

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, JUNE 3, 2021, 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/c/CityofFranklinWIGov>.

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 20, 2021.

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

1. **CROATIAN PARK CONVERSION OF A GRASS SOCCER FIELD INTO AN ARTIFICIAL TURF SOCCER FIELD AND INSTALLATION OF ADDITIONAL LIGHTING.** Natural Resource Features Special Exception and Site Plan Amendment applications by Croatian Eagles Soccer Club, Federation of Croatian Societies, Inc., property owner, for the purpose of allowing for grading of approximately 0.05 acres of wetland buffer and 0.19 acres of wetland setback, and installation of stormwater facilities (west of the turf field), for conversion of the existing grass soccer field into a 230 foot by 355 foot artificial turf soccer field, and installation of additional lighting, upon properties located at 9100 South 76th Street and 9220 South 76th Street, such properties zoned P-1 Park District and C-1 Conservancy District; Tax Key Nos. 884-9995-000 and 884-9996-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION OF THIS MATTER.**

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

1. **LOT DIVISION TO ACCOMMODATE THE CITY OF FRANKLIN INDUSTRIAL PARK MUNICIPAL SANITARY LIFT STATION REPLACEMENT.** Certified Survey Map application in conjunction with a Land Division Variance application, by the City of Franklin, applicant (Zeta Company, LLP, property owner), to create a new lot for a new sanitary lift station in the City of Franklin Industrial Park [division of the 11 acre property located at 5801 West Franklin Drive into 2 lots: lot 1 with an area of 10.41 acres for the existing

manufacturing facility owned by Zeta Company, LLP and lot 2, with 0.47 acres, for the new sanitary lift station to be owned by the City of Franklin] (the Site Plan for this sanitary lift station, including: lift station building, below-grade wet well, asphalt driveway, landscaping and site lighting, was approved by the Plan Commission in February, per Resolution No. 2021-003), and this Certified Survey Map requires a land division variance to allow for the creation of the lift station lot with an area of 0.47 acres, while the minimum lot area in Planned Development District No. 7 (Franklin Industrial Park) is 1 acre, per Ordinance No. 85-864, property located at 5801 West Franklin Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0006-001.

2. **GARAGE ENLARGEMENT ENCROACHING INTO SIDE YARD SETBACK IN A PRIME AGRICULTURAL ZONING DISTRICT.** Site Plan Amendment application by Brent A. Maynard, to extend the back of an existing garage by 16 feet, encroaching into the property's side setback [the encroachment is permitted pursuant to a variance from Table 15-3.0315 of the Unified Development Ordinance granted by the Board of Zoning & Building Appeals at its May 19, 2021 meeting] [a site plan amendment is required because this property is located in the Prime Agricultural zoning district (A-2) and the resulting garage floor area (1,380 square feet) exceeds the maximum size for residential accessory structures (900 square feet)], upon property zoned A-2 Prime Agricultural District, located at 10953 South 92nd Street; Tax Key No. 986-9999-000.

## 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: June 17, 2021

**City of Franklin**  
**Plan Commission Meeting**  
**May 20, 2021**  
**Minutes**

unapproved

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

Mayor Steve Olson called the May 20, 2021, 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, Patricia Hogan and Adam Burckhardt, and City Engineer Glen Morrow. Excused was Alderman Mark Dandrea. Participating remotely was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

**B. Approval of Minutes**

1. Regular Meeting of May 6, 2021

Commissioner Leon moved and Commissioner Burckhardt seconded approval of the May 6, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**C. Public Hearing Business Matters**

1. None.

**D. Business Matters**

**1. THE GLEN AT PARK CIRCLE CONDOMINIUMS ADDENDUM NO. 4 BASEMENT RELABELING.**

Affidavit of Correction application by Rhonda Iwinski, for The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) to allow for relabeling the Unit 9 basement from “unfinished basement” to “finished basement” (Unit 9 is one of two units located in Building 5), which will include an entertainment room, sitting room, game room, bathroom and unfinished laundry room, property located at 7760 West Park Circle Way North, zoned R-8 Multiple-Family Residence District; Tax Key No. 896-1019-000.

Principal Planner Regulo Martinez-Montilva presented the request by Rhonda Iwinski, for The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) to allow for relabeling the Unit 9 basement from “unfinished basement” to “finished basement” (Unit 9 is one of two units located in Building 5), which will include an entertainment room, sitting room, game room, bathroom and unfinished laundry room, property located at 7760 West Park Circle Way North, zoned R-8 Multiple-Family Residence District; Tax Key No. 896-1019-000.

Commissioner Hogan moved and Commissioner Leon seconded a motion to recommend approval of a Resolution approving an Affidavit of Correction for the Glen at Park Circle Condominiums Addendum No. 4 (document No. 10921372) to allow for relabeling the unit 9 in building 5 basement from “unfinished basement” to “finished basement” at 7760 West Park Circle Way North (tax key no. 896-1019-000). On voice vote, all voted ‘aye’. Motion carried (5-0-1).

**2. UNIFIED DEVELOPMENT  
ORDINANCE UPDATE/REVISION  
PROJECT-RECOMMENDATION  
ON CONSULTANT SELECTION  
AND CONTRACT PARAMETERS.**

Planning Manager Heath Eddy presented the Unified Development Ordinance update/revision project-recommendation on consultant selection and contract parameters.

Commissioner Hogan moved and City Engineer Morrow seconded a motion to recommend Houseal Lavigne per the recommendation of the selection committee to the Common Council. On voice vote, all voted ‘aye’. Motion carried (5-0-1).

**Adjournment**

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of May 20, 2021 at 7:16 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

DRAFT



## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of June 3, 2021

## Site Plan Amendment and Natural Resource Special Exception

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**RECOMMENDATION:** Department of City Development staff recommends approval of the Site Plan Amendment, and of the request for a Special Exception to Natural Resource Feature Provisions. Staff recommendations are incorporated into the draft Standards, Findings, and Decision, and the Draft Resolution, as recommended conditions of approval.

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<b>Project Name:</b>	Croatian Park NRSE and Turf Improvement Site Plan Amendment
<b>Project Address:</b>	9100-9140 S. 76 <sup>th</sup> Street
<b>Property Owner:</b>	Fed of Croatian Soc Inc.
<b>Applicant:</b>	Fed of Croatian Soc Inc.
<b>Current Zoning:</b>	P-1 Park District
<b>2025 Comprehensive Plan:</b>	Recreational
<b>Use of Surrounding Properties:</b>	Milwaukee County owned land to the north and east, vacant land zoned R-8 to the south and single-family residential to the west
<b>Applicant's Action Requested:</b>	Recommendation of approval for the proposed Site Plan amendment. Recommendation to Common Council for approval of the NRSE.
<b>Planner:</b>	Marion Ecks, Associate Planner

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On December 8, 2020 the applicant filed applications for a Site Plan Amendment and Natural Resource Special Exception requesting approvals for the installation of a new soccer field surface at the Croatian Eagles Park located at 9100 S. 76<sup>th</sup> Street. At that time, it was determined that stormwater facilities on the property required additional review. The Site Plan and NRSE were therefore held until April 8, 2021 to allow for completion of stormwater plans.

The property is one of two parcels which make up the Croatian Eagles Soccer Club. This sports club consists of several soccer fields and practice areas, other sport and game facilities, and a beer garden. The property is zoned P-1 Parkland. The new surface is intended to allow for play in wet conditions.

**PROJECT DESCRIPTION AND ANALYSIS:**

The proposal is to improve the surface of the existing soccer field adjacent to the Park entrance. The site plan for the project area was approved by Plan Commission Resolution 2010-003. The proposed new amenities meet the dimensional requirements of the P-1 Parkland district. Staff notes that grading for the dry stormwater basin encroaches on the required 50' front yard setback, however hardscaping for the outfalls conforms to the setback.

Grading for the new surface will require impacts to nearby wetland setbacks and buffers in the project area, and a small degree of impacts to mature woodland. The NRSE request is for wetland impacts; impacts to mature woodlands do not exceed the standards of §15-4.0102 and do not require an NRSE at this time.

Included in the submittal is information about long-term development plans for the club's facilities including contemplation of a future expansion of the pavilion, and changes to bocce courts. Revised stormwater plans include calculations for this future expansion. Staff notes that the current request is not for approval of these facilities, which will require a future Site Plan Amendment.

### **Site Plan**

The Croatian Eagles Soccer Park contains recreational facilities including bocce courts, futsal courts, and grass soccer fields, as well as a pavilion and parking areas. In order to extend their play season, the Club proposes to convert the field nearest to the entrance into artificial turf. The proposed turf field is 230' by 355' (75 yards by 115 yards). Installation of turf will require the expansion of stormwater facilities, as the turf must be underlaid with a "granular subbase" and drained appropriately.

### **Lighting**

The applicants do not intend to install lighting at this time, however the site plan includes locations of footings for future lighting poles. Installation of future lighting will require site plan review. Staff notes that lighting design could be in excess of what is allowed by the UDO (Division 15-5.0400) with regards pole height or luminaire type. Plan Commission may allow for exemptions from exterior lighting standards for park and recreational facilities provided the applicant demonstrates that neighboring homes are adequately shielded from light and glare spill-over by either landscaping or lighting design (§15-5.0403).

### **Parking**

The application under consideration is an improvement to an existing field. As such, no new parking is required. Staff notes that future expansion plans for the pavilion may call for adding parking.

### **Natural Resource Special Exception (NRSE)**

The current NRSE request is specific to the soccer field development project area. Future site developments may require a subsequent request.

The applicant completed wetland delineations on June 20 of 2020, and identified six (6) areas of wetland on the property, which is part of the Root River watershed. The wetland are identified as Wetlands A through F. The applicant's request is to impact wetland buffer of Wetland C, located in the southwest quarter of the parcel, to allow for grading and installation of a turf surface. Wetland C is 66,717 SF (1.53 acres). Specifically, the exception is requested for impacts to:

- 0.6 acres of wetland buffer
- 0.21 acres of setback area outside the buffer

The Wisconsin Department of Natural Resources (DNR) does not regulate wetland buffers or setbacks. The applicant has obtained appropriate DNR permits to allow for grading.

The applicant has provided the attached Natural Resource Special Exception Application, NRPP, Questionnaire, Project Description, and associated information. Staff would note:

- The wetland delineation was prepared by an Assured Delineator.
- Required permits from other units of government have been obtained.
- Conservation easements materials for existing natural resources to be preserved must be provided.
- Current impacts to mature woodlands must be included in future calculations.

### **Natural Resource Mitigation**

Mitigation is proposed within the site, by expanding existing wetland buffer areas. §15-4.0103B.4 and §15-4.0103B.5 require that wetland setback and buffer impacts be mitigated by creation of new, high-quality areas of setback and buffer in the amount of 1.5 times the area of impact.

The applicant will provide mitigation for these impacts, consisting of:

- Creation of 0.9 acres of wetland buffer adjacent to Wetland E, located in the southeast corner of the parcel.
- Restoration of the setback areas disturbed or created by construction of this project, by re-establishing native grasses.

The packet contains a revised design for the mitigation area, which preserves a greater portion of the adjoining practice field. Mitigation areas must be protected by a conservation easement, along with existing natural resources. Draft easements documents have been provided for mitigation areas. Mitigation plans include appropriate maintenance information. Plan Commission may require financial sureties for that maintenance; staff has included a condition to this effect in the draft Standards and Findings document.

Staff suggested installation of a rain garden in the dry detention stormwater area; the applicant has included appropriate plans in revised NRSE and Site Plan materials.

### **Environmental Commission Review**

The Environmental Commission reviewed the matter at their May 26, 2021 meeting. They concurred with Staff's recommendation that the dry detention area include rain garden plants. The Commission recommended approval of the request for an NRSE, upon condition of the applicant providing mitigation, and that natural resources related to the project area be protected by conservation easements. A draft of their recommendation is provided in the packet. These recommendations are also reflected in the draft Standards, Findings and Decision of the Common Council.

### **STAFF RECOMMENDATION:**

Department of City Development staff recommends approval of the Site Plan Amendment and NRSE, subject to proposed conditions.

*Draft 6/3/21*

Standards, Findings and Decision  
of the City of Franklin Common Council upon the Application of Croatian Eagles  
Soccer Club, applicant, for a Special Exception  
to Certain Natural Resource Provisions of the City of Franklin  
Unified Development Ordinance

Whereas, Croatian Eagles Soccer Club, applicant, having filed an application dated December 8, 2020, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated May 26, 2021 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated June 3, 2021 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the properties which are the subject of the application for a Special Exception are generally located at 9100 South 76th Street and 9220 South 76th Street, zoned P-1 Park District and C-1 Conservancy District, and such properties are more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: “The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant.”

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated December 8, 2020, by Croatian Eagles



Soccer Club, applicant, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather*,\_\_\_\_\_.

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives:\_\_\_\_\_; *or*

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: \_\_\_\_\_.

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will be consistent with the existing character of the neighborhood; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: \_\_\_\_\_; *and*

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:\_\_\_\_\_; *and*

d. 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).*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:\_\_\_\_\_.

2. 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: \_\_\_\_\_.
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: \_\_\_\_\_.
4. Aesthetics: \_\_\_\_\_.
5. Degree of noncompliance with the requirement allowed by the Special Exception: \_\_\_\_\_.
6. Proximity to and character of surrounding property: \_\_\_\_\_.
7. Zoning of the area in which property is located and neighboring area: *Residential*.
8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*
9. Natural features of the property: \_\_\_\_\_.
10. Environmental impacts: \_\_\_\_\_.
11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of \_\_\_\_\_ is incorporated herein.*
12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

### Decision

*Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions:*

- 1) *that the natural resource features and mitigation areas upon the properties to be developed be protected by a perpetual conservation easement to be approved by the*

*Common Council prior to any development within the areas for which the Special Exception is granted prior to the issuance of any Occupancy Permits;*

*2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted;*

*3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Croatian Eagles Soccer Club, applicant, and all other applicable provisions of the Unified Development Ordinance.*

*4) that applicant provide conservation and mitigation information on related plans, including maintenance information, and provide for financial sureties for their implementation, as permitted by §15-4.0103.D.*

*The duration of this grant of Special Exception is permanent.*

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

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

ATTEST:

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

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

RESOLUTION NO. 2021-\_\_\_\_\_

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTIES  
LOCATED AT 9100 SOUTH 76TH STREET AND 9220 SOUTH 76TH  
STREET TO ALLOW FOR CONVERSION OF THE EXISTING GRASS  
SOCCER FIELD IN CROATIAN PARK INTO AN ARTIFICIAL TURF  
SOCCER FIELD, AND INSTALLATION OF ADDITIONAL LIGHTING  
AND STORMWATER FACILITIES  
(TAX KEY NOS. 884-9995-000 AND 884-9996-000)  
(CROATIAN EAGLES SOCCER CLUB, APPLICANT)

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WHEREAS, the City of Franklin having applied for an amendment to the Site Plan for the properties located at 9100 South 76th Street and 9220 South 76th Street, such Site Plan having been previously approved on June 9, 2005, by Resolution No. 2005-0080 and amended thereafter by Resolution No. 2010-003, on April 8, 2010 and 2017-010, on August 3, 2017; and

WHEREAS, such proposed amendment proposes conversion of the existing grass soccer field in Croatian Park into a 230 foot by 355 foot artificial turf soccer field, and installation of additional lighting and stormwater facilities, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Croatian Eagles Soccer Club, dated May 17, 2021, as submitted by Croatian Eagles Soccer Club, as described above, be and the same is hereby approved, subject to the following conditions:

1. Croatian Eagles Soccer Club, successors and assigns and any developer of the Croatian Eagles Soccer Club artificial turf soccer field installation within Croatian Park 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, for the Croatian Eagles Soccer Club artificial turf soccer field installation within Croatian Park 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.
2. The approval granted hereunder is conditional upon the City of Franklin and the

CROATIAN EAGLES SOCCER CLUB - SITE PLAN AMENDMENT  
RESOLUTION NO. 2021-\_\_\_\_\_

Page 2

Croatian Eagles Soccer Club artificial turf soccer field installation within Croatian Park project for the properties located at 9100 South 76th Street and 9220 South 76th Street: (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.

3. The Croatian Eagles Soccer Club artificial turf soccer field installation within Croatian Park project shall be developed in substantial compliance with the plans City file-stamped May 17, 2021.
4. This site plan amendment is for alterations related to installation of a new turf surface. Future proposed facilities including lighting will require a new site plan amendment approval.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Croatian Eagles Soccer Club artificial turf soccer field installation within Croatian Park as depicted upon the plans City file-stamped May 17, 2021, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the properties located at 9100 South 76th Street and 9220 South 76th Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

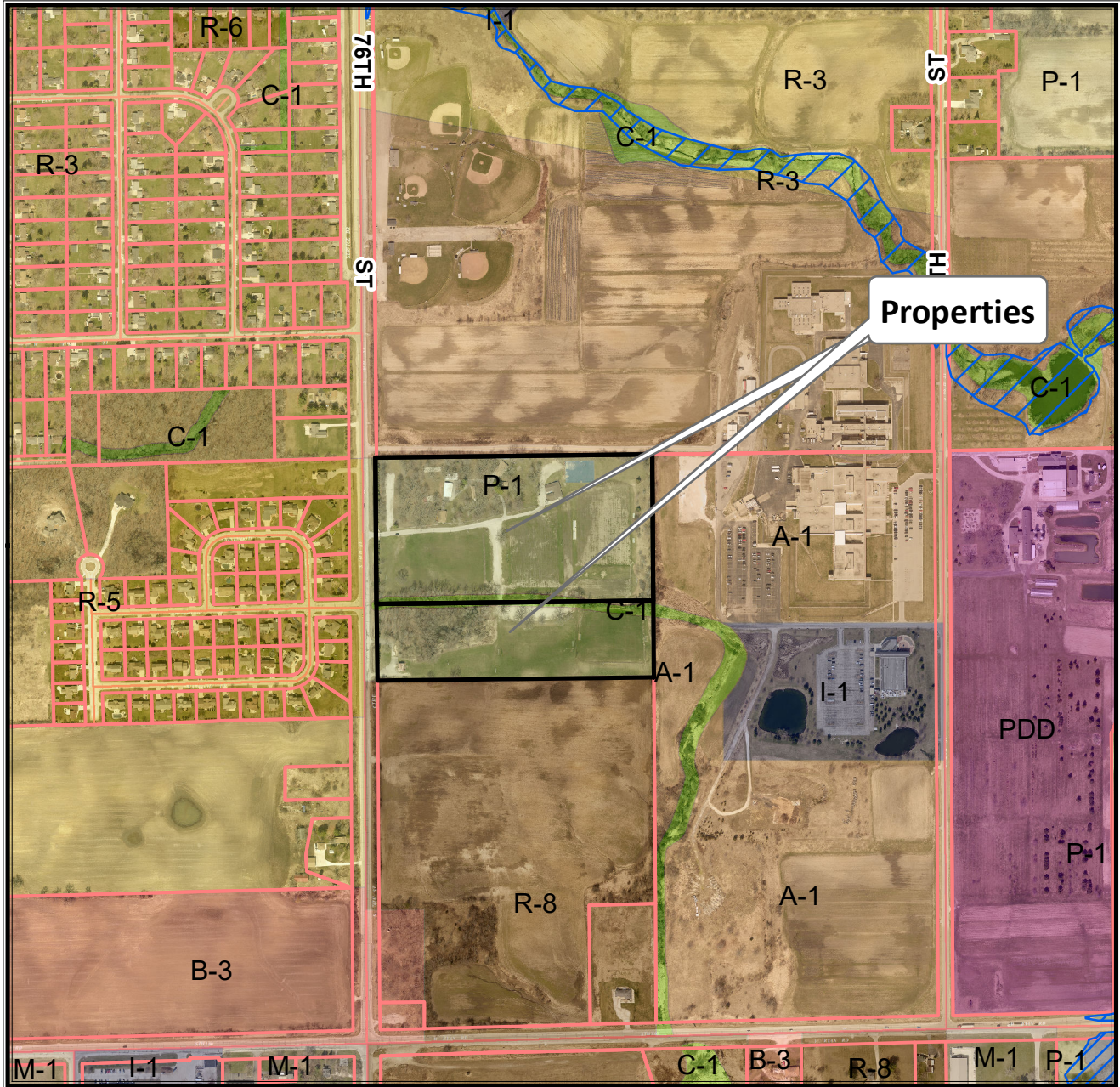
\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

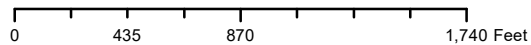
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

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

9100 S. 76th Street & 9220 S. 76th Street  
 TKNs 884 9995 000 & 884 9996 000

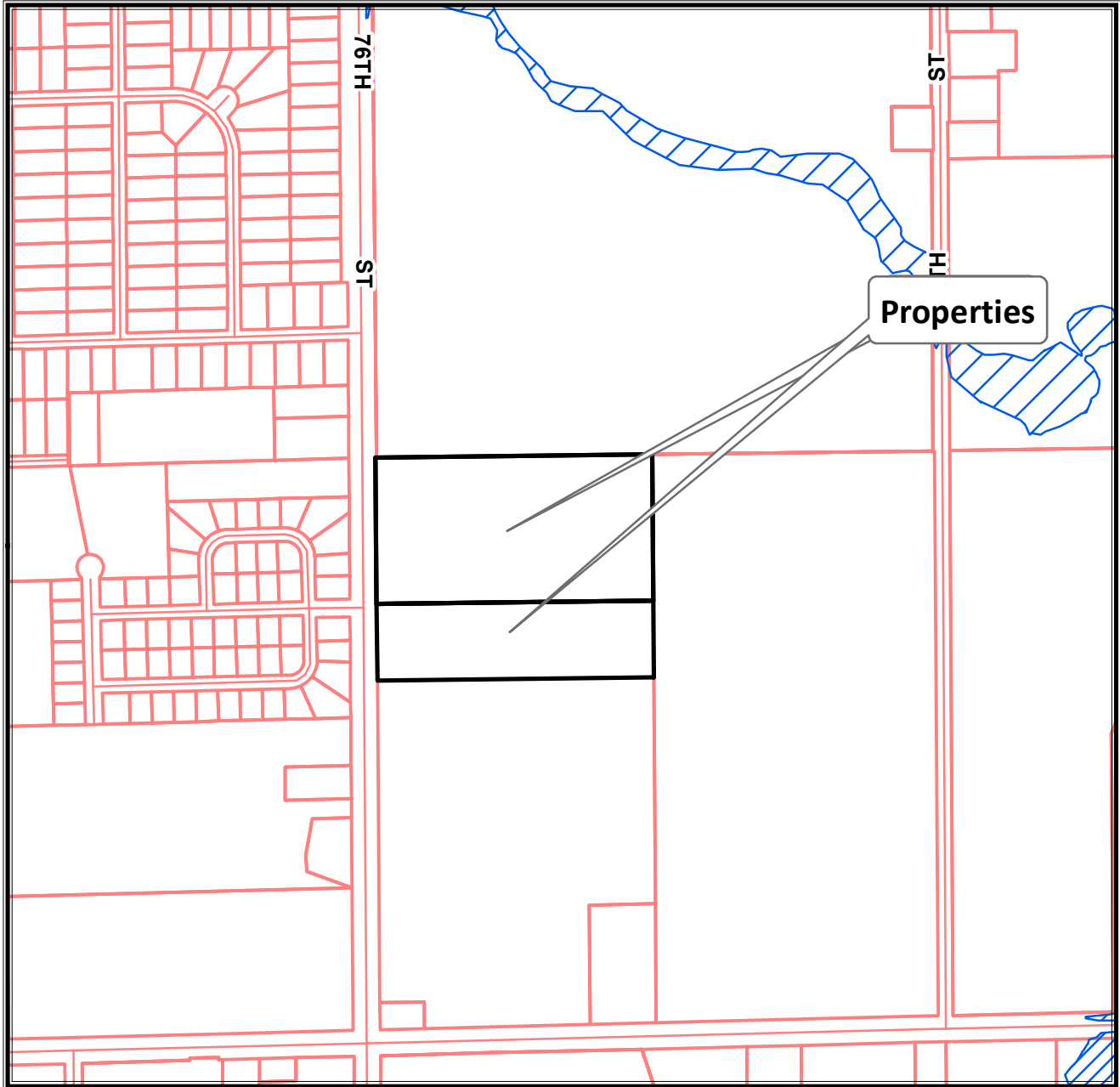


**Planning Department**  
 (414) 425-4024

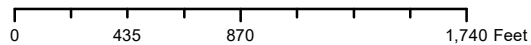


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

9100 S. 76th Street & 9220 S. 76th Street  
TKNs 884 9995 000 & 884 9996 000



**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.*





## CONSERVATION EASEMENT

### CROATIAN PARK

This Conservation Easement is made by and between the CITY OF FRANKLIN, a municipal corporation of the State of Wisconsin, hereinafter referred to as “grantee,” and FEDERATION OF CROATIAN SOCIETIES INC, hereinafter referred to as “Grantor,” and shall become effective upon the recording of this Grant of Conservation Easement, together with the Acceptance following, with the Office of the Register of Deeds for Milwaukee County, pursuant to §700.40(2)(b) of the Wisconsin Statutes.

### WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property, located within the City of Franklin, Milwaukee County, Wisconsin, being part of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, described in Exhibit A attached hereto and hereby made a part hereof (protected property); and

WHEREAS, the grantor desires and intends that the mitigation area shown on the Natural Resource Protection Plan prepared by Helianthus LLC, last revised May 13, 2021, which is located in the office of the Department of City Development, be preserved and maintained by the continuation of land use that will not interfere with or substantially disrupt the natural elements or the workings of natural systems; and

WHEREAS, grantee is a “holder”, as contemplated by §700.41(1)(b)1. of the Wisconsin Statutes, whose purposes include, while exercising regulatory authority granted to it, *inter alia*, under §62.23 and §236.45 of the Wisconsin Statutes, the conservation of land, natural areas, open space, and water areas; and

WHEREAS, the grantor and grantee, by the conveyance to the grantee of the conservation easement on, over, and across the protected property, desire to conserve the natural values thereof and prevent the use or development of the protected property for any purpose or in any manner inconsistent with the terms of this conservation easement; and

WHEREAS, the grantee is willing to accept this conservation easement subject to the reservations and to the covenants, terms, conditions, and restrictions set out herein and imposed hereby;

NOW, THEREFORE, the grantor, for and in consideration of the foregoing recitations and of the mutual covenants, terms, conditions, and restrictions subsequently contained, and as an absolute and unconditional dedication, does hereby grant and convey unto the grantee a conservation easement in perpetuity on, over, and across the protected property.

Grantee’s rights hereunder shall consist solely of the following:

1. To view the protected property in it’s natural, scenic, and open condition;
2. To enforce by proceeding at law or in equity the covenants subsequently set forth, including, and in addition to all other enforcement proceedings, proceedings to obtain all penalties and remedies set forth under Division 15-9.0500 of the Unified Development Ordinance of the City of Franklin, as amended from time to time, any violation of the covenants subsequently set forth being and constituting a violation of such Unified Development Ordinance, as amended from time to time, or such local applicable ordinance as may be later adopted or in effect to enforce such covenants or the purposes for which they are made, it being agreed that there shall be no waiver or forfeiture of the grantee’s right to insure compliance with the covenants and conditions of this grant by reason of any prior failure to act; and
3. To enter the protected property at all reasonable times for the purpose of inspecting the protected property to determine if the grantor is complying with the covenants and conditions of this grant.

And in furtherance of the foregoing affirmative rights of the grantee, the grantor makes the following covenants which shall run with and bind the protected property in perpetuity, namely, that, on, over, or across the protected property, the grantor, without the prior consent of the grantee, shall not:

1. Construct or place buildings or any structure;
2. Construct or make any improvements, unless, notwithstanding Covenant 1 above, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like;
3. Excavate, dredge, grade, mine, drill, or change the topography of the land or it's natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees;
4. Conduct any filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris;
5. Plant any vegetation not native to the protected property or not typical wetland vegetation;
6. Operate snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles.

To have and to hold this conservation easement unto the grantee forever. Except as expressly limited herein, the grantor reserves all rights as owner of the protected property, including, but not limited to, the right to use the protected property for all purposes not inconsistent with this grant. Grantor shall be responsible for the payment of all general property taxes levied, assessed, or accruing against the protected property pursuant to law.

The covenants, terms, conditions, and restrictions set forth in this grant shall be binding upon the grantor and the grantee and their respective agents, personal representatives, heirs, successors, and assigns, and shall constitute servitudes running with the protected property in perpetuity. This grant may not be amended, except by a writing executed and delivered by grantor and grantee or their respective personal representatives, heirs, successors, and assigns. Notices to the parties shall be personally delivered or mailed by U.S. Mail registered mail, return receipt requested, as follows:

To Grantor:  
FEDERATION OF CROATIAN SOCIETIES INC  
PO Box 1548  
West Milwaukee, WI 53234-1548

To Grantee:  
City of Franklin  
Office of the City Clerk  
9229 W. Loomis Road  
Franklin, Wisconsin 53132

In witness whereof, the grantor has set his hand and seals this on this date of \_\_\_\_\_  
\_\_\_\_\_, 2021.

FEDERATION OF CROATIAN SOCIETIES INC

By: \_\_\_\_\_  
TOMISLAV Z. KUZMANOVIC-PRESIDENT

STATE OF \_\_\_\_\_

ss

COUNTY OF \_\_\_\_\_

Before me personally appeared on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above  
named TOMISLAV Z. KUZMANOVIC, PRESIDENT of FEDERATION OF CROATIAN  
SOCIETIES INC to me known to be the person who executed the foregoing Easement and acknowledged  
the same as the voluntary act and deed of said limited liability company.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires \_\_\_\_\_

Acceptance

The undersigned does hereby consent to and accepts the Conservation Easement granted and conveyed to it under and pursuant to the foregoing Grant of Conservation Easement. In consideration of the making of such Grant of Conservation Easement, the undersigned agrees that this acceptance shall be binding upon the undersigned and its successors and assigns and that the restrictions imposed upon the protected property may only be released or waived in writing by the Common Council of the City of Franklin, as contemplated by §236.293 of the Wisconsin Statutes.

In witness whereof, the undersigned has executed and delivered this acceptance on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF FRANKLIN

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

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

STATE OF WISCONSIN )  
  SS  
COUNTY OF MILWAUKEE)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared Stephen R. Olson and Sandra L. Wesolowski, who being by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Franklin, and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and acknowledged that they executed the foregoing assignment as such officers as the deed of said municipal corporation by its authority, and pursuant to Resolution File No. \_\_\_\_\_ adopted by its Common Council of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, Milwaukee County, Wisconsin

My commission expires \_\_\_\_\_

This instrument was drafted by the City of Franklin.

Approved as to contents:

\_\_\_\_\_  
Regulo Martinez-Montilva, Principal Planner  
Department of City Development

\_\_\_\_\_  
Date

Approved as to form only:

\_\_\_\_\_  
Jesse A. Wesolowski  
City Attorney

\_\_\_\_\_  
Date

**MORTGAGE HOLDER CONSENT**

The undersigned, (name of mortgagee), a Wisconsin banking corporation (“Mortgagee”), as Mortgagee under that certain Mortgage encumbering the Property and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on \_\_\_\_\_, 20\_\_\_\_, as Document No. \_\_\_\_\_, hereby consents to the execution of the foregoing easement and its addition as an encumbrance title to the Property.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed, as of the day and year first above written.

Name of Mortgagee  
a Wisconsin Banking Corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**None**

STATE OF WISCONSIN  
MILWAUKEE COUNTY      ss

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, personally appeared name of officer of mortgagee, the (title of office, ie: VP) of (name of mortgagee), a Wisconsin banking corporation, and acknowledged that (s)he executed the foregoing instrument on behalf of said corporation, by its authority and for the purposes therein contained.

Name: \_\_\_\_\_

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

Exhibit A

Legal Description of Property:

The North 662.25 feet of the West 1/2 of the Southwest Quarter (SW 1/4) of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

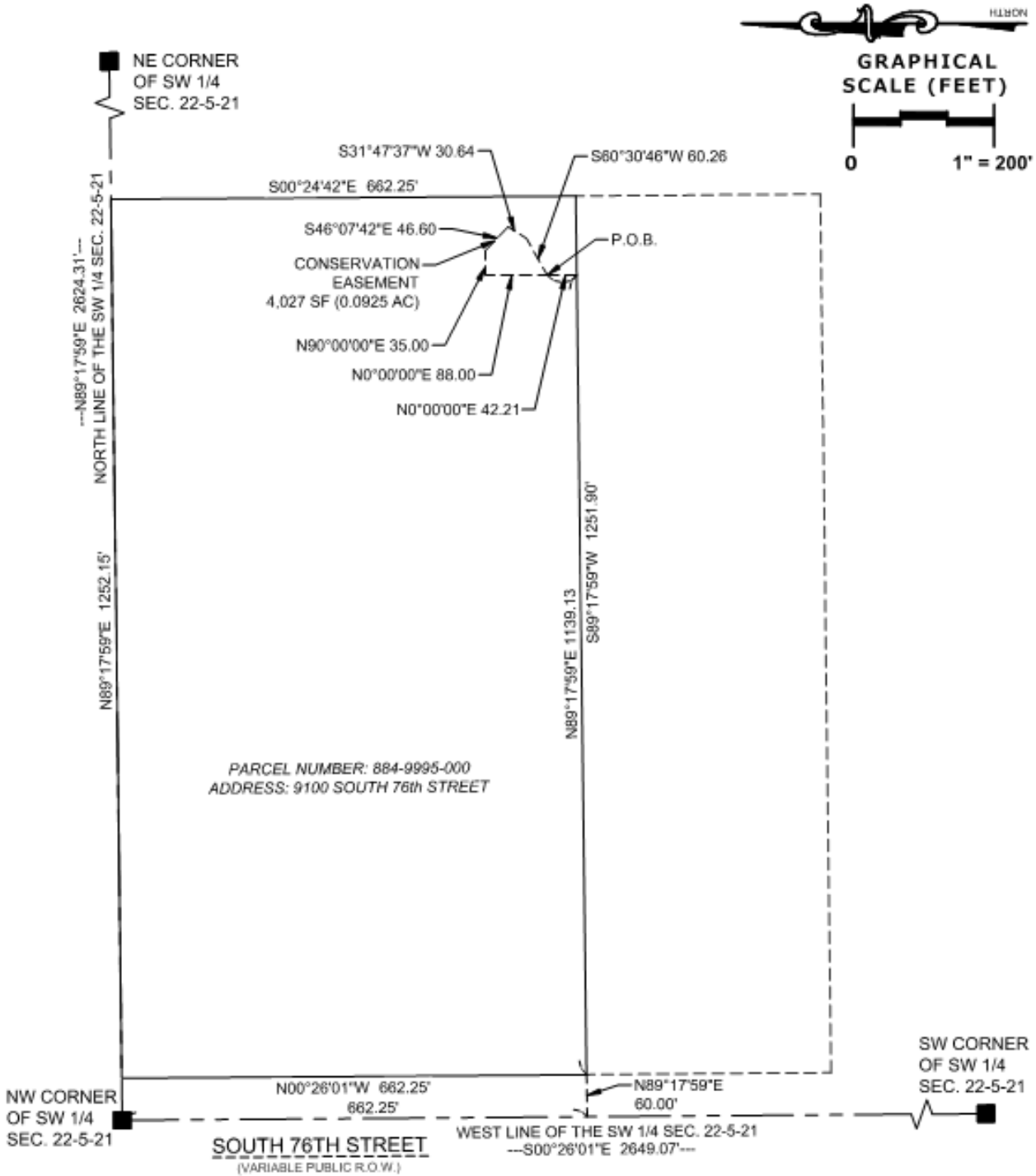
Address: 9100 South 76<sup>th</sup> Street

Parcel Number: 884-9995-000

Legal Description of Conservation Easement Area:

All that part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said Southwest 1/4; thence South 00°26'01" East along the west line of said Southwest 1/4, 662.25 feet; thence North 89°17'59" East 60.00 feet to the east right-of-way line of South 76<sup>th</sup> Street; thence continuing North 89°17'59" East 1139.13 feet; thence North 00°00'00" East 42.21 feet to the place of beginning of the land hereinafter to be described; thence continuing North 00°00'00" East 88.00 feet; thence North 90°00'00" East 35.00 feet; thence South 46°07'42" East 46.60 feet; thence South 31°47'37" West 30.64 feet; thence South 60°30'46" West 60.26 feet to the place of beginning.

**Exhibit B**  
(Conservation Easement Area)





# City of Franklin

## Department of City Development

**\*\*Developer responses in red, 5/12/2021.**

Date: May 7, 2021

To: Fredy Jany

From: Department of City Development Staff

RE: Croatian Eagles Soccer Club NRSE and Site Plan Amendment – Staff Comments

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Please be advised that staff has reviewed the above applications to revise the surface of an existing play field approved by PC Resolution 2010-003. Department comments are as follows for the NRSE and Site Plan Amendment Applications submitted by Fredy Jany date stamped by the City of Franklin on December 8, 2020. The application was held for stormwater review until April 8, 2021.

### **Unified Development Ordinance (UDO) Requirements:**

#### **Site Plan**

Site Plans are reviewed according to the standards of Division 15-7.0100, and must conform to the requirements of the zoning district. The property is zoned P-1 Parkland with areas of remnant C-1 Conservation zoning, and subject to the setbacks and dimensional standards of that zoning. In addition, natural resources have their own protection requirements that must be observed (§15-7.0103Q).

1. The proposed new amenities meet the dimensional requirements of the district.
  - a. Staff notes that grading for the dry stormwater basin encroaches on the required 50' front yard setback, however hardscaping for the outfalls conforms to the setback. ***Comment only, no change.***
2. Please revise the proposed site plan to include the location of stormwater facilities (§15-7.0103P), and light poles (§15-7.0103I). ***The proposed site plan, sheet 2 of 5 of the civil plan set was revised to include the location of the storm water facility.***
3. Please include proposed topography on the proposed site plan (§15-7.0103F). ***Proposed topography has been added to the proposed site plan.***
4. §15-7.0103S and §15-7.0201N requires provision of site intensity calculations as part of Site Plan applications. Please provide calculations using the procedure described in Division 15-3.0500. ***Site intensity calculations and the corresponding tables have been added to the proposed site plan.***
5. Please depict the location of any existing or proposed easements, including conservation easements, on the site plan (§15-7.0103X). ***The proposed conservation easement to cover the mitigation area is now shown on the proposed site plan. There are no existing easements.***

## **Parking**

6. Please clarify where parking is located on the site plan (§15-7.0103H). *The existing gravel areas are parking areas and they have been labeled as such on the proposed site plan.*
7. Please note that future expansions to the Pavilion and other amenities may also require additional parking facilities. *Comment only, no change.*

## **Lighting**

Lighting must conform to the standards of Division 15-5.0400. Plan Commission may allow for exemptions from exterior lighting standards for park and recreational facilities if the applicant can satisfy the Plan Commission that the proposed lighting meets the standards of §15-5.0403.

8. Please provide a graphic depiction of the light cut-off angles (§15-5.0402B.4). *Lighting is not proposed at this time. Future potential lights are shown on the proposed site plan and a note has been added that states that lighting plans will be submitted to the City if and when lights are formally proposed.*
9. Please verify that neighboring residences are adequately shielded from light and glare spill-over by either landscaping or lighting design (§15-5.0403C). *No proposed lights at this time.*

## **Natural Resource Special Exception (NRSE)**

Natural Resources are protected by the City of Franklin UDO Part 4: Natural Resource Protection. Impacts to resources in excess of these standards require a Natural Resource Special Exception under §15-10.0208; the application currently under review. In addition to the standards of Part 4, which regulates the degree of allowable disturbance, and procedures to mitigate or restore such disturbance, the standards of §15-7.0201 also apply to Natural Resource Protection Plan (NRPP) documents to be filed with the City.

10. Actively maintained farm drainage and roadside ditches are exempt from City of Franklin natural resource protection standards (§15-4.0102.J.3). If any of the wetland areas identified on the NRPP meet this standard and are also deemed artificial or otherwise exempted by the DNR, please provide documentation to that effect. The NRPP may then be revised to show the wetland only, indicating that it is exempt, and impacts related to such wetlands and their associated buffers do not need to be included in impact and mitigation calculations. *The main ditch on the site is not actively maintained and it has a connection to the Root River so it would not be considered exempt by DNR. The roadside ditch is connected to this main ditch so therefore it would be regulated by association. The other wetlands that could be exempted are not proposed to be impacted by this project.*
11. Please note that future impacts to woodlands will be calculated against the base woodland area of this NRPP. *Comment only, no change.*
12. The applicant has provided a mitigation proposal that meets the standards of §15-4.0103.B.5. *Comment only, no change.*

13. Note that §15-4.0103D allows for financial sureties to be required for restoration. Plan Commission may choose to impose this requirement on landscape and restoration plans. Staff recommends a maintenance period of a minimum 3 years to allow for plants to establish. *Comment only, no change.*
14. Please submit conservation easements for areas of natural resources to be preserved (§15- 4.0103.B.1.d, §15-7.0201.H). *See attached for the proposed conservation easement over the mitigation area.*

### **Natural Resource Protection Plan (NRPP)**

15. Please include the following required information on the NRPP:
  - a. location or address of the site (§15-7.0201B) *Added to both the existing and proposed NRPP.*
  - b. Contact information including names, addresses, and telephone numbers of the owners, lessee and/or developer(s) of the property and of the designer of the plan. (§15-7.0201C) *Added to both the existing and proposed NRPP.*
  - c. Location of existing and proposed easements (§15-7.0201H) including conservation easements. *The proposed conservation easement to cover the mitigation area is now shown on the proposed site plan. There are no existing easements.*
16. Please indicate the amount and type of any areas of overlapping natural resource features (§15-4.0102.K) in the table on the NRPP. *Added the overlapping areas to the table.*

### **Additional Comments**

#### **Planning Department Comments:**

##### **Site Plan**

17. §15-7.0102F requires that the proposed developments are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties. Although the proposed turf and lighting are an improvement to an existing playfield, §15-7.0102H allows for adverse effects from a proposed development to be minimized by landscape buffers (See also §15-5.0301.C and D). Staff suggests inclusion of additional trees to screen new lighting. *There are no lights being proposed at this time.*
18. Staff suggests that the applicants install rain garden landscaping in the dry detention basin. *A stormwater seed mix is now identified for the storm water pond area.*
19. If new landscaping is provided, please supply a landscape plan (§15-7.0103R). *No new landscaping is proposed.*
20. Indicate the current project area on the site plan. *Project disturbed areas are now listed on the proposed site plan.*

## **Natural Resource Special Exception**

None

### **Engineering Department Comments:**

Engineering requirements must be satisfied before commencing construction.

*Storm water approval has been received from the City, MMSD and the Wisconsin DNR. City Engineering has approved the plans. The Club is waiting to formally receive the erosion control plan until construction is ready to move forward because inspections begin when the permit is received.*

Croatian Eagles Soccer Club Site Plan Amendment Project Summary  
Revised May 12, 2021

This project summary is being prepared as part of the Site Plan Amendment application for the Croatian Eagles Soccer Club and their proposed installation of a turf soccer field. The Croatian Eagles Soccer Club uses the complex located at 9100 S. 76<sup>th</sup> Street in the City of Franklin. The Federation of Croatian Societies Inc own the property. The property is known as tax key numbers 884-9995-000 and 884-9996-000.

The property currently contains grass soccer fields, a paved driveway, gravel parking areas, multiple buildings, futsal and bocce courts. The current proposal is to convert one of the grass soccer fields into a turf field. The next future proposal on the property is to construct a pavilion and additional bocce courts which will replace an existing bar and stage area. The civil plans and the storm water management plan were prepared to address both the turf field and the pavilion work but the turf field is the only construction proposed for 2021. The turf field is needed for the Club to stay competitive with other clubs in the area. The turf field will provide a field that can be played on in early spring and late fall or any other times when rain typically causes cancellations due to the field conditions. There are no lights planned at this time but there is potential to add lights in the future. The civil plans show where the lights would be located and it is noted that if and when the lights are formally proposed, City approval will be needed. The turf field will be located on the south side of the existing driveway from S 76<sup>th</sup> St where there is currently a grass field. The proposed field will be 230 'x 355'. This field size will allow for regional and local tournaments along with high school and adult games. As part of the design of the turf field, the wetlands on the property were delineated and Natural Resource Protection Plan prepared. In addition to the proposed site plan amendment, an application for a Natural Resource Special Exception has been submitted to the City of Franklin. The special exception is to allow for grading within a wetland buffer so that the drainage from the field can be routed through a storm water management pond and then toward the existing wetland complex on the property. The existing elevations in the area require that a portion of the wetland buffer to be impacted. The storm water management pond will be a dry pond located west of the turf field in an area that was not previously used as a soccer field. A storm water management plan was prepared to address the storm water runoff from the turf field along with the future pavilion and bocce court. The storm water management plan has been submitted to the City Engineering Department and has received approval from the City, MMSD and the Wisconsin DNR.

The Club is currently obtaining bids on the turf field work so a final cost for construction has not been finalized.

## **15-9.0110 Application for a Special Exception Narrative (REV 5/12/2021)**

- A. Name and address of all adjacent property owners is attached as a separate document.
- B. Plat of survey has been included on the Existing Conditions Plans, attached.
- C. All questions have been answered in the attached, updated application form. An expanded description of the proposed project and project purpose is included below:

### **Project Description**

The Federation of Croatian Societies Inc has owned and operated the park on 9100 S. 76<sup>th</sup> Street since 1956. The Croatian Eagles Soccer Club use the park as their home facility. The Club has identified a need to update and expand their current facilities to meet the needs of their club and to stay competitive within the sports industry. They would like to update the current location to meet their needs; but ultimately, they will need to purchase a new property to develop if they are unable to achieve their goals at this location.

The first goal is to create an artificial turf field. The purpose of this is to expand the season in early spring and in late fall, and after rain events. The ground under natural grass is too soft to be playable during these times. When compared to a grass field, the artificial turf field will dry out quicker due to a drainage system below the field. The field needs to be NCAA compliant to be able to play regional and local soccer tournaments on this field. Therefore, the size of the field needs to be 75 yards by 115 yards. This size will accommodate high school level and adult play. The location of the turf field itself will be placed south of the existing driveway onto South 76<sup>th</sup> Street and outside of the wetland setback and buffers but the grading for the side slopes will impact a small amount of wetland setback. Even though the artificial turf field is permeable due to the granular subbase, stormwater management is required as part of the field construction. A dry stormwater pond will be installed adjacent to the turf field to address the stormwater requirements. The size of the pond is the smallest size needed to meet the stormwater requirements. The western side slope of the stormwater pond will also impact a small amount of wetland setback. Furthermore, to drain the stormwater pond and have the elevations of the pond and field fit into the existing topography, the outlet of the pond must penetrate the wetland setback and buffer. The total amount of buffer that will be impacted is 0.06 acres and the total amount of setback that will be impacted will be 0.21 acres. The existing wetland buffer and setback areas are areas of mowed lawn and they will be restored as grass. A small amount of mature woodland (0.05 acres) will be impacted by the grading. The turf field would be constructed in 2021.

The second goal for the project is to expand the bocce ball courts located in the northwest portion of the park. The park currently has two lanes of bocce ball. However, three lanes are required to have tournaments. Currently, the Federation rents a portable bocce lane unit when they want to hold tournaments. They would like to add a third permanent lane, so they no longer need to rent a lane to hold tournaments. The required size is 20 feet by 80 feet for the new lane. This project is slated for some time in the near future and has been included so that when they are ready to construct the court, it will have been addressed in the NRPP and stormwater management plan.

The third goal is to replace the existing concrete pavilion also located in the northwest corner of the park near the bocce ball area. The pavilion would be replaced with a larger and more attractive structure. The current pavilion seats 80-90 people, and the new proposed pavilion will seat 200. The current structure is made of concrete blocks, and the new pavilion will be designed to increase the aesthetics of the park. The size of the structure required for 200 people is 60 feet by 160 feet. Again, this project will be a future project to be completed at the same time as the bocce ball courts but the desire was to include it in the NRPP and the stormwater management plan. The amount of mature

woodland that is proposed to be impacted by the bocce court and the pavilion is 0.35 acres.

Finally, the Federation would like to remove the large, dead oak (not mapped) on the south part of the property as the dead branches are a potential hazard for park users. They would also like to remove all dead trees (mostly green ash) along the ditch area on the east part of the property, for the same reason. Since the trees are dead, they have not been included as part of the Mature Woodland calculations.

Alternative locations for the artificial turf soccer field were considered but were rejected for several reasons. An area on the east side of the north parcel is large enough for the field, but the Club had installed a drainage and irrigation system in that field already and did not want to waste the money they had spent on that project by removing it for the new field. The area on the east side of the south parcel of the park was rejected because it would have resulted in even more wetland buffer impact. In addition, the Federation would like to keep all its developed areas on the north parcel in case they choose to sell the south parcel at some future date. It is also more convenient to keep the turf field near the existing parking areas.

D. Copies of all necessary governmental agency permits for the project.

No wetland or waterway permits are required for this project. The City stormwater consultant approval letter, the MMSD approval letter and the Wisconsin DNR permit have been attached.

### **Mitigation**

Under part 15-4.0103.B.5, mitigation for wetland buffers must be for 100% of the area impacted and must be mitigated at a ratio of 1.5:1. The required mitigation is creating a new wetland buffer area planted with native species and provided with soils of equal or greater quality than those found in the disturbed wetland buffer. The new buffer must be a minimum of 30 feet wide. The proposed project will impact 0.06 acres of wetland buffer and 0.21 acres of wetland setback. The impacts to the wetland setback area will be temporary and it will be restored to its current condition as lawn after construction is complete. At 1.5:1, a total of 0.09 acres of new wetland buffer must be created as mitigation. We are proposing to create a buffer planting in the southeast corner of Parcel 1, and adjacent to an existing setback. Four inches of topsoil will be added to the soil surface and the area will be seeded with native grasses at the following rates:

<i>Bouteloua curtipendula</i> / Side-oats grama grass	2lbs/acre
<i>Elymus canadensis</i> / Canada rye	6lbs/acre
<i>Schizachyrium scoparium</i> / Little bluestem	4lbs/acre

Under part 15-4.0102.A.2, Table 15-4.0100, the protection standard for Mature Woodland is 70%. The total area of mature woodland on this site is 6.21 acres. The required level of protection is 4.35 acres. All the proposed impacts to Mature Woodlands, both for the turf field and the future expansions of the bocce court and the pavilion are a total of 0.40 acres. Therefore, mitigation for the proposed impacts to the Mature Woodlands would not be required.

**Names of Adjacent Property Owners:**

Gregory & Steven Smith  
9410 S. 76<sup>th</sup> St.  
Franklin, WI 53132

Milwaukee County House of Correction  
8885 S. 68<sup>th</sup> St.  
Franklin, WI 53132

Sagar Patel  
9088 S. 76<sup>th</sup> St.  
Franklin, WI 53132

Richard and Karen Neuhengen  
7676 W. Stonewood Circle  
Franklin, WI 53132

Justin Lynn Urbas  
7660 W. Stonewood Circle  
Franklin, WI 53132

Aysha Bhatti  
7636 W. Stonewood Circle  
Franklin, WI 53132

Robert D Schmitt  
7620 W. Stonewood Circle  
Franklin, WI 53132

Edward and Helen Garchar  
7619 W. Stonewood Drive  
Franklin, WI 53132

Christopher and Jennifer Herkowski  
7637 W. Briarwood Drive  
Franklin, WI 53132

Brent M Johnsen and Nicole M Lancour  
7655 W. Briarwood Drive  
Franklin, WI 53132

Sanatkumar P Patel  
7701 W. Briarwood Drive  
Franklin, WI 53132





January 7, 2021

Tomislav Kuzmanovic  
Federation of Croatian Societies Inc.  
PO Box 1548  
West Milwaukee WI 53234-1548  
Via email: tkuzmanovic@hinshawlaw.com

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-05: Construction Site Storm Water Runoff  
Permittee Name: Federation of Croatian Societies Inc.  
Site Name: Croatian Eagles Soccer Club  
FIN: 74828

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on December 21, 2020, for the Croatian Eagles Soccer Club site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-05, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is January 07, 2021. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:

<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-05
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

3. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

4. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact Peter Wood, P.E. at (262) 884-2360.

Sincerely,



Peter Wood, P.E.  
Southeast Region  
Water Resources Engineer

ENCLOSURE: Certificate of Permit Coverage



# CERTIFICATE OF PERMIT COVERAGE

UNDER THE  
WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT  
Permit No. WI-S067831-05

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

## EROSION CONTROL COMPLAINTS

should be reported to the WDNR Tip Line at  
**1-800-TIP-WDNR (1-800-847-9367)**

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 74828

Site Name: Croatian Eagles Soccer Club

Address/Location: 9100 South 76th Street City of FRANKLIN

Additional Information:

Landowner: Federation of Croatian Societies Inc.

Landowner's Contact Person: Tomislav Kuzmanovic

Contact Telephone Number: (414) 225-4816

Permit Start Date: January 07, 2021

By:  \_\_\_\_\_

**To : Sara Arnold, P.E., City of Franklin**  
**From : Brad Seubert, P.E., Harwood Engineering Consultants**  
**Date : March 25, 2021**  
**Re : Croatian Soccer Club Stormwater Review #3**

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**Items Reviewed:**

- |                                 |                 |
|---------------------------------|-----------------|
| 1. Civil Plan Set (6 pages)     | Dated: 03-15-21 |
| 2. Stormwater Management Report | Dated: 03-22-21 |

Sara,

Harwood Engineering Consultants has reviewed the above referenced stormwater management plans. All outstanding comments have been addressed. We recommend this be approved and sent to MMSD for final review and approval.



**Brad M. Seubert, PE**  
Senior Associate | Civil Project Manager



April 8, 2021

Sara Arnold, PE  
Assistant City Engineer  
City of Franklin  
9229 West Loomis Road  
Franklin, WI 53132-9630

Subject: Notice of Approval for Croatian Soccer Club expansion | 9100 & 9220 S 76th St  
Stormwater Management Plan (SWMP)

Dear Ms. Arnold,

The Milwaukee Metropolitan Sewerage District (MMSD) is pleased to notify the City of Franklin that the Croatian Soccer Club expansion stormwater management plan (SWMP) has been approved.

In this SWMP, the critical time period starts at 12:00. The accepted start time for the critical time period is 11:45, which accounts for the run-up to the peak of the storm. In future submittals, the critical time period must begin at 11:45. In this case, the SWMP is approved as noted. Factors used in making the decision to approve as noted include:

- The placement of best management practices (BMPs) relative to neighboring sites, the roadway, existing grading, and new impervious surfaces.
- The area of new impervious surfaces relative to the total area of the site.
- The combination of the stone base trench and pond to manage runoff from the turf field.

The SWMP meets the requirements of Chapter 13 Surface and Stormwater Rules of the District based on the information submitted on March 26<sup>th</sup>, 2021.

Sincerely,

Dione Garson  
Project Engineer

**Natural Resource Special Exception Question and Answer Form.**

**Questions to be answered by the Applicant**

Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:

A. Indication of the section(s) of the UDO for which a Special Exception is requested. \_\_\_\_\_  
A Special Exception is requested for sections 15-4.0102H Wetland Buffers. See attached civil plans for details.

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B. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.

Artificial turf soccer field (355' x 230') and adjacent storm water pond will impact Wetland Setback and Wetland Buffer areas. A small amount of Mature Woodland will be impacted by the field and pond. Pavilion replacement (60'x160') and bocce court addition (80'x20') are slated for future development and would impact Mature Woodland.

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

To renovate the existing park facilities to allow the Croatian Society to stay competitive in the athletic market and to accommodate larger group sizes. They have identified a need for an artificial turf soccer field which will extend their season of play.

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D. Statement of the reasons why the particular request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception 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:

**1) Background and Purpose of the Project.**

(a) Describe the project and its purpose in detail. Include any pertinent construction plans.

The proposed project is to construct park improvements to support continued use of the park. The improvements consist of one artificial turf soccer field, a new pavilion, and to expand the existing bocce court. See the attached plans and narrative.

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(b) State whether the project is an expansion of an existing work or new construction.

The park has already been developed. The proposed project is to support continues use of the park.

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- (c) 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 project has been designed to avoid the wetland buffer and setback to the maximum extent possible. A standard regulation sized soccer field into the park, and its attendant stormwater pond barely fit into this portion of the park. The setback has been avoided by the soccer field itself, but the grading required for the field will temporarily disturb the wetland setback. The pond overflow must cut through setback and buffer to outlet to the wetland at the proper elevation..

**2) Possible Alternatives.**

- (a) 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.

Three alternative locations for the artificial turf field were originally identified. The alternative with the least natural resource impact has been selected. One alternative placed the turf field in Parcel 2 to the south. More buffer and/or woodland would have been impacted by this location and the parking lot is farther away in the north parcel. The east side of Parcel 1 has already been developed with a drainage system.

- (b) 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.

The project has been designed to the minimum size needed to achieve project objectives and to meet stormwater regulations.

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

The artificial turf field must be regulation-sized so that the Croatian Park can host adult soccer leagues. The stormwater pond is the minimum size required to meet stormwater regulations.

- (d) State what geographic areas were searched for alternative sites.

None. Improvements to existing park. The Croatian Society would like to stay at their current location.

- (e) 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.

NA

(f) State what will occur if the project does not proceed.

The Croatian Society would like to make all the improvements at their existing park. However, if this is not possible, then they have indicated their project goals are important enough to the success of the organization that they would consider purchasing park property elsewhere, including in places outside of the City of Franklin.

**3) Comparison of Alternatives.**

(a) State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

The other alternatives that resulted in a loss to more natural resources and have been rejected. The alternative that places the turf field in the far southeast corner of the park will impact more buffer area and wetland. The alternative that places the turf field in the east side of Parcel 1 was rejected because money has already been spent on drainage and irrigation in that field.

(b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

As stated, the location of the parking lot and the main facilities is in the north parcel. The preferred alternative places the new turf field near the parking area.

(c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

The stormwater pond has to meet minimum size requirements to meet City of Franklin, MMSD and WDNR stormwater regulations. Even though the artificial soccer field is permeable, the review agencies are requiring a stormwater pond to handle runoff.

(d) State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

NA

**4) Choice of Project Plan.**

State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

The current alternative has the least natural resource impacts. It also does not destroy the already installed drainage and irrigation system in the east field.



**5) 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.

No wetland will be impacted. A total of 0.21 acres of wetland setback will be temporarily impacted by grading of the side slopes for the field and the pond but will be restored to lawn. A total of 0.06 acres of wetland buffer will be impacted by the overflow structure of the pond, which is required to penetrate both buffers in order to outlet into the wetland at the existing elevation. Both the buffer and setback are currently mowed lawn areas and have no special plants or wildlife.

**6) Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts.**

- a) Diversity of flora including State and/or Federal designated threatened and/or endangered species.  Not Applicable  Applicable
- b) Storm and flood water storage.  Not Applicable  Applicable
- c) Hydrologic functions.  Not Applicable  Applicable
- d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances.  Not Applicable  Applicable
- e) Shoreline protection against erosion.  Not Applicable  Applicable
- f) Habitat for aquatic organisms.  Not Applicable  Applicable
- g) Habitat for wildlife.  Not Applicable  Applicable
- h) Human use functional value.  Not Applicable  Applicable
- i) Groundwater recharge/discharge protection.  Not Applicable  Applicable
- j) Aesthetic appeal, recreation, education, and science value.  Not Applicable  Applicable
- k) Specify any State or Federal designated threatened or endangered species or species of special concern.  Not Applicable  Applicable
- l) Existence within a Shoreland.  Not Applicable  Applicable
- m) 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.  Not Applicable  Applicable

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:

The functional values of the buffer and the setback will not be impacted by this project as they are currently in mowed lawn.

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7) **Water Quality Protection.**

Describe how the project protects the public interest in the waters of the State of Wisconsin.

A stormwater pond will collect drainage water from the artificial turf field and treat the water before it is released into the wetland.

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THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



**PROPERTY OWNER:**  
Federation of Croatian Societies, Inc.  
Attn: Tomislav Z. Kuzmanovic, President  
P.O. Box 1548  
West Milwaukee, WI 53234-1548  
ph: 414-225-4816

**CIVIL ENGINEER:**  
Anthony Zanon, PE  
Pinnacle Engineering Group  
20725 Watertown Road, Ste. 100  
Brookfield, WI 53186  
ph: 262-754-8888

**LESSEE/DEVELOPER:**  
Attn: Fredy Jany, President  
9140 S. 76th St.  
Franklin, WI 53132  
ph: 414-391-7121

**NRPP PREPARER:**  
Helianthus LLC  
Attn: Kristi Sherfinski  
1836 W. Fond Du Lac Ave., Ste. 100  
Milwaukee, WI 53205  
ph: 414-588-7339

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
The North 662.25 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.  
Address: 9100 South 76th Street, Franklin, Wisconsin

**PARCEL 2:**  
The South 348.10 feet of the North 1010.35 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.  
Address: 9220 South 76th Street, Franklin, Wisconsin

**LEGEND:**

- MATURE WOODLAND
- WETLAND BUFFER
- WETLAND SETBACK
- WETLAND

**GRAPHICAL SCALE (FEET)**  
0 1" = 60' 120'

**NORTH**

**LEGEND OF SYMBOLS & ABBREVIATIONS**


CL. = CENTERLINE  
CONC. = CONCRETE  
EL. = ELEVATION  
EXT. = EXISTING  
INV. = INVERT  
MON. = MONUMENT  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R.O.W. = RIGHT OF WAY  
SEC. = SECTION  
SQ. FT. = SQUARE FEET  
W. = WITH  
(R) = RECORDED AS  
(D) = DEEDED AS

**REVISIONS**

1	KAS	05/13/21	

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**GRAPHICAL SCALE (FEET)**  
 0 1" = 60' 120'

**Table 1: Worksheet for the Calculation of Natural Resource Protection Land-North Parcel**

Natural Resource Features	Zoning District Type: Non-	Area of Resource (Acres)	Protection Requirement	Area of Proposed Disturbance	Acres of Land Required to be Mitigated	Acres of Land to be Mitigated
<b>Steep Slopes</b>						
10-19%	40%	0				
20-30%	70%	0				
>30%	80%	0				
<b>Woodlands &amp; Forests</b>						
Mature	70%	4.51	3.16	0.4	0	0
Young	50%	0				
<b>Lakes &amp; Ponds</b>	100%	0				
<b>Streams</b>	100%	0				
<b>Shore Buffers</b>	100%	0				
<b>Floodplains/ Floodways</b>	100%	0				
<b>Wetlands &amp; Shoreland Wetlands</b>	100%	0.64	0.64	0	0	0
<b>Wetland Buffers</b>	100%	1.72	1.72	0.06	0.09	0.09
Woodland/ Buffer Overlap	100%	0.58				
<b>Wetland Setbacks</b>	100%	1.22	1.22	0.21		
Woodland/ Setback Overlap	100%	0.36				

**Table 2: Worksheet for the Calculation of Natural Resource Protection Land-South Parcel**

Natural Resource Features	Zoning District Type: Non-	Area of Resource (Acres)	Protection Requirement	Area of Proposed Disturbance	Acres of Land Required to be Mitigated	Acres of Land to be Mitigated
<b>Steep Slopes</b>						
10-19%	40%	0				
20-30%	70%	0				
>30%	80%	0				
<b>Woodlands &amp; Forests</b>						
Mature	70%	1.70	1.19	0	0	0
Young	50%	0				
<b>Lakes &amp; Ponds</b>	100%	0				
<b>Streams</b>	100%	0				
<b>Shore Buffers</b>	100%	0				
<b>Floodplains/ Floodways</b>	100%	0				
<b>Wetlands &amp; Shoreland Wetlands</b>	100%	1.76	1.76	0	0	0
<b>Wetland Buffers</b>	100%	1.77	1.77	0	0	0
Woodland/ Buffer Overlap	100%	0.43				
<b>Wetland Setbacks</b>	100%	1.35	1.35	0		
Woodland/ Setback Overlap	100%	0.37				

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# ENGINEERING IMPROVEMENT PLANS FOR CROATIAN EAGLES SOCCER CLUB

**CITY OF FRANKLIN, WI**  
PLANS PREPARED FOR  
**CROATIAN EAGLES SOCCER CLUB**

**ATTN: FREDY JANY**  
**9140 S. 75th ST.**  
**FRANKLIN, WI 53132**  
**PHONE: 414-391-7121**

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
ELECTRICAL CABLE		
GAS MAIN		
TELEPHONE LINE		
UTILITY CROSSING		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

**PROJECT LOCATION**



### GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY ECS MIDWEST, LLC, DATED SEPTEMBER 4, 2020 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

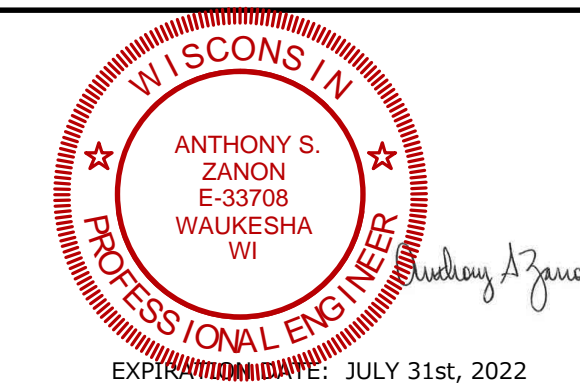
### INDEX OF SHEETS

1	<b>EXISTING SITE PLAN</b>
2	<b>PROPOSED SITE PLAN</b>
3	<b>GRADING &amp; EROSION CONTROL PLAN</b>
4	<b>CONSTRUCTION DETAILS</b>
5	<b>CONSTRUCTION DETAILS</b>

LANDOWNER	APPLICANT
FEDERATION OF CROATIAN SOCIETIES INC ATTN: TOMISLAV KUZMANOVIC PO BOX 1548 WEST MILWAUKEE, WI 53234-1548	CROATIAN EAGLES SOCCER CLUB ATTN: FREDY JANY 9140 S. 76th ST. FRANKLIN, WI 53132 (414) 391-7121

### CIVIL ENGINEERING CONTACTS

ANTHONY S. ZANON, P.E.  
20725 WATERTOWN ROAD, SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888



**Toll Free (800) 242-8511**  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

PINNACLE ENGINEERING GROUP, LLC  
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

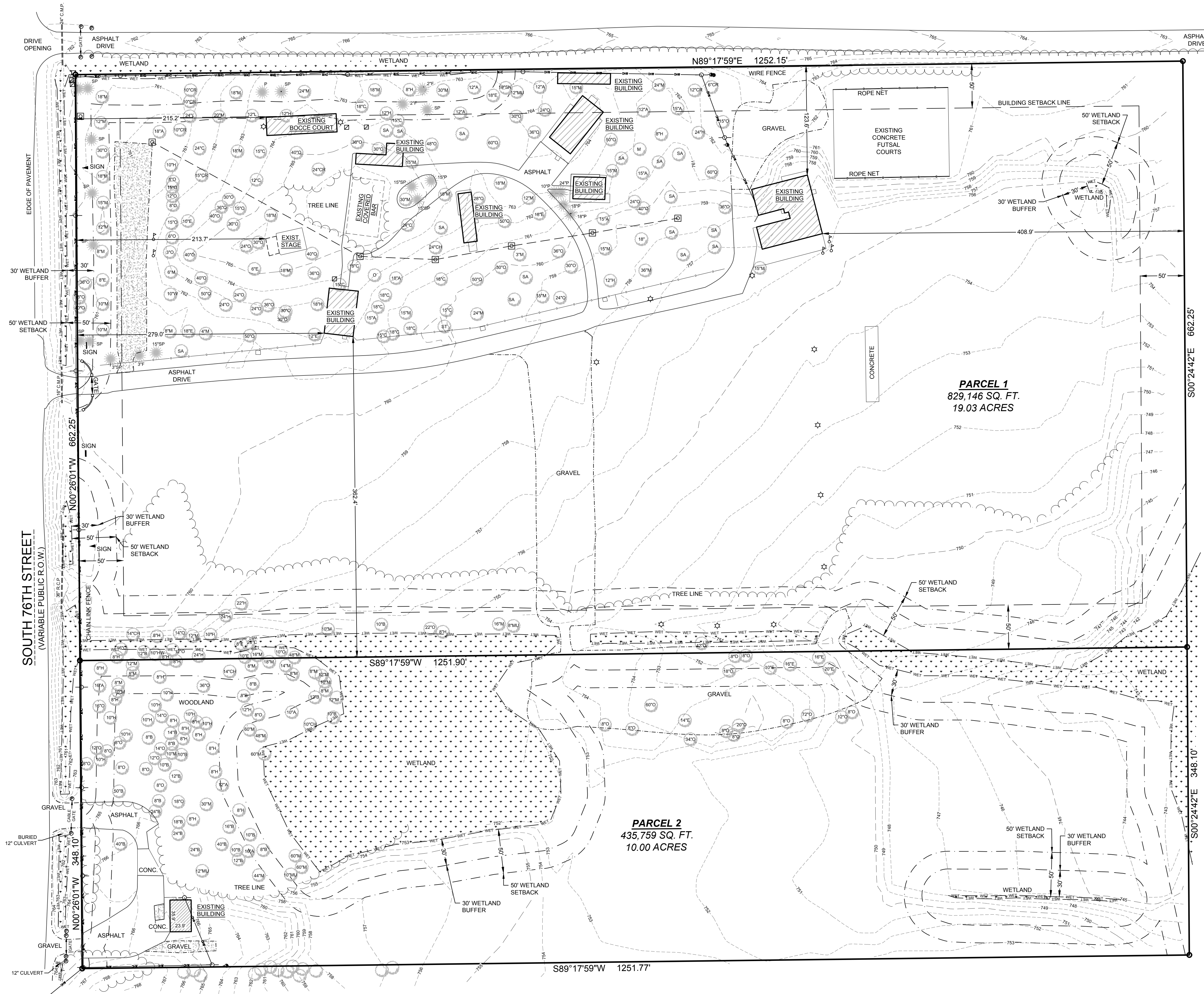
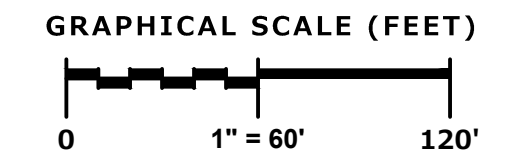
FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

#### REVISIONS

1	2021 AND FUTURE AREAS	12-14-20	5	CITY DEVELOPMENT COMMENTS	05-12-21
2	SWMP FOR ENTIRE SITE	01-28-21			
3	STORMWATER REVIEW #1	02-22-21			
4	STORMWATER REVIEW #2	03-15-21			

REG. JOB No. 20653.000  
REG. No. ASZ  
DATE 12/11/2020  
SCALE N.T.S.

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**LEGAL DESCRIPTION:**

**PARCEL 1:**  
The North 682.25 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.  
Address: 9100 South 76th Street, Franklin, Wisconsin

**PARCEL 2:**  
The South 348.10 feet of the North 1010.35 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.  
Address: 9220 South 76th Street, Franklin, Wisconsin

**GENERAL NOTES**

- Boundary and Survey per Plat of Survey by Metropolitan Survey Service, Inc. on September 10, 2015, Survey No. 105938. Existing conditions verified and updated by Pinnacle Engineering on June 18, 2020.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southwest 1/4 Section 22, Town 5 North, Range 21 East, Elevation = 763.09.
- Wetlands delineated by Wetland & Waterways Consulting, LLC on JUNE 10, 2020.
- Trees Inventory completed by Wetland & Waterways Consulting, LLC on JUNE 22, 2020.

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- L= LOCUST
- M= MAPLE
- MU= MULBERRY
- O= OAK
- P= PINE
- SA= SAPLING
- SN= SNAG
- SP= SPRUCE
- ST= STUMP
- W= WALNUT

**LEGEND OF SYMBOLS & ABBREVIATIONS**

<ul style="list-style-type: none"> <li>⊙ SANITARY MANHOLE</li> <li>⊠ STORM MANHOLE</li> <li>⊡ STORM INLET</li> <li>⊞ CLEANOUT</li> <li>⊚ CATCH BASIN</li> <li>⊞ UNKNOWN PEDESTAL</li> <li>⊞ UNKNOWN MANHOLE</li> <li>⊞ WELL</li> <li>⊞ HYDRANT</li> <li>⊞ WATER VALVE</li> <li>⊞ DOWN SPOUT</li> <li>⊞ SPRINKLER VALVE</li> <li>⊞ WATER SHUT OFF</li> <li>⊞ STANDPIPE</li> <li>⊞ WATER MANHOLE</li> <li>⊞ FLOOD LIGHT</li> <li>⊞ LIGHT POLE</li> <li>⊞ TRAFFIC SIGNAL</li> <li>⊞ UTILITY POLE</li> <li>⊞ GUY WIRE</li> </ul>	<ul style="list-style-type: none"> <li>⊞ FIBER OPTIC MARKER</li> <li>⊞ FIBER OPTIC MANHOLE/VAULT</li> <li>⊞ TELEPHONE PEDESTAL</li> <li>⊞ TELEPHONE MANHOLE/VAULT</li> <li>⊞ TELEPHONE MARKER</li> <li>⊞ TRANSFORMER</li> <li>⊞ ELECTRIC METER/PEDESTAL</li> <li>⊞ ELECTRIC MANHOLE/VAULT</li> <li>⊞ CABLE TV RISER/BOX</li> <li>⊞ CABLE TV MANHOLE/VAULT</li> <li>⊞ HYDRANT</li> <li>⊞ GAS VALVE</li> <li>⊞ GAS METER</li> <li>⊞ GAS MARKER</li> <li>⊞ AIR CONDITIONING UNIT</li> <li>⊞ VENT</li> <li>⊞ DIRECTIONAL ARROW</li> <li>⊞ DUMPSTER</li> <li>⊞ HANDICAP STALL</li> <li>⊞ SPOT ELEVATION</li> </ul>	<ul style="list-style-type: none"> <li>⊞ SIGN</li> <li>⊞ MAIL BOX</li> <li>⊞ FLAG POLE</li> <li>⊞ BASKETBALL HOOP</li> <li>⊞ BOLLARD</li> <li>⊞ CROSS CUT</li> <li>⊞ IRON PIPE</li> <li>⊞ IRON REBAR/ROD</li> <li>⊞ MAG NAIL</li> <li>⊞ SECTION MONUMENT</li> <li>⊞ BENCH MARK</li> <li>⊞ CONIFER TREE</li> <li>⊞ DECIDUOUS TREE</li> <li>⊞ BUSH</li> <li>⊞ WETLAND SYMBOL</li> <li>CL -CENTERLINE</li> <li>CONC. -CONCRETE</li> <li>EL. -ELEVATION</li> <li>EXT. -EXISTING</li> <li>INV. -INVERT</li> <li>MON. -MONUMENT</li> <li>P.O.B. -POINT OF BEGINNING</li> <li>P.O.C. -POINT OF COMMENCEMENT</li> <li>R.O.W -RIGHT OF WAY</li> <li>SEC. -SECTION</li> <li>SQ. FT. -SQUARE FEET</li> <li>W/ -WITH</li> <li>(R) -RECORDED AS</li> <li>(D) -DEEDED AS</li> </ul>
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**WISCONSIN OFFICE:**  
 20725 WATERDOWN ROAD SUITE 100  
 BROOKFIELD, WI 53186  
 (262) 754-8888

**CROATIAN EAGLES SOCCER CLUB**  
**FRANKLIN, WISCONSIN**

**EXISTING SITE PLAN**

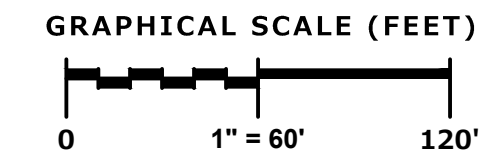
REVISIONS	
1 2021 AND FUTURE AREAS	12-14-20
2 SWMP FOR ENTIRE SITE	01-25-21
3 STORMWATER REVIEW #1	02-22-21
4 STORMWATER REVIEW #2	03-15-21
5 CITY DEVELOPMENT COMMENTS	05-12-21

PEG JOB No.: 20063.00  
 PEG PM: ASZ  
 DATE: 12/11/2020  
 SCALE: 1"=60'  
**SHEET**  
**1**  
**5**

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EXISTING SITE PLAN

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**SITE DATA TABLE**

Existing impervious in 2001:  
North property = 1.60 acres  
South property = 0.38 acres  
Total = 1.98 acres

Existing impervious in 2021 prior to the proposed work on this plan set:  
North property = 2.38 acres  
South property = 0.98 acres  
Total = 3.36 acres

Proposed impervious after soccer field, pavilion and bocce court:  
North property = 4.32 acres (of which 1.87 acres is the turf on the field)  
South property = 0.98 acres  
Total = 5.30 acres

**PROJECT AREAS**

Estimated Disturbed area for current project in 2021 = 3.11 acres  
Estimated Disturbed area for future project=0.55 acres

TABLE 1: WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP	DESCRIPTION	VALUE
STEP 1	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE	19.03 ACRES
STEP 2	CALCULATE NET BUILDABLE SITE AREA	19.03 ACRES
STEP 3	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE	5.42 ACRES
STEP 4	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE	5.90 ACRES
STEP 5	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE	5.42 ACRES

TABLE 2: WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP	DESCRIPTION	VALUE
STEP 1	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE	10.00 ACRES
STEP 2	CALCULATE NET BUILDABLE SITE AREA	10.00 ACRES
STEP 3	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE	3.93 ACRES
STEP 4	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE	3.10 ACRES
STEP 5	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE	2.24 ACRES

**GENERAL NOTES**

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 CH= CHERRY      HW= HAWTHORN      P= PINE      W= WALNUT  
 CR= CRAB      L= LOCUST      SA= SAPLING
5. Assuming 9'x18' parking stalls the gravel parking areas hold approximately 190 cars.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

⊙	SANITARY MANHOLE	⚠	FIBER OPTIC MARKER	⊠	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊠	MAIL BOX
⊙	STORM INLET	⊠	TELEPHONE PEDESTAL	⊠	FLAG POLE
⊙	CLEANOUT	⊠	TELEPHONE MANHOLE/VAULT	⊠	BASKETBALL HOOP
⊙	CATCH BASIN	⊠	TELEPHONE MARKER	⊠	BOLLARD
⊙	UNKNOWN PEDESTAL	⊠	TRANSFORMER	⊠	CROSS CUT
⊙	UNKNOWN MANHOLE	⊠	ELECTRIC METER/PEDESTAL	⊠	IRON PIPE
⊙	WELL	⊠	ELECTRIC MANHOLE/VAULT	⊠	IRON REBAR/ROD
⊙	HYDRANT	⊠	CABLE TV RISER/BOX	⊠	MAG NAIL
⊙	WATER VALVE	⊠	CABLE TV MANHOLE/VAULT	⊠	SECTION MONUMENT
⊙	DOWN SPOUT	⊠	GAS VALVE	⊠	BENCH MARK
⊙	SPRINKLER VALVE	⊠	GAS METER	⊠	CONIFER TREE
⊙	WATER SHUT OFF	⊠	GAS MARKER	⊠	DECIDUOUS TREE
⊙	STANDPIPE	⊠	AIR CONDITIONING UNIT	⊠	BUSH
⊙	WATER MANHOLE	⊠	VENT	⊠	WETLAND SYMBOL
⊙	FLOOD LIGHT	⊠	DIRECTIONAL ARROW	⊠	CL
⊙	LIGHT POLE	⊠	DUMPS/TER	⊠	=CENTERLINE
⊙	TRAFFIC SIGNAL	⊠	HANDICAP STALL	⊠	CONC.
⊙	UTILITY POLE	⊠	SPOT ELEVATION	⊠	=CONCRETE
⊙	GUY WIRE	⊠	NO ACCESS	⊠	EL
⊙		⊠		⊠	=ELEVATION
⊙		⊠		⊠	EXT.
⊙		⊠		⊠	=EXISTING
⊙		⊠		⊠	INV.
⊙		⊠		⊠	=INVERT
⊙		⊠		⊠	MON.
⊙		⊠		⊠	=MONUMENT
⊙		⊠		⊠	P.O.B.
⊙		⊠		⊠	=POINT OF BEGINNING
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⊙		⊠		⊠	=POINT OF COMMENCEMENT
⊙		⊠		⊠	R.O.W.
⊙		⊠		⊠	=RIGHT OF WAY
⊙		⊠		⊠	SEC.
⊙		⊠		⊠	=SECTION
⊙		⊠		⊠	SQ. FT.
⊙		⊠		⊠	=SQUARE FEET
⊙		⊠		⊠	GAS MAIN
⊙		⊠		⊠	W
⊙		⊠		⊠	=WITH
⊙		⊠		⊠	WETLANDS
⊙		⊠		⊠	(R)
⊙		⊠		⊠	=RECORDED AS
⊙		⊠		⊠	(D)
⊙		⊠		⊠	=DEEDED AS

**LEGAL DESCRIPTION:**

PARCEL 1:  
The North 662.25 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

Address: 9100 South 76th Street, Franklin, Wisconsin

PARCEL 2:  
The South 348.10 feet of the North 1010.35 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

Address: 9220 South 76th Street, Franklin, Wisconsin

**CROATIAN EAGLES SOCCER CLUB**  
FRANKLIN, WISCONSIN

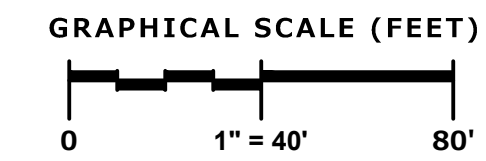
**PROPOSED SITE PLAN**

**REVISIONS**

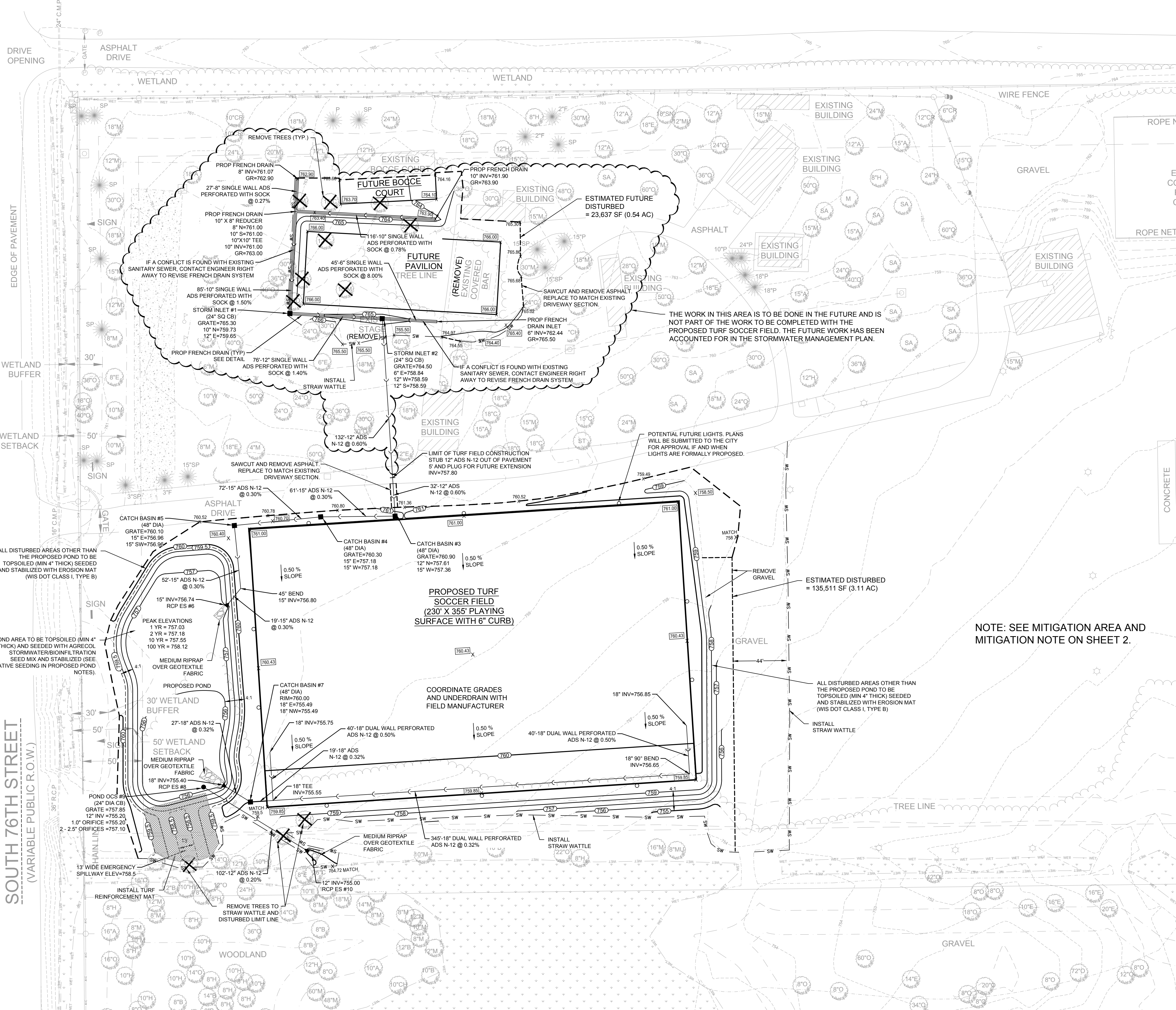
NO.	DESCRIPTION	DATE	BY
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PEC JOB No. 20063.00  
PEC PM ASZ  
DATE 12/11/2020  
SCALE 1"=60'  
SHEET 2

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**NOTE:**

SEE DETAILS AND NOTES ON SHEETS 4 AND 5.

**NATIVE SEEDING IN PROPOSED POND  
(FROM ELEVATION 758 TO POND BOTTOM ELEVATION 755.2)**

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE PROPOSED POND WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES.

**PRIOR TO SEEDING:**

- A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOPHATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL. TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.
- B. PREPARATION OF SOIL PRIOR TO SEEDING
  - 1. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
  - 2. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
  - 3. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

**SPECIFICATIONS FOR HAND BROADCASTING:**

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

**A. COVER CROP**

- 1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
- 2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUTCOMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

**B. SEED MIX:**

- 1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
- 2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
- 3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
- 4. COVER SEED WITH 1/4-INCH TO 1/2-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
- 5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
- 6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

**NATIVE PLANTINGS:**

**WEED SUPPRESSION MEASURES:**

- 1st YEAR** - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.
- 2nd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.
- 3rd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.
- 4th YEAR** - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OFF SITE.

NOTE: SEE MITIGATION AREA AND MITIGATION NOTE ON SHEET 2.

SOUTH 76TH STREET  
(VARIABLE PUBLIC R.O.W.)

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**CROATIAN EAGLES SOCCER CLUB**  
FRANKLIN, WISCONSIN

**GRADING & EROSION CONTROL PLAN**

REVISIONS	
1	2021 AND FUTURE AREAS 12-14-20
2	SWMP FOR ENTIRE SITE 01-25-21
3	STORMWATER REVIEW #1 02-22-21
4	STORMWATER REVIEW #2 03-15-21
5	CITY DEVELOPMENT COMMENTS 05-12-21

REG. JOB No.	20063.000	SHEET <b>3</b> <b>5</b>
REG. PRJ.	ASZ	
DATE	12/11/2020	
SCALE	1"=40'	

GRADING & EROSION CONTROL PLAN



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**CONSTRUCTION SEQUENCE:**

1. Install straw wattle. Continuous inspections throughout the project. The contractor shall inspect erosion and sediment control practices weekly, and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices, and description of any erosion or sediment control measure installation or maintenance performed in response to the inspection. Use Wisconsin DNR report forms.
2. Remove trees, strip topsoil and construct stormwater pond.
3. Install storm sewer.
4. Construct field.
5. Finish grade disturbed areas.
6. Topsoil, seed and stabilize any remaining disturbed areas with erosion mat.
7. Contractor to remove and dispose of all temporary erosion control measures once the site is 80% stabilized.

Estimated Start Date: April 2021  
 Estimated Completion Date: June 2021  
 Estimated Disturbed Area = 135,511 S.F. (3.11 AC.)

**FUTURE CONSTRUCTION SEQUENCE:**

1. Install straw wattle. Continuous inspections throughout the project. The contractor shall inspect erosion and sediment control practices weekly, and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices, and description of any erosion or sediment control measure installation or maintenance performed in response to the inspection. Use Wisconsin DNR report forms.
2. Remove trees, stage and covered bar and strip topsoil.
3. Rough grade pavilion and bocce court
4. Install storm sewer and french drain.
5. Finish grade disturbed areas.
6. Topsoil, seed and stabilize any remaining disturbed areas with erosion mat.
7. Contractor to remove and dispose of all temporary erosion control measures once the site is 80% stabilized.

Estimated Start Date: Unknown  
 Estimated Completion Date: Unknown  
 Estimated Disturbed Area = 23,637 S.F. (0.54 AC.)

**WORK TO BE COMPLETED IN THE FUTURE**

**GRADING & EROSION CONTROL NOTES:**

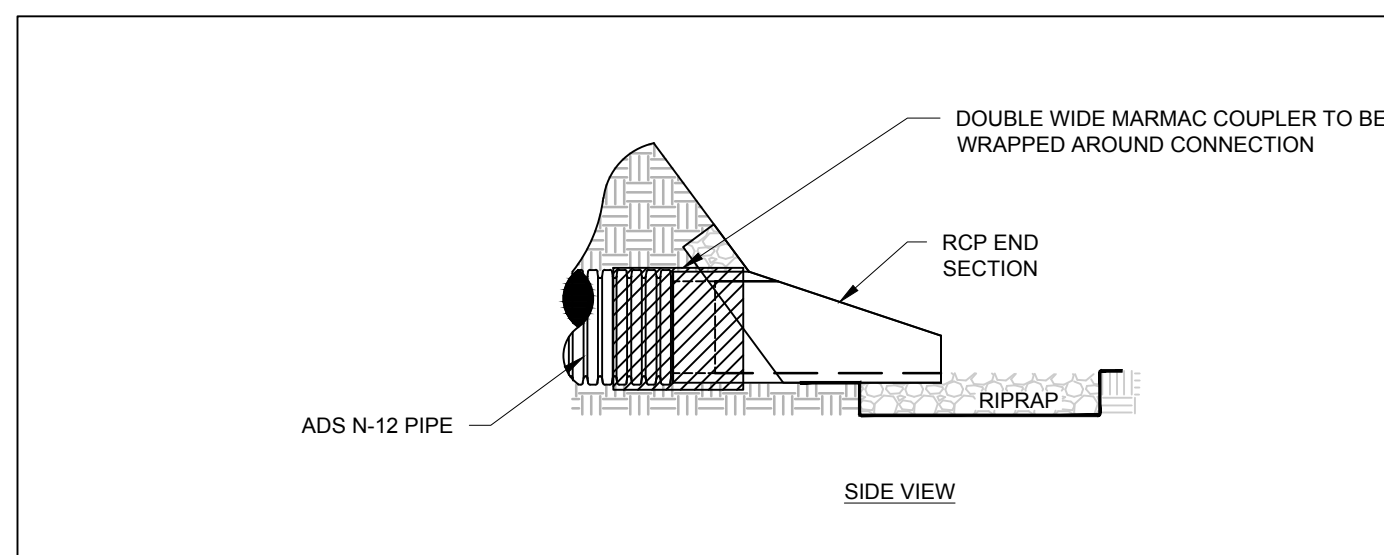
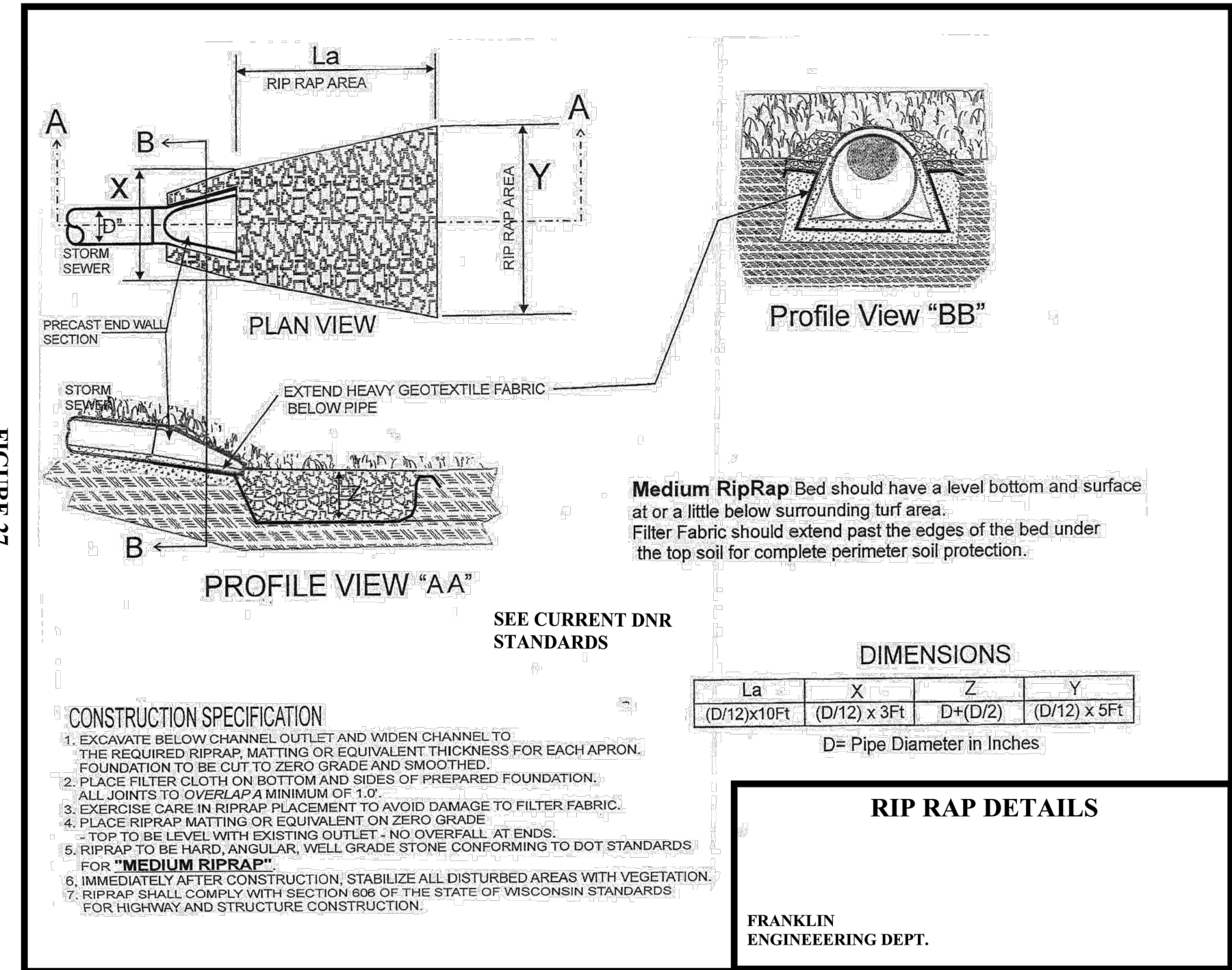
- A. All construction practices shall comply with the City of Franklin and the Wisconsin DNR Technical Standards.
- B. All disturbed areas shall be topsoiled (4" thick), seeded and stabilized with Wisconsin DOT Class I, Type B erosion mat per Wisconsin DNR Technical Standard 1052. September 15th is the deadline for permanent seed. Any areas exposed after September 15th and before October 15th shall be temporarily seeded with winter wheat at the rate of 50 lbs/acre. This temporary cover shall be fertilized at the same rate and mixture as permanent seed. Any disturbed areas not stabilized by October 15th should be stabilized by placing topsoil, dormant seed and Wisconsin DOT Class I, Type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting. Temporary stabilization is required for any area that will not be worked for 14 days or more.
- C. Any stockpile or area left inactive for more than seven days shall be seeded and mulched using agricultural rye with a seeding rate of 3lbs/1000 square feet. Any stockpiles placed after October 15 shall be seeded with dormant seed and either stabilized with Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting.
- D. Trees shall only be removed as noted on the plans. No other trees are to be removed.
- E. All construction traffic is to enter/exit the site from S. 76th Street over the existing asphalt drive and gravel parking lot. No trucking pad proposed as construction vehicles will be loaded from existing gravel lot. Install trucking pads as noted. All private driveways and public streets to be kept clean at all times.
- F. The permanent seed mixture in the dry pond shall be Agrecol Stormwater/Bioinfiltration seed mix (See Native Seeding in Proposed Pond notes on Sheet 3). For all other disturbed areas the permanent seed mixture shall be Wisconsin DOT seed mixture No. 40 and sown at a rate of 4 lbs/1000 square feet. Seed mixture No. 40 consists of 35% kentucky bluegrass, 20% red fescue, 20% hard fescue and 25% improved fine perennial ryegrass.
- G. Fertilize soil with 10 lbs/1000 square feet of 20-0-10 fertilizer. The fertilizer used for restoration shall be free of any phosphorus.
- H. Any dewatering that may be required due to building construction shall be completed so that the water is pumped into a type II geotextile bag. Follow DNR Technical Standard 1061.
- I. All building and waste material shall be disposed of off site to prevent runoff of material.
- J. Dust control should be addressed per Wisconsin DNR Technical Standard 1068.

**NOTES**

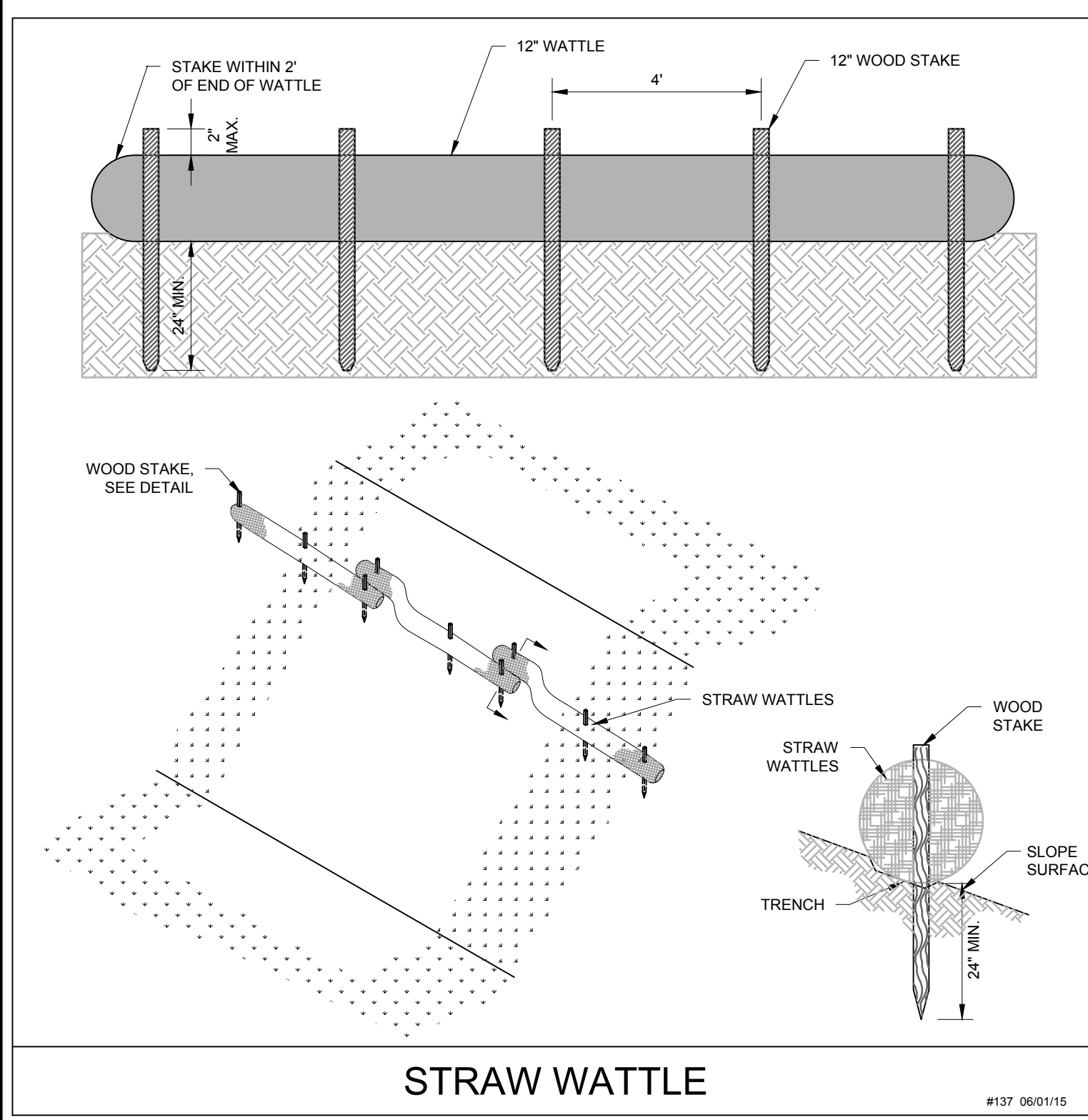
1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.  
 CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.  
 THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH STRAW WATTLE OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE STRAW WATTLE AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF FRANKLIN AND MILWAUKEE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PEG. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

**Table 1 - Prescriptive Compliance Area Soil Stabilization**

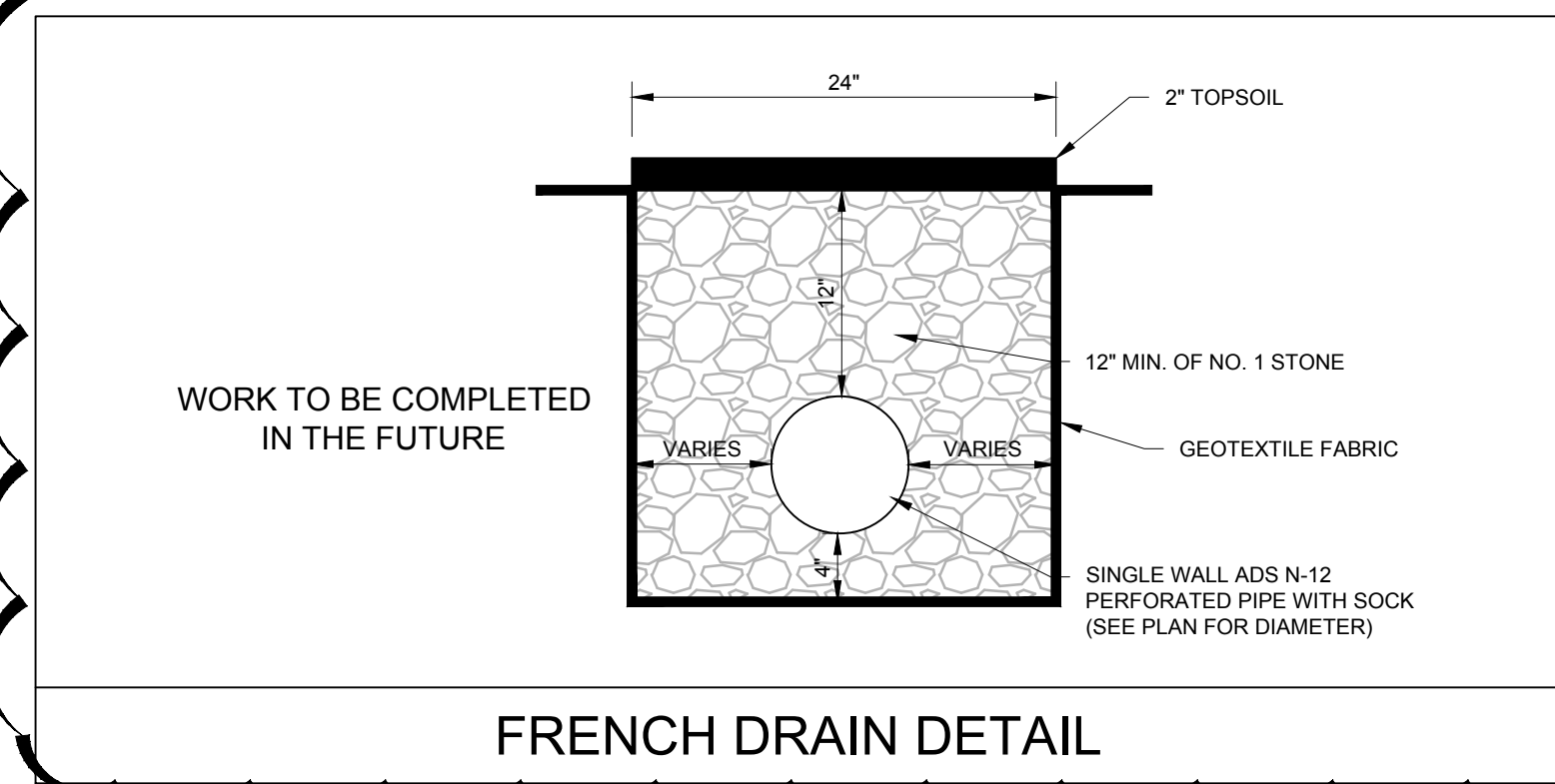
Prescriptive Compliance Areas	Bare Soil	Slope & Channel Management	Periods of Inactivity	Final Grade
<b>Soil stockpiles that will exist for more than 7 days</b>	<b>Areas that Do Not Drain to Sediment Basins or Traps</b> Limit the duration of soil exposure to no more than 30 days.	<b>General</b> Design and implement approved soil stabilization practices per DNR technical standards.	<b>Planned Inactivity</b> Stabilize immediately if area will be left inactive for more than 14 days.	<b>Permanent Features</b> Stabilize area immediately after reaching final grade.
<b>Utility trench backfills</b>	<b>Areas that Drain to Sediment Basins or Traps</b> Limit the duration of soil exposure to no more than 90 days. However, use the duration from the soil loss and sediment discharge calculations for the other areas of the site if less than 90 days.	Refer to WisDOT Slope & Channel Matrices for appropriate slope and slope length conditions.  Slopes Steeper than 20%  Provide stable diversion of off-site runoff around the slope.	<b>Unplanned Inactivity</b> Stabilize area immediately if period of inactivity reaches 14 days.	<b>Temporary Features</b> Stabilize area immediately after establishment of temporary feature or reaching specified temporary grade.
<b>Temporary ditches/swales that will exist for more than 7 days</b>				
<b>Permanent ditches/swales</b>				
<b>Small areas - Less than 1 acre and less than 1% of site</b>				
<b>Discrete areas - Less than 1 acre</b>				
<b>Storm water practice side slopes</b>				
<b>Slopes steeper than 20%</b>				



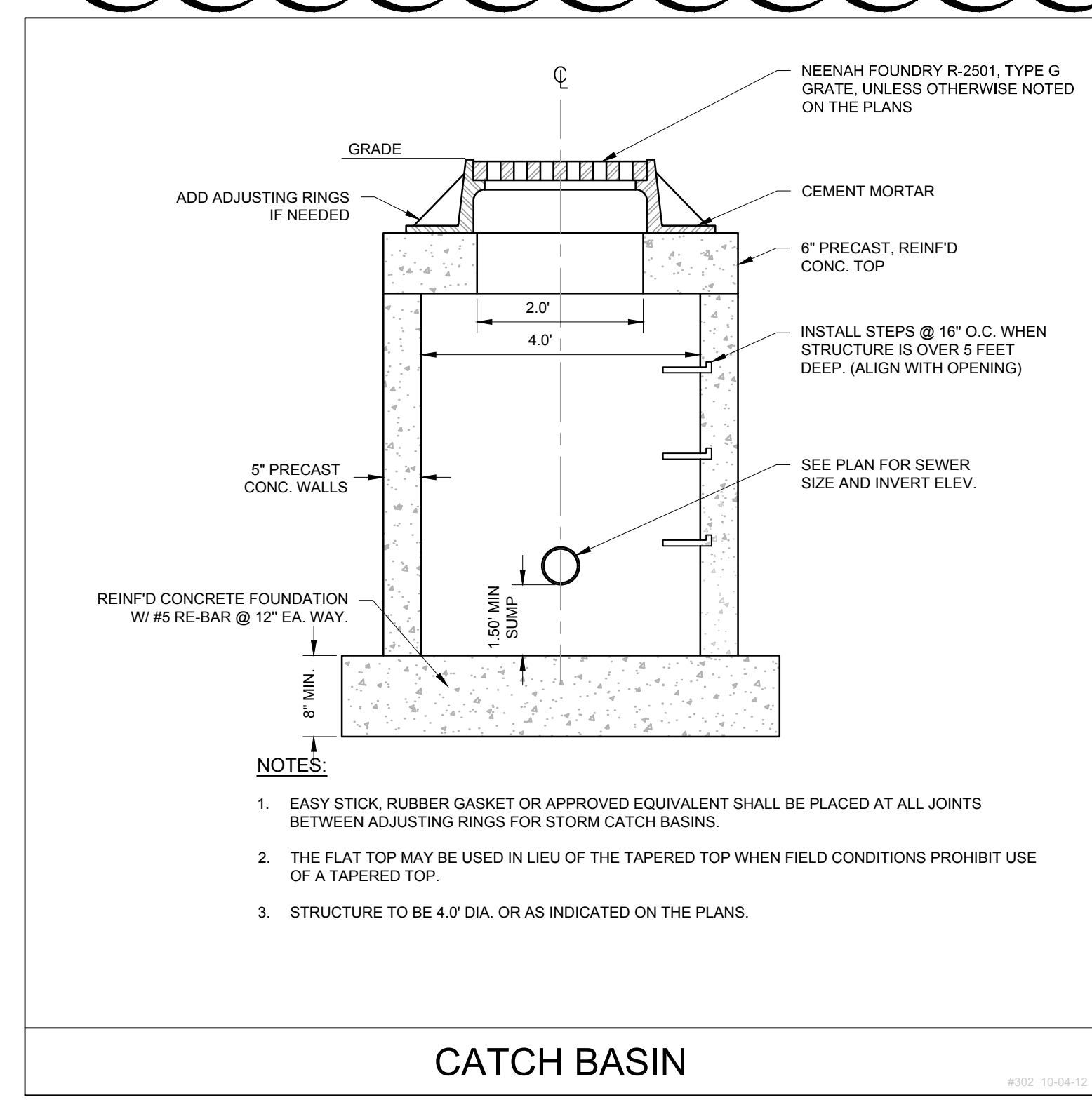
**ADS N-12 CONNECTION TO RCP END SECTIONS**



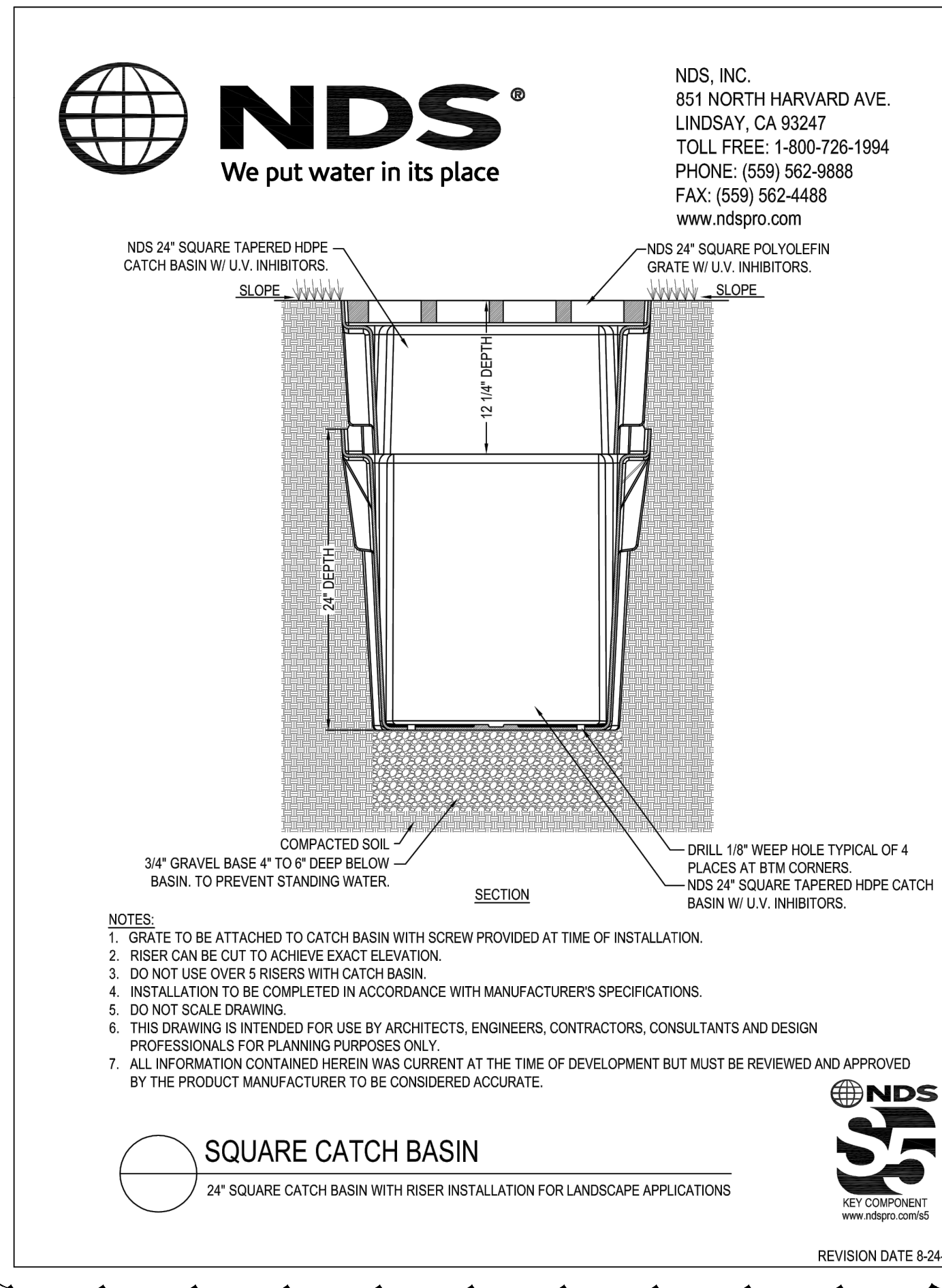
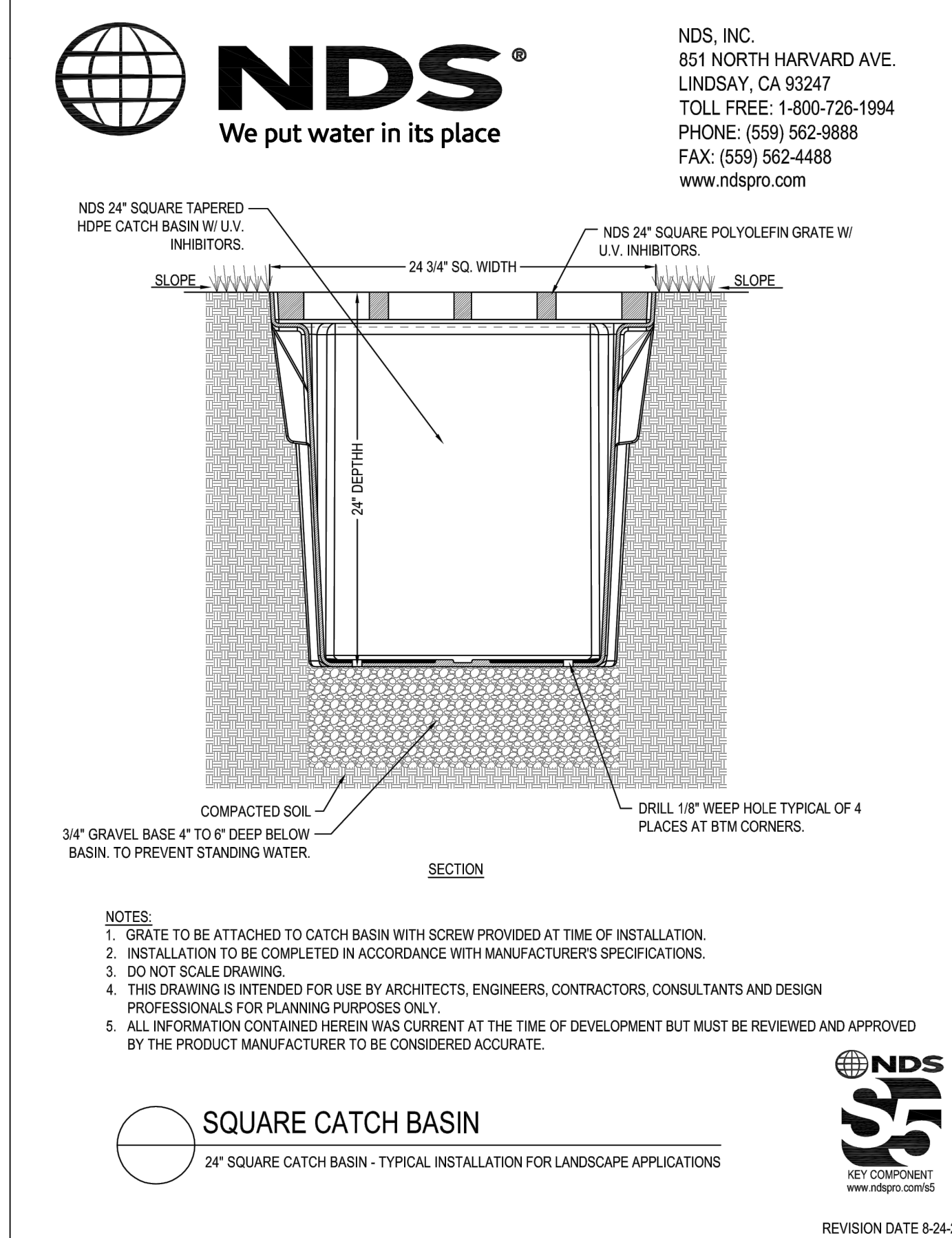
**STRAW WATTLE**



**FRENCH DRAIN DETAIL**



**CATCH BASIN**



REVISIONS	
1	2021 AND FUTURE AREAS 12-14-20
2	SWMP FOR ENTIRE SITE 01-25-21
3	STORMWATER REVIEW #1 02-22-21
4	STORMWATER REVIEW #2 03-15-21
5	CITY DEVELOPMENT COMMENTS 05-12-21

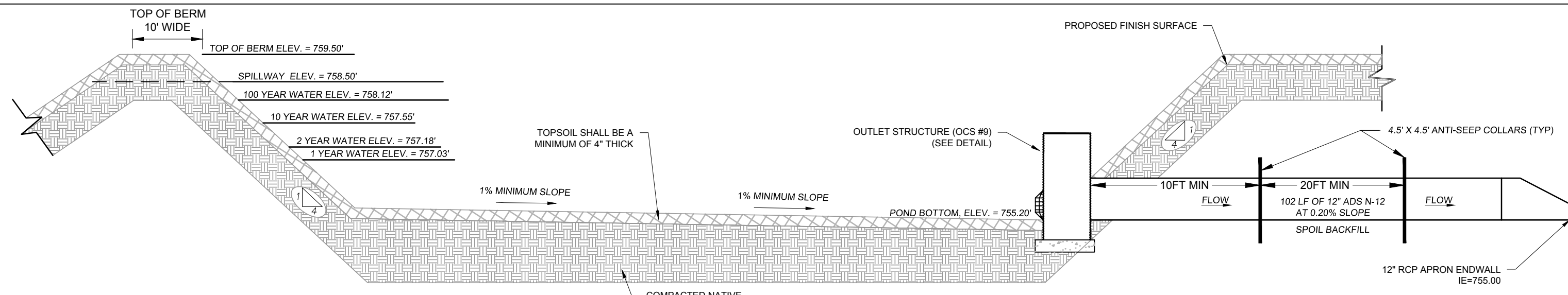
NO.	DATE	SCALE	N.T.S.	SHEET
1	12/11/2020			4
2				5

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CONSTRUCTION DETAILS

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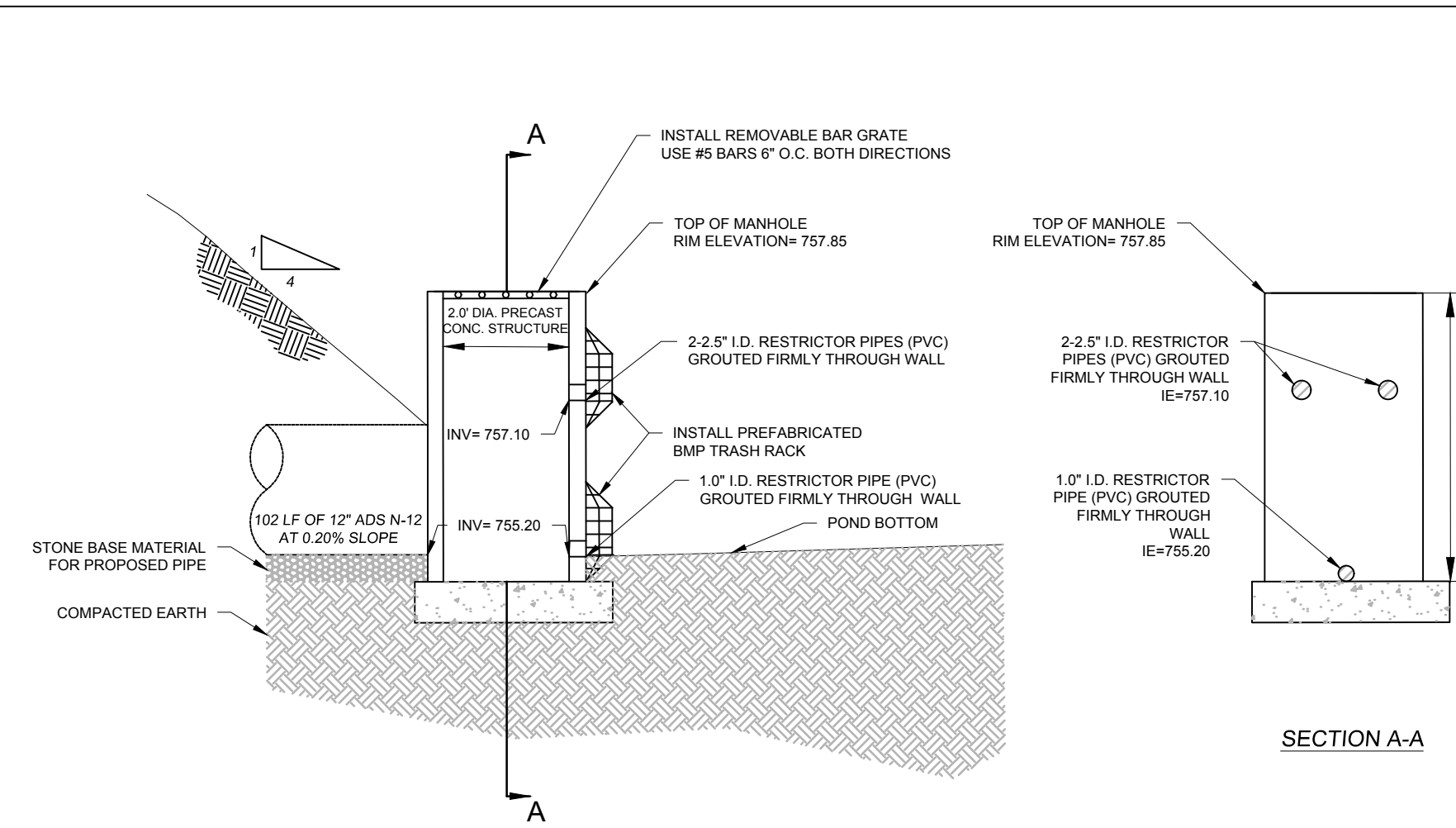
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



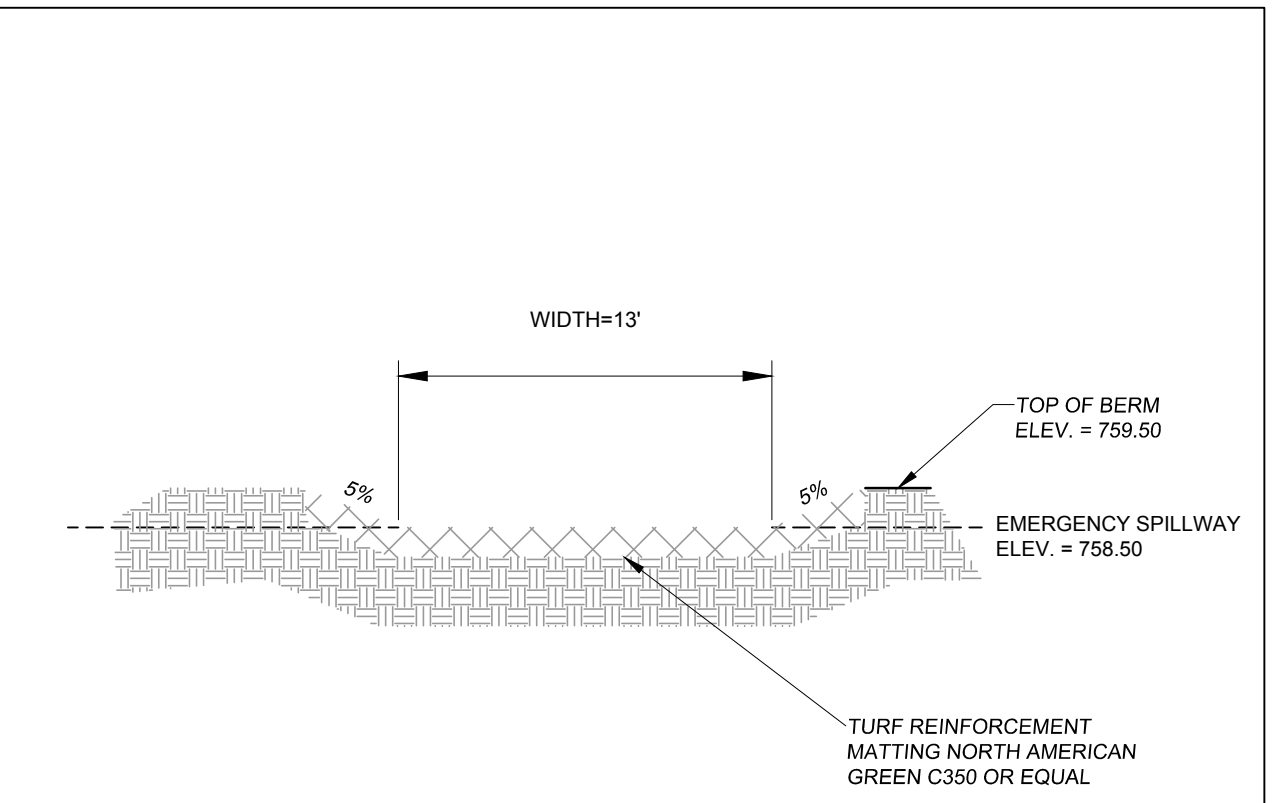
**GENERAL NOTES:**

1. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
2. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

**STORMWATER POND CROSS SECTION**



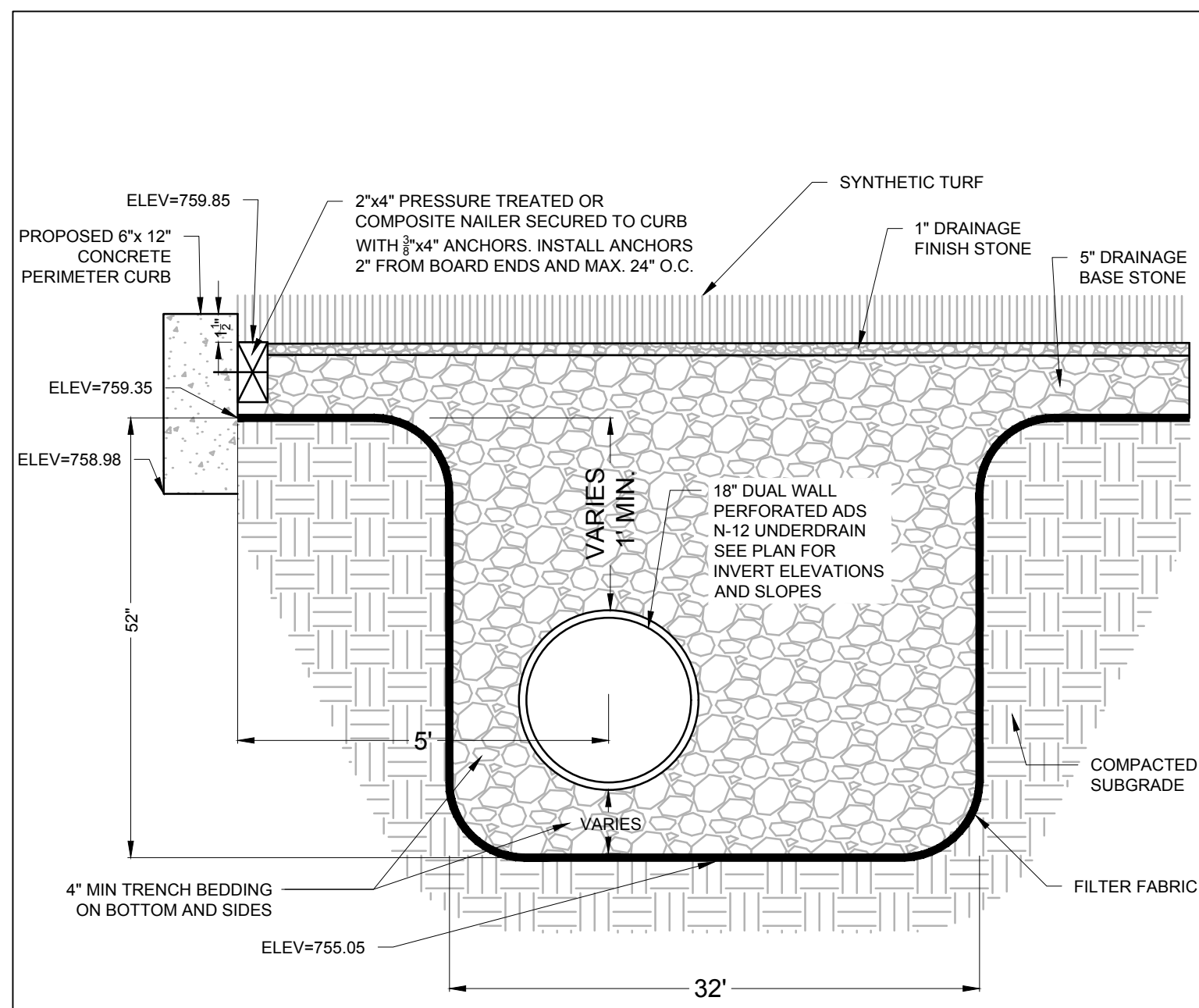
**POND OUTLET STRUCTURE (OCS #9)**



**NOTES:**

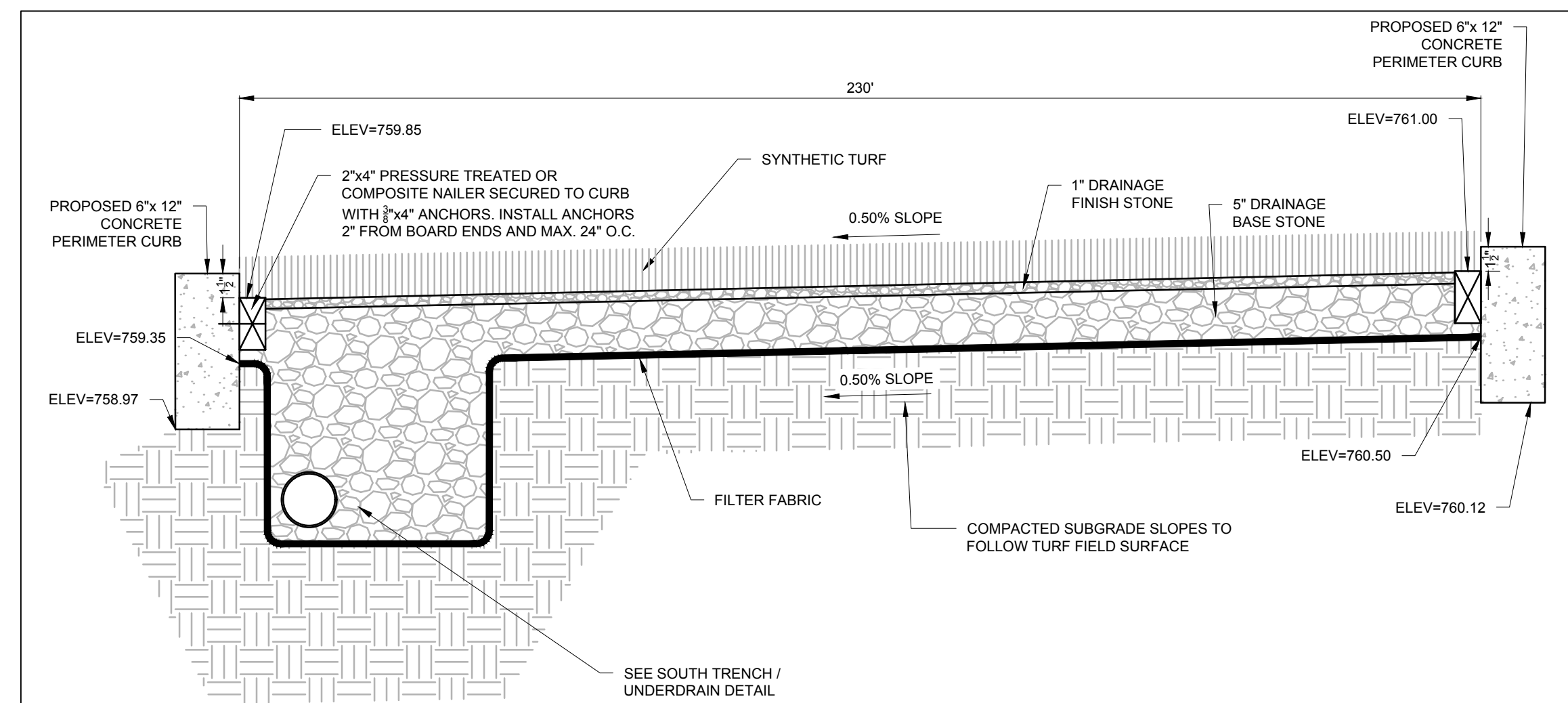
1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDMR TECH STANDARD 1052.

**EMERGENCY SPILLWAY**

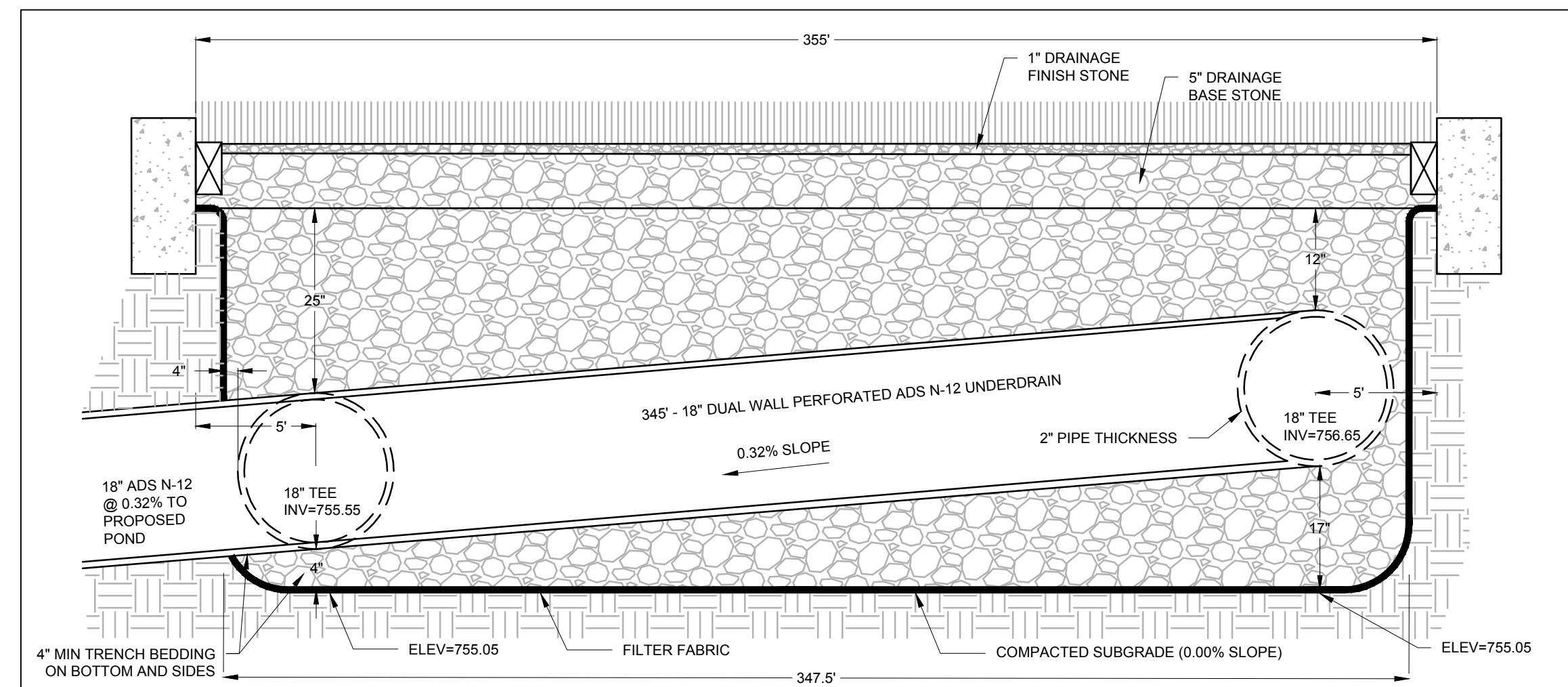


- NOTES:**
1. STONE MUST HAVE AT LEAST 35% VOLUME OF AIR VOIDS FOLLOWING INSTALLATION.
  2. SEE FIELD MANUFACTURER PLANS FOR MORE FIELD DETAILS.

**SOUTH TRENCH / UNDERDRAIN DETAIL (N.T.S.)**

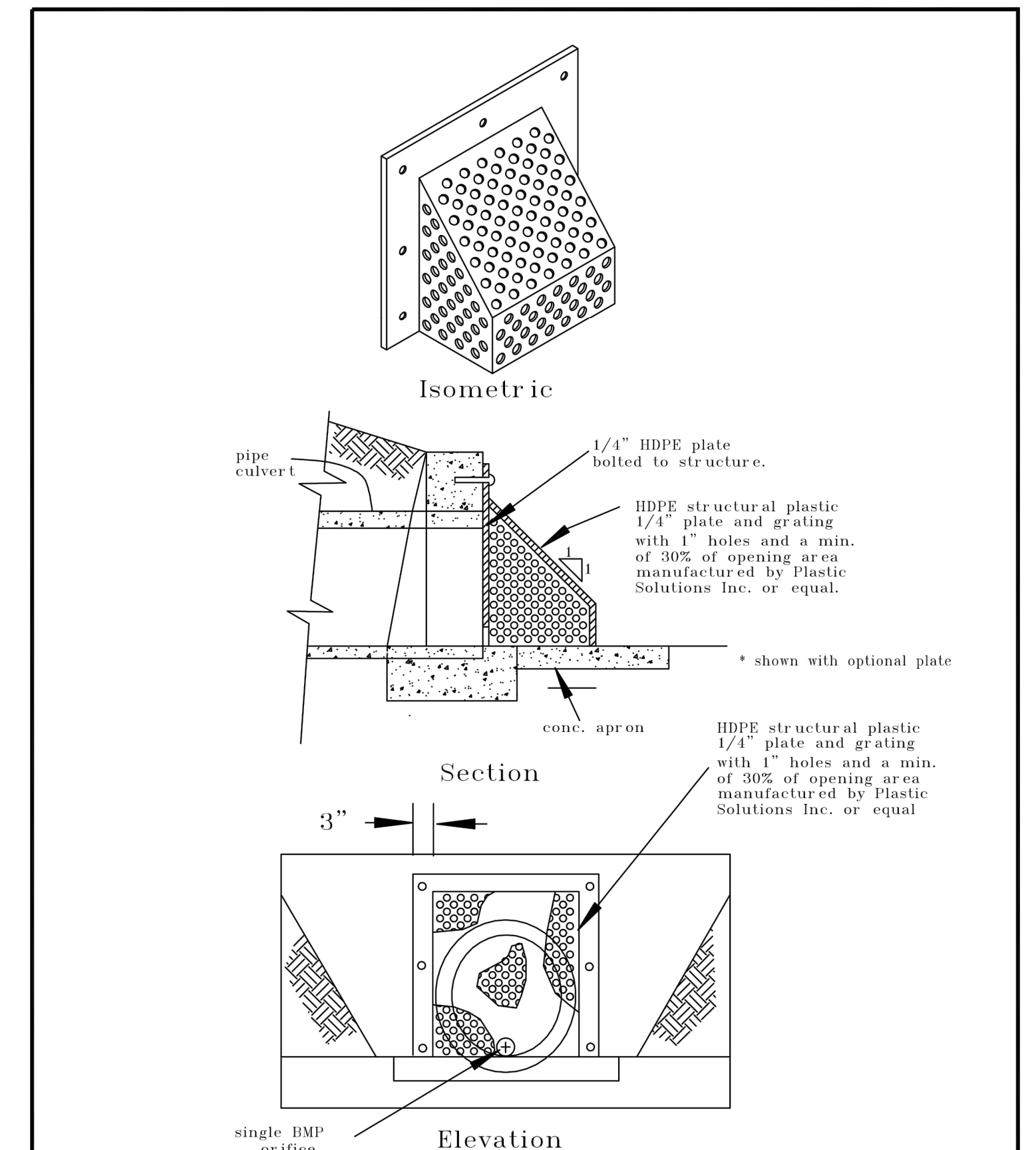


**FIELD TURF SECTION (SOUTH TO NORTH) (N.T.S.)**



- NOTES:**
1. STONE MUST HAVE AT LEAST 35% VOLUME OF AIR VOIDS FOLLOWING INSTALLATION.
  2. SEE FIELD MANUFACTURER PLANS FOR MORE FIELD DETAILS.

**TRENCH / UNDERDRAIN SECTION (WEST TO EAST) (N.T.S.)**



**BMP TRASH RACK**

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 FRANKLIN, WISCONSIN

**CONSTRUCTION DETAILS**

REVISIONS	
1	2021 AND FUTURE AREAS 12-14-20
2	SWMP FOR ENTIRE SITE 01-25-21
3	STORMWATER REVIEW #1 02-22-21
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5	CITY DEVELOPMENT COMMENTS 05-12-21

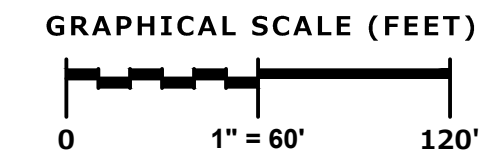
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 PEG PM ASZ  
 DATE 12/11/2020  
 SCALE N.T.S.  
**SHEET 5**

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# REVISED MITIGATION EXHIBIT

Sheet 2 – 5 of proposed  
Site Plan

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**SITE DATA TABLE**

Existing impervious in 2001:  
 North property = 1.60 acres  
 South property = 0.38 acres  
 Total = 1.98 acres

Existing impervious in 2021 prior to the proposed work on this plan set:  
 North property = 2.38 acres  
 South property = 0.98 acres  
 Total = 3.36 acres

Proposed impervious after soccer field, pavilion and bocce court:  
 North property = 4.32 acres (of which 1.87 acres is the turf on the field)  
 South property = 0.98 acres  
 Total = 5.30 acres

**PROJECT AREAS**

Estimated Disturbed area for current project in 2021 = 3.11 acres  
 Estimated Disturbed area for future project=0.55 acres

TABLE 1: WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP	DESCRIPTION	VALUE
1	TAKE BASE SITE AREA	39.03 ACRES
2	MULTIPLY BY MINIMUM LANDSCAPE SURFACE RATIO (LSR)	0.57 (P-3 district)
3	EQUALS MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE	22.24 ACRES
4	TAKE NET BUILDABLE SITE AREA	39.03 ACRES
5	SUBTRACT TOTAL RESOURCE PROTECTION LAND OR MINIMUM REQUIRED LANDSCAPE SURFACE FROM STEP 1, WHICHEVER IS GREATER (19.52 ac > 6.74 ac)	19.52 ACRES
6	EQUALS NET BUILDABLE SITE AREA	19.52 ACRES
7	TAKE NET BUILDABLE SITE AREA FROM STEP 6	19.52 ACRES
8	MULTIPLY BY MAXIMUM NET FLOOR AREA RATIO (NFAR)	0.57 (P-1 district)
9	EQUALS MAXIMUM NET FLOOR AREA YIELD OF SITE	11.13 ACRES
10	TAKE BASE SITE AREA	39.03 ACRES
11	MULTIPLY BY MAXIMUM GROSS FLOOR AREA RATIO (GFAR)	0.31 (P-1 district)
12	EQUALS MAXIMUM GROSS FLOOR AREA YIELD OF SITE	12.10 ACRES
13	TAKE THE LOWEST OF MAXIMUM NET FLOOR AREA YIELD OF SITE FROM STEP 9 OR MAXIMUM GROSS FLOOR AREA YIELD OF SITE FROM STEP 12	11.13 ACRES
14	MULTIPLY RESULTS BY 43,560 FOR MAXIMUM FLOOR AREA IN SQUARE FEET	484,800 SQUARE FEET

TABLE 2: WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP	DESCRIPTION	VALUE
1	TAKE BASE SITE AREA	39.03 ACRES
2	MULTIPLY BY MINIMUM LANDSCAPE SURFACE RATIO (LSR)	0.57 (P-3 district)
3	EQUALS MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE	22.24 ACRES
4	TAKE NET BUILDABLE SITE AREA	39.03 ACRES
5	SUBTRACT TOTAL RESOURCE PROTECTION LAND OR MINIMUM REQUIRED LANDSCAPE SURFACE FROM STEP 1, WHICHEVER IS GREATER (19.52 ac < 6.07 ac)	6.07 ACRES
6	EQUALS NET BUILDABLE SITE AREA	32.96 ACRES
7	TAKE NET BUILDABLE SITE AREA FROM STEP 6	32.96 ACRES
8	MULTIPLY BY MAXIMUM NET FLOOR AREA RATIO (NFAR)	0.57 (P-1 district)
9	EQUALS MAXIMUM NET FLOOR AREA YIELD OF SITE	18.80 ACRES
10	TAKE BASE SITE AREA	39.03 ACRES
11	MULTIPLY BY MAXIMUM GROSS FLOOR AREA RATIO (GFAR)	0.31 (P-1 district)
12	EQUALS MAXIMUM GROSS FLOOR AREA YIELD OF SITE	12.10 ACRES
13	TAKE THE LOWEST OF MAXIMUM NET FLOOR AREA YIELD OF SITE FROM STEP 9 OR MAXIMUM GROSS FLOOR AREA YIELD OF SITE FROM STEP 12	12.10 ACRES
14	MULTIPLY RESULTS BY 43,560 FOR MAXIMUM FLOOR AREA IN SQUARE FEET	527,516 SQUARE FEET

**GENERAL NOTES**

- Boundary and Survey per Plat of Survey by Metropolitan Survey Service, Inc. on September 10, 2015, Survey No. 105938. Existing conditions verified and updated by Pinnacle Engineering on June 18, 2020.
  - Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southwest 1/4 Section 22, Town 5 North, Range 21 East, Elevation = 763.09.
  - Wetlands delineated by Wetland & Waterways Consulting, LLC on JUNE 10, 2020.
  - Trees Inventory completed by Wetland & Waterways Consulting, LLC on JUNE 22, 2020.
- A= ASH                      E= ELM                      M= MAPLE                      SN= SNAG  
 B= BOX ELDER              F= FIR                      MU= MULBERRY              SP= SPRUCE  
 C= COTTONWOOD            H= HICKORY              O= OAK                      ST= STUMP  
 CH= CHERRY                HW= HAWTHORN            P= PINE                      W= WALNUT  
 CR= CRAB                    L= LOCUST                SA= SAPLING
5. Assuming 9'x18' parking stalls the gravel parking areas hold approximately 190 cars.

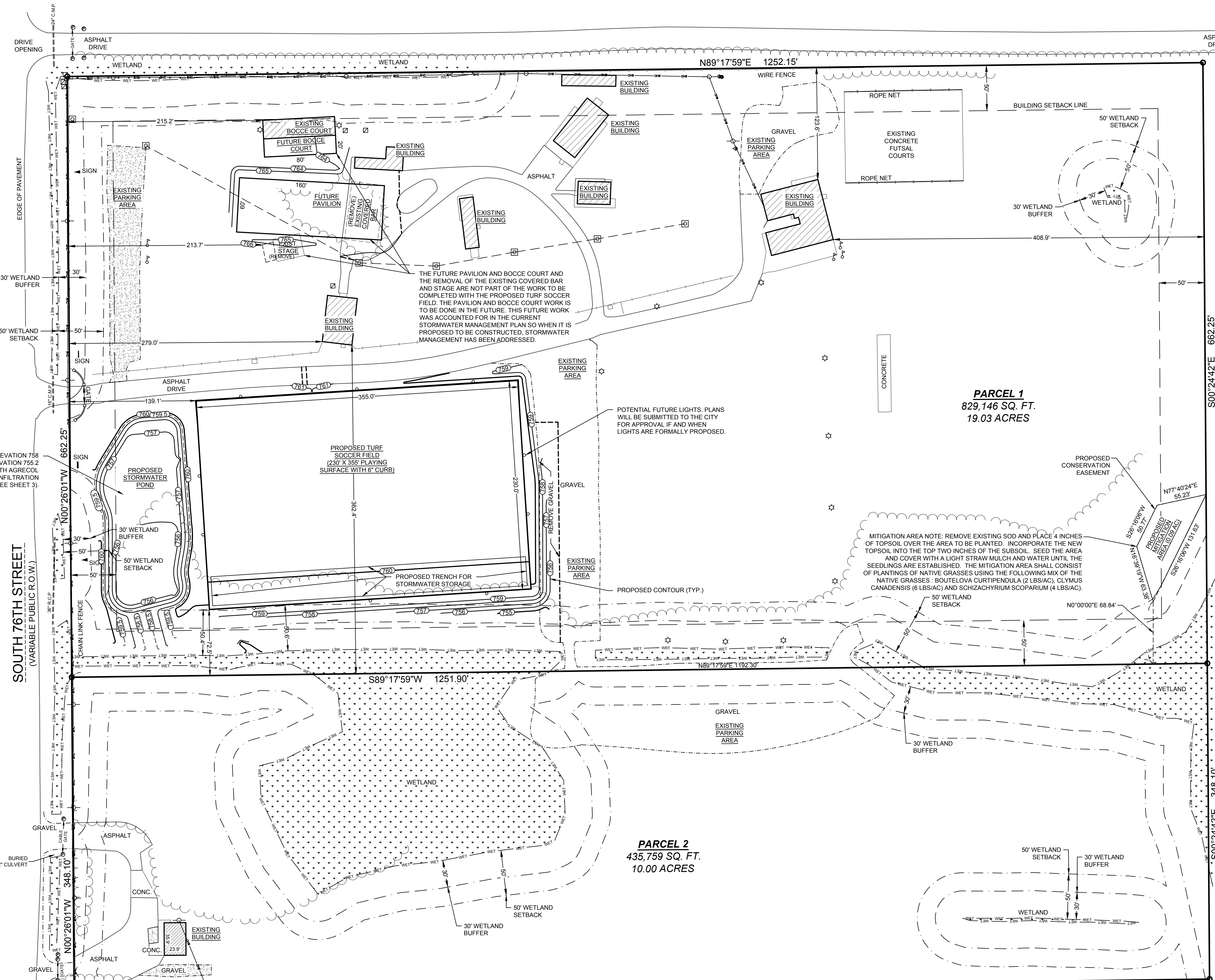
**LEGEND OF SYMBOLS & ABBREVIATIONS**

<ul style="list-style-type: none"> <li>⊙ SANITARY MANHOLE</li> <li>⊙ STORM MANHOLE</li> <li>⊙ STORM INLET</li> <li>⊙ CLEANOUT</li> <li>⊙ CATCH BASIN</li> <li>⊙ UNKNOWN PEDESTAL</li> <li>⊙ UNKNOWN MANHOLE</li> <li>⊙ WELL</li> <li>⊙ HYDRANT</li> <li>⊙ WATER VALVE</li> <li>⊙ DOWN SPOUT</li> <li>⊙ SPRINKLER VALVE</li> <li>⊙ WATER SHUT OFF</li> <li>⊙ STANDPIPE</li> <li>⊙ WATER MANHOLE</li> <li>⊙ FLOOD LIGHT</li> <li>⊙ LIGHT POLE</li> <li>⊙ TRAFFIC SIGNAL</li> <li>⊙ UTILITY POLE</li> <li>⊙ GUY WIRE</li> </ul>	<ul style="list-style-type: none"> <li>⊙ FIBER OPTIC MARKER</li> <li>⊙ FIBER OPTIC MANHOLE/VAULT</li> <li>⊙ TELEPHONE PEDESTAL</li> <li>⊙ TELEPHONE MANHOLE/VAULT</li> <li>⊙ TELEPHONE MARKER</li> <li>⊙ TRANSFORMER</li> <li>⊙ ELECTRIC METER/PEDESTAL</li> <li>⊙ ELECTRIC MANHOLE/VAULT</li> <li>⊙ CABLE TV RISER/BOX</li> <li>⊙ CABLE TV MANHOLE/VAULT</li> <li>⊙ GAS VALVE</li> <li>⊙ GAS METER</li> <li>⊙ GAS MARKER</li> <li>⊙ AIR CONDITIONING UNIT</li> <li>⊙ VENT</li> <li>⊙ DIRECTIONAL ARROW</li> <li>⊙ DUMPSTER</li> <li>⊙ HANDICAP STALL</li> <li>⊙ SPOT ELEVATION</li> </ul>	<ul style="list-style-type: none"> <li>⊙ SIGN</li> <li>⊙ MAIL BOX</li> <li>⊙ FLAG POLE</li> <li>⊙ BASKETBALL HOOP</li> <li>⊙ BOLLARD</li> <li>⊙ CROSS CUT</li> <li>⊙ IRON PIPE</li> <li>⊙ IRON REBAR/ROD</li> <li>⊙ MAG NAIL</li> <li>⊙ SECTION MONUMENT</li> <li>⊙ BENCH MARK</li> <li>⊙ CONIFER TREE</li> <li>⊙ DECIDUOUS TREE</li> <li>⊙ BUSH</li> <li>⊙ WETLAND SYMBOL</li> <li>CL = CENTERLINE</li> <li>CONC. = CONCRETE</li> <li>EL. = ELEVATION</li> <li>EXT. = EXISTING</li> <li>INV. = INVERT</li> <li>MON. = MONUMENT</li> <li>P.O.B. = POINT OF BEGINNING</li> <li>P.O.C. = POINT OF COMMENCEMENT</li> <li>R.O.W. = RIGHT OF WAY</li> <li>SEC. = SECTION</li> <li>SQ. FT. = SQUARE FEET</li> <li>W. = WITH</li> <li>(R) = RECORDED AS</li> <li>(D) = DEEDED AS</li> </ul>
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**LEGAL DESCRIPTION:**

PARCEL 1:  
 The North 662.25 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.  
 Address: 9100 South 76th Street, Franklin, Wisconsin

PARCEL 2:  
 The South 348.10 feet of the North 1010.35 feet of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.  
 Address: 9220 South 76th Street, Franklin, Wisconsin



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**PROPOSED SITE PLAN**

**REVISIONS**

1	2021 AND FUTURE AREAS	12-14-20	5	CITY DEVELOPMENT COMMENTS	05-12-21
2	SWMP FOR ENTIRE SITE	01-25-21	6	REVISED MITIGATION AREA	05-27-21
3	STORMWATER REVIEW #1	02-22-21			
4	STORMWATER REVIEW #2	03-15-21			

PEG JOB No.: 20063.00  
 PEG PM: ASZ  
 DATE: 12/11/2020  
 SCALE: 1"=60'  
 SHEET: 2 OF 5

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PROPOSED SITE PLAN

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REPORT TO THE PLAN COMMISSION

Meeting of June 3, 2021

Certified Survey Map (CSM) and Land Division Variance

RECOMMENDATION: Department of City Development staff recommends approval of this Certified Survey Map (CSM) and Land Division Variance.

<b>Project Name:</b>	Certified Survey Map for the South 60 <sup>th</sup> Street Lift Station
<b>General Project Location:</b>	5801 W. Franklin Drive
<b>Property Owner:</b>	Zeta Company, LLP
<b>Applicant:</b>	City of Franklin
<b>Agent:</b>	Glen Morrow, City Engineer
<b>Current Zoning:</b>	Planned Development District (PDD) No. 7
<b>2025 Comprehensive Plan:</b>	Commercial
<b>Use of Surrounding Properties:</b>	Industrial to the north, east, south and southwest, residential to the northwest.
<b>Applicant’s Action Requested:</b>	Approval of Certified Survey Map and Land Division Variance.
<b>Staff:</b>	Principal Planner Régulo Martínez-Montilva

INTRODUCTION:

These Certified Survey Map (CSM) and Land Division Variance applications are part of the South 60<sup>th</sup> Street Industrial Park Sanitary Lift Station replacement project. A Site Plan for a new sanitary lift station was approved early this year by the Economic Development Commission (Resolution 2021-01) and Plan Commission (Resolution 2021-003), such Site Plan includes: lift station building, below-grade wet well, asphalt driveway, landscaping and site lighting.

The purpose of this Certified Survey Map is to create a new lot for a new sanitary lift station in the City of Franklin Industrial Park. The 11-acre property located at 5801 W Franklin Dr would be divided into 2 lots: lot 1 with an area of 10.41 acres for the existing manufacturing facility owned by Zeta Company LLP and lot 2 with 0.47 acre for the new sanitary lift station to be owned by the City of Franklin.

The land division variance is required to allow for the creation of the lift station lot with an area of 0.47 acre, while the minimum lot area in Planned Development District No. 7 (Franklin Industrial Park) is 1 acre per Ordinance No. 85-864.

PROJECT DESCRIPTION AND ANALYSIS:

City Development staff reviewed this CSM for compliance with Division 15-7.0700 “Certified Survey Map” of the Unified Development Ordinance (UDO), the information provided in this CSM is substantially complete.

With regards to the requested Land Division Variance to allow for lot 2 with an area of 0.47 acre, while minimum lot area is 1 acre per Section 12.10(9) of the PDD Ordinance 85-864. City Engineer Glen Morrow provided responses to the findings and factors per UDO Section 15-9.0310.B.1. City Development staff has no objections to the requested Land Division Variance as lot 2 is for a sanitary lift station, which does not require the same area as a regular industrial or commercial site. Additionally, the use and location of the lift station was previously reviewed and approved as noted in this staff report.

Regarding natural resource features, sheet 3 (of 7) depicts two wetlands in the proposed lot 2 for the lift station. Wetland 1 is exempt from state regulations but subject to federal regulations, and wetland 2 is subject to both state and federal regulations. However, natural resource protection standards are not applicable to essential services per UDO Table 15-4.0100(a), a lift station is considered an essential service per UDO definitions (Part 11).

**STAFF RECOMMENDATION:**

City Development staff recommends approval of the subject Certified Survey Map and Land Division Variance, subject to the conditions in the attached draft resolution including technical corrections by the Engineering Department and Milwaukee County Register of Deeds.

## RESOLUTION NO. 2021-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 1 AND 2 IN BLOCK 6 OF FRANKLIN INDUSTRIAL PARK LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND LOT 3 IN BLOCK 6 OF FRANKLIN INDUSTRIAL PARK ADDITION NO. 1 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF FRANKLIN BY QUIT CLAIM DEED RECORDED AS DOCUMENT NO.6934853  
(CITY OF FRANKLIN, APPLICANT)  
(AT 5801 WEST FRANKLIN DRIVE)

---

WHEREAS, the City of Franklin, Wisconsin, having submitted an application for approval of a certified survey map, such map being a redivision of Lot 1 and 2 in Block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in Block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Franklin by Quit Claim deed recorded as Document No.6934853, more specifically, of the property located at 5801 West Franklin Drive, bearing Tax Key No. 931-0006-001, City of Franklin, applicant; 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 the City of Franklin, 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

CITY OF FRANKLIN – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2021-\_\_\_\_\_

Page 2

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. 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. City of Franklin, successors and assigns, and any developer of the City of Franklin 2 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 the City of Franklin and the 2 lot certified survey map project for the property located at 5801 West Franklin 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.
6. This Certified Survey Map approval is conditional upon a land division variance to allow for the creation of the lift station lot with less than 1 acre in area as required for properties located in Planned Development District No. 7 (Franklin Industrial Park).
7. The technical corrections noted by the Engineering Department in memorandum dated May 24, 2021, and Milwaukee County Register of Deeds in letter dated May 17, 2021, must be addressed prior to recording of this Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Zeta Company, LLP, 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.



CITY OF FRANKLIN – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2021-\_\_\_\_\_

Page 3

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, Zeta Company, LLP,

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 \_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

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

ATTEST:

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

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

STATE OF WISCONSIN

CITY OF FRANKLIN  
PLAN COMMISSION

MILWAUKEE COUNTY

*[Draft 5-26-21]*

RESOLUTION NO. 2021-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A LAND DIVISION VARIANCE FOR A 2 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 1 AND 2 IN BLOCK 6 OF FRANKLIN INDUSTRIAL PARK LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND LOT 3 IN BLOCK 6 OF FRANKLIN INDUSTRIAL PARK ADDITION NO. 1 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF FRANKLIN BY QUIT CLAIM DEED RECORDED AS DOCUMENT NO.6934853  
(CITY OF FRANKLIN, APPLICANT)  
(AT 5801 WEST FRANKLIN DRIVE)

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WHEREAS, the City of Franklin, Wisconsin, having submitted an application for a land division variance to allow for the creation of a lift station lot with an area of 0.47 acres, while the minimum lot area in Planned Development District No. 7 (Franklin Industrial Park) is 1 acre, per Ordinance No. 85-864, such variance being necessary as a concurrent application for approval of a certified survey map, such map being a redivision of Lot 1 and 2 in Block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in Block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Franklin by Quit Claim deed recorded as Document No.6934853, more specifically, of the property located at 5801 West Franklin Drive, bearing Tax Key No. 931-0006-001, City of Franklin, applicant; and

WHEREAS, §15-9.0310 of the Unified Development Ordinance allows for Land Division Variances in part from the provisions of Division 15-5.0100, §15-5.0106 and Ordinance No. 85-864 Section 12.10(9) providing that no lot which is less than one (1) acre in area shall be created in the Planned Development District No. 7 (Franklin Industrial Park); and

WHEREAS, §15-9.0310 of the Unified Development Ordinance sets forth findings which must be made by the Plan Commission and approved by a majority vote of the entire membership of the Plan Commission (4 votes) for approval of a Land Division Variance application.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Commission makes the following findings upon the greater weight of the evidence that all the following facts and conditions exist:

A RESOLUTION CONDITIONALLY APPROVING A LAND DIVISION VARIANCE  
FOR THE CITY OF FRANKLIN  
RESOLUTION NO. 2021- \_\_\_\_\_

Page 2

1. There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship, to wit: This lot is not needed for a full functional business as other lots in the industrial and business parks. This is only a utility structure and most of the requirements intended to accommodate customers and employees are not applicable.
2. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the land division portions of the Unified Development Ordinance should be changed, to wit: The purpose of this structure is a permanent nature and must be located here to facilitate sewage service for the area. This need is not applicable for most parcels in the City.
3. Such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity, to wit: A larger lot for the lift station would unduly waste areas that are better suited for expansion of the existing building.
4. That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest, to wit: Architectural and landscaping features have been provided to not impair adjacent properties.

BE IT FURTHER RESOLVED, that the application by City of Franklin, for a Land Division Variance, upon the above findings, be and the same is hereby approved, subject to the approval of the aforesaid certified survey map application by City of Franklin.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

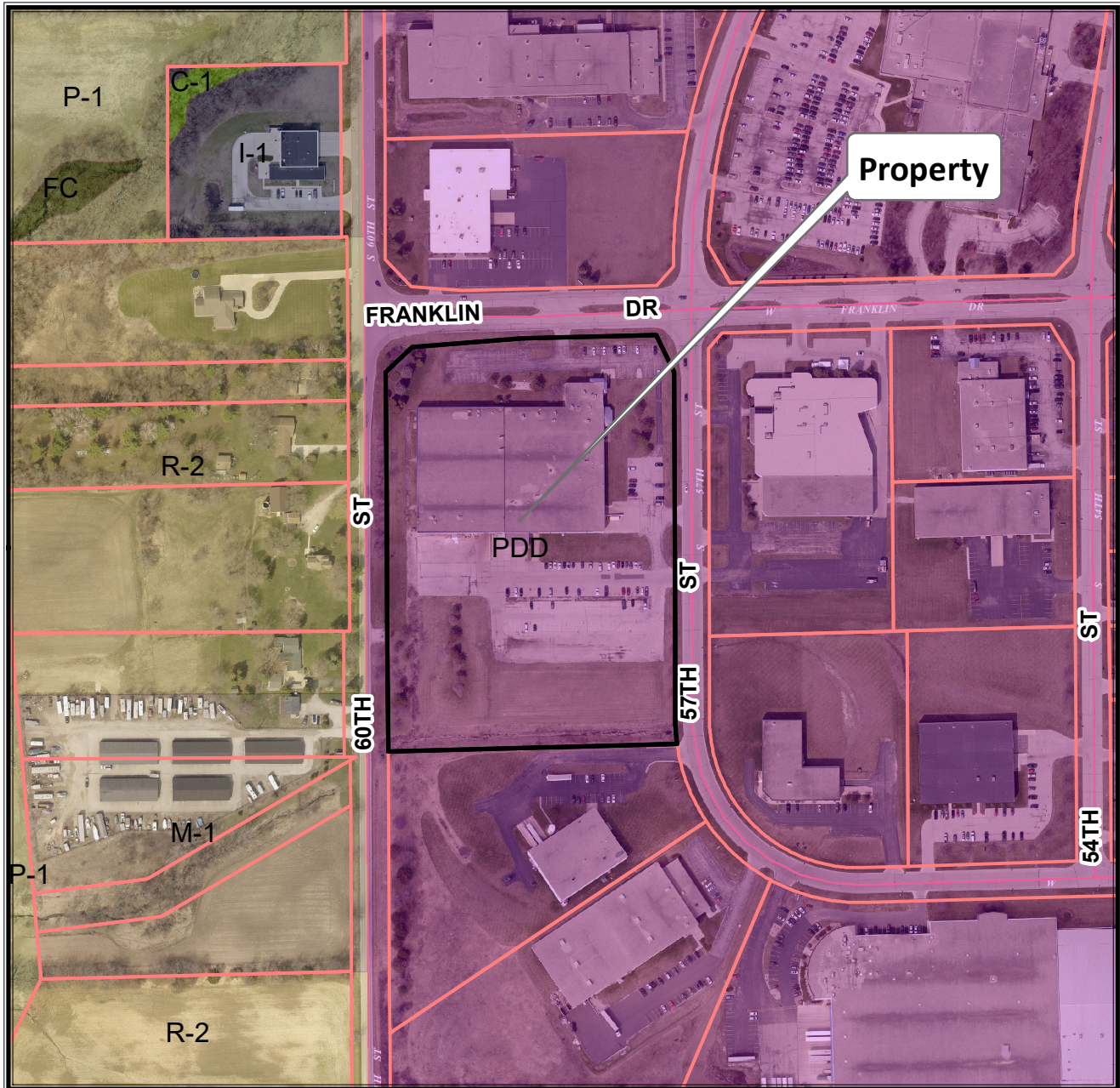
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

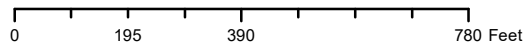
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

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

5801 W. Franklin Drive  
TKN: 931 0006 001

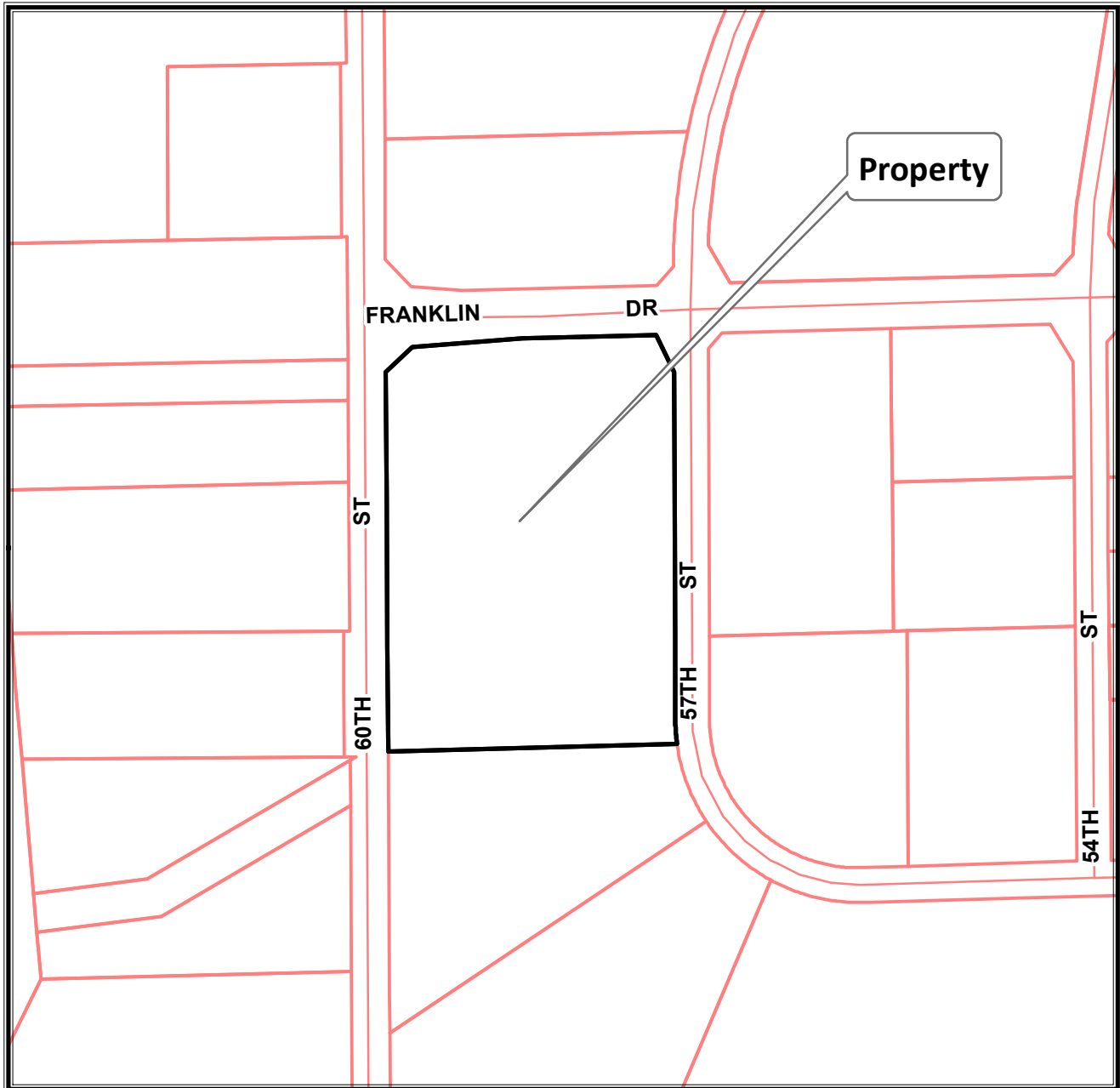


**Planning Department**  
**(414) 425-4024**

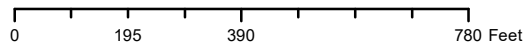


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

5801 W. Franklin Drive  
TKN: 931 0006 001



**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.*



## MEMORANDUM

Date: May 24, 2021

To: Paul R. Eiring. GRAEF-USA, Inc.

From: City of Franklin, Department of City Development  
Principal Planner Régulo Martínez-Montilva

RE: Applications for Certified Survey Map and Land Division Variance – 5801 W Franklin Dr  
and 10100 S 60<sup>th</sup> Street (S 60<sup>th</sup> Street sanitary lift station)

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Please be advised that City Staff has reviewed the above applications. Department comments are as follows:

### **Department of City Development**

1. Review comments below from the Engineering Department and Milwaukee County Register of Deeds must be addressed prior to recording this Certified Survey Map (CSM).

### **Engineering Department**

2. Technical review comments for the proposed land division (CSM)
  - 1) Comments from Milwaukee County must be addressed.
  - 2) The label Township 6 on the headings must be changed to Township 5.
  - 3) Describe the physical appearance of the reference monuments.
  - 4) On page 2 of 7, the 1/6 line must be visible on the map.

### **Milwaukee County Register of Deeds**

3. See attached letter dated May 17, 2021.



REGISTER OF DEEDS

# Milwaukee County

ISRAEL RAMÓN • Register of Deeds

May 17, 2021

City of Franklin Planning Department  
Attn: Gail M. Olsen, City Development Secretary  
9229 W. Loomis Road  
Franklin, WI 53132-9728

**\$75.00 Review Fee Paid**

RE: Preliminary Review of Certified Survey Map  
That Part of Lot 1 & 2 in Block 6 of Franklin Industrial Park, SW ¼ of SW of SEC 36 T 5N, R21E, City of  
Franklin, County of Milwaukee, State of Wisconsin

**Tax Key Number (s): 931-0006-001**

**Owners(s): Zeta Co.**

**Comment:** Please correct the header on all pages about the Township 6. Should read Township 5.

**Comment:** Please note the surrounding information regarding Lot 4 Block 6 Franklin Industrial Park Addition No 1 is now Certified Survey Map 6200.

**Comment:** Some of the annotations on the proposed CSM is very small. Once the CSM is recorded it will need to be legible.

**Comment:** Milwaukee County is reviewing the Preliminary Plat for closure issues and to verify ownership. Please refer to Wisconsin State Stats 236 and the local municipalities ordinances for further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rosita Ross".

Rosita Ross

Real Property Supervisor

[Rosita.Ross@MilwaukeeCountywi.gov](mailto:Rosita.Ross@MilwaukeeCountywi.gov)

414-278-4047

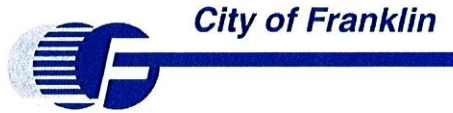
Cc: file

Ronnie Asuncion, Engineering Technician  
David L. Koslo/GRAEF

**Franklin**

**MAY 19 2021**

**City Development**



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

## CERTIFIED SURVEY MAP (CSM) APPLICATION

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

<p><b>Applicant (Full Legal Name[s]):</b>          Name: <u>Stephen R. Olson</u>          Company: <u>City of Franklin</u>          Mailing Address: <u>9229 W. Loomis Road</u>          City / State: <u>Franklin, WI</u> Zip: <u>53132</u>          Phone: <u>(414) 425-7500</u>          Email Address: <u>solson@franklinwi.gov</u></p> <p><b>Project Property Information:</b>          Property Address: <u>5801 W. Franklin Drive</u>          Property Owner(s): <u>ZETA COMPANY LLP c/o LOGARAKIS GROUP</u></p> <p>Mailing Address: <u>9130 W LOOMIS RD STE 500</u>          City / State: <u>FRANKLIN W</u> Zip: <u>53132</u>          Email Address: _____</p>	<p><b>Applicant is Represented by: (contact person)(Full Legal Name[s])</b>          Name: <u>Glen E. Morrow</u>          Company: <u>City of Franklin</u>          Mailing Address: <u>9229 W. Loomis Road</u>          City / State: <u>Franklin, WI</u> Zip: <u>53132</u>          Phone: <u>(414) 425-7510</u>          Email Address: <u>gmorrow@franklinwi.gov</u></p> <p>Tax Key Nos: <u>931-0006-001</u></p> <p>Existing Zoning: _____          Existing Use: _____          Proposed Use: _____          CMP Land Use Identification: _____</p>
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\*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

Certified Survey Maps shall be prepared as provided in § 236.34 (1m) (c) Wis. Stats. and Division 15-7.0700 of the Unified Development Ordinance.

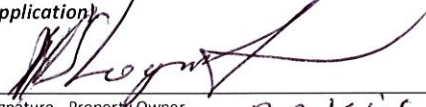
**Certified Survey Map submittals for review must include and be accompanied by the following:**

- Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds: \$75
  - Two (2) original map copies for Milwaukee County review, prepared at 8-1/2" wide by 14" long on durable white paper.
- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$1,500
- Seven (7) complete sets of Application materials, for City of Franklin review to include:
  - Project Summary: a written detailed description of the project: One (1) original and six (6) copies
  - Map Copies: One (1) original map copy and six (6) map copies prepared at 8-1/2" wide by 14" long and must be clearly legible.
- As may be required, seven (7) copies of a "Natural Resource Protection Plan and "Landscape Plan" for any landscape bufferyard easement areas.
- If applicable, three (3) copies of the Natural Resource Protection report (see Division 15-9.0309D of the UDO).
- If applicable, one copy of the Site Intensity and Capacity Calculations (see Division 15-3.0500 of the UDO).
- Email (or CD ROM) with all plans and submittal materials in Adobe PDF. (May be waived by City Planner.)

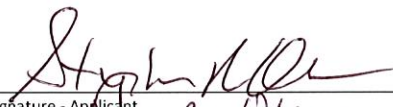
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Certified Survey Map requests require Plan Commission review and Common Council approval.
- All Certified Survey Map requests shall comply with Chapter 236 of the Wisconsin State Statutes.


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

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

  
 Signature - Property Owner  
N.S. LOGARAKI'S  
 Name & Title (PRINT)  
 Date: 4/9/2021

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

  
 Signature - Applicant  
Stephen R. Olson Mayor  
 Name & Title (PRINT)  
 Date: 4/6/21

  
 Signature - Applicant's Representative  
GLEN E. MORROW  
 Name & Title (PRINT)  
 Date: April 6, 2021





## Findings and Factors in the Review of Land Division Variances

Date: \_\_\_\_\_

Case No. \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Section 15-9.0310B.1 of the City of Franklin Unified Development Ordinance states, “No variance to the provisions of Divisions 15-5.0100, 15-8.0100, and 15-8.0200 of this Ordinance shall be granted unless the Plan Commission finds by the greater weight of the evidence that all the following facts and conditions exist and so indicates in the minutes of its proceedings:

1. There is exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship.

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2. Such hardships should not apply generally to other properties or be such a recurrent nature as to suggest that the land division portions of the Unified Development Ordinance should be changed.

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3. Such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity.

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4. That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

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## PROJECT NARRATIVE

**TO:** Franklin Planning Department

**FROM:** James A. Lisak, P.E.

**DATE:** December 3, 2020

**SUBJECT:** Franklin South 60<sup>th</sup> Street Industrial Park Sanitary Lift Station

The City of Franklin Engineering Department has determined that the existing municipal sanitary lift station located on South 60<sup>th</sup> Street approximately 650 feet south of W Franklin Drive has reached its useful life and requires replacement. The sanitary lift station tributary area is primarily the commercial and industrial properties within the Franklin Industrial Park, as well as residential lots on the west side of South 60<sup>th</sup> Street and north side of Oakwood Road.

The existing sanitary lift station is comprised of two below grade structures, a 10-foot diameter concrete wet well which accepts wastewater from tributary sanitary sewers, and a 9-foot diameter metal pump station with 20 horsepower pumps and piping. The existing pump controls are located above grade. The site is accessed by an asphalt driveway. The existing lift station and force main are located within the right-of-way of South 60<sup>th</sup> Street.





The existing sanitary lift station must remain active to serve its tributary area during the construction of the new sanitary lift station. This is accomplished by constructing the new sanitary lift station approximately 150 feet south of the existing lift station. Once the new lift station is complete and operational, wastewater will be conveyed to the new lift station via a 24-inch gravity sanitary sewer, and the new pump discharge reconnected to the existing 12-inch sanitary force main.

The project parcel is property currently owned by the Zeta Company, with an address of 5801 W Franklin Drive, and a tax key number of 931 0006 001. The City of Franklin has started negotiations with the property owner to purchase a parcel of approximately 0.470 acres. A Certified Survey Map (CSM) will be prepared for this purchase, which will include an easement on the south side to maintain the Franklin Industrial Park drainage ditch.

The site will consist of an asphalt driveway for access and facilities relate to the lift station operation. Landscaping is proposed on the site to complement the facility and provide some level of screening from the neighboring facilities. Site lighting will be located on the west façade adjacent to the access doors, and a site light pole adjacent to the wet well is provided for maintenance. The site light pole will be operated as needed basis, via a switch within the facility.

The new lift station will consist of two structures, an above grade Lift Station and a below grade wet well. The above grade lift station will be approximately 736 square feet and constructed of masonry block walls veneered with EIFS and EIFS brick, and metal deck roofing abutting a masonry parapet wall. The building will be classified as Type IIB, non-combustible, unprotected. Access into the facility is by one 6-foot wide double entrance door and a 10-foot wide garage door. The facility will be comprised of two rooms, one space that houses the process piping and pump control panels, and another space that houses a diesel-fueled, 100kW standby generator and electrical equipment. A generator air intake louver will be located on the north façade of the facility. A generator exhaust louver, exhaust pipe, fuel tank fill box, and normal and emergency vent piping will be located on the east façade of the facility.

The below grade wet well consists of two chambers. The wastewater influent enters a headworks structure that includes a grinder channel and bypass channel. The grinder cuts sizeable wood, paper and plastic items down to a size that can be passed by the pumps. Wastewater then flows into the primary well that houses the submersible pumps. Three submersible wastewater pumps are utilized to convey flow to another section of the municipal sanitary sewer system. Each submersible pump includes a removal system that allows the City to remove the pumps and perform maintenance without entering the structure. Jib cranes are provided for removal of equipment, and as a device for maintenance personal safely enter the below grade structure if needed.

### Soil Investigation

A geotechnical investigation has been completed for the project. Soil borings were completed on October 15, 2020, with a Geotechnical Engineering Report completed and submitted on November 10, 2020. In general the soil profile includes a surficial topsoil layer of 10 to 14 inches thick, a sandy lean clay or organic sandy clay fill layer of 3.5 to 6 feet thick, and a native lean clay layer with occasional



collaborāte / formulāte / innovāte

native sandy silt or clayey sand intermixed. Groundwater was observed to be approximately 18.5 feet to 23.5 feet below the ground surface during drilling.

#### Wetland Investigation

A wetland investigation and delineation was completed on October 8, 2020. Historical aerial images were reviewed to further understand the past land use of the site. The 1975 and 1985 images portrayed a farm field in the area of the north-south wetland ditch. Sometime between 1985 and 1995 the ditch area was regraded, and the rest of the site was built on for commercial/industrial uses. In the 1975 and 1985 images, wetland signatures are not present. The subsequent images reveal progressively more prominent wetland signatures. Based on grading and stormwater plans, the ditch was created to drain runoff from the parking lot and building directly north of the wetland. It is likely that the human alterations to the landscape allowed for the ponding of water and created the north-south wetland W-1. In addition to historic images, WWI, contour, and soil maps were reviewed with no evidence of wetland characteristics observed prior to these human modifications. Wetland signatures were also not observed on the historical USGS topography map.

The wetland is not believed to have a fish spawning habitat or provide passage to fish spawning habitat. Water quality and flood protection will not be impacted as the wetland will continue to flow in the same way post construction. Based on the summary of observations and desktop review of maps and images, it is our opinion that these wetlands were formed from human modification to the landscape and there is no definitive evidence of wetland or stream prior to 1991. Due to the stormwater drainage nature of this wetland, it is unlikely to provide fish spawning habitat or provide passage to fish spawning habitat.

GRAEF electronically submitted on October 30, 2020, an artificial wetland exemption request to both the Wisconsin Department of Natural Resources and the US Army Corp of Engineers. In accordance with UDO Section 15-4.0102J, the site would be exempt from wetland setbacks. An approved exemption letter was received from the Wisconsin DNR on December 2, 2020.

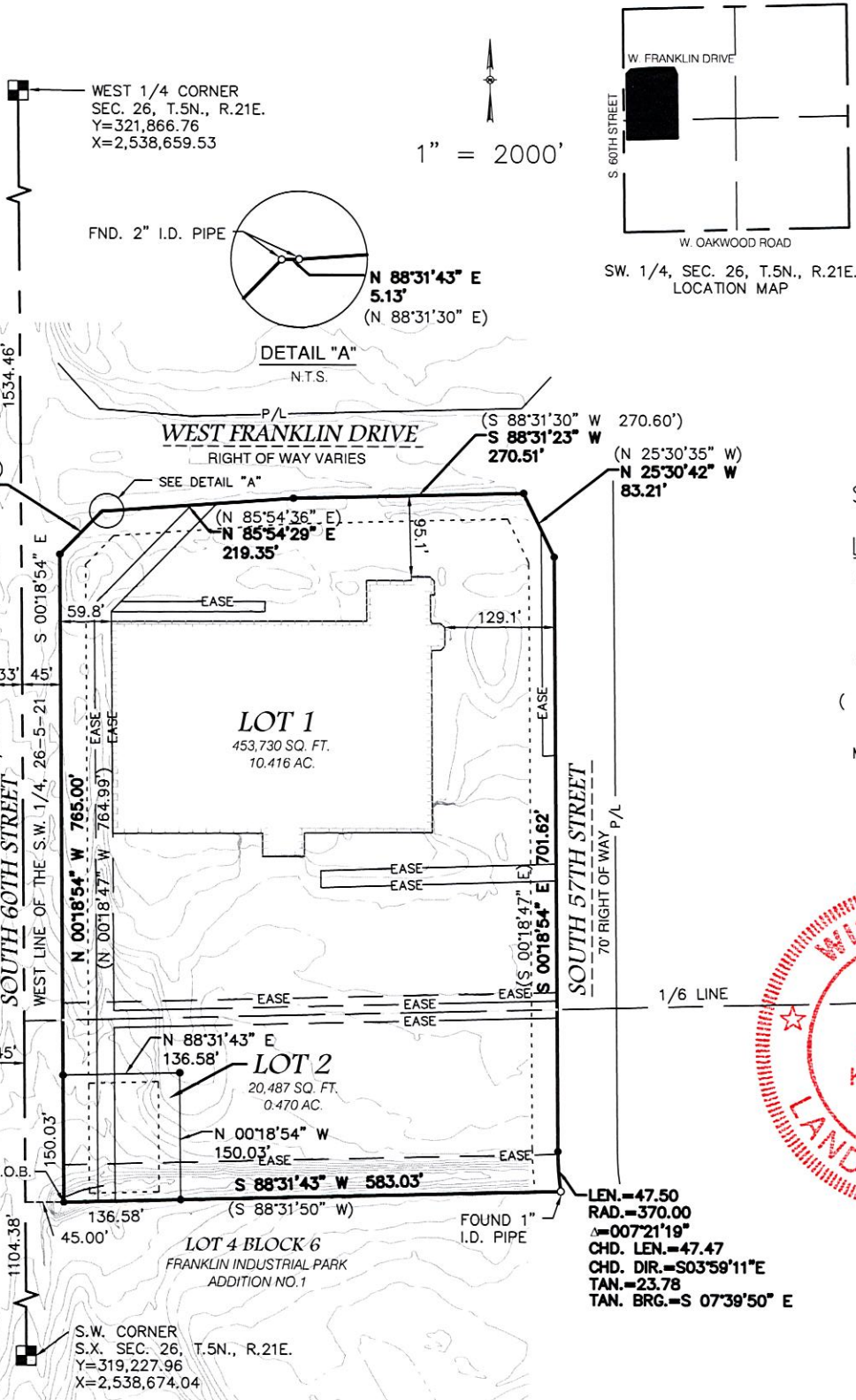
#### Natural Resource Protection Plan

As defined in UDO sections 15-4.0100 and 15-11.0100, there are no natural resource features present on the site.



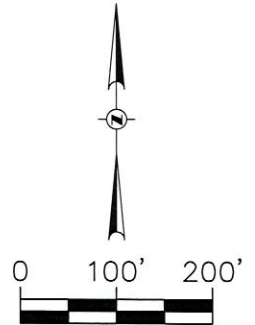
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 1 and 2 in Block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in Block 6 of Franklin Industrial Park Addition No.1 Located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Excepting therefrom that part conveyed to the City of Franklin by Quit Claim deed recorded as Document No.6934853.



## GRÄEF

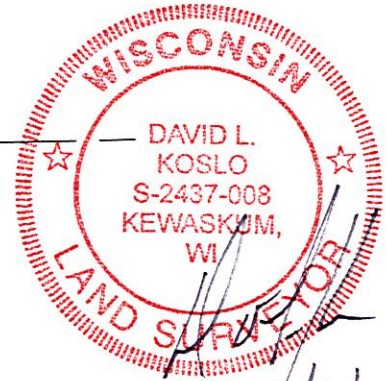
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
www.graef-usa.com



### LEGEND

- FOUND
- 3/4"x24" REBAR SET, MINIMUM WEIGHT 1.13 LBS/FT.
- FOUND CONC. MONUMENT W/BRASS CAP
- ( ) RECORDED AS

MAP DATE: 1/29/2021



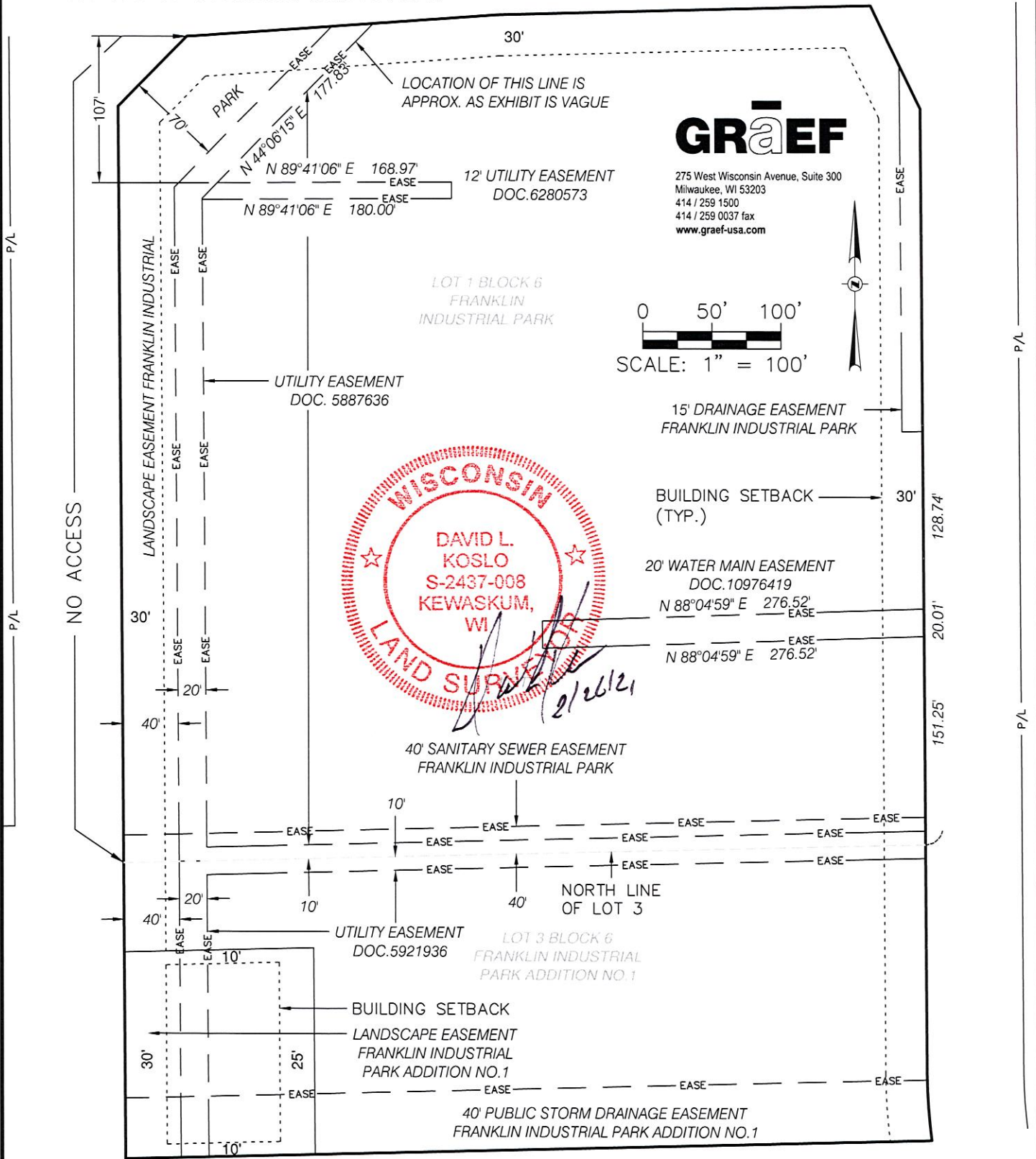
2/26/21

### GENERAL NOTES

- 1.) Bearings are referenced to the West line of the Southwest 1/4 of Section 26, Township 5 North, Range 21 East which bears, N. 00°18'54" W. based on the Wisconsin State Plane Coordinate System, South Zone, NAD27.
- 2.) Owner and subdivider is Zeta Company, a Wisconsin general partnership. 5801 W. Franklin Drive, Franklin, WI 53132 Tax Key #931-0006-001.
- 3.) This parcel is zoned Planned Development District No.7  
Building setbacks are 30 feet from front yard, 25 feet for rear yard, and 10 feet from side yard.
- 4.) This parcel not in flood plain.
- 5.) Date of survey September 2020, January 2021.

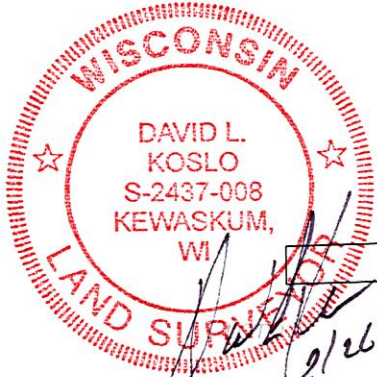
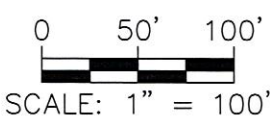
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 1 and 2 in Block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in Block 6 of Franklin Industrial Park Addition No.1 Located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Excepting therefrom that part conveyed to the City of Franklin by Quit Claim deed recorded as Document No.6934853.



**GRAEF**

275 West Wisconsin Avenue, Suite 300  
 Milwaukee, WI 53203  
 414 / 259 1500  
 414 / 259 0037 fax  
 www.graef-usa.com



**GENERAL NOTES**

- 1.) Resolution establishing deed restrictions and protective covenants for the City of Franklin Industrial Park recorded on July 18, 1985, Reel 1774, Image 1005, as Document No.5828273 and in Resolution recorded on November 20, 1985, Reel 1818, Image 596, as Document No.5866427. Resolution Amending deed restrictions and protective covenants for the City of Franklin Industrial Park recorded on October 7, 1988, Reel 2261, Image 790, as Document No.6215759. Resolution Amending Resolution No.88-3189 and amending the deed restrictions and protective covenants for the City of Franklin Industrial Park recorded on February 12, 1992, Reel 2713, Image 157, as Document No.6569792.
- 2.) Resolution to release access to South 60th Street restrictions noted in the final plat for Franklin Industrial Park Addition No.1 recorded on October 19, 2009, as Document No.9805061.
- 3.) Project Area Redevelopment Plan for the City of Franklin Business (Industrial) Park Expansion recorded on December 29, 1995, Reel 3702, Image 187, as Document No.7166729.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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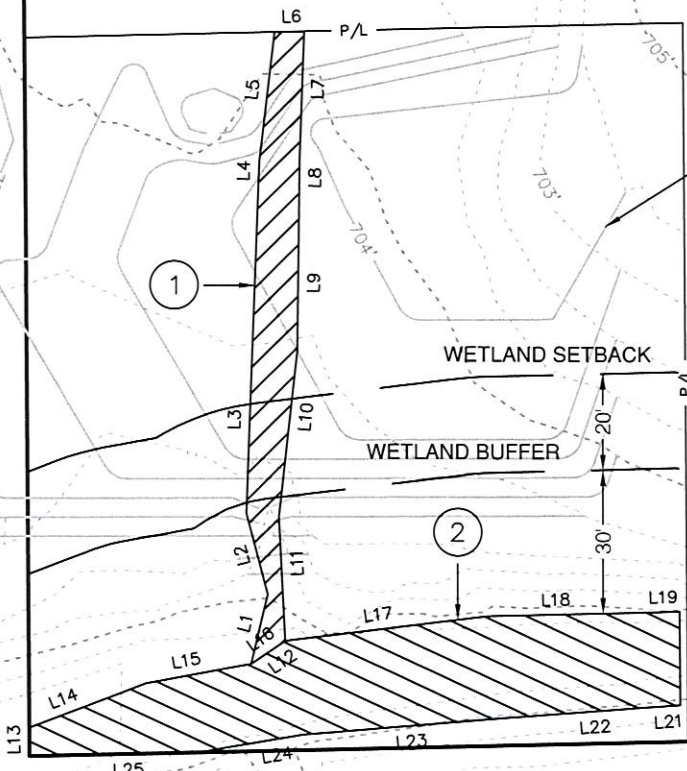
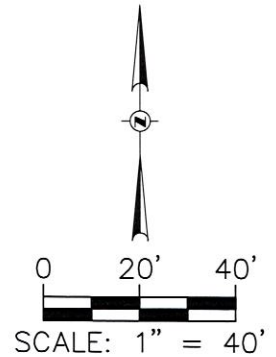
## GRÄEF

275 West Wisconsin Avenue, Suite 300  
 Milwaukee, WI 53203  
 414 / 259 1500  
 414 / 259 0037 fax  
 www.graef-usa.com

1

Exempt from state wetland regulations and is not subject to local setback or buffer requirements. Subject to federal regulations and permitting.

Wetlands were delineated by Alison Kuhne October 2020, the delineation is preliminarily, subject to Wisconsin Department of Natural Resource confirmation.



EXISTING CONTOURS

PROPOSED CONTOURS

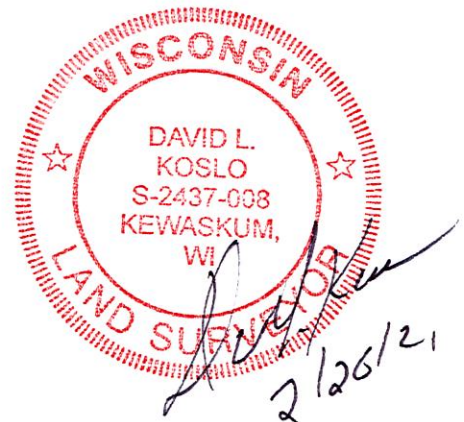
For Sanitary Lift Station approved by Plan Commission Resolution No. 2021-003

2

Wetlands were delineated by Alison Kuhne October 2020, the delineation is preliminarily, subject to Wisconsin Department of Natural Resource confirmation. Wetland is subject to state and federal wetland regulations.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.98'	N13°23'37"E
L2	17.56'	N14°32'02"W
L3	68.92'	N02°10'26"E
L4	4.64'	N02°10'22"E
L5	27.04'	N06°51'16"E
L6	6.12'	N88°31'39"E
L7	26.54'	S02°14'08"W
L8	5.08'	S00°43'56"W
L9	35.15'	S00°44'01"W
L10	34.74'	S06°19'23"W
L11	25.97'	S02°39'42"E
L12	8.56'	S55°17'46"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	5.90'	N00°19'32"W
L14	25.97'	N68°46'52"E
L15	22.10'	N79°15'20"E
L16	8.56'	N55°17'46"E
L17	42.44'	N82°56'02"E
L18	35.03'	N88°22'41"E
L19	4.77'	N88°22'39"E
L20	19.55'	S00°18'54"E
L21	4.78'	S85°35'03"W
L22	33.19'	S85°34'56"W
L23	40.79'	S85°02'12"W
L24	22.10'	S80°13'19"W
L25	34.69'	S88°31'42"W





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lots 1 and 2 in Block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in Block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Excepting therefrom that part conveyed to the City of Franklin by Quit Claim deed recorded as Document No. 6934853.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN

MILWAUKEE COUNTY

I, David L. Koslo, a professional land surveyor, certify:

Being a redivision of Lots 1 and 2 in Block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in Block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Excepting therefrom that part conveyed to the City of Franklin by Quit Claim deed recorded as Document No. 6934853, which is bounded and described as follows:

Commencing from the Northwest 1/4 of said Southwest 1/4; Thence South 00°18'54" East along the West line of said Southwest 1/4, 1534.46 feet; Thence North 88°31'43" East, 45.00 feet to the East right of way line of South 60<sup>th</sup> Street and the point of beginning; Thence North 00°18'54" West, along said East right of way line, 765.00 feet to the south right of way line of West Franklin Drive; Thence North 44°06'15" East along said South right of way line, 71.42 feet; Thence North 88°31'43" East, along said South right of way line, 5.13 feet; Thence North 85°54'29" East along said South right of way line, 219.35 feet; Thence North 88°31'23" East along said South right of way line, 270.51; Thence South 25°30'42" East along said South right of way line, 83.21 feet to the West right of way line of South 70<sup>th</sup> Street; Thence South 00°18'54" East along said West right of way line 701.62 feet to the beginning of a curve to the left having a radius of 370.00 feet and long chord which bears South 03°59'11" East 47.47 feet with a central angle of 07°21'19"; Thence Southwesterly along the arc of said curve, 47.50 feet to the North line of Lot 4 in Block 6 of Franklin Industrial Park Addition No. 1; Thence South 88°31'43" West along said North line of Lot 4, 583.03 fee to the point of beginning.

Containing 474,217 square feet (10.887 acres), more or less.

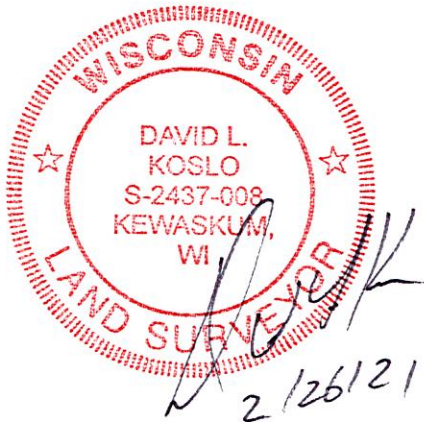
That I have made the survey, land division, and map by the direction of Zeta Company, a Wisconsin general partnership.

That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236 of the Wisconsin Statutes and Part 7 of the City of Franklin Unified Development Ordinance in surveying, dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

Date: 2/26/21

Signature: *David L. Koslo*



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being a redivision of Lots 1 and 2 in Block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in Block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Excepting therefrom that part conveyed to the City of Franklin by Quit Claim deed recorded as Document No. 6934853.

**ENTITY OWNER'S CERTIFICATE**

Zeta Company, a Wisconsin general partnership, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Part 7 of the City of Franklin Unified Development Ordinance. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Franklin.

This agreement is binding on the undersigned and successors and assigns.

Date: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Type or Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF WISCONSIN

MILWAUKEE COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 21 \_\_\_\_\_, \_\_\_\_\_ (name), the \_\_\_\_\_ (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: \_\_\_\_\_

Print Notary Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_ My commission expires: \_\_\_\_\_

(Notary Seal)



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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**CONSENT OF ENTITY MORTGAGEE**

Lincoln State Bank, a financial institution duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping, and restricting of the land described on this map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Type or Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

\_\_\_\_\_ COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 21\_\_\_\_, \_\_\_\_\_ (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

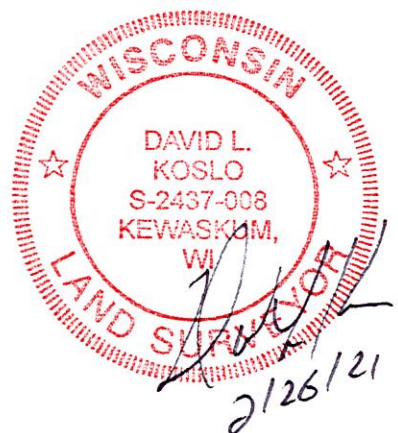
Notary Signature: \_\_\_\_\_

Print Notary Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

(Notary Seal)



**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

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**COMMON COUNCIL APPROVAL**

This certified survey map was approved under Resolution File No. \_\_\_\_\_

adopted by the Common Council of the City of Franklin on \_\_\_\_\_ .

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Type or Print Name: \_\_\_\_\_  
(Stephen R. Olson, Mayor)

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Type or Print Name: \_\_\_\_\_  
(Sandra L. Wesolowski, City Clerk)



## REPORT TO THE PLAN COMMISSION

Meeting of June 3, 2021

## Site Plan Amendment

---

**RECOMMENDATION:** City Development Staff recommends approval of this Site Plan Amendment, subject to the conditions set forth in the attached resolution.

---

**Project Name:** Maynard Site Plan Amendment for a garage enlargement  
**Project Address:** 10953 South 92<sup>nd</sup> Street  
**Applicant:** Brent A. Maynard  
**Property Owner:** Brent A. Maynard  
**Zoning:** A-2 Prime Agricultural District  
**Use of Surrounding Properties:** Agricultural to the north, east and west and single-family residential zoned prime agricultural (A-2) to the south  
**Applicant's Action Requested:** Approval of the proposed Site Plan Amendment to allow for a larger garage with a floor area of 1,380 square feet.

---

**INTRODUCTION AND ANALYSIS:**

On March 1, 2021, the applicant submitted a site plan amendment for a garage enlargement, it is noted that a site plan amendment is required because this property is located in the Prime Agricultural zoning district (A-2) and the resulting garage floor area (1,380 sf) is exceeding the maximum size for residential accessory structures (900 sf). City Development staff noted that the proposed enlargement was encroaching into the side setback and informed the applicant of two options: to revise the site plan to meet building setback or to request a variance to the Board of Zoning and Building Appeals (BZBA). Then, the applicant submitted a variance application on March 15.

At its May 19, 2021, regular meeting, the BZBA granted the requested variance from Table 15-3.0315 of the Unified Development Ordinance to allow for a reduced side yard setback of 19 feet for the enlargement of a detached garage, while the minimum side yard setback is 25 feet in the A-2 Prime Agricultural District. The staff report to the BZBA and decision are attached to this meeting packet for reference.

**STAFF RECOMMENDATION**

City Development Staff recommends approval of this Site Plan Amendment, subject to the conditions set forth in the attached resolution.

## RESOLUTION NO. 2021-\_\_\_\_\_

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY  
LOCATED AT 10953 SOUTH 92ND STREET TO ALLOW FOR THE ENLARGEMENT  
OF AN EXISTING GARAGE IN THE PRIME AGRICULTURAL ZONING DISTRICT  
(TAX KEY NO. 986-9999-000)  
(BRENT A. MAYNARD, APPLICANT)

---

WHEREAS, Brent A. Maynard having applied for an amendment to the site plan for the property located at 10953 South 92nd Street, for which property a variance was granted to allow for a detached accessory building within the front yard of the property, at the Board of Zoning & Building Appeals meeting on May 20, 2015, Case No. 2015-04, and a second variance was granted to extend the back of the existing garage by 16 feet, encroaching into the property's side setback [the encroachment is permitted pursuant to a variance from Table 15-3.0315 of the Unified Development Ordinance] by the Board of Zoning & Building Appeals at its May 19, 2021 meeting, Case No. 2021-03; and

WHEREAS, such proposed amendment proposes extension of the back of an existing garage by 16 feet, encroaching into the property's side setback [a site plan amendment is required because this property is located in the Prime Agricultural zoning district (A-2) and the resulting garage floor area (1,380 square feet) exceeds the maximum size for residential accessory structures (900 square feet)], and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Brent A. Maynard, dated March 1, 2021, as submitted by Brent A. Maynard, as described above, be and the same is hereby approved, subject to the following conditions:

1. Brent A. Maynard, successors and assigns and any developer of the Brent A. Maynard garage enlargement 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, for the Brent A. Maynard garage enlargement 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.
2. The approval granted hereunder is conditional upon Brent A. Maynard and the

BRENT A. MAYNARD - SITE PLAN AMENDMENT  
RESOLUTION NO. 2021-\_\_\_\_\_

Page 2

garage enlargement project for the property located at 10953 South 92nd Street: (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.

3. The Brent A. Maynard garage enlargement project shall be developed in substantial compliance with the plans City file-stamped March 1, 2021.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Brent A. Maynard garage enlargement as depicted upon the plans City file-stamped March 1, 2021, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 10953 South 92nd Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

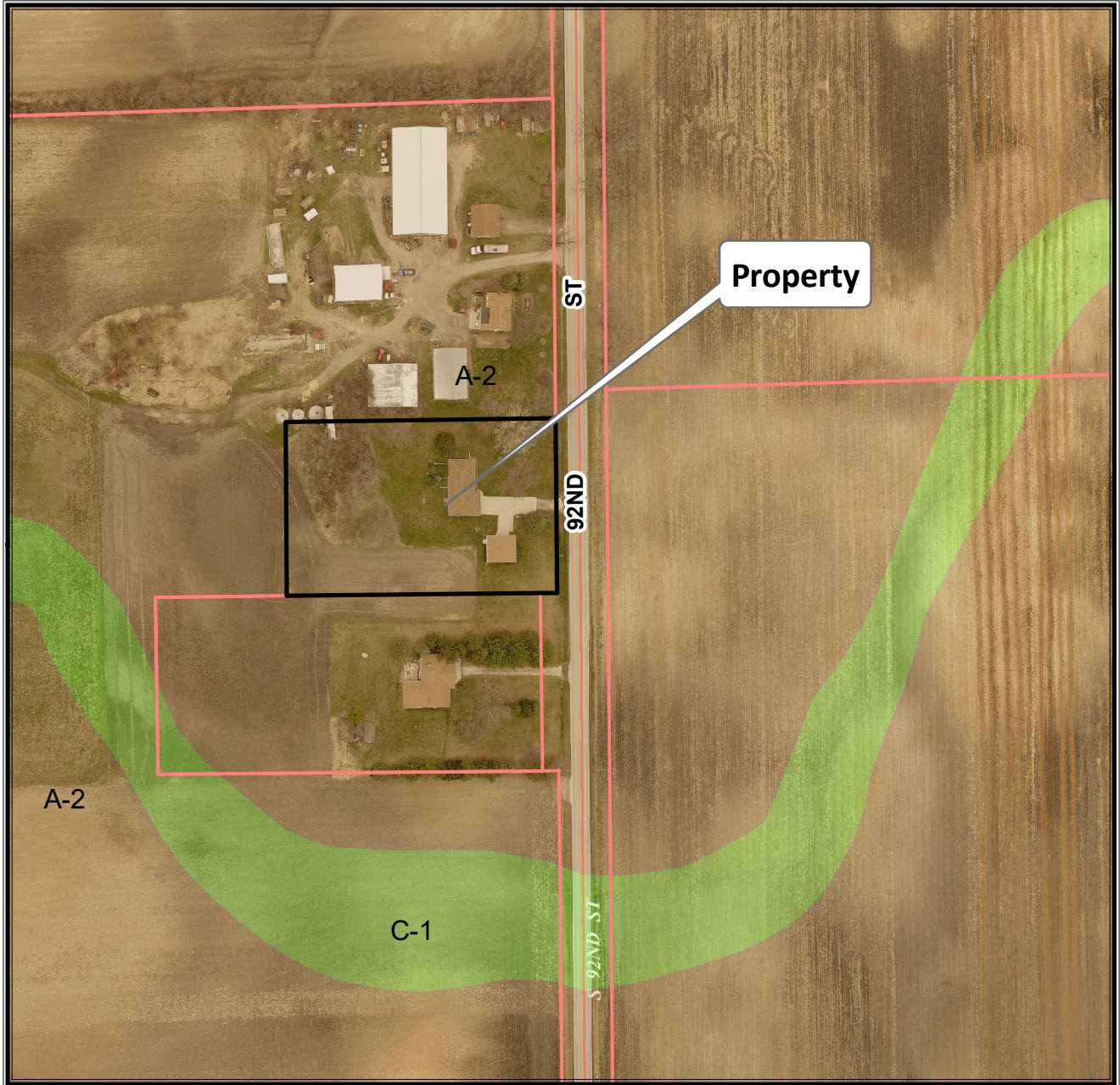
\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

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

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

10953 S. 92nd Street  
TKN: 986 9999 000



**Planning Department**  
**(414) 425-4024**

0 110 220 440 Feet

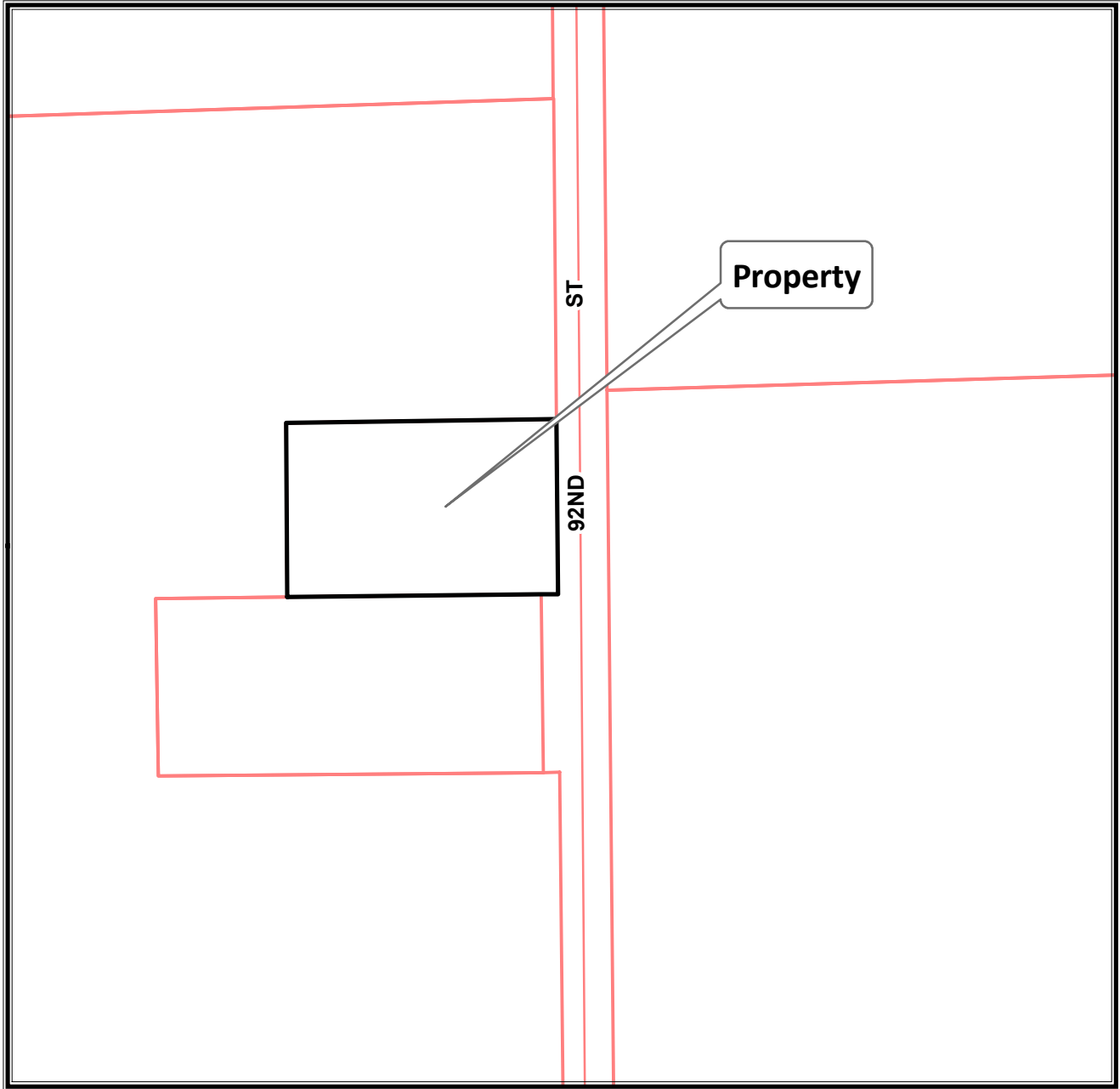
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



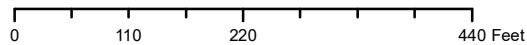
**NORTH**  
2021 Aerial Photo



10953 S. 92nd Street  
TKN: 986 9999 000

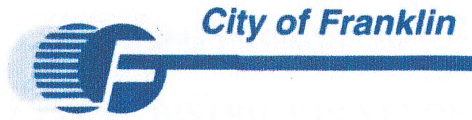


**Planning Department**  
**(414) 425-4024**



*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.*





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

## SITE PLAN / SITE PLAN AMENDMENT APPLICATION

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

<p><b>Applicant (Full Legal Name[s]):</b>          Name: <u>Brent Maynard</u>          Company: _____          Mailing Address: <u>10953 S. 92nd Street</u>          City / State: <u>Franklin, WI</u> Zip: <u>53132</u>          Phone: <u>414-412-5169</u>          Email Address: <u>Bmaynard@vjscs.com</u></p> <p><b>Project Property Information:</b>          Property Address: <u>10953 S. 92nd St. Franklin</u>          Property Owner(s): <u>Brent Maynard</u>          Mailing Address: <u>10953 S. 92nd St. Franklin</u>          City / State: <u>Franklin, WI</u> Zip: <u>53132</u>          Email Address: <u>Bmaynard@vjscs.com</u></p>	<p><b>Applicant is Represented by: (contact person)(Full Legal Name[s])</b>          Name: _____          Company: _____          Mailing Address: _____          City / State: _____ Zip: _____          Phone: _____          Email Address: _____</p> <p>Tax Key Nos: <u>986 9999 000</u>          Existing Zoning: _____          Existing Use: _____          Proposed Use: _____          Future Land Use Identification: _____</p>
<p>*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <a href="http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm">http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm</a></p>	

**Site Plan/Site Plan Amendment 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:
  - Tier 1: \$2000
  - Tier 2: \$1000 (Lot size ≤ 1 acre)
  - Tier 3: \$500 (≤ 10% increase or decrease in total floor area of all structures with no change to parking; or change to parking only).
- Legal Description for the subject property (WORD.doc or compatible format).
- Seven (7) complete **collated** sets of Application materials to include:
  - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)
  - Seven (7) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
  - Reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package will be at Planning staff recommendation, if applicable.
- One colored copy (11"x17") of the building elevations, if applicable.
- One copy of the Site Intensity and Capacity Calculations, if applicable (see Division 15-3.0500 of the UDO).
- Three copies of the Natural Resource Protection report, if applicable (see Section 15-7.0103Q of the UDO).
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within ten business days. Additional materials may be required.
- Site Plan/Site Plan amendment requests require Plan Commission or Community Development Authority review and approval.

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).*

Brent Maynard  
 Signature - Property Owner  
Brent Maynard, owner  
 Name & Title (PRINT)  
 Date: 2/27/21

Brent Maynard  
 Signature - Applicant  
Brent Maynard, owner  
 Name & Title (PRINT)  
 Date: 2/27/21

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

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

## Project Summary

Brent Maynard

10953 S. 92<sup>nd</sup> Street

## Description

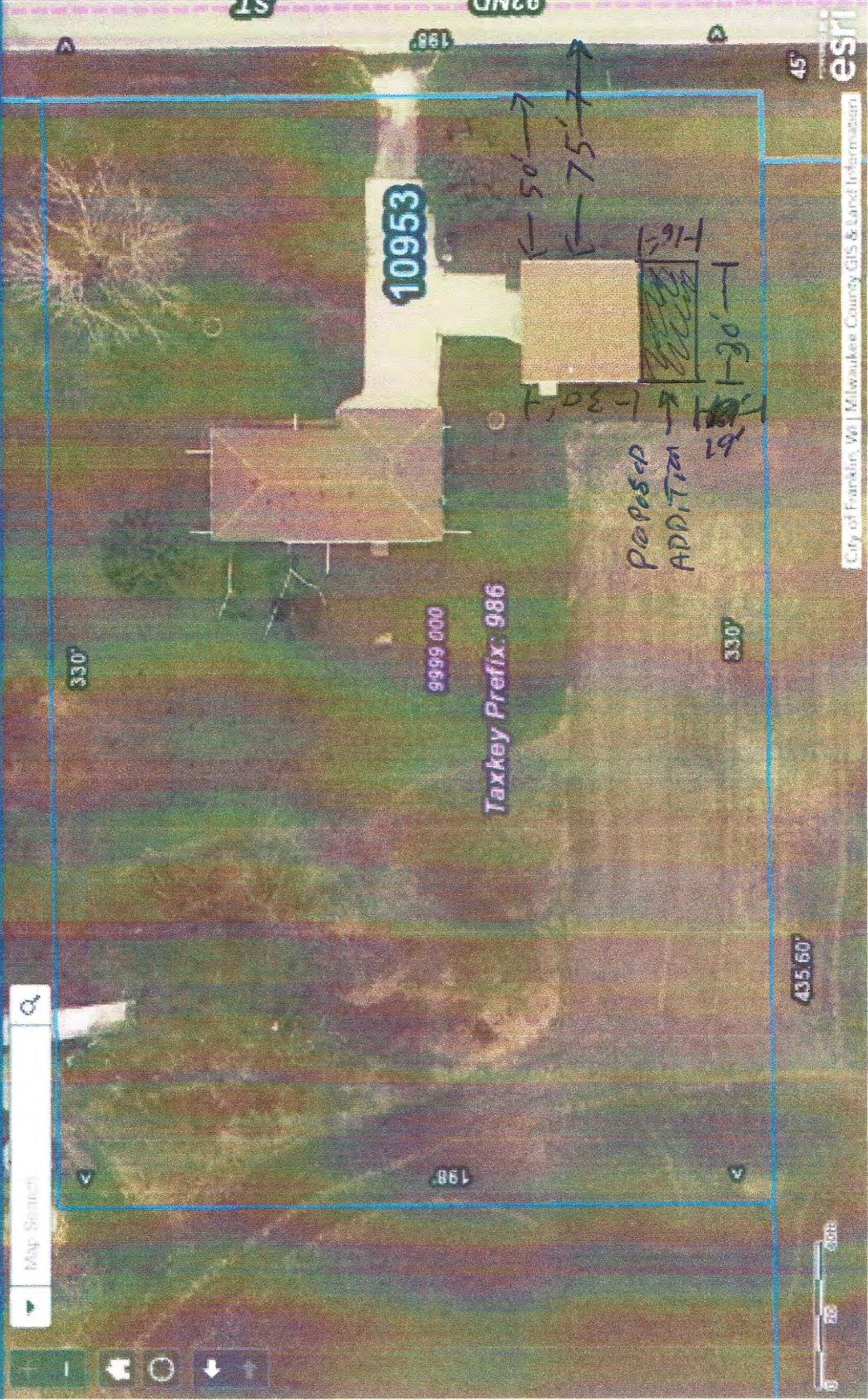
Would like to extend the back of our freestanding garage 16 feet. The current garage is 30x30 and I would like to increase it by 16 feet in length to the south. With the addition of 16 feet, it will leave 19 feet to the property line to the south and 50 feet to property line on the east side. It would be standard wood framed construction to match the existing garage and slab on grade concrete floor. It would be expanded to the current yard, it will not take away from any farmed parts of our land.

## Estimated Project Cost

\$6,500

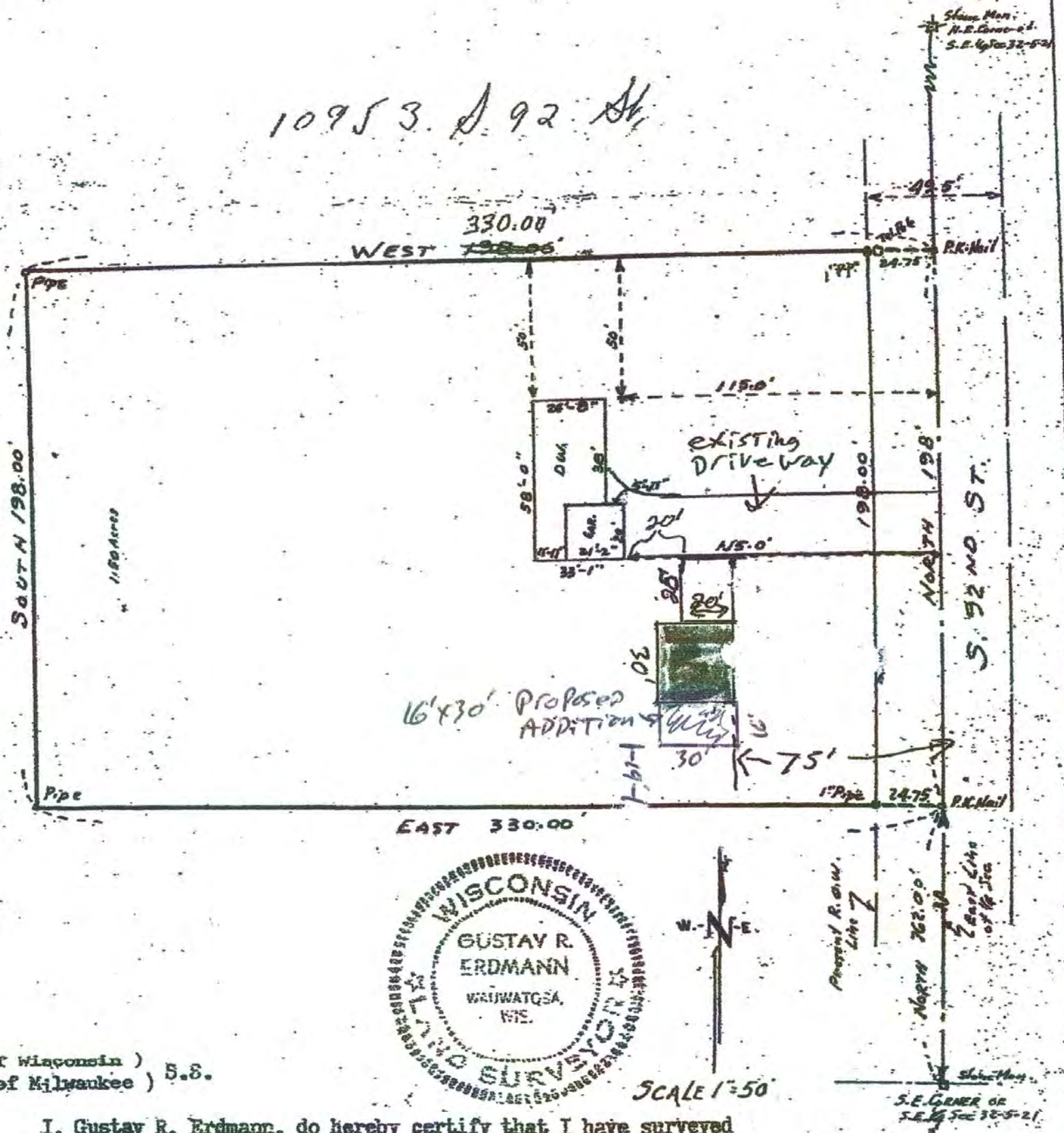


Map Search



Joseph Mainus  
 Description :- That part of the South 1/2 of the S. E. 1/4 of Section 32, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows, to wit : Commencing at a point in the East line of said 1/4 section and 762.00 feet North of the Southeast corner of said 1/4 section; continuing thence North on and along the East line of said 1/4 section 198.00 feet to a point; thence West and at right angles to the East line of said 1/4 section 330.00 feet to a point; thence South and parallel to the East line of said 1/4 section 198.00 feet to a point; thence East 330.00 feet to the place of beginning, containing 1.50 acres of land. The Easterly 24.75 feet being used for road purposes.

10953 A 92 St



SCALE 1"=50'

of Wisconsin )  
 of Milwaukee ) S.S.

I, Gustav R. Erdmann, do hereby certify that I have surveyed above described property according to official records, and that the above drawn is a correct representation of said survey.

:- August 9, 1959.

:- Building is staked out as shown.

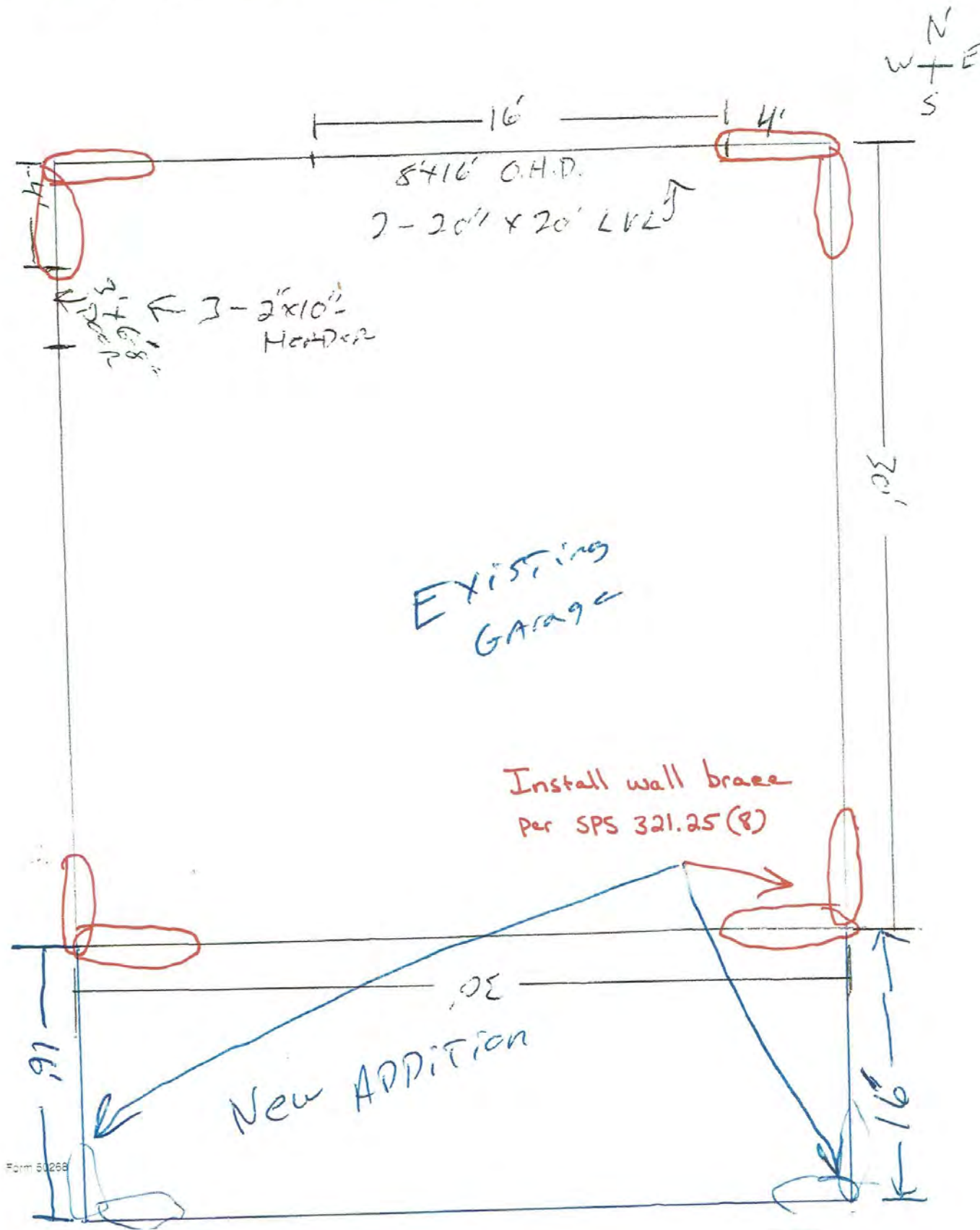
*Gustav R. Erdmann*  
 Registered Land Surveyor

PROJECT: 10953 S. 92nd

DATE:

SUBJECT: Garage Floor Plan

3/16" scale













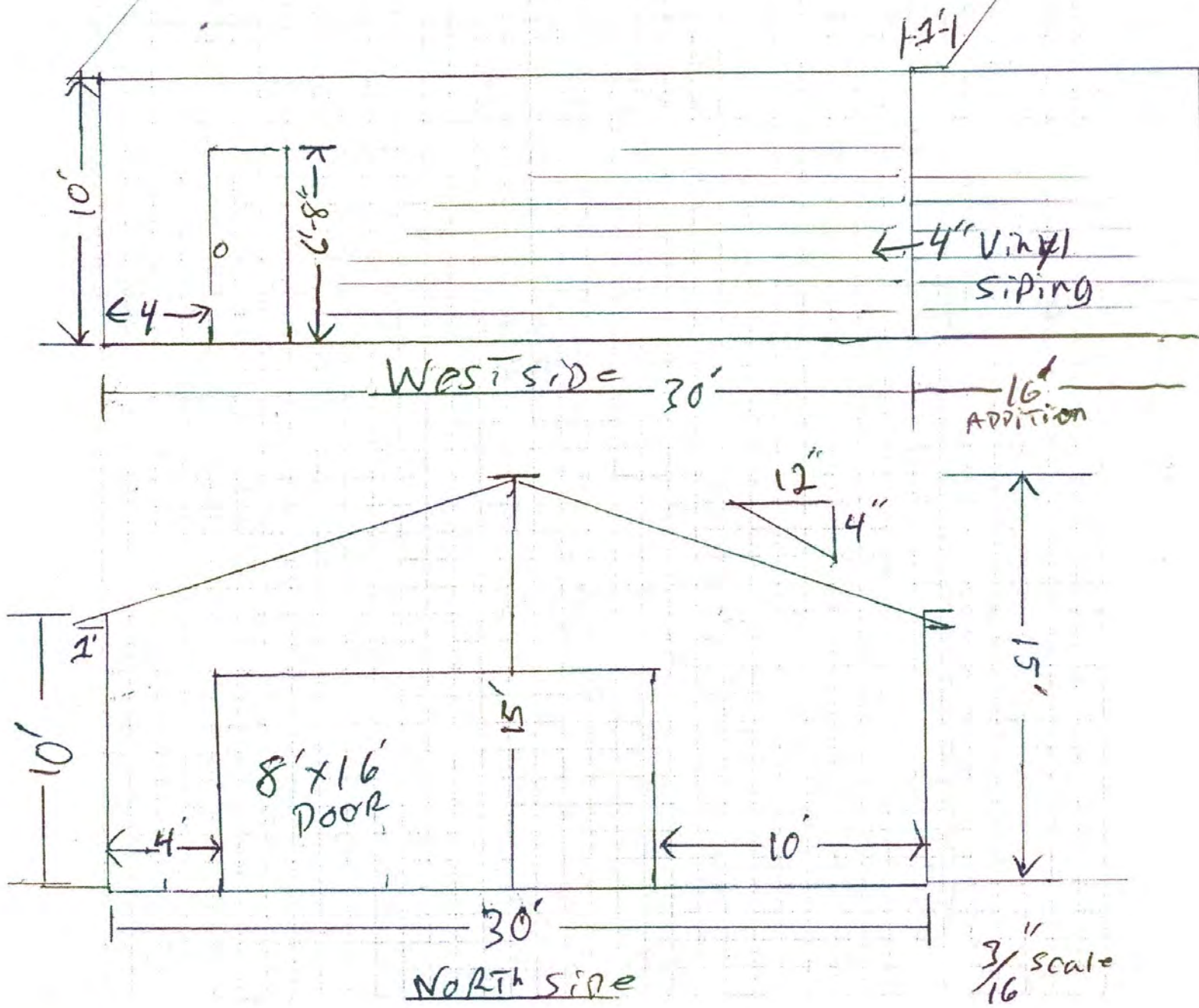


W233 N2847 Roundy Circle West  
Pewaukee, Wisconsin 53072  
Phone: 262.542.9000  
Fax: 262.542.1371  
www.vjcs.com

You Can Build on That

PROJECT: 10953 S. 92nd<sup>ST</sup> DATE: \_\_\_\_\_

SUBJECT: Garage / Brent Maynard

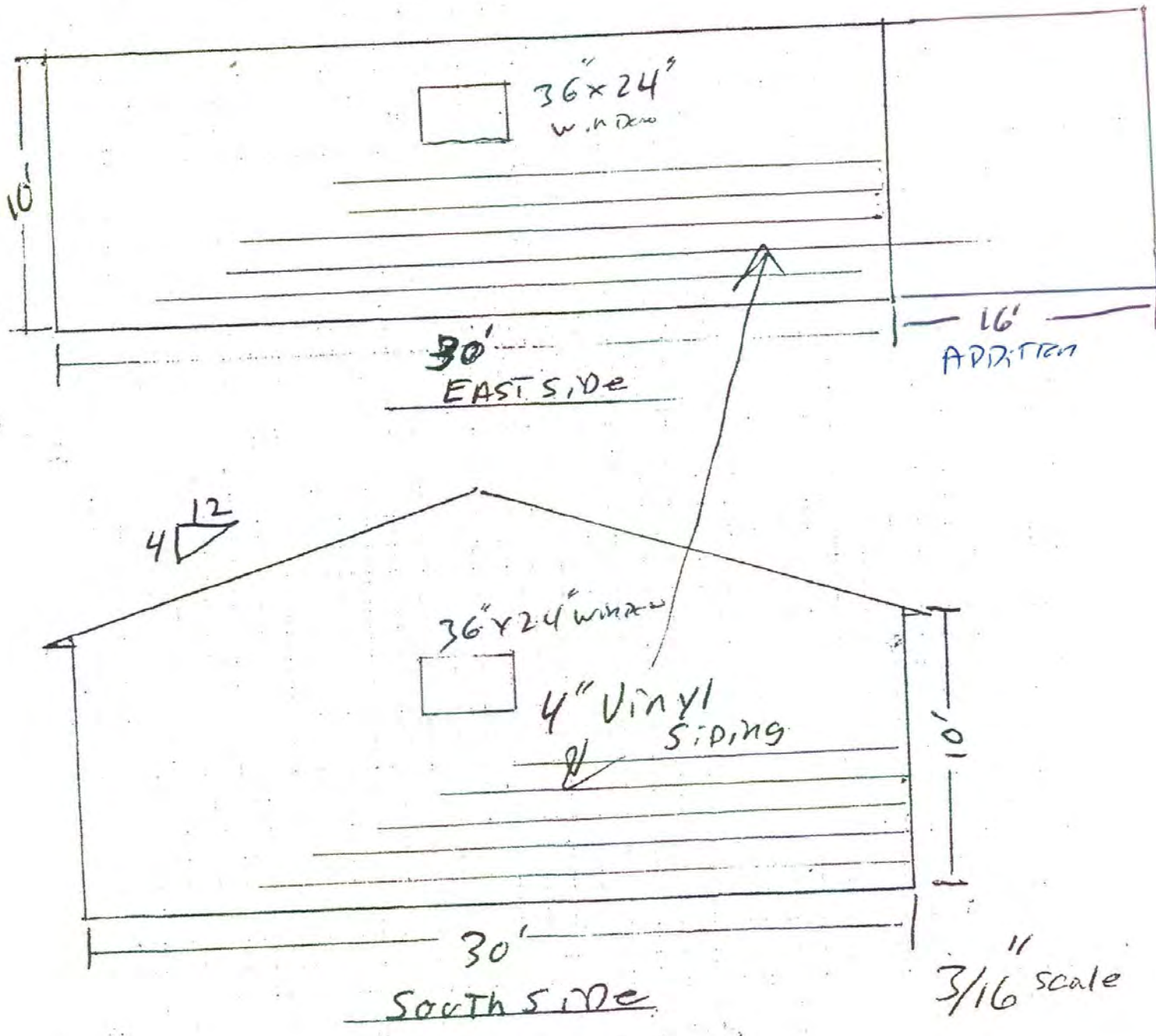




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PROJECT: 10953 S. 92nd<sup>ST</sup> DATE: \_\_\_\_\_  
SUBJECT: Garage / Brent Maynard



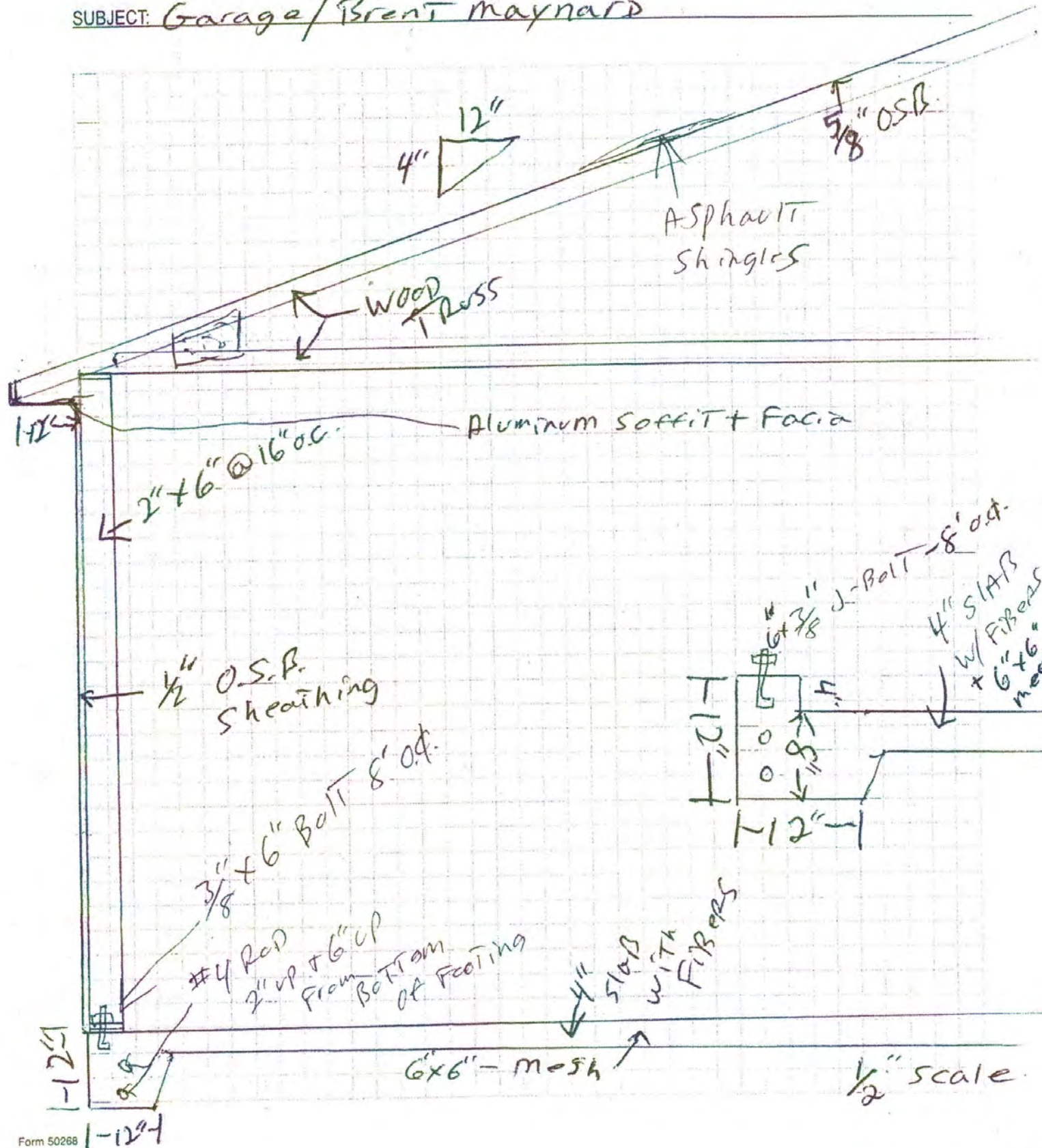


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SUBJECT: Garage/Brent Maynard



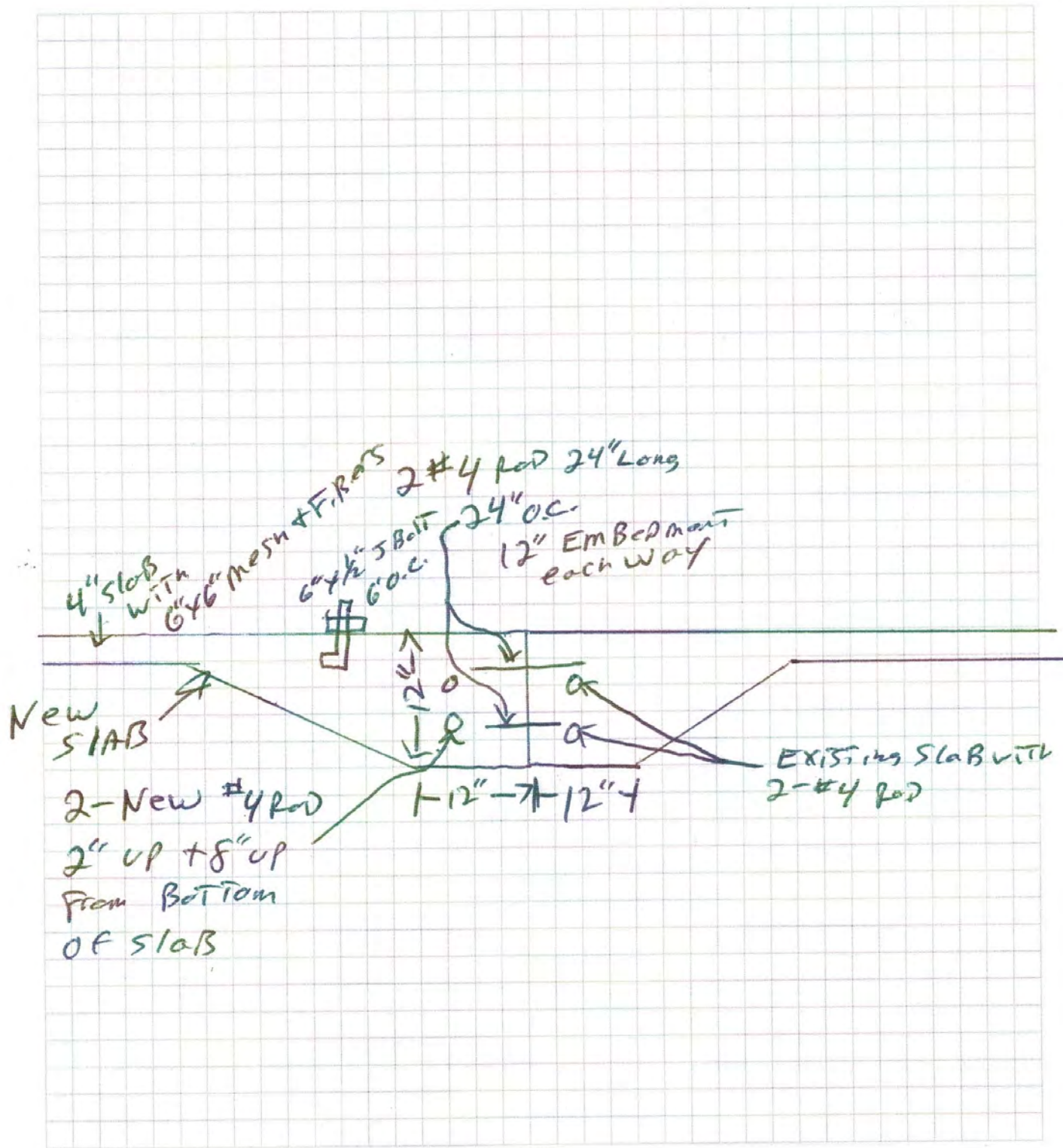


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You Can Build on That

PROJECT: 10953 S. 92<sup>ST</sup> DATE:

SUBJECT: Garage / Brent Maynard





Department of City Development  
9229 West Loomis Road, Franklin, Wisconsin 53132  
(414) 425-4024

May 20, 2021

Brent A. Maynard  
10953 S. 92<sup>nd</sup> Street  
Franklin, WI 53132

**Re: City of Franklin Board of Zoning & Building Appeals Decision  
Variance, Case No. 2021-03**

Mr. Maynard:

Please be advised that on May 19, 2021, the Board of Zoning & Building Appeals of the City of Franklin heard your Variance request for a property located at 10953 S. 92<sup>nd</sup> Street and carried the following motion:

*A motion to approve a Variance from Table 15-3.0315 of the Unified Development Ordinance to allow for a reduced side yard setback of 19 feet for the enlargement of a detached garage, while the minimum side yard setback is 25 feet in the A-2 Prime Agricultural District, for property located at 10953 S 92nd Street, Franklin, Wisconsin 53132; Tax Key No. 986-9999-000, pursuant to the Findings and Factors as presented by the applicant.*

The vote of the members was 5-0-0. Pursuant to the Unified Development Ordinance Section 15-0202(I), a vote of four members is required to pass a decision. Therefore, your Variance request has been approved. However, please note that you still need to obtain approval of a Site Plan amendment prior to the issuance of building permits because the subject property is located in the A-2 Prime Agricultural zoning district and the proposed garage is exceeding the maximum size for residential accessory structures (900 square feet).

A copy of the decision is included with this letter.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "RMM", is written over a light blue horizontal line.

Régulo Martínez-Montilva, AICP  
Principal Planner

Cc: 10953 S. 92<sup>nd</sup> Street, Paper file, Elec. File.

**Affidavit**

I hereby depose and say that all the statements contained in any and all papers submitted herewith this Application are true.

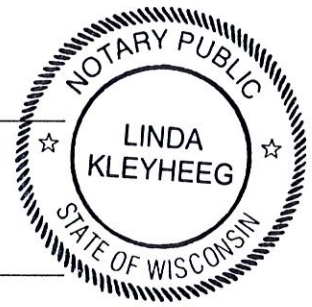
Signature of Property Owner 1: [Signature] Signature of Property Owner 2: \_\_\_\_\_

Name and Title: Brent Maynard owner Name and Title: \_\_\_\_\_

STATE OF WISCONSIN )  
 ) SS  
 MILWAUKEE COUNTY )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15<sup>th</sup> DAY OF March, 2021.

[Signature]  
 NOTARY PUBLIC  
 MILWAUKEE COUNTY, WISCONSIN  
 My Commission Expires: 1/24/2025



**STAFF USE ONLY: DISPOSITION BY BOARD OF ZONING AND BUILDING APPEALS**

Application Received (Date): 03-15-2021 Hearing No. 2021-03

Property Owner(s) Name: Brent A. Maynard

Property Address: 10953 S. 92nd St.

BZBA Meeting Date: 05-19-21  Approved  Denied

**Signature of Board Members**

<u>[Signature]</u> KENNETH C. HUMONT Print Name: _____	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recues
<u>[Signature]</u> ROBERT A. KNACKERT Print Name: _____	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recues
<u>[Signature]</u> Patrick L. Leon Print Name: _____	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recues
<u>[Signature]</u> Patrick Hammer Print Name: _____	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recues
<u>[Signature]</u> Ryan Ross Print Name: _____	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recues