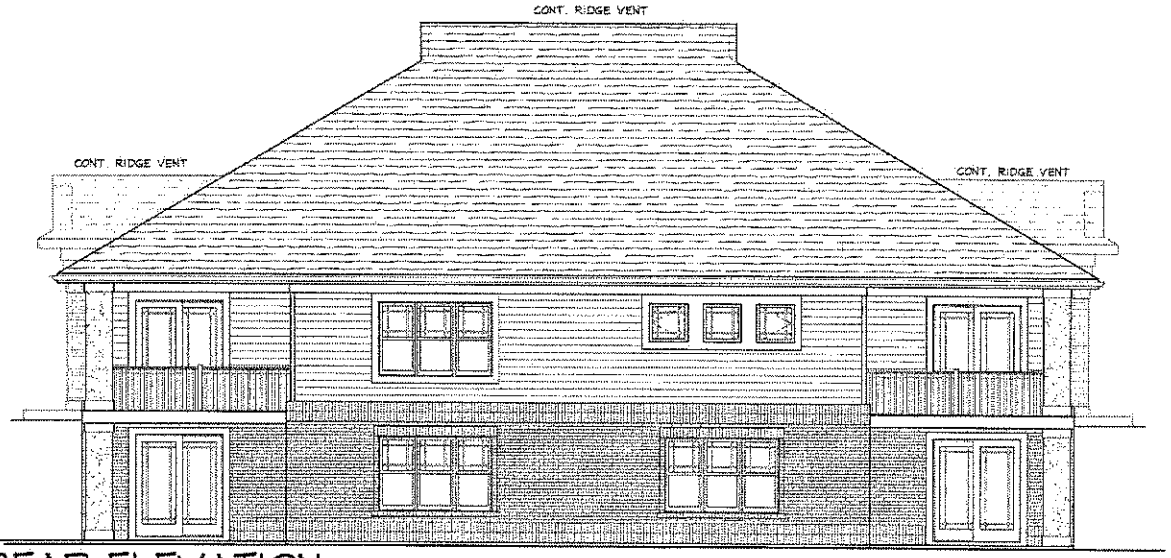
Drawn By:	DG
Checked By:	DG
Date:	30 Dec 2016
Job Number:	16-036

Sheet Number
A 1



2 RIGHT SIDE ELEVATION

1/8" = 1'-0"



1 REAR ELEVATION

1/8" = 1'-0"

Franklin

JUN 2 7 2017

City Development

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Deerwood Estates
Building 3 + 10
St. Martins Lane & Deerwood Drive
Franklin, WI

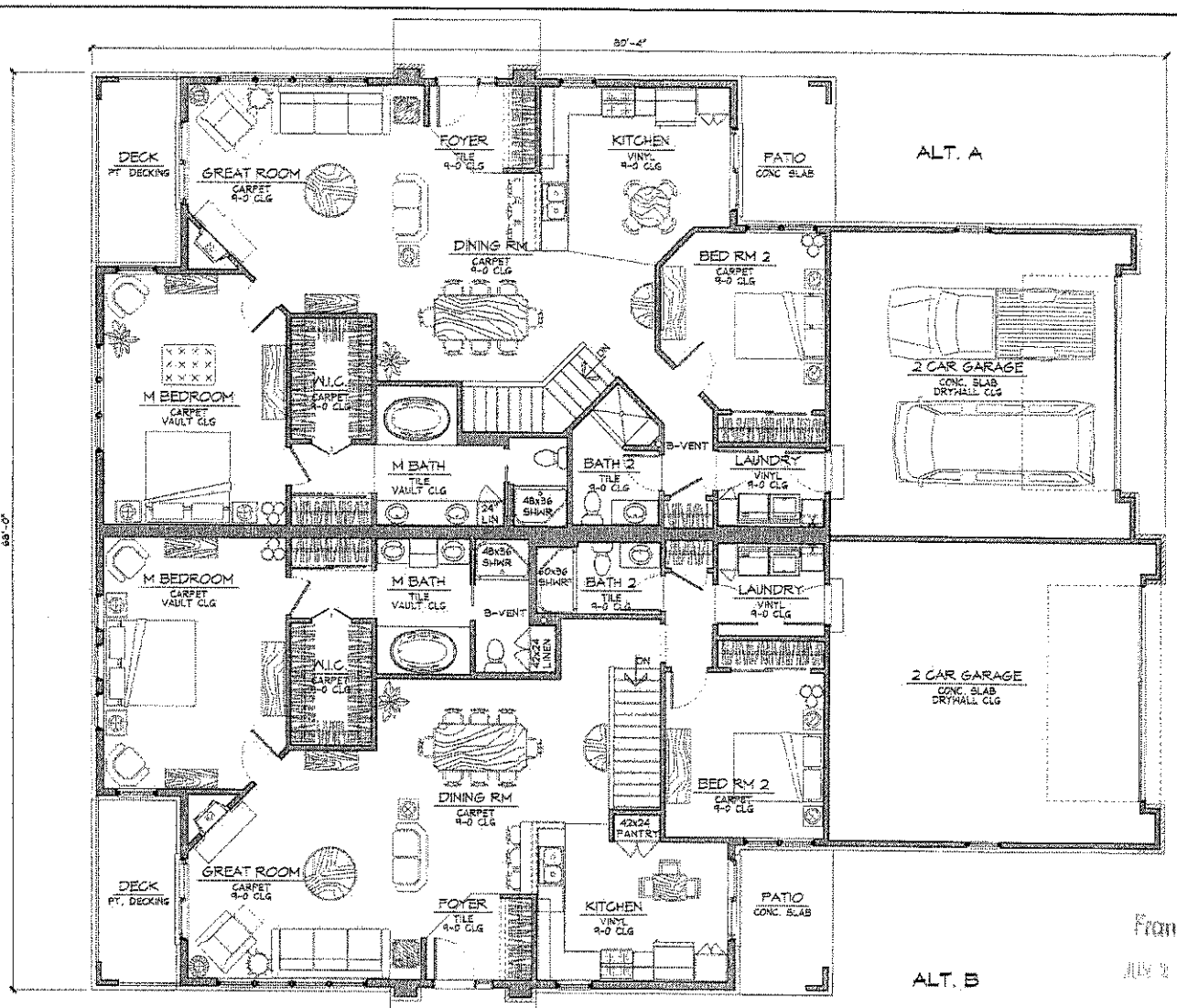
Sheet Contents
ELEVATIONS

Issued For:	Date:
Permit	06 JUN 2017

Drawn By:	DG
Checked By:	DG
Date:	02 DEC 2016
Job Number:	16-016

Sheet Number

A 2



Franklin
JUL 2 7 2017
City Development

1 ALT. FLOOR PLAN

1/8" = 1'-0"

1688 SF/SIDE

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Deerwood Estates
Building 3
St. Martins Lane & Deerwood Drive
Franklin, WI

Sheet Contents
PLAN

Issued For:	Date:
Permit	06 Jul. 2017

Drawn By:	DG
Checked By:	DG
Date:	30 Dec. 2016
Job Number:	16-074
Sheet Number:	A 3a

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APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 07/18/17
REPORTS & RECOMMENDATIONS	RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR THE SECOND ADDENDUM TO THE DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT AT 8501 AND 8503 SOUTH DEERWOOD LANE (BUILDING 3) AND 8457 AND 8459 SOUTH DEERWOOD LANE (BUILDING 10) (FRANKLIN ESTATES LLC, APPLICANT (SGB & ASSOCIATES #4, LLC, PROPERTY OWNER))	ITEM NUMBER 6.9.

At their meeting on July 6, 2017, the Plan Commission recommended approval of a resolution conditionally approving a Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10) (Franklin Estates LLC, Applicant (SGB & Associates #4, LLC, Property Owner)).

COUNCIL ACTION REQUESTED

A motion to approve Ordinance No. 2017-_____, a resolution conditionally approving a Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10) (Franklin Estates LLC, Applicant (SGB & Associates #4, LLC, Property Owner)).

Department of City Development: NJF

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2017-_____

A RESOLUTION CONDITIONALLY APPROVING
A CONDOMINIUM PLAT FOR THE SECOND ADDENDUM TO
THE DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT
AT 8501 AND 8503 SOUTH DEERWOOD LANE (BUILDING 3) AND
8457 AND 8459 SOUTH DEERWOOD LANE (BUILDING 10)
(FRANKLIN ESTATES LLC, APPLICANT
(SGB & ASSOCIATES #4, LLC, PROPERTY OWNER))

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a condominium plat for the Second Addendum to the Deerwood Estates Condominium development, such plat being Building No. 3 (Units 5 and 6) and Building No. 10 (Units 19 and 20) of Deerwood Estates Condominiums, being a redivision of Lots 3 and 4 of "Deerwood Preserve Addition No. 1. Also being a redivision of Lot 1 and Outlots 1, 2, 3 and 5 of "Deerwood Preserve". Also being a redivision of Parcels 1 & 2 and Outlot 1 of Certified Survey Map No. 5228, all lands being part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the SW 1/4 of Section 17 and a part of the NE 1/4 of the NW 1/4 of Section 20, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, of the property located at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10), bearing Tax Key Nos.; Building 3: 8501, 841-0143-000 and 8503, 841-0142-000 and Building 10: 8457, 841-0157-000 and 8459, 841-0156-000, Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner); said Condominium Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the Department of City Development and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on July 6, 2017, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed condominium plat for the Second Addendum to the Deerwood Estates Condominium development is appropriate for approval pursuant to law upon certain conditions, and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development, as submitted by Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by

Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, and that all minor technical deficiencies within the Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development be rectified, all prior to the recording of the Condominium Plat.

2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

3. Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), 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 Second Addendum to the Deerwood Estates Condominium development project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

4. The approval granted hereunder is conditional upon Franklin Estates LLC, applicant (SGB & Associates #4, LLC, owner), and the Second Addendum to the Deerwood Estates Condominium development project for the properties located at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

5. The Second Addendum to the Deerwood Estates Condominium development project shall be developed in substantial compliance with the terms and provisions of this Resolution.

6. The applicant shall obtain all necessary signatures and approvals from the Condominium Association prior to recording of the Condominium Plat addendum.

7. The Condominium Plat addendum shall be recorded with the Milwaukee County Register of Deeds prior to the issuance of a Building Permit.

BE IT FURTHER RESOLVED, that the Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a condominium plat for the Second Addendum to the Deerwood Estates Condominium development, the City Clerk is hereby directed to obtain the recording of the Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

SECOND ADDENDUM TO DEERWOOD ESTATES CONDOMINIUMS

CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

UNPLATTED LANDS
OWNED BY OTHERS

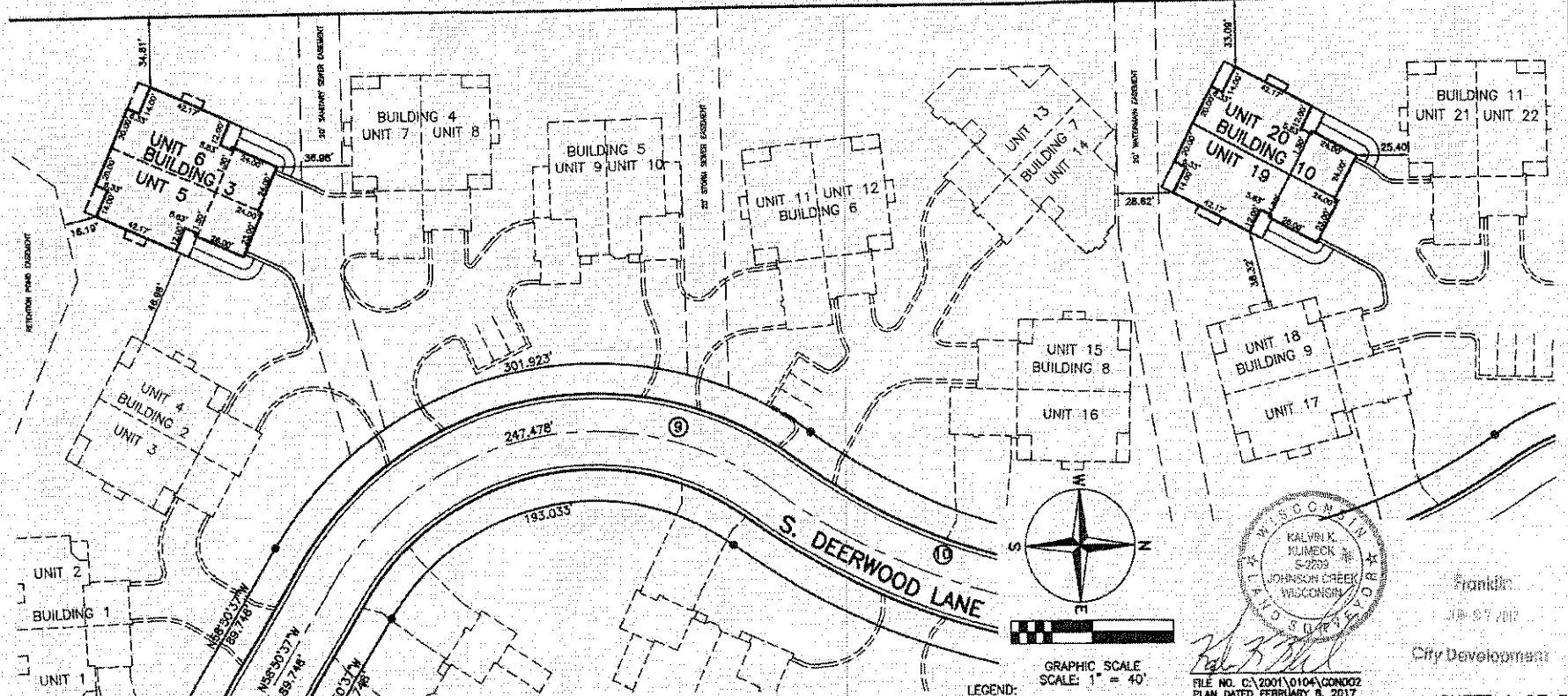
OWNER: FRANKLIN ESTATES, LLC.
9012 S. CORDGRASS CIRCLE S, FRANKLIN, WISCONSIN 53132 (414) 324-9935

This instrument prepared by KALVIN K. KLIMECK, P.E., R.L.S., of PIONEER ENGINEERING AND SURVEYING, L.L.C.
3902 C.T.H. "B" Johnson Creek, WI 53038 (414) 651-0490 E-MAIL: kalpioneereng@tds.net

REFERENCE BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWN 5 NORTH, RANGE 21 EAST WAS USED AS A REFERENCE LINE AND HAS AN ASSUMED BEARING OF SOUTH 88°12'02" WEST (WISCONSIN STATE PLANE COORDINATE SYSTEM GRID-SOUTH ZONE, NAD-27).

