

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">09/18/18</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (MICHAEL E. ZIMMERMAN, PARTNER, ROC VENTURES, LLC/ZIM- MAR PROPERTIES, LLC, APPLICANTS) (APPROXIMATELY 7220 SOUTH BALLPARK DRIVE)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.3.</i></p>

At its September 6, 2018 meeting the Plan Commission recommended approval of a resolution conditionally approving a 3 lot certified survey map, being Lot 3 and 4 of Certified Survey Map No. 9042 and lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC, Applicants) (Approximately 7220 South Ballpark Drive).

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2018-_____, a resolution conditionally approving a 3 lot certified survey map, being Lot 3 and 4 of Certified Survey Map No. 9042 and lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC, Applicants) (Approximately 7220 South Ballpark Drive).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of September 6, 2018

Certified Survey Map

RECOMMENDATION: City Development staff recommends approval of the Certified Survey Map, subject to the conditions of approval in the attached draft Resolution.

Project Name:	Ballpark Commons CSM (revised south)
Project Address:	7900 W. Crystal Ridge Drive and vicinity
Applicants:	Mike Zimmerman and Greg Marso
Property Owners:	Zim-Mar Properties LLC, and BPC County Land LLC
Current Zoning:	PDD No. 37 and FW Floodway District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Ballpark Commons/The Rock and single-family residential to the north and single-family zoned land to the south, east and west
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed certified survey map.

PROJECT DESCRIPTION/ANALYSIS

On August 8, 2018, the applicant filed a Certified Survey Map Application requesting approval to create three new lots by subdividing Lot 3 and Lot 4 of CSM No. 9042 and further combining those lands with land recently acquired from the Wisconsin Department of Transportation consisting of portions of Old Loomis Road right-of-way.

Lot 1 of the proposed CSM has an area of 3.1217 acres, Lot 2 has an area of 5.7396 acres, and Lot 3 has an area of 3.4844 acres. Lot 1 is reserved for future development, Lot 2 will consist of the approved senior living and memory care facility and Lot 3 will contain one of the four previously approved apartment buildings (B-4).

As these properties were recently subject to a certified survey map earlier this year, natural resource protection standards, zoning and technical issues have all been addressed. The CSM also reflects recent changes to utility locations. In regards to a revised water main location on Lot 2, *staff is recommending that the minimum width of that water main easement be at least 20-feet and include any required fire hydrants.* Additionally, any Milwaukee County comments will still need to be satisfied prior to recording.

RECOMMENDATION:

City Development staff recommends approval of the Certified Survey Map, subject to the conditions of approval in the attached draft Resolution

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2018-_____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (MICHAEL E. ZIMMERMAN, PARTNER, ROC VENTURES, LLC/ZIM-MAR PROPERTIES, LLC, APPLICANTS)
(APPROXIMATELY 7220 SOUTH BALLPARK DRIVE)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being Lot 3 and 4 of Certified Survey Map No. 9042 and lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the properties located at approximately 7220 South Ballpark Drive, bearing the following Tax Key Nos.: Lot 1: 754-9000-001, Lot 2: 754-9000-002, Lot 3: 754-9000-003 and Lot 4: 754-9000-004, Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC, applicants; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof 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 certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

MICHAEL E. ZIMMERMAN, PARTNER, ROC VENTURES, LLC/ZIM-MAR
PROPERTIES, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2018-_____

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3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC, successors and assigns, and any developer of the Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC 3 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC and the 3 lot certified survey map project for the property located at approximately 7220 South Ballpark Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, ZIM-MAR Properties, LLC, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, ZIM-MAR Properties, LLC, with the Office of the Register of Deeds for Milwaukee County.

MICHAEL E. ZIMMERMAN, PARTNER, ROC VENTURES, LLC/ZIM-MAR
PROPERTIES, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2018-_____

Page 3

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

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

APPROVED:

Stephen R. Olson, Mayor

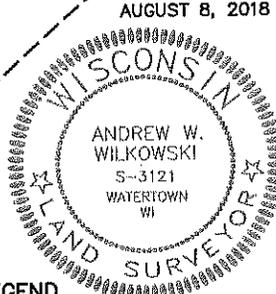
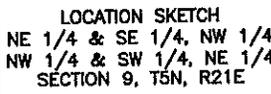
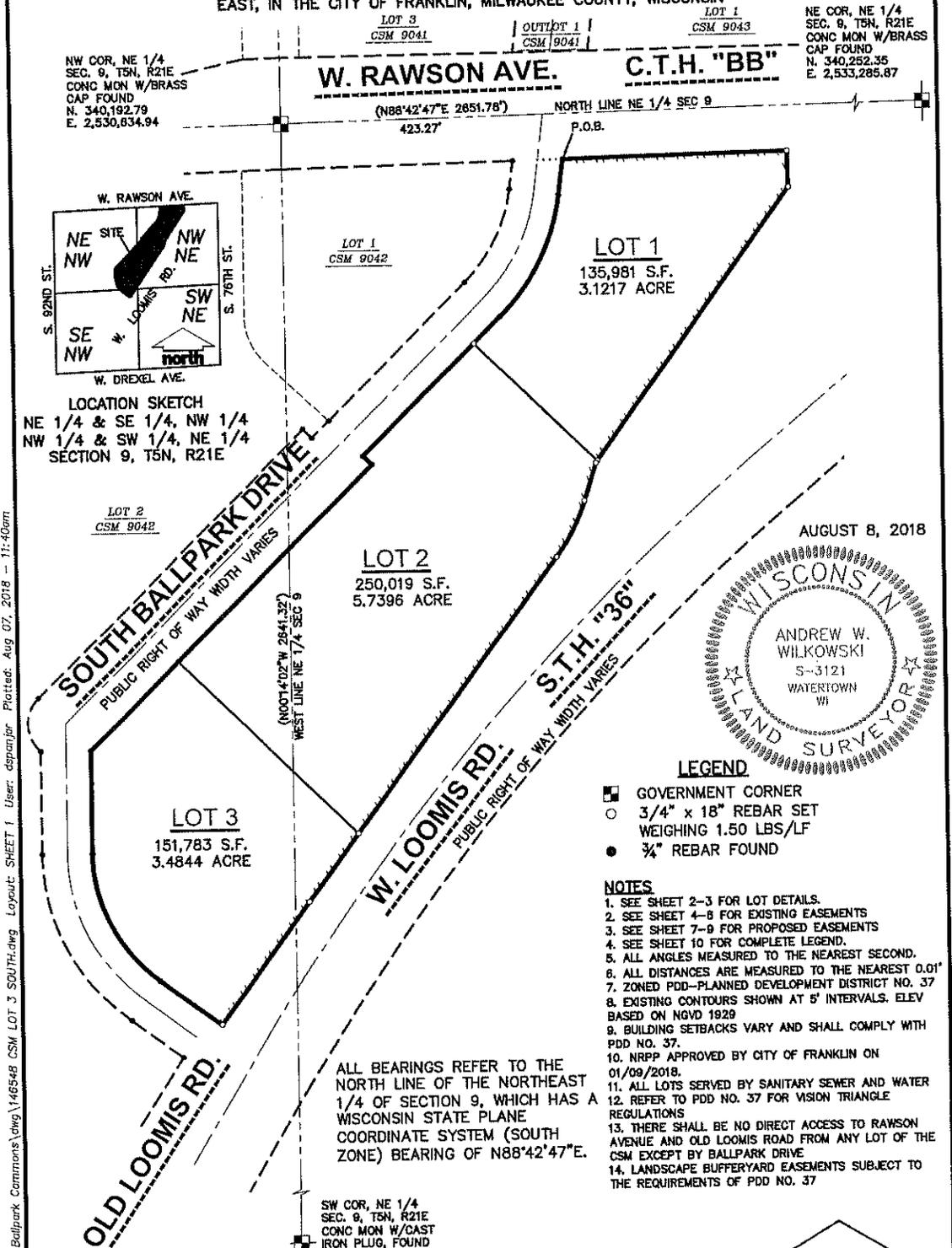
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



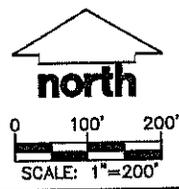
- LEGEND**
- GOVERNMENT CORNER
 - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/LF
 - 3/4" REBAR FOUND

- NOTES**
1. SEE SHEET 2-3 FOR LOT DETAILS.
 2. SEE SHEET 4-8 FOR EXISTING EASEMENTS
 3. SEE SHEET 7-9 FOR PROPOSED EASEMENTS
 4. SEE SHEET 10 FOR COMPLETE LEGEND.
 5. ALL ANGLES MEASURED TO THE NEAREST SECOND.
 6. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01'
 7. ZONED PDD-PLANNED DEVELOPMENT DISTRICT NO. 37
 8. EXISTING CONTOURS SHOWN AT 5' INTERVALS. ELEV BASED ON NGVD 1929
 9. BUILDING SETBACKS VARY AND SHALL COMPLY WITH PDD NO. 37.
 10. NRPP APPROVED BY CITY OF FRANKLIN ON 01/09/2018.
 11. ALL LOTS SERVED BY SANITARY SEWER AND WATER
 12. REFER TO PDD NO. 37 FOR VISION TRIANGLE REGULATIONS
 13. THERE SHALL BE NO DIRECT ACCESS TO RAWSON AVENUE AND OLD LOOMIS ROAD FROM ANY LOT OF THE CSM EXCEPT BY BALLPARK DRIVE
 14. LANDSCAPE BUFFERYARD EASEMENTS SUBJECT TO THE REQUIREMENTS OF PDD NO. 37

ALL BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) BEARING OF N88°42'47"E.

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

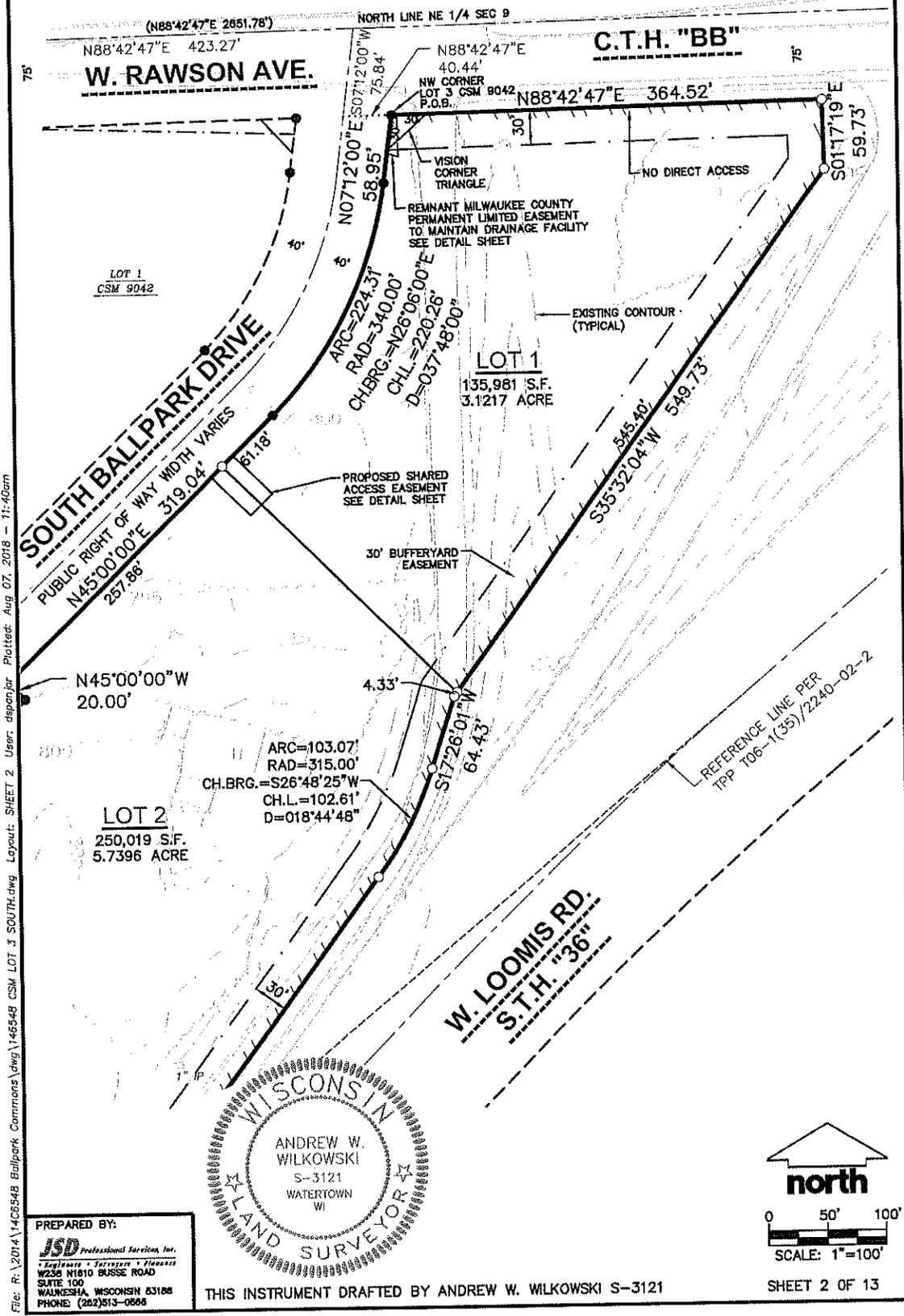
SURVEYED BY: JSD Professional Services, Inc. 146548 Ballpark Commons.dwg 146548 CSM LOT 3 SOUTH.dwg W238 N1810 BUSSE ROAD SUITE 100 WALKESHA, WISCONSIN 53188 PHONE: (262)513-0666	OWNER & SUBDIVIDER: ZIM-MAR PROPERTIES, LLC 510 WEST KILBOURN AVE. MILWAUKEE, WI 53202	PROJECT NO: <u>14-6548</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>1 OF 13</u>	SURVEYED BY: <u>JSD, INC</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>JLJ</u>
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CERTIFIED SURVEY MAP NO. _____

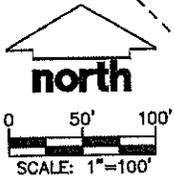
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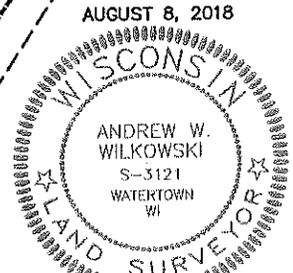
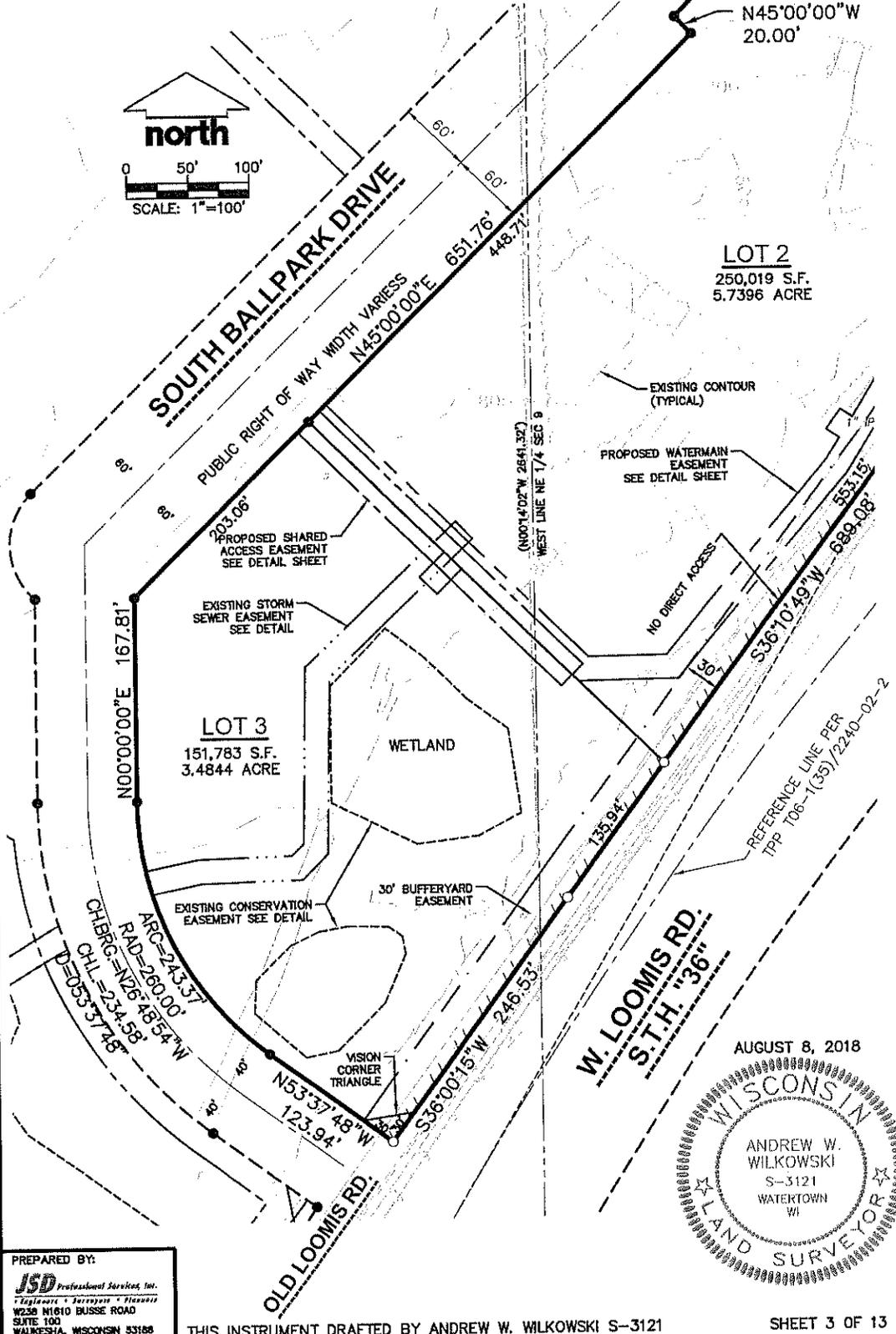
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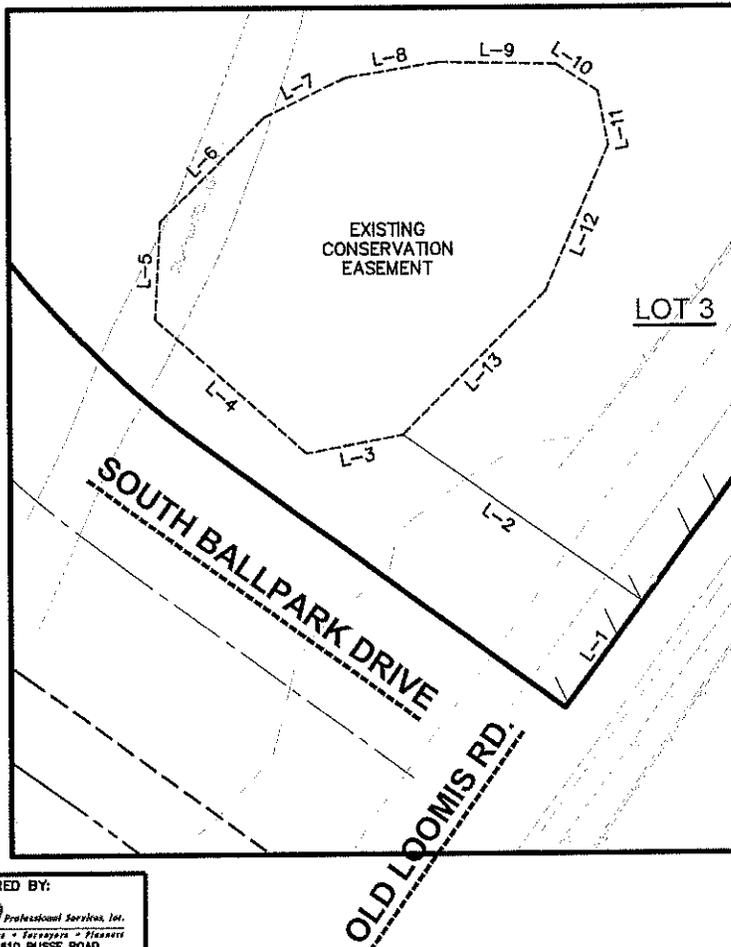
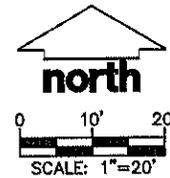
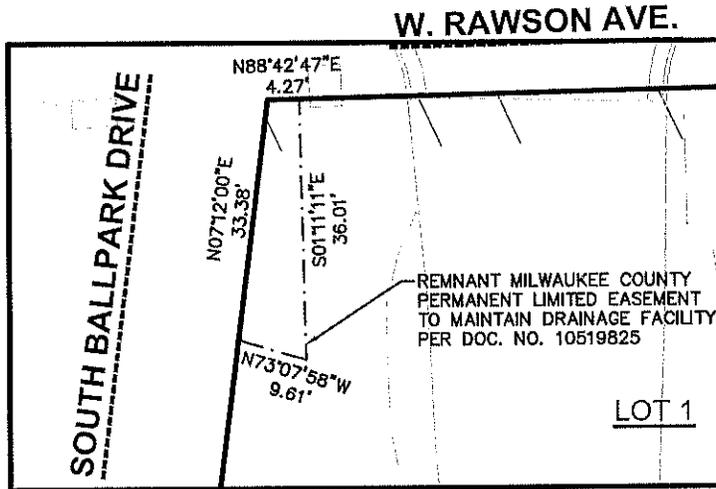


PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 W238 N1610 BUSSE ROAD
 SUITE 100
 WALKESHA, WISCONSIN 53188
 PHONE: (262)813-0660

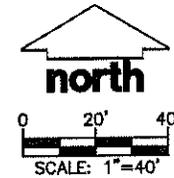
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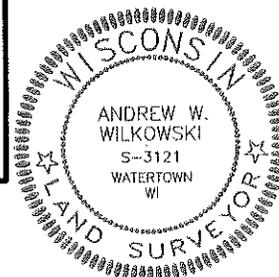
EXISTING EASEMENT DETAILS



WETLANDS DELINEATED BY JSD PROFESSIONAL SERVICES, INC., ON APRIL 24 & MAY 3, 2016 (DNR CONCURRENCE JULY 7, 2016 & MAY 18, 2017)



AUGUST 8, 2018



PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 2238 N1510 BUSSE ROAD
 SUITE 100
 WALKESHA, WISCONSIN 53188
 PHONE: (262)515-0886

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

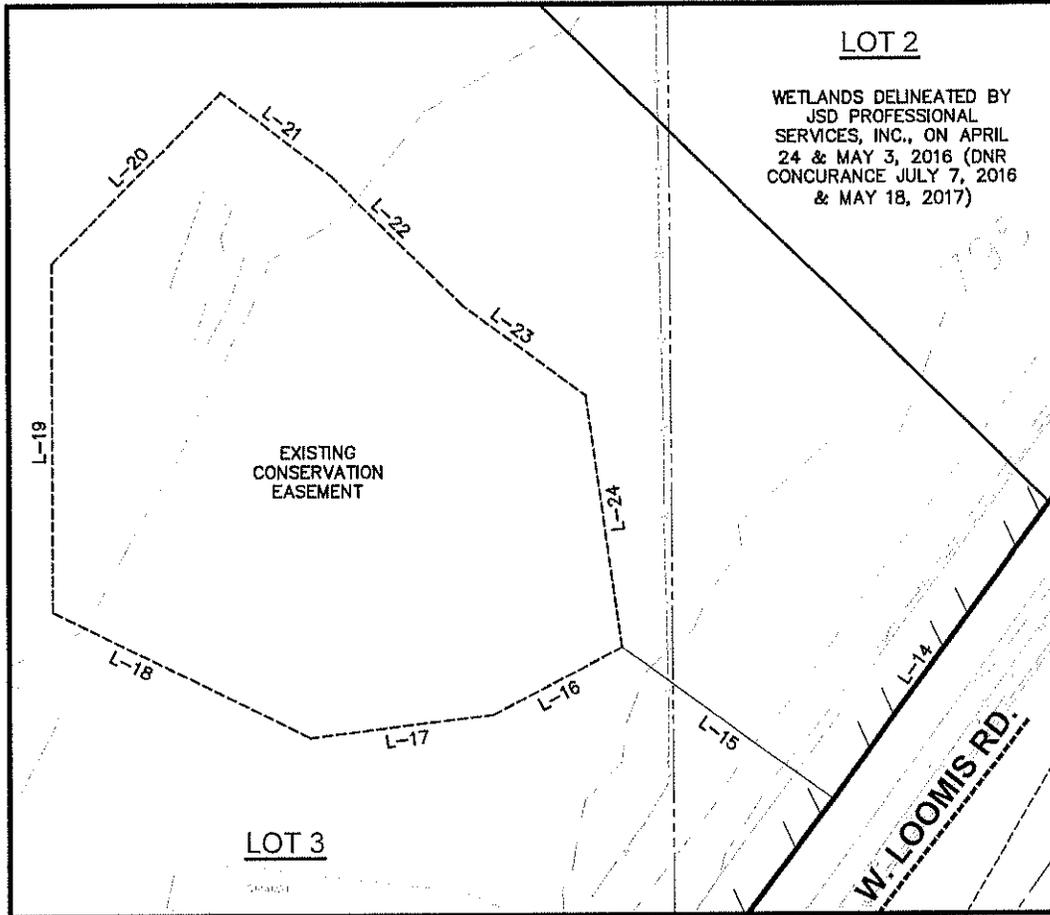
SHEET 4 OF 13

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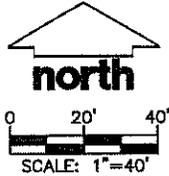
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EXISTING EASEMENT DETAILS



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AUGUST 8, 2018

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JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1810 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L-1	N36°00'15"E	35.99'
L-2	N54°32'03"W	79.99'
L-3	S79°15'59"W	26.84'
L-4	N48°11'11"W	55.22'
L-5	N03°00'01"E	26.96'
L-6	N44°50'37"E	40.27'
L-7	N63°43'03"E	25.08'
L-8	N80°47'35"E	25.83'
L-9	S88°45'22"E	32.21'
L-10	S55°55'09"E	13.46'
L-11	S10°25'13"E	15.11'
L-12	S23°09'09"W	43.75'

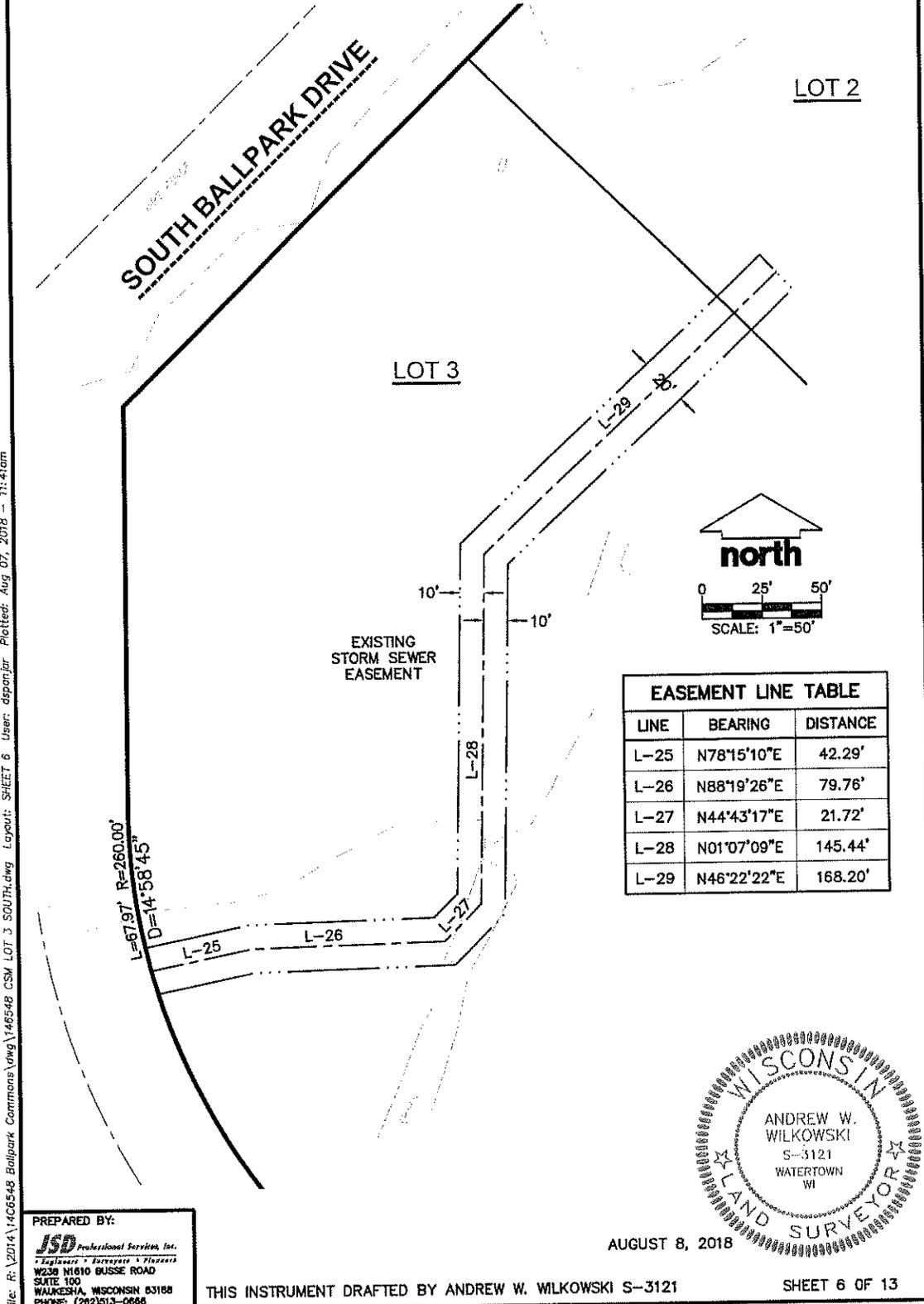
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
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L-14	S36°10'49"W	101.14'
L-15	N53°44'07"W	71.23'
L-16	S62°03'40"W	39.59'
L-17	S82°58'08"W	50.61'
L-18	N63°30'26"W	78.07'
L-19	N00°00'00"E	96.28'
L-20	N44°12'22"E	65.86'
L-21	S52°10'40"E	38.09'
L-22	S45°12'03"E	50.44'
L-23	S53°03'05"E	41.94'
L-24	S08°00'12"E	70.15'

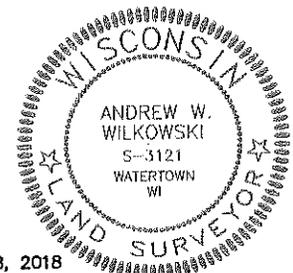
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EXISTING EASEMENT DETAILS



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L-25	N78°15'10"E	42.29'
L-26	N88°19'26"E	79.76'
L-27	N44°43'17"E	21.72'
L-28	N01°07'09"E	145.44'
L-29	N46°22'22"E	168.20'



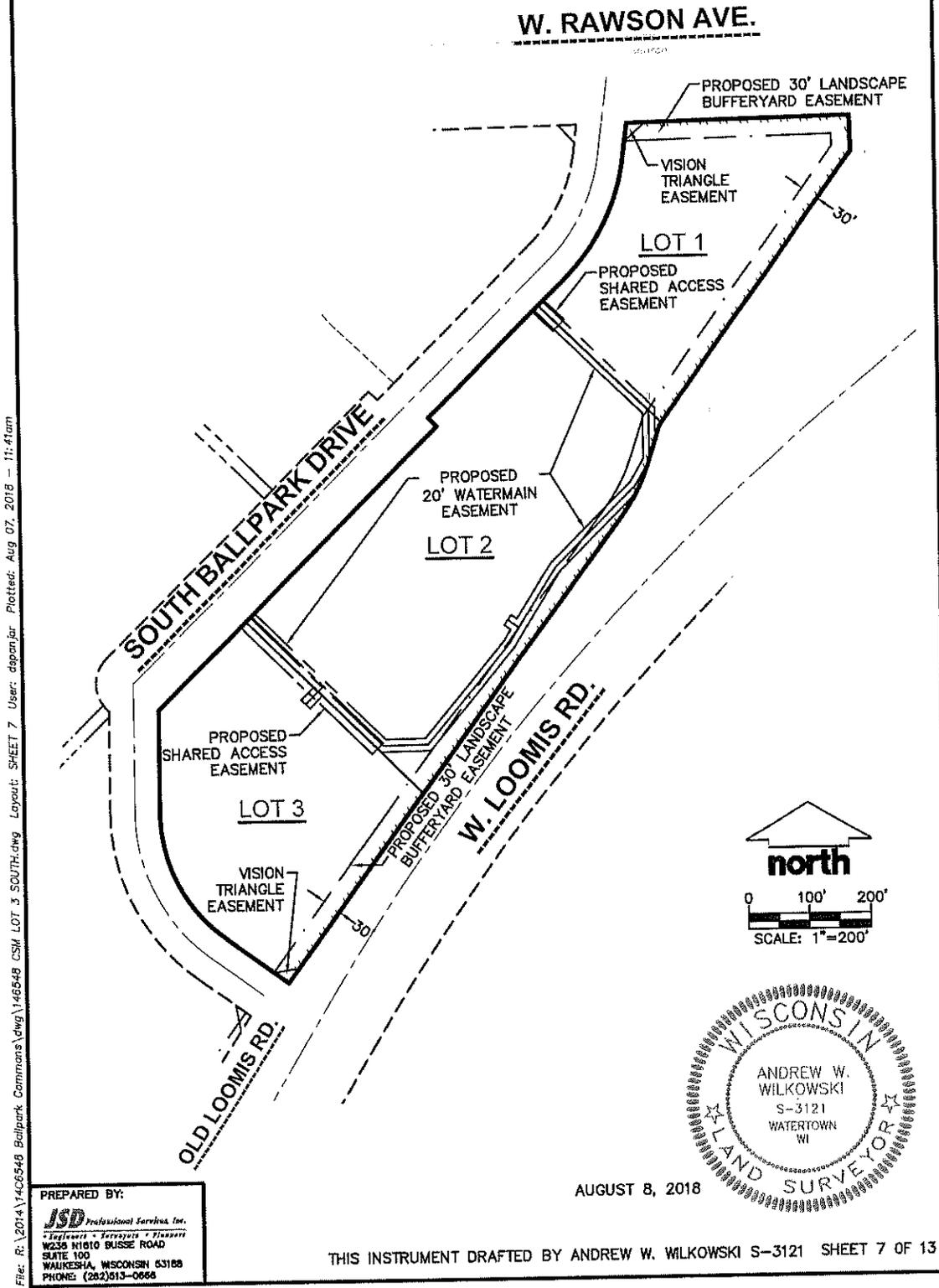
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JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 W239 N1610 BUSSE ROAD
 SUITE 100
 WALKESHA, WISCONSIN 53188
 PHONE: (262)513-0666

CERTIFIED SURVEY MAP NO. _____

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PROPOSED EASEMENT DETAILS



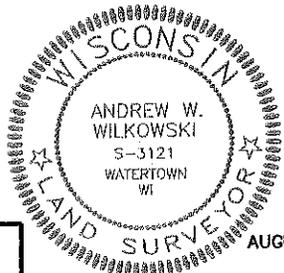
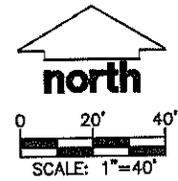
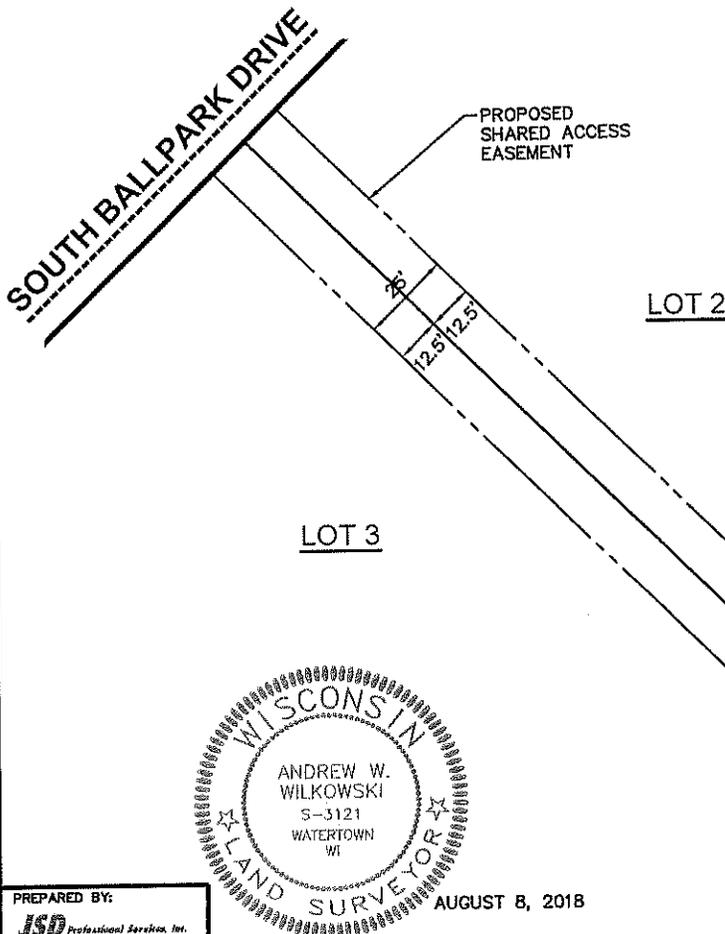
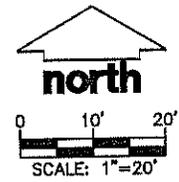
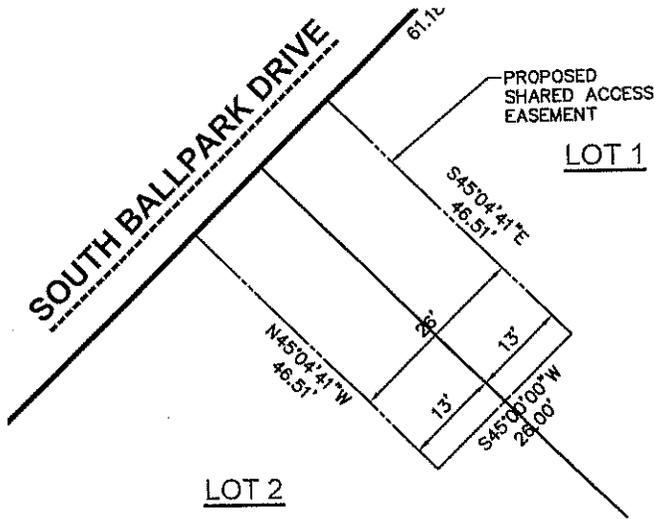
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 Engineers • Surveyors • Planners
 2238 N1810 BUSSE ROAD
 SUITE 100
 WAUKESHA, WISCONSIN 53188
 PHONE: (262)513-0666

CERTIFIED SURVEY MAP NO. _____

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PROPOSED EASEMENT DETAILS



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 Engineers • Surveyors • Planners
 W235 N1810 BRUSSE ROAD
 SUITE 100
 WALKESHA, WISCONSIN 53188
 PHONE: (262)513-0666

AUGUST 8, 2018

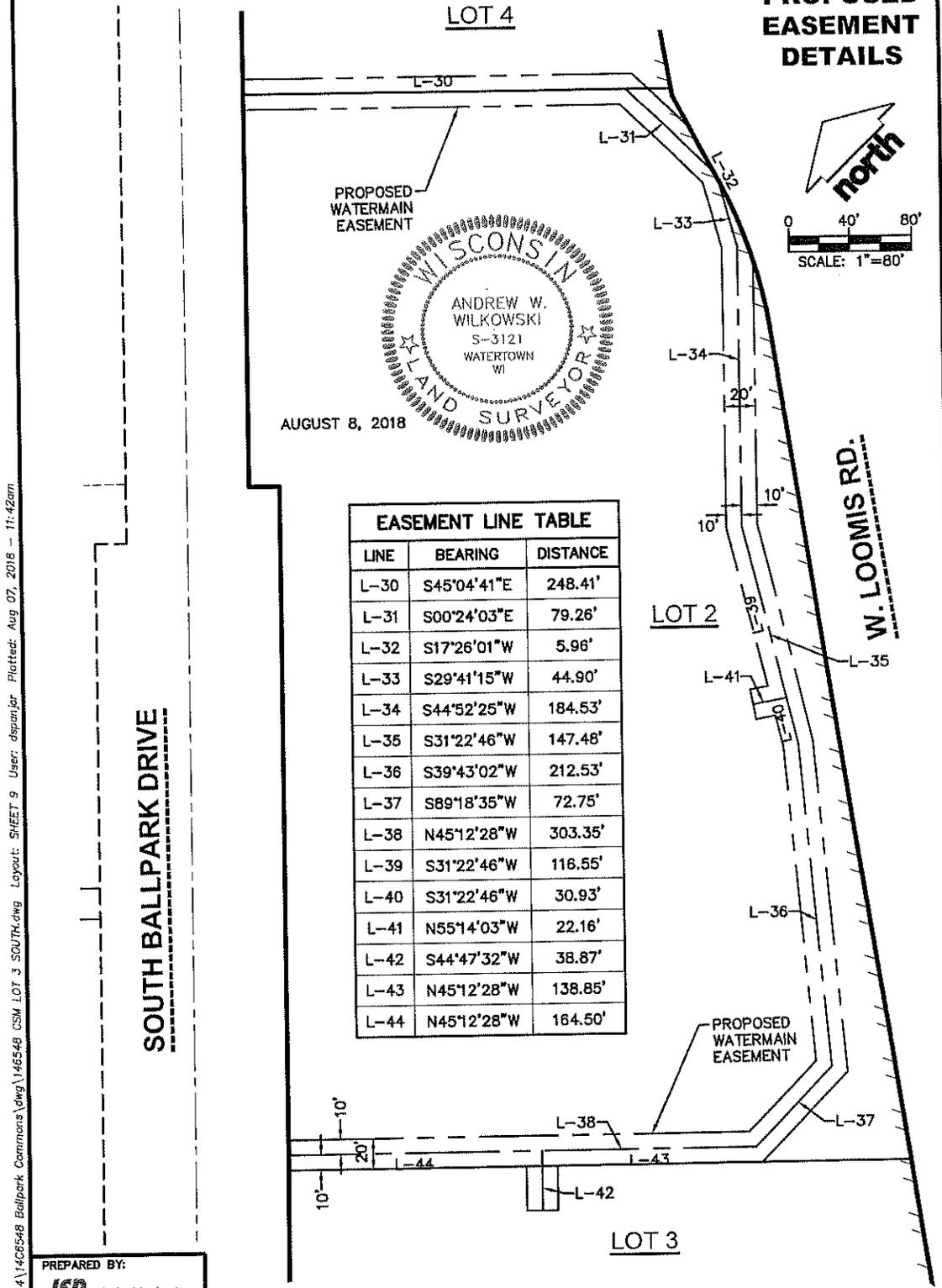
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 8 OF 13

CERTIFIED SURVEY MAP NO. _____

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PROPOSED EASEMENT DETAILS



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L-30	S45°04'41"E	248.41'
L-31	S00°24'03"E	79.26'
L-32	S17°26'01"W	5.96'
L-33	S29°41'15"W	44.90'
L-34	S44°52'25"W	184.53'
L-35	S31°22'46"W	147.48'
L-36	S39°43'02"W	212.53'
L-37	S89°18'35"W	72.75'
L-38	N45°12'28"W	303.35'
L-39	S31°22'46"W	116.55'
L-40	S31°22'46"W	30.93'
L-41	N55°14'03"W	22.16'
L-42	S44°47'32"W	38.87'
L-43	N45°12'28"W	138.85'
L-44	N45°12'28"W	164.50'

File: R:\2014\1408548 Ballpark Commons\dwg\1408548 CSK LOT 3 SOUTH.dwg Layout: SHEET 9 User: dsparjor Plotted: Aug 07, 2018 - 11:42am

PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 12308 N1810 BUSSE ROAD
 SUITE 100
 WAUKESHA, WISCONSIN 53188
 PHONE: (262)513-0668

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 9 OF 13

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

LEGEND

<p>△ CONTROL POINT</p> <p>⊕ FINISHED FLOOR SHOT LOCATION</p> <p>SB ⊕ SOIL BORING</p> <p>⊕ MONITORING WELL</p> <p>⊕ SIGNAL GAUGE</p> <p>⊕ TEST PIT</p> <p>• BOLLARD</p> <p>⊕ MAIL BOX</p> <p>⊕ POST</p> <p>⊕ SIGN</p> <p>⊕ SANITARY MANHOLE</p> <p>⊕ CLEAN OUT</p> <p>× VENT PIPE</p> <p>⊕ WATERMAIN OR GASMAIN VALVE</p> <p>⊕ WATER MANHOLE</p> <p>⊕ HYDRANT</p> <p>⊕ WATER VALVE</p> <p>⊕ CURB STOP/SERVICE VALVE</p> <p>⊕ SIAMESE CONNECTOR</p> <p>⊕ SPRINKLER VALVE BOX</p> <p>⊕ SPRINKLER HEAD</p> <p>⊕ WELL</p> <p>⊕ STORM MANHOLE</p> <p>⊕ ROUND CASTED INLET</p> <p>⊕ SQUARE CASTED INLET</p> <p>⊕ CURB INLET</p> <p>⊕ GAS REGULATOR/METER</p> <p>⊕ GAS VALVE</p> <p>⊕ MFH MANHOLE - UNVERIFIED TYPE</p> <p>⊕ MGE ELECTRIC MANHOLE (MGE)</p> <p>⊕ E ELECTRIC MANHOLE</p> <p>⊕ E ELECTRIC PEDESTAL</p> <p>⊕ E ELECTRIC METER</p> <p>⊕ E ELECTRIC TRANSFORMER</p> <p>⊕ A AIR CONDITION UNIT</p> <p>⊕ X LIGHT POLE</p> <p>⊕ X POWER POLE W/GUY</p> <p>⊕ YARD LIGHT</p> <p>⊕ TRAFFIC SIGNAL</p> <p>⊕ PULL BOX</p> <p>⊕ SIGNAL CONTROLLER BOX</p> <p>⊕ VAULT</p> <p>⊕ T TELEPHONE MANHOLE</p> <p>⊕ T TELEPHONE PEDESTAL</p> <p>⊕ C CABLE MANHOLE</p> <p>⊕ C CABLE PEDESTAL</p>	<p>———— PLAT BOUNDARY</p> <p>..... CHORD LINE</p> <p>----- CENTERLINE</p> <p>----- RIGHT-OF-WAY LINE</p> <p>----- SETBACK LINE</p> <p>----- SECTION LINE</p> <p>----- PLATTED LOT LINE</p> <p>----- EASEMENT LINE</p> <p>----- LANDSCAPE LIMITS</p> <p>-x-x- FENCE LINE</p> <p>⊕ STONE WALL</p> <p>===== EDGE OF PAVEMENT</p> <p>===== CONCRETE CURB & GUTTER</p> <p>----- EDGE OF GRAVEL</p> <p>—SAN— SANITARY SEWER</p> <p>—W— WATER LINE</p> <p>—ST— STORM SEWER</p> <p>—STM— STEAM LINE</p> <p>—G— NATURAL GAS</p> <p>—OH— OVERHEAD LINE</p> <p>—E— UNDERGROUND ELECTRIC</p> <p>—FO— FIBER OPTIC</p> <p>—OT— OVERHEAD TELEPHONE</p> <p>—T— UNDERGROUND TELEPHONE</p> <p>—CC— OVERHEAD CABLE</p> <p>—CaTV— UNDERGROUND CABLE</p> <p>⊕ EDGE OF WOODS OR BRUSH</p> <p>⊕ BUILDING</p> <p>⊕ WALL LINE</p> <p>----- NAVIGABLE STREAM</p> <p>----- EDGE OF WATER</p> <p>----- DITCH LINE</p> <p>----- DELINEATED WETLANDS</p> <p>⊕ BITUMINOUS PAVEMENT</p> <p>⊕ CONCRETE PAVEMENT</p> <p>⊕ BUILDING</p> <p>----- EDGE OF BITUMINOUS</p> <p>----- PAVEMENT STRIPING</p> <p>() DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY</p>
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AUGUST 8, 2018

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PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 W238 N1610 BUSSE ROAD
 SUITE 100
 WAUKESHA, WISCONSIN 53186
 PHONE: (262)813-0866

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 10 OF 13

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A REDIVISION OF LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N88°42'47"E ALONG THE SOUTH LINE OF WEST RAWSON AVENUE AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 364.47 FEET; THENCE S01°17'19"E 59.73 FEET; THENCE S35°32'04"W 549.73 FEET; THENCE S17°26'01"W 64.43 FEET; THENCE SOUTHWESTERLY 103.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 315.00 FEET AND WHOSE CHORD BEARS S28°48'25"W 102.61 FEET; THENCE S36°10'49"W 689.08 FEET; THENCE S36°00'15"W 246.53 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH BALLPARK DRIVE; THENCE N53°37'48"W ALONG SAID EASTERLY LINE 123.94 FEET; THENCE NORTHWESTERLY 243.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 260.00 FEET AND WHOSE CHORD BEARS N26°48'54"W 234.58 FEET; THENCE N00°00'00"E 167.81 FEET; THENCE N45°00'00"E 651.76 FEET; THENCE N45°00'00"W 20.00 FEET; THENCE N45°00'00"E 319.04 FEET; THENCE NORTHEASTERLY 224.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 340.00 FEET AND WHOSE CHORD BEARS N26°06'00"E 220.26 FEET; THENCE 007°12'00"E 58.95 FEET TO THE POINT OF BEGINNING.

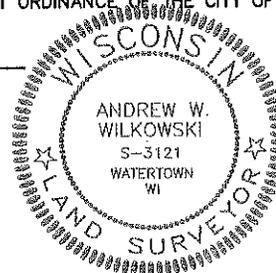
SAID PARCEL CONTAINS 537,783 SQUARE FEET OR 12.3457 ACRES.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF ZIM-MAR PROPERTIES, LLC I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

AUGUST 8, 2018
DATE

ANDREW W. WILKOWSKI S-3121
PROFESSIONAL LAND SURVEYOR



CORPORATE OWNER'S CERTIFICATE

ZIM-MAR PROPERTIES, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FRANKLIN FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID ZIM-MAR PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2018.

ZIM-MAR PROPERTIES, LLC

BY: MICHAEL E. ZIMMERMAN, CO-MANAGER

GREGORY D. MARSO, CO-MANAGER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ZIM-MAR PROPERTIES,
LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

PREPARED BY:
JSD Professional Services, Inc.
- Engineers - Surveyors - Planners
W238 N1810 BUSSE ROAD
STATE 100
WALKESSIA, WISCONSIN 53188
PHONE: (262)913-0888

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 11 OF 13

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

NATIONAL EXCHANGE BANK AND TRUST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3121, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ZIM-MAR PROPERTIES, LLC.

WITNESS THE HAND AND SEAL OF NATIONAL EXCHANGE BANK, MORTGAGEE, THIS ___ DAY OF _____, 2018.

RICHARD S. HENSLEY, PRESIDENT-S.E. WISCONSIN

STATE OF _____) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NATIONAL EXCHANGE BANK AND TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

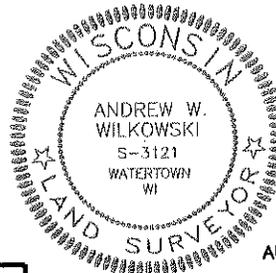
CITY OF FRANKLIN, WISCONSIN, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3121, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ZIM-MAR PROPERTIES, LLC.

WITNESS THE HAND AND SEAL OF CITY OF FRANKLIN, WISCONSIN, MORTGAGEE, THIS ___ DAY OF _____, 2018.

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE CITY OF FRANKLIN, WISCONSIN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____



AUGUST 8, 2018

File: R:\2014\1466548 Ballpark Commons\dwg\1466548 CSM LOT 3 SOUTH.dwg Layout SHEET 12 User: dspan/jr Plotted: Aug 07, 2018 - 11:42am

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
W238 N1810 BUSSE ROAD
SUITE 100
WALKESHA, WISCONSIN 53188
PHONE: (262)513-0000

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4 OF CERTIFIED SURVEY MAP NO. 9042 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, ON THIS _____ DAY OF _____, 2018.

BY: _____
STEPHEN OLSON, MAYOR

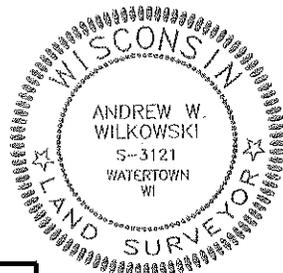
DATE: _____

BY: _____
SANDRA L. WESOLOWSKI, CITY CLERK

DATE: _____

File: R:\2014\1405548 Ballpark Commons\dwg\146548 CSM LOT 3 SOUTH.dwg Layout: SHEET 13 User: dspanjar Plotted: Aug 07, 2018 - 11:42am

AUGUST 8, 2018



PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WALKESSA, WISCONSIN 53188
PHONE: (262)513-0660

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 13 OF 13

Blank Page

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">09/18/18</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT (FIRST ADDENDUM) FOR THE WOODLAND PRAIRIE CONDOMINIUM DEVELOPMENT TO INCREASE THE NUMBER OF BUILDINGS FROM 13 BUILDINGS TO 15 BUILDINGS AND TO CHANGE THE NUMBER OF UNITS WITHIN THE BUILDINGS AT 6701-6799 SOUTH PRAIRIEWOOD LANE (RICK & RON DEVELOPMENT, LLC, APPLICANT/PROPERTY OWNER)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.4.</i></p>

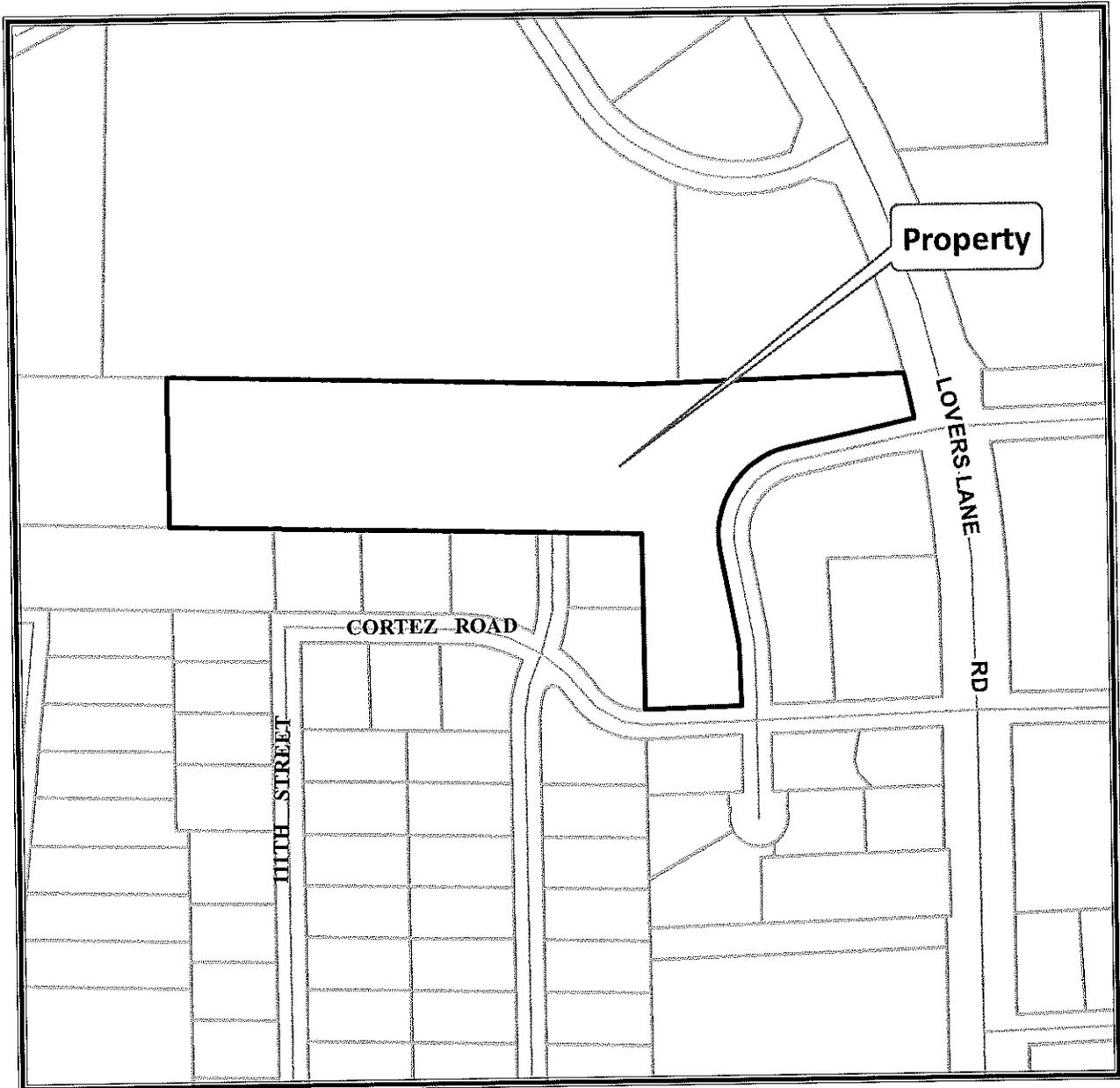
At its September 6, 2018, meeting, the Plan Commission recommended approval of a resolution conditionally approving a Condominium Plat (First Addendum) for the Woodland Prairie Condominium Development to increase the number of buildings from 13 buildings to 15 buildings and to change the number of units within the buildings at 6701-6799 South Prairiewood Lane (Rick & Ron Development, LLC, Applicant/Property Owner).

COUNCIL ACTION REQUESTED

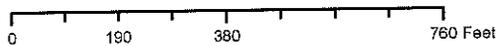
A motion to approve Resolution 2018-_____, conditionally approving a Condominium Plat (First Addendum) for the Woodland Prairie Condominium Development to increase the number of buildings from 13 buildings to 15 buildings and to change the number of units within the buildings at 6701-6799 South Prairiewood Lane (Rick & Ron Development, LLC, Applicant/Property Owner).



6700-6792 S. Prairiewood Lane
TKN: 747 0059 000



Planning Department
(414) 425-4024



2017 Aerial Photo

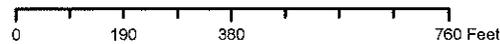
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



6700-6792 S. Prairiewood Lane
TKN: 747 0059 000



Planning Department
(414) 425-4024



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 September 6, 2018

Condominium Plat

RECOMMENDATION: Department of City Development staff recommends approval of the Condominium Plat Addendum, subject to the conditions set forth in the attached draft resolution.

Project Name:	Woodland Prairie Condominium Plat, First Addendum
Project Location:	Building No. 6: 6777 and 6779 S. Prairiewood Lane and Building No. 13: 6706 and 6708 S. Prairiewood Lane
Property Owner:	Rick & Ron Development, LLC and AJM Investments 2, LLC
Applicant:	Rick & Ron Development, LLC
Agent:	Ron Wambach, Manager
Current Zoning:	R-8 Multiple-Family Residence District and C-1 Conservancy District
2025 Comprehensive Plan:	Residential – Multi-Family
Use of Surrounding Properties:	Commercial land (zoned M-1 District) to the north and west, single-family residential to the south and single-family and multi-family residential to the east
Applicant's Action Requested:	Approval of the Condominium Plat Addendum for the Woodland Prairie Condominium development

Project Description/Analysis

Please note:

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

On August 6, 2018, the applicant filed a Condominium Plat Application for the Woodland Prairie Condominium development located at 6700-6792 S. Prairiewood Lane. The proposed First Addendum to Woodland Prairie Condominiums includes Building No. 6 and Building No. 13 and are consistent with the Special Use Amendment approved at the October 17, 2017 Common Council meeting. That approval allowed for a reduction in the number of dwelling units from 44 units to 32 units. At that time, the applicant also received approval of two new building types.

As part of that Special Use approval, Condition No. 6 of Resolution No. 2017-7311 required the submittal of a Condominium Plat to reflect the site and building changes. Again, the First Addendum to Woodland Prairie Condominiums includes Building No. 6 and Building No. 13. The proposed condominium plat is in substantial conformance with the previously approved special use and site plan.

The original site/condominium plan included 13 buildings (two 6-unit, five 4-unit and six 2-unit buildings). The proposed condominium plat includes 15 buildings consisting of all 2-unit buildings, except for Building No. 4, which has already been constructed as a 4-unit building. Building Nos. 7, 8 and 9 have also already been constructed and are all 2-unit buildings.

If approved, the applicant shall provide a copy of the recording information and final condominium plat to the Engineering Department and Department of City Development.

STAFF RECOMMENDATION

Department of City Development staff recommends approval of the Condominium Plat Addendum, subject to the conditions set forth in the attached draft resolution.

RESOLUTION NO. 2018-_____

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT (FIRST ADDENDUM) FOR THE WOODLAND PRAIRIE CONDOMINIUM DEVELOPMENT TO INCREASE THE NUMBER OF BUILDINGS FROM 13 BUILDINGS TO 15 BUILDINGS AND TO CHANGE THE NUMBER OF UNITS WITHIN THE BUILDINGS AT 6701-6799 SOUTH PRAIRIEWOOD LANE (RICK & RON DEVELOPMENT, LLC, APPLICANT/PROPERTY OWNER)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a condominium plat for the First Addendum to the Woodland Prairie Condominium development, such plat being a part of the Northwest 1/4 of the Southwest 1/4 of Section 5 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 6, Town 5 North, Range 21 East, City Of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: BEGINNING at a 6"x6"x36" concrete monument with a SEWRPC brass cap marking the Northwest corner of the Southwest 1/4 of Section 5, Town 5 North, Range 21 East; thence North 88°21'33" East, along the North line of said Southwest 1/4 of Section 5, 531.50 feet to the Westerly right-of-way line of State Trunk Highway "100" (also known as S. Lovers Lane Road); thence Southeasterly along the arc of a curve, which is the Westerly right-of-way line of State Trunk Highway "100", 371.70 feet, said curve having a radius of 2221.83 feet, whose center is to the Southwest and whose chord bears South 09°10'04" East, 371.26 feet; thence South 89°13'30" West, 217.64 feet; thence South 02°05'30" East, 287.00 feet to the Northerly right-of-way line of W. Cortez Road; thence South 88°24'30" West along the Northerly right-of-way line of W. Cortez Road, 378.11 feet to the West line of said Southwest 1/4 of Section 5; thence North 00°24'00" West, along said West line 351.60 feet; thence North 88°29'31" West and parallel to the North line of said Southeast 1/4 of Section 6, 945.06 feet; thence North 00°23'21" West, 300.15 feet to the North line of said Southeast 1/4 of Section 6; thence South 88°29'31" East along the North line of the Southeast 1/4 of Section 6, 945.00 feet to the place of beginning. Excepting the Prairiewood Lane Right of Way. Said tract of land containing 12.59 acres or 548,420 square feet of land, of the property located at 6701-6799 South Prairiewood Lane; said application being to increase the number of buildings from 13 buildings (two 6-unit, five 4-unit and six 2-unit buildings) to 15 buildings consisting of all 2-unit buildings, except for Building No. 4, which has already been constructed as a 4-unit building (Building Nos. 7, 8 and 9 have also already been constructed and are all 2-unit buildings), [the First Addendum to Woodland Prairie Condominiums includes Building No. 6, 6777 and 6779 South Prairiewood Lane and Building No. 13, 6706 and 6708 South Prairiewood Lane, bearing Tax Key Nos.; Building No. 6: 747-0059-000 and 747-0058-000, respectively and Building No. 13: 747-0080-000 and 747-0078-000, respectively], Rick & Ron Development, LLC, applicant/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

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT (FIRST ADDENDUM) FOR THE WOODLAND PRAIRIE CONDOMINIUM DEVELOPMENT FOR RICK & RON DEVELOPMENT, LLC, APPLICANT/PROPERTY OWNER
RESOLUTION NO. 2018-_____

Page 2

thereof at its meeting on September 6, 2018, 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 First Addendum to the Woodland Prairie 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 First Addendum to the Woodland Prairie Condominium development, as submitted by Rick & Ron Development, LLC, applicant/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 First Addendum to the Woodland Prairie 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. Rick & Ron Development, LLC, applicant/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 First Addendum to the Woodland Prairie 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 Rick & Ron Development, LLC,

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT (FIRST ADDENDUM) FOR THE WOODLAND PRAIRIE CONDOMINIUM DEVELOPMENT FOR RICK & RON DEVELOPMENT, LLC, APPLICANT/PROPERTY OWNER
RESOLUTION NO. 2018-_____

Page 3

applicant/property owner, and the First Addendum to the Woodland Prairie Condominium development project for the properties located at 6701-6799 South Prairiewood Lane: (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 First Addendum to the Woodland Prairie 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.
8. Following the recording of the plat, the applicant shall provide a copy of the recording information and final condominium plat to the Engineering Department and Department of City Development.

BE IT FURTHER RESOLVED, that the Condominium Plat for the First Addendum to the Woodland Prairie 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 First Addendum to the Woodland Prairie Condominium development, the City Clerk is hereby directed to obtain the recording of the Condominium Plat for the First Addendum to the Woodland Prairie 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 _____, 2018.

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

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT (FIRST
ADDENDUM) FOR THE WOODLAND PRAIRIE CONDOMINIUM DEVELOPMENT
FOR RICK & RON DEVELOPMENT, LLC, APPLICANT/PROPERTY OWNER
RESOLUTION NO. 2018-_____

Page 4

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

**CONDOMINIUM PLAT OF SURVEY
FIRST ADDENDUM TO
WOODLAND PRAIRIE CONDOMINIUMS
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**



LEGAL DESCRIPTION: Part of WOODLAND PRAIRIE CONDOMINIUMS, being part of Lot 2 and all of Lot 1 Certified Survey Map No. _____, being part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CERTIFICATE OF SURVEYOR: I, John R. Stigler, a registered land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify that there is shown in the foregoing condominium Plat of Survey for the FIRST ADDENDUM TO WOODLAND PRAIRIE CONDOMINIUMS, a correct representation of the condominium described in the Declaration. The identification and location of each unit and the common elements either as constructed or proposed can be determined from the Plat of Survey and the other documents and drawings attached.

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
Dated this 28th day of August, 2018

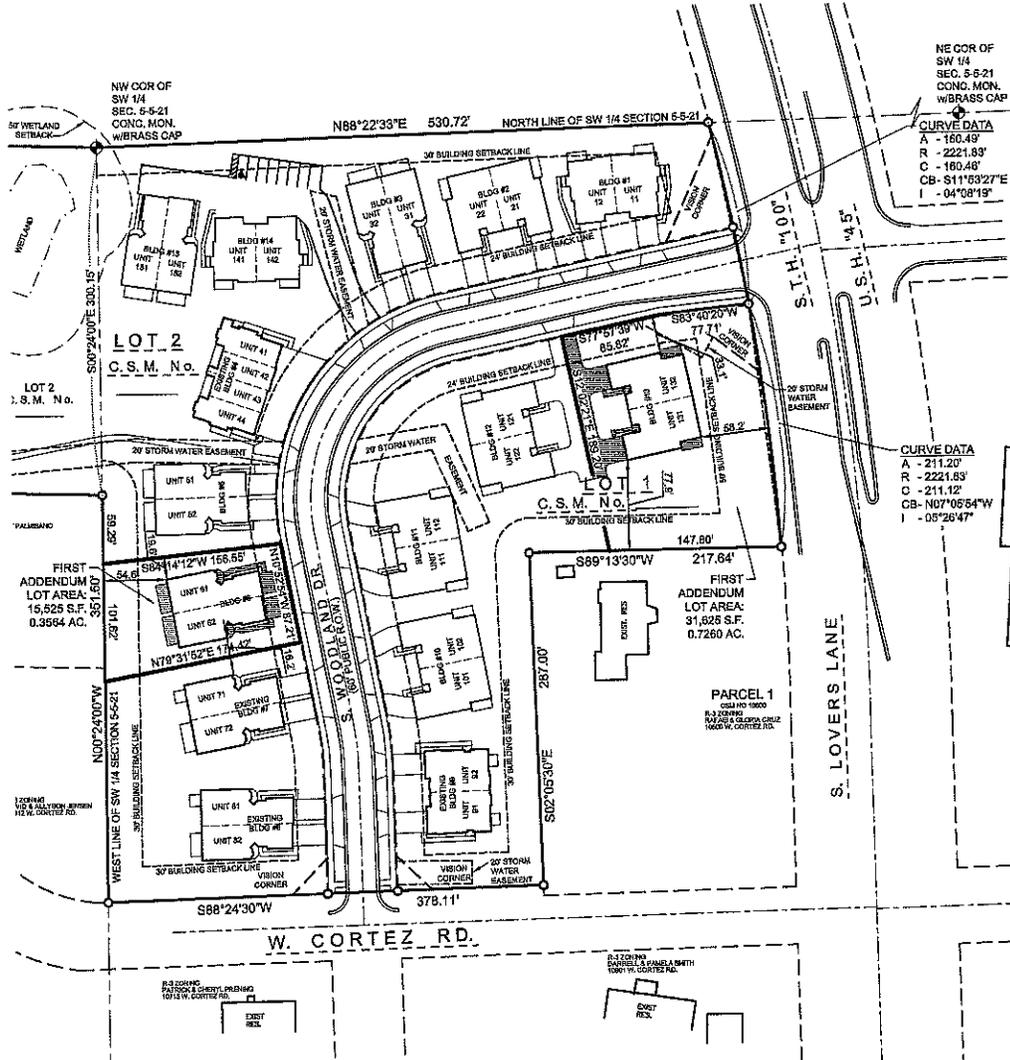
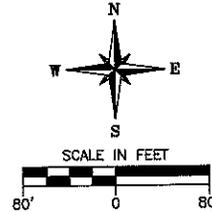
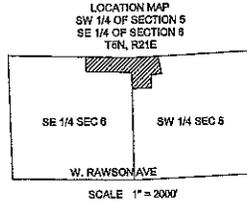
NOTE:

The Limited Common Elements consist of the garages, outside deck, walks, patio or porches, if any, immediately adjacent and appurtenant to each unit to which it has access by a door from the unit and the driveway immediately adjacent and appurtenant to the garage door to each unit.

LEGEND:

- - 1" IRON PIPE
- ◆ - CONC. MON. I.
- - COMMON AREA
- ▨ - LIMITED COMMON AREA

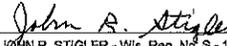
UNIT XX - THE UNIT LOCATION



REFERENCE BEARING: Bearings are referenced to the West line of the SW 1/4 of Section 5, T5N, R21E, which has a bearing of N 00°24'00" W per The Wisconsin State Plane Coordinate System (South Zone)

CONDOMINIUM PLAT OF SURVEY
FIRST ADDENDUM TO
WOODLAND PRAIRIE CONDOMINIUMS
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CERTIFICATE OF SURVEYOR: I, John R. Stigler, a registered land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify that there is shown in the foregoing condominium Plat of Survey for the FIRST ADDENDUM TO WOODLAND PRAIRIE CONDOMINIUMS, a correct representation of the condominium described in the Declaration. The identification and location of each unit and the common elements either as constructed or proposed can be determined from the Plat of Survey and the other documents and drawings attached.


JOHN R. STIGLER - Wis. Reg. No. S - 1820
Dated this 9th day of JANUARY, 2018



Building #8

Legal Description: (Lands subject to Amended Building Plan) First Addendum to the Woodland Prairie Condominium

All that part of Certified Survey Map No. 3260 and being part of the NW ¼ of the SW ¼ of Section 5 and being part of NE ¼ of the SE ¼ of Section 5 being in Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin bounded and described as follows: Commencing at the northwest corner of Southwest ¼ of Section 5, Town 5 North, Range 21 East being marked by a concrete monument with brass cap; thence South 00°24'00" East along the west line of Southwest ¼ of said Section 5, 300.15 feet; thence continuing South 00°24'00" East along said Southwest Quarter (SW ¼) line 59.29 feet to the place of beginning of the lands hereinafter described; thence continuing South 00°24'00" East 101.62 feet along said West Quarter line; thence North 79°31'52" East 174.42 feet to a point on the west right-of-way line of S. Woodland Drive; thence North 10°52'54" West 87.21 feet along said west right-of-way line; thence South 84°14'12" West 156.55 feet to the place of beginning. Containing a net area of 16,525 square feet or 0.3564 acres.

Building #13

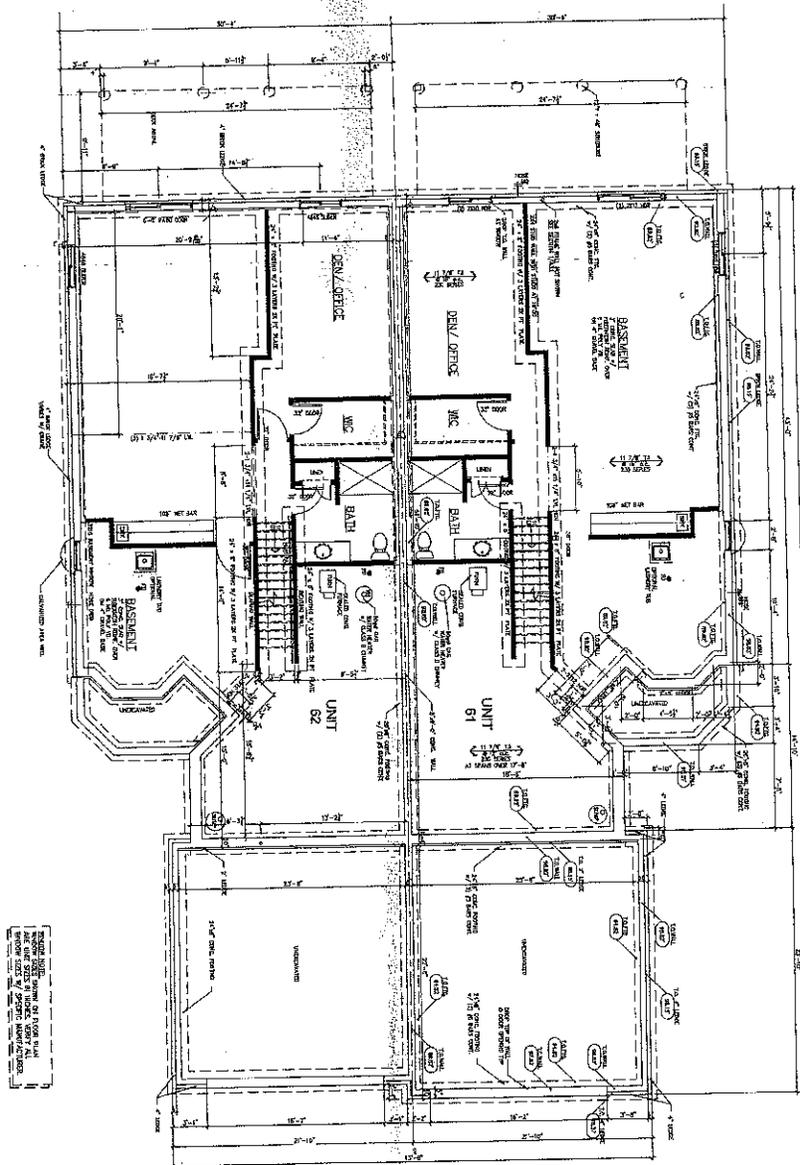
Legal Description: (Lands subject to Amended Building Plan) First Addendum to the Woodland Prairie Condominium

All that part of Certified Survey Map No. 3260 and being part of the NW ¼ of the SW ¼ of Section 5 and being part of NE ¼ of the SE ¼ of Section 5 being in Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin bounded and described as follows: Commencing at the northwest corner of Southwest ¼ of Section 5, Town 5 North, Range 21 East being marked by a concrete monument with brass cap; thence North 88°22'33" East along the north line of Southwest ¼ of said Section 5, 530.72 feet to a point on the west right-of-way line of S. Lovers Lane Road, STH "45" and "100"; thence Southeasterly 160.48 feet along said right-of-way line and the arc of a curve of radius 2221.83 feet, curve center lies to the west, chord bears South 11°53'27" East 160.46 feet to the place of beginning of the land hereinafter described; thence South 83°40'20" West 77.71 feet along the south right-of-way line of S. Woodland Drive; thence South 77°57'39" West 85.82 feet; thence South 12°02'21" East 189.20 feet to the North line of Certified Survey Map No. 2617; thence North 89°13'30" East along said north line 147.80 feet to the east right-of-way line of above said S. Lovers Lane Road (STH "100" and STH "45"); thence Northerly 211.20 feet along said right-of-way line and the arc of a curve with radius 2221.83 feet, curve center lies to the west, chord bears North 07°05'54" West 211.12 feet to the place of beginning. Containing a net area of 31,826 square feet or 0.7280 acres.

**CONDOMINIUM PLAT OF SURVEY
FIRST ADDENDUM TO
WOODLAND PRAIRIE CONDOMINIUMS
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

**FOUNDATION PLAN
BUILDING #6
(UNIT 61 & UNIT 62)**

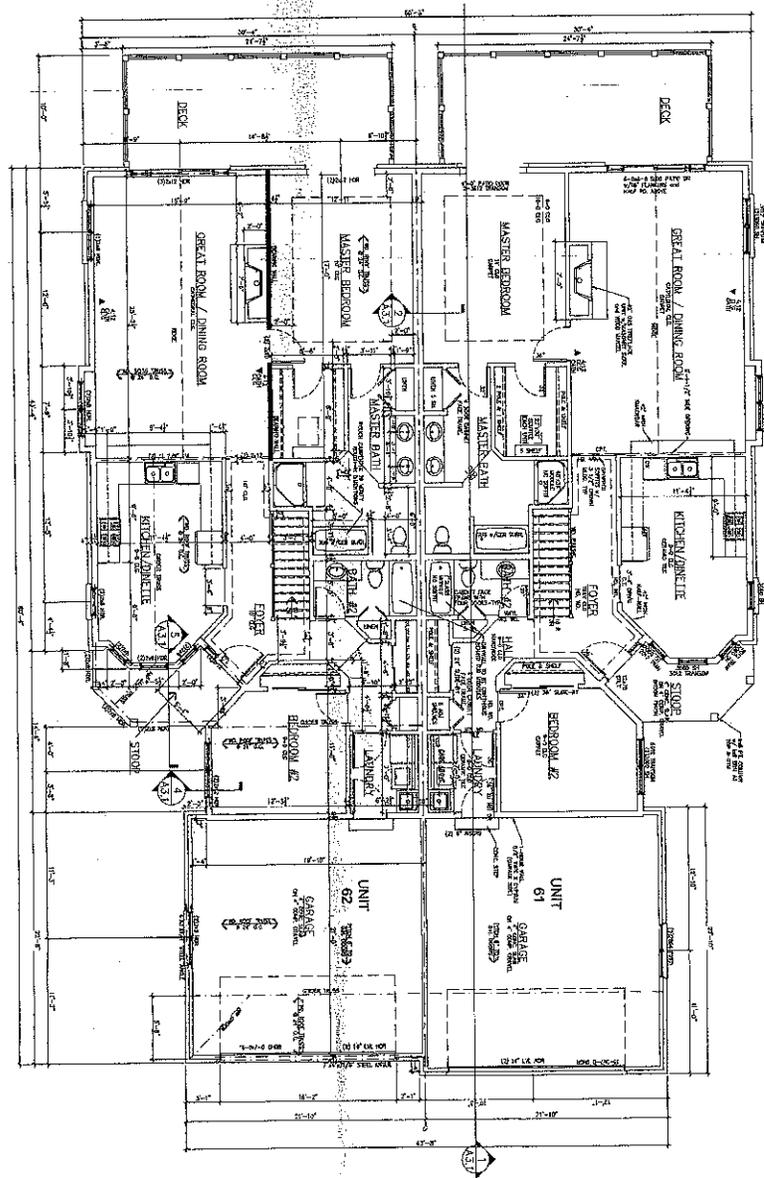
FOUNDATION PLAN



NOTES:
1. FOUNDATION SHALL BE CONCRETE ON GRADE.
2. FOUNDATION SHALL BE 12" THICK UNLESS NOTED OTHERWISE.
3. FOUNDATION SHALL BE FINISHED WITH INTERLOCKING CONCRETE PAVING.

**CONDOMINIUM PLAT OF SURVEY
FIRST ADDENDUM TO
WOODLAND PRAIRIE CONDOMINIUMS
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

**FIRST FLOOR PLAN
BUILDING #6
(UNIT 61 & UNIT 62)**



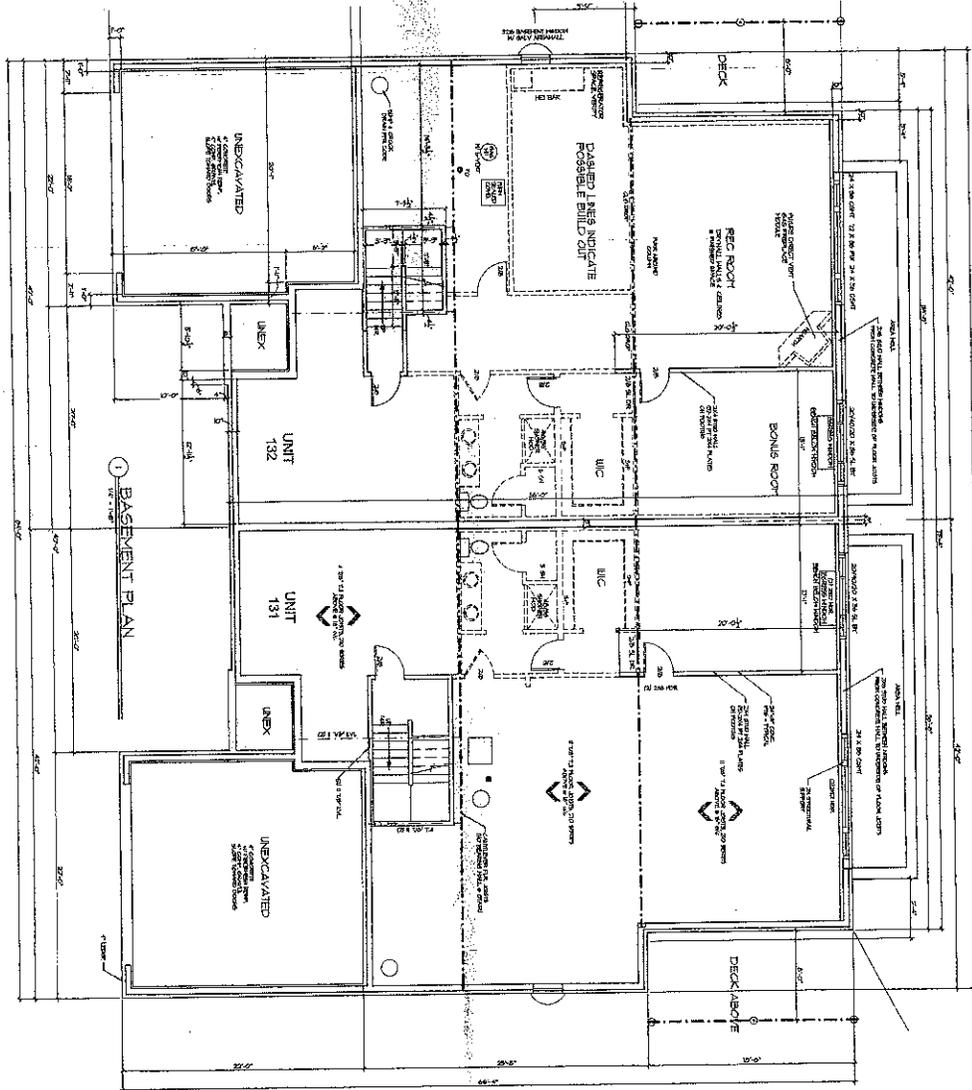
1 FLOOR PLAN
1/4" = 1'-0"

1 FIRST FLOOR PLAN - 1600 SQ. FT.

FROM CONSTRUCTION AND CHANGE ORDER RECORDS SHALL BE
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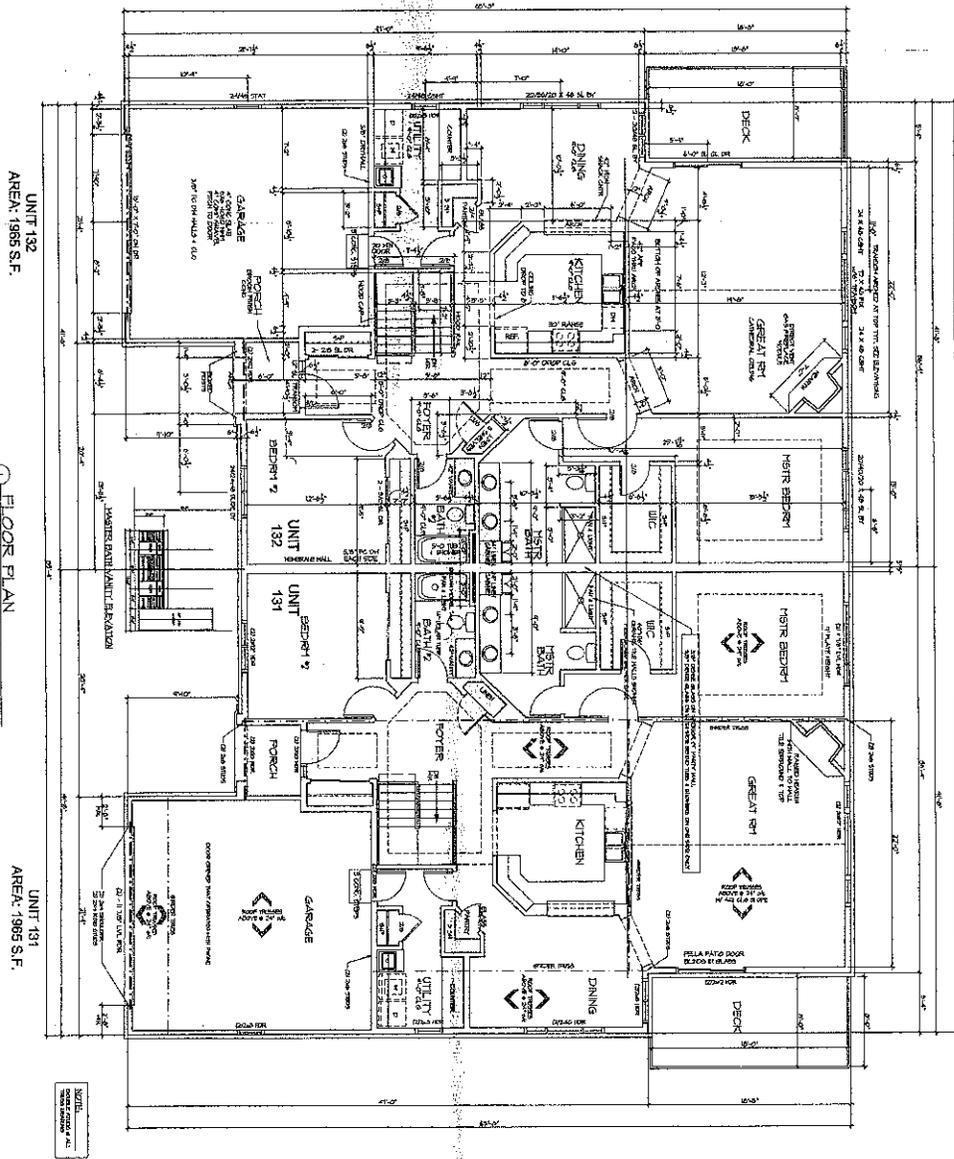
CONDOMINIUM PLAT OF SURVEY
FIRST ADDENDUM TO
WOODLAND PRAIRIE CONDOMINIUMS
 CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

BASEMENT PLAN
BUILDING #13
(UNIT 131 & UNIT 132)



**CONDOMINIUM PLAT OF SURVEY
FIRST ADDENDUM TO
WOODLAND PRAIRIE CONDOMINIUMS
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

**FIRST FLOOR PLAN
BUILDING #13
(UNIT 131 & UNIT 132)**



UNIT 132
AREA: 1985 S.F.

FLOOR PLAN

UNIT 131
AREA: 1985 S.F.

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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">09/18/18</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION TO AUTHORIZE THE CONSTRUCTION OF A PUBLIC TRAIL UPON LANDS IN PART SUPPORTING NATURAL RESOURCE FEATURES WITHIN ERNIE LAKE PARK LOCATED AT 8000 S. CHAPEL HILL DRIVE (CITY OF FRANKLIN, APPLICANT)</p>	<p style="text-align: center;"><i>G.S.</i></p>

Background

The Common Council, by Ordinance No. 2016-2224, created a process whereby the construction of public streets, sidewalks and trails shall not be subject to the natural resource features protection standards set forth in Part 4 of the Unified Development Ordinance. However, no public street, sidewalk, or trail may occur unless an application for same is approved by the Common Council.

Project Description

The City has purchased and is looking to install a 30-foot long, 6-foot wide arched bridge over a drainageway and 104-feet of boardwalk and associated paved trail over wetland, wetland buffer and wetland setbacks within Ernie Lake Park. The USACOE have determined the Ernie Lake project is not considered a wetland discharge and will not require federal permits. The City's consultant is still waiting to hear back from the WDNR as to whether or not a State Permit(s) are required. It is anticipated installation will be completed this fall.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2018-_____, a resolution to authorize the construction of a public trail upon lands in part supporting Natural Resource Features located within Lake Ernie Park located at 8000 S. Chapel Hill Drive (City of Franklin, Applicant).

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2018-_____

A RESOLUTION TO AUTHORIZE THE CONSTRUCTION OF A PUBLIC TRAIL
UPON LANDS IN PART SUPPORTING NATURAL RESOURCE FEATURES WITHIN
ERNIE LAKE PARK LOCATED AT 8000 SOUTH CHAPEL HILL DRIVE
(CITY OF FRANKLIN, APPLICANT)

WHEREAS, Table 14-4.0100 Natural Resource Protection, of the Unified Development Ordinance, provides in part at footnote (f) that “all public (Federal, State, County, and City owned) streets, sidewalks and trails construction shall not constitute “development” subject to the natural resource features protection standards under this Ordinance, and the creation and later existence thereof shall not require the grant of a special exception to the provisions of this Ordinance for natural resource features protection; provided, however, that no public street, sidewalk or trail construction may occur unless an application for same is approved by the Common Council”; and

WHEREAS, the City of Franklin has applied for the approval of the construction of a trail within Ernie Lake Park located at 8000 South Chapel Hill Drive, bearing Tax-Key Nos. 800-9972-005, 800-9982-010, and 800-0102-000, such property being zoned P-1 Park District and C-1 Conservancy District.

WHEREAS, the Department of City Development has reviewed the application and has determined that i) the trail was designed and shall be constructed under the direction of the City; ii) all other required governmental permits and approvals, including, but not limited to those required by the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers, have been or shall be obtained prior to the commencement of construction; iii) all remaining areas of natural resource features disturbed by such construction shall be restored to the restoration standards of §15-4.0102I. of the Unified Development Ordinance; iv) that the trail has been designed and reviewed pursuant to a practicable alternatives analysis in a priority manner to first consider alternative locations, second to minimize the amount of disturbance, and third to include mitigation in such instances where impact to particularly important natural resource features is unavoidable; and

WHEREAS, the Department of City Development recommends approval of the application.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the application of the City of Franklin for a determination that the construction and existence of the subject trail, pursuant to those plans City file-stamped July 16, 2018 and annexed hereto and incorporated herein as Exhibit A, shall not constitute “development” subject to the natural resource features protection

CITY OF FRANKLIN – TRAIL NRSE EXEMPTION
RESOLUTION NO. 2018-_____

Page 2

standards and shall not require the grant of a special exception to the natural resource features protection provisions of the Unified Development Ordinance, be and the same is hereby approved, subject to the following findings, conditions and restrictions:

1. The Common Council hereby finds and determines the application proposal is reasonable and necessary in the public interest and that the provision of safe and efficient transportation and connectivity public improvements outweighs the public interest in the complete protection of natural resource features under all the circumstances presented.
2. The approval granted hereunder is conditioned upon the construction and maintenance of the subject trail by the City of Franklin, applicant, successors and assigns, pursuant to all approvals and conditions set forth in this Resolution, including, but not limited to the Department of City Development determinations i) through iv) set forth in the Preamble to this Resolution.

BE IT FURTHER RESOLVED, that in the event the City of Franklin, applicant, successors or assigns, or any owner of the subject property, does not comply with one or any of the approvals, conditions and restrictions of this 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 approval 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 FINALLY RESOLVED, that the approval 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 subject street and trail has been constructed and accepted by the City.

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

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

CITY OF FRANKLIN – TRAIL NRSE EXEMPTION
RESOLUTION NO. 2018-_____

Page 3

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Ordinance 2016-2224 Question and Answer Form

Ordinance to Amend the Unified Development Ordinance Text to Add a Footnote to Table 15-4.0100 to Provide that All Public (Federal, State, County, and City Owned) Streets, Sidewalks and Trails Construction Shall Conditionally Not Be Subject to the Natural Resource Features Protection Standards Following the Review and Approval of an Application Therefore by the Common Council.

A. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:

1. Indication of the section(s) of the UDO that are not being met.

Sections 15-4.0102 and 15-4.0103.

2. Statement regarding the exemption requested, giving distances and dimensions where appropriate.

The proposed project is to install a bridge, boardwalk, and paved pathway to connect two existing paths on either side of a drainageway and its associated wetlands within Ernie Lake Park located at 8000 South Chapel Hill Drive. The arched bridge will be 30-feet long and 6-feet wide and designed to span the open water portion of a drainageway. The associated boardwalk and pathway will impact wetland, wetland buffer, and wetland setback—the bridge and boardwalk will result in approximately 71.35 sf of wetland impact and approximately 20.2 sf of wetland buffer impact. The pathway will result in approximately 183.78 sf of wetland buffer impact and approximately 298.86 sf of wetland setback impact.

3. Statement of the reason(s) for the request.

The proposed path would connect two existing paths within Ernie Lake Park. The purpose of the project is to promote passive outdoor recreation such as walking/biking within the park, promote a greater awareness of wetlands, and provide better views of the pond/deep marsh.

4. Statement of the reasons why the particular request is appropriate for an exemption under Ordinance 2016-2224, together with any proposed conditions or safeguards, and the reasons why the proposed exemption is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:

Impact to the wetlands has been minimized to the extent practicable. Erosion control best management practices will be followed to avoid silt from getting into the drainageway and wetlands.

a. Background and Purpose of the Project.

i. Describe the project and its purpose in detail. Include any pertinent construction plans.

The proposed path would connect two existing paths within Ernie Lake Park. The purpose of the project is to promote passive outdoor recreation such as walking/biking within the park.

promote a greater awareness of wetlands, and provide better views of the pond/deep marsh.

- ii. State whether the project is an expansion of an existing work or new construction.

New construction.

- iii. State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.

The intent of the project is for the pathway connection to be between the sidewalk along South Chapel Hill Drive and the pond/deep marsh on the east end of the park (preferably closer to the pond for enhanced views). The park is bisected by the drainageway and is associated wetlands, thus avoiding the crossing is not possible.

- iv. Identify any aspects of the proposed project that improves traffic safety, traffic efficiency and/or connectivity.

The proposed pathway improves connectivity within Ernie Lake Park.

b. Possible Alternatives.

- i. State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

Alt 1. A pathway connection could be built further west, where the drainageway and its associated wetlands narrow. However, this would reduce the visibility to the pond/deep marsh and bring the connection closer to the sidewalk along S. Chapel Hill Drive negating the need for the connection.

Alt 2. The bridge, boardwalk, and pathway connection could be made narrower than proposed.

Alt 3. The City could do nothing.

- ii. State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

Same as Alt. 1 listed above.

- iii. State how the project may be made smaller while still meeting the project's needs.

A narrower pathway could be built. However, the pathway is part of a multi-modal path, which allows pedestrians and bicycles to use the path at the same time. The path needs to be wide enough to avoid collisions between user types.

- iv. State what geographic areas were searched for alternative sites.

Not applicable. The project was always intended to benefit Ernie Lake Park.

- v. **State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.**

There are not, as the drainageway and its associated wetlands bisect the park from east to west.

- vi. **State what will occur if the project does not proceed.**

Residents will have to continue to use sidewalk along S. Chapel Hill Drive.

c. **Comparison of Alternatives.**

- i. **State the specific costs of each of the possible alternatives set forth under sub. b., above as compared to the original proposal and consider and document the cost of the resource loss to the community.**

Alt 1. The length of the path needed to get to the High School from the subdivision west of the river would need to be 3,200 feet long, and a bridge would still be needed to cross the river along 51st St. The proposed trail is only 500 feet long including the bridge. Therefore Alt 1 is much more costly. Alt 2 a narrower bridge and path would be less costly to build. Alt 3 routing the bridge over the sewer easement would be 675 feet long and more costly to build.

- ii. **State any logistical reasons limiting any of the possible alternatives set forth under sub. b., above.**

Alt 1. Logically, this alternative does not make sense, because pedestrians will prefer to walk 500 feet over 3,200 feet.

- iii. **State any technological reasons limiting any of the possible alternatives set forth under sub. b., above.**

Alt 3 routing the bridge at an angle over the Root River is technologically more difficult than running it perpendicularly across the river.

- iv. **State any other reasons limiting any of the possible alternatives set forth under sub. b., above.**

Alt 2 a narrower bridge and path would be less safe. It would not allow for emergency vehicle access and bike/pedestrian collisions would be more likely.

- d. **Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub. b., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.**

The preferred alternative is to build a 6-foot wide pathway, which crosses the wetland near the open water of the pond/deep marsh. The "floating" design of the boardwalk reduces the wetland impact and provides the safest alternative.

- e. **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description.** Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

Based on the wetland delineation completed by raSmith, one (1) wetland totaling 32,233 square feet was identified, delineated, and subsequently GPS-located by raSmith (Figure 2, Appendix 1). The overall wetland extends outside of the Study Area and is roughly 3 acres. The wetland also contains a pond/deep marsh that is 7,085 square feet as well as a drainageway that is 2,525 square feet. raSmith ecologists are required by the WDNR to provide their professional judgment on wetland susceptibility per revised NR 151 guidance (Guidance #3800-2015-02) (Appendix 7). It is our opinion that the susceptibility is moderate for W-1.

- f. **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts.** Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

- i. **Diversity of flora including State and/or Federal designated threatened and/or endangered species.**

*Wetland W-1 contains multiple plant communities that exist along a gradient from intermittently wet to permanently wet. The outermost plant community contains shrub carr dominated by common buckthorn with an understory of tussock sedge (*Carex stricta*) in some areas. Other shrub species in this intermittent zone included sandbar willow (*Salix interior*), red-osier dogwood (*Cornus alba*), common elderberry (*Sambucus canadensis*), and glossy buckthorn (*Frangula alnus*). The shallow marsh community is dominated by cattails (*Typha* spp.) and generally lies along the outermost edge of the ponded area. Other common species observed in the shallow marsh zone included common spike rush (*Eleocharis palustris*), arrowhead (*Sagittaria latifolia*), and Virginia blueflag (*Iris virginica*). Finally, the deep marsh is further into the wetland and is dominated by white water lily (*Nymphaea odorata*) as well as other submerged aquatic plants. Please refer to the site photos in Appendix 4 for a depiction the plant communities observed within W-1 as well as the open water and drainageway.*

- ii. **Storm and flood water storage.**

No significant impact is anticipated. The drainageway collects stormwater runoff from the surrounding residential neighborhood and will continue to do so.

- iii. **Hydrologic functions.**

No significant impact is anticipated.

- iv. **Water quality protection including filtration and storage of sediments, nutrients or toxic substances.**

All recommended BMPs (best management practices) will be implemented in order to protect the water quality of the the wetland. This includes minimization of grading needed to complete the project, install silt fence prior to any work, and disturbed areas will be immediately stabilized.

- v. **Shoreline protection against erosion.**

No impact is anticipated. Proper erosion control measure will be employed.

- vi. **Habitat for aquatic organisms.**

No significant impact is anticipated.

- vii. **Habitat for wildlife.**

No significant impact is anticipated.

Human use functional value.

The path and bridge will increase human access to the wetland.

- viii. **Groundwater recharge/discharge protection.**

Erosion control best management practices as described above.

- ix. **Aesthetic appeal, recreation, education, and science value.**

Positive impacts are anticipated for the aesthetic appeal of the property as well as the recreation, education and science value.

- x. **Specify any State or Federal designated threatened or endangered species or species of special concern.**

Not applicable

- xi. **Existence within a Shoreland.**

This is an isolated wetland.

- xii. **Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.**

This is within an Isolated Natural Resource Area.

- g. **Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.**

The posts supporting the boardwalk will rest on galvanized sill plates to minimize wetland disturbance and erosion impacts to the wetland. It is also providing an important safety function for the community and is encouraging people to walk.

- 5. **Date of any previous application or request for an exemption or Special Exception and the disposition of that previous application or request (if any).**

None

- D. Copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit. *(Please attach accordingly)*

Staff recommends providing statements to the following findings that will be considered by the Common Council in determining whether to grant or deny an exemption per Ordinance No. 2016-2224.

- a. That the condition(s) giving rise to the request for an exemption were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *the condition giving rise to this request was not self-imposed by the City, but rather is the result of a wetland which runs east/west through the entire project area making it impossible to alter the route of the trail to not impact the wetland.*
- b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
- i. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:
There is no practicable alternative that would achieve the project purpose and avoid all water related requirements; or
 - ii. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:
- c. The Special Exception, including any conditions imposed under this Section will:
- i. be consistent with the existing character of the neighborhood: *The bridge, boardwalk, and pathway will enhance the livability of the neighborhood and provide recreational and physical activity opportunities; and*
 - ii. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:
This project will not undermine the ability to apply or enforce the requirement with respect to other properties; and
 - iii. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:
The positive results will outweigh the negative impacts; and
 - iv. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development *(this finding only applying to an application to improve or enhance a natural resource feature): N/A*
- d. In making its determinations, the Common Council shall consider factors such as:
- i. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

Ernie Lake Park is a specialized recreational area or "special park". Special parks generally contain high quality natural resource features, and are limited in active recreational value. The proposed project enhances the passive recreational opportunities within the park.

- ii. **Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:**
The wetland which runs east/west through the entire project area is an exceptional feature that does not generally apply to other properties.
- iii. **Existing and future uses of property; useful life of improvements at issue; disability of an occupant:**
The subject property will continue to be used as a public park.
- iv. **Aesthetics:**
The pathway will provide residents to appreciate the aesthetics of the adjacent drainageway and pond/deep marsh close up. It is also an enhancement to the walkability of the neighborhood.
- v. **Degree of noncompliance with the requirement allowed by the exemption:**
The degree of noncompliance is minimal.
- vi. **Proximity to and character of surrounding property:**
The surrounding properties are residential and multi-family residential. A pedestrian pathway is an appropriate use in this area.
- vii. **Zoning of the area in which property is located and neighboring area:**
The project occurs in Zones P-1 and C-1.
- viii. **Any negative affect upon adjoining property:**
Staff does not anticipate any negative affect upon adjoining property.
- ix. **Natural features of the property:**
Drainageway, wetland, wetland buffer, wetland setback, and a woodland mitigation area.
- x. **Environmental impacts:**
The environmental impacts have been minimized.

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Document Path: H:\14801701\GIS\Wetland Figures\Figure 2 - Wetland Boundary Map.mxd

City of Franklin
Ernie Lake Park
City of Franklin
Milwaukee County, Wisconsin

- Map Legend**
- Culvert
 - Sampling Point
 - Off-site Drainage
 - Off-site Drainage
 - Off-site Wetland
 - ▨ Delineated Wetland (32,233 sqft)
 - ▨ Drainage (2,525 sqft)
 - ▨ Open Water/Deep Marsh (7,085 sqft)
 - ▨ Rip-rap Inlet
 - ▨ Study Area (2.37 Acres)

ESRI, HERE, Garmin, © OpenStreetMap contributors
Milwaukee County GIS, rasSmith

Figure 2
Wetland Boundary Map

rasSmith
CREATIVITY BEYOND ENGINEERING

July 9, 2018
1180170

0 37.5 75
1 inch = 75 feet



LAKE ERNIE DELINEATION
WETLAND IMPACT



WETLAND IMPACT CALCULATIONS

PATHWAY IMPACT

30' BUFFER IMPACTED = 163.78 SF

50' SETBACK IMPACTED = 296.86 SF

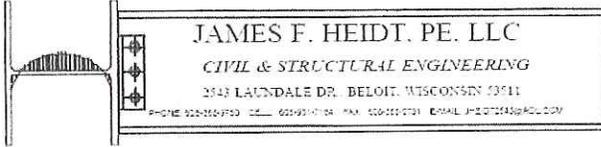
STRUCTURE & BOARDWALK IMPACT

30' BUFFER IMPACTED = 20.02 SF

DELINEATED WETLAND IMPACTED = 71.35 SF

- Legend
- 30 FOOT BUFFER
 - 50 FOOT SETBACK
 - PATHWAY
 - STRUCTURE
 - delimited wetland
 - study area





STRUCTURAL CALCULATIONS

For

New 30' x 6' Arched Bridge & Boardwalk Approaches

Ernie Lake Park

Franklin, Wisconsin

Fabricator

Custom Manufacturing, Inc.
606 Delco Drive, P.O. Box 279
Clinton, Wisconsin 53525

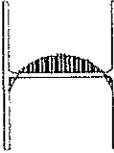
Franklin
JUL 16 2018
City Development

Seal: James F. Heidt, PE
WI Reg. No. 15489
Exp. 7/31/18
5/16/18
5/17/18 JFH

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Project No. 18-109

Pages: 14



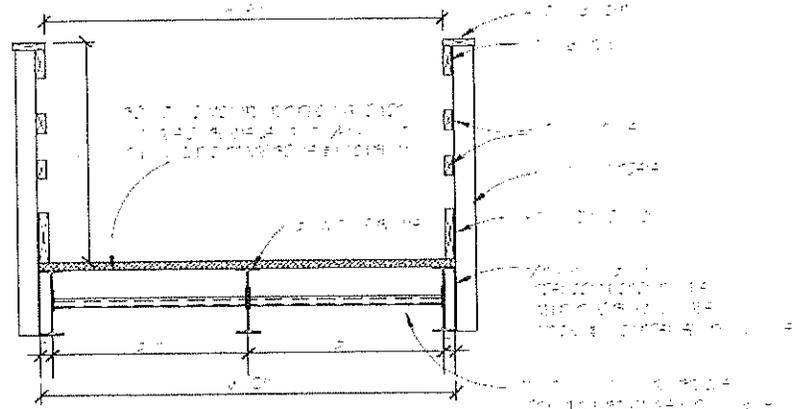
JAMES F. HEIDT, PE, LLC
 CIVIL & STRUCTURAL ENGINEERING
 2545 LAUNDALE DR., BELOIT, WISCONSIN 53511
 PHONE 608/725-5555 CELL 608/725-5555 FAX 608/725-5555 EMAIL JHEIDT@JHEIDT.COM

TRAIL BRIDGE - Dead Loading Calculations

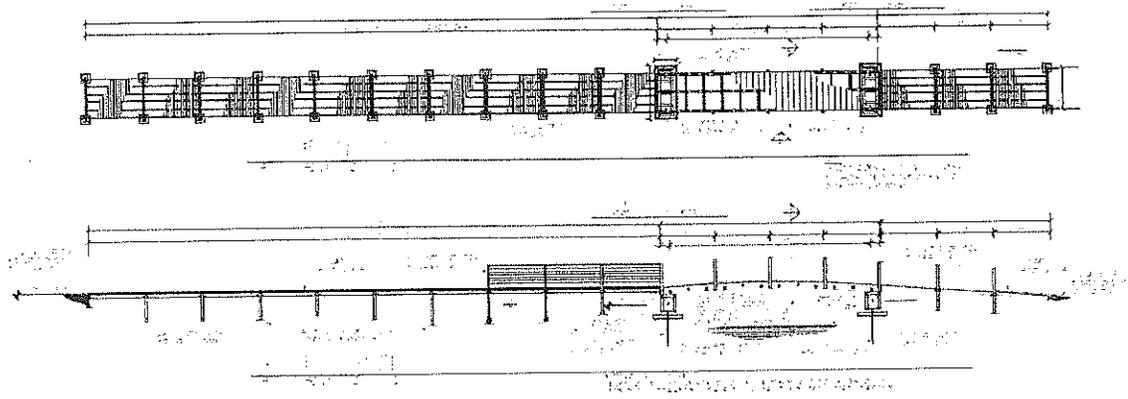
Project: New 30' x 6' Arched Bridge w/ Boardwalks By: JFH
 Ernie Lake Park Date: 4/27/18
 Franklin, Wisconsin REV: 5/16/18
 Client: Custom Manufacturing, Inc. Job No. 18-109
 Clinton, Wisconsin Page 2
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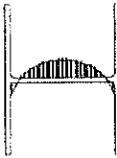
Member	Length (ft)	Width (ft)	Area (sf)	Number (ea)	Unit Wt. (plf)	Length (ft)	Total Wt. (lbs)
Bridge Size							
	30	6					
Railing - Posts 4x4	42	3.50		10	3.40	35.00	119
Railing - Posts 6x6 Deck Curb	30.00			0	8.40	0.00	0
Railing - Toe Kick 2x8	30.00			0	3.02	0.00	0
Railing - Toe Kick 2x10	30.00			2	3.85	60.00	231
Railing - Horz. Rails 2x4	30.00			4	1.46	120.00	175
Railing - Horz. Rails 2x6	30.00			2	2.29	60.00	137
Railing - Horz. Rails 2x8	30.00			0	3.85	0.00	0
Railing - Cap Plate 2x6	30.00			2	2.29	60.00	137
Railing - Spindals 1-1/2 x 1-1/2	30.00			0	0.73	3.38	0
Railing - Cross Bucks 2x6	30.00			0	2.29	0.00	0
Wood Deck - 2x10 Plank	30.00	6	180	1	3.85	1.00	693
Wd Wearing Deck 1x3 RS Oak	30.00	6	180	0	2.93	1.00	0
Wd Wearing Deck 2x6 RS Oak	30.00	6	180	0	4.17	1.00	0
Bridge Braces 2 x 2 x 1/4 Angle	29	2.42		16	3.19	38.67	123
Subtotal Bridge Dead Load							1,616
Bridge Beams		W12 x 19		3	19.00	90.00	1,710
Bridge Side Span Dead Weight							3,326 lbs

Dead load of bridge (psf) **18.5 psf**



FORCE SECTION





JAMES F. HEIDT, PE, LLC
 CIVIL & STRUCTURAL ENGINEERING
 2243 LAUNDALE DR., BELLEVUE, WISCONSIN 53511
 PHONE: 608-845-1510 CELL: 608-845-1511 FAX: 608-845-1511 EMAIL: JFHEIDT@JFHENGINEERING.COM

TRAIL BRIDGE - Bridge Deck Calcs

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV: 5/16/18
 Job No: 18-109
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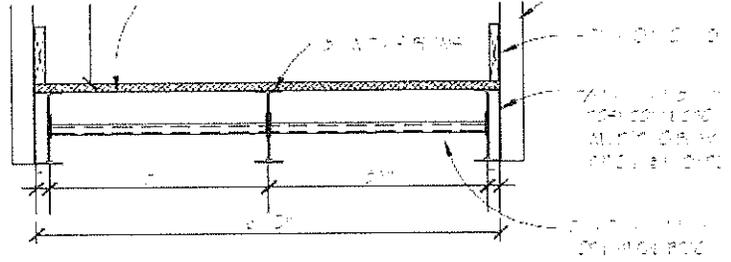
A	B	C	D	E	F	G	H	I	J	K	L	M
10					30' x 6'							

Bridge Deck Design Data:

	Units	Bridge
Decking C.to C. Span	in	34.00
Decking Clear Span	in	30.00
DL on Deck	psf	10.0
LL #1 on Deck	psf	60
LL #2 on Deck	psf	30
Snow Load on Deck	psf	30
Conc. Load on Deck	lbs	6,000
CL on Deck	psf	75

Decking Physical Properties:

		Pine
Deck material		2x10 S4S
Width (d)		9.250
Thickness (b)		1.500
End Area (A)	in ²	13.875
Moment of Inertia I _{xx}	in ⁴	98.932
Moment of Inertia I _{yy}	in ⁴	2.602
Section Modulus S _{xx}	in ³	21.391
Section Modulus S _{yy}	in ³	3.469



20

Decking Structural Properties:

		MSR Pine
Deck material		2x10 S4S
Bending (F _b)	psi	2,760
Tension (F _t)	psi	1,925
Horiz. Shear (F _v)	psi	190
Compression (F _{cp})	psi	805
Compression (F _{cl})	psi	1,975
Modulus of Elasticity	psi	2.00E+06

30

Loading on one plank:

LC#1 = $w = (d/12) \cdot (DL + LL\#1)$	plf	59.74
LC#2 = $w = (d/12) \cdot [(DL + .75(LL\#2 + SL) + .75 \cdot CL)]$	plf	85.76

40

Maximum loading on deck plank =	plf	85.76
---------------------------------	-----	-------

Rearrange deflection equation and solve for maximum deck span based on l/500 deflection:

$L_{max} = [(\Delta \cdot 384 \cdot E) / (5 \cdot w)]^{.25}$ in 44.16 OK

Check decking shear stress:

$f_v = 1.5 \cdot V/A = ((w \cdot l) / 2) / A$ psi 13.13 OK

50

Check compressive stress from assumed 8"x8" tire imprint:

Tire load P = $(.6 \cdot CL) / 2$	lbs	1,800
Compressive stress = $P/64$	psi	28.13 OK

60

70

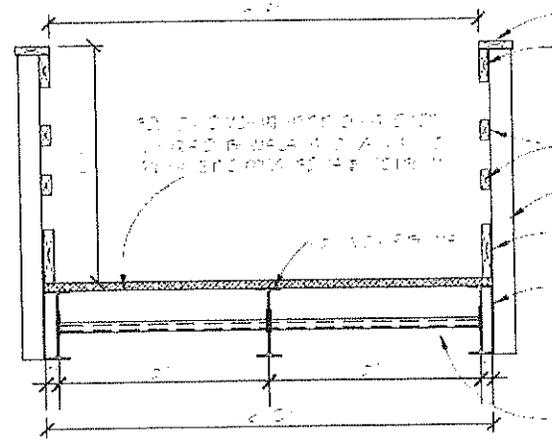


TRAIL BRIDGE - Beam Loading Calculations

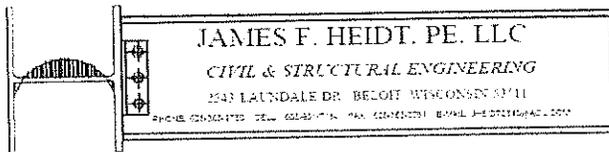
Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV. 5/16/18
 Job No. 18-109
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 N 14

A	B	C	D	E	F	G	H	I	J	K	L	M	N
10	<u>Bridge Design Data:</u>		(in)	<u>Units</u>	<u>Bridge Beams</u>		30' x 6'						
		Beam Nominal Span		ft	30.00								
		Beam Clear Span		ft	26.00								
		Beam Spacing	34	ft	2.83								
		Number of Beams		ea	3								
		Bearing Pan Width		ft	2.00								
		Bearing Pan Length		ft	7.00								
		Assumed Soil Bearing Capacity		psf	1,500								
20	<u>Bridge Beam Loading:</u>												
		Dead Load		psf	18.50								
		Live Load #1		psf	60.00								
		Live Load #2		psf	30.00								
		Snow Load		psf	30.00								
		Concentrated Load on 8'x10'		lbs	6,000								
		Concentrated Load on deck		psf	75.00								
	<u>Dead Loading on Beams:</u>												
		DL on Inside Beams		plf	52.42								
30		DL on Outside Beams		plf	26.21								
	<u>Live Loading on Beams:</u>												
		LL #1 on Inside		plf	170.00								
		LL #2 on Inside		plf	85.00								
		CL on Inside		plf	212.50								
		LL #1 on Outside		plf	85.00								
		LL #2 on Outside		plf	42.50								
		CL on Outside		plf	106.25								
40	<u>Snow Load on Beams:</u>												
		SL on Inside Beams		plf	85.00								
		SL on Outside Beams		plf	42.50								
	<u>Compute Beam Reactions:</u>												
	<u>Inside Beams:</u>												
		LC #1 = DL + .75*(LL#1+ SL)		lbs	3,655								
50		LC #2 = DL + .75*(LL#2+SL) + .75CL		lbs	3,496								
	<u>Outside Beams:</u>												
		LC #1 = DL + .75*(LL#1+ SL)		lbs	1,828								
		LC #2 = DL + .75*(LL#2+SL) + .75CL		lbs	2,226								
	<u>Compute Bridge Support Loading:</u>												
60		Loading Condition #1		lbs	7,310								
		Loading Condition #2		lbs	7,948								
		Loading Condition #3 w/ C.L. over pan		lbs	14,795								
	<u>Compute Maximum Soil Bearing Load:</u>												
		From Maximum Loading on Bearing Pan		psf	1,057								
70					OK								



BRIDGE SECTION



TRAIL BRIDGE - Bearing Pan Loading Calculations

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV: 5/16/18
 Job No: 18-109
 Page: 5

A B C D E F G H I J K L M N 14

10 **Note:** This analysis is based upon the theory of a beam on a continuous elastic support, for this the following references were used:
 1. Advanced Mechanics of Materials, Seely & Smith, 2nd Ed., John Wiley & Sons, 1952, Chapter 7, pages 188 - 219
 2. Foundation Analysis and Design, Joseph E. Bowles, 3rd Ed., McGraw-Hill Co., 1982, Section 9-7, pages 326 - 329

24" Bearing Pan

Pan Properties:

Fy = (psi) 30,000
 Fall = (psi) 20,100
 E = (psi) 29,000,000
 Ixx = (in^4) 59.82
 Sxx = (in^3) 11.09
 c = (in) 5.395

Soil Properties:

Soil Bearing (psf) 1,500
 Subgrade Modulus k (pci) 350
 Subgrade Modulus ko (psi) 8,400
 No. Bridge Beams = 3
 Beam Spacing (in) = 34

Bearing Pan Sizes					
Width (in)	Ixx (in^4)	Iyy (in^4)	Sxx (in^3)	Syy (in^3)	c (in)
18	58.10	878.24	10.586	22.242	5.488
24	59.82	1,645.31	11.087	22.115	5.395
30	61.31	2,703.65	11.535	22.013	5.315
36	62.61	4,058.81	11.938	21.928	5.245
42	63.76	5,912.05	12.301	21.857	5.183
48	64.78	7,955.81	12.632	21.796	5.128

Bearing Pan Loading:

Loading Condition	lbs	Bridge Span
Loading Condition #1	7,310	
Loading Condition #2	9,010	
Loading Condition #3	14,795	

From page 4, line 60
 From page 4, line 62
 From page 4, line 64

Pan Size:

Width (ft)	Length (ft)	(in)
2.00	7.00	24.00
		84.00

Compute Soil fs = 1,057

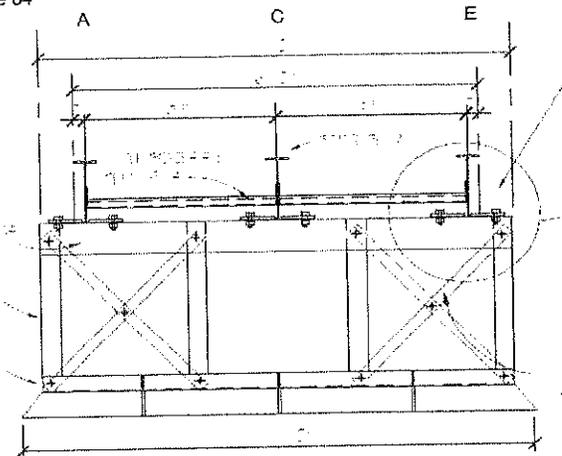
OK

Compute Bearing Pan Stresses:

Compute $\beta = \sqrt[4]{k/(4EI)}$ = 0.033 in^-1

Compute L = $3T/2\beta$ = 142.07 in **Short Beam**
 Compute L = $2/\beta$ = 60.30 in Fig. 120 A
 Compute L = $3/\beta$ = 90.44 in Fig. 120 B
 Compute L = $4/\beta$ = 120.59 in Fig. 120 C
 Compute L = $5/\beta$ = 150.74 in Fig. 120 D

Maximum beam end reaction P = 7,398 lbs



Single Load on Pan

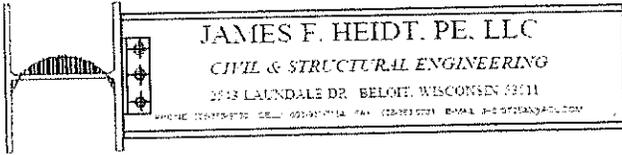
Bearing Pan Stresses:
 Loading on base = P = (lbs) 7,398
 Compute $y_{max} = \beta * P / (2 * k)$ = (in) 0.015
 Compute $M_{max} = P / (4 * \beta)$ = (lb-in) 55,755
 Compute $\sigma_{max} = M_{oc} / I$ = (psi) 5,028
 OK

Multiple Loads on Pan

Beam Mk	A	B	C	D	E	Units
Load P	3,699	0	7,398	0	3,699	lbs
Dist. C	-34.00	0	1	0	34.00	in
βx	-1.128	0.000	0.033	0.000	1.128	
Ax of C	0.418	0.000	1.000	0.000	0.418	Table 7
Cx of C	-0.160	0.000	1.000	0.000	-0.160	p.194-196
$y_{max} = \beta * P / (2 * k) * (Axa + Axb + Axc + Axd + Axe)$					0.027	in
$M_{max} = P / (4 * \beta) * (Cxa + Cxb + Cxc + Cxd + Axe)$					37,930	lb-in
$\sigma_{max} = (M_{max} * c) / I$					3,421	psi
						OK

60

70



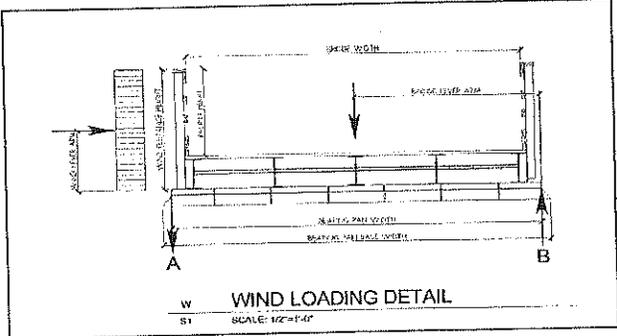
TRAIL BRIDGE - Wind Load Calculations

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin

Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV: 5/16/18
 Job No: 18-109
 Page: 6

	A	B	C	D	E	F	G	H	I	J	K	L	M		
	30' x 6'														
10					Sym	Units									
					B	ft	6.00								
					L	ft	30.00								
					Wind Load Calculations:										
					V	mph	90								
					Kd	n/d	1.00								
					I	n/d	0.87								
					Kh	n/d	0.85								
					Kzt	n/d	1.00								
20					Gf	n/d	0.85								
					Enclosure Classification								N.A.		
					GCpi	n/d	N.A.								
					GCp	n/d	N.A.								
					External Pressure Coeff.								N.A.		
					qz	psf	15.33								
					Compute Wind Exposure:										
					d1	in	12.00								
					d2	in	1.50								
30					h1	in	42.00								
					h2	in	55.50								
					Compute Wind Loading:										
					w	plf	70.92								
					Bridge Dead Load = Total Wt. =								Wdl	lbs	3,326
					Bridge Bearing Pan Width =								B	ft	2.00
					Bridge Bearing Pan Length =								L	ft	7
					Bridge Bearing Pan Weight =								Wp	lbs	399.0
					Wdl + Wp =								lbs	4,124	
40					Check Base Overturning:										
					.90*Wdl	lbs	3,712								
					a	ft	3.50								
					h3	ft	2.31								
					Compute overturning equilibrium about the outer bearing pan edge using a 10% reduction in the bridge dead load per ASCE-7, Section 2.4 Load Combinations.										
						ft-lbs	4,920								
						ft-lbs	-12,991								
50						ft-lbs	-8,070								
					Does bridge base resist overturning?								YES		



There is no railing on this bridge.

From calc. page 2 line 31

60

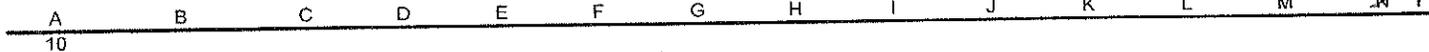
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TRAIL BRIDGE - Railing Calculations

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV. 5/16/18
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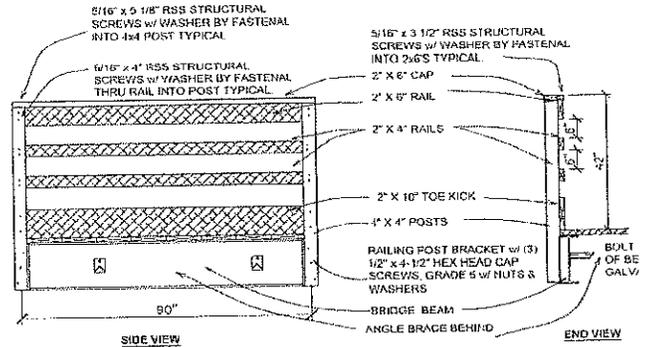


Per the ADA Code, railings must support a 50 plf loading along the railing or 200 lb load at any point. So, the two load conditions for the post are for uniform loading on railing $M = wsl$ or for point load at the post top of $M = Pl$ where l = the post length from bridge deck to top of rail. The two load conditions for the railing are uniform loading $M = wl^2/8$ or a point load at mid-span railing $M = Pl/4$.

Railing Height (in)	Post C.-C. Spacing (in)	Uniform Loading (plf)	Concentrated Loading (lbs)
42.000	90	50	200

Rail & Post Material Properties:

		MSR Pine 2x4	MSR Pine 4x4
Bending (Fb)	psi	2,760	2,760
Tension (Ft)	psi	1,925	1,925
Horiz. Shear (Fv)	psi	190	190
Compression (Fcp)	psi	805	805
Compression (Fcll)	psi	1,975	1,975
Modulus of Elasticity	psi	2.00E+06	2.00E+06



RAILING ELEVATION & SECTION

SCALE: 1/2"=1'-0"

Decking Physical Properties:

		2x4	4x4
Width (d)	in	3.500	3.500
Thickness (b)	in	1.500	3.500
End Area (A)	in ²	5.250	12.250
Moment of Inertia Ixx	in ⁴	5.359	12.505
Moment of Inertia Iyy	in ⁴	0.984	12.505
Section Modulus Sxx	in ³	3.063	7.146
Section Modulus Syy	in ³	1.313	7.146

For the post:	4x4 Post Uniform Load	4x4 Post Point Load	
$M = wsl =$	15,750	$M = Pl =$ 8,400	in-lbs
$Sreq = M/Fb =$	5.707 OK	3.043 OK	in ³

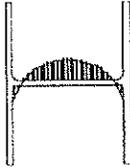
For the rail:	2x4	2x4	
$M = wl^2/8 =$	2,742	$M = Pl/4 =$ 2,925	in-lbs
$Sreq = M/Fb =$	0.994 OK	1.060 OK	in ³

Note: Loading reduced for rails per ANSI/NAAMM AMP 521-01.

Computed in the weak direction.

60

70



JAMES F. HEIDT, PE, LLC
 CIVIL & STRUCTURAL ENGINEERING
 2543 LAUNDALE DR. BELoit WISCONSIN 53511
 PHONE 608-785-7770 CELL 608-785-7774 FAX 608-785-7771 EMAIL JHEIDT@JFHEIDT.COM

Boardwalk Calculations

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV. 5/17/18
 Job No. 18-109
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A B C D E F G H I J K L M N

10 **DECK DESIGN:**

Units

Boardwalk Deck Design Data:

Revised Decking C.toC Span	in	17.63
05/17/18 Decking Clear Span	in	16.13
DL on Deck	psf	10.0
LL #1 on Deck	psf	60
LL #2 on Deck	psf	30
Vehicle Loading	lbs	6,000
VL on Deck	psf	75

JFH
5/17/18

20 Decking Physical Properties:

Deck material	Pine	5/4 x 6
Width (d)		5.5
Thickness (b)		1.25
End Area (A)	in ²	6.875
Moment of Inertia I _x	in ⁴	17.331
Moment of Inertia I _y	in ⁴	0.895
Section Modulus S _{xx}	in ³	6.302
Section Modulus S _{yy}	in ³	1.432

30 Decking Material Properties:

Deck material	#1 S. Pine	5/4 x 6
Bending Single Use (F _b)	psi	1,650
Bending Repetitive Use (F _b)	psi	1,900
Tension (F _t)	psi	950
Horizontal Shear (F _v)	psi	82
Compression Perpen. (F _{cp})	psi	660
Compression Paral. (F _{cl})	psi	1,252
Modulus of Elasticity (E)		1.60E+06

40 Loading on one plank:

$w = (d/12) \cdot (DL + LL\#1)$	plf	32.08
$w = (d/12) \cdot (DL + LL\#2)$	plf	18.33
$w = (d/12) \cdot (DL + LL\#2 + CL)$	plf	52.71

Maximum loading on deck plank	plf	52.71
-------------------------------	-----	-------

50 Rearrange moment equation and solve for maximum deck span based on bending:

$L_{max} = [(8 \cdot S_{yy} \cdot F_b) / w]^{1/2}$ in 54.55 OK

Rearrange deflection equation and solve for maximum deck span based on 1/500 deflection:

$L_{max} = [(\Delta \cdot 384 \cdot EI) / 5 \cdot w]^{.25}$ in 33.18 OK

60 Check decking shear stress:

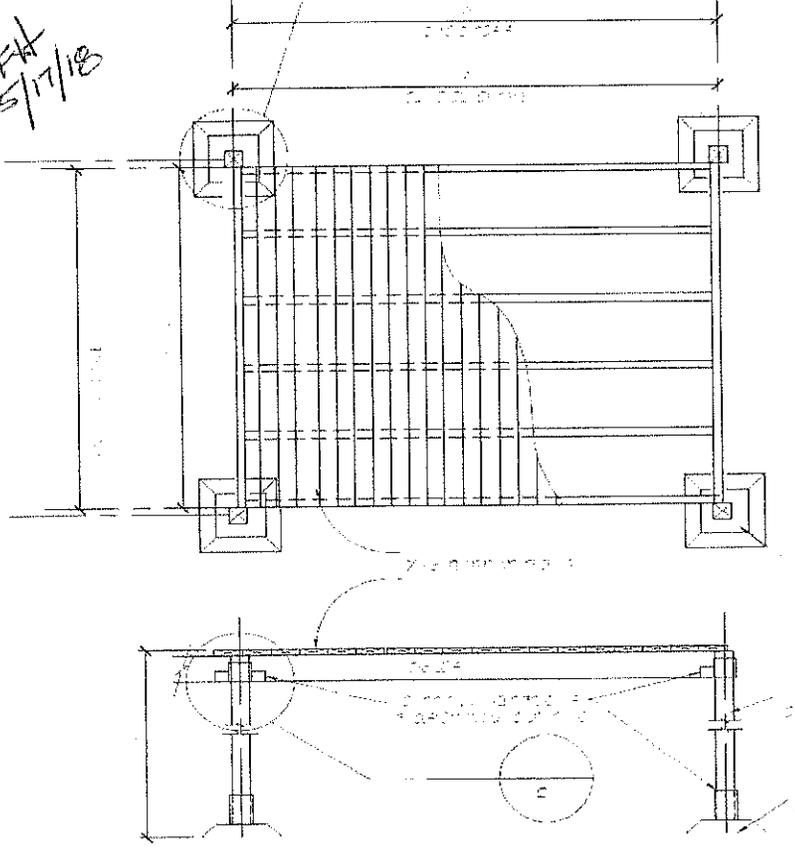
$f_v = 1.5 \cdot V/A = ((w \cdot l) / 2) / A$ psi 8.45 OK

Check compressive stress from assumed 8"x8" tire imprint:

Tire load $P = (.6 \cdot CL) / 2$ lbs 1,800

Compressive stress = $P/64$ psi 28.13 OK

70



PHYSICAL BOARDWALK SAMPLE TESTS
 GALVA COVER

Boardwalk Calculations

JAMES F. HEIDT, PE, LLC
CIVIL & STRUCTURAL ENGINEERING
 2348 LAUNDALE DR. BELOIT, WISCONSIN 53511
 PHONE: 608-735-2222 FAX: 608-735-2223 EMAIL: JHEIDT@JHEIDT.COM

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV. 5/16/18
 Job No. 18-109
 Page 9
 M N 14

A B C D E F G H I J K L M

JOIST DESIGN:

Design Deck Loadings:	Units	LC#1	LC#2
Dead Load (Wdl)	psf	10.00	10.00
Live Load (Wll)	psf	60.00	75.00
Total Load (Wtl)	psf	70.00	85.00

90

Joist Layout:	Units	LC#1	LC#2
Joist Spacing (s)	in	17.63	17.63
Joist Span (S)	ft	7.83	7.83
Allowable Live Load Deflection = L/240	in	0.39	0.39

Material Properties:		LC#1	LC#2
SYP Type 1 Structural Grade MSR Design Values			
Bending Single Use (Fb)	psi	2,400	2,400
Bending Repetitive Use (Fb)	psi	2,760	2,760
Tension (Ft)	psi	1,925	1,925
Horizontal Shear (Fv)	psi	190	190
Compression Perpen. (FcL)	psi	805	805
Compression Paral. (FcH)	psi	1,975	1,975
Modulus of Elasticity (E)	psi	2.00E+06	2.00E+06

100

Section Properties:		2x6	2x6
S4S Section Width (b)	in	1.500	1.500
S4S Section Depth (d)	in	5.500	5.500
Area (A)	in ²	8.250	8.250
Section Modulus (Sxx)	in ³	7.563	7.563
Moment of Inertia (Ixx)	in ⁴	20.797	20.797

110

Structural Calculations:		LC#1	LC#2
Joist Design Loadings = $w = (Wtl) \cdot (s/12)$	plf	102.8	124.9
Joist End Reaction $R = w/2$	lbs	402.6	488.9
Bending Moment = $M = (w \cdot s^2)/8$	ft-lbs	788	957
Req. Section Modulus = $S_{req} = M/Fb$	in ³	3.43	4.16
Section Modulus OK?		YES	YES

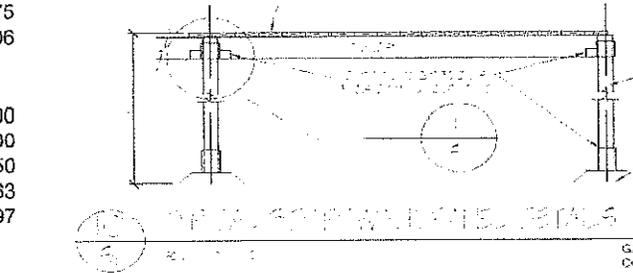
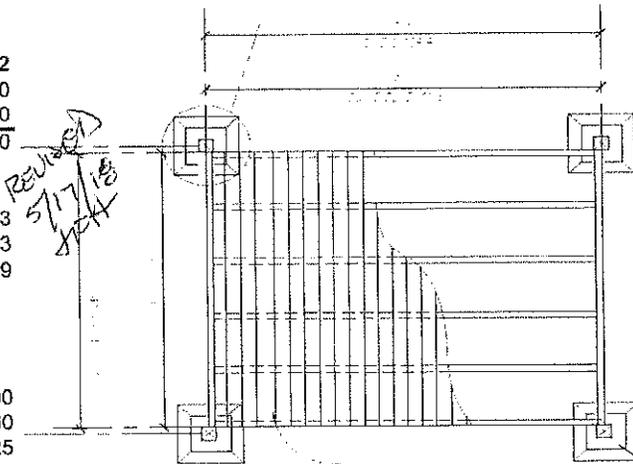
120

Compute Design Shear = $V = R - (w \cdot d)/12$	lbs	355.5	431.7
Actual Bending Stress = $f_b = M/S$	psi	1,251	1,519
Bending Stress OK?		YES	YES

Actual Shear Stress = $f_v = (1.5V)/A$	psi	64.63	78.48
Shear Stress OK?		YES	YES

130

Req. Joist Bearing Length $L = R/(b \cdot FcL)$	in	0.33	0.40
NOTE: Square End Bearing!			
Compute Joist Live Load Deflection : $\Delta = (5w \cdot s^4 \cdot 1728)/(384EI)$	in	0.18	0.22
Deflection OK?		YES	YES



140

Boardwalk Calculations

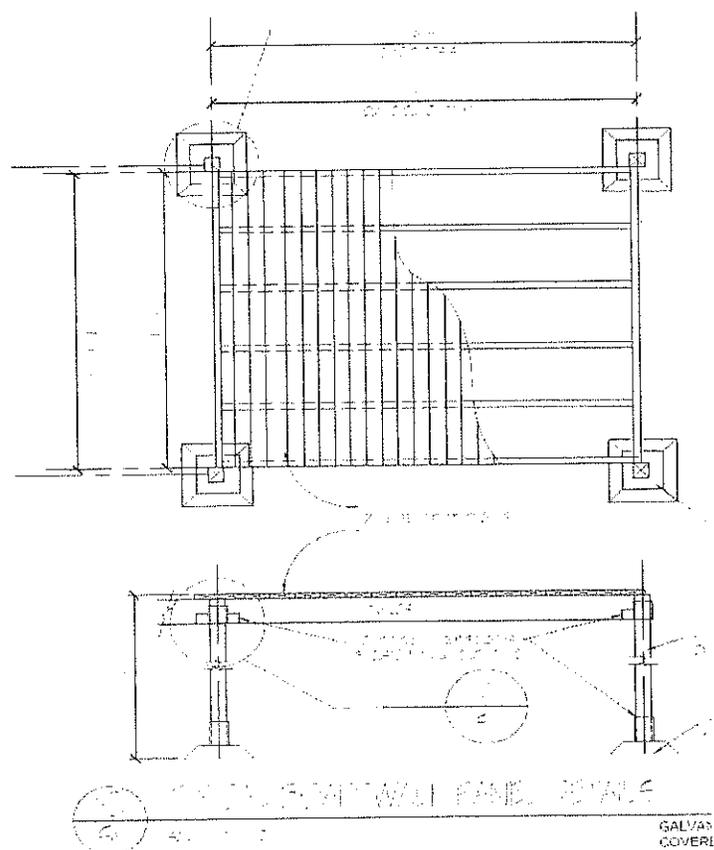
JAMES F. HEIDT, PE, LLC
CIVIL & STRUCTURAL ENGINEERING
 2443 LAUNDALE DR., BELOIT, WISCONSIN 53511
PHONE: 608-725-7700 FAX: 608-725-7701 EMAIL: JFHEIDT@JFHEIDT.COM

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV: 5/16/18
 Job No. 18-109
 Page 10
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A B C D E F G H I J K L M

	HEADER BEAM DESIGN:	LC#1	LC#2
	Total Deck Loading from Sheet 1	70.00	85.00
160			
	Beam Layout:	(2) 2x6	(2) 2x6
	No. of Beams in Section	2	2
	Beam Spacing (s)	7.83	7.83
	Beam Span (S)	6.00	6.00
	Allowable Live Load Deflection = L/360	0.20	0.20
	Material Properties:		
	Bending Single Use (Fb)	2,400	2,400
170	Bending Repetitive Use (Fb)	2,760	2,760
	Tension (Ft)	1,925	1,925
	Horizontal Shear (Fv)	190	190
	Compression Perpen. (FcL)	805	805
	Compression Paral. (Fcll)	1,975	1,975
	Modulus of Elasticity (E)	2.00E+06	2.00E+06
	Section Properties:		
	S4S Section Width (b)	1.500	1.500
	S4S Section Depth (d)	5.500	5.500
180	Area (A)	8.250	8.250
	Section Modulus	7.563	7.563
	Moment of Inertia (I)	20.797	20.797
	Structural Calculations:		
	Header Design Loadings $w = (Wt) \cdot (s/12)$	548.1	665.6
	Header End Reaction $R = w/l/2$	1,644.3	1,996.7
	Bending Moment $M = (w \cdot l^2)/8$	2,466	2,995
	Req. Section Modulus $S_{req} = M/Fb$	10.72	13.02
	Compute Section Modulus $S = bd^2/6$	15.13	15.13
190	Section Modulus OK?	YES	YES
	Check Shear:		
	Compute Design Shear $V = R - (w \cdot d)/12$	1,393.1	1,691.6
	Actual Shear Stress $f_v = (1.5V)/A$	126.64	153.78
	Shear Stress OK?	YES	YES
	Check Bending:		
	Actual Bending Stress $f_b = M/S$	1,956.85	2,376.18
	Bending Stress OK?	YES	YES
200			
	Req. Beam Bearing Length $L = R/(b \cdot FcL)$	1.36	1.65
	NOTE: Square End Bearing!		
	Compute Joist Live Load Deflection :		
	Compute new $I = bd^3/12$	41.59	41.59
	Deflection $\Delta = (5wl^4 \cdot 1728)/(384EI)$	0.19	0.23
	Compute actual L/Δ	375	309
	Deflection OK?	YES	NO
210			



Boardwalk Calculations

JAMES F. HEIDT, PE. LLC
 CIVIL & STRUCTURAL ENGINEERING
 2543 LAUNDALE DR., BELLOIT WISCONSIN 53511
PHONE: 608-785-7275 CELL: 608-785-7274 FAX: 608-785-7281 EMAIL: JHEIDT@JFHENGINEERING.COM

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV: 5/16/18
 Job No. 18-109
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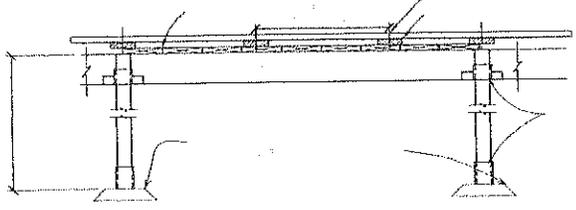


COLUMN POST DESIGN:

			LC#1	LC#2	
Total Deck Loading from Sheet 1		psf	70.00	85.00	
Post Layout:			4x4	4x4	
Post Spacing (s)		ft	7.83	7.83	
Post Length (L)	Maximum Length	ft	8.00	8.00	

NOTE:
 If the boardwalk deck is 4' or more above grade, OSHA requires that a guardrail be installed.

Material Properties:		SYP Type 1 Structural Grade MSR Design Values		
240	Bending Single Use (Fb)	psi	2350	2350
	Bending Repetitive Use (Fb)	psi	2350	2350
	Tension (Ft)	psi	1650	1650
	Horizontal Shear (Fv)	psi	175	175
	Compression Perpen. (Fcl)	psi	565	565
	Compression Paral. (Fcll)	psi	1900	1900
	Modulus of Elasticity (E)	psi	1.80E+06	1.80E+06



Section Properties:				
250	S4S Section Width (b)	in	3.500	3.500
	S4S Section Depth (d)	in	3.500	3.500
	Area (A)	in ²	12.250	12.250
	Section Modulus	in ³	7.146	7.146
	Moment of Inertia (I)	in ⁴	12.505	12.505
	Radius of Gyration $r = \sqrt{I/A} =$	in	1.010	1.010

Structural Calculations:
 Euler Buckling Coefficient = $KcE =$ 0.300 0.300

Adjust Allowable Stress for Service Conditions:
 $F^*c = 1.15*(Fcll) =$ psi 1,900 1,900

Check the Slenderness Ratio = $L/d =$ 27.429 27.429
 Is the Slenderness Ratio < 50 YES YES

Compute the allowable design stress value:
 $FcE = (KcE*E)/(l/d)^2 =$ psi 718 718
 Compute the ratio $FcE / F^*c =$ 0.378 0.378

Compute Allowable Design Stress on Post:
 $F^*c = F^*c * [(1 + (FcD/F^*c)/2c) - \sqrt{(1 + (FcD/F^*c)/2c)^2 - ((FcD/F^*c)/c)}] =$ psi 650 650

Compute the Allowable Design Load on Post:
 $P = F^*c/A =$ lbs 7,964 7,964

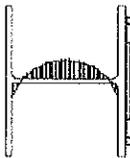
Outside Post Load from Line 112 above lbs 1,644.3 1,996.7
 Inside Post Load Line 112 * 2 above lbs N/A N/A No inside posts

Check Loading:
 Is column load below allowable?
 280 Outside Post? YES YES
 Inside Post? NO NO

Compute Compressive Stress = $fcil = P/A$
 Outside Post = psi 134.2 163.0
 Inside Post = psi N/A N/A No inside posts
 Compressive Stress OK? YES YES

Check Soil Bearing: Allowable soil bearing = 1,500 1,500

290 Outside Post on Small pan 15.5" x 15.5" psf 986 1,197
 Outside Post on Large pan 19.5" x 19.5" psf 623 756



Boardwalk - Bearing Pan Loading Calculations

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

By: JFH
 Date: 4/27/18
 REV: 5/16/18
 Job No. 18-109
 Page 12/14

A B C D E F G H I J K L M

10 Note: This analysis is based upon the theory of a beam on a continuous elastic support, for this the following references were used:
 1. Advanced Mechanics of Materials, Seely & Smith, 2nd Ed., John Wiley & Sons, 1952, Chapter 7, pages 188 - 219
 2. Foundation Analysis and Design, Joseph E. Bowles, 3rd Ed., McGraw-Hill Co., 1982, Section 9-7, pages 326 - 329

24" Bearing Pan

<u>Pan Properties:</u>		<u>Soil Properties:</u>	
Fy = (psi)	30,000	Soil Bearing	(psf) 1,500
Fall = (psi)	20,100	Subgrade Modulus	k (pci) 350
E = (psi)	29,000,000	Subgrade Modulus	ko (psi) 5,425

Bearing Pan Sizes

Width (in)	Ixx (in ⁴)	Iyy (in ⁴)	Sxx (in ³)	Syy (in ³)	c (in)
15.5	0.877	36.05	0.473	5.112	0.487
19.5	0.947	73.52	0.489	8.123	0.402

20 Small Pan Large Pan

<u>Bearing Pan Loading:</u>		Post Load	Post Load
Loading Condition #1	lbs	1,997	1,997

Max. Post Load from page 10, cell G186
 Bearing pan plate is 11 ga. A1011 CS-B w/ min. Fy = 30,000 psi

Bearing Pan Size:

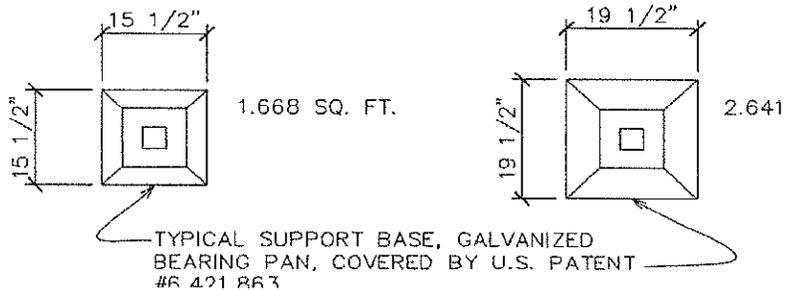
Width (in)	15.50	19.50
Length (in)	15.50	19.50

30 Compute Soil fs =

	1,197	756
	OK	OK

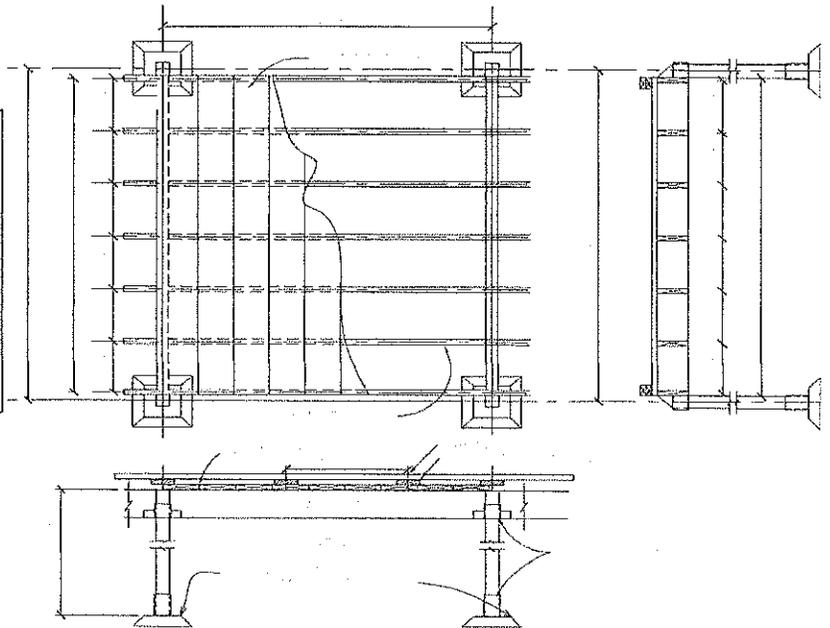
Compute Bearing Pan Stresses:

Compute $\beta = (k/(4EI))^{.25} =$	0.085	0.084
Compute $\beta L =$	1.32	1.63
Compute $1/\beta =$	11.70	11.93
If $\beta L < 1/\beta$, then pan is rigid	YES	YES



Single Load on Pan

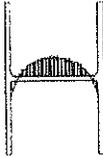
<u>Bearing Pan Stresses:</u>			
Loading on base = P =	(lbs)	1,997	1,997
Compute $y_{max} = \beta * P / (2 * k) =$	(in)	0.016	0.015
Compute $M_{max} = P / (4 * \beta) =$	(lb-in)	5,841	5,955
Compute $\sigma_{max} = M_{cc} / I =$	(psi)	3,246	2,526
		OK	OK



60

4
 S1 TYPICAL PANEL LAYOUT
 SCALE: 1/2"=1'-0"

70



JAMES F. HEIDT, PE, LLC
 CIVIL & STRUCTURAL ENGINEERING
 2348 LAUNDALE DR. BELLEVUE, WISCONSIN 53111
 PHONE: 262.835.7120 FAX: 262.835.7121 EMAIL: JHEIDT@JFHENGINEERING.COM

Boardwalk - Railing Calculations

Project: New 30' x 6' Arched Bridge w/ Boardwalks
 Ernie Lake Park
 Franklin, Wisconsin
 Client: Custom Manufacturing, Inc.
 Clinton, Wisconsin

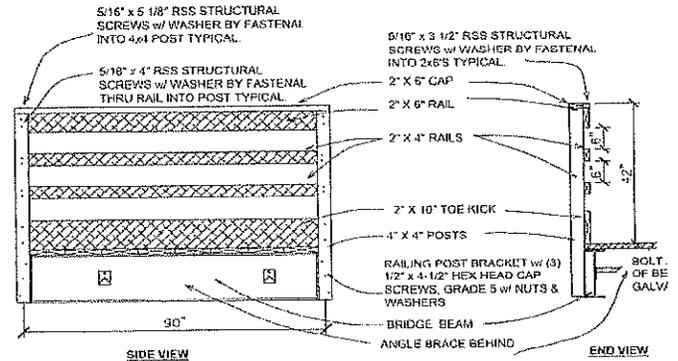
By: JFH
 Date: 4/27/18
 REV: 5/16/18
 Job No. 18-109
 Page 3
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A
10

Per the ADA Code, railings must support a 50 plf loading along the railing or 200 lb load at any point. So, the two load conditions for the post are for uniform loading on railing $M = wsl$ or for point load at the post top of $M = Pl$ where l = the post length from bridge deck to top of rail. The two load conditions for the railing are uniform loading $M = wl^2/8$ or a point load at mid-span railing $M = Pl/4$.

20	Railing Height (in)	Post C.-C. Spacing (in)	Uniform Loading (plf)	Concentrated Loading (lbs)
	42.000	94	50	200

Rail & Post Material Properties:		MSR Pine 2x4	MSR Pine 4x4
Bending (Fb)	psi	2,760	2,760
Tension (Ft)	psi	1,925	1,925
Horiz. Shear (Fv)	psi	190	190
Compression (Fcp)	psi	805	805
Compression (Fcll)	psi	1,975	1,975
Modulus of Elasticity	psi	2.00E+06	2.00E+06



RAILING ELEVATION & SECTION

SCALE: 1/2"=1'-0"

Decking Physical Properties:		2x4	4x4
Width (d)	in	3.500	3.500
Thickness (b)	in	1.500	3.500
End Area (A)	in ²	5.250	12.250
Moment of Inertia Ixx	in ⁴	5.359	12.505
Moment of Inertia Iyy	in ⁴	0.984	12.505
Section Modulus Sxx	in ³	3.063	7.146
Section Modulus Syy	in ³	1.313	7.146

4x4 Post For the post/Uniform Load		4x4 Post Point Load	
$M = wsl =$	16,450	$M = Pl =$	8,400
Sreq=M/Ft	5.960	OK	3.043
			OK
			in-lbs
			in ³

50 For the rail		2x4	2x4	
$M = wl^2/8$	2,991	$M = Pl/4 =$	3,055	in-lbs
Sreq = M/l	1.084	OK	1.107	OK
				in ³

Note: Loading reduced for rails per ANSI/NAAMM AMP 521-01.

Computed in the weak direction.

60

70

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 09/18/18
REPORTS & RECOMMENDATIONS	PROPOSED DONATION OF LAND BY MIDWEST HOMES OF WISCONSIN, INC. BEARING TAX KEY NOS. 760-0168-000, 760-9996-010, AND 760-9997-005 [3 PROPERTIES APPROXIMATELY LOCATED SOUTH OF WEST RAWSON AVENUE, NORTH OF WEST MARQUETTE AVENUE, EAST OF SOUTH 37TH PLACE AND WEST OF COUNTRYSIDE DRIVE].	<i>G.L.</i>

At the August 13, 2018, meeting of the Park Commission, the following action was approved: move to accept the donation of parcels subject to staff review and staff recommendation to Common Council for acceptance or rejection.

The 3.54 acre parcel bearing Tax Key No. 760-9997-005 and to a lesser extent the 2.43 acre parcel bearing Tax Key No. 760-9996-010 contain high quality natural resource features, and are part of a SEWRPC Isolated Natural Resource Area known as Tifton Woods. While these properties are limited in active recreational value, they could be incorporated into the existing 84.6 acre specialized recreational area to the south identified in the 2030 CORP as Victory Creek Special Park.

The 0.09 acre parcel bearing Tax Key No. 760-0168-000 has no access to a public right-of-way, is surrounded by single-family residential properties, and holds no value for public outdoor recreation.

COUNCIL ACTION REQUESTED

Action on the above item as the Common Council deems appropriate



MIDWEST HOMES OF WISCONSIN INC.

2990 UNIVERSAL STREET · SUITE C · OSHKOSH, WI 54904
PHONE (920) 426-2001 · FAX (920) 426-0193

August 7, 2018

City of Franklin
Parks Commission and Common Council
Franklin City Hall
9229 W Loomis Road
Franklin, WI 53132

VIA EMAIL: osumwalt@franklinwi.gov

RE: Land Donation to City of Franklin

Dear Sirs and Madams,

Midwest Homes of Wisconsin would like to donate three parcels of land to the City of Franklin. The parcel numbers are as follows: 760-0168-000, 760-9996-010 and 760-9997-005. I have also attached a copy of the tax bills for each parcel for your reference.

Please let me know if you require anything else from me to facilitate this process.

Thank you,

A handwritten signature in cursive script that reads 'S. Frechette'.

Susan Frechette
Vice President

SF:cmm

Enclosures

CITY OF FRANKLIN
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770

STATE OF WISCONSIN
 2017 REAL ESTATE PROPERTY TAX
 CITY OF FRANKLIN
 MILWAUKEE COUNTY

Parcel Number: 760-9997-005

Full Payment of:	\$270.06
or First Installment of:	\$135.04
Due on or Before:	January 31, 2018
Make Check Payable to:	City of Franklin

167536 760-9997-005 003945
 MIDWEST HOMES OF WI INC
 FRANKLIN CITY OF
 2990 UNIVERSAL ST STE B
 OSHKOSH WI 54904

CITY OF FRANKLIN
 BOX 78694
 MILWAUKEE WI 53278-0694



PAUL ROTZENBERG STATE OF WISCONSIN 2017 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Lottery Credit)
\$11,600		\$11,600	99.12%	.023281600
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.	School taxes reduced by school levy tax credit
\$11,700		\$11,700		\$24.11

Taxing Jurisdiction	2016	2017	2016	2017	% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
STATE TAX			1.98		-100.0
MILWAUKEE COUNTY TAX	3,494,864	3,624,191	59.52	59.13	-0.7
CITY OF FRANKLIN	1,786,453	1,884,226	65.99	65.13	-1.3
MATC - VOCATIONAL TAX	3,797,497	3,909,176	14.71	14.72	0.1
FRANKLIN SCHOOL DISTR	20,172,108	21,938,449	116.79	110.89	-5.1
MMSD SEWER DISTRICT			20.44	20.19	-1.2
Total	29,250,922	31,356,042	279.43	270.06	-3.4
		First Dollar Credit		0.00	
		Lottery and Gaming Credit			
Parcel Number: 760-9997-005		Net Property Tax	279.43	270.06	-3.4

W LEAHAVE Acres: 0.000 THAT PT OF E HALF OF W 60 ACS OF NW 12 S 21 LYING SLY OF COUNTRYSIDE ESTATES ADDN NO 1 EXC PT PLATTED AS ...	Full Payment Due On or Before January 31, 2018 \$270.06	O T H E R
	First Installment Due On or Before January 31, 2018 \$135.04	
	Second Installment Due On or Before March 31, 2018 \$67.51	
	Third Installment Due On or Before May 31, 2018 \$67.51	

IMPORTANT: Correspondence should refer to PARCEL NUMBER. See reverse side for more information.
 Be sure this description covers your property. The description is for your property tax bill only and may not be a full legal description.

Note:
 Installment Reminder Notices Will not be mailed

FOR INFORMATIONAL PURPOSES ONLY Voter approved temporary tax increases:				TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2018 \$270.06
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	
FRANKLIN SCHOOL DISTR	2363773.00	9.44	2037	

Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and penalty (See Reverse).

CITY OF FRANKLIN
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770

STATE OF WISCONSIN
 2017 REAL ESTATE PROPERTY TAX
 CITY OF FRANKLIN
 MILWAUKEE COUNTY

Parcel Number: 760-0168-000

Full Payment of:	\$11.64
or First Installment of:	\$11.64
Due on or Before:	January 31, 2018
Make Check Payable to:	City of Franklin

167300 760-0168-000 003709

FOLLY LLC
 %MIDWEST HOMES
 2990 UNIVERSAL ST STE B
 OSHKOSH WI 54904

CITY OF FRANKLIN
 BOX 78694
 MILWAUKEE WI 53278-0694



PAUL ROTZENBERG STATE OF WISCONSIN 2017 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio		Net Assessed Value Rate (Does NOT reflect Lottery Credit)
\$500		\$500	99.12%		.023281600
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.		School taxes reduced by school levy tax credit
\$500		\$500			\$1.04
2016 Taxing Jurisdiction STATE TAX	2016 Est. State Aids Allocated Tax District	2017 Est. State Aids Allocated Tax District	2016 Net Tax	2017 Net Tax	% Tax Change
MILWAUKEE COUNTY TAX	3,494,864	3,624,191	0.09	2.55	-100.0
CITY OF FRANKLIN	1,786,453	1,884,226	2.57	2.81	-0.8
MATC - VOCATIONAL TAX	3,797,497	3,909,176	2.84	0.63	-1.1
FRANKLIN SCHOOL DISTR	20,172,108	21,938,449	0.63	4.78	-5.2
MMSD SEWER DISTRICT			5.04	0.87	-1.1
			0.88		
Total	29,250,922	31,356,042	12.05	11.64	-3.4
		First Dollar Credit		0.00	
		Lottery and Gaming Credit			
Parcel Number: 760-0168-000		Net Property Tax	12.05	11.64	-3.4

S TIFTON DR
 Acres: 0.000
 TIFTON HEIGHTS ADDN NO 2 BLK 6
 OUTLOT 1 SUBJ TO OVERLAPPING
 DEED DESC ON W

Full Payment Due On or Before
 January 31, 2018
\$11.64

First Installment Due On or Before
 January 31, 2018
\$11.64

O
T
H
E
R

IMPORTANT: Correspondence should refer
 to PARCEL NUMBER. See reverse side for
 more information.

Be sure this description covers your
 property. The description is for your property
 tax bill only and may not be a full legal
 description.

Note:
 Installment Reminder Notices
 Will not be mailed

**TOTAL DUE FOR FULL PAYMENT
 PAY BY January 31, 2018
 \$11.64**

FOR INFORMATIONAL PURPOSES ONLY
 Voter approved temporary tax increases:

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
FRANKLIN SCHOOL DISTR	2363773.00	0.41	2037

Warning: If not paid by due date, installment option is lost and total
 tax is delinquent and subject to interest and penalty (See Reverse).

CITY OF FRANKLIN
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770

STATE OF WISCONSIN
 2017 REAL ESTATE PROPERTY TAX
 CITY OF FRANKLIN
 MILWAUKEE COUNTY

Parcel Number: 760-9996-010

Full Payment of:	\$582.04
or First Installment of:	\$291.02
Due on or Before:	January 31, 2018
Make Check Payable to:	City of Franklin

167534 760-9996-010 003943

MIDWEST HOMES OF WISCONSIN INC
 2990 UNIVERSAL ST STE B
 OSHKOSH WI 54904

CITY OF FRANKLIN
 BOX 78694
 MILWAUKEE WI 53278-0694



PAUL ROTZENBERG STATE OF WISCONSIN 2017 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Lottery Credit)
\$25,000		\$25,000	99.12%	.023281600
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.	School taxes reduced by school levy tax credit
\$25,200		\$25,200		\$51.95

Taxing Jurisdiction	2016		2017		% Tax Change
	Est. State Aids Allocated Tax District	2016 Net Tax	Est. State Aids Allocated Tax District	2017 Net Tax	
STATE TAX		4.27			-100.0
MILWAUKEE COUNTY TAX	3,494,864	128.27	3,624,191	127.44	-0.6
CITY OF FRANKLIN	1,786,453	142.22	1,884,226	140.38	-1.3
MATC - VOCATIONAL TAX	3,797,497	31.70	3,909,176	31.71	
FRANKLIN SCHOOL DISTR	20,172,108	251.69	21,938,449	238.99	-5.0
MMSD SEWER DISTRICT		44.06		43.52	-1.2
Total	29,250,922	602.21	31,356,042	582.04	-3.3
			First Dollar Credit	0.00	
			Lottery and Gaming Credit		
Parcel Number: 760-9996-010			Net Property Tax	582.04	-3.3

S 38TH ST Acres: 0.000 COM IN SE COR LOT 3 BLK 10 IN COUNTRYSIDE ESTATES ADD NO 1 IN NW 12 S 21 TH S TO S LI SD QUAR SEC W 708.76 FT N TO S...	Full Payment Due On or Before January 31, 2018 \$582.04	O T H E R
	First Installment Due On or Before January 31, 2018 \$291.02	
	Second Installment Due On or Before March 31, 2018 \$145.51	
	Third Installment Due On or Before May 31, 2018 \$145.51	

IMPORTANT: Correspondence should refer to PARCEL NUMBER. See reverse side for more information.

Be sure this description covers your property. The description is for your property tax bill only and may not be a full legal description.

Note:
 Installment Reminder Notices
 Will not be mailed

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2018
\$582.04

Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and penalty (See Reverse).

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
FRANKLIN SCHOOL DISTR	2363773.00	20.35	2037

FOR INFORMATIONAL PURPOSES ONLY
 Voter approved temporary tax increases:

CITY OF FRANKLIN
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770

STATE OF WISCONSIN
 2017 REAL ESTATE PROPERTY TAX
 CITY OF FRANKLIN
 MILWAUKEE COUNTY

Parcel Number: 760-0168-000

Full Payment of: \$11.64
or First Installment of: \$11.64
 Due on or Before: January 31, 2018
 Make Check Payable to: City of Franklin

167300 760-0168-000 003709

FOLLY LLC
 %MIDWEST HOMES
 2990 UNIVERSAL ST STE B
 OSHKOSH WI 54904

CITY OF FRANKLIN
 BOX 78694
 MILWAUKEE WI 53278-0694



PAUL ROTZENBERG STATE OF WISCONSIN 2017 REAL ESTATE PROPERTY TAX

Assessed Value Land \$500	Assessed Value Improvements	Total Assessed Value \$500	Ave. Assmt. Ratio 99.12%	Net Assessed Value Rate (Does NOT reflect Lottery Credit) .023281600
Est. Fair Mkt. Land \$500	Est. Fair Mkt. Improvements	Est. Fair Mkt. \$500	A star in this box means unpaid prior year taxes.	School taxes reduced by school levy tax credit \$1.04

Taxing Jurisdiction	2016 Est. State Aids Allocated Tax District	2017 Est. State Aids Allocated Tax District	2016 Net Tax	2017 Net Tax	% Tax Change
STATE TAX			0.09		-100.0
MILWAUKEE COUNTY TAX	3,494,864	3,624,191	2.57	2.55	-0.8
CITY OF FRANKLIN	1,786,453	1,884,226	2.84	2.81	-1.1
MATC - VOCATIONAL TAX	3,797,497	3,909,176	0.63	0.63	
FRANKLIN SCHOOL DISTR	20,172,108	21,938,449	5.04	4.78	-5.2
MMSD SEWER DISTRICT			0.88	0.87	-1.1
Total	29,250,922	31,356,042	12.05	11.64	-3.4
		First Dollar Credit		0.00	
		Lottery and Gaming Credit			
Parcel Number: 760-0168-000		Net Property Tax	12.05	11.64	-3.4

S TIFTON DR Acres: 0.000 TIFTON HEIGHTS ADDN NO 2 BLK 6 OUTLOT 1 SUBJ TO OVERLAPPING DEED DESC ON W	Full Payment Due On or Before January 31, 2018 \$11.64	O T H E R
	First Installment Due On or Before January 31, 2018 \$11.64	
IMPORTANT: Correspondence should refer to PARCEL NUMBER. See reverse side for more information.		
Be sure this description covers your property. The description is for your property tax bill only and may not be a full legal description.		
FOR INFORMATIONAL PURPOSES ONLY Voter approved temporary tax increases:	Note: Installment Reminder Notices Will not be mailed	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2018 \$11.64
Taxing Jurisdiction FRANKLIN SCHOOL DISTR	Total Additional Taxes Applied to Property 2363773.00	Total Year Increase Ends 0.41 2037
Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and penalty (See Reverse).		

CITY OF FRANKLIN
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770

STATE OF WISCONSIN
 2017 REAL ESTATE PROPERTY TAX
 CITY OF FRANKLIN
 MILWAUKEE COUNTY

Parcel Number: 760-9996-010

Full Payment of:	\$582.04
or First Installment of:	\$291.02
Due on or Before:	January 31, 2018
Make Check Payable to:	City of Franklin

167534 760-9996-010 003943

MIDWEST HOMES OF WISCONSIN INC
 2990 UNIVERSAL ST STE B
 OSHKOSH WI 54904

CITY OF FRANKLIN
 BOX 78694
 MILWAUKEE WI 53278-0694



PAUL ROTZENBERG STATE OF WISCONSIN 2017 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Lottery Credit)	
\$25,000		\$25,000	99.12%	.023281600	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.	School taxes reduced by school levy tax credit	
\$25,200		\$25,200		\$51.95	
2016 Est. State Aids Allocated Tax District	2017 Est. State Aids Allocated Tax District	2016 Net Tax	2017 Net Tax	% Tax Change	
Taxing Jurisdiction					
STATE TAX		4.27	127.44	-100.0	
MILWAUKEE COUNTY TAX	3,494,864	128.27	140.38	-0.6	
CITY OF FRANKLIN	1,786,453	142.22	31.71	-1.3	
MATC - VOCATIONAL TAX	3,797,497	31.70	238.99	-5.0	
FRANKLIN SCHOOL DISTR	20,172,108	251.69	43.52	-1.2	
MMSD SEWER DISTRICT		44.06			
Total	29,250,922	602.21	582.04	-3.3	
		First Dollar Credit	0.00		
		Lottery and Gaming Credit			
Parcel Number: 760-9996-010		Net Property Tax	602.21	582.04 -3.3	

S 38TH ST Acres: 0.000 COM IN SE COR LOT 3 BLK 10 IN COUNTRYSIDE ESTATES ADD NO 1 IN NW 12 S 21 TH S TO S LI SD QUAR SEC W 706.76 FT N TO S...	Full Payment Due On or Before January 31, 2018 \$582.04	O T H E R
	First Installment Due On or Before January 31, 2018 \$291.02	
	Second Installment Due On or Before March 31, 2018 \$145.51	
	Third Installment Due On or Before May 31, 2018 \$145.51	
IMPORTANT: Correspondence should refer to PARCEL NUMBER. See reverse side for more information. Be sure this description covers your property. The description is for your property tax bill only and may not be a full legal description. FOR INFORMATIONAL PURPOSES ONLY Voter approved temporary tax increases:	Note: Installment Reminder Notices Will not be mailed	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2018 \$582.04

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
FRANKLIN SCHOOL DISTR	2363773.00	20.35	2037

Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and penalty (See Reverse).

CITY OF FRANKLIN
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770

STATE OF WISCONSIN
 2017 REAL ESTATE PROPERTY TAX
 CITY OF FRANKLIN
 MILWAUKEE COUNTY

Parcel Number: 760-9997-005

Full Payment of:	\$270.06
or First Installment of:	\$135.04
Due on or Before:	January 31, 2018
Make Check Payable to:	City of Franklin

167536 760-9997-005 003945

MIDWEST HOMES OF WI INC
 FRANKLIN CITY OF
 2990 UNIVERSAL ST STE B
 OSHKOSH WI 54904

CITY OF FRANKLIN
 BOX 78694
 MILWAUKEE WI 53278-0694



PAUL ROTZENBERG STATE OF WISCONSIN 2017 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Lottery Credit)		
\$11,600		\$11,600	99.12%	.023281600		
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.	School taxes reduced by school levy tax credit		
\$11,700		\$11,700		\$24.11		
2016 Taxing Jurisdiction	2016 Est. State Aids Allocated Tax District	2017 Est. State Aids Allocated Tax District	2016 Net Tax	2017 Net Tax	% Tax Change	
STATE TAX			1.98		-100.0	
MILWAUKEE COUNTY TAX	3,494,864	3,624,191	59.52	59.13	-0.7	
CITY OF FRANKLIN	1,786,453	1,884,226	65.99	65.13	-1.3	
MATC - VOCATIONAL TAX	3,797,497	3,909,176	14.71	14.72	0.1	
FRANKLIN SCHOOL DISTR	20,172,108	21,938,449	116.79	110.89	-5.1	
MMSD SEWER DISTRICT			20.44	20.19	-1.2	
	Total	29,250,922	31,356,042	279.43	270.06	-3.4
			First Dollar Credit	0.00		
			Lottery and Gaming Credit			
Parcel Number: 760-9997-005			Net Property Tax	279.43	270.06	-3.4

W LEAHAVE Acres: 0.000 THAT PT OF E HALF OF W 60 ACS OF NW 12 S 21 LYING SLY OF COUNTRYSIDE ESTATES ADDN NO 1 EXC PT PLATTED AS ...	Full Payment Due On or Before January 31, 2018 \$270.06	O T H E R	
	First Installment Due On or Before January 31, 2018 \$135.04		
	Second Installment Due On or Before March 31, 2018 \$67.51		
	Third Installment Due On or Before May 31, 2018 \$67.51		
IMPORTANT: Correspondence should refer to PARCEL NUMBER. See reverse side for more information. Be sure this description covers your property. The description is for your property tax bill only and may not be a full legal description. FOR INFORMATIONAL PURPOSES ONLY Voter approved temporary tax increases:	Note: Installment Reminder Notices Will not be mailed	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2018 \$270.06	
Taxing Jurisdiction FRANKLIN SCHOOL DISTR	Total Additional Taxes 2363773.00	Total Additional Taxes Applied to Property 9.44	Year Increase Ends 2037
Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and penalty (See Reverse).			

Tax Key No. 760 0168 000 - 0.09 Acres
 Tax Key No. 760 9996 010 - 2.43 Acres
 Tax Key No. 760 9997 005 - 3.54 Acres



- Legend:**
- Property Boundaries
 - Streets
 - 2005 WI Wetland Inventory



City Development 2018



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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">09/18/18</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A GAS STATION AND CONVENIENCE STORE USE FOR PROPERTY LOCATED AT 11123 WEST FOREST HOME AVENUE (JUJHAR, LLC D/B/A MIDTOWN GAS & LIQUOR, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>3.7.</i></p>

At the July 19, 2018 meeting of the Plan Commission, following a properly noticed public hearing, the following action was approved: move to postpone and continue the subject matter and public hearing to September 6, 2018.

At the September 6, 2018 meeting of the Plan Commission, following the continuation of a properly noticed public hearing, the following action was approved: move to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a gas station and convenience store use upon property located at 11123 West Forest Home Avenue, striking “and outside parking and storage area for semi-tractor trailers and other vehicles” from Condition No. 3, removing Condition Nos. 4, 5, 6, 7, 8, 9 and 11, and adding a condition stating that no truck parking or outdoor storage shall be allowed onsite.

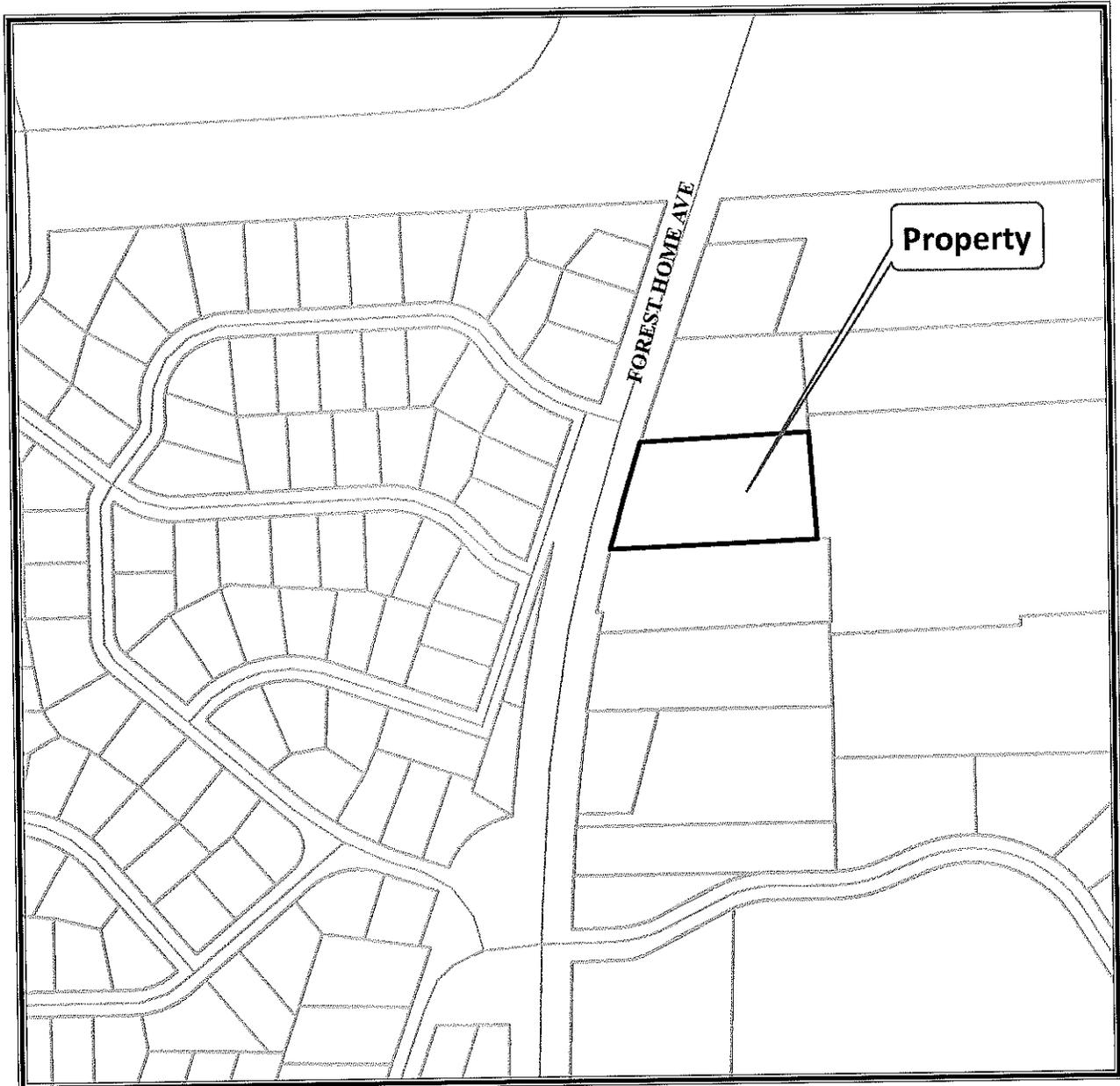
Per the above motion, Staff struck “and outside parking and storage area for semi-tractor trailers and other vehicles” from Condition Nos. 1 and 3, removed Condition Nos. 4, 5, 6, 7, 8, 9 and 11, and added the following condition to the draft resolution: “No overnight truck parking or outdoor storage shall be allowed onsite”.

COUNCIL ACTION REQUESTED

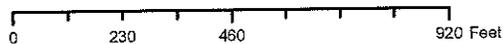
A motion to adopt Resolution No. 2018-_____, a resolution imposing conditions and restrictions for the approval of a Special Use for a gas station and convenience store for use property located at 11123 West Forest Home Avenue (Jujhar, LLC d/b/a Midtown Gas & Liquor, Applicant)



11123 W. Forest Home Ave.
TKN 704 9978 003



Planning Department
(414) 425-4024



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



2017 Aerial Photo

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2018-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A GAS STATION AND
CONVENIENCE STORE USE UPON PROPERTY LOCATED AT
11123 WEST FOREST HOME AVENUE
(JUJHAR, LLC D/B/A MIDTOWN GAS & LIQUOR, APPLICANT)

WHEREAS, Jujhar, LLC d/b/a Midtown Gas & Liquor, having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District and C-1 Conservancy District under Standard Industrial Classification Title No. 5541 "Gasoline Service Stations", to allow for an existing gas station and convenience store use [the existing gas station and convenience store is a legal non-conforming use and the proposed Special Use approval will make the use conforming] and for an outside parking and storage area for semi-tractor trailers and other vehicles over 8,000 pounds rated Gross Vehicle Weight use, upon property located at 11123 West Forest Home Avenue, bearing Tax Key No. 704-9978-003, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 3988, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; 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 19th day of July, 2018, 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.

JUJHAR, LLC D/B/A MIDTOWN GAS & LIQUOR – SPECIAL USE
RESOLUTION NO. 2018-_____

Page 2

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Jujhar, LLC d/b/a Midtown Gas & Liquor, 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 Jujhar, LLC d/b/a Midtown Gas & Liquor, successors and assigns, as a gas station and convenience store use, which shall be developed in substantial compliance with, and operated and maintained by Jujhar, LLC d/b/a Midtown Gas & Liquor, pursuant to those plans City file-stamped July 9, 2018 and annexed hereto and incorporated herein as Exhibit A.
2. Jujhar, LLC d/b/a Midtown Gas & Liquor, 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 Midtown Gas & Liquor gas station and convenience store and outside parking and storage area for semi-tractor trailers and other vehicles, 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 Jujhar, LLC d/b/a Midtown Gas & Liquor and the gas station and convenience store use for the property located at 11123 West Forest Home Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. A dumpster enclosure in accordance with Section 15-3.0803I. of the Unified Development Ordinance shall be installed on the property to screen the dumpster being stored in the open on the south side of the building.
5. No overnight truck parking or outdoor storage shall be allowed onsite.

BE IT FURTHER RESOLVED, that in the event Jujhar, LLC d/b/a Midtown Gas & Liquor, 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.

JUJHAR, LLC D/B/A MIDTOWN GAS & LIQUOR – SPECIAL USE
RESOLUTION NO. 2018-_____

Page 3

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 _____, 2018.

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

JUJHAR, LLC D/B/A MIDTOWN GAS & LIQUOR – SPECIAL USE
RESOLUTION NO. 2018-_____

Page 4

AYES _____ NOES _____ ABSENT _____

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

Meeting of July 19, 2018

Special Use

RECOMMENDATION: City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the September 6, 2018 Plan Commission meeting.

Project Name:	Midtown Gas & Liquor Special Use
Project Address:	11123 West Forest Home Avenue
Applicant:	Jujhar, LLC
Owners (property):	Jujhar, LLC
Current Zoning:	M-1 Limited Industrial District
2025 Comprehensive Master Plan	Industrial
Use of Surrounding Properties:	Industrial (to the north, south, and east) and single-family residential (to the west).
Applicant Action Requested:	Recommendation of approval for the proposed Special Use for Jujhar, LLC to operate at 11123 West Forest Home Avenue.

INTRODUCTION:

On May 22, 2018, Hardip Bhatti submitted a Special Use application on behalf of Jujhar, LLC requesting approval for an existing gas station and convenience store under Standard Industrial Classification (SIC) Title No. 5541, which is allowed as a Special Use in the M-1 Limited Industrial District. The existing gas station and convenience store is a legal non-conforming use and the proposed Special Use approval will make the use conforming.

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

HISTORY:

Midtown Gas & Liquor has had overnight parking of semi-tractors and trailers and unscreened outdoor storage at 11123 W. Forest Home Avenue since September of 2017, without any approvals from the City of Franklin. In order to address this situation, Staff has been working with Jujhar, LLC dba Midtown Gas & Liquor on obtaining Special Use approval.

PROJECT DESCRIPTION AND ANALYSIS:

Staff recommends the item be tabled to allow the applicant additional time to work with Staff and the District Alderman to revise their plans as necessary, prior to submitting for Plan Commission and Common Council review.

STAFF RECOMMENDATION:

City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the September 6, 2018 Plan Commission meeting.

Project Summary

Proposed parking lot for tractor trailers utilizing A/T C easement and vehicle and trailer storage behind proposed fence. (green line on Natural Resource Map)

Whole parking area to be covered by gravel. Berm to be constructed at buffer zone for creek protection

Construction cost for berm
\$2500. dollars.

Construction cost for eight foot tall wooden fence with six foot tall sliding chain link gates
11,500 dollars.

Franklin

JUL 09 2018

City Development

DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

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

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

Response: Agreed.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: Agreed. Fencing to block view of trailer storage

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: Truck parking and storage for trailers

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

*Response: Restrooms available in gas station.
Plenty of refuse (garbage) containers available at pumps.*

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: Agreed.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: Agreed.

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

Response: Agreed.

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

Response: Agreed.

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

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

Response: Truckers would like to park closer to home.

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

Response: Land has been vacant for some time.

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

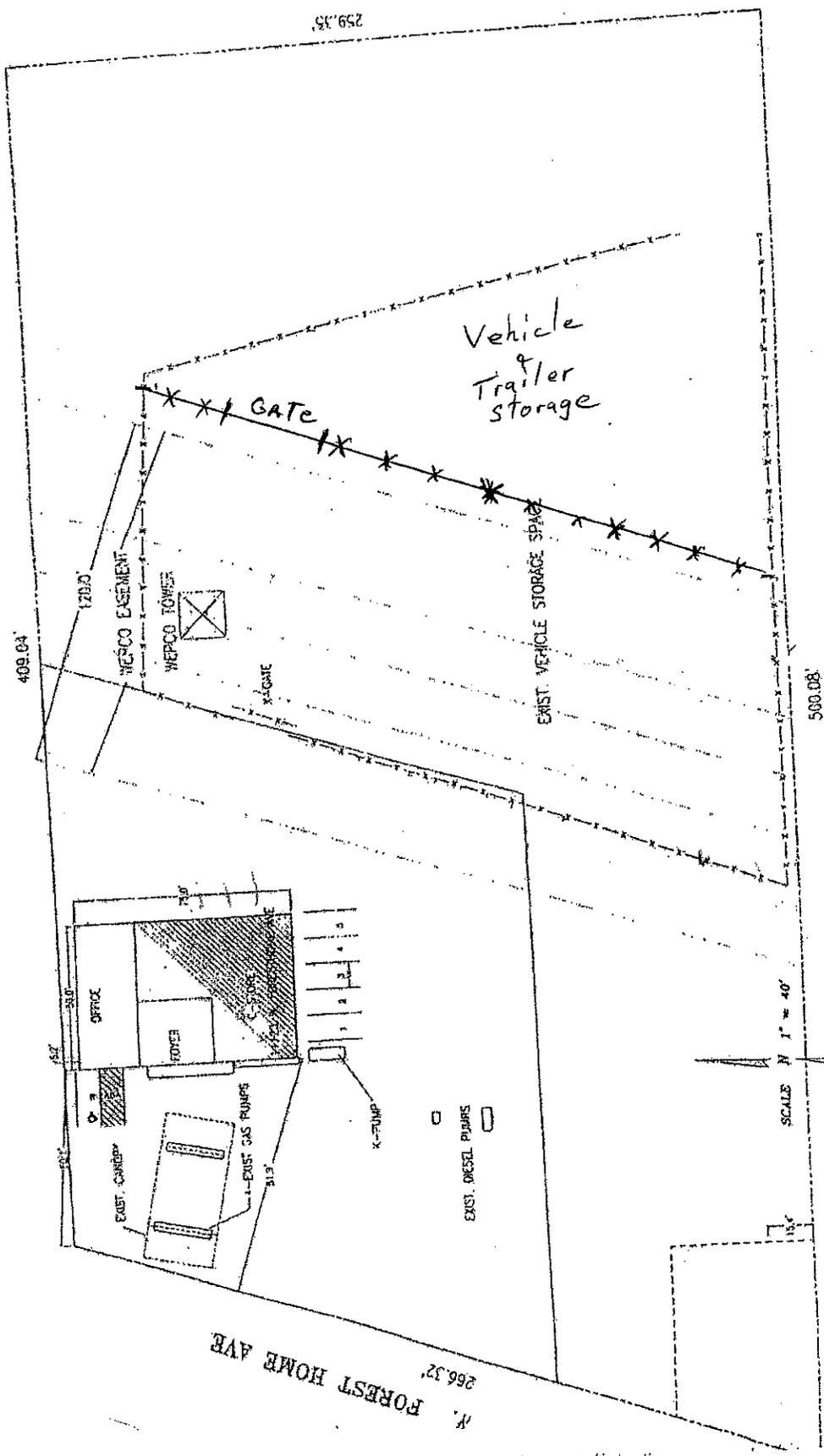
*Fence for vehicle and trailer storage
8 feet high.*

Response:

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

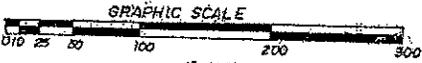
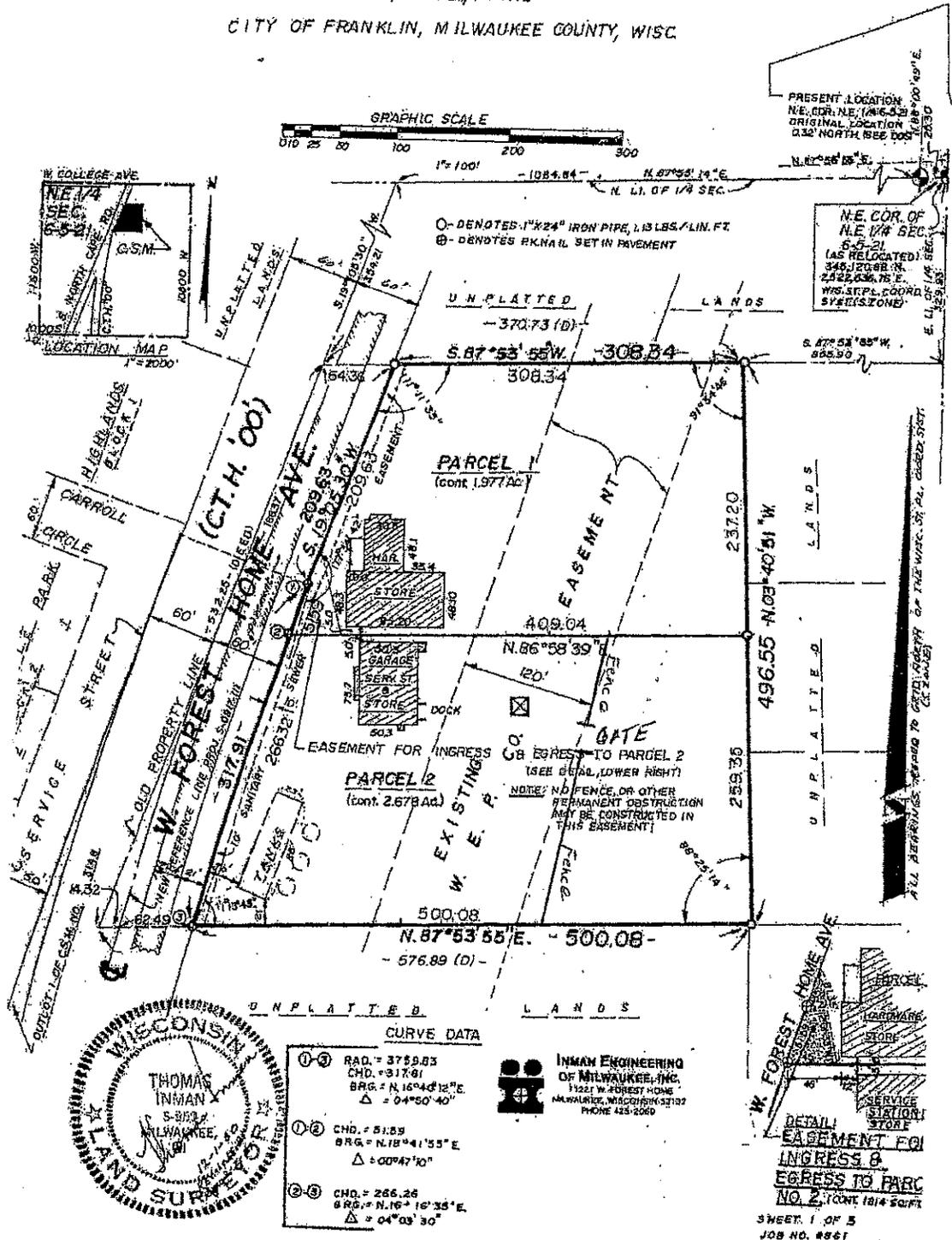
Response:

We are already a gas station/convenient store trying to at least stay competitive with National based Stores.



CERTIFIED SURVEY MAP NO. 3988

OF A PART OF THE N.E. 1/4 OF SECTION 6,
T. 5 N., R. 21 E., IN THE
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISC.



PRESENT LOCATION
N.E. COR. N.E. 1/4 SEC. 6-21
ORIGINAL LOCATION
0.32' NORTH SEE DOWNS
188°00'40"E
2830

N.E. COR. OF
N.E. 1/4 SEC.
6-21
(AS RELOCATED)
345°20'08"E
2125.03675'E
WIS. STPL. BOARD
5/18/81

UNPLATTED LANDS
-370.73 (D)-

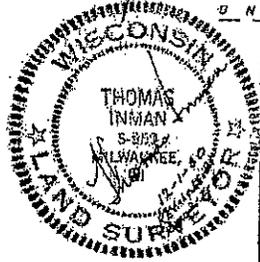
PARCEL 1
(cont. 1.977 AC)

PARCEL 2
(cont. 2.678 AC)

CURVE DATA

- ①-② RAD. = 3759.83
CHD. = 317.61
BRG. = N. 16°44'12"E
Δ = 04°50'40"
- ①-③ CHD. = 51.89
BRG. = N. 18°41'55"E
Δ = 00°47'50"
- ②-③ CHD. = 266.26
BRG. = N. 16°16'35"E
Δ = 04°03'30"

**INMAN ENGINEERING
OF MILWAUKEE, INC.**
11221 W. FOREST HOME
MILWAUKEE, WISCONSIN 53212
PHONE 425-2060



DETAIL
EASEMENT FOR
INGRESS &
EGRESS TO PARC
NO. 2, CONT. 1814 SQ. FT.

SHEET 1 OF 5
JOB NO. 8861



Legend

- Proposed Parking
- Existing Easement
- 2 Foot Contours
- 80 ft Buffer
- 100 ft Buffer
- Parcels
- Streams
- Lakes
- Wisconsin Wetlands Inventory
- FEMA 2008 floodplain - 100 year
- FEMA 2008 floodplain - 500 year

Layers Reviewed

- Streams
- Lakes
- Wisconsin Wetlands Inventory
- FEMA 2008 floodplain - 100 year
- FEMA 2008 floodplain - 500 year

NATURAL RESOURCE MAP
 11123 W FOREST HOME AVE
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WI

GRAEF
 FIGURE 1



User: 1918 Date Saved: 10/27/2017 3:10:30 PM Path: X:\M\2017\00170240\Graphics\GIS\Map\NR_1123_Est_Map.mxd
 Proj Number: 2017-02-03-00 Source: ESRI

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Document No.

AGREEMENT REGARDING INTEREST IN LAND

AGREEMENT made this 13 day of March, 2018 by and between **American Transmission Company LLC, a Wisconsin limited liability company**, hereinafter referred to as "ATC", and **JUJHAR LLC**, hereinafter referred to as "Permittee" and/or **Owner**.

WHEREAS, Permittee is the owner of a portion of the Northeast Quarter of Northeast Quarter (NE ¼ of NE ¼), Lot 2 – CSM 3988, Section 6, T5N-R21E, City of Franklin, Milwaukee County, Wisconsin.

WHEREAS, ATC is the owner of electric line easement rights affecting said land. Said easement rights arise by virtue of that certain easement dated Feb. 1958, granted to Wisconsin Electric Power Company, a Wisconsin corporation, its successors and assigns, which easement rights are set forth in that certain document recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on the 24th day of Feb. 1958, as Document No. 3639855, and whereas such easement was assigned to American Transmission Company LLC, a Wisconsin limited liability company, its successors and assigns, in that certain Easement Assignment document recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on the 17th day of January 2001, as Document No. 8013166, and

WHEREAS, Permittee desires to erect and **maintain fence and parking area** (hereinafter "Permittee's Improvement") subject to the above described easement rights owned by ATC, and

WHEREAS, the location of Permittee's Improvement shall be kept in accordance with provisions provided in paragraph 2 below and easement rights described above.

NOW THEREFORE, ATC grants permission to Permittee to erect and maintain Permittee's Improvement as described herein. This permission is given subject to and limited by the following conditions, agreements and stipulations and only insofar as ATC's interests are concerned in said lands.

1. The permission herein granted extends only to the extent of ATC's interests in said easement area and does not relieve Permittee from the responsibility of obtaining permission for the installation of Permittee's Improvement from the owners of other interests in said easement area including but not limited to, the property owners and the owners of other structures, facilities or improvements within said easement area.
2. Permittee agrees that all work performed in proximity to the electric transmission facilities shall comply with all applicable laws, rules and regulations, including but not limited to the O.S.H.A. Construction Industry Standards applicable to safe work practices and the operation of equipment near electrical lines and equipment, and the provisions of the Wisconsin State Electrical Code and any amendments thereto. Permittee further agrees to the following conditions:

The following Guidelines apply:

- **No stockpiling or staging of equipment/materials within the easement at any time other than movable parking vehicles and trailers.**
- **Unobstructed 24/7 ATC access to the easement area must be maintained at all times.**
- **Exercise caution when working and driving near transmission line structures to avoid damaging the steel members.**
- **No excavation within 20 feet of the face of any ATC structure.**
- **Maintain a minimum clearance distance around the face of any ATC of 20 feet.**
- **No Structures, including street lighting and dumpsters within the easement.**
- **Electric fields under 138 kV & 230 kV transmission lines can cause induced voltages on ungrounded equipment that is under the line such as larger vehicles). This can be uncomfortable to persons who come in contact with it. Grading field crews are responsible for installing any grounding necessary on their equipment to minimize this issue.**

Franklin

JUL 09 2018

City Development

Record this document with the Register of Deeds

Name and Return Address:
American Transmission Company LLC
PO Box 6113
De Pere, WI 54115
ATTN: Matt Ernst

Tax Parcel Number
7049978003

- Plans must be submitted to ATC prior to any landscaping, additional, etc. within the easement are reviewed. Only low growing shrubs will be allowed within the easement.
- Maintain a Safe Working Clearance from the 138 kV & 230 kV conductors based on the latest OSHA requirements.
- During snow removal operations, snow shall not be piled under the conductors or near the tower. Piles of snow can create a code violation or create a danger by providing a climbing surface.
- In the event that an ATC field representative needs to be contacted please call Maintenance at: 262-506-6884. Owner agrees to allow ATC onto the property for all repair and maintenance operations 24/7.
- It is understood that there is no new pavement at this time. Any grade changes of +/- one foot within the easement will need to be approved by ATC. New plans must be submitted clearly showing all grade changes before approval can be granted.
- ATC will need access to the easement at all times and any concrete or asphaltic pavement installed must be road rated to withstand the weight of heavy maintenance vehicles. ATC will not be responsible for damage to pavement within it easement.

3. Permittee shall protect, indemnify, save and hold harmless ATC and its affiliated corporations along with its officers, agents and employees from any and all claims, demands, actions, liabilities, costs and expenses (including attorney's fees), which may be made or brought against or incurred by ATC and its affiliated corporations or its officers, agents or employees caused by, arising out of or in any way connected with Permittee's Improvement or use of ATC's easement area, whether or not such injury or damage was caused in part by ATC. * *

4. In the event it is necessary for ATC to reconstruct, protect, modify, adjust, replace or relocate the electrical transmission facilities located within said easement area due to the construction, operation, maintenance or existence of Permittee's Improvement, Permittee agrees, at its sole discretion, either to remove Permittee's Improvement, or to promptly reimburse ATC for the costs and expenses incurred by ATC as a result thereof.

5. Permittee shall contact Diggers Hotline at (800) 242-8511 at least 3 days prior to any work, excavation or construction within ATC's easement area in order to determine the location of electric, telephone and gas facilities within ATC's easement area and the applicable clearance requirements for work performed in proximity to such facilities.

6. There shall be no interference by Permittee and/or Permittee's contractors or agents with any of ATC's overhead electric transmission facilities located in the easement area. Access shall be maintained to ATC's electrical transmission facilities at all times. ATC shall not, under any circumstances, be liable to Permittee for any damage to Permittee's Improvement occurring during ATC's reconstruction, protection, modification, adjustment, replacement or relocation of the electrical transmission facilities. Placement of Permittee's Improvement in the easement area is at Permittee's sole risk.

7. This permission is given subject to the superior and paramount rights of ATC for the operation, construction, replacement and maintenance of its facilities.

In consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ATC does hereby permit and consent to the joint use and occupancy with ATC of the electric line easement described herein so as to enable **JUJHAR LLC** to maintain the one **fence and parking area** within the confines of said electric line easement.

This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

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