



PLAN COMMISSION MEETING AGENDA
Thursday, March 7, 2024 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of February 22, 2024.

C. Public Hearing Business Matters

1. **Allis Roller Special Use amendment.** Request to allow for parking and drives without curb and gutter, as well as outdoor storage, upon property located at 5801 W. Franklin Drive (931 9001 000).
2. **Kensington Way Natural Resource Features Special Exception (NRSE)** application by Greg Marso (applicant and property owner) for the purpose of allowing for grading and fill of wetland, wetland setback, and wetland buffer upon property located at 7570 S Kensington Way (794 0064 000).
3. **BFS LLC Special Use Amendment.** Request to add a special use for a car detailing business under SIC 7542, "Carwashes", upon property located at 8853 S. 27th Street (855 9944 000).

D. Business Matters

1. **Franklin Public School District Site Plan Amendment.** Request for approval of a Site Plan Amendment for a building addition, parking lot, landscaping, lighting, soccer fields, playground, detached storage building, and storm water management facilities upon property located at 8225, 8255, 8429, and 8459 West Forest Hill Avenue (838 9978 001).

E. Adjournment

The YouTube channel "City of Franklin WI" will be livestreaming the Plan Commission meeting so the public can watch and listen to it. <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular 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: March 21.

City of Franklin
Plan Commission Meeting
February 22, 2024
Minutes

unapproved

A. Call to Order and Roll Call

Commissioner Patrick Leon called the February, 22, 2024 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioner Patrick Leon, City Engineer Glen Morrow, Commissioners Kevin Haley, Michael Shawgo and Patricia Hogan. Excused were Mayor John Nelson and Alderwoman Courtney Day. Also present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva and Planning Associate Nick Fuchs.

B. Approval of Minutes – Regular Meeting of February 8, 2024

Commissioner Haley moved and Commissioner Shawgo seconded a motion to approve the February 8, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Ghaffar Area Exception.** Request a lot coverage increase for a storage shed at 5537 W. River Park Court (806 0340 000).

Principal Planner Martínez-Montilva presented the request and application.

The Official Notice of Public Hearing for a lot coverage increase for a storage shed was read in to the record by Principal Planner Martínez-Montilva and the Public Hearing opened at 6:08 pm and closed at 6:16 pm.

Commissioner Haley moved a motion to recommend approval of an Area Exception to allow for an increased lot coverage of 27.5% for a proposed shed, exceeding the R-6 as of right lot coverage of 25%, for property located at 5537 W. River Park Court, conditioned upon closure of the open enforcement case prior to presentation of this request before the Board of Zoning and Building Appeals. Motion died due to lack of second.

City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of an Area Exception to allow for an increased lot coverage of 27.5% for a proposed shed, exceeding the R-6 as of right lot coverage of 25%, for property located at 5537 W. River Park Court. On roll call vote, two ‘ayes’, two ‘noes’ and two absents; motion failed (2-2-2).

D. Business Matters

- 1. Spellman Trailers, Inc. Land Combination and Site Plan Amendment.** Request for approval of a Land Combination to combine Lot 1, Lot 2 and Lot 4 of Certified Survey Map No. 1330 and vacated service road lying north abutting Lots 1 and 2 and a Site Plan Amendment to allow construction of a building addition and other site modifications, upon properties located at

approximately 5921 West Ryan Road (Tax Key Nos. 899 9991 002, 899 9991 003 and 899 9991 005), and vacated service road.

Planning Associate Nick Fuchs presented the Site Plan Amendment application. Applicant Elvin Spellman and representative Leslie Scherrer-Pella also presented the Site Plan Amendment application.

Site Plan Amendment

City Engineer Morrow moved and Commissioner Shawgo seconded a motion to adopt a Resolution amending the Site Plan for properties located at approximately 5921 West Ryan Road to allow for a building addition, subject to the conditions in the draft Resolution. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Land Combination

City Engineer Morrow moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution to combine lot 1, lot 2, and lot 4 of Certified Survey Map No. 1330 and vacated service road to the north into a single parcel. On voice vote, all voted ‘aye’; motion carried (4-0-2).

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the meeting at 6:39 p.m. On voice vote, all voted ‘aye’; motion carried (4-0-2).



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of March 7, 2024
Special Use amendment

RECOMMENDATION

Special Use Amendment: City Development Staff recommends denial of the request to remove the curb and gutter requirement; and approval with conditions of the request to allow for outdoor storage. The Economic Development Commission recommended approval of this Special Use amendment request.

Site Plan Amendment: No action required, the Economic Development Commission approved the Site Plan conditioned upon the Special Use amendment. If the Special Use request is denied, the applicant shall revise the Site Plan to depict curb and gutter on all drives and parking; and to remove the outdoor storage area.

Table with 2 columns: Field Name and Value. Fields include Project Name, Property Owner, Applicant, Property Address/TKN, Aldermanic District, Zoning District, 2025 Future Land Use, Use of Surrounding Properties, and Staff planner.

Please note:

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

Special Use Amendment:

Last year, the applicant submitted a Site Plan amendment to allow for a building addition and other site improvements. City Development staff reviewed it and informed the applicant that the previous Special Use permit requires installation of curb and gutter on the parking lot and driveway (condition 5) and that outdoor storage is prohibited (condition 8). The applicant is now submitting a Special Use to amend these conditions: requesting to remove the requirement of curb and gutter installation; and to allow for outdoor storage of metal shipping racks and wood pallets south of the proposed building addition.

Since this facility is located in the Franklin Industrial Park, the Special Use amendment goes before the Economic Development Commission (EDC) for recommendation, the Plan Commission for public hearing and recommendation; and the Common Council for decision. The Site Plan amendment requires approval by Economic Development Commission (EDC).

Allis Roller received a Zoning Compliance permit in 2014 for Contract Manufacturer of Machined Parts and Complex Weldments as continuation of the Special Use permit (Resolution No. 2003-5502) granted to Qualified Products & Northern Gear (Nortek).

Curb and gutter

Per Special Use Resolution No. 2003-5502, condition 5: “any future expansion of the Special Use requires installation of curb and gutter on the parking lot and driveway”. According to the project narrative, the applicant is requesting to remove this condition for the following reasons:

- “We do understand the streets and avenues in the park have C&G, however, the majority of the buildings in the park around us, including our current parking areas, do not have C&G”.
- “One concern we have is the grade on the north side of the building is designed to have stormwater flow entirely across the pavement and into the grass areas and swales, adding curb to the north lot will stop the flow of water and create ponding in the warm months and ice build-up in the winter. Our current storm water run-off plans for the expansion include ponds and collection areas to capture the run-off”.
- “The installation of C&G is approximately a \$150k adder to our project, which does not add to the value, safety, or productivity of the property”.

Staff recommends denial of this request based on the Unified Development Ordinance Section 15-5.0202E1 (next page) because curb and gutter is installed on adjacent streets (Franklin Drive and 57th Street). Staff acknowledges that curb and gutter is not installed on S. 60th Street.



View of the exiting Allis Roller building, note that curb and gutter is installed on S. 57th Street
Photo by City Development staff

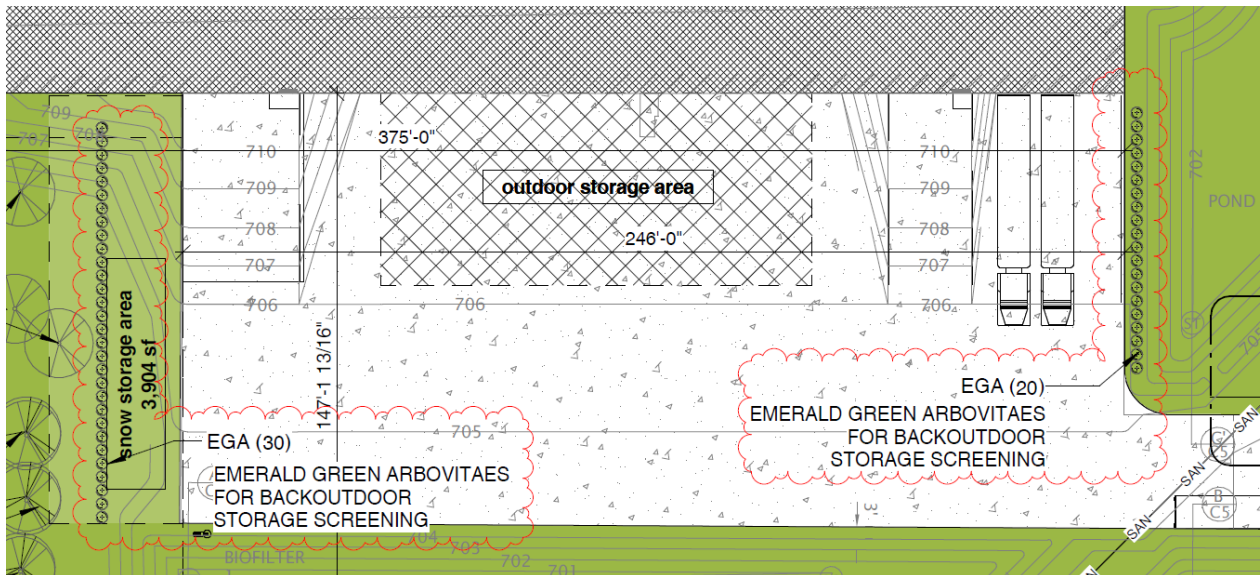
“Concrete Curb and Gutter Required for All Off-Street Parking Areas. Concrete curb and gutter shall be installed surrounding all new driveway, parking lot and landscape islands. This provision may be waived by the Plan Commission for additions to existing structures located in areas without a predominance of curb and gutter when curb and gutter is not installed on the adjacent street right-of-way, or is not anticipated to be constructed on the street right-of-way in a future street reconstruction in a reasonable period of time” [emphasis added].

The Economic Development Commission has recommended approval of the applicant’s request to waive the curb and gutter requirement, with the exception of the complete front parking lot (north) and all driveways connections to 57th Street. The applicant is proposing to install curb and gutter in said areas as depicted in Exhibit A of the attached draft Special Use Resolution.

Outdoor Storage

The applicant is requesting approval for outdoor storage of non-combustible crates in an area located directly behind the proposed facility for the following reason: “The metal shipping racks use a lot of floor space, and we prefer to use the floor space for production. When we build the new building, we will have ample floor space to store the racks inside, however, as we fill the building with new equipment and production lines (and jobs) we would like the option to store the racks outside if necessary”.

Pursuant to the Franklin Industrial Park Planned Development District (PDD), Ordinance 85-864, Section 12.10(14), outdoor storage areas must be located behind the building setback line and must be screened from streets and adjoining properties by a solid wall, fence or other screening approved by the EDC. The proposed outdoor storage area would be behind the setback line and screened by arborvitae as depicted in the landscape plan.



Landscape plan, sheet A102 (detail).