N 00°22'58" W 1363.497'

UNPLATTED LANDS
OWNED BY OTHERS



LEGEND:
● 2" DIA. IRON PIPE-FOUND.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING	CENTRAL ANGLE (I)	(I/2)	TANGENT BEARINGS	
8 C/L	120.000'	85.788'	83.973'	N 38°21'47.5" W	40°97'39"	20°28'48.5"	N 17°52'58" W	N 58°50'37" W
8 E-LOT 4	153.000'	63.170'	62.721'	N 47°00'57.5" W	23°39'21"	11°49'40.5"		
8 W	87.000'	62.198'	60.880'	N 38°21'47.5" W	40°57'39"	20°28'48.5"	N 17°52'58" W	N 58°50'37" W
9 C/L	150.000'	247.478'	220.360'	N 11°34'43.5" W	94°31'47"	47°15'53.5"	N 58°50'37" W	N 35°41'10" E
9 E	117.000'	193.033'	171.873'	N 11°34'43.5" W	94°31'47"	47°15'53.5"	N 58°50'37" W	N 35°41'10" E
9 W	183.000'	301.923'	268.827'	N 11°34'43.5" W	94°31'47"	47°15'53.5"	N 58°50'37" W	N 35°41'10" E
10 C/L	325.000'	398.290'	373.830'	N 00°34'40.5" E	70°12'59"	35°06'29.5"	N 35°41'10" E	N 34°31'49" W
10 E	358.000'	438.732'	411.788'	N 00°34'40.5" E	70°12'59"	35°06'29.5"	N 35°41'10" E	N 34°31'49" W
10 W	292.000'	357.848'	335.872'	N 00°34'40.5" E	70°12'58"	35°06'29.5"	N 35°41'10" E	N 34°31'49" W

WISCONSIN KALVIN K. KLIMECK S-2209 JOHNSON CREEK WISCONSIN REGISTERED LAND SURVEYOR

FILE NO. C:\2001\0104\CONDO2
PLAN DATED FEBRUARY 8, 2017

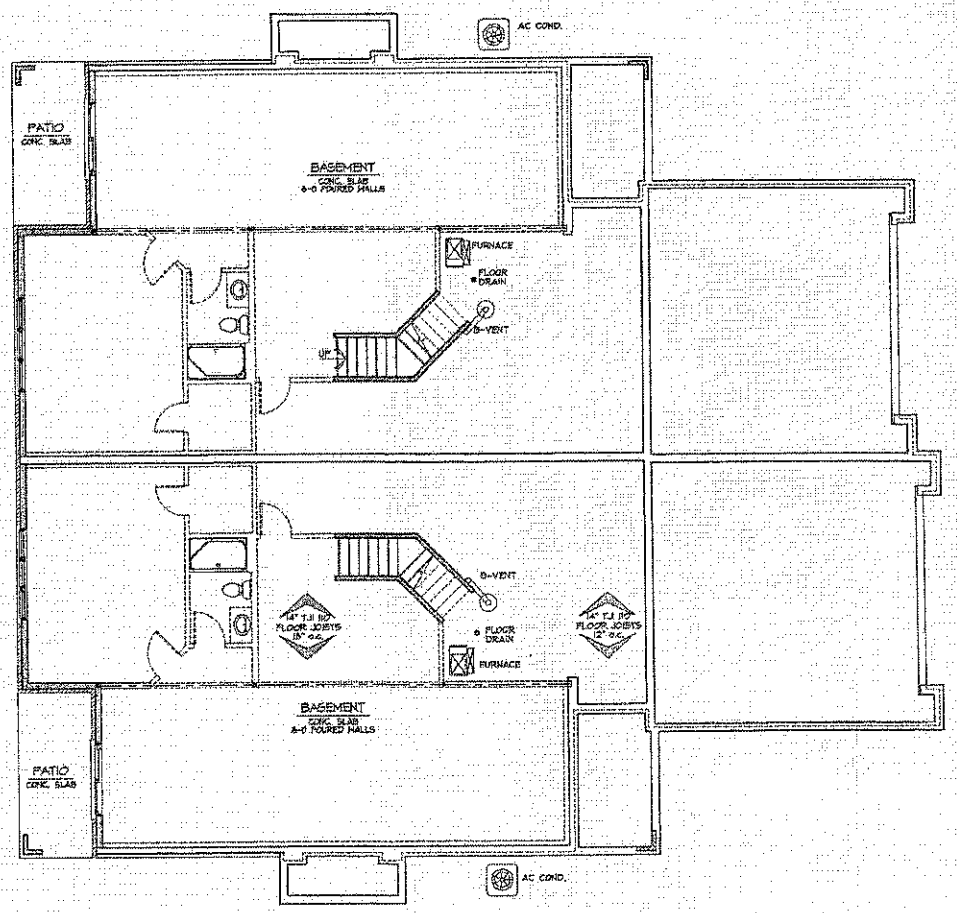
Franklin
JUN 07 2017
City Development

SHEET 1 OF 3

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
CELL 414 651-0490 E-MAIL: kalpioneereng@tds.net

SECOND ADDENDUM TO
DEERWOOD ESTATES CONDOMINIUMS

CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



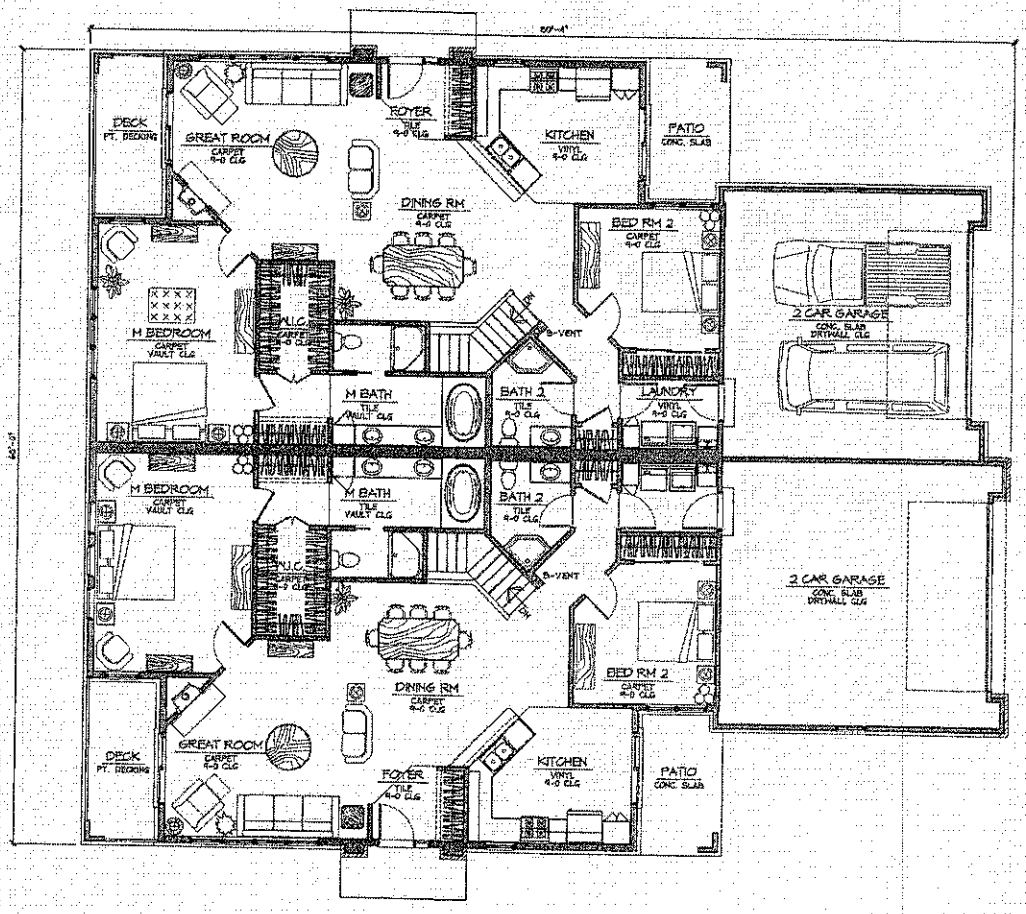
BASEMENT PLAN FOR BUILDINGS 3 AND 10

SHEET 2 OF 3

FIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3002 C.T.H. "B"
JOHNSON CREEK, WI. 53038
CELL 414 551-0490 E-MAIL: kelpioneerengr@tds.net

SECOND ADDENDUM TO DEERWOOD ESTATES CONDOMINIUMS

CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



FIRST FLOOR PLAN FOR BUILDINGS 3 AND 10

SHEET 3 OF 3

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3802 C.T.H. "B"
JOHNSON CREEK, WI. 53038
CELL 414 851-0400 E-MAIL: kolpioneersrvg@sbc.net

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 07/18/17
REPORTS & RECOMMENDATIONS	RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT USE UPON PROPERTY LOCATED AT 11906-11908 WEST LOOMIS ROAD (MILLS HOTEL WYOMING, LLC, APPLICANT)	ITEM NUMBER G.10.

At its June 22, 2017 meeting the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a special use for a single-family residential development use upon property located at 11906-11908 West Loomis Road (Mills Hotel Wyoming, LLC, Applicant).

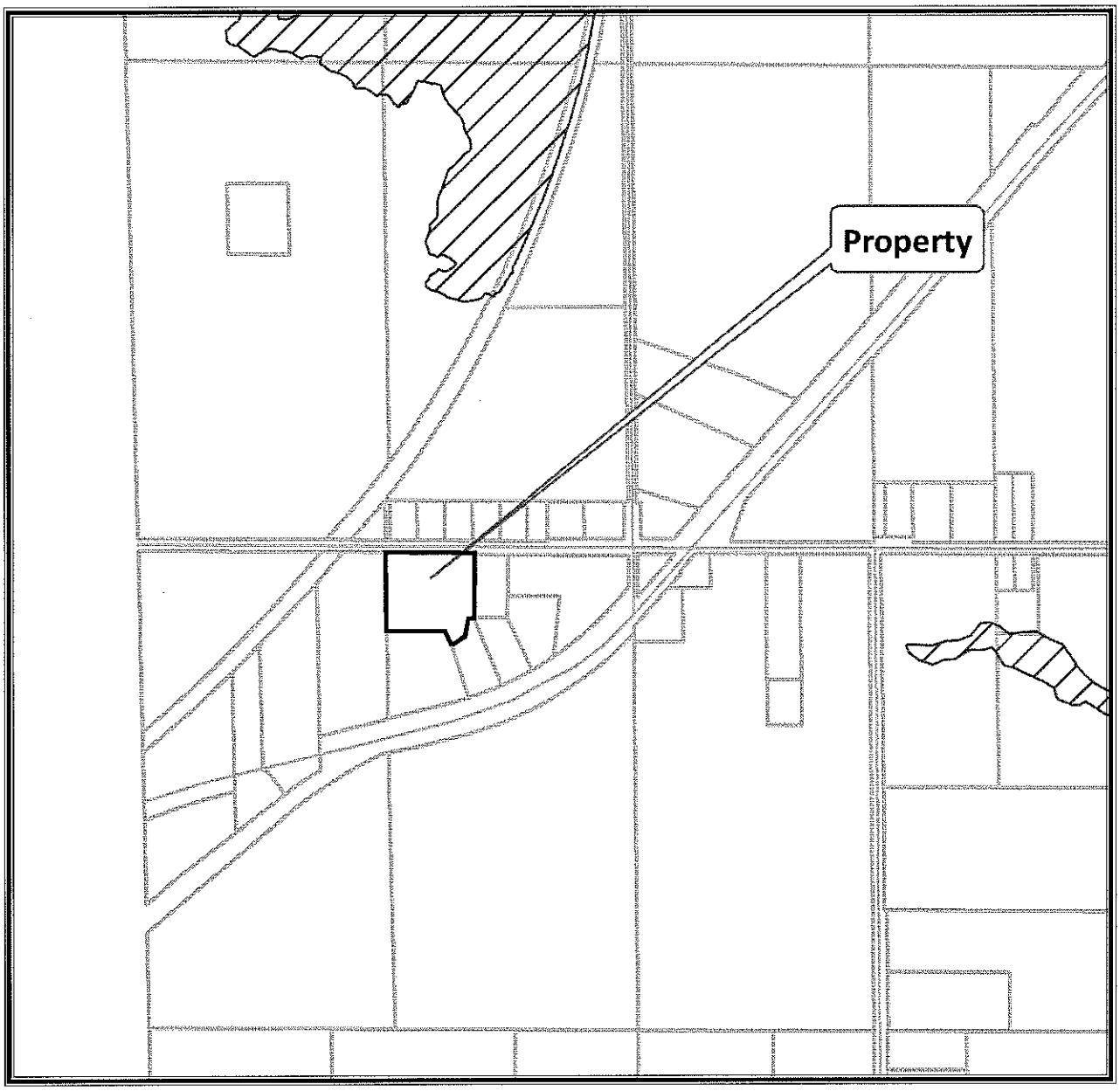
COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2017-_____, a resolution imposing conditions and restrictions for the approval of a special use for a single-family residential development use upon property located at 11906-11908 West Loomis Road (Mills Hotel Wyoming, LLC, Applicant).

Department of City Development: NJF

City of Franklin

11906-11908 W. Loomis Road
TKN: 891 9989 001



Planning Department
(414) 425-4024

0 500 1,000 2,000 Feet

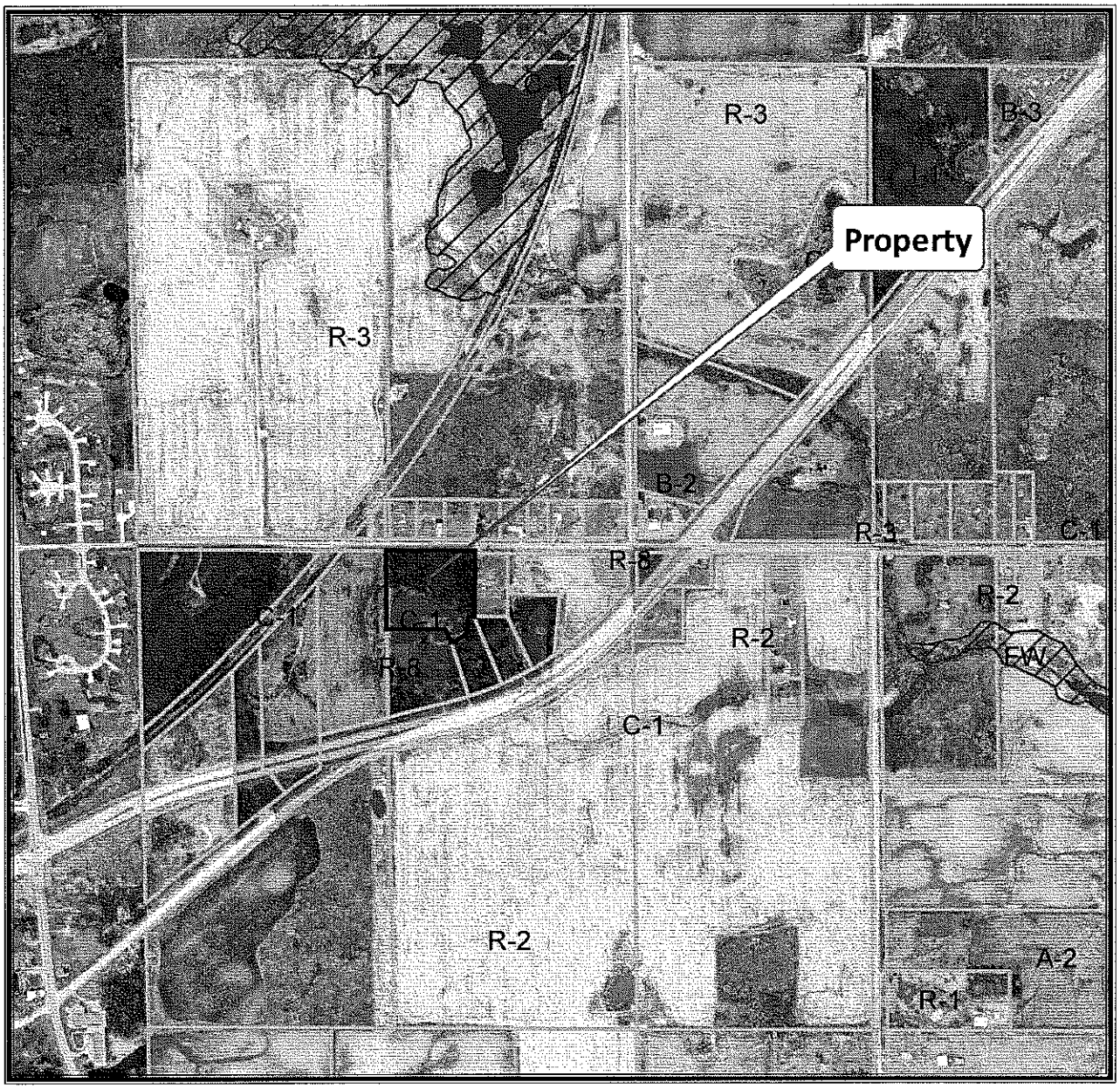
NORTH

2017 Aerial Photo

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.

City of Franklin

11906-11908 W. Loomis Road
TKN: 891 9989 001



Planning Department
(414) 425-4024

0 500 1,000 2,000 Feet

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.

NORTH

2017 Aerial Photo

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of June 22, 2017

Special Use

RECOMMENDATION: City Development Staff recommends approval of the proposed Special Use Application, subject to the conditions in the draft resolution.

Project Name:	Mills Hotel Wyoming LLC Special Use
Project Address:	11906 & 11908 West Loomis Road
Applicant:	Daniel Szczap, Bear Development LLC
Owners (property):	Mills Hotel Wyoming, LLC
Current Zoning:	R-8 Multiple-Family Residence District and C-1 Conservancy District
2025 Future Land Use:	Commercial, Areas of Natural Resource Features and Water
Use of Surrounding Properties:	Single-family residential to the north and east, single-family residential (zoned R-8) to the south and vacant land (zoned R-8) to the west
Applicant Action Requested:	Recommendation of approval to the Common Council of the proposed Special Use

INTRODUCTION

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.

On May 17, 2017, the applicant filed a Special Use Application requesting approval for a single-family residential development upon property zoned R-8 Multiple-Family Residence District. Per Table 15-3.0602 of the Unified Development Ordinance (UDO), one-family detached dwellings are allowed in the R-8 District as a Special Use.

If the special use request is approved, the applicant is anticipating submittal of an up to 3 Lot Certified Survey Map (CSM) to develop Lot 3 of CSM No. 8907, which was recently approved via Resolution No. 2017-7248.

The applicant is requesting approval of the Special Use Application and recently submitted a Rezoning Application and Comprehensive Master Plan Amendment Application as recommended by staff. Staff is recommending that the Special Use approval be contingent upon the approval of these applications:

- *Approval of a Rezoning Application shall be obtained, prior to the issuance of any Building Permits for the property, to rezone the C-1 District portion of the property to R-8 Multiple-Family Residence District.*

- *Approval of a Comprehensive Master Plan Amendment Application shall be obtained, prior to the issuance of any Building Permits for the property, to amend the future land use from Areas of Natural Resource Features and Water to Residential, Areas of Natural Resource Features and Water.*

Note that the rezoning is required as noted on the recent CSM approval (see below). Staff also recommends, with agreement from the applicant, to eliminate the C-1 District from Lots 1 and 2.

> "The C-1 Conservation District zoning over (either of Lot 3 to be rezoning to an appropriate zoning district with all protected natural resources being protected by Conservation Easement upon the development of Lot 3."

PROJECT DESCRIPTION/ANALYSIS

The subject property is approximately 4.55 acres and is currently vacant. The southern portion of the property is protected by an existing Conservation Easement and the remainder of the parcel is wooded.

The proposed lots vary in size. The lot furthest west is 2.17 acres, the middle lot is 1.43 acres and the easternmost lot is 0.94 acres. Note that these lot sizes may change as the applicant moves forward with the CSM Application.

Each lot will contain about 8,000 square feet of buildable area. This area will consist of the driveway, dwelling, patio/deck, any accessory buildings and yard area. Staff reviewed eight adjacent properties on the north side of W. Ryan Road and found that impervious surface areas for those lots ranged from roughly 3,260 square feet to 8,600 square feet. The average area of impervious surface for these lots is about 5,110 square feet. Note that this is considering impervious surface only, not yard areas.

Ingress/egress to future lots will be from W. Ryan Road. This portion of W. Ryan Road is a local City of Franklin street, thus Engineering Department approval is required for driveway locations and any work conducted within the right-of-way.

Sewer and Water

Lot 3, as noted on CSM No. 8907, is served by public sanitary sewer; public water is not currently available in this area. The CSM also notes, "The property owners of Lots 1, 2, and 3 will be assessed and required to connect to public sewer and water facilities once they become available." Therefore, *staff recommends that development of Lot 3 of CSM No. 8907 be allowed, subject to any future properties being assessed for and connecting to public water facilities once it becomes available*. If approved, staff intends that this condition satisfy Common Council approval of development of up to three single-family homes without public water.

Natural Resource Protection Plan

The applicant provided a Wetland Delineation Report, dated March 19, 2015, from R.A. Smith National, Inc. with the submittal of CSM 8907. All three lots of that CSM consist of a portion of the pond, wetland, wetland buffer and setback and the 75-foot shore buffer.

The NRPP did not contain a detailed woodland analysis for the subject property, Lot 3. As such, staff is recommending that the *applicant shall provide additional details related to the woodland designation and trees located onsite, including a tree inventory conducted within 25 feet of the areas being disturbed (per Section 15-4.0102B.1. of the Unified Development Ordinance), prior to the issuance of a Building Permit. Staff also recommends that significant trees onsite be identified and avoided wherever possible at the discretion of the Planning Manager*.

Below are the options for identifying woodlands per Part 4 of the UDO. Per this condition, staff is requesting that Option 1 be utilized for areas within 25 feet of land disturbing activities. Option 2 may be utilized for the remainder of the site.

> **Woodlands and Forests.** Woodlands and forests (mature and young) are defined in Division 15-11.0100 of this Ordinance. Woodlands and forests shall be measured and graphically indicated on the "Natural Resource Protection Plan." Such woodland and forest area drawing shall indicate all woodland and forest areas of the property. The determination of woodland and forest boundaries shall be based on the sources in the order indicated below. If the first source is considered inaccurate or inappropriate, as determined by the Zoning Administrator, the succeeding source shall be used:
>
> 1. A field survey of trees compiled by a registered land surveyor and identified by a landscape architect, forester, arborist, or botanist with a professional degree in one of those fields of endeavor. The location, size, and species of all healthy trees having a diameter of eight (8) inches or greater Diameter at Breast Height (DBH) that are located in woodland and forest areas within twenty-five (25) feet of any proposed improvement and/or in woodland and forest areas to be demolished due to the placement of improvements or grading are to be graphically shown on the "Natural Resource Protection Plan" or submitted as a separate drawing. For the remaining undisturbed areas of the development, Certified Survey Map, Subdivision Plat, or Condominium only the outline of woodland and forest areas indicating whether they are mature or young woodlands is required.
>
> 2. 1" = 400' aerial photographs prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and available from SEWRPC (most recent date only).

Please note that trees do not appear to extend to the west property line. This will be further reviewed as part of the required woodland analysis. The woodland boundary depicted may not include areas outside of the tree line or areas of the site that are not wooded. As this may affect the site intensity and capacity calculations related to the size of the woods and amount of disturbance allowed, *staff recommends that the applicant shall submit revised Site Intensity and Capacity Calculations, for staff review and approval, following completion of the woodland analysis*.

Staff also recommends that:

- *A Conservation Easement shall be submitted to the Common Council for review and approval and recording with Milwaukee County, prior to the issuance of a Building Permit, to protect a minimum of 70% of the mature woodland onsite (and 50% of any young woodland onsite, if identified upon further review).*

- *The applicant shall utilize signage, boulders or other demarcation method as may be approved by the Planning Manager to mark the location of the conservation easement boundary on the property or any future individual lots that may be created.*

STAFF RECOMMENDATION

City Development Staff recommends approval of the proposed Special Use Application, subject to the conditions in the draft resolution.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2017-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT USE UPON PROPERTY LOCATED AT 11906-11908 WEST LOOMIS ROAD (MILLS HOTEL WYOMING, LLC, APPLICANT)

WHEREAS, Mills Hotel Wyoming, LLC having petitioned the City of Franklin for the approval of a Special Use in an R-8 Multiple-Family Residence District and C-1 Conservancy District, to allow for a single-family residential development (up to three single-family homes) use, upon property located at 11906-11908 West Loomis Road (on the south side of West Ryan Road approximately 1100 feet west of the intersection of Loomis Road and West Ryan Road), bearing part of Tax Key No. 891-9989-001, more particularly described as follows:

> Lot 3 of Certified Survey Map No. 8907, being part of the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Containing 4.5489 acres; 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 22nd day of June, 2017, 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

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 Mills Hotel Wyoming, 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 Mills Hotel Wyoming, LLC, successors and assigns, as a single-family residential development use, which shall be developed in substantial compliance with, and operated and maintained by Mills Hotel Wyoming, LLC, pursuant to those plans City file-stamped June 13, 2017 and annexed hereto and incorporated herein as Exhibit A.

2. Mills Hotel Wyoming, 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 Mills Hotel Wyoming, LLC single-family residential development, 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 Mills Hotel Wyoming, LLC, and the single-family residential development use, for the property located at 11906-11908 West Loomis Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. Approval of a Rezoning Application shall be obtained, prior to the issuance of any Building Permits for the property, to rezone the C-1 District portion of the property to R-8 Multiple-Family Residence District.

5. Approval of a Comprehensive Master Plan Amendment Application shall be obtained, prior to the issuance of any Building Permits for the property, to amend the future land use from Areas of Natural Resource Features and Water to Residential, Areas of Natural Resource Features and Water.

6. Development of Lot 3 of CSM No. 8907 shall be allowed, subject to any future properties being assessed for and connecting to public water facilities once it becomes available.

7. Additional details related to the woodland designation and trees located onsite shall be provided, including a tree inventory conducted within 25 feet of the areas being disturbed (per Section 15-4.0102B.1. of the Unified Development Ordinance), prior to the issuance of a Building Permit.

8. Significant trees onsite shall be identified and avoided wherever possible at the discretion of the Planning Manager.

9. Revised Site Intensity and Capacity Calculations shall be submitted, for staff review and approval, following completion of the woodland analysis.

10. A Conservation Easement shall be submitted to the Common Council for review and approval and recording with Milwaukee County, prior to the issuance of a Building Permit, to protect a minimum of 70% of the mature woodland onsite (and 50% of any young woodland onsite, if identified upon further review).

11. Signage, boulders or other demarcation method as may be approved by the Planning Manager shall be utilized to mark the location of the conservation easement boundary on the property or any future individual lots that may be created.

BE IT FURTHER RESOLVED, that in the event Mills Hotel Wyoming, 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 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 _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

EXHIBIT A

BEAR
DEVELOPMENT
4011 80th Street, Kenosha, WI 53142
Phone: (262) 842-0556 Fax: (262) 842-0557

May 16, 2017

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

Dear Mr. Fuchs:

Bear Development is pleased to submit this letter and the enclosed submittal materials as formal Special Use application for review and approval. Bear Development is acting on behalf of the owner of record, Mills Hotel Wyoming, LLC.

Project Summary

Mills Wyoming Hotel, LLC is the owner of record of approximately 164 acres of land in the City of Franklin. The vast majority of the property is south of Ryan Road and west of Loomis Road and is not subject to this petition.

The property in question, consists of 4.55 acres and is located on the south side of West Ryan Road approximately 1100 feet west of the intersection of and Loomis Road and West Ryan Road. The property in question is Lot 3 of CSM 8907 and was recently recorded with the Milwaukee Register of Deeds. The property, is part of Tax Key Number: 891-9989-001.

We respectfully request approval of a Special Use to allow the property to be used for Single Family residential land use in the R8 Residential District. Upon favorable hearing, Bear Development will submit a Certified Survey Map to create up to three (3) individual home sites. The intended use is compatible with existing land use to the north, south and east.

The proposed lots are proposed to each over 1.50 acres each and meet the minimum bulk requirements of the underlying R-8 Multi-Family Residential District. We are not requesting amendment to the Comprehensive Plan or zoning reclassification.

In accordance with City of Franklin requirements, we have completed a Natural Resource Protection Plan for the property in question. A copy has been included in

this submittal. In specific regard with Lots 1 and 2, we found limited natural resource features, as the site is currently improved as single family home sites. Lot 3 is encumbered with an existing Conservation Easement and is wooded. We have prepared Site Intensity Calculations with the assumption that the wooded area consists of Mature Tree Cover.

We feel the request will allow a sensible and valuable single family land use that is consistent and compatible with the properties in the general area.

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

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

Cc: S. R. Mills
Steve Mills

Response to General Standards For Special Uses

Section 15-3.0701

1. **Ordinance and Comprehensive Plan Purposes and Intent**

   The Owner and Applicant propose a Special Use Permit to allow for the establishment of Single Family land use on 4.55 acres. We submit that the intended use will be in harmony with the surrounding land uses, which are currently single family homes.

2. **No Undue Adverse Impact**

   The intended residential use will not cause any adverse or detrimental effect upon or endanger adjacent property. The owner/Applicant owns the adjacent property to the south and west. The establishment of Single Family land use, in fact, represents a less intense use than which is allowed under the existing zoning.

   The use of the property for single-family home sites will increase the taxable value of the land and provide highly desired and needed home sites in the City of Franklin.

3. **No Interference with Surrounding Development**

   The proposed home sites are compatible with the existing and planned land use in the general area. The home sites will be comparable with the home sites directly across W. Ryan Road and the home site directly east of the property in question. The use will not interfere with existing or planned land use in the general area.

4. **Adequate Public Facilities**

   The proposed home sites abut an existing public street (W. Ryan Road), which is improved with public sanitary sewer. The property in question is improved with two (2) separate existing sanitary sewer laterals which were planned to serve the property. Public water is not currently available to the site, but the Owners will agree to make the public water connection when it becomes available.

5. **No Traffic Congestion**

   The establishment of single family home sites will cause no undue traffic congestion to the heavily traveled W. Ryan Road. Each home site will have over 150' of road frontage, so adequate driveway spacing can be planned.

6. **No Destruction of Significant Features**

   The Owner has completed the required Natural Resource Protection Plan for the property and has calculated the Site Intensity Calculations per Ordinance. We submit that the intended use can be established within the threshold prescribed by the Ordinance.

7. **Compliance with Standards**

   The intended use will conform to the applicable regulations of the underlying zoning district. We are seeking the Special Use Permit to establish a less intense land use within the existing zoning district.

LOT 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.	4.55 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.	- 0 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 ***"Site Intensity and Capacity Calculations" for a proposed residential use***, subtract (-) the land proposed for nonresidential uses; *or* In the case of ***"Site Intensity and Capacity Calculations" for a proposed nonresidential use***, subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 4.55 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.

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	
	Agricultural District	Residential District	Non-Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X 0 =	0
20-30%	0.65	0.75	0.70	X 0 =	0
+ 30%	0.90	0.85	0.80	X 0 =	0
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X 2.44 TOTAL 1.70 Not in C.E. =	1.19
Young	0.50	0.50	0.50	X 0 =	0
Lakes & Ponds	1	1	1	X 1.72 =	1.72 N/A Wetland Exceeds
Streams	1	1	1	X 0 =	0
Shore Buffer	1	1	1	X 0.80 =	0.80 Excludes Wetland Area
Floodplains	1	1	1	X 0 =	0
Wetland Buffers	1	1	1	X 0.44 =	0.44 N/A Shore Buffer Exceeds
Wetlands & Shoreland Wetlands	1	1	1	X 1.86 =	1.86
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					3.85

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.

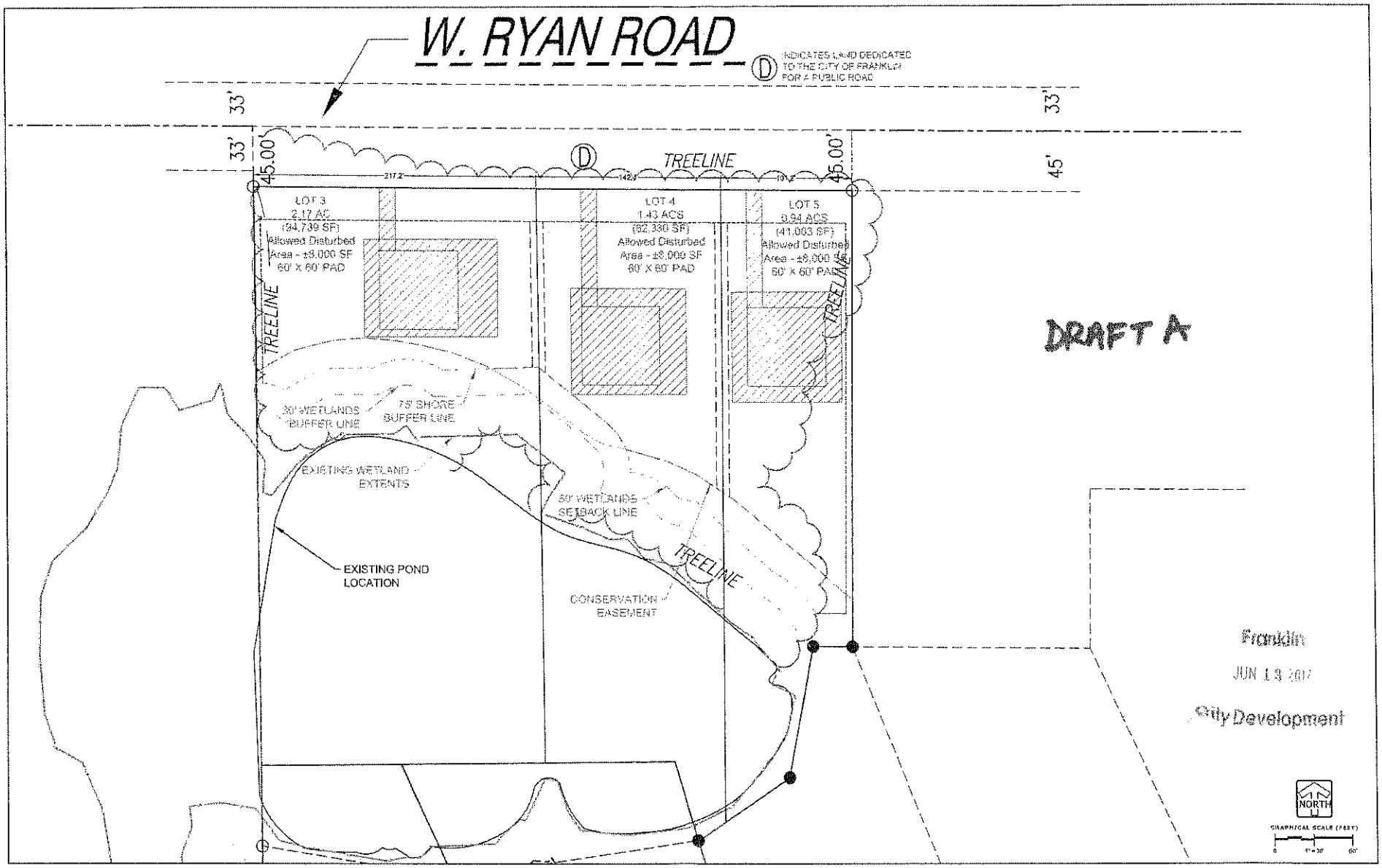
SECTION 15-3.0504 CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504

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

STEP 1:	**CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 4.55 Multiple by Minimum ***Open Space Ratio (OSR)*** (see specific residential zoning district OSR standard): X 0 Equals **MINIMUM REQUIRED ON-SITE OPEN SPACE** =	0 acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 4.55 Subtract ***Total Resource Protection Land*** from Table 15-3.0503) or ***Minimum Required On-Site Open Space*** (from Step 1 above), whichever is greater: - 3.85 Equals **NET BUILDABLE SITE AREA** =	0.70 acres
STEP 3:	**CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:** Take ***Net Buildable Site Area*** (from Step 2 above): 0.70 Multiply by Maximum ***Net Density (ND)*** (see specific residential zoning district ND standard): X 5 Equals **MAXIMUM NET DENSITY YIELD OF SITE** =	3.70 D.U.s
STEP 4:	**CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:** Take ***Base Site Area*** (from Step 5 of Table 15-3.0502): 4.55 Multiple by Maximum ***Gross Density (GD)*** (see specific residential zoning district GD standard): X 5 Equals **MAXIMUM GROSS DENSITY YIELD OF SITE** =	22.75 D.U.s
STEP 5:	**DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:** Take the ***lowest*** of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	3.70 D.U.s



PRELIMINARY LAYOUT EXHIBIT- LOTS 3,4,5

6/12/16

PINNACLE ENGINEERING GROUP | 15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | PLAN | DESIGN | DELIVER

PEGJOB# 809.00

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
slw		7/18/2017
REPORTS & RECOMMENDATIONS	**An Ordinance to Create §19-10, "City Participation in Public Construction Projects", Adopting the Statutory Allowance that the City May Directly Participate in Public Construction Projects Without Submitting the Same for Bid, and Amending §19-9, "Procedures for Commencing Projects", to Clarify and Provide for Greater Flexibility in Capital Project Initiation**	ITEM NUMBER G.11.

The Common Council has been actively supporting the Historical Barn Reconstruction project and has indicated the intent to take action to move forward with installation of the footings and foundation for said project. The project as contemplated uses, in part, City staff to complete the construction, which offsets direct out-of-pocket costs for the project. To ensure compliance with State statutes, staff recommends the adoption of language from Wisconsin Statutes Section 62.15(1) which provides in relevant part that "The council may also by a vote of three-fourths of all the members-elect provide by ordinance that any class of public construction or any part thereof may be done directly by the city without submitting the same for bids." Going forward, this language and the authority it provides will give the greatest flexibility to the City in addressing capital projects in a manner serving the best interest of the City and its citizens and, in particular, is necessary to complete the Historical Barn Reconstruction project based upon the manner in which the bid documents were published.

Additionally, §19-9 of the City of Franklin Municipal Code provides a rarely-used, formal, structured method for review and consideration of certain public works projects. Its wording and lack of use suggests that the method applies primarily to certain projects not initiated through the budget process, which makes sense since the budget process is inherently intended to address the same purposes identified in the introductory section of this code. This section as currently written also fails to consider the needs and timelines for emergency circumstances, such as the recent Police Department chiller replacement and last year's emergency HVAC project at the Library. This section as written simply fails to provide for any such exceptions or emergency circumstances. Therefore, staff has simply proposed clarifying or correcting the language by amending the introduction to this section such that it applies when invoked by the Common Council by resolution. There may be times when such a structured process is called for, but to require that every public works/public construction project start at a Council meeting then go to the Board of Public Works and/or the Committee of the Whole, then to the Finance Committee, then back to the Committee of the Whole "to make a study and submit recommendations" prior to action by the Common Council, is too cumbersome to require for every such public work/public construction project.

COUNCIL ACTION REQUESTED

Motion to approve Ordinance 2017-_____, An Ordinance to Create §19-10, "City Participation in Public Construction Projects", Adopting the Statutory Allowance that the City May Directly Participate in Public Construction Projects Without Submitting the Same for Bid, and Amending §19-9, "Procedures for Commencing Projects", to Clarify and Provide for Greater Flexibility in Capital Project Initiation.

DOA-MWL

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

ORDINANCE NO. 2017_____

AN ORDINANCE TO CREATE §19-10 "CITY PARTICIPATION IN PUBLIC CONSTRUCTION PROJECTS," ADOPTING THE STATUTORY ALLOWANCE THAT THE CITY MAY DIRECTLY PARTICIPATE IN PUBLIC CONSTRUCTION PROJECTS WITHOUT SUBMITTING THE SAME FOR BID, AND AMENDING §19-9, "PROCEDURES FOR COMMENCING PROJECTS", TO CLARIFY AND PROVIDE FOR GREATER FLEXIBILITY IN CAPITAL PROJECT INITIATION

WHEREAS, Wisconsin Statutes Section 62.15(1) provides in relevant part that "The council may also by a vote of three-fourths of all the members-elect provide by ordinance that any class of public construction or any part thereof may be done directly by the city without submitting the same for bids," which authority is necessary to complete the Historical Barn Project in the manner contemplated and which authority will provide the greatest flexibility to the City in addressing capital projects in a manner serving the best interest of the City and its citizens; and

WHEREAS, §19-9 of the City of Franklin Municipal code provides a formal, structured method for review and consideration of certain public works projects that fails to clearly address or incorporate the approvals of the budget process, emergency circumstances, priority projects, pressing time-lines, or other such unanticipated circumstances that may demand quicker action or warrant deviation from the drawn-out, structured process currently set forth in §19-9.

NOW, THEREFORE, the Common Council of the City of Franklin does hereby ordain as follows:

Section 1 §19-10, "City participation in public construction projects." of the Municipal Code of the City of Franklin, Wisconsin, is hereby created as follows:

> "§19-10. City participation in public construction projects.
>
> In accordance with Wisconsin Statutes 62.15, any class of public construction or any part thereof may be done directly by the City without submitting the same for bids."

Section 2 The introductory statement of §19-9, "Procedures for commencing projects" shall be repealed and replaced in its entirety with the following:

> "When specifically authorized for a proposed project or projects by a resolution approved by at least two-thirds of the members-elect of the Common Council and to maintain orderly development within the financial limitations of the community and to weigh the financial impact of the project on the short- and long-term basis:"

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.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES____NOES____ABSENT____

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APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE July 18, 2017
REPORTS & RECOMMENDATIONS	AN ORDINANCE TO AMEND ORDINANCE 2016-2240, AN ORDINANCE ADOPTING THE 2017 ANNUAL BUDGETS FOR CAPITAL IMPROVEMENT FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2017 TO PROVIDE ADDITIONAL APPROPRIATIONS FOR HISTORICAL BARN INSTALLATION IN LION'S LEGEND PARK	ITEM NUMBER G.12.

Background

A $20,000 project was included in the 2016 Capital Improvement Fund budget to aid in the movement and reconstruction of a Historical Barn that the Franklin Historical Society is working to install in Lion's Legend Park.

That project was not completed in 2016.

The Historical Society is working with the City to position the barn in Lion's Legend park and has escrowed $90,000 with the City toward the project.

The Historical Society intends to fund all the project costs except for $20,000 that the Common Council has previously committed.

The proposed amendment will provide appropriations for the project along with expected resources from the Historical Society to complete the project.

Fiscal Impact

The attached amendment establishes the necessary appropriations along with donated resources from the Franklin Historical Society to complete the project. The $20,000 un-used appropriations from 2016 would be carried forward.

COUNCIL ACTION REQUESTED

Motion adopting an Ordinance to amend Ordinance 2016-2240, an ordinance adopting the 2017 annual budgets for Capital Improvement Fund for the City of Franklin for fiscal year 2017 to provide additional appropriations for Historical Barn installation in Lion's Legend Park

Roll call vote required

Finance Dept - Paul

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

ORDINANCE NO. 2017_____

AN ORDINANCE TO AMEND ORDINANCE 2016-2240, AN ORDINANCE ADOPTING THE 2017 ANNUAL BUDGETS FOR CAPITAL IMPROVEMENT FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2017, TO PROVIDE APPROPRIATIONS FOR HISTORICAL BARN INSTALLATION IN LION'S LEGEND PARK

WHEREAS, the Common Council adopted the 2017 Budget for the City of Franklin providing resources and appropriations for 2017; and

WHEREAS, the Common Council provided a $20,000 2016 appropriation to aid in a Historical Barn movement project by the Franklin Historical Society to Lion's Legend Park which was not initiated in 2016; and

WHEREAS, the Franklin Historical Society has deposited $90,000 with the City as resources for this project by June 30, 2017; and

WHEREAS, the Franklin Historical Society intends to provide additional resources to fund this project along with the $20,000 contribution the City has previously pledged; and

WHEREAS, the Common Council of the City of Franklin believes these expenditures provide for the well being of the Community.

NOW, THEREFORE, the Common Council of the City of Franklin does hereby ordain as follows:

Section 1 That the 2017 Budget of the Capital Improvement Fund be adjusted as follows:

Revenues	Donations	Increase	110,000
Recreation	Historical Barn Installation	Increase	130,000

Section 2 Pursuant to §65.90(5)(a), Wis. Stats., the City Clerk is directed to publish a Class 1 notice of this budget amendment within ten days of adoption of this ordinance.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____

Stephen R Olson, Mayor

ATTEST:

_____

Sandra L. Wesolowski, City Clerk

AYES____NOES____ABSENT____

APPROVAL slw	REQUEST FOR COUNCIL ACTION	MTG. DATE 7/18/2017
Reports & Recommendations	A RESOLUTION AWARDING A CONTRACT TO CG SCHMIDT COMPANY IN THE AMOUNT OF $29,684 FOR THE CONSTRUCTION OF THE FOOTINGS AND FOUNDATION FOR THE HISTORICAL BARN RECONSTRUCTION IN LIONS LEGEND PARK AND REJECTING THE BID FOR CONSTRUCTION FOR THE BUILDING	ITEM NO. G.13.

BACKGROUND

The City of Franklin has been working with the Franklin Historical Society (FHS) in trying to reconstruct the historical barn in the Lions Legend Park. The project was bid out in the summer of 2016 and one bid for $107,829 was received and rejected as that bid exceeded the FHS's budget. This project was rebid recently under new specifications and one bid was received from the same contractor as the earlier bid, now in the amount of $29,684 for the footings and foundation and $157,960 for the construction of the barn. Those amounts exceed the funding available from the FHS and the FHS requested that the City of Franklin accept the bid of $29,684 by CG Schmidt Company for the construction of the footings and foundation of the barn and reject the bid for the construction of the Barn Museum.

ANALYSIS

At the June 20, 2017 Common Council meeting staff was directed to prepare the necessary budget modification and ordinance on City participation in public construction projects with the intent that the Common Council will award the contract for the footings and foundation for the Historical Barn at the next Common Council meeting to CG Schmidt in the amount of $29,684.

OPTIONS

Approve the award for the contract for the footings and foundation and deny the bid for construction of the Barn Museum.

Or

Deny the award for both the footings and foundation and the concstruction of the Barn Museum.

Or

Table

FISCAL NOTE

The FHS would provide the additional $9,684 needed to fund the contract.

RECOMMENDATION

A resolution awarding a contract to CG Schmidt Company in the amount of $29,684 for the construction of the footings and foundation for the Historical Barn reconstruction in Lions Legend Park and rejecting the bid for construction for the building.

Engineer Dept:

L:\ENGDOCS\CA\CA Award Contract for Historical Barn Footings and Foundation 2017.docx

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY
RESOLUTION NO. 2017 - _____

A RESOLUTION AWARDING A CONTRACT TO CG SCHMIDT COMPANY IN THE AMOUNT OF $29,684 FOR THE CONSTRUCTION OF THE FOOTINGS AND FOUNDATION FOR THE HISTORICAL BARN RECONSTRUCTION IN LIONS LEGEND PARK AND REJECTING THE BID FOR CONSTRUCTION FOR THE BUILDING

WHEREAS, the City of Franklin has been working with the Franklin Historical Society (FHS) in trying to reconstruct a historical barn in the Lions Legend Park; and

WHEREAS, the project was bid out in the summer of 2016 and one bid for $107,829 was received and rejected as that bid exceeded the FHS's budget; and

WHEREAS, the Common Council at their meeting of June 20, 2017, authorized staff to prepare the necessary budget modification and ordinance on City participation in public construction projects with the intent that the Common Council will award the bid for construction of the footings and foundation; and

WHEREAS, this project was recently rebid under new specifications and one bid was received from the same contractor CG Schmidt in the amount of $29,684 for the footings and foundation and $157,960 for the construction of the Barn Museum; and

WHEREAS, those amounts exceed the funding available from the FHS; and

WHEREAS, FHS is requesting the City of Franklin accept the bid of $29,684 by CG Schmidt Company for the construction of the footings and foundation;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin that CG Schmidt Company be awarded the contract for the construction of the footings and foundations of the barn museum.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute a contract with CG Schmidt Company on behalf of the FHS and City.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017 by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk
AYES _____ NOES _____ ABSENT _____

APPROVAL	REQUEST FOR COUNCIL ACTION	MTG. DATE
slw		7/18/2017
Reports & Recommendations	A RESOLUTION AWARDING CONTRACT TO DOME CORPORATION OF NORTH AMERICA IN THE AMOUNT OF $271,160.00 FOR THE DPW SALT STORAGE FACILITY	ITEM NO. G.14.

BACKGROUND

The City of Franklin has a 2017 budget item to construct a new salt storage facility at the Department of Public Works (DPW) Site at 7979 W. Ryan Road. The facility would store all of the needed salt for snow and ice removal operations, as several tons are currently stored outside under a tarp. This new building will eliminate outside storage of salt and allow DPW to move salt brine production and modified salt operations from the main garage building to the existing salt storage facility.

ANALYSIS

After approval by the Plan Commission at their June 22, 2017, meeting, the Engineering Department solicited contractors to construct an approximately 54-foot high, 90-foot diameter circular dome-style facility with 10-foot concrete walls and a wooden roof structure as supplied and designed by Dome Corporation of North America - 5450 East Road, Saginaw, Michigan.

On July 12, 2017, the only bid received was from Dome Corporation of North America in the amount of $271,160.00.

OPTIONS

Approve the award.
Deny the award.

FISCAL NOTE

The funding for this project was budgeted at $400,000 in the 2017 Capital Improvement Fund.

RECOMMENDATION

A resolution awarding contract to Dome Corporation of North America in the amount of $271,160.00 for the DPW Salt Storage Facility.

Engineer Dept:

City of Franklin

Engineering Department

9229 West Loomis Road, Franklin, Wisconsin 53132 (414) 425-7510 · Fax: (414) 425-3106

June 2, 2017

Joel Dietl, AICP
Planning Manager
Department of City Development
City of Franklin
9229 W. Loomis Road
Franklin, Wisconsin 53132

Re: DPW Salt Storage Facility
7979 W. Ryan Road, Franklin

Dear Joel,

Please consider approval of the referenced project. Enclosed are some diagrams showing the site plan and a photograph of the area with a scaled photograph of the desired structure superimposed. Below is additional requested information:

A written project narrative, briefly explaining what you are proposing, and covering anything from the Site Plan checklist that you don't show on the map.

The City of Franklin has a 2017 budget item of $400,000 to construct a new salt storage facility at the Department of Public Works (DPW) Site at 7979 W. Ryan Road. The Franklin Engineering Department will solicit contractors to construct an approximately 54-foot high, 90-foot diameter circular dome-style facility with 10-foot concrete walls and a wooden roof structure as supplied and designed by Dome Corp. of North America – 5450 East Road, Saginaw, Michigan.

To store all of the needed salt for snow and ice removal operations, several tons are currently stored outside under a tarp. It is anticipated that this new building will eliminate outside storage of salt and allow DPW to move salt brine production and modified salt operations from the main garage building to the existing salt storage facility.

The Franklin DPW site is currently zoned I-1 and encompasses 20.2 acres, of which approximately 10.8 acres are currently occupied with DPW operations and storage and approximately 9.4 acres are used by various associations for recreational purposes – including, but not limited to, girl's softball and nighttime astronomy clubs. This project will phase in transition of approximately 0.5 acres from recreational use to DPW storage yard. This transition will require: a fence be constructed; 0.75 acres of a parking lot be relocated; and a 2-car storage facility be removed. The 2-car storage shed is owned by the Franklin Lions Club and they are working to have it relocated under another permit. The phasing will depend on the ability for the Lions Club to obtain approval to relocate the storage shed.

No foundation is required for this salt storage structure. Nonetheless, a geotechnical investigation for the purposes of confirming that the site will support the structure has been conducted by Giles Engineering Associates and is attached to this summary.

The purpose of this new building is not to expand DPW operations or staffing. No additional parking or ingress/egress is needed. No additional signage is needed. Likewise, the relocated parking lot will not be expanded in size to accommodate any new activities.

To make room for the new building structure, a small sign shop will be relocated to the south. The new building structure will be nestled between existing buildings and setbacks will not be an issue.

There will be some internal water and electric utilities extended to the existing and new salt storage sheds, but no new utility mains. Neither structure will have sanitary sewer service. There is not expected to be any external lighting. If additional external lighting is installed, it would only be used when in active operation, such as during winter snow-fighting operations. Only additional lighting is expected to be internal building lighting only.

The site is currently a mixture of packed gravel and asphalt grindings. The vicinity of the new structure will be asphalt. The Franklin drainage ordinance considers the two surfaces equal. Therefore, no new stormwater features are planned.

Franklin DPW staff has a history of making the facilities as presentable as possible. Due to the recycling center and storage of materials needed to keep operations, there is minimal ability to add landscaping beyond the landscaping in the front of the main building.

It is not anticipated to add sidewalk across the property. Through City budgets, DPW routinely adds sidewalk throughout the City and would add them here if requested by Plan Commission.

Verification if any natural resource features are adjacent to, or would be impacted by the proposed development. For instance, are the woods adjacent to 80th Street a woodland or wetland? Is the pond at the south end of 80th Street a wetland or a stormwater management pond (if a stormwater pond, we would need verification of that).

A Tree Inventory was completed by the City's arborist. A wooded area at City of Franklin DPW Yard exists on the west edge of the yard along 80th St. The area is 80% Black locust trees in sizes from 4" up to 12". These trees are on the Wisconsin DNR list of invasive species. Other large trees in the area consist of 2 20+" diameter Silver Maples, a 16" diameter co-dominant oak, 22" diameter shagbark hickory, and a 36" diameter oak. This area will not be disturbed by the construction on the site.

A 14" hackberry at the southwest corner of the existing fence will remain.

The only trees to be removed would be 8 4" thorn-less hawthorns planted on the existing berm. A 12" infested ash tree will also be removed. The southwest corner of the proposed parking for ball diamonds will be over 50' from any mature tree.

As the attached Snip from the Wisconsin DNR's Surface Water Data Viewer shows, the only inventoried wetlands near the proposed salt barn are man-made wet detention basins. Although there is hydric soil shown near the southern limits of S. 80th Street, the limits are more than 75 feet from proposed pervious land disturbance, so no determination/delineation is required.

I am available to answer any additional questions regarding this application.

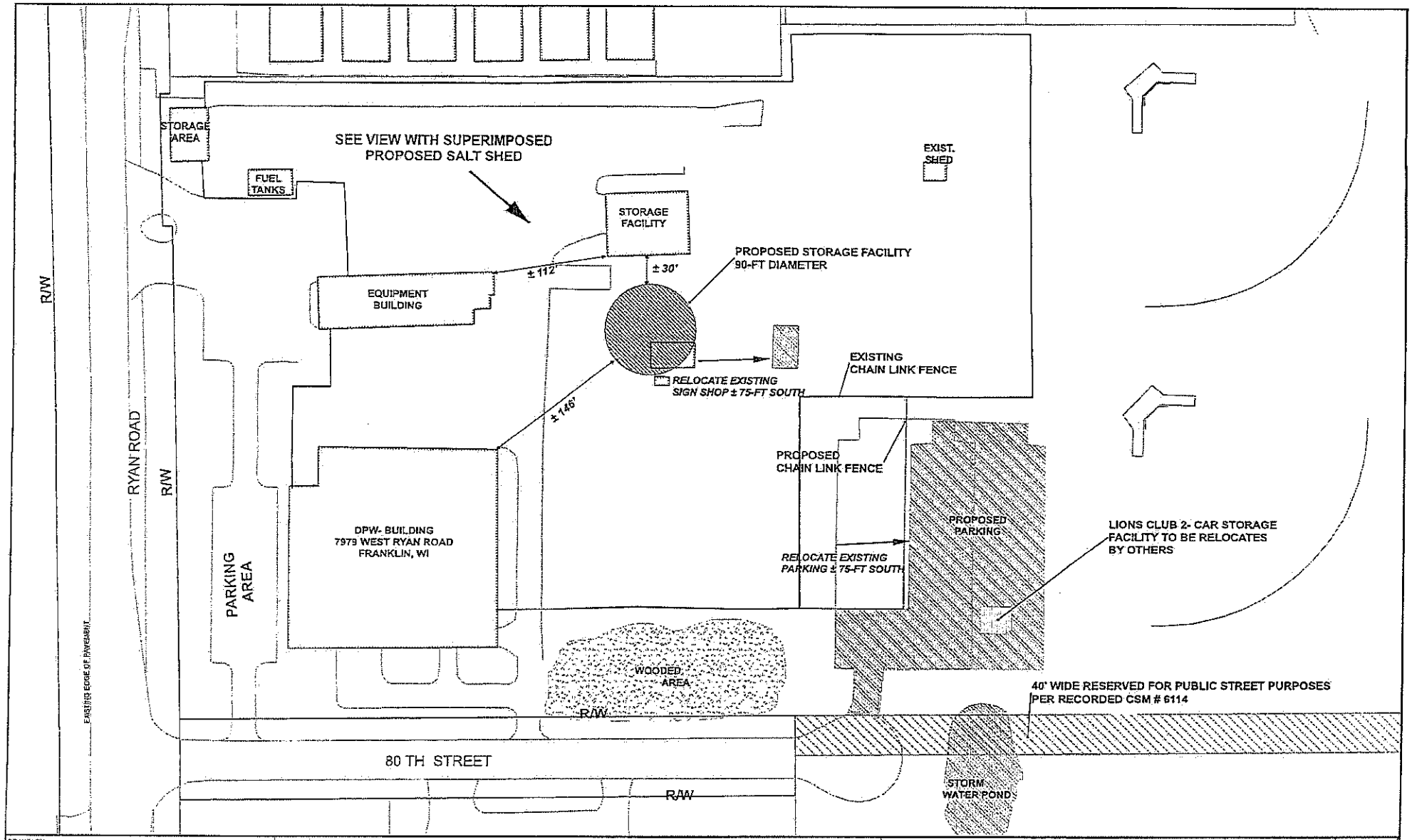
Thank you for your consideration.

Sincerely,

Glen E. Morrow

Glen E. Morrow, PE
City Engineer, Director of Public Works

SITE PLAN



DRAWN BY:	RONNIE ASUNCION, ENG'G TECH IV
REVIEWED BY:	JERRY SCHAEFER, DPW-SUPERINTENDENT
CHECKED AND APPROVED BY:	GLEN MORROW, CITY ENGINEER
DATE:	

PROJECT:

ADDITIONAL BUILDING AT DEPARTMENT OF PUBLIC WORKS
SALT STORAGE FACILITY
7979 WEST RYAN ROAD FRANKLIN

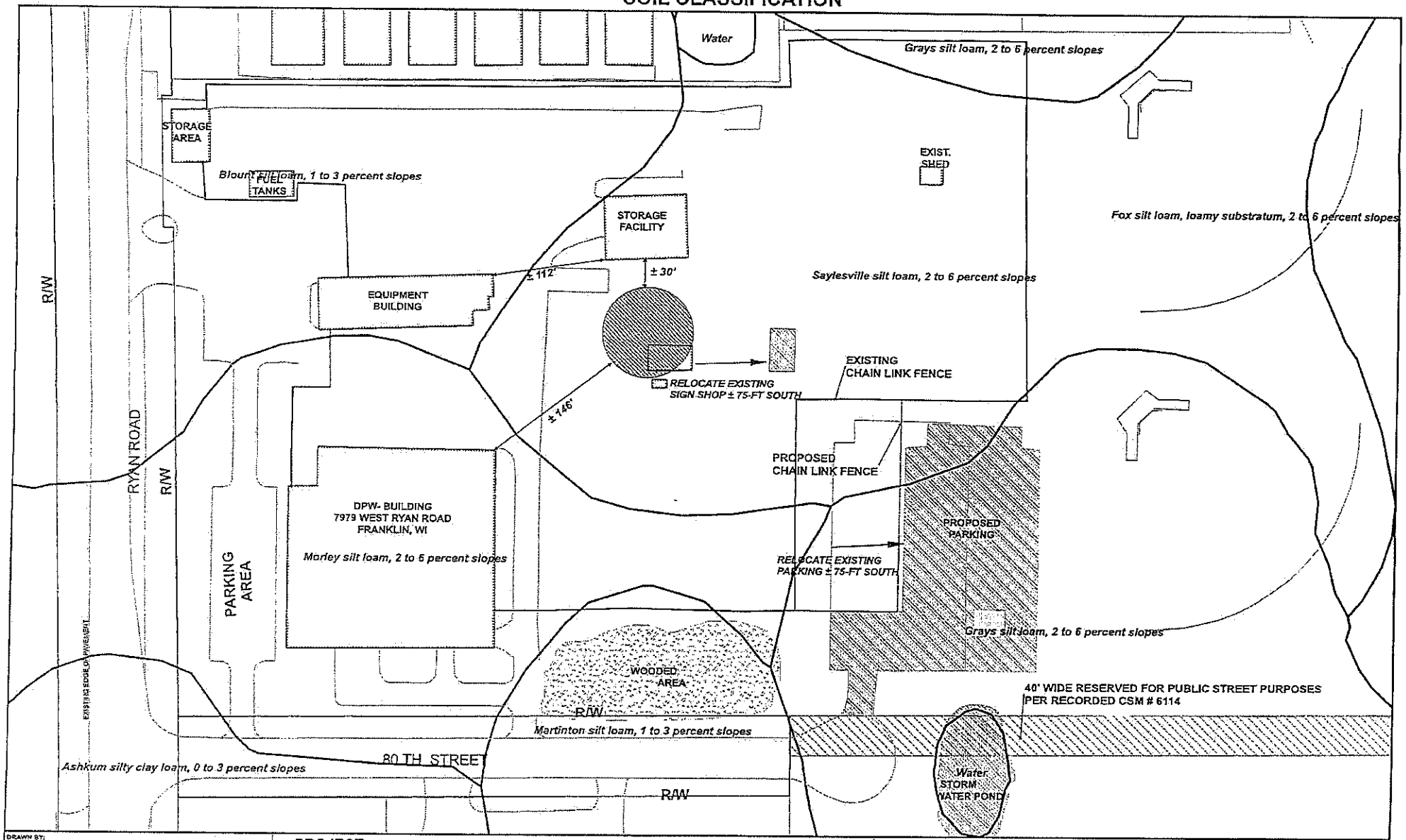
GIS_DATA.DBO.PLANIMETRIC selection
EDGE OF PAVEMENT
Exist. Fence
P-Fence
GIS_DATA.DBO.ROW
GIS_DATA.DBO.PROPERTY
PROPOSED SALT SHED

N

SCALE: 1" = 40'

1 / 3

SOIL CLASSIFICATION



DRAWN BY:	RONNIE ASUNCION, ENG'G TECH IV
REVIEWED BY:	JERRY SCHAEFER, DPW-SUPERINTENDENT
CHECKED AND APPROVED BY:	GLEN MORROW, CITY ENGINEER
DATE:	

PROJECT:

ADDITIONAL BUILDING AT DEPARTMENT OF PUBLIC WORKS
SALT STORAGE FACILITY
7979 WEST RYAN ROAD FRANKLIN

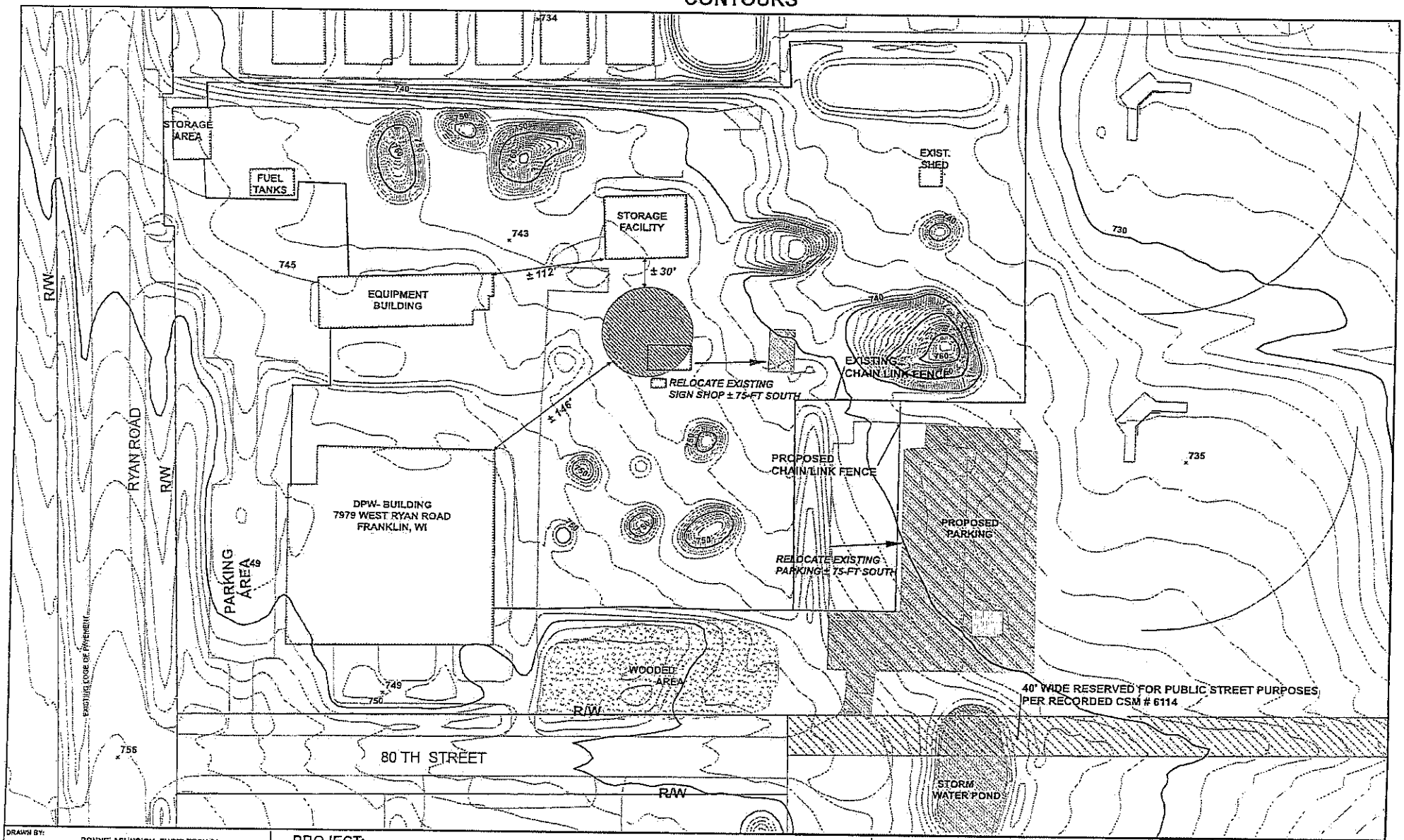
GIS_DATA.DBO.PLANIMETRIC selection
EDGE OF PAVEMENT
Exist. Fence
P-Fence
GIS_DATA.DBO.ROW
GIS_DATA.DBO.PROPERTY
PROPOSED SALT SHED

N

SCALE: 1" = 40'

2/3

CONTOURS



DRAWN BY:	RONNIE ASUNCION, ENG'G TECH IV
REVIEWED BY:	JERRY SCHAEFER, DPW-SUPERINTENDENT
CHECKED AND APPROVED BY:	GLEN MORROW, CITY ENGINEER
DATE:	

PROJECT:

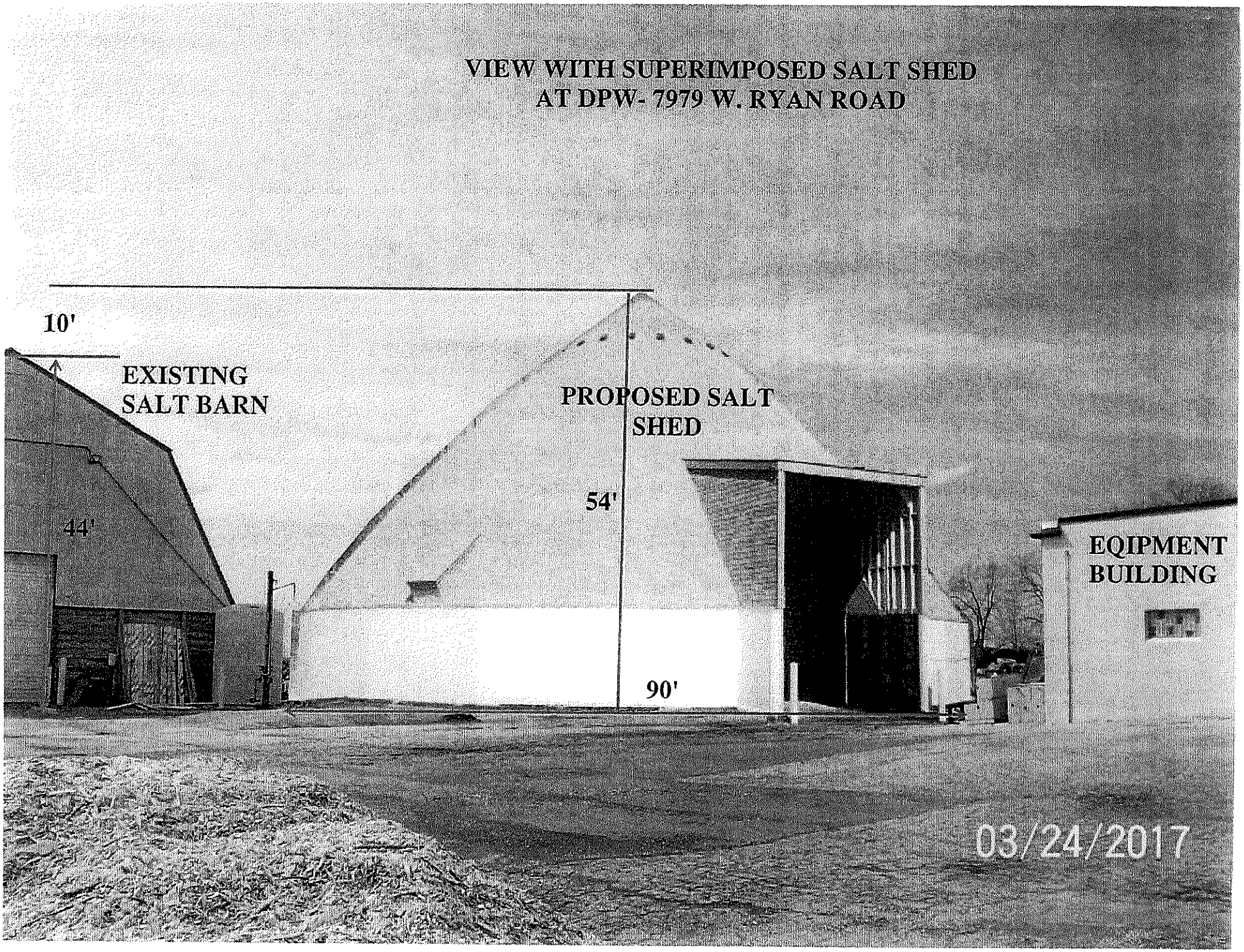
ADDITIONAL BUILDING AT DEPARTMENT OF PUBLIC WORKS
SALT STORAGE FACILITY
7979 WEST RYAN ROAD FRANKLIN

GIS_DATA.DBO.PLANIMETRIC selection
EDGE OF PAVEMENT
Exist. Fence
P-Fence
GIS_DATA.DBO.ROW
GIS_DATA.DBO.PROPERTY
PROPOSED SALT SHED

N

SCALE: 1" = 40'

3/3


VIEW WITH SUPERIMPOSED SALT SHED
AT DPW- 7979 W. RYAN ROAD
10'
EXISTING
SALT BARN
44'
PROPOSED SALT
SHED
54'
90'
EQIPMENT
BUILDING
03/24/2017

GENERAL NOTES:

GENERAL

ALL WORKMANSHIP EXCEPT WHERE NOTED OTHERWISE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADOPTED BUILDING CODE STANDARD OF THE AREA WHERE THE STRUCTURE IS LOCATED.
GROUND SNOW/DRIFT SHALL NOT BE ALLOWED TO PILE UP AGAINST THE WOOD DOME STRUCTURE.
STORED MATERIAL SHALL NOT BE ALLOWED TO PILE UP AGAINST THE WOOD DOME STRUCTURE.

FOUNDATION

CONCRETE IN THE FOUNDATION WALL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 4,000 psi, AIR-ENTRAINED.
THE INTERIOR SURFACES OF THE CONCRETE WALL SHALL RECEIVE TWO APPLICATIONS OF A PROTECTIVE COATING OF A MIXTURE CONSISTING OF A 50% EACH MINERAL SPIRITS AND BOILED LINSEED OIL, OR EQUIVILENT. MIXTURE MAY BE BRUSHED, SPRAYED, OR ROLLED.
REINFORCED STEEL SHALL BE INTERMEDIATE GRADE DEFORMED ASTM-A615-(LATEST ISSUED) GRADE 60.

WOOD

ALL MATERIALS SHALL CONFORM TO AMERICAN SOFTWOOD LUMBER STANDARD PS-20-(LATEST ISSUED), OR CANADIAN EQUIVALENT.
LUMBER SHALL BE DRY #2 OR BETTER, S.P.F. OR BETTER, UNLESS OTHERWISE NOTED.
PRE-FAB PANEL PLYWOOD SHALL BE 1/2" THICK, EXPOSURE 1 GRADE, APA RATED AND CONFORM TO PS-1-(LATEST) OR CANADIAN EQUIVALENT.
PANEL FRAMING MEMBERS SHALL BE PLANED SO AS TO MEET FLUSH WITH THE PLYWOOD SHEATHING.
PLYWOOD EDGES SHALL BE PLANED SO AS TO BUTT AGAINST THE EDGES OF ADJOINING PLYWOOD.
PRE-FAB PANEL PLYWOOD SHALL BE GLUED TO THE PANEL FRAMEWORK AND STAPLED WITH 1 3/4" STAPLES AT 4" O.C. MAXIMUM.
PRE-FAB PANEL ADHESIVE SHALL BE OF A WATERPROOF TYPE RESORCINOL RESIN ADHESIVE APPLIED AND FACTORY CURED IN ACCORDANCE WITH THE GLUE MANUFACTURERS INSTRUCTIONS.
SILL PLATES SHALL BE PRESERVATIVE TREATED LUMBER.

HARDWARE

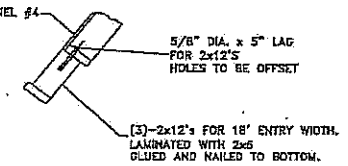
BOLTS SHALL BE HOT DIP GALVANIZED 5/8" DIA. MACHINE BOLTS WITH 2 3/4" SQUARE X 3/16" THICK WASHERS.
NAILS FOR FRAMING SHALL BE 3 1/4" GALVANIZED SCREW OR RING SHANK NAILS.
STEEL SHALL CONFORM TO ASTM-A36 UNLESS NOTED OTHERWISE.

ROOFING

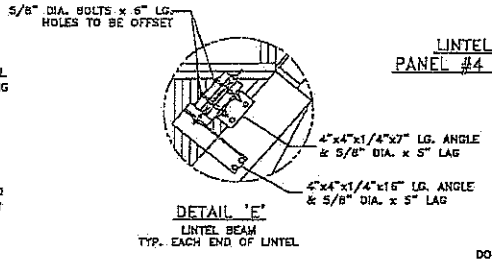
ROOFING MATERIAL SHALL BE ASPHALT 3 TAB SHINGLES WITH MANUFACTURER'S, MINIMUM 25 YEARS WARRANTY, INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS OVER FELT UNDERLAYMENT PER CODE.
FLASHING SHALL BE MINIMUM .025" ALUMINUM, APPLIED WHERE INDICATED ON THE DRAWING.

DESIGN LOADS:

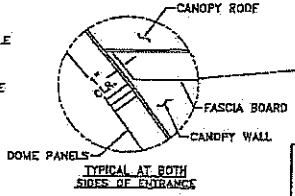
GROUND SNOW LOAD: 35 P.S.F.
WINDSPEED DESIGN: 115 M.P.H.



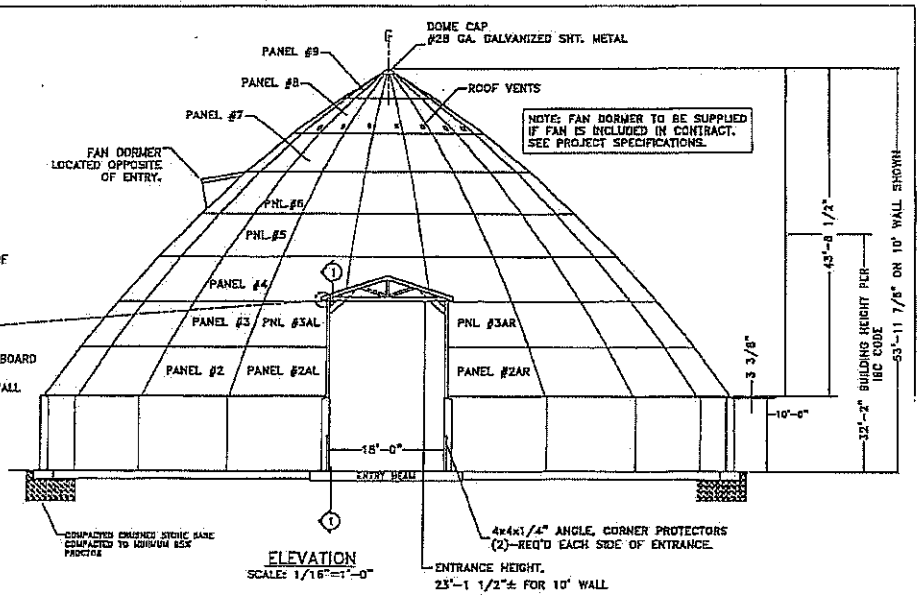
LINTEL CONNECTION TO PANEL #4 @ CENTER OF ENTRY



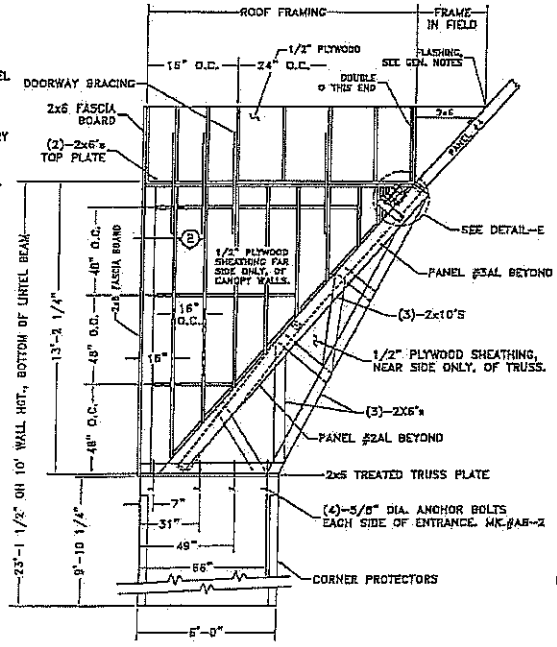
DETAIL 'E'
LINTEL BEAM
TYP. EACH END OF LINTEL



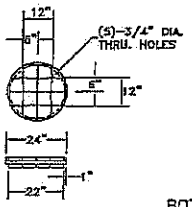
TYPICAL AT BOTH SIDES OF ENTRANCE



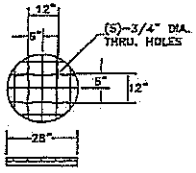
ELEVATION
SCALE: 1/16"=1'-0"



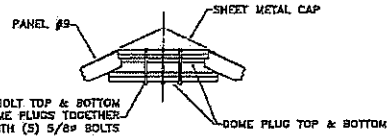
SECTION 1
LEFT SIDE OF ENTRANCE SHOWN, RIGHT SIDE SIMILAR BUT OPPOSITE HAND.
NOTE: 2-PANEL TRUSS SHOWN.
SCALE: 3/16"=1'-0"



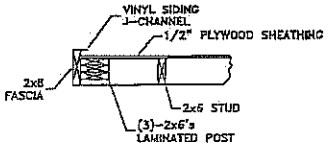
TOP DOME PLUG
3-LAYERS OF 2x6 LAMINATED, NAILED TO PANEL RIBS



BOTTOM DOME PLUG
2-LAYERS OF 2x6 & 1/2" PLYWOOD ON BOTTOM LAMINATED & BOLTED TO TOP PLUG



DOME PLUG DETAIL
NOTE:
PANEL #9 OR PANELS #8 & #9 MAY BE ASSEMBLED ON THE GROUND AND LIFTED INTO PLACE.



SECTION 2
CANOPY WALL

REV	DESCRIPTION	DATE
1		

DOME CORP. OF NORTH AMERICA
5450 EAST RD., SAGINAW, MICHIGAN

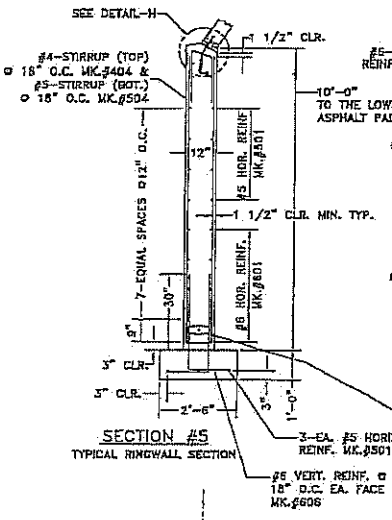
R-90 FT. DIA., 20 - SIDED DOME
FRONT ELEVATION AND GENERAL NOTES

FOR
CITY OF FRANKLIN
WISCONSIN

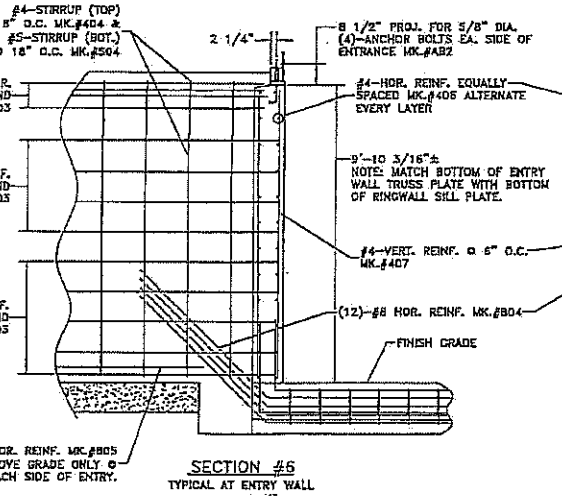
SCALE:	DATE:	CONTRACT NO:	DRAWING NO:
1/16"=1'-0"	5-2-2017	3355-17A	D1

DESIGNED: HJO
DRAWN: MTS
PROJECT ENG: HJO

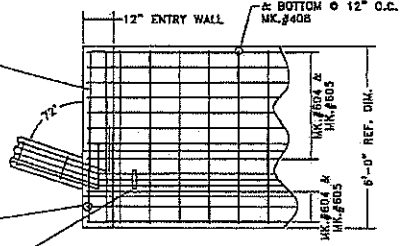
NOTE: SILL PLATES ARE THE TEMPLATE FOR BUILDING PANELS. THEY ARE NOT TO BE CUT OR ALTERED IN ANYWAY.



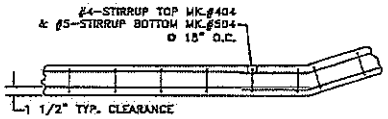
SECTION #5
TYPICAL RINGWALL SECTION



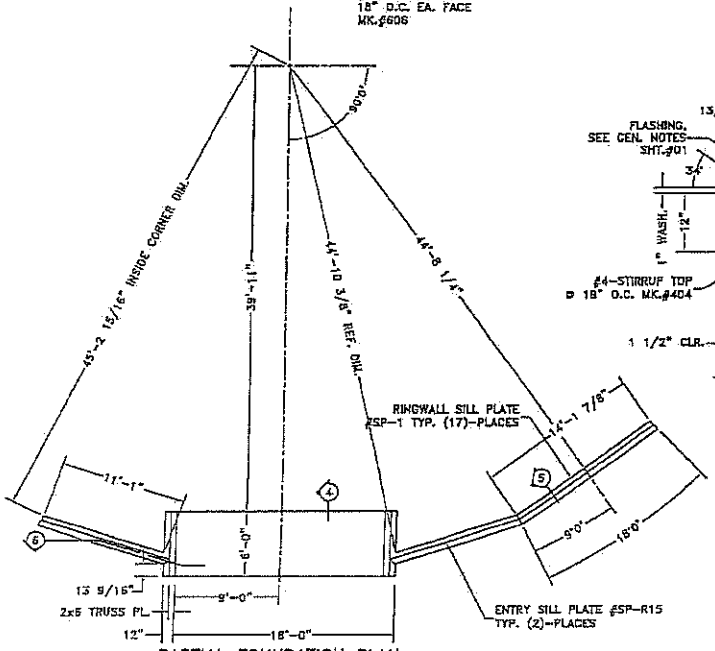
SECTION #6
TYPICAL AT ENTRY WALL



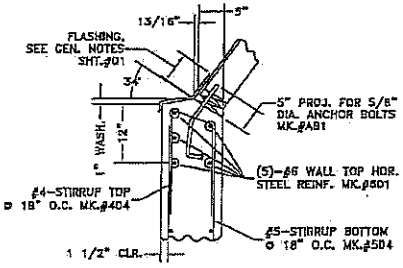
PARTIAL ENTRY PLAN VIEW
LEFT SIDE



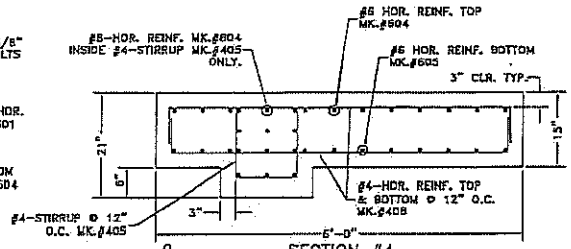
TYPICAL WALL DETAIL



PARTIAL FOUNDATION PLAN



DETAIL-H

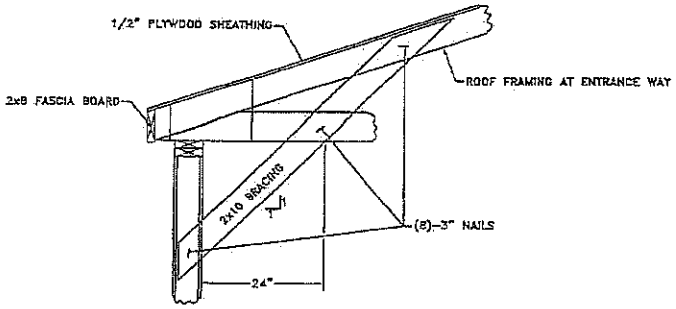


SECTION #4
ENTRY SLAB

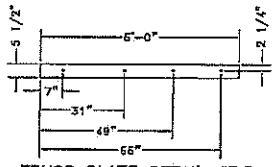
DOME CORP. OF NORTH AMERICA
5450 EAST RD., SAGINAW, MICHIGAN

R-90 FT. DIA., 20 - SIDED DOME
FOUNDATION DETAILS AND STEEL CHART
10' FT. WALL HEIGHT WITH 18' WIDE ENTRANCE
FOR
CITY OF FRANKLIN
WISCONSIN

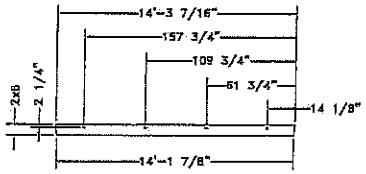
DESIGNED: HJD	DRAWN: MTS	PROJECT ENG: HJD
SCALE: 1/16"=1'-0"	DATE: 5-2-2017	CONTRACT NO: 3355-17A	DRAWING NO: D2



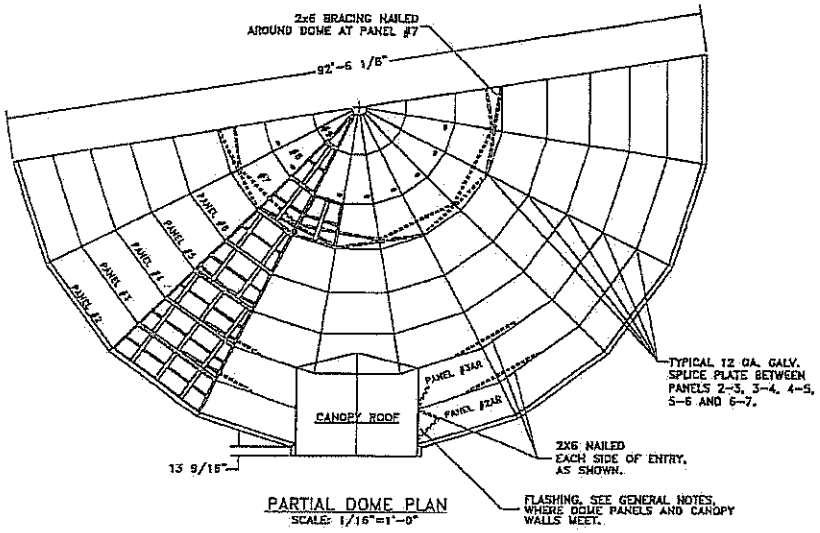
DOORWAY BRACING
SEE SECTION-3 FOR LOCATION



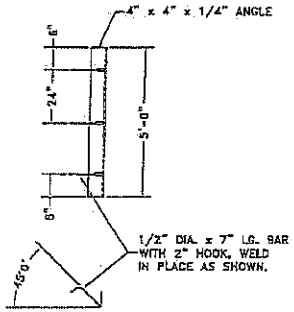
TRUSS PLATE DETAIL #T.P.



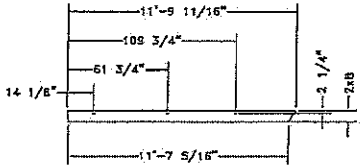
SILL PLATE DETAIL #SP-1



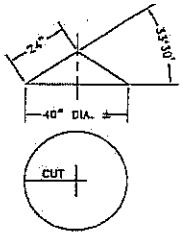
PARTIAL DOME PLAN
SCALE: 1/16"=1'-0"



CORNER PROTECTOR DETAIL



SILL PLATE DETAIL #SP-R18
SILL PLATE #SPL-18 IS SIMILAR, BUT OPPOSITE HAND
USE THIS SILL PL. FOR 18 FT. WIDE ENTRY



DOME CAP DETAIL
28 GA. GALVANIZED SHT. METAL

NOTE: SILL PLATES ARE THE TEMPLATE FOR BUILDING PANELS. THEY ARE NOT TO BE CUT OR ALTERED IN ANY WAY.

REV	DESCRIPTION	DATE
1		

DOME CORP. OF NORTH AMERICA
5450 EAST RD., SAGINAW, MICHIGAN

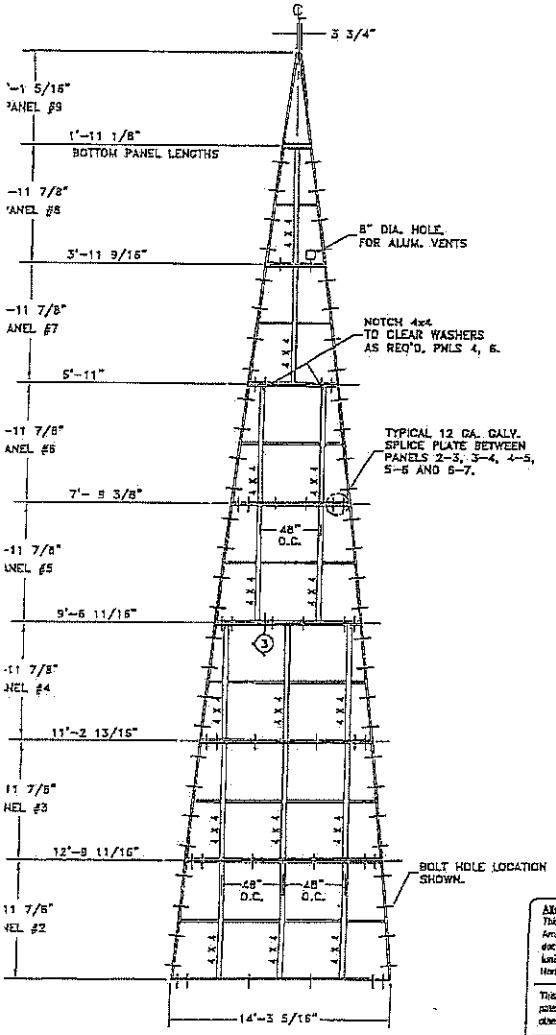
R-90 FT. DIA., 20 - SIDED DOME
PLAN VIEW AND SILL PLATES DETAILS

FOR
CITY OF FRANKLIN
WISCONSIN

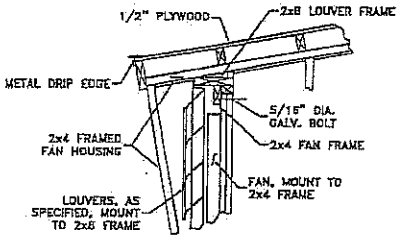
SCALE:	DATE:	CONTRACT NO:	DRAWING NO:
1/16"=1'-0"	5-2-2017	3355-17A	D3

DESIGNED: HJD
DRAWN: MTS
PROJECT ENG: HJD

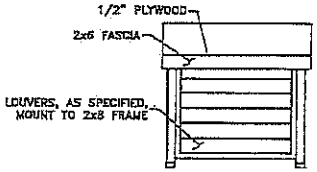
NOTES:
1. ALL PANEL FRAME MEMBERS ARE 2x6's UNLESS NOTED OTHERWISE.
2. PLYWOOD, 1/2" MINIMUM THICKNESS.
3. DIMENSIONS SHOWN ARE OUT TO OUT OF PLYWOOD.



DEVELOPED ELEVATION
SCALE: 1/4"=1'-0"

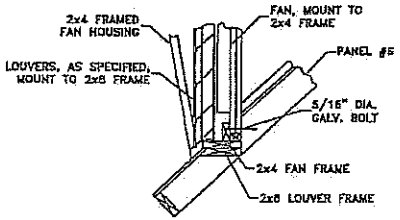


DETAIL 'A'
JAMB AT FAN HOUSING

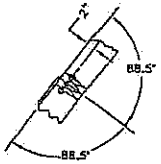


ELEVATION AT FAN HOUSING
SEE DETAILS A & B

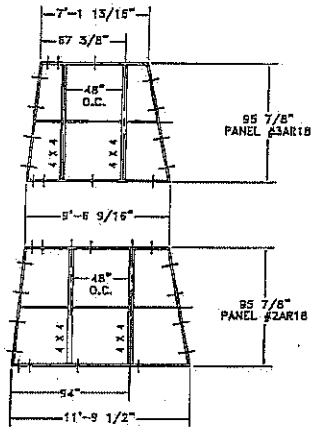
NOTE: FAN DORMER TO BE SUPPLIED IF FAN IS INCLUDED IN CONTRACT. SEE PROJECT SPECIFICATIONS.



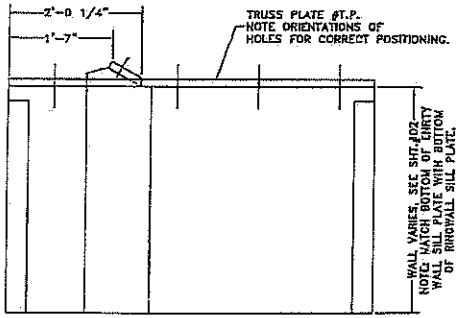
DETAIL 'B'
AT FAN HOUSING



SECTION 3



HALF PANELS FOR 18' ENTRY
NOTE: PANELS, #2AR18, #3AR18 ARE SIMILAR, BUT OPPOSITE HAND.



LEFT SIDE OF ENTRY WALL

REV	DESCRIPTION	DATE
1		

DOME CORP. OF NORTH AMERICA
5450 EAST RD., SAGINAW, MICHIGAN

R-90 FT. DIA., 20 - SIDED DOME
PANELS DETAILS AND FAN DORMER DETAILS

FOR
CITY OF FRANKLIN
WISCONSIN

SCALE:	DATE:	CONTRACT NO:	DRAWING NO:
1/8"=1'-0"	5-2-2017	3355-17A	D4

DESIGNED: HJD
DRAWN: MTB
PROJECT ENG. HJD

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2017 - _____

A RESOLUTION AWARDING CONTRACT TO DOME CORPORATION OF NORTH AMERICA IN THE AMOUNT OF $271,160.00 FOR THE DPW SALT STORAGE FACILITY

WHEREAS, the City of Franklin advertised and solicited bids for the delivery and construction of a Salt Storage Facility at the DPW; and

WHEREAS, one (1) bid was received; and

WHEREAS, the bidder was Dome Corporation of North America with a bid of $271,160.00; and

WHEREAS, Dome Corporation of North America is a qualified public works contractor; and

WHEREAS, it is in the best interest of the City as recommended by the City's staff to award the contract at the total base bid of $271,160.00 to Dome Corporation of North America.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, that Dome Corporation of North America be awarded the contract for the DPW Salt Storage Facility.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute a contract with Dome Corporation of North America on behalf of the City.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017 by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 07/18/17
REPORTS & RECOMMENDATIONS	REQUEST FROM THE PARKS COMMISSION FOR THE COMMON COUNCIL TO PURSUE FURTHER DEVELOPMENT OF PLEASANT VIEW NEIGHBORHOOD PARK INCLUDING A PAVILION, VOLLEYBALL COURT, BASKETBALL COURT AND INSTALLATION OF PLAYGROUND EQUIPMENT PREVIOUSLY PURCHASED BY THE CITY (4620 WEST EVERGREEN STREET)	G.15.

At the regular meeting of the Parks Commission on June 12, 2017, the following action was approved: move to recommend the Common Council pursue further development of Pleasant View Neighborhood Park including a pavilion, volleyball court, basketball court, and installation of playground equipment previously purchased by the City.

At the May 19, 2015 Common Council meeting, the following action was approved: move to authorize staff to order and issue payment of the following playground equipment for a future mini-park: Minnesota/Wisconsin Playground proposal D741E / Option One at a cost of $50,000 with said authorization constituting an "Approved Project" expenditure from the Park Development appropriation.

The 2017 Adopted Budged has designated $410,000 for the design and construction of a pavilion at Pleasant View Neighborhood Park. However, there is no budget line item for the volleyball court or basketball court identified on the Pleasant View Neighborhood Park Site Plan. Therefore, these items would require repurposing funds from another park project through a budget amendment. Staff recommends repurposing funds from the Mahr Woods Special Park land acquisition budget item for the Pleasant View volleyball court and basketball court. Mahr Woods was protected via a Conservation Easement as part of the Interstate Partners project at South 27th Street & West Oakwood Road, thus negating the need for a Special Park at that location.

COUNCIL ACTION REQUESTED

A motion to direct Staff to find an architect to scope the pavilion project and prepare a project budget for the Council's review and approval for a pavilion similar to the Vernon Barg Pavilion in Lions Legend Park.

And

A motion to direct the Director of Finance to create a budget amendment for the Pleasant View Neighborhood Park volleyball court and basketball court.

And

A motion to direct Staff to install the Minnesota/Wisconsin Playground proposal D741E / Option One playground equipment previously purchased by the City for a "future mini-park" at Pleasant View Neighborhood Park and pursue the development of the volleyball court and basketball court at Pleasant View Neighborhood Park.

Or

A motion to take action on the above item as the Common Council deems appropriate.

Department of City Development: OPS

ENGINEERING SERVICES FOR SOUTHBROOK CHURCH TRAIL		Alderwoman S. Mayer moved to direct the City Engineer to return with contract for engineering services for the Southbrook Church Trail, W. St. Martins Road to W. Allwood Drive (approximately 1,450 linear feet). Seconded by Alderman D. Mayer. All voted Aye; motion carried.
PARK DEV./IMPACT FEE EXPENDITURE OPTIONS	G.6.c.	No action was necessary on the park development and park impact fee expenditure options.
ORDER AND ISSUE PAYMENT FOR PLAYGROUND EQUIPMENT	G.6.d.	Upon recommendation of the Parks Commission and in accordance with the quote received and as anticipated in the Comprehensive Outdoor Recreation Plan and the 2015 Annual Budget, Alderman D. Mayer move to authorize staff to order and issue payment for the following playground equipment for a future mini-park: Minnesota/Wisconsin Playground proposal D7417E / Option One at a cost of $50,000 with said authorization constituting an "Approved Project" expenditure from the Park Development appropriation. Seconded by Alderman Dandrea. All voted Aye; motion carried.
ORD. 2014-2177 AMENDING 2015 ADOPTED BUDGET PARK DEVELOPMENT PROJECTS	G.6.e.	Alderman Schmidt moved to adopt Ordinance No. 2015-2177, AN ORDINANCE TO AMEND ORDINANCE NO. 2014-2152, AN ORDINANCE ADOPTING THE 2015 ANNUAL BUDGETS FOR THE CAPITAL IMPROVEMENT AND DEVELOPMENT FUNDS FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2015, TO AMEND THE INTENT OF THE CAPITAL IMPROVEMENT FUND APPROPRIATIONS FOR CERTAIN PARK DEVELOPMENT PROJECTS AND TO AMEND THE DEVELOPMENT FUND APPROPRIATION FOR TRANSFERS TO THE CAPITAL IMPROVEMENT FUND FOR PARK PROJECTS. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried. Alderman Dandrea moved to authorize the full appropriation for Park Development as an "Approved Project" as structured in the 2015 Annual Budget document. Seconded by Alderwoman Evans. All voted Aye; motion carried.
MARKET SQUARE PARK RESTROOMS	G.6.f.	Alderwoman S. Mayer motion to refer the restroom facility at Market Square Park (11230 W. Church Street) to Parks Commission and allow Alderman of District to guide this project and return at the discretion of Alderman of District. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

Park projects included in the Capital Improvement Fund for 2017 that are eligible for Park Impact Fee funding resources are:

Capital Projects Adopted for 2017:	**Project Cost**	**Impact Fee Use**
Pleasant View Park Pavilion	$410,000	$192,700
Acquisition of Neighborhood Park land	$298,109	$140,111
Acquisition of land for Mini Park 3, 4	$ 90,336	$ 38,844
River Park bridge & trail	$425,000	$263,500
Pleasant View Trail development	18,000	$11,160
Mahr Woods Special Park land acquisition	$451,680	$162,605
Land acquisition for Southwest Park	$3,011,200	$1,084,032
Dedication of Greenseems land to Parks		$886,773
Total	$4,704,326	$2,779,725

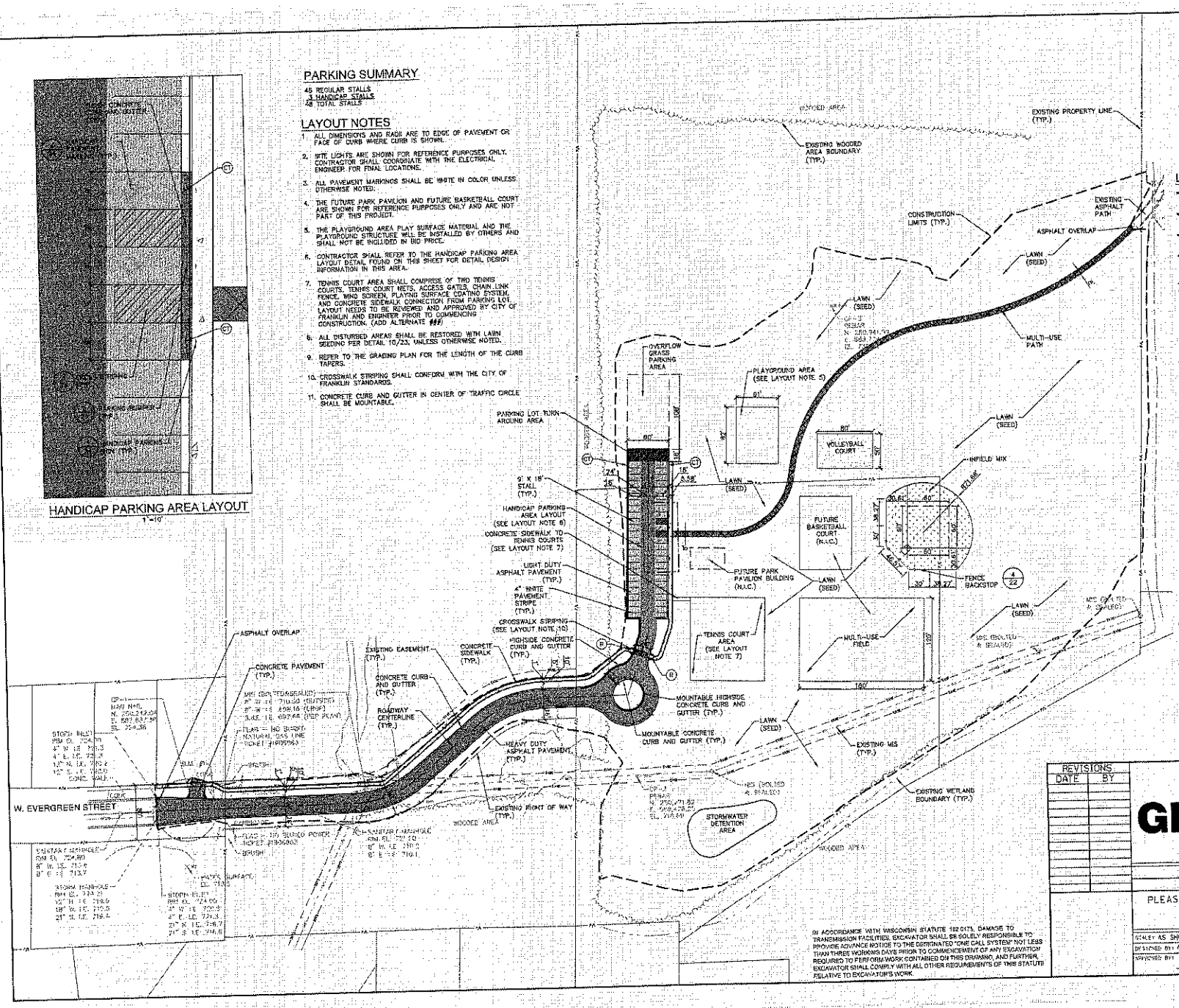
HANDICAP PARKING AREA LAYOUT
1"=10'

PARKING SUMMARY

45 REGULAR STALLS
3 HANDICAP STALLS
48 TOTAL STALLS

LAYOUT NOTES

1. ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT OR FACE OF CURB WHERE CURB IS SHOWN.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER FOR FINAL LOCATIONS.
3. ALL PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED.
4. THE FUTURE PARK PAVILION AND FUTURE BASKETBALL COURT ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT PART OF THIS PROJECT.
5. THE PLAYGROUND AREA PLAY SURFACE MATERIAL AND THE PLAYGROUND STRUCTURE WILL BE INSTALLED BY OTHERS AND SHALL NOT BE INCLUDED IN BID PRICE.
6. CONTRACTOR SHALL REFER TO THE HANDICAP PARKING AREA LAYOUT DETAIL FOUND ON THIS SHEET FOR DETAIL DESIGN INFORMATION IN THIS AREA.
7. TENNIS COURT AREA SHALL COMPRISE OF TWO TENNIS COURTS, TENNIS COURT NETS, ACCESS GATES, CHAIN LINK FENCE, WIND SCREEN, PLAYING SURFACE COATING SYSTEM, AND CONCRETE SIDEWALK CONNECTION FROM PARKING LOT. LAYOUT NEEDS TO BE REVIEWED AND APPROVED BY CITY OF FRANKLIN AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION. (ADD ALTERNATE ###)
8. ALL DISTURBED AREAS SHALL BE RESTORED WITH LAWN SEEDING PER DETAIL 10/23, UNLESS OTHERWISE NOTED.
9. REFER TO THE GRADING PLAN FOR THE LENGTH OF THE CURB TAPERS.
10. CROSSWALK STRIPING SHALL CONFORM WITH THE CITY OF FRANKLIN STANDARDS.
11. CONCRETE CURB AND GUTTER IN CENTER OF TRAFFIC CIRCLE SHALL BE MOUNTABLE.



LEGEND

- CONCRETE CURB AND GUTTER (1/23)
- HIGHSIDE CONCRETE CURB AND GUTTER (2/23)
- FLUSH CONCRETE CURB AND GUTTER (3/23)
- MOUNTABLE CONCRETE CURB AND GUTTER (2/22)
- MOUNTABLE HIGHSIDE CONCRETE CURB AND GUTTER (3/22)
- HEAVY DUTY ASPHALT PAVEMENT (5/23)
- LIGHT DUTY ASPHALT PAVEMENT (6/23)
- ASPHALT OVERLAP (11/23)
- CONCRETE PAVEMENT (7/23)
- CONCRETE SIDEWALK PAVEMENT (8/23)
- MULTI-USE PATH PAVEMENT (9/23)
- VOLLEYBALL COURT (12/23)
- INFIELD MIX (13/23)
- (R) SIDEWALK RAMP WITH TRUNCATED DOME PANELS (6/24) (7/24)
- (CT) CURB TAPER (SEE LAYOUT NOTE 9) (4/23)
- CONSTRUCTION LIMITS
- (N.I.C.) – NOT IN CONTRACT

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN MAY 2014. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET 01 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

REVISIONS	
DATE	BY

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CITY OF FRANKLIN, WI

PLEASANT VIEW PARK AND W. EVERGREEN STREET
SITE LAYOUT PLAN

SCALE: AS SHOWN	JOB NO.: 20140160.00	DATE: 06/06/14
DESIGNED BY: AS	DRAWN BY: CTS	CHECKED BY: MHP
APPROVED BY:	XX/XX/XX	04 OF XX

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
slw		7/18/2017
REPORTS AND RECOMMENDATIONS	Fire Department is seeking Common Council endorsement of the Dive Squad.	ITEM NUMBER G.16.

The Fire Department is seeking the Common Council's endorsement of its Dive team. A Dive rescue capability has existed sporadically and in various forms within the Department since at least the 1970s. Following a drowning incident in 2010, Department management and a core group of volunteer members committed to maintaining an active and capable dive response in order to perform an actual "rescue" of a viable patient during the first few critical minutes of a submersion incident, rather than relying on another agency to respond in order to perform a "recovery" of a non-viable victim.

This initial team consisted of volunteers and the department relied significantly on donated and second-hand gear. Over the past seven years, under the leadership of Lieutenant Shawn Ganser, the team has rapidly evolved into a highly-capable and extremely well-trained unit. Lt. Ganser has cultivated working relationships with premier public safety dive teams throughout the country, and the team routinely trains and works with the Milwaukee Fire Departments Dive squad. The team is respected throughout the region and has been activated to respond outside of Franklin on several occasions. In 2015 squad members were able to locate and recover the body of a missing boater in Wind Lake, providing closure to family members.

As industry standards for public safety diving evolve, and as the team and Department continue to strive to adopt industry "best practices," maintaining the squad is likely to incur marginal additional operating expenses. Pending NFPA standards recommend dry suits to minimize exposure to contaminants and "hard line" communication systems - both of which will be cost factors in themselves, but will also require additional training/certification for team members.

At this time, the Department is only seeking the endorsement of the Common Council, based on demonstrated value to the City and region, and is not seeking to make any specific budget requests contingent upon that endorsement. Any future budget requests related to dive team equipment and training would be presented to the Mayor and Council in the context of its overall priority within Department operations as a whole. Endorsement of this team therefore does not equate to directly funding any specific future request.

The Fire Chief believes that maintaining the Department's dive capability provides an "insurance policy" to the community against these high risk events. Endorsement of the team by the Common Council would allow the Department to move forward in planning, budgeting, and training, with greater certainty. The Chief further believes that endorsement of the team would recognize the accomplishments and value that the team and its individual team members have provided on a voluntary basis thus far.

COUNCIL ACTION REQUESTED

Request Council endorsement of the Franklin Fire Department's Dive Rescue squad, allowing the Department to plan and budget for its operation with greater certainty.

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
slw		7/18/2017
REPORTS AND RECOMMENDATIONS	Request Common Council approval to allow the Fire Department to dispose of various pieces of decommissioned firefighting equipment by selling them at auction.	ITEM NUMBER G.17.

The Fire Department is seeking council approval to dispose of miscellaneous pieces if de-commissioned and/or obsolete firefighting equipment by selling them on an on-line auction website.

This equipment includes ventilation fans, ladders, hose appliances, valves, and nozzles that are past their service life; and that are no longer needed or viable for backup or training use.

The Fire Department proposes selling the items on the online auction site wisconsinsurpluss.com , with any funds recovered being credited to the Capital Outlay Fund. Staff recommends approval.

COUNCIL ACTION REQUESTED

Motion to approve Fire Department request to dispose of several items of decommissioned and/or obsolete firefighting equipment, with proceeds credited to the Capital Outlay Fund.

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		7/18/17
REPORTS & RECOMMENDATIONS	**Authorization For The Department Of Public Works To Sell Surplus Equipment**	ITEM NUMBER G.18.

At the April 11, 2017 Board of Public Works meeting board members authorized staff to post for sale the following surplus Public Works Equipment:

1. Unit #746, a 1999 Ford F450 4 X 4 mini dump with snow plow
2. Unit #29, a 1991 Ingersoll Rand 575T Self Propelled Paver
3. Unit #30, a 1999 Graco 3800 Line Lazer Pavement Striper.

Staff has posted each unit for sale on Wisconsin Surplus, an online auction surplus website (www.wisconsinsurplus.com). There is no cost to the seller. The auction will close on July 18, 2017 at 10:00a.m.. Staff will then review the highest bid for each item and make a recommendation to Council. The recommendation, along with a request for authorization to sell the surplus equipment, will be distributed at the July 18th, 2017 Common Council meeting.

COUNCIL ACTION REQUESTED

Authorization for staff to accept the highest bids received on the Wisconsin Surplus auction website and sell the above surplus equipment (per the recommendation to be distributed at the meeting).

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