

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, DECEMBER 3, 2020, 7:00 P.M.

The YouTube channel “City of Franklin WI” will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

<https://www.youtube.com/channel/UC8tEtPPK3JPRd51pTjTjK-w/featured>

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of November 19, 2020.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT CONSTRUCTION OF TWO BUILDINGS.** Condominium Plat application for re-approval of the expired Second Addendum to the Deerwood Estates Condominium Plat application, by Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), to allow for construction of Building No. 3 and Building No. 10 within the development, with proposed change in building types and floor plans for these two units. Building No. 3 will be a Walkout type unit and Building No. 10 will be a Lookout unit, resulting in site plan and architectural changes, upon properties located at: Building No. 3: 8501 South Deerwood Lane (Tax Key No. 841-0143-000) and 8503 South Deerwood Lane (Tax Key No. 841-0142-000) and Building No. 10: 8457 South Deerwood Lane (Tax Key No. 841-0157-000) and 8459 South Deerwood Lane (Tax Key No. 841-0156-000), in the Deerwood Estates Condominium Development, zoned Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement).

E. **Adjournment**

\*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

\*\*Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk’s office at (414) 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: December 17, 2020

**City of Franklin  
Plan Commission Meeting  
November 19, 2020  
Minutes**

unapproved

**A. Call to Order and Roll Call**

Mayor Steve Olson called the November 19, 2020, regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon and Adam Burckhardt, City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner Patricia Hogan. Also present were Planning Manager Heath Eddy, Principal Planner Regulo Martinez-Montilva and Alderman Mike Barber. Commissioner Haley participated remotely.

**B. Approval of Minutes**

1. Regular Meeting of November 5, 2020.

Commissioner Leon moved and Alderman Dandrea seconded approval of the November 5, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**C. Public Hearing Business Matters**

1. **PAUL E. MARSHALL GARAGE CONSTRUCTION.** Special Use application by Paul E. Marshall to allow for a 4,480 square foot detached garage in a residential zoning district (accessory structures over 1,200 square feet requiring Special Use approval per Ordinance 2020-2448, adopted on September 15, 2020), property located at 8930 South 116th Street, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 845-9996-000.

Principal Planner Regulo Martinez-Montilva presented the request by Paul E. Marshall to allow for a 4,480 square foot detached garage in a residential zoning district (accessory structures over 1,200 square feet requiring Special Use approval per Ordinance 2020-2448, adopted on September 15, 2020), property located at 8930 South 116th Street, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 845-9996-000.

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:06 and closed at 7:30.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a 4,480 square foot detached garage use upon property located at 8930 South 116th Street. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**D. Business Matters**

1. **VELO VILLAGE APARTMENTS AT BALLPARK**

Principal Planner Regulo Martinez-Montilva presented the request by Velo Village Apartments LLC, for a monument

**COMMONS DEVELOPMENT  
MONUMENT SIGN**

**INSTALLATION.** Sign Review application by Velo Village Apartments LLC, for a monument identification sign (aluminum, supported by a masonry base, with back lit panels and letters,) with a 15 foot, 8 inches by 6 foot, 3 inches face [the structure consists of a main identification sign for the Velo Village Apartments and 4 secondary identification signs, 1 for the New Perspective Senior Living Facility and the other 3 for any future uses in the development], and to allow for the entrance monument sign at the southwest corner of West Rawson Avenue and South Ballpark Drive, property identified in the Ballpark Commons Masterplan as building M-1 (located in the Ballpark Commons Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)), bearing Tax Key No. 754-9010-000.

identification sign (aluminum, supported by a masonry base, with back lit panels and letters,) with a 15 foot, 8 inches by 6 foot, 3 inches face [the structure consists of a main identification sign for the Velo Village Apartments and 4 secondary identification signs, 1 for the New Perspective Senior Living Facility and the other 3 for any future uses in the development], and to allow for the entrance monument sign at the southwest corner of West Rawson Avenue and South Ballpark Drive, property identified in the Ballpark Commons Masterplan as building M-1 (located in the Ballpark Commons Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)), bearing Tax Key No. 754-9010-000.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to approve a Resolution approving a monument sign for the Velo Village apartments at Ballpark Commons development (southwest corner of West Rawson Avenue and South Ballpark Drive within the Ballpark Commons mixed use area of Planned Development District No. 37 (the Rock Sports Complex/Ballpark Commons)). On voice vote, all voted 'aye'. Motion carried (5-0-1).

**E. Adjournment**

Commissioner Leon moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of November 19, 2020 at 7:36 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of December 3, 2020****Condominium Plat Addendum**


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**RECOMMENDATION:** Department of City Development staff recommends re-approval of an addendum to Deerwood Estates Condominium Plat, subject to the conditions in the draft resolution.

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

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**Introduction**

Franklin Estates, LLC has submitted a Condominium Plat application seeking reapproval of the expired Second Addendum to the Deerwood Estates Condominium Development dated July 18, 2017. The applicant is not proposing changes to the approved condominium plat addendum.

**Background**

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

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

Both the Condominium Plat addendum and the Minor Planned Development District amendment were approved by the Common Council, Resolution 2017-7284 and Ordinance 2017-2284 are attached to this meeting packet for reference. The Condominium Plat addendum was not recorded within 180 days of the date of adoption of the resolution, therefore the previous approval expired on January 14, 2018.

**Project Description/Analysis:**

As the applicant is not proposing changes to the previously approved condominium plat addendum, staff recommends the conditions of approval set forth in Resolution 2017-7284. However, staff noted the following technical comments in memorandum dated November 11, 2020:

1. Pursuant to Wisconsin Statutes §703.11(2)(am), the plat map must have a blank space at least 3 inches by 3 inches in the upper right corner on the first sheet for recording use by the register of deeds.
2. According to our records, there is not a recorded first addendum to the Deerwood Estates Condominium. This addendum should be named first addendum instead of second addendum.

Per condition of approval #1, staff recommends 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 addendum be rectified, all prior to the recording of the Condominium Plat.

It is noted that per Section 1 of Ordinance 2017-2284, a landscape plan for buildings 3 and 10 with the new building footprints is required prior to the issuance of a building permit. This landscape plan should be in compliance with the original landscape plan, specifically in quantity and species of plantings. It is recommended to keep plantings outside utility easements.

**Staff recommendation**

Department of City Development staff recommends re-approval of the Condominium Plat Addendum to Deerwood Estates Condominiums, subject to the conditions in the draft resolution.

## RESOLUTION NO. 2020-\_\_\_\_\_

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

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WHEREAS, the City of Franklin, Wisconsin, having received an application for re-approval of a condominium plat for the expired Second Addendum to the Deerwood Estates Condominium development, such plat being Building No. 3 (Units 5 and 6) and Building No. 10 (Units 19 and 20) of Deerwood Estates Condominiums, being a redivision of Lots 3 and 4 of "Deerwood Preserve" Addition No. 1. Also being a redivision of Lot 1 and Outlots 1, 2, 3 and 5 of "Deerwood Preserve". Also being a redivision of Parcels 1 & 2 and Outlot 1 of Certified Survey Map No. 5228, all lands being part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the SW 1/4 of Section 17 and a part of the NE 1/4 of the NW 1/4 of Section 20, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, of the property located at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10), bearing Tax Key Nos.; Building 3: 8501, 841-0143-000 and 8503, 841-0142-000 and Building 10: 8457, 841-0157-000 and 8459, 841-0156-000, Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner); said Condominium Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the Department of City Development and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on July 18, 2017, pursuant to certain conditions; and

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

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

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

A RESOLUTION CONDITIONALLY RE-APPROVING A CONDOMINIUM PLAT FOR THE SECOND ADDENDUM TO THE DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT FOR FRANKLIN ESTATES LLC, APPLICANT (SGB & ASSOCIATES #4, LLC, PROPERTY OWNER)

RESOLUTION NO. 2020-\_\_\_\_\_

Page 2

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

2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Second Addendum to the Deerwood Estates Condominium development project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
4. The approval granted hereunder is conditional upon Franklin Estates LLC, applicant (SGB & Associates #4, LLC, owner), and the Second Addendum to the Deerwood Estates Condominium development project for the properties located at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
5. The Second Addendum to the Deerwood Estates Condominium development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
6. The applicant shall obtain all necessary signatures and approvals from the Condominium Association prior to recording of the Condominium Plat addendum.
7. The Condominium Plat addendum shall be recorded with the Milwaukee County

A RESOLUTION CONDITIONALLY RE-APPROVING A CONDOMINIUM PLAT FOR THE SECOND ADDENDUM TO THE DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT FOR FRANKLIN ESTATES LLC, APPLICANT (SGB & ASSOCIATES #4, LLC, PROPERTY OWNER)

RESOLUTION NO. 2020-\_\_\_\_\_

Page 3

Register of Deeds prior to the issuance of a Building Permit.

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

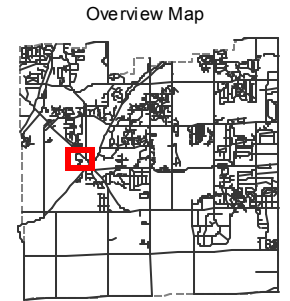
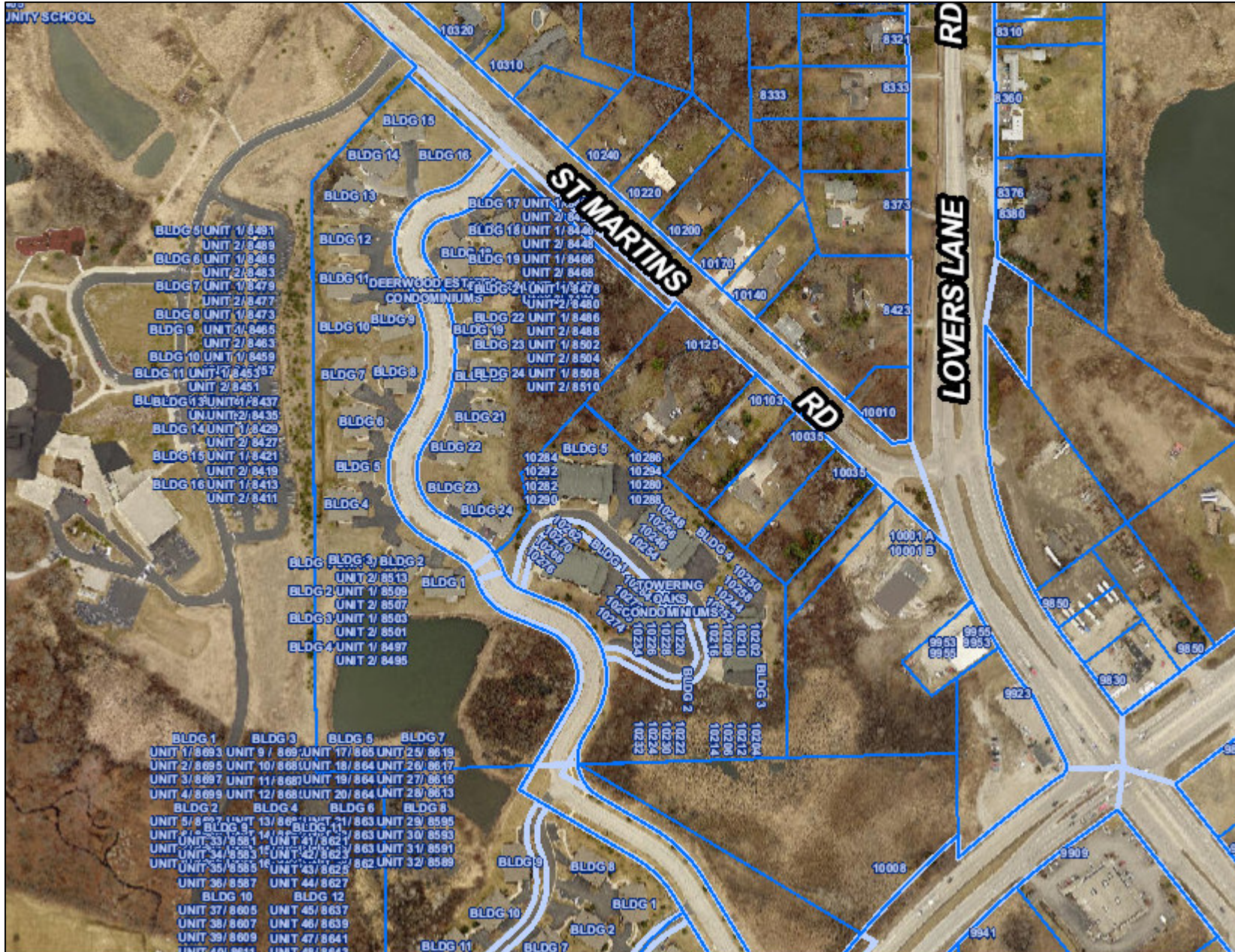
ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



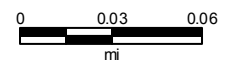
# Deerwood Estates



- Aldermanic District
  - Building
  - City Boundary
  - Condo
  - CSM
  - Easement
  - Elementary District
  - Environmental Corridor
  - FEMA DFIRM Flood - Zone A
  - FEMA DFIRM Flood - Zone AE
  - FEMA - 0.2% Annual Chance
  - Parcel
  - Park
  - Pavement
  - County or State Hwy
  - Local Road
  - Road Right-of-Way
  - School District
  - Wetland
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- Zoning Districts**
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  - A-2
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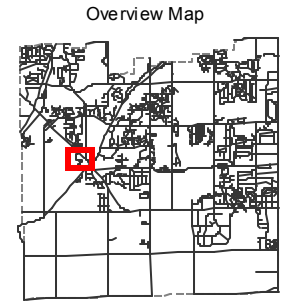
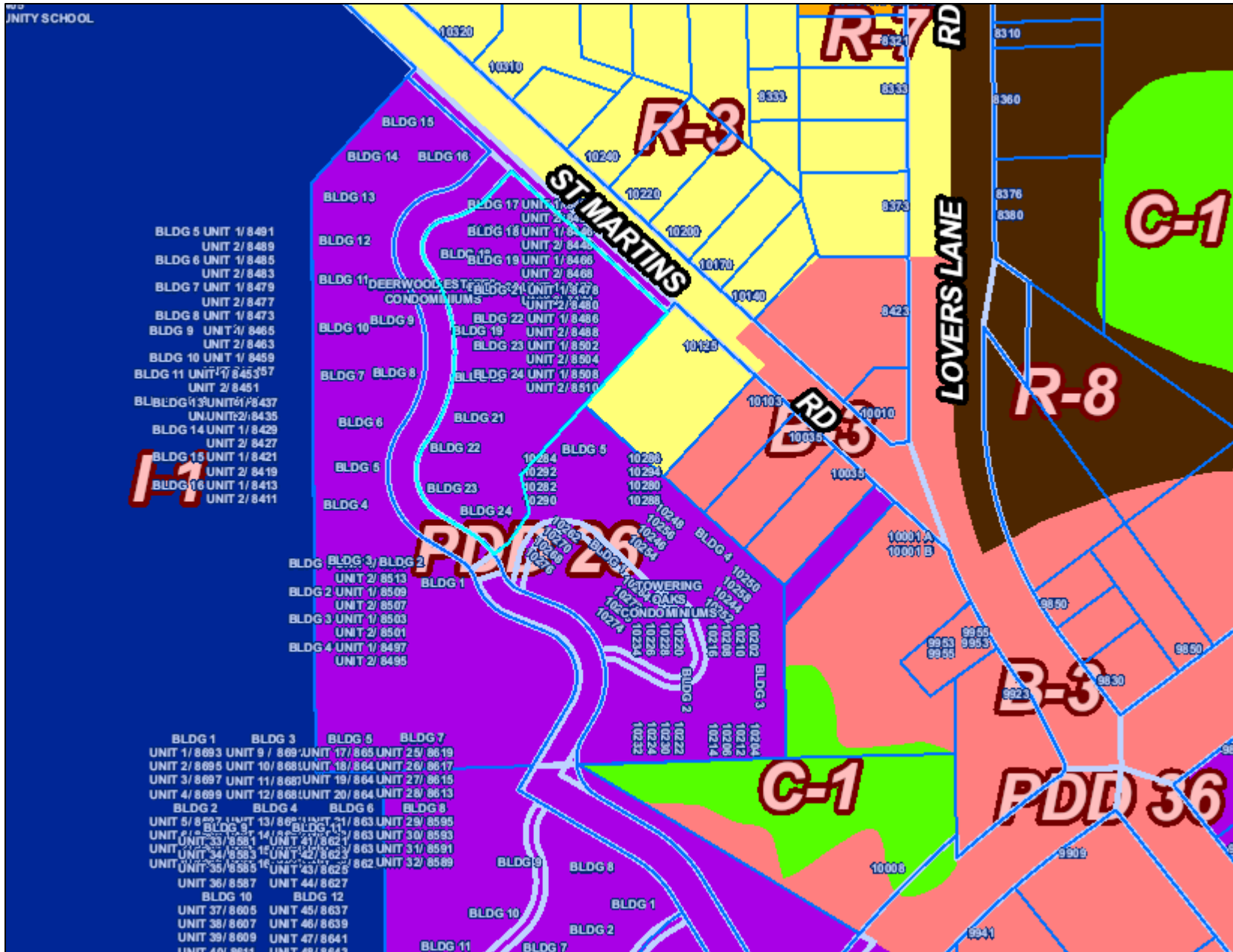
(C) City of Franklin, WI

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Map Printed: 10/10/2019

# Deerwood Estates



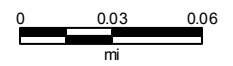
- Aldermanic District
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  - P-96
  - P-97
  - P-98
  - P-99
  - P-100
  - R-1
  - R-2
  - R-3
  - R-4
  - R-5
  - R-6
  - R-7
  - R-8
  - RC-1
  - VR

Legend includes all layers even if they are not visible in the map.

(C) City of Franklin, WI

The maps and information provided by the City of Franklin's Property Viewer are not legal instruments and are to be used for reference purposes only, not as a substitute for legally recorded maps, surveys or other documents. The City of Franklin assumes no liability for any damages or loss resulting from the use or misuse of the maps and information offered through this site. The maps and information provided here may have been compiled from various state, county, municipal, and private sources, and are maintained by their sources for a wide variety of purposes. Therefore, the City of Franklin cannot guarantee the quality, content, accuracy, completeness, or currency of the information transmitted by this site, and provides such information without expressed or implied warranties, subject to the terms and conditions stated in this Disclaimer and as otherwise provided for by law. While the City of Franklin makes every attempt to provide accurate, complete, and up-to-date information, it shall not be held responsible for any discrepancies contained herein. Each individual accesses and uses the information herein at their own risk. Use of the Property Viewer constitutes acceptance of all terms and conditions in this Disclaimer.



Map Printed: 10/10/2019

Date of Application: \_\_\_\_\_  
 City Development

## APPLICATION FOR CONDOMINIUM (FINAL) PLAT

*Review and approval of condominium instruments by the City of Franklin is required per Section 15-2.0103B. of the City of Franklin Unified Development Ordinance, and prior to submittal to Milwaukee County for recording.*  
*Condominium instruments shall mean the declaration, plats and plans of a condominium together with any attached exhibits or schedules, in conformity with Wis. Stat. s.703.2.*

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

<b>Applicant</b> (Full Legal Name[s]) Name: <u>Steve Bobowski</u> Company: <u>Franklin Estates LLC</u> Mailing Address: <u>9012 S. Cordgrass Circle West</u> City / State: <u>Franklin, WI</u> Zip: <u>53132</u> Phone: <u>414-324-9935</u> Email Address: <u>Steve.Bobowski@dalecarnegie.com</u>		<b>Applicant is Represented by (contact person)</b> (Full Legal Name[s]) Name: <u>Steve Bobowski</u> Company: <u>Franklin Estates LLC</u> Mailing Address: <u>9012 S. Cordgrass Circle West</u> City / State: <u>Franklin WI</u> Zip: <u>53132</u> Phone: <u>414-324-9935</u> Email Address: <u>Steve.Bobowski@dalecarnegie.com</u>	
<b>Project Property Information:</b> Property Address: <u>Deerwood Estates Buildings 3 &amp; 10</u> Property Owner(s): <u>SGB @ Associates 4</u> Mailing Address: <u>9012 S. Cordgrass Circle W</u> City / State: <u>Franklin WI</u> Zip: <u>53132</u> Email Address: <u>Steve. Bobowski@dalecarnegie.com</u>		Tax Key Nos: _____ Existing Zoning: <u>PDD</u> Existing Use: <u>Condominium</u> Proposed Use: <u>2 family condominium-same as current</u> Future Land Use Identification: _____	

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

The Unified Development Ordinance (UDO) can be found at the City's web site: [www.franklinwi.gov](http://www.franklinwi.gov)

**Final Condominium (Final) Plat Application submittals for review must include and be accompanied by the following:**

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:  \$1,000
- Legal Description for the subject property (WORD.doc or compatible format).
- Eight (8) complete **collated and folded** sets of Application materials to include:
  - One (1) original and seven (7) copies of a written Project Narrative, *detailed description of the project.*
  - Eight (8) **full size copies of the Condominium Plat/Plans, drawn to scale (14" x 22") per s. 703.11 (2) (d) Wis. Stats.**
- Two (2) copies of the Declarations and By-Laws (as applicable) per UDO Section 15-7.0603A. for administrative review and approval.
- Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in Adobe PDF format.*

- Upon receipt of a complete submittal, staff review will be conducted within 20 days.
- Final Plat Review requests require Plan Commission review and recommendation within 40 days of the filing date.
- Within 60 days of the date of filing, Common Council shall approve, conditionally approve or reject the Final Plat, unless the time is extended by agreement with the Subdivider.

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

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

Steve C. Bobowski  
 Signature - Property Owner  
Steve C. Bobowski CEO  
 Name & Title (PRINT)  
 Date: 3/29/20

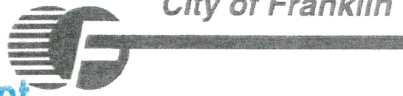
\_\_\_\_\_  
 Signature - Property Owner  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Signature - Applicant  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Signature - Applicant's Representative  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov



Date of Application: \_\_\_\_\_

APPLICATION FOR CONDOMINIUM (FINAL) PLAT

Review and approval of condominium instruments by the City of Franklin is required per Section 15-2.0103B. of the City of Franklin Unified Development Ordinance, and prior to submittal to Milwaukee County for recording.

Condominium instruments shall mean the declaration, plats and plans of a condominium together with any attached exhibits or schedules, in conformity with Wis. Stat. s.703.2.

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

Form with two columns for Applicant and Applicant is Represented by, including fields for Name, Company, Mailing Address, City/State, Zip, Phone, Email Address, Project Property Information, and Tax Key Nos.

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

The Unified Development Ordinance (UDO) can be found at the City's web site: www.franklinwi.gov

Final Condominium (Final) Plat Application submittals for review must include and be accompanied by the following:

- Checkboxes for application requirements: This Application form accurately completed with original signature(s), Application Filing Fee, Legal Description, Eight (8) complete collated and folded sets of Application materials, Two (2) copies of the Declarations and By-Laws, Email (or CD ROM) with all plans/submittal materials.

- Notes: Upon receipt of a complete submittal, staff review will be conducted within 20 days. Final Plat Review requests require Plan Commission review and recommendation within 40 days of the filing date. Within 60 days of the date of filing, Common Council shall approve, conditionally approve or reject the Final Plat, unless the time is extended by agreement with the Subdivider.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

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

Handwritten signatures and names: Steven G. Bobowski - Owner, Franklin Estates LLC

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

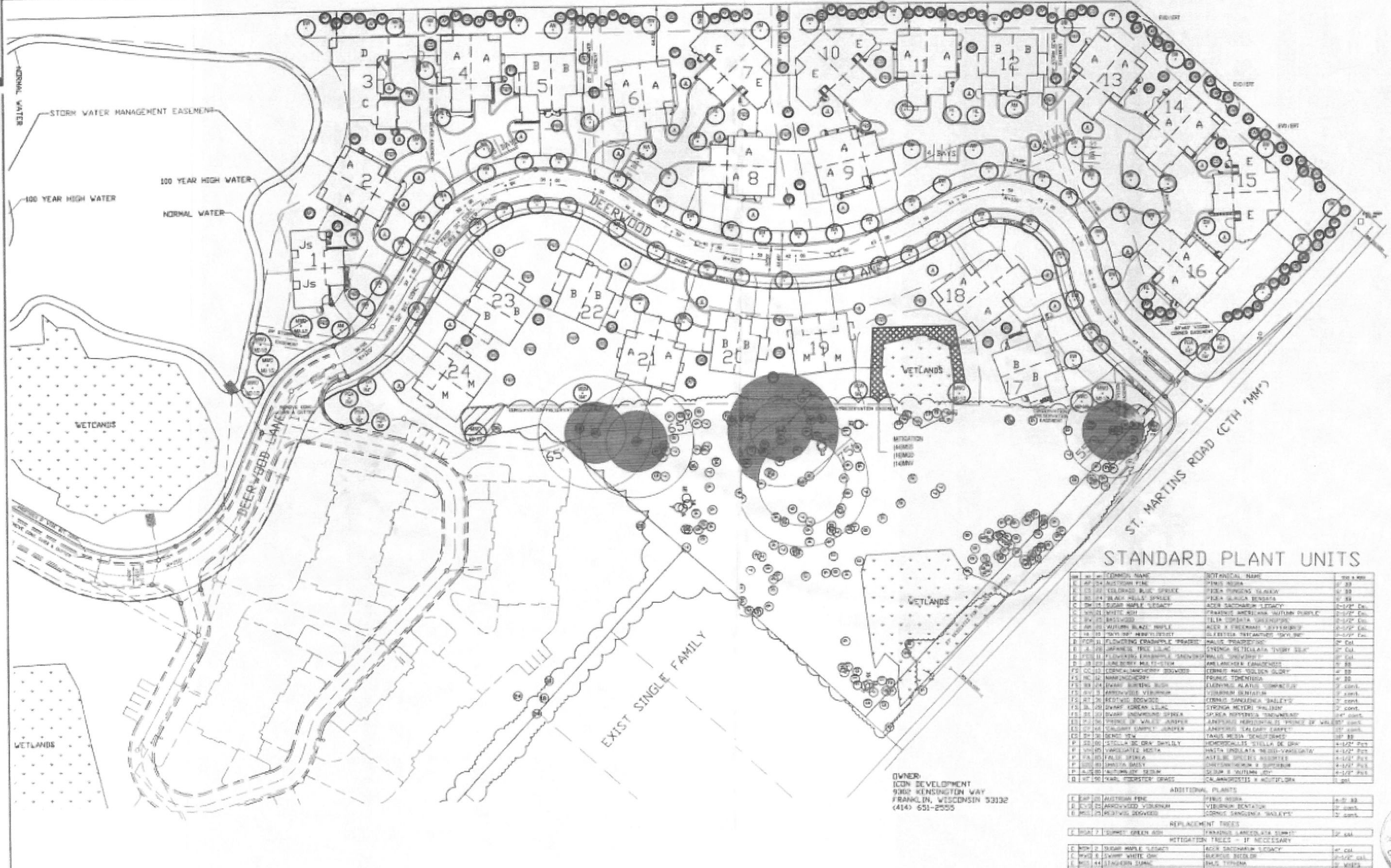
Signature - Applicant
Name & Title (PRINT)
Date:

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

Signature - Applicant's Representative
Name & Title (PRINT)
Date:

## LEGAL DESCRIPTION

Building No. 3 (Units 5 and 6) and Building No. 10 (Units 19 and 20) of Deerwood Estates Condominiums, being a redivision of Lots 3 and 4 of "Deerwood Preserve Addition No. 1. Also being a redivision of Lot 1 and Outlots 1, 2, 3 and 5 of "Deerwood Preserve". Also being a redivision of Parcels 1 & 2 and Outlot 1 of Certified Survey Map No. 5228, all lands being part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the SW 1/4 of Section 17 and a part of the NE 1/4 of the NW 1/4 of Section 20, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



**STANDARD PLANT UNITS**

NO.	COMMON NAME	BOTANICAL NAME	SIZE & AGE
E 4P 24	AUSTRIAN FIR	FIRUS NIGRA	1" 30'
E 13 22	COLORADO BLUE SPRUCE	PICEA COLORATA	1" 30'
E 10 24	BLACK HILLS SPRUCE	PICEA MURICA	1" 30'
C 20 12	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 11	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 12	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 13	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 14	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 15	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 16	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 17	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 18	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 19	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 20	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 21	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 22	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
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C 10 25	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
C 10 26	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
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C 10 84	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.
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C 10 100	DOGWOOD	CORNUS DOGWOOD	12-12" Cal.



Landscape Development for  
Deerwood Estates  
Franklin, Wisconsin

David J. Frank  
Design Group  
1120 401st Street  
P.O. Box 10  
Decorah, WI 53009  
USA  
Tel: (608) 735-4888  
Fax: (608) 735-4700  
Email: info@djfrank.com  
www.djfrank.com

Landscape  
Development by  
Alan C. Upson, ASLA

Sheet 1  
of 10

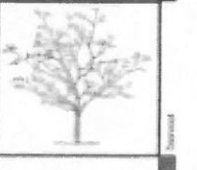
Date: 08/11/11  
Revised: 08/11/11



**Landscape Plan**

Scale: 1" = 50'

2003 Amendments



2 of 4

PLANTING STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE CONCEPTS. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

## ORDINANCE NO. 2017-2284

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

---

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

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

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

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

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

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0431 Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 1998-1504, as previously amended, is hereby amended to allow for construction of Building No. 3 and Building No. 10 in the Deerwood Estates Condominium development, with proposed change in building types and floor plans for these two units, with Building No. 3 being a Walkout type unit and Building No. 10 being a Lookout unit, resulting in site plan and architectural changes, which shall be constructed in substantial compliance with those plans City file-stamped June 27, 2017, upon property located at: Building No. 3: 8501 South Deerwood Lane and 8503 South Deerwood Lane; Building No. 10: 8457 South Deerwood Lane and 8459 South Deerwood Lane, as described upon the Condominium Plat submitted by Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner) and which Plat is approved by the Common Council upon even-date herewith, subject to the following conditions:



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

SECTION 2: Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), successors and assigns, shall pay to the City of Franklin all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Building No. 3 and Building No. 10 construction project. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions.

SECTION 3: The approval granted hereunder is conditional upon Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner) and the Building No. 3 and Building No. 10 construction project for the properties located at: Building No. 3: 8501 South Deerwood Lane and 8503 South Deerwood Lane and Building No. 10: 8457 South Deerwood Lane and 8459 South Deerwood Lane, in the Deerwood Estates Condominium Development: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

SECTION 4: All other applicable terms and provisions of §15-3.0431, shall apply to the subject Deerwood Estates Building No. 3 and Building No. 10 construction projects in Deerwood Estates Condominium Development within Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement), and all terms and provisions of §15-3.0431 as existing immediately prior to the adoption of this Ordinance, except as amended hereunder, shall remain in full force and effect.

SECTION 5: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

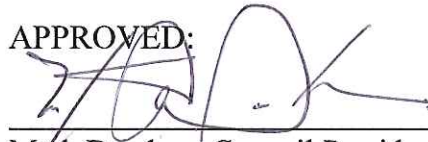
SECTION 6: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 7: This Ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this 18th day of July, 2017, by Alderman Nelson.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 18th day of July, 2017.

APPROVED:



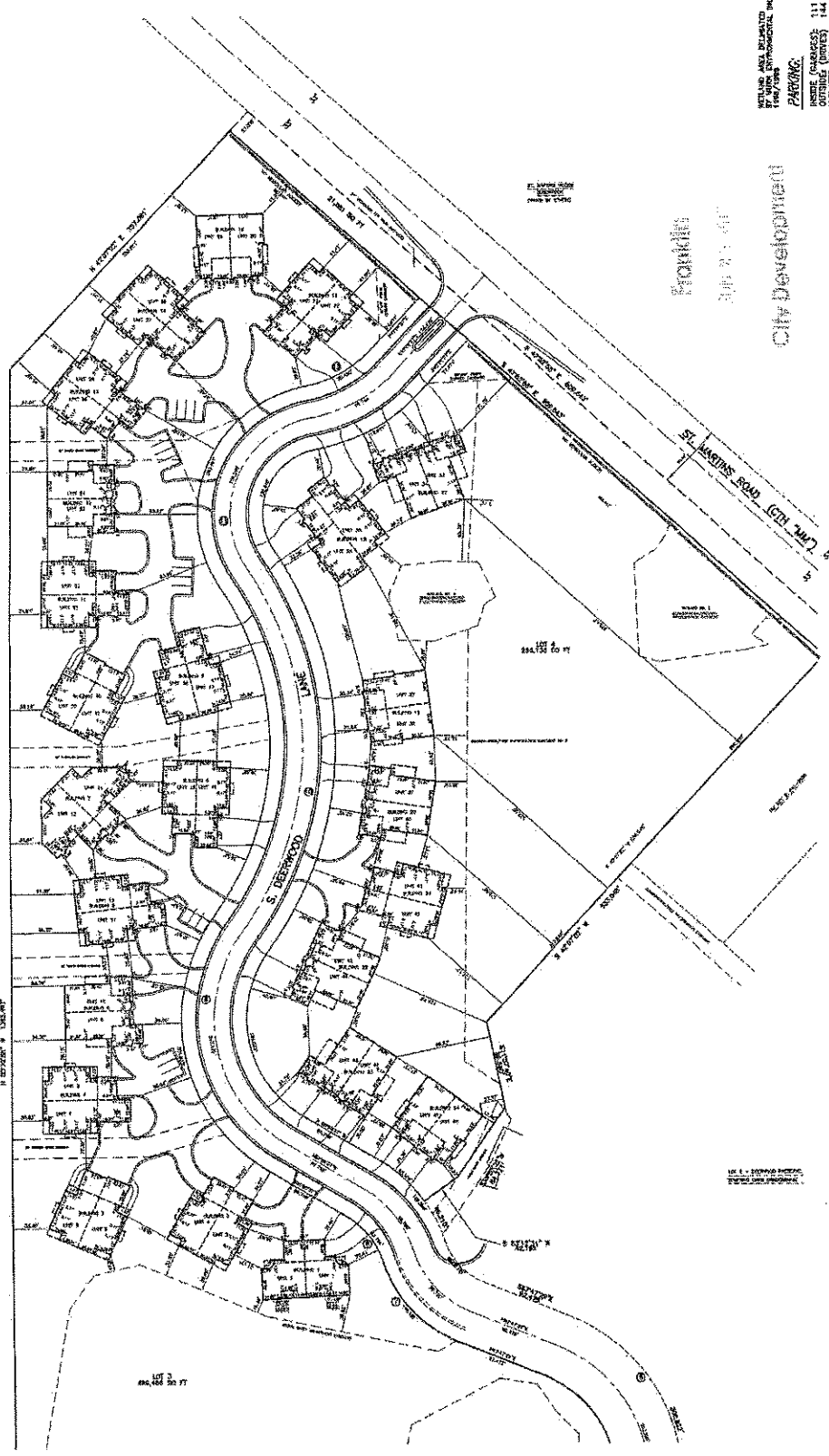
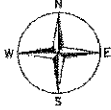
\_\_\_\_\_  
Mark Dandrea, Council President,  
Presiding Officer

ATTEST:



\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES 5      NOES 0      ABSENT 1 (Ald. Taylor)



SETBACK AREA DELIMITED BY DASHED LINE  
 PIONEER ENGINEERING, INC.  
 PAPER NO. 111  
 SHEET (PAGE) NO. 14  
 ISOLATED LOTS

Franklin  
 City Development

MUNC. PROJ. NO.	PIONEER PROJ. NO.
MUNC. SHEET NO.	PIONEER SHEET NO.
MUNC. FILE NO.	PIONEER FILE NO.

**DETAILED SITE PLAN FOR  
 DEERWOOD ESTATES**



**PIONEER ENGINEERING  
 AND SURVEYING, LLC**  
 CONSULTANTS IN SURVEYING  
 AND COMMERCIAL LANDSCAPING  
 JOHNSON CITY, TN 37601  
 CELL: (615) 651-0890 E-MAIL: info@pioneereng.com



SCALE: 1" = 50' HORIZ.  
 DATE: DECEMBER 3, 2016

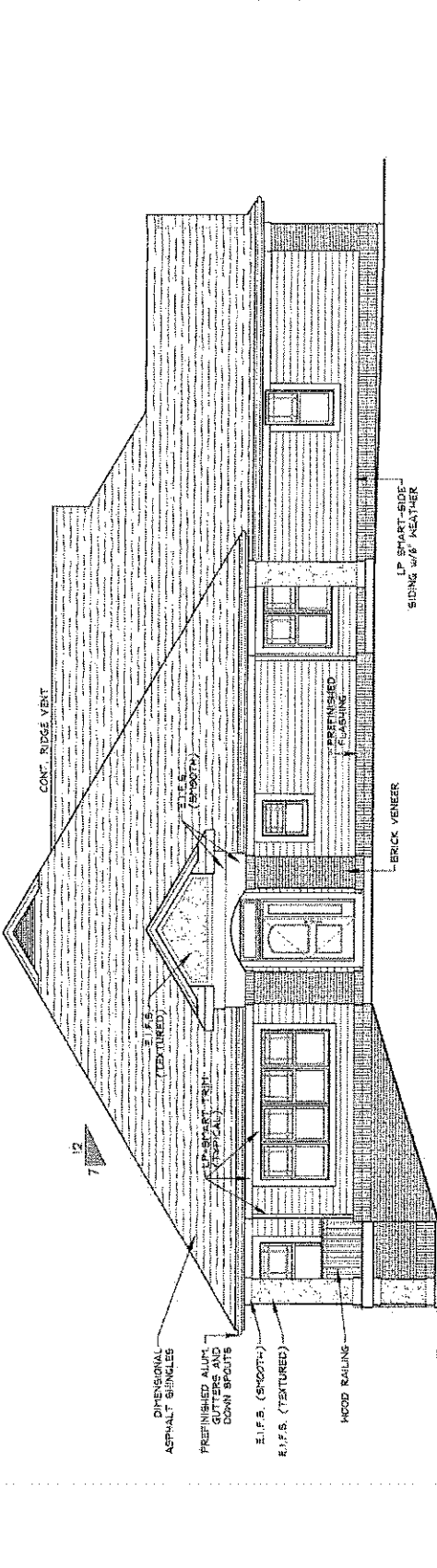
DESIGNED BY:	K. K. KLUMBECK
DRAWN BY:	K. K. KLUMBECK
CHECKED BY:	K. K. KLUMBECK

NO.	REVISIONS	BY	DATE

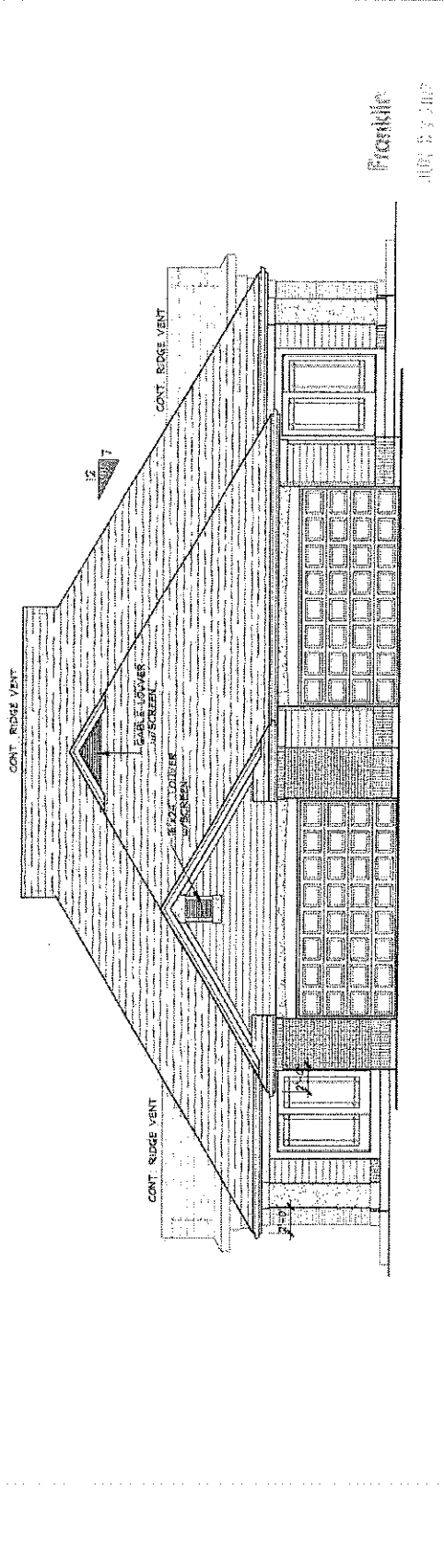
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 THE CUSTOM HOUSE LLC

Sheet Contains  
 ELEVATIONS  
 SHEET NO. 276  
 DATE 04.11.2017

Drawn By: DS  
 Checked By: DS  
 Date: 10.29.2017  
 Job Number: 16-056  
 Sheet Number: 6/056



**2** LEFT SIDE ELEVATION  
 1/8" = 1'-0"



**1** FRONT ELEVATION  
 1/8" = 1'-0"

Franklin  
 1011 S. 7th St.

City Development

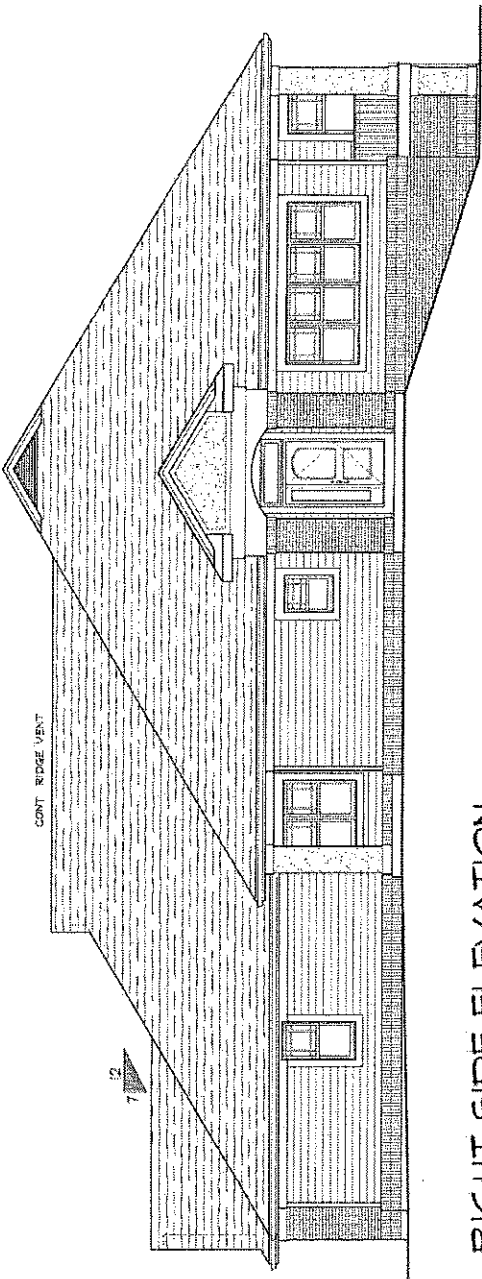
**THE CUSTOM HOUSE LLC**  
 ARCHITECTURE UNLIMITED  
 RESIDENTIAL COMMERCIAL  
 1550 S. 58th STREET  
 WEST ALLIS, WI 53114  
 PHONE: 414-671-0552

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

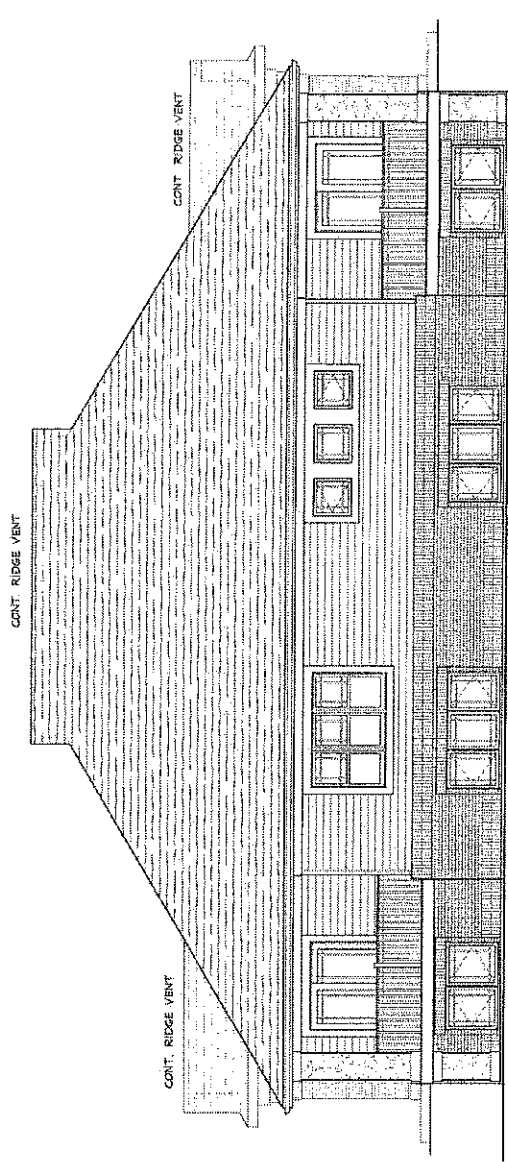
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Sheet Contents  
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 CHECKED BY: DJS  
 DATE: 2/28/2017

Job Number: 17-256  
 Sheet Number: A 2



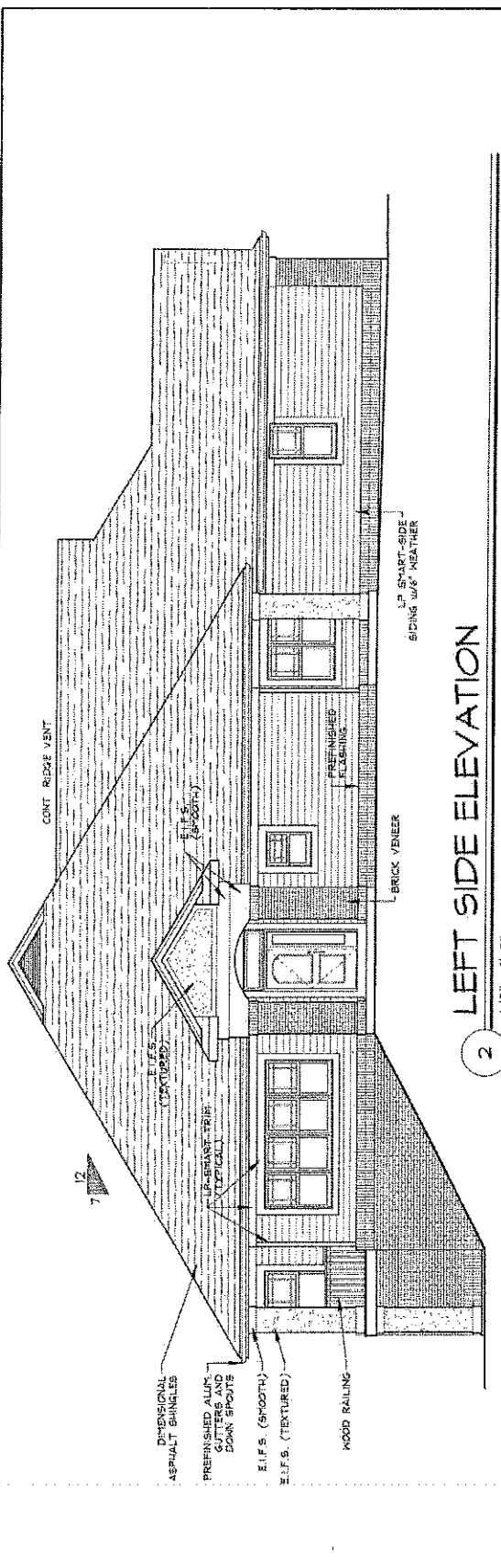
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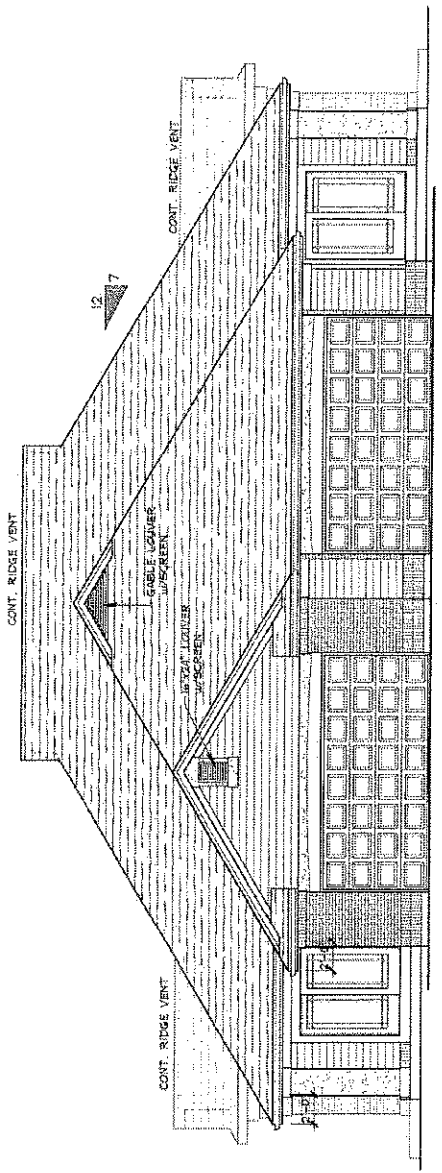
1  
 1/8" = 1'-0"

Franklin  
 JUN 27 2017

City Development



**2 LEFT SIDE ELEVATION**  
 1/8" = 1'-0"



**1 FRONT ELEVATION**  
 1/8" = 1'-0"

**THE CUSTOM HOUSE LLC**  
 ARCHITECTURE UNLIMITED  
 RESIDENTIAL COMMERCIAL  
 1806 S. 58th STREET  
 WEST ALLIS, WI 53214  
 PHONE 414.657.4952

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

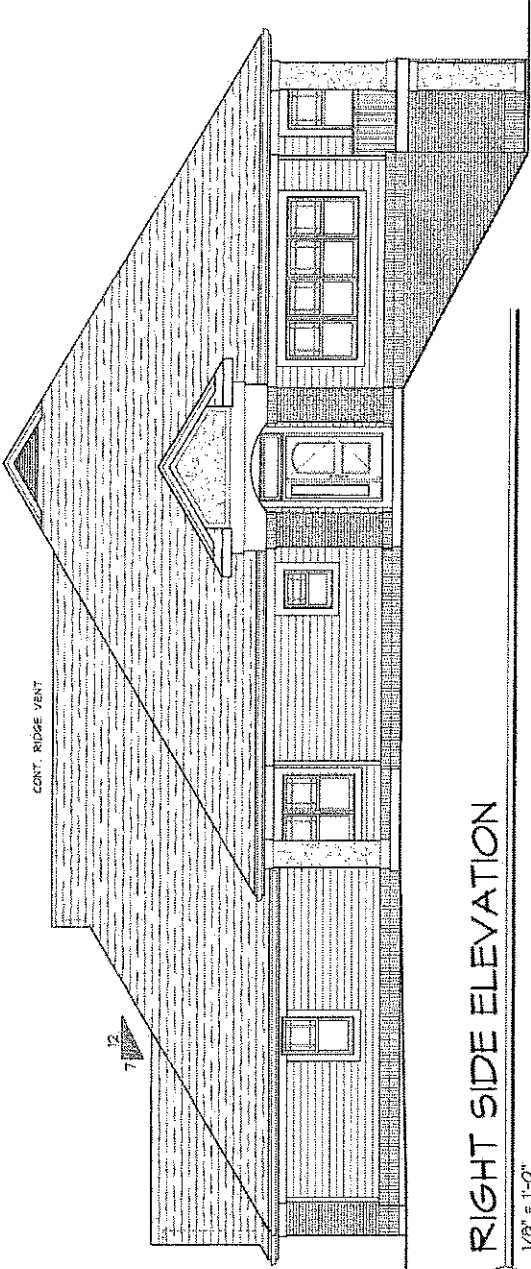
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CONTRACT 2017  
 SHEET: 020100  
 ELEVATION

ISSUED FOR: [ ]  
 DATE: 06.08.2017

Drawn By: [ ]  
 Checked By: [ ]  
 Date: 06.08.2017  
 Job Number: 10276  
 Sheet Number: 020100

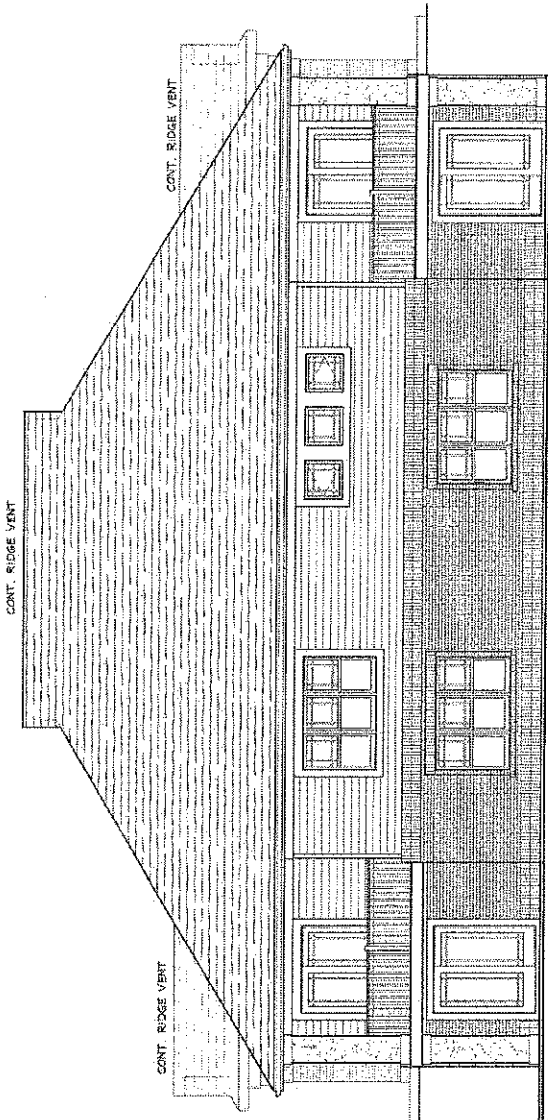
**A 2**



**RIGHT SIDE ELEVATION**

1/8" = 1'-0"

2



**REAR ELEVATION**

1/8" = 1'-0"

1

Franklin  
 JUN 15 2017

CITY DEVELOPER

**THE CUSTOM HOUSE LLC ARCHITECTURE UNLIMITED**

RESIDENTIAL-COMMERCIAL  
1306 S 380 STREET  
WEST ALLIS, WI 53214  
PHONE (414) 617-0552

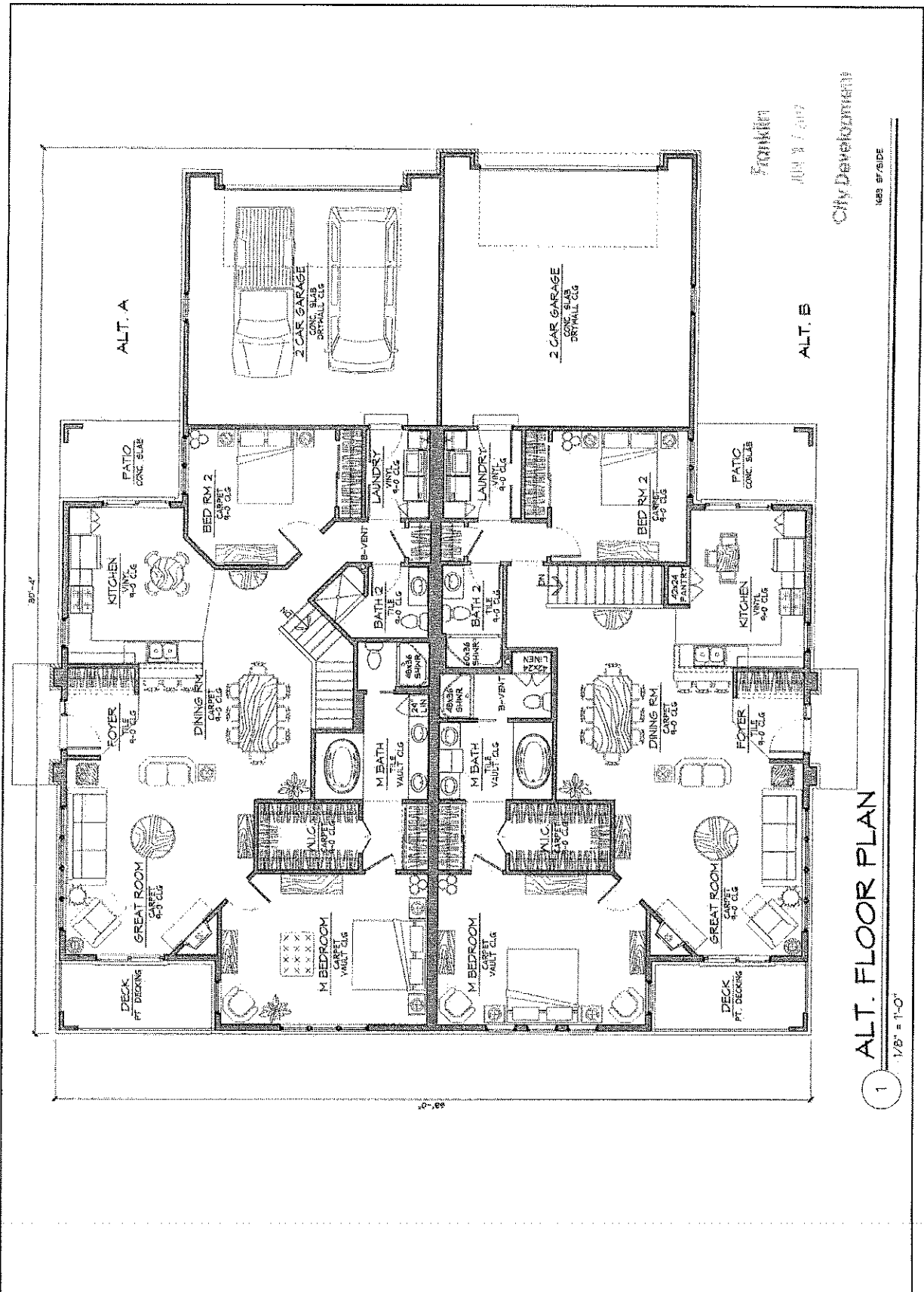
Deerwood Estates  
Building 3  
St. Martins Lane & Deerwood Drive  
Franklin, WI

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Sheet Comments  
PLAN

Drawn By: DJS  
Checked By: DJS  
Date: 04/26/2017  
Job Number: 17-018  
Sheet Number:

**A 3a**



1 ALT. FLOOR PLAN

1/8" = 1'-0"

FRANKLIN  
JUN 7 2017

City Development

1483 87/SIDE



UNPLATTED LANDS  
OWNED BY OTHERS

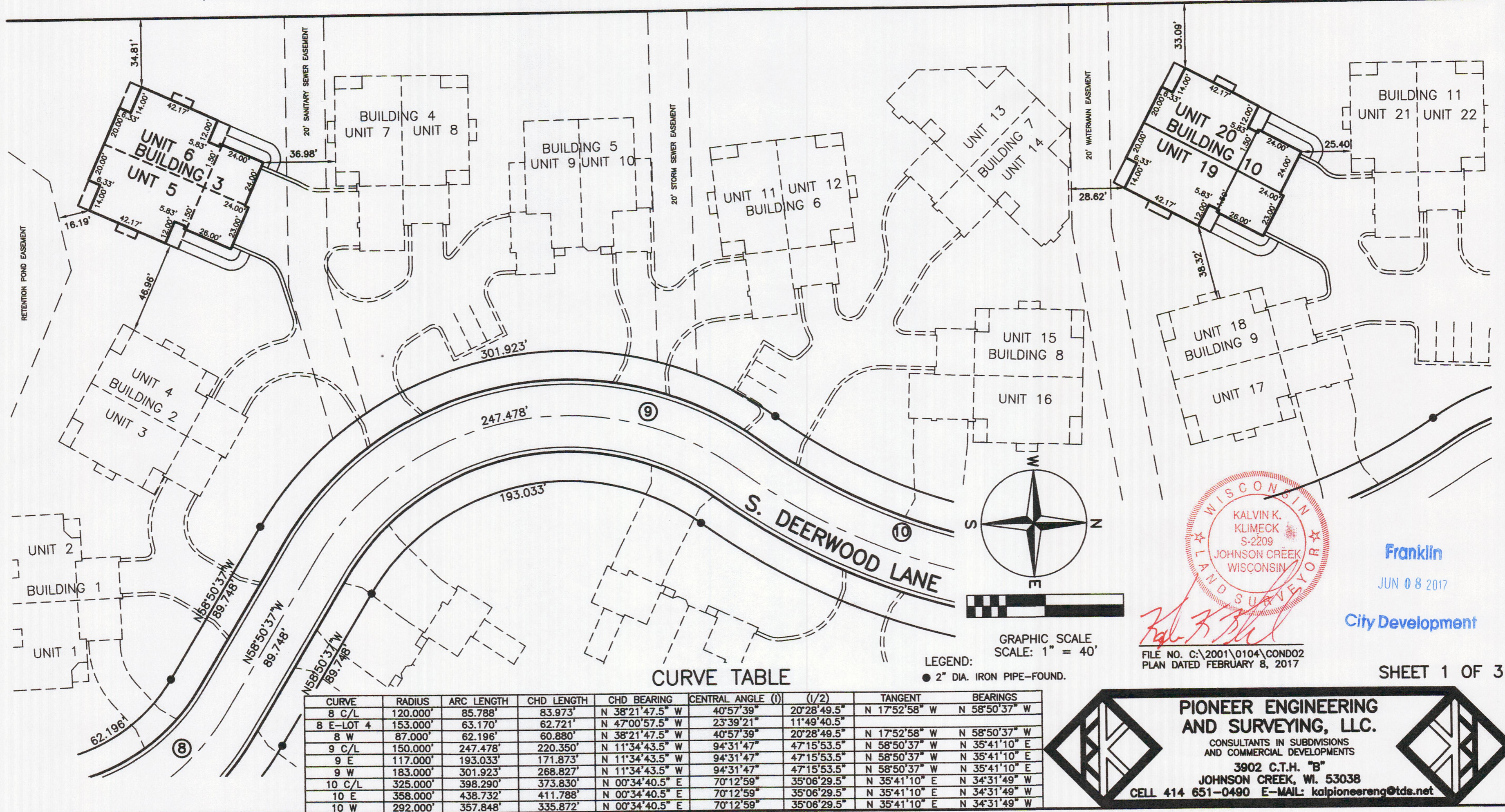
OWNER: FRANKLIN ESTATES, LLC.  
9012 S. CORDGRASS CIRCLE S, FRANKLIN, WISCONSIN 53132 (414) 324-9935  
This instrument prepared by KALVIN K. KLIMECK, P.E., R.L.S., of PIONEER ENGINEERING AND SURVEYING, L.L.C.  
3902 C.T.H. "B" Johnson Creek, WI 53038 (414) 651-0490 E-MAIL: kalpioneereng@tds.net  
REFERENCE BEARINGS:  
THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWN 5 NORTH, RANGE 21 EAST  
WAS USED AS A REFERENCE LINE AND HAS AN ASSUMED BEARING OF SOUTH 88°12'02" WEST  
(WISCONSIN STATE PLANE COORDINATE SYSTEM GRID-SOUTH ZONE, NAD-27).

# SECOND ADDENDUM TO DEERWOOD ESTATES CONDOMINIUMS

CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

N 00°22'58" W 1363.497'

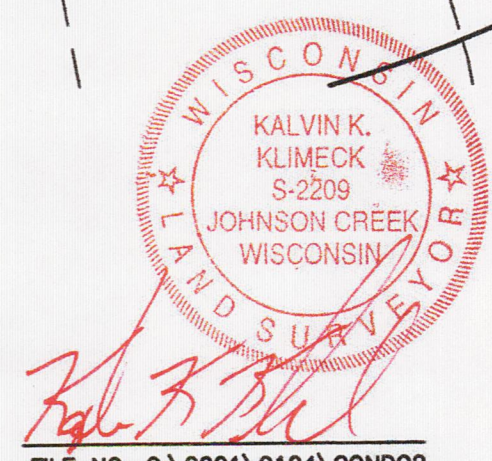
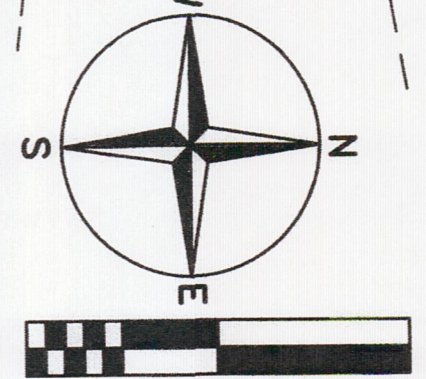
UNPLATTED LANDS  
OWNED BY OTHERS



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING	CENTRAL ANGLE (°)	(1/2)	TANGENT BEARINGS
8 C/L	120.000'	85.788'	83.973'	N 38°21'47.5" W	40°57'39"	20°28'49.5"	N 17°52'58" W N 58°50'37" W
8 E-LOT 4	153.000'	63.170'	62.721'	N 47°00'57.5" W	23°39'21"	11°49'40.5"	
8 W	87.000'	62.196'	60.880'	N 38°21'47.5" W	40°57'39"	20°28'49.5"	N 17°52'58" W N 58°50'37" W
9 C/L	150.000'	247.478'	220.350'	N 11°34'43.5" W	94°31'47"	47°15'53.5"	N 58°50'37" W N 35°41'10" E
9 E	117.000'	193.033'	171.873'	N 11°34'43.5" W	94°31'47"	47°15'53.5"	N 58°50'37" W N 35°41'10" E
9 W	183.000'	301.923'	268.827'	N 11°34'43.5" W	94°31'47"	47°15'53.5"	N 58°50'37" W N 35°41'10" E
10 C/L	325.000'	398.290'	373.830'	N 00°34'40.5" E	70°12'59"	35°06'29.5"	N 35°41'10" E N 34°31'49" W
10 E	358.000'	438.732'	411.788'	N 00°34'40.5" E	70°12'59"	35°06'29.5"	N 35°41'10" E N 34°31'49" W
10 W	292.000'	357.848'	335.872'	N 00°34'40.5" E	70°12'59"	35°06'29.5"	N 35°41'10" E N 34°31'49" W

LEGEND:  
● 2" DIA. IRON PIPE-FOUND.



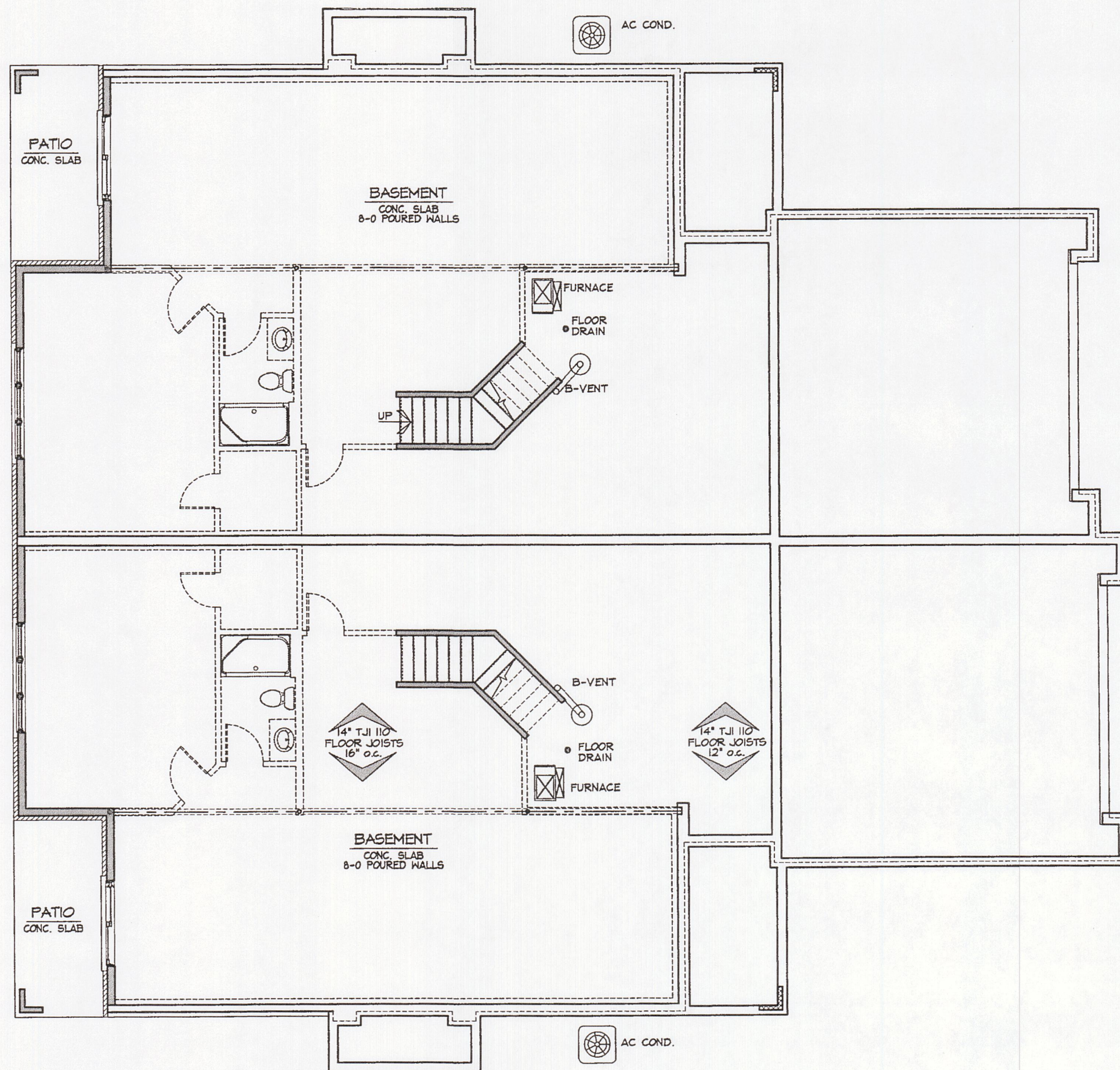
FILE NO. C:\2001\0104\CONDO2  
PLAN DATED FEBRUARY 8, 2017

Franklin  
JUN 08 2017  
City Development

SHEET 1 OF 3

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

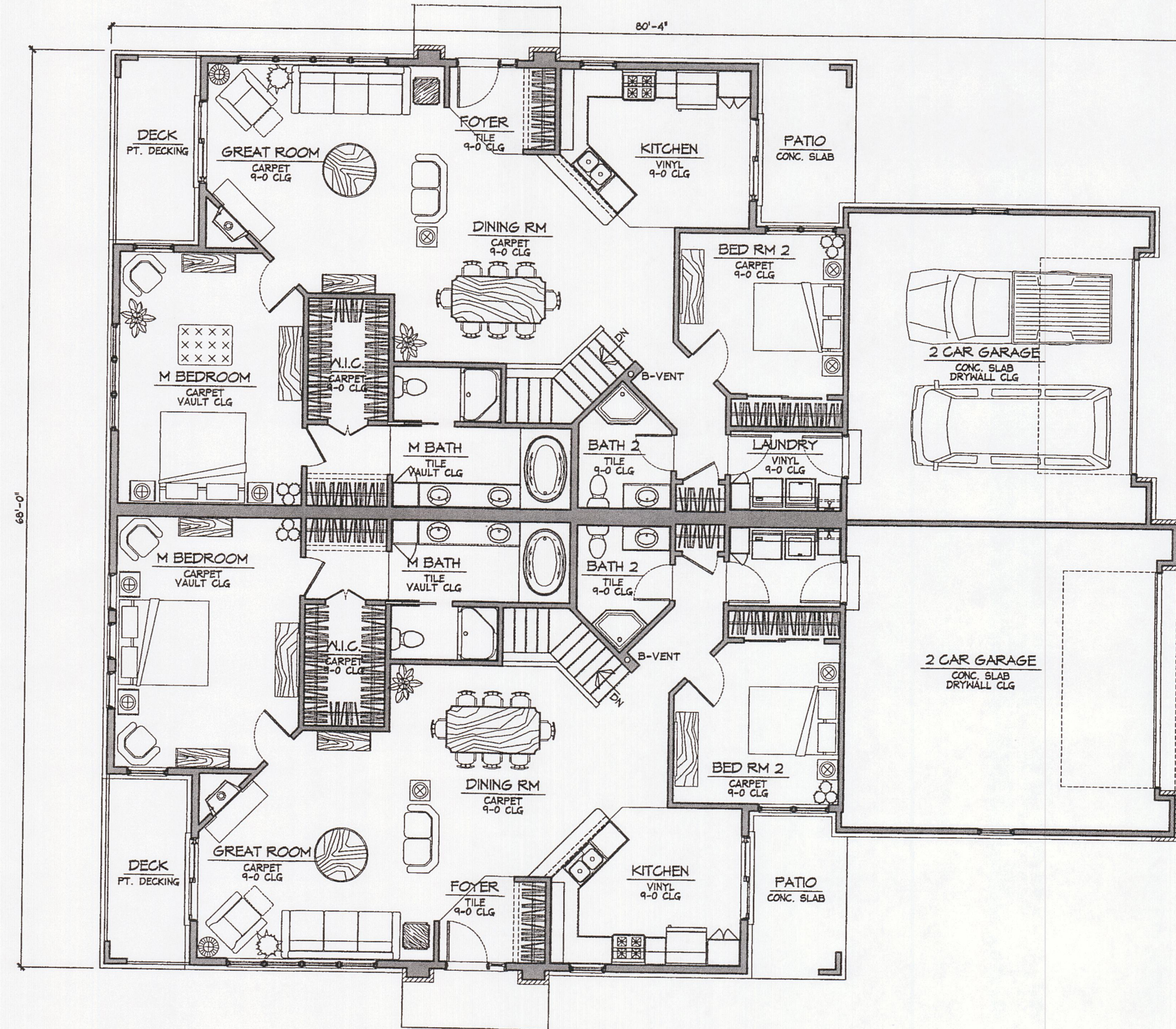
SECOND ADDENDUM TO  
 DEERWOOD ESTATES CONDOMINIUMS  
 CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



BASEMENT PLAN FOR BUILDINGS 3 AND 10

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

SECOND ADDENDUM TO  
 DEERWOOD ESTATES CONDOMINIUMS  
 CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



FIRST FLOOR PLAN FOR BUILDINGS 3 AND 10

SHEET 3 OF 3

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

## RESOLUTION NO. 2017-7284

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

---

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

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

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

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR THE  
SECOND ADDENDUM TO THE DEERWOOD ESTATES CONDOMINIUM  
DEVELOPMENT FOR FRANKLIN ESTATES LLC, APPLICANT (SGB & ASSOCIATES #4,  
LLC, PROPERTY OWNER)  
RESOLUTION NO. 2017-7284  
Page 2

- the applicant, and that all minor technical deficiencies within the Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development be rectified, all prior to the recording of the Condominium Plat.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
  3. Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Second Addendum to the Deerwood Estates Condominium development project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
  4. The approval granted hereunder is conditional upon Franklin Estates LLC, applicant (SGB & Associates #4, LLC, owner), and the Second Addendum to the Deerwood Estates Condominium development project for the properties located at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
  5. The Second Addendum to the Deerwood Estates Condominium development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
  6. The applicant shall obtain all necessary signatures and approvals from the Condominium Association prior to recording of the Condominium Plat addendum.
  7. The Condominium Plat addendum shall be recorded with the Milwaukee County Register of Deeds prior to the issuance of a Building Permit.

BE IT FURTHER RESOLVED, that the Condominium Plat for the Second Addendum to the Deerwood Estates Condominium development be and the same is hereby rejected without

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR THE  
SECOND ADDENDUM TO THE DEERWOOD ESTATES CONDOMINIUM  
DEVELOPMENT FOR FRANKLIN ESTATES LLC, APPLICANT (SGB & ASSOCIATES #4,  
LLC, PROPERTY OWNER)  
RESOLUTION NO. 2017-7284  
Page 3

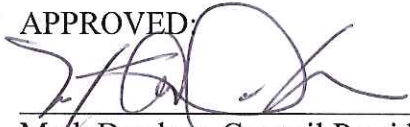
final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this 18th day of July, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 18th day of July, 2017.

APPROVED:



Mark Dandrea, Council President,  
Presiding Officer

ATTEST:



Sandra L. Wesolowski, City Clerk

AYES 5      NOES 0      ABSENT 1 (Ald. Taylor)

## Regulo Martinez-Montilva

---

**From:** Steve Bobowski <steve.bobowski@dalecarnegie.com>  
**Sent:** Monday, November 23, 2020 3:40 PM  
**To:** Regulo Martinez-Montilva  
**Cc:** Wausau Homes Kenosha - Teri Mathis; Wausau Homes Kenosha - Justin Mathis; Renee Martin; Steve Bobowski  
**Subject:** Staff comments and tentative meeting date (Condominium Plat) - Deerwood Estates Buildings #3 and #10

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Afternoon Regulo:

Thank you for your help and working with us.

The answers to your questions are:

### **City Development Department comments**

- Pursuant to Wisconsin Statutes §703.11(2)(am), please add a blank space at least 3 inches by inches in the upper right corner on the first sheet for recording use by the register of deeds.
  - **Yes, we will have before Permits.**
- Why is this the second addendum to Deerwood Estates Condominium? According to our records, there is not a recorded first addendum. This addendum should be named first addendum instead of second addendum .
  - **According to the HOA and Prospect Management, Addendum 1 was during Icons' Development which was before us and the City should have it. All agree there is an Addendum 1. Please check your records again. We appreciate your help.**
- The submitted landscape plan is the original landscape plan of Deerwood Estates with the previous building footprints dated 2003. Per Section 1 of Ordinance 2017-2284, a landscape plan for buildings 3 and 10 with the new building footprints is required prior to the issuance of a building permit. This landscape plan should be in compliance with the original landscape plan, specifically in quantity and species of plantings. It is also recommended to keep plantings outside utility easements. Details of the original landscape plan and planting schedule are attached for your convenience.
  - **Submitted today 11.23.20.**
- Please be aware that buildings #3 and #10 must be developed in substantial compliance with Ordinance no. 2017-2284.
  - **Yes, it is.**

**Inspection Services Department comments**

- Inspection Services has no comments on the subject proposal at this time.

**Engineering Department comments**

- No comments.

**Fire Department comments**

- The fire department has no comments.

**Police Department comments**

The Franklin Police Department has no issues with this application.

If you have any more questions, please let me know.

***Make It A Great Day!***

**Steve**

Steven G. Bobowski

CEO  
Dale Carnegie Training  
10909 W. Greenfield Ave, Suite 207  
West Allis, WI 53214  
414-324-9935

*~People ~ Performance ~ Profits~*



**MEMORANDUM**

Date: November 11, 2020  
To: Steve Bobowski. Franklin Estates, LLC.  
From: City of Franklin, Department of City Development  
RE: Application for Condominium Plat – Deerwood Estates Buildings 3 & 10  
8457, 8459, 8501 and 8503 Deerwood Lane



Please be advised that the Department of City Development has reviewed the Condominium Plat application submitted on October 9, 2020.

**City Development Department comments**

1. Pursuant to Wisconsin Statutes §703.11(2)(am), please add a blank space at least 3 inches by inches in the upper right corner on the first sheet for recording use by the register of deeds. **Yes, we will have before Permits.**
2. Why is this the second addendum to Deerwood Estates Condominium? According to our records, there is not a recorded first addendum. This addendum should be named first addendum instead of second addendum . **According to the HOA and Prospect Management, Addendum 1 was during Icons development which was before us and the City should have it.**
3. The submitted landscape plan is the original landscape plan of Deerwood Estates with the previous building footprints dated 2003. Per Section 1 of Ordinance 2017-2284, a landscape plan for buildings 3 and 10 with the new building footprints is required prior to the issuance of a building permit. This landscape plan should be in compliance with the original landscape plan, specifically in quantity and species of plantings. It is also recommended to keep plantings outside utility easements. Details of the original landscape plan and planting schedule are attached for your convenience. **Yes, we will have before permits.**
4. Please be aware that buildings #3 and #10 must be developed in substantial compliance with Ordinance no. 2017-2284. **Yes.**

**Inspection Services Department comments**

5. Inspection Services has no comments on the subject proposal at this time.

**Engineering Department comments**

6. No comments.

**Fire Department comments**

7. The fire department has no comments.

**Police Department comments**

8. The Franklin Police Department has no issues with this application.

***Make It A Great Day!***

**Steve**

Steven G. Bobowski

CEO  
Dale Carnegie Training  
10909 W. Greenfield Ave, Suite 207  
West Allis, WI 53214  
414-324-9935

~People ~ Performance ~ Profits~



---

**From:** Wausau Homes Kenosha - Teri Mathis <[MathisT@WausauHomes.com](mailto:MathisT@WausauHomes.com)>  
**Sent:** Monday, November 23, 2020 2:35 PM  
**To:** Steve Bobowski <[steve.bobowski@dalecarnegie.com](mailto:steve.bobowski@dalecarnegie.com)>  
**Subject:** RE: Staff comments and tentative meeting date (Condominium Plat) - Deerwood Estates Buildings #3 and #10

Hi Steve,

This is what he sent before.

So I will get everything ready again – I did just received the landscape plan from Breezy Hills. – I did speak with Kal this morning, I told him that we are needing to have an “original” copy of the Addendum with a new “Wet Seal” he said he will work on doing this – I told him I need by next Monday 11/30/20. So hopefully (Crossing fingers) early next Monday and I can get copies made and then Carly can deliver the 12 copies again.

His comment about this is --- so did Franklin loose the originals that they were given??

**Teri Mathis**

Custom Home Builder

**Wausau Homes Kenosha**

7600 75th Street, Suite 124 | Kenosha, WI 53142

Direct: 262.764.9859 | Fax: 262.764.7971

[MathisT@WausauHomes.com](mailto:MathisT@WausauHomes.com) | [www.WausauHomes.com](http://www.WausauHomes.com)



---

**From:** Steve Bobowski <[steve.bobowski@dalecarnegie.com](mailto:steve.bobowski@dalecarnegie.com)>  
**Sent:** Monday, November 23, 2020 9:27 AM  
**To:** Wausau Homes Kenosha - Teri Mathis <[MathisT@WausauHomes.com](mailto:MathisT@WausauHomes.com)>; Wausau Homes Kenosha - Justin Mathis <[mathisj@wausauhomes.com](mailto:mathisj@wausauhomes.com)>  
**Cc:** Renee Martin <[renee.martin@dalecarnegie.com](mailto:renee.martin@dalecarnegie.com)>; Steve Bobowski <[steve.bobowski@dalecarnegie.com](mailto:steve.bobowski@dalecarnegie.com)>  
**Subject:** FW: Staff comments and tentative meeting date (Condominium Plat) - Deerwood Estates Buildings #3 and #10

Please send Regulo responses to these comments today.

Steve

---

**From:** Regulo Martinez-Montilva <[RMartinez-Montilva@franklinwi.gov](mailto:RMartinez-Montilva@franklinwi.gov)>  
**Sent:** Monday, November 9, 2020 2:04 PM  
**To:** Steve Bobowski <[steve.bobowski@dalecarnegie.com](mailto:steve.bobowski@dalecarnegie.com)>

Cc: Heath Eddy <[HEddy@franklinwi.gov](mailto:HEddy@franklinwi.gov)>

Subject: Staff comments and tentative meeting date (Condominium Plat) - Deerwood Estates Buildings #3 and #10

Steve,

Staff comments attached regarding your Condominium Plat application. This application is tentatively scheduled for the December 3, Plan Commission and December 15, 2020, Common Council meetings. Plan Commission meets at 7:00 pm and Common Council at 6:00 pm.

Please submit twelve (12) collated copies of revised application materials, and one (1) electronic copy (e-mail preferred) to the Department of City Development by Monday, November 30. Additionally, please add a cover letter addressing staff comments to each set. If you are not able to meet this deadline, please contact me to reschedule.

Feel free to call me if you have questions.

Regards,

**Régulo Martínez-Montilva, AICP**

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## **Project Summary / Narrative**

This is a reapplication of a previously approved application on July 6, 2017. The Common Council having reviewed the application and the Plan Commission recommendation determined that such proposed condominium plat for the second Addendum to the Deerwood Estates Condominium development was appropriate for approval.

Each building will consist of 2 condos consistent with the other units in Deerwood Estates. Each unit will feature an open floor concept condo in Deerwood Estates. Each unit will be 2 Bedrooms, 2 Baths, and a 2 Car Garage. 1674 s/f. Can also add family room, bedroom and bath (790 s/f) in the basement. Hardwood floors, ceramic in baths. Waypoint cabinets, granite countertops and Kohler fixtures.

The application is for construction of Building No. 3 and Building 10 in the Deerwood Estates Condominiums, being a redivision of Lots 3 and 4 of 'Deerwood Preserve Addition No 1. Also being a redivision of Lot 1 and Outlots 1,2,3 and 5 of Deerwood Preserve". Also being a redivision of Parcels 1 & 2 and Outlot 1 of Certified Survey Map No. 5228, all lands being part of the NE ¼, SE ¼, and NW ¼ of the SW ¼ of Section 17 and a apart of the NE ¼ of the NW ¼ of Section 20, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; Tax Key Nos.: Building No. 3: 8501 South Deerwood Lane; 841-0143-000 ND 8503 South Deerwood Lane; 841-0142-000 and Building No. 10: 8457 South Deerwood Lane; 841-0157-00 and 8459 South Deerwood Lane; 841-0156-000.

A landscaping plan is attached and is in substantial compliance with the currently approved landscape plan.

Utility, Grading, and Erosion Control Plans are in compliance with the currently approved Grading and Erosion Control Plans.