City Development staff recommends approval of this request to allow for outdoor storage subject to the following condition:

- Any of the proposed emerald green arborvitaes for back outdoor storage screening that do not survive must be replaced with plant materials of the same or like species of equal size within the next planting season, but in any event, within six months of the plant's demise. The property owner will be responsible of said replacement.

The applicant submitted a memorandum dated February 7, 2024, addressing Fire Department concerns about the proposed outdoor storage area, the applicant stated that: "Due to fire hazard concerns of storing wood pallets outside, all the wood pallets will be stored inside the addition area where sprinkler system protects the complete facility. Only non-combustible crates will be stored in this area".

City Development staff noticed outdoor storage of materials and supplies south of the existing building, which is prohibited per the Special Use permit. If this request is not approved, the applicant is responsible for removing all materials and products stored outside the building.



View of existing outdoor storage from S. 60th Street
Photo by City Development staff

Site Plan Amendment:

No action from the Plan Commission is required for the Site Plan amendment. Project description and analysis below for reference.

Site Plan amendment to allow for a building addition for Allis Roller. The existing building is 98,365 sq. ft. and the proposed addition would be 88,818 sq. ft., other site improvements include: loading areas, surface parking, stormwater management facilities, a driveway and relocation of an existing sanitary sewer line.

Per the Special Use Resolution No. 2003-5502, condition #11 “all additions or alterations to the Building and/or Site Plan shall be approved by the Economic Development Commission prior to Building Permit issuance”.

The applicant is proposing an 88,818 square foot building addition on the south side of the existing industrial building. The subject site has an area of 474,209 square feet, the resulting Floor Area Ratio (FAR) would be 0.49, which is in compliance with the maximum permitted FAR of 1.5 per the Planned Development District (PDD) Ordinance 85-864.

The proposed building addition complies with the building setback requirements of the Franklin Industrial Park.

Parking

The minimum parking ratio in the Franklin Industrial Park is 1 parking stall per 2 employees on the two largest shifts combined. This facility would have a total of 120 employees in the first and second shifts combined, so 60 parking stalls is the minimum requirement. The applicant is proposing 147 parking stalls and 6 accessible stalls which is in compliance with the PDD Ordinance for total quantity and the Unified Development Ordinance (UDO) for accessible parking.

Parking in the north end of the site is encroaching into the 25-foot parking setback, the applicant indicated that this parking is for visitors. Visitor parking in the parking setback may be allowed upon approval by the Economic Development Commission. City Development staff has no objections to the subject visitor parking because the chamfered lot corner act as a vision triangle at the intersection of Franklin Drive and 57th Street.

The applicant revised the original plans to comply with the minimum parking size of 180 sq. ft, the typical parking stall is 10 by 18 feet.

The proposed parking lot complies with the city’s snow storage standards that require a snow storage area representing at least 10% of the total parking and loading areas.

Landscaping

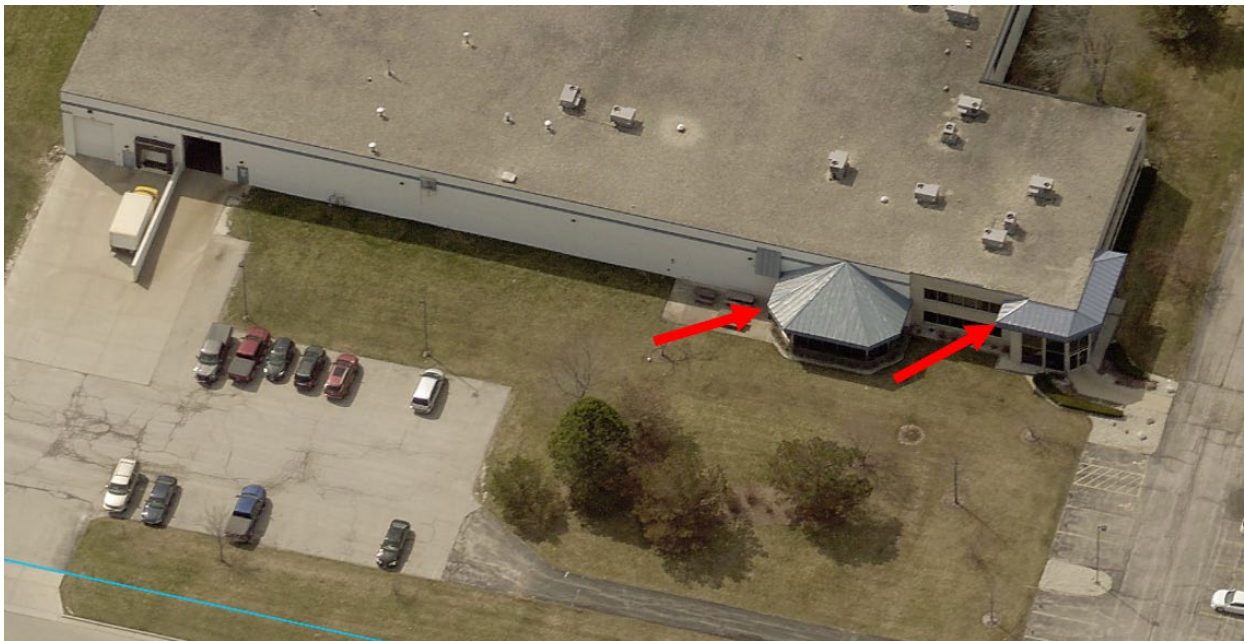
Pursuant to the Franklin Industrial Park PDD Ordinance 85-864 Section 12.10(12), “at least one street tree of an approved species and of at least six feet in height shall be planted for each 50 feet of frontage on proposed public streets and private drives”. The frontage of the subject site is approximately 2,000 feet (north, west and east property lines), therefore, 40 street trees are required. The applicant is proposing 11 new trees and to keep 29 existing trees for a total of 40 street trees which is compliance with this requirement.

Ordinance 85-864, Section 12.10(12) requires accessory landscape areas at least 5% of parking lots. The required accessory landscape area is 1,188 sq. ft. and the applicant is proposing 1,305 sq. ft, so this requirement is met.

Architecture

The proposed 28-foot high building addition complies with maximum permitted of 50 feet in the Franklin Industrial Park.

Section 12.10(11) “Architectural Control and Appearance” states: “That portion of any building facing a street, other than the street on which the building fronts, shall be finished in an attractive manner in keeping with the accepted standards used for industrial buildings, but need not be finished in a like manner as that portion of the building referred to as the front”. In this case, the main entrance to the existing building is located in the northeast with architectural features on the east building elevation, such as awnings and a canopy. City Development staff suggests the installation of awnings and/or canopies to the proposed east elevation similar to those located in the existing building, for consideration of the Economic Development Commission. This suggestion was not part of the motion for the Site Plan.



Pictometry imagery looking west indicating existing architectural features.

The applicant stated that “there’s no architectural gain to add canopies so the [owner] has chosen not add any canopy to the addition”.

Natural Resource Protection

The Unified Development Ordinance (UDO) Section 15-4.0102 requires a 30-foot wetland buffer where land disturbance activities and grading are not allowed and a 50-foot wetland setback where structures and pavements are not allowed. Essential services as defined in the UDO, such as sanitary sewers are exempt from these requirements.

According to the submitted wetland delineation report, wetland W-1 was artificially created in the opinion of the delineator. The applicant submitted determinations from the Wisconsin Department of Natural Resources and U.S. Army Corps of Engineers stating that wetland W-1 is

exempt from state and federal wetland regulations. Therefore, the city's natural resource protection standards don't apply to such wetland. .

Outdoor Lighting

The applicant is proposing ten wall lights, four canopy lights and five pole lights. The highest illumination level at the property line is 0.3 foot-candles while the maximum is 4.0 for total cut-off luminaires in this zoning district, so the proposed lighting complies with city standards.

Signs

The applicant is not proposing any outdoor signs at this time.

Miscellaneous

The applicant is proposing trash dumpsters under the new canopy on the east side along with a row of Emerald Green Arborvitaes to provide screening from public view.

The applicant is proposing to relocate the gas storage area to the east side with a 10-foot high privacy fence for screening purposes.

The applicant stated that the mechanical equipment will be located towards the center of the building addition and wouldn't be visible from the street.

Recommendation:

At its February 16, regular meeting, the Economic Development Commission recommended approval of this Special Use amendment, subject to the conditions set forth in the attached resolution.

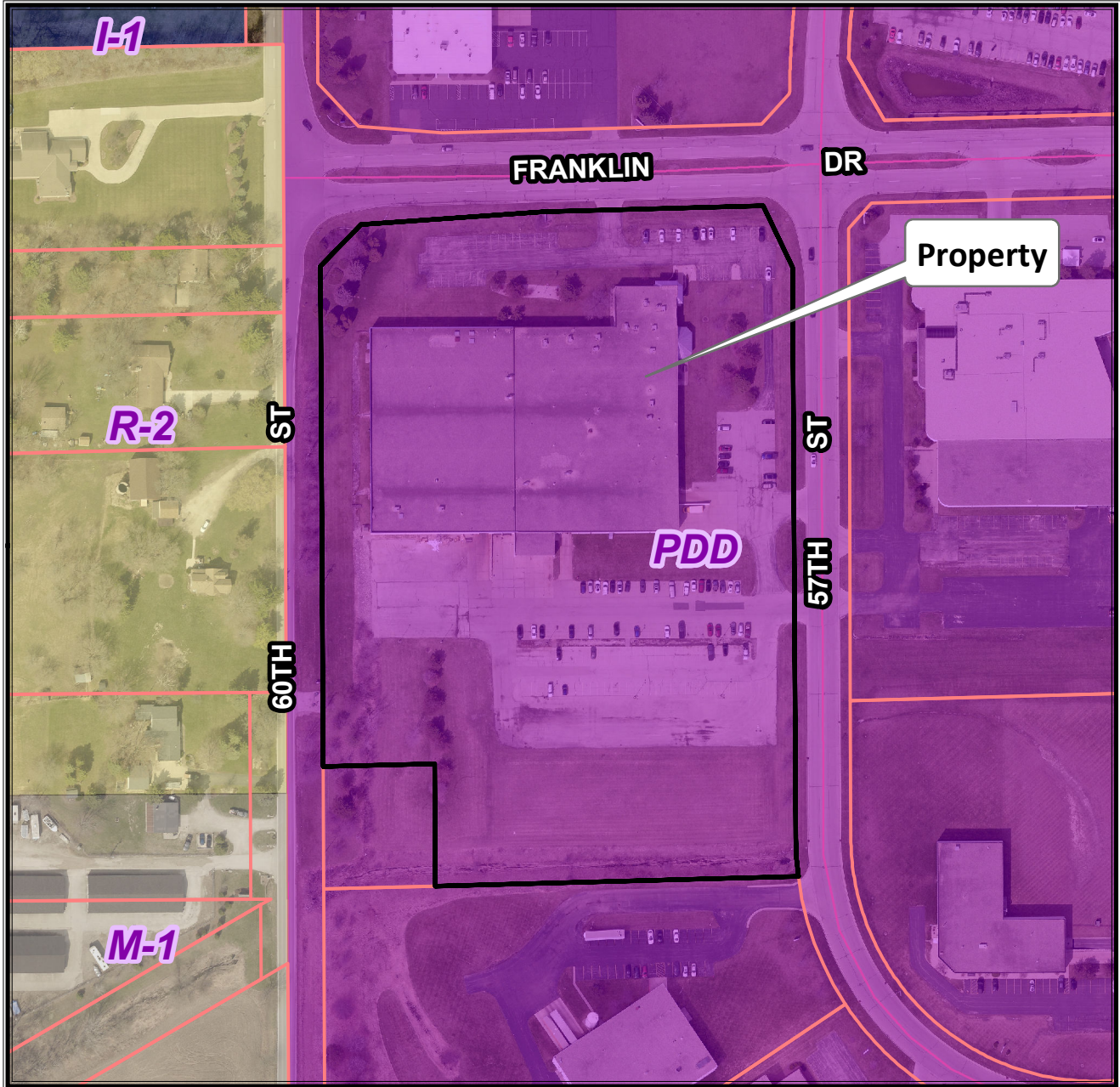
Special Use Amendment, curb and gutter: *Staff recommends denial based on the Unified Development Ordinance Section 15-5.0202E1 because curb and gutter is installed on adjacent streets (Franklin Drive and 57th Street).*

Special Use Amendment, outdoor storage: Staff recommends approval subject to the following condition:

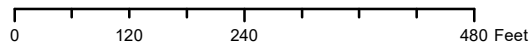
- Any of the proposed emerald green arborvitaes for back outdoor storage screening that do not survive must be replaced with plant materials of the same or like species of equal size within the next planting season, but in any event, within six months of the plant's demise. The property owner will be responsible of said replacement. (This condition is included in the attached resolution)

Site Plan amendment: No action required, the Economic Development Commission approved the Site Plan conditioned upon the Special Use amendment. If said Special Use amendment is denied, the applicant shall revise the Site Plan to depict curb and gutter on all drives and parking; and to remove the outdoor storage area.

5801 W. Franklin Drive
TKN: 931 9001 000

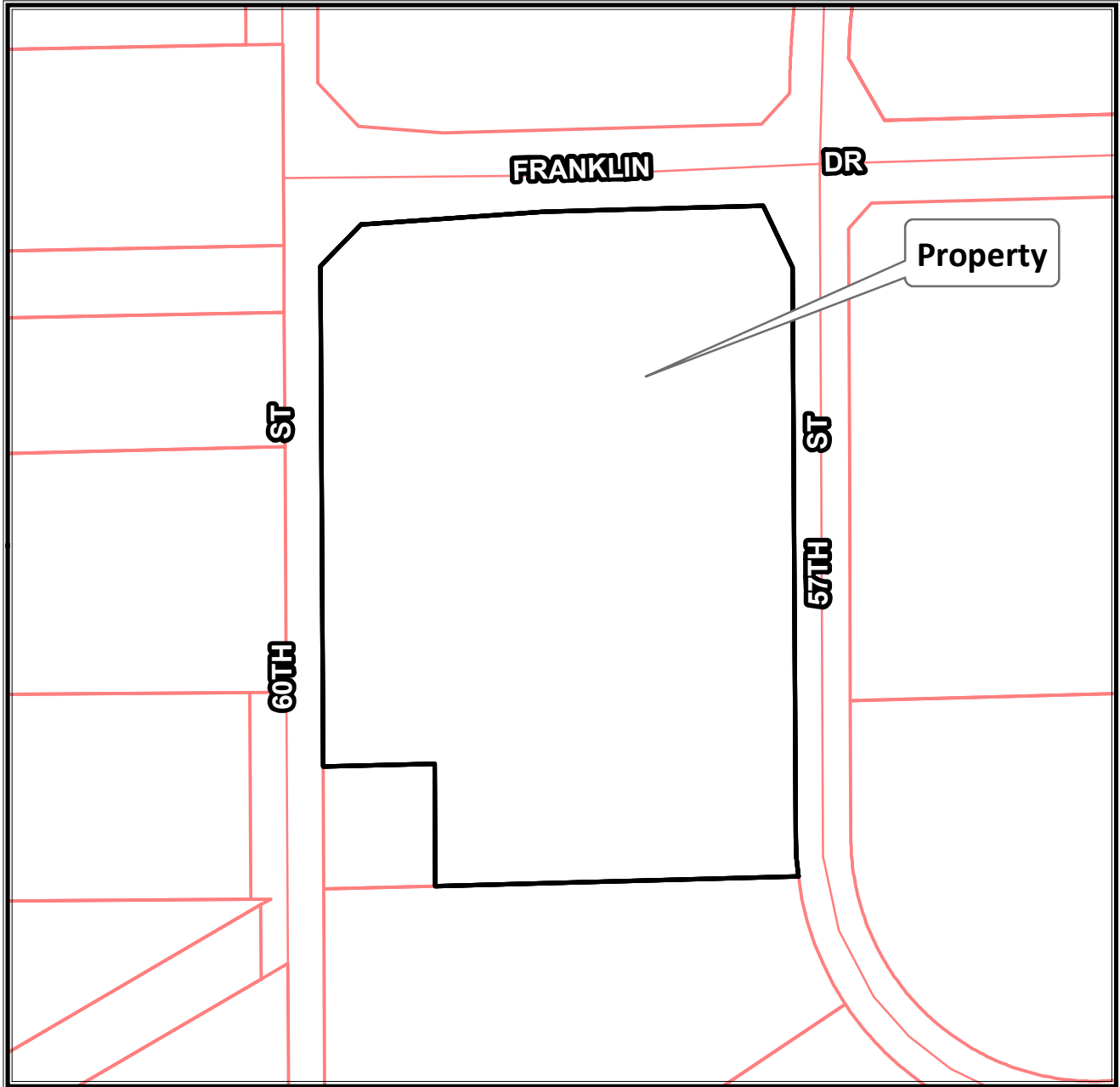


Planning Department
(414) 425-4024

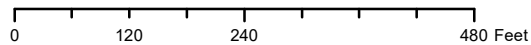


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

5801 W. Franklin Drive
TKN: 931 9001 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.



RESOLUTION NO. 2024-_____

A RESOLUTION TO AMEND RESOLUTION NO. 2003-5502 IMPOSING
CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR
5801 WEST FRANKLIN DRIVE
(ALLIS ROLLER LLC, PROPERTY OWNER)

WHEREAS, Russell Dudan, President of Allis Roller, LLC having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2003-5502, to remove condition of approval No. 5 requiring the installation of curb and gutter on the parking lot and driveway, and to remove condition of approval No. 8 prohibiting outdoor storage, for property located at 5801 West Franklin Drive, bearing Tax Key No. 931 9001 000, more particularly described as follows:

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 5 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.

WHEREAS, such petition having been duly referred to the Economic Development Commission for recommendation on the 16th day of February, 2024, and the Economic Development Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the ____ day of _____, 2024, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use amendment, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Russell Dudan, President of Allis Roller, LLC, for the approval of a Special Use amendment to allow for parking and drives without curb and gutter, and to allow for outdoor storage for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use amendment is approved only for the use of the subject property by Russell Dudan, President of Allis Roller, LLC, successors and assigns, as a Tool & Die Machining and Warehousing business, which shall be developed in substantial compliance with, and operated and maintained by Russell Dudan, President of Allis Roller, LLC, pursuant to those plans dated February 7, 2024 and annexed hereto and incorporated herein as Exhibit A.
2. Russell Dudan, President of Allis Roller, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Russell Dudan, President of Allis Roller, LLC, Special Use amendment, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Russell Dudan, President of Allis Roller, LLC, and the Special Use amendment, for the property located at 12000 West Loomis Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. This resolution is to amend Resolution 2003-5502, specifically to remove conditions of approval No. 5 “Any future expansion of the Special Use requires the installation of curb and gutter on the parking lot and driveway”, and No. 8 “Outside storage of materials and supplies shall be prohibited”, all other conditions of approval remain in effect. The proposed building expansion and exterior site improvements are subject to separate review and approval of a Site Plan amendment.
5. Any of the proposed emerald green arborvitae for back outdoor storage screening that do not survive must be replaced with plant materials of the same or like species

ALLIS ROLLER, LLC – SPECIAL USE AMENDMENT
RESOLUTION NO. 2024-_____

Page 3

of equal size within the next planting season, but in any event, within six months of the plant's demise. The property owner will be responsible of said replacement.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19 of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of 2003-5502, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2024.

ALLIS ROLLER, LLC – SPECIAL USE AMENDMENT
RESOLUTION NO. 2024-_____

Page 4

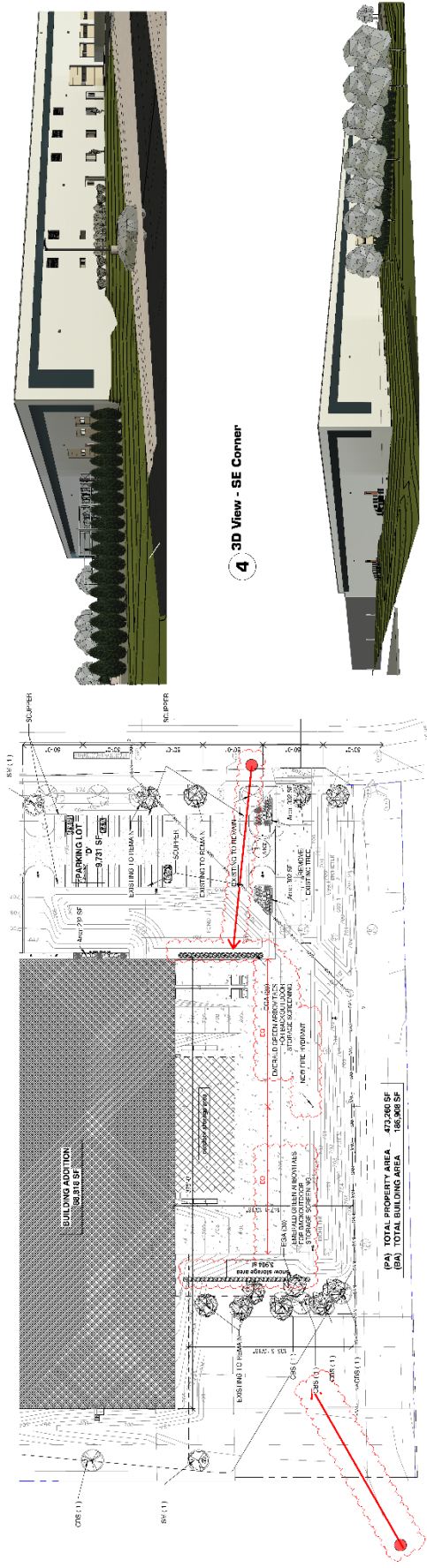
APPROVED:

John R. Nelson, Mayor

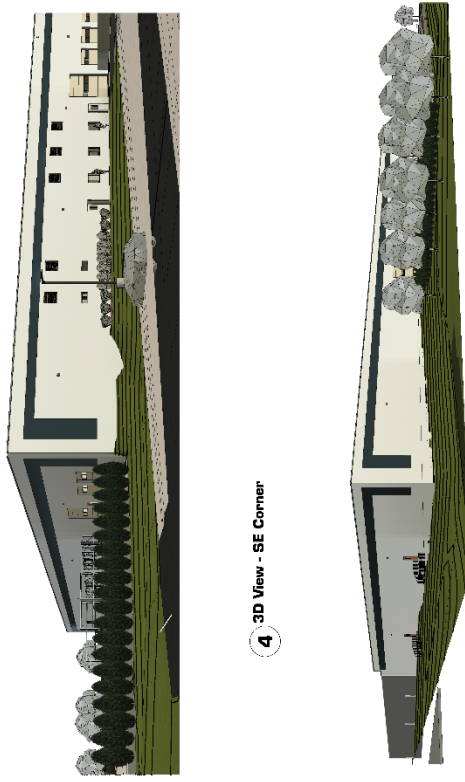
ATTEST:

Shirley Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

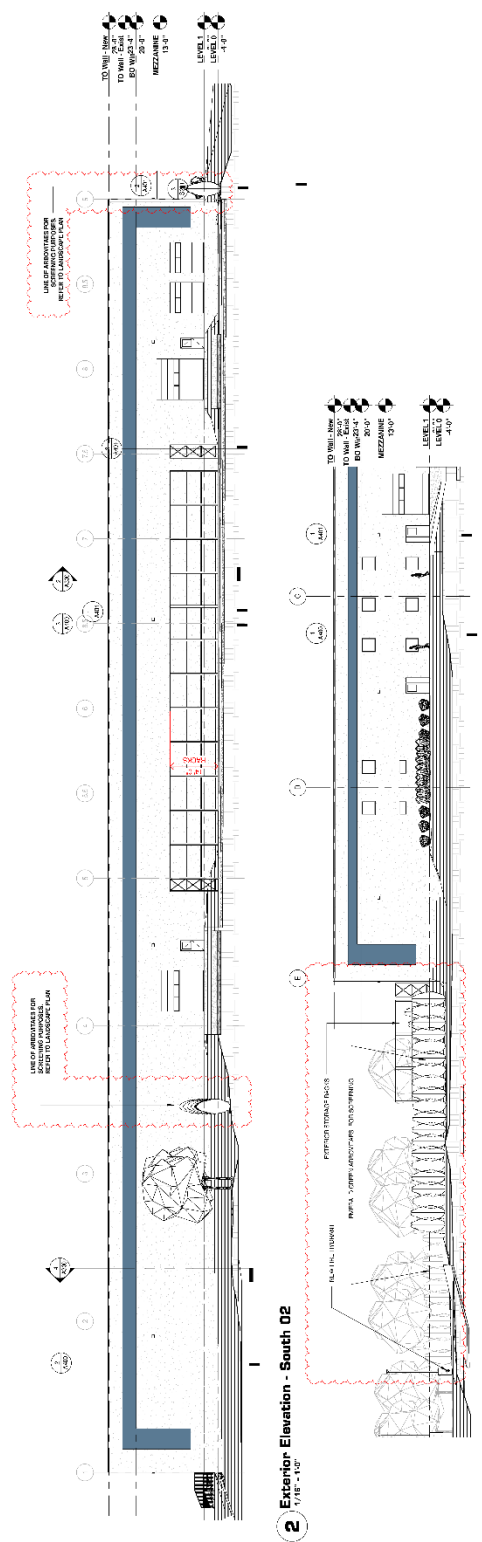


1 Reference Plan - 3D View locations.



4 3D View - SE Corner

5 3D View - SW Corner



2 Exterior Elevation - South 02

3 Exterior Elevation - East 02

ECONOMIC DEVELOPMENT COMMISSION
OF THE CITY OF FRANKLIN, WISCONSIN

[Draft 2-8-24]

RESOLUTION NO. 2024-_____

A RESOLUTION APPROVING A SITE PLAN AMENDMENT
FOR ALLIS ROLLER LLC
5801 WEST FRANKLIN DRIVE
(ALLIS ROLLER LLC, PROPERTY OWNER)

WHEREAS, Russell Dudan, President of Allis Roller LLC, having petitioned the City of Franklin for approval of a site plan amendment, for Allis Roller LLC, in the City of Franklin Industrial Park, property located at 5801 West Franklin Drive, Franklin Industrial Park; and

WHEREAS, the Economic Development Commission having reviewed the proposed site plan amendment and found same to be in compliance with and in furtherance of the standards of Planned Development District No. 7.

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development Commission of the City of Franklin, Wisconsin, that the site plan amendment City file-stamped February 7, 2024, attached hereto and incorporate herein as Exhibit A, be and the same is approved, subject to the following conditions:

1. That the Allis Roller LLC site plan amendment shall be constructed pursuant to such proposed plans 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 Economic Development Commission.
2. The conditions of approval for the Special Use permit granted by Resolution No. 2003-5502 remain in effect unless specifically amended by separate resolution.
3. This resolution is not approving parking lots without curb and gutter or outdoor storage, such improvements are conditioned upon approval of a separate Special Use Amendment.
4. The applicant must obtain a building permit from the Inspection Services Department prior to the construction of the proposed addition.
5. The applicant must obtain approval of utilities, grading and erosion control from the Engineering Department prior to any land disturbance activities.
6. If roof mounted mechanical equipment is visible from any public street, the owner will be responsible for providing appropriate screening.

Introduced at a regular meeting of the Economic Development Commission of the City of Franklin this _____ day of _____, 2024.

Passed and adopted at a regular meeting of the Economic Development Commission of the City of Franklin this _____ day of _____, 2024.

APPROVED:

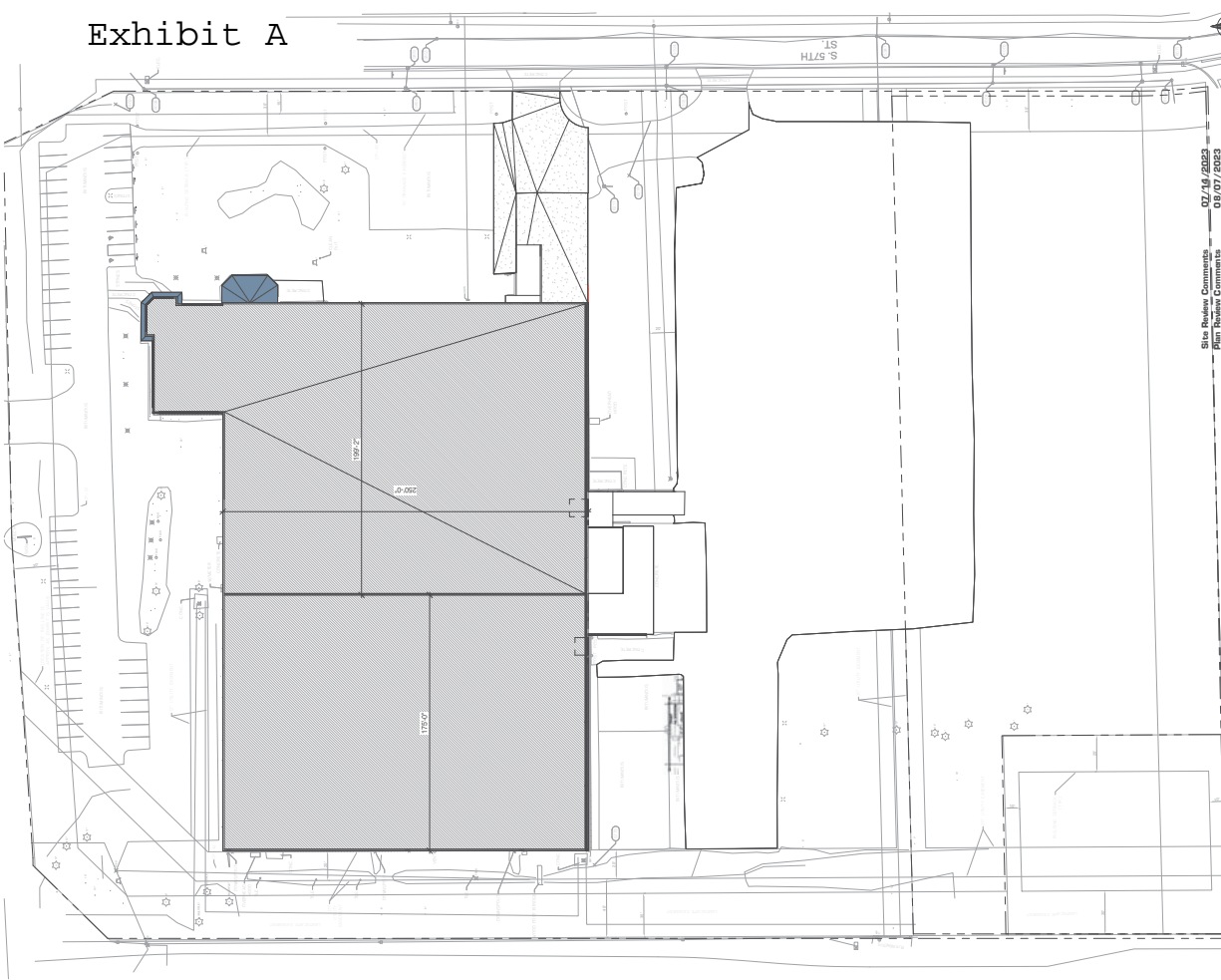
Steve Bobowski, Chairman

ATTEST:

Timothy Watcher, Vice Chairman

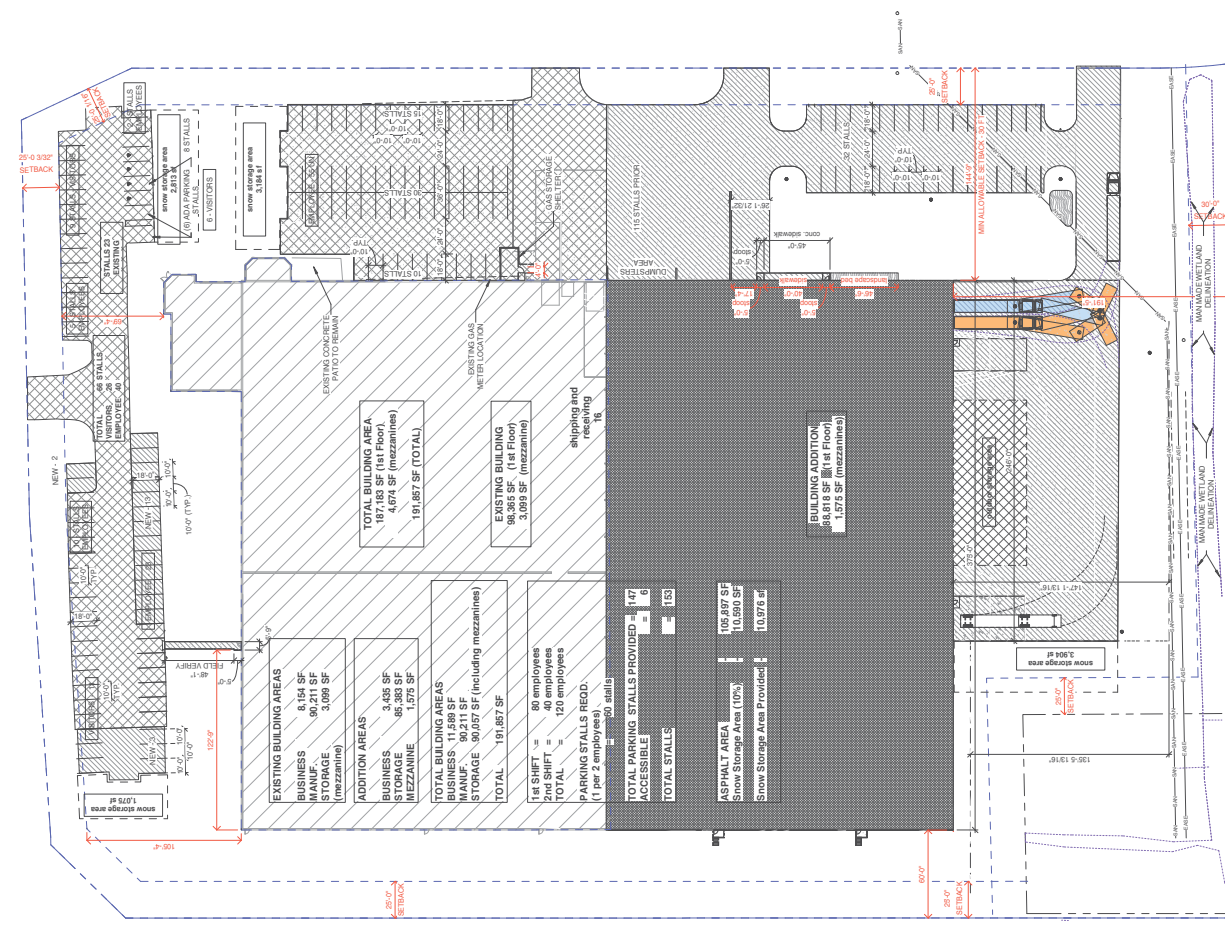
AYES _____ NOES _____ ABSENT _____

Exhibit A



PLAN NORTH
 SCALE: 1" = 40'-0"
A101
 07/19/2023
 08/07/2023
 08/11/2023
 08/29/2023
 08/29/2023
 08/29/2023
Architectural Site Plans
 KumpKorner.com ©2023 Kump Architects L.L.C. All Rights Reserved
 Allen Roloff 1807 Franklin Drive, Franklin, WI 53132
 January 15, 2024

1 Site Plan - Existing
1" = 40'-0"



TOTAL BUILDING AREA
 197,183 SF (1st Floor)
 4,674 SF (mezzanine)
191,857 SF (TOTAL)

EXISTING BUILDING
 116,996 SF (1st Floor)
 3,099 SF (mezzanine)
120,095 SF (TOTAL)

BUILDING ADDITION
 80,818 SF (1st Floor)
 1,575 SF (mezzanine)
82,393 SF (TOTAL)

EXISTING BUILDING AREAS
 BUSINESS 8,164 SF
 MANUF. 90,211 SF
 STORAGE 3,099 SF (mezzanine)
ADDITION AREAS
 BUSINESS 3,405 SF
 MANUF. 60,000 SF
 MEZZANINE 1,575 SF
TOTAL BUILDING AREAS
 BUSINESS 11,699 SF
 MANUF. 150,211 SF
 STORAGE 3,099 SF (including mezzanine)
TOTAL 191,857 SF

Tot SHIFT = 80 employees
2nd SHIFT = 40 employees
TOTAL = 120 employees
PARKING STALLS REQ'D
 (1 per 2 employees)
60 stalls

TOTAL PARKING STALLS PROVIDED = 147
ACCESSIBLE = 6
TOTAL STALLS = 153

ASPHALT AREA = 105,897 SF
 Snow Storage Area (10%) = 10,590 SF
116,487 SF
 Snow Storage Area Provided = 10,976 sf

FLOOR AREA RATIO

(A) TOTAL PROPERTY AREA	474,432 SF
(B) NET PROPERTY AREA	391,102 SF
(C) TOTAL BUILDING AREA	191,857 SF
1st Floor	187,183 sf
Mezzanine	4,674 sf
RATIO (B)/(C)	0.49 - Max Allowable 1.5

2 Site Plan
1" = 40'-0"

City of Franklin

Department of City Development

Date: February 5, 2024

To: John P. Wallenkamp. Kueny Architects, LLC

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

RE: Allis Roller - Applications for Special Use and Site Plan amendments
5801 W. Franklin Drive

Below are staff comments regarding the Special Use application submitted on January 15, 2024 (deemed complete on February 2); and Site Plan Amendment application submitted on June 6, 2023:

Department of City Development comments

1. Curb and gutter. As noted previously in staff memorandum dated August 4, 2023, City Development staff anticipates recommending denial of removing this condition based on the Unified Development Ordinance Section 15-5.0202E1 because curb and gutter is installed on adjacent streets (Franklin Drive and 57th Street).

“Concrete Curb and Gutter Required for All Off-Street Parking Areas. Concrete curb and gutter shall be installed surrounding all new driveway, parking lot and landscape islands. This provision may be waived by the Plan Commission for additions to existing structures located in areas without a predominance of curb and gutter when curb and gutter is not installed on the adjacent street right-of-way, or is not anticipated to be constructed on the street right-of-way in a future street reconstruction in a reasonable period of time” [emphasis added].

Note that the installation of curb and gutter applies to all parking areas, existing and proposed.

2. Outdoor storage screening. What is the height of the proposed storage racks? Staff suggests submitting a rendering as viewed from public streets to illustrate the proposed screening, specifically S. 57th and S. 60th streets.
3. Outdoor storage screening, plant replacement. City Development staff anticipates recommending the following condition of approval: “Any of the proposed emerald green arborvitaes for back outdoor storage screening that do not survive must be replaced with plant materials of the same or like species of equal size within the next planting season, but in any event, within six months of the plant’s demise. The property owner will be responsible of said replacement”.

4. Special Use standards. In response C.3, the applicant stated that the landscape plan was approved. Note that the site plan (includes the landscape plan) has not been approved yet, such site plan application will be scheduled concurrently with your Special Use amendment application.

Engineering Department comments

1. Provide WDNR NOI and any wetland delineation reports
2. Development agreement required for public improvements (sanitary relay)
3. Storm Water Facilities Maintenance Agreement required
4. Storm Water Management Access Easement required
5. Existing water main easement, sanitary easement, and utility easements need to be vacated
 - Need to vacate existing water main easement, please draft up vacation document
 - Need to vacate existing sanitary sewer easement and create new easement, please draft up vacation document
 - Need to vacate majority of drainage easement and create new one to cover existing storm sewer at the NE corner of the site, please draft up vacation document
 - New sanitary sewer easement required
 - New drainage easement required
6. Army Corp determination may be required for exemption of wetlands on south end of site, if not exempted coordination may be required for outfalls into the wetland boundary
7. Plat of survey is required. Find the attached.

For more information, call Assistant City Engineer Tyler Beinlich (414) 425-7510

Fire Department comments

8. The fire department has concerns on the storage of "...wooden pallets and crates in an area located directly behind our facility..." In the drawings, the storage area appears to directly join with the building. Stacks of wooden pallets pose a significant fire hazard when stored outside near a building. The applicant will need to provide additional information on the quantity and arrangement of wood pallet storage and what fire protection systems would be implemented if this storage area directly abuts to the building. Additional information can be found in NFPA 1 (2012 edition) adopted by Wisconsin SPS 314.01.
9. The fire department will also require fire hydrants to provide a reliable water supply to this side of the building.

For more information, call Fire Chief James Mayer 414-427-7580

Police Department comments

10. The PD has no comment regarding this request.

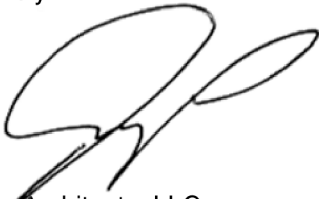
January 12, 2024

Re: Allis Roller Facility Special Use Amendment

We are submitting the following items for the Allis Roller Facility Special Use Amendment

- 1- Application form including Response to Special Use Standards and Regulations
- 2- (3) Copies - Project Narrative
- 3- (3) Copies of Civil Plans
 - C1 – Existing Conditions
 - C2 – Site Prep & Erosion Control
 - C3 – Dimension Plan
 - C4 – Grading/Paving Plan
 - C5 – Utility Plan
 - C6 – Construction Details
 - C7 – Construction Details
- 4- (3) Copies - 24x36 Sheet A101 Architectural Site Plan
- 5- (3) Copies - 24x36 Sheet A102 Landscape Plan.

Sincerely,



Kueny Architects, LLC
Jon P. Wallenkamp
Principal

Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 (414) 425-4024
franklinwi.gov



APPLICATION DATE: _____

STAMP DATE: _____ city use only

COMMON COUNCIL REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Russell Dudan	NAME: Jon Wallenkamp .
COMPANY: Allis Roller, LLC	COMPANY: Kueny Architects LLC
MAILING ADDRESS: 5801 W. Franklin Dr.	MAILING ADDRESS: 10505 Corporate Drive, Suite 100
CITY/STATE: Franklin, WI ZIP: 53132	CITY/STATE: Pleasant Prairie, WI ZIP: 53158
PHONE: 414-423-9000 x123	PHONE: 262-857-8101
EMAIL ADDRESS: russ.dudan@allis-roller.com	EMAIL ADDRESS: jonw@kuenyarch.com

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 5801 W. Franklin Dr.	TAX KEY NUMBER: 931 9001 000
PROPERTY OWNER: Allis Roller, LLC	PHONE: 262-365-3294
MAILING ADDRESS:	EMAIL ADDRESS: russell.dudan@allis-roller.com
CITY/STATE: ZIP:	DATE OF COMPLETION: office use only

APPLICATION TYPE

Please check the application type that you are applying for

- Concept Review
 Comprehensive Master Plan Amendment
 Planned Development District
 Rezoning
 Special Use / Special Use Amendment
 Unified Development Ordinance Text Amendment

Most requests require Plan Commission review and Common Council approval.

Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.

SIGNATURES

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).

- I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE: 
NAME & TITLE: Russell Dudan DATE: _____ President, Allis Roller, LLC	NAME & TITLE: Jon Wallenkamp / Partner DATE: 01/12/2024
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE: DATE:	NAME & TITLE: DATE:

SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
 - \$1,500: New Special Use > 4000 square feet.
 - \$1,000: Special Use Amendment.
 - \$750: New Special Use < 4000 square feet.
- Word Document legal description of the subject property.
- One copy of a response to the General Standards, Special Standards, and Considerations found in Section 15-3.0701(A), (B), and (C) of the UDO available at www.franklinwi.gov.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded copies of the Site Plan package, drawn to scale at least 24" X 36", The submittal should include only those plans/items as set forth in Section 15-7.0101, 15-7.0301 and 15-5.0402 of the UDO that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.
- One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
 - Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$200 Application fee payable to the City of Franklin.
- Three (3) project narratives, including description of the proposed text amendment.
 - Requires a Class II Public Hearing notice at Plan Commission.
 - The City's Unified Development Ordinance (UDO) is available at www.franklinwi.gov.

DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

- A. **General Standards.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:
1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.
 - **RESPONSE:** This is an expansion to an existing facility.
 2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.
 - **RESPONSE:** Expansion to an existing business with no changes in use.
 3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.
 - **RESPONSE** The proposed changes will not affect the neighboring properties.
 4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.
 - **RESPONSE** Already connected to existing services
 5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
 - **RESPONSE** The project is located in an existing industrial areas and won't affect existing residential areas.
 6. **No Destruction of Significant Features. The proposed use and development will not result in the** destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
 - **RESPONSE** N/A
 7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the

recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

- **RESPONSE** The Addition project was approved according to existing regulations. Requesting amendment to some site changes

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

- **RESPONSE** The use will not change with the proposed addition.

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

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

- **RESPONSE** Not applicable

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

- **RESPONSE** Not applicable

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

- **RESPONSE** The landscape plan was approved and is attached with this submittal.

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

- **RESPONSE** The use will continue to be the same of the existing facility and surrounding properties.



A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR APPROVAL
OF A SPECIAL USE FOR 5801 WEST FRANKLIN DRIVE,
Qualified Products & Northern Gear (NORTEK)

Scanned

WHEREAS, Qualified Products & Northern Gear (NORTEK Holding Company) has petitioned the Common Council of the City of Franklin for a Special Use requesting the location of a Tool & Die Machining and Warehousing business located in Planned Development District No. 7 at 5801 West Franklin Drive.

WHEREAS, the petitioner requested Special Use approval on the following legally described property in the Southwest 1/4 of Section 26, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Tax Key No. 931-0006-001

Lots 1 and 2 Block 6 Franklin Industrial Park, being a Re-division of Certified Survey Map No. 3226 and a Subdivision of lands in part of the Southwest 1/4 of the Northwest 1/4, the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin excluding Lot 3 Block 6 Franklin Industrial Park Addition No. 1.

WHEREAS, said petition has been duly referred to the Plan Commission of the City of Franklin for a public hearing thereof pursuant to the requirements of Chapter 62.23 of the Wisconsin Statutes, and more particularly for the use of the above-described land for the location of the proposed Tool & Die Machining and warehouse facility.

WHEREAS, the conditions and restrictions, as recommended by the City Plan Commission, are as follows:

1. This Special Use Permit shall be issued for the use of the subject property:
To allow operation of a Tool & Die Machining and warehouse business.
This Special Use Permit shall not be transferable for other uses on the subject property.
2. The applicant shall not disturb or remove the tree line and brush along South 60th Street.
3. The applicant shall clean the drainage residue from the fans and grills regularly and provide the City with documentation of the cleaning schedule.
4. The applicant shall lubricate the fan(s) as needed to reduce the noise of operating the fan.
5. Any future expansion of the Special Use requires the installation of curb and gutter on the parking lot and driveway.
6. The applicant shall comply with all requirements of the City of Franklin Unified Development Ordinance (as amended), City Design Standards and Construction Specifications, Building Code and Fire Safety Code, including addressing of building, and all other applicable governmental laws, statutes, rules, regulations, codes and ordinances.
7. The erection, construction, alteration and location of signs, other advertising structures, marquees and awnings shall be in accordance with the provisions of the City of Franklin Sign Ordinance and shall be submitted and approved by the Economic Development Commission.

8. Outside storage of materials and supplies shall be prohibited.
9. Trucks, construction vehicles, and/or abandoned vehicles shall not be parked on the property, except business related trucks parked in designated areas, not to exceed a total count of 2 vehicles.
10. There shall be no use of external speakers without amendment of this Special Use.
11. All additions or alterations to the Building and/or Site Plan shall be approved by the Economic Development Commission prior to Building Permit issuance.
12. When conflicts occur in terms and conditions of this Special Use, with other City Codes and regulations, the more restrictive shall apply.
13. This special use shall be established within one (1) year after the date of granting thereof, by way of the issuance of occupancy permits, or without further action by the Plan Commission or the Common Council, the special use authorization shall be null and void.

NOW , THEREFORE, BE IT RESOLVED that the conditions and restrictions as recommended by the Plan Commission hereinabove set forth by and the same are hereby adopted and approved as the conditions and restrictions for the said use.

NOW, THEREFORE, BE IT FURTHER RESOLVED that in the event the owner does not comply with the conditions and restrictions of this Special Use Permit following a ten (10) day notice and failure to comply, the Common Council upon notice and hearing may revoke the Special Use Permit granted to the owner.

BE IT FURTHER RESOLVED that the violations of the terms and conditions of this Resolution shall be considered to be a violation of the Unified Development Ordinance and the penalty for such violations shall bear a maximum forfeiture of \$2,500.00, or as amended for each violation upon conviction and a maximum sentence of ninety (90) days imprisonment if such forfeiture is not paid. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any violation is not a waiver of that or any other violation of this permit.

BE IT FURTHER RESOLVED that the City Clerk be and is hereby directed to record a certified copy of this resolution with the Register of Deeds for Milwaukee County, Wisconsin.

INTRODUCED at a special meeting of the Common Council this 13th day of March, 2003, by Alderman Solomon.

PASSED AND ADOPTED by the Common Council of the City of Franklin this 13th day of March, 2003.

APPROVED:


Frederick F. Klimetz, Mayor

ATTEST:


Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0



Allis Roller, LLC
5801 W Franklin Dr.
Franklin, WI 53132

Phone: 414.423.9000 X123

Fax: 414.423.9216

russ.dudan@allis-roller.com

1/12/2024

Re: Allis Roller is requesting a Special Use Amendment to Resolution 2003-5502 for the property at 5801 West Franklin Drive, Franklin, WI

The prior Conditions and Restrictions resolution was signed with the City of Franklin by Qualified Products and Northern Gear. Allis Roller has since purchased this property. Allis Roller manufactures parts for industrial OEMs, primarily agricultural, including John Deere, CNH, Vilter (Copeland), Dana Corp, Putzmeister, and many others. We are seeking to expand our facilities in Franklin due to business growth. The planned \$9.5M expansion will create more opportunities, more jobs, and a higher property value. However, we would like to obtain a few amendments to the current resolution to improve the return on investment and increase the flexibility of our investment in the property.

Article 1:

Allis Roller is a metal manufacturing business, not a Tool and Die Machining business as was the prior owner.

Article 5:

We are requesting the requirement of installation of curb and gutter (C&G) in our parking lots be removed. We do understand the streets and avenues in the park have C&G, however, the majority of the buildings in the park around us, including our current parking areas, do not have C&G. One concern we have is the grade on the north side of the building is designed to have stormwater flow entirely across the pavement and into the grass areas and swales, adding curb to the north lot will stop the flow of water and create ponding in the warm months and ice build-up in the winter. Our current storm water run-off plans for the expansion include ponds and collection areas to capture the run-off.

The installation of C&G is approximately a \$150k adder to our project, which does not add to the value, safety, or productivity of the property. We would prefer to use the funds for the construction of the building itself.

Article 8:

We are requesting approval to store metal shipping racks from our customers and wood pallets and crates in an area located directly behind our facility as noted in the drawing plans. The shipping racks are made of metal, are painted, are stackable, and all materials would be kept orderly and close to



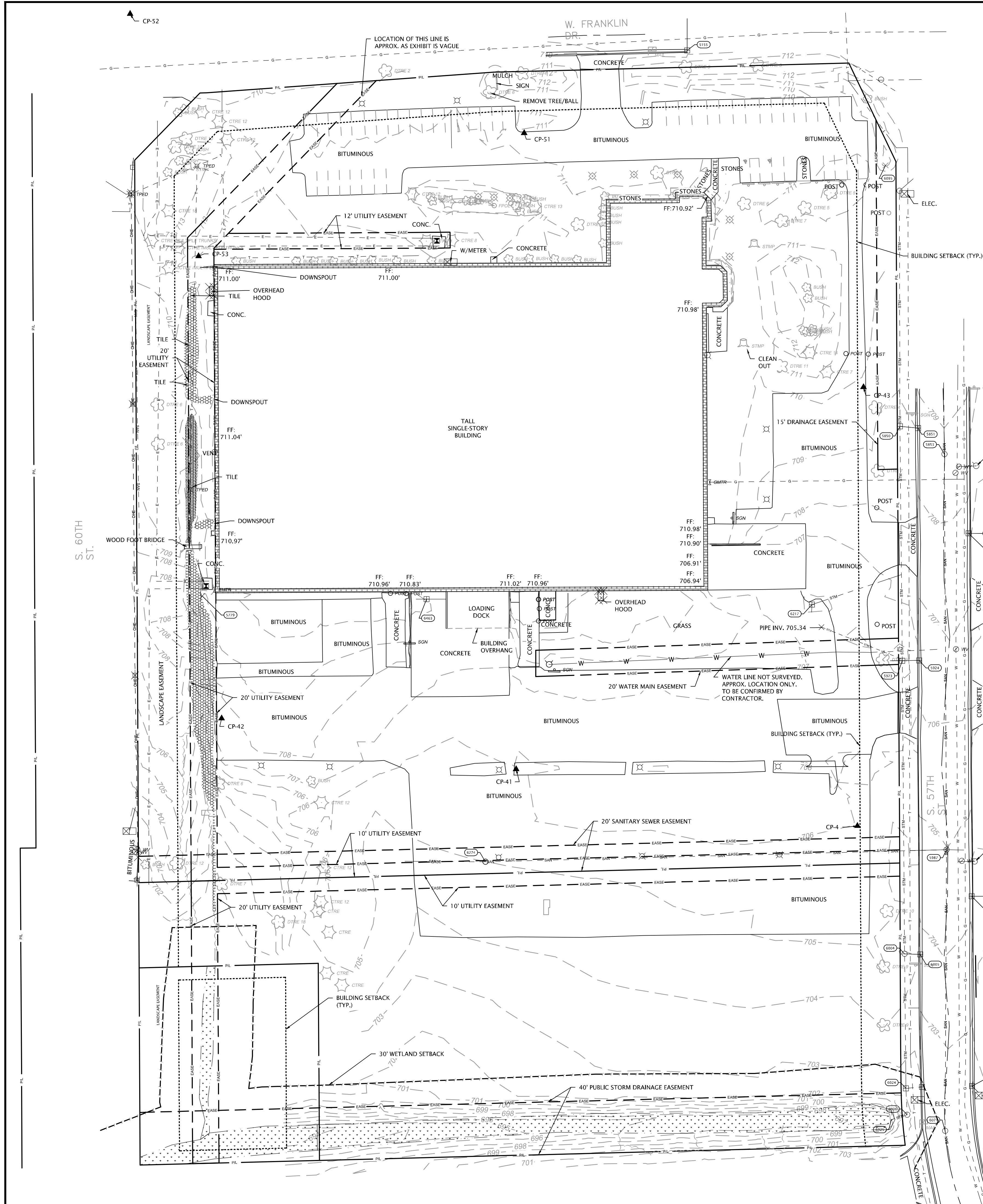
the building. We are not asking to store any other materials or equipment outside of the building. The metal shipping racks use a lot of floor space, and we prefer to use the floor space for production. When we build the new building, we will have ample floor space to store the racks inside, however, as we fill the building with new equipment and production lines (and jobs) we would like the option to store the racks outside if necessary.

Thank you for your consideration of our amendments. We have enjoyed a 20-year history of having our business in Franklin and look forward to many more.

Regards,

A handwritten signature in black ink that reads 'Russell A. Dudan'.

Russell A. Dudan
President
Allis Roller, LLC



SURVEY NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2022. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
2. COORDINATES ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD27 (CONUS), NGVD29, US FOOT. GEOID G12A-WI.
3. DIGGERS HOTLINE PLANNING PRINT TICKETS #20224125676 & 20224125679. NON-RESPONDERS: TIME WARNER CABLE

BENCHMARKS

- BM #6622 TOP NORTHEAST FLANGE BOLT OF HYDRANT LOCATED APPROXIMATELY 350' SOUTH FROM THE INTERSECTION OF W. FRANKLIN DR. AND S. 57TH ST. AND 24' EAST FROM THE CENTERLINE OF S. 57TH ST. ELEVATION = 710.22' (SHOWN)
- BM #6623 TOP NORTHEAST FLANGE BOLT OF HYDRANT LOCATED APPROXIMATELY 650' SOUTH FROM THE INTERSECTION OF W. FRANKLIN DR. AND S. 57TH ST. AND 23' EAST FROM THE CENTERLINE OF S. 57TH ST. ELEVATION = 706.43' (SHOWN)

CONTROL POINTS

CP-4 FOUND MAG NAIL N. 320,591.63 E. 2,539,259.36 EL. 705.96'	CP-43 SET MAG NAIL N. 320,925.69 E. 2,539,263.96 EL. 709.80'	CP-5 FOUND 5/8" REBAR W/PINK GRAEF CAP N. 321,222.29 E. 2,539,235.26 EL. 712.17'	CP-51 SET MAG NAIL N. 321,119.14 E. 2,539,005.47 EL. 710.94'
CP-41 SET 5/8" REBAR W/PINK GRAEF CAP N. 320,634.89 E. 2,538,999.34 EL. 706.23'	CP-52 SET MAG NAIL N. 321,209.92 E. 2,538,705.28 EL. 709.39'	CP-42 SET MAG NAIL N. 320,673.55 E. 2,538,774.99 EL. 707.58'	CP-53 SET 5/8" REBAR W/PINK GRAEF CAP N. 321,025.49 E. 2,538,757.41 EL. 710.82'

AS-BUILTS

1155 STORM INLET NAME: 702.01 12" W. I.E. 699.11 RCP	1156 STORM INLET NAME: 702.02 12" W. I.E. 699.11 RCP	1157 STORM INLET NAME: 702.03 12" W. I.E. 699.11 RCP	1158 STORM INLET NAME: 702.04 12" W. I.E. 699.11 RCP	1159 STORM INLET NAME: 702.05 12" W. I.E. 699.11 RCP	1160 STORM INLET NAME: 702.06 12" W. I.E. 699.11 RCP
1161 STORM INLET NAME: 702.07 12" W. I.E. 699.11 RCP	1162 STORM INLET NAME: 702.08 12" W. I.E. 699.11 RCP	1163 STORM INLET NAME: 702.09 12" W. I.E. 699.11 RCP	1164 STORM INLET NAME: 702.10 12" W. I.E. 699.11 RCP	1165 STORM INLET NAME: 702.11 12" W. I.E. 699.11 RCP	1166 STORM INLET NAME: 702.12 12" W. I.E. 699.11 RCP
1167 STORM INLET NAME: 702.13 12" W. I.E. 699.11 RCP	1168 STORM INLET NAME: 702.14 12" W. I.E. 699.11 RCP	1169 STORM INLET NAME: 702.15 12" W. I.E. 699.11 RCP	1170 STORM INLET NAME: 702.16 12" W. I.E. 699.11 RCP	1171 STORM INLET NAME: 702.17 12" W. I.E. 699.11 RCP	1172 STORM INLET NAME: 702.18 12" W. I.E. 699.11 RCP
1173 STORM INLET NAME: 702.19 12" W. I.E. 699.11 RCP	1174 STORM INLET NAME: 702.20 12" W. I.E. 699.11 RCP	1175 STORM INLET NAME: 702.21 12" W. I.E. 699.11 RCP	1176 STORM INLET NAME: 702.22 12" W. I.E. 699.11 RCP	1177 STORM INLET NAME: 702.23 12" W. I.E. 699.11 RCP	1178 STORM INLET NAME: 702.24 12" W. I.E. 699.11 RCP
1179 STORM INLET NAME: 702.25 12" W. I.E. 699.11 RCP	1180 STORM INLET NAME: 702.26 12" W. I.E. 699.11 RCP	1181 STORM INLET NAME: 702.27 12" W. I.E. 699.11 RCP	1182 STORM INLET NAME: 702.28 12" W. I.E. 699.11 RCP	1183 STORM INLET NAME: 702.29 12" W. I.E. 699.11 RCP	1184 STORM INLET NAME: 702.30 12" W. I.E. 699.11 RCP

GENERAL NOTES FOR TERRATEC'S CIVIL PLANS (C1 - C5)

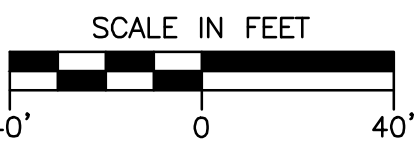
1. SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTENANCE/REMOVAL OF EROSION CONTROLS, DEMOLITION/DISPOSAL OF ITEMS TO BE REMOVED, UTILITY PROTECTIONS/RELOCATIONS, PROTECTION OF ITEMS TO REMAIN, CLEARING/GRUBBING, GRADING, PAVING, STORM/SANITARY SEWER, WATER SYSTEM, AND SIDEWALK CONSTRUCTION AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET. NOTE: SEE ARCHITECT PLANS FOR BUILDING/RAMP/PLANTERS/RETAINING WALL DETAILS. SEE PROJECT GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, SEE INTERIOR FLOOR PLANS FOR UTILITY CONNECTIONS TO BUILDING, AND SEE LANDSCAPE PLAN FOR TREES, SHRUBS, AND GRASS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS. WHEN IN CONFLICT, THE MORE RESTRICTIVE SHALL PREVAIL.
3. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST EDITIONS OF: WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (WSDOT SPECIFICATIONS); STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN; THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK; THE LOCAL MUNICIPALITY'S DEPARTMENT OF PUBLIC WORKS TECHNICAL STANDARDS; (MUNICIPALITY STANDARDS); AND THE SITE GEOTECHNICAL REPORT (SITE GEOTECHNICAL REPORT) THAT WAS PREPARED BY OTHERS AND INCLUDED IN TECHNICAL SPECIFICATIONS.
4. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ARCHITECT.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, TERRATEC ENGINEERING, ARCHITECT, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
6. TERRATEC ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF TERRATEC ENGINEERING.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, DEWATERING, GRADING/PAVING, SIDEWALK CONNECTION, ETC.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND OTHER DISCIPLINE'S PLANS FOR ADDITIONAL DESIGN INFORMATION. CONTRACTOR SHALL EXAMINE ALL APPROPRIATE PLANS/REPORTS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION COMMENCEMENT SO THAT PROPER MODIFICATIONS CAN BE MADE. IF CONTRACTOR (OR ITS SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
9. CIVIL PROJECT DRAWING VERIFICATION: CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
10. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. CONTRACTOR SHALL CALL DIGGERS' HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
11. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
12. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ARCHITECT FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ARCHITECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO CONSTRUCTION. CHECK WITH ARCHITECT AND OWNER IF A SITE GEOTECHNICAL REPORT IS AVAILABLE. IF AVAILABLE, CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NOT AVAILABLE, SEE ARCHITECT FOR DETAILS.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF BUILDINGS, RAMPS, ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER, ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
16. THE MUNICIPALITY AND ARCHITECT SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
17. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION OF THE OWNER/ARCHITECT AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
18. EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
19. ALL WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE MUNICIPALITY'S/COUNTY'S DEPARTMENT OF PUBLIC WORKS TECHNICAL STANDARDS OR STATE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
20. FIELD TILE CONNECTION - TILE LINES CROSSED BY A TRENCH/EXCAVATION SHALL BE REROUTED AND REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER TO MAINTAIN FIELD TILE DRAINAGE.
21. CONTRACTOR SHALL CONFIRM EXISTING FINISHED FLOOR ELEVATION & EXISTING UTILITY TIE IN LOCATIONS/INVERTS PRIOR TO CONSTRUCTION. IF DIFFERENT THAN SHOWN ON PLANS, NOTIFY THE OWNER/ARCHITECT PRIOR TO WORK COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
22. ALL WORK IN THE PUBLIC ROW REQUIRES A SEPARATE PERMIT FROM THE CITY OF FRANKLIN.
23. ALL SAWCUTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE FULL DEPTH.
24. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER CITY OF FRANKLIN STANDARD SPECIFICATIONS.
25. WETLAND DELINEATION PROVIDED BY GRAEF.

GENERAL PROJECT INFO

1. OWNER: ALLIS ROLLER
5801 W. FRANKLIN DR.
FRANKLIN, WISCONSIN
RUDD DUDAN, PRESIDENT
PH: 414.412.0264
EMAIL: RUSSELL.DUDAN@ALLIS-ROLLER.COM
2. PARCEL #: 931-9001-000
3. ZONING CODE: PLANNED DEVELOPMENT DISTRICT NO. 7 (FRANKLIN PARK INDUSTRIAL PARK)
4. REQUIRED SETBACKS
FRONT: 30' (BUILDING); 25' (EMPLOYEE PARKING)
REAR: 25'
EAST SIDE: NONE
WEST SIDE: 50'
5. PARCEL SIZE: 453,728 SF (10.41 AC)



- SHEET INDEX**
- C1 EXISTING CONDITIONS
 - C2 SITE PREP & EROSION CONTROL PLAN
 - C3 DIMENSION PLAN
 - C4 GRADING/PAVING PLAN
 - C5 UTILITY PLAN
 - C6 CONSTRUCTION DETAILS
 - C7 CONSTRUCTION DETAILS



LEGEND

▲	TRAVERSE POINT	▬	SIGN
⊙	POWER POLE	▬	BUILDING
⊙	LIGHT POLE	▬	PLANTINGS AREA
○	MANHOLE	---	CONTOUR
⊕	STORM INLET	---	EDGE OF WOODS
⊕	WATER VALVE	---	HEDGE ROW
•	FIRE HYDRANT	---	RIP RAP
⊠	CONTROL BOX	---	CHAIN LINK FENCE
⊠	MAIL BOX	---	WOVEN FENCE
⊠	ELECTRIC TRANSFORMER	---	BURIED ELECTRIC LINE
⊠	TELEPHONE PEDESTAL	---	OVERHEAD ELECTRIC LINE
⊠	VENT PIPE	---	BURIED FIBER OPTIC
⊠	DRAIN TILE	---	BURIED SANITARY SEWER
⊠	CONIFEROUS TREE	---	BURIED STORM SEWER
⊠	STUMP	---	BURIED TELEPHONE LINE
⊠	GAS METER	---	BURIED GAS MAIN
⊠	ELECTRIC METER	---	BURIED WATER MAIN
⊠	DECIDUOUS TREE	---	EXISTING PROPERTY LINE
⊠	BUSH	---	EXISTING EASEMENT LINE
⊠	POST	---	EXISTING BUILDING SETBACK LINE
		---	WETLAND SETBACK LINE
		---	DELINEATED WETLAND

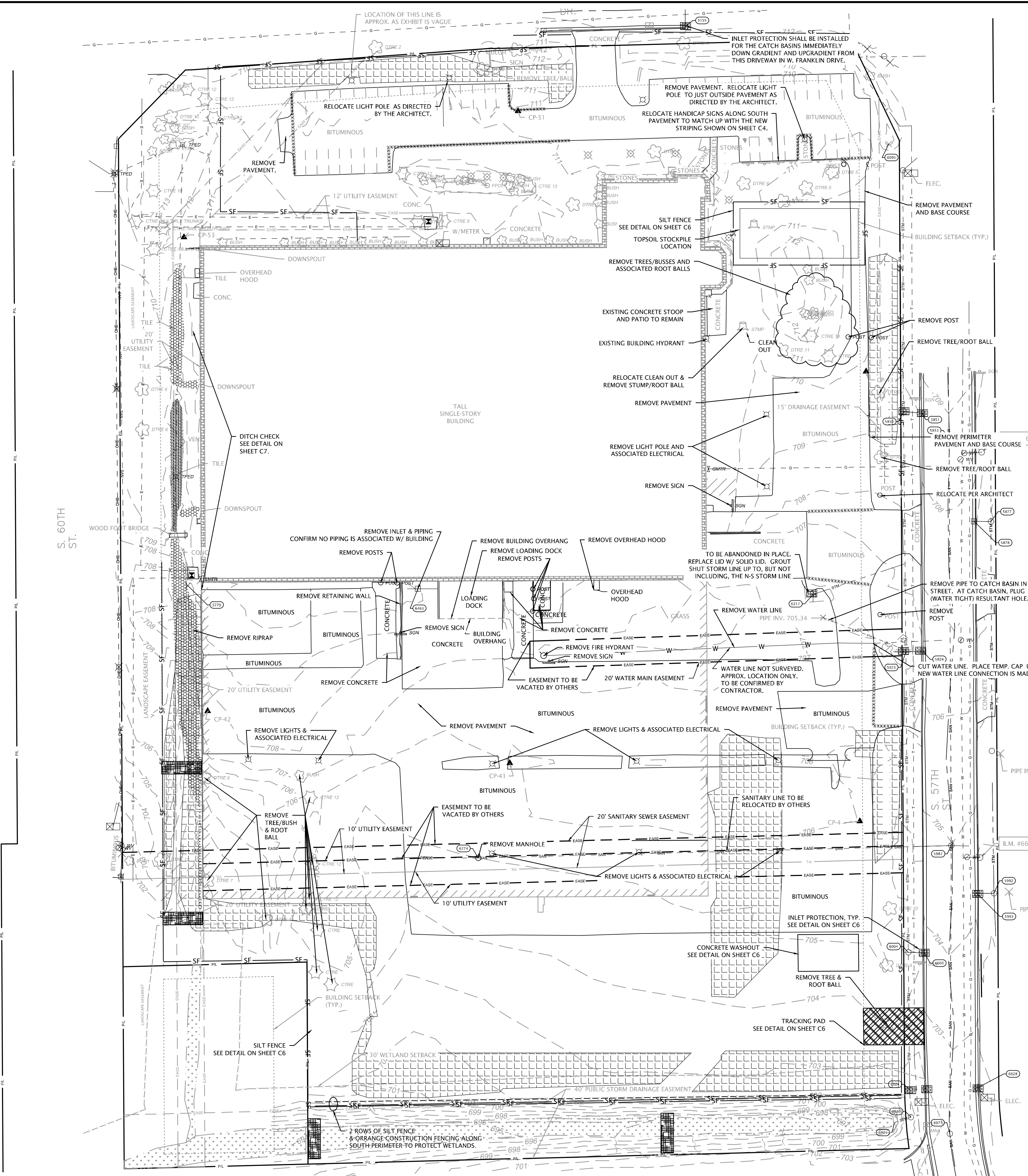
**ALLIS ROLLER
EXISTING CONDITIONS
5801 FRANKLIN DRIVE
FRANKLIN, WISCONSIN**

DESIGNED BY JPF	APPROVED BY LKJ	DATE 1/12/2024
REVISION NO.	REVISIONS	DATE BY

TERRATEC PROJECT NO.
2304004

SHEET No. **C1** OF **7**

TERRATEC ENGINEERING, LLC.
1611222 ENGINEERS BLVD., STE. 205
CEDARBURG, WI 53512
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EROSION CONTROL SEQUENCE

- EROSION CONTROLS SHALL BE PERFORMED IN THE FOLLOWING ORDER TO THE LISTED WDNR STANDARDS:
 - BEFORE CONSTRUCTION, INSTALL TEMPORARY CONTROLS
 - INLET PROTECTION FOR EXISTING INLETS - WDNR TECHNICAL STANDARD 1060
 - SILT FENCE - WDNR TECHNICAL STANDARD 1056
 - TRACKING PAD - WDNR TECHNICAL STANDARD 1057
 - DURING CONSTRUCTION
 - TEMPORARY CONTROLS - WDNR TECHNICAL STANDARD 1058
 - DUST CONTROLS - WDNR TECHNICAL STANDARD 1068
 - DEWATERING (IF NECESSARY) - WDNR TECHNICAL STANDARD 1061
 - BEFORE OTHER GRADING ACTIVITIES
 - PONDS - NO WDNR TECHNICAL STANDARD - SEDIMENT SHALL BE REMOVED BEFORE SEEDING.
 - BIOFILTERS - WDNR TECHNICAL STANDARD 1004 - SEDIMENT SHALL BE REMOVED BEFORE SEEDING.
 - DITCH CHECKS - WDNR TECHNICAL STANDARD 1062
 - IMMEDIATELY AFTER INSTALLATION OF NEW INLETS
 - INLET PROTECTION FOR NEW INLETS WDNR TECHNICAL STANDARD 1060
 - DURING & IMMEDIATELY AFTER SEEDING
 - SEEDING - WDNR TECHNICAL STANDARD 1059
 - POUND SIDESLOPE PROTECTION (EROSION MAT) - WDNR TECHNICAL STANDARD 1052
 - SWALE SIDESLOPE PROTECTION (EROSION MAT) - WDNR TECHNICAL STANDARD 1053
 - ONCE VEGETATION IS ESTABLISHED
 - REMOVE ALL TEMPORARY CONTROLS (I.E., INLET PROTECTION, SILT FENCE, DITCH CHECKS, SLOPE PROTECTION)
- EROSION CONTROL INSPECTIONS - INSPECT ALL EROSION CONTROLS A MINIMUM OF WEEKLY AND AFTER ANY RAIN EVENT OF 0.5" OR MORE IN A 24 HOUR PERIOD. INSPECTION REPORTS MUST BE COMPLETED AND REMEDIAL ACTIONS TAKEN/DOCUMENTED WITH DOCUMENTATION LEFT ON SITE FOR EVERY INSPECTION EVENT.

CONSTRUCTION SEQUENCE REQUIRED BY CITY OF FRANKLIN

 - PRIOR TO ISSUANCE OF ANY BUILDING PERMITS OR INSTALLATION OF ANY IMPERVIOUS SURFACES, THE STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AND ROUGH GRADE CERTIFIED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF FRANKLIN.
 - AFTER THE BUILDING ADDITION IS COMPLETED AND RESTORATION IS COMPLETED, A FINAL GRADE CERTIFICATION OF THE STORMWATER MANAGEMENT FACILITIES BY THE DESIGN ENGINEER IS REQUIRED.

GENERAL EROSION CONTROL AND CLEAN UP REQUIREMENTS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
- EROSION CONTROLS
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES. WDNR TECHNICAL STANDARDS FOR CONSTRUCTION AVAILABLE AT https://dnr.wisconsin.gov/topic/stormwater/standards/const_standards.html
 - INSTALL EROSION MAT ON ALL FINISHED GRADE SLOPES EQUAL TO OR GREATER THAN 4:1. EROSION MAT SHALL BE LIGHT DUTY SINGLE NETTED 100% BIODEGRADABLE (WISDOT URBAN TYPE A) EROSION MAT.
 - INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY AND AFTER A RAIN EVENT OF 0.5" OR MORE IN A 24-HOUR PERIOD.
 - MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 - AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
 - OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
 - NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
 - THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
 - ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
 - ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION.
 - TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
 - DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.
 - ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
 - ALL STORM DRAIN INLETS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED USING THE INLET PROTECTION TYPE D-M, AND ALL ON-SITE INLETS SHALL BE PROTECTED USING INLET PROTECTION TYPE B. DETAILS INCLUDED ON SHEET C5.
 - PROVIDE TEMPORARY AND PERMANENT SOIL STABILIZATION PRACTICES (SEED, MULCH, ETC.) PER DNR TECHNICAL STANDARD 1058 AND 1059.
 - MINIMIZE AIRBORNE DUST LEAVING SITE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS OUTSIDE STREET RIGHT-OF-WAYS MUST BE STABILIZED WITHIN 30 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
- CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
- CONTRACTOR SHALL NOT ALLOW MUD AND DEBRIS TO BE DEPOSITED ONTO ADJACENT ROADWAYS OR PROPERTIES. CLEANUP SHALL BE PERFORMED AT A MINIMUM OF DAILY OR AS NEEDED.
- ALL PONDS AND BIOFILTERS TO HAVE WISDOT TYPE 10 OR 20 (SECTION 640) GRASS COVER WITH FERTILIZER/MULCHING IN ACCORDANCE WITH WISDOT SPECIFICATION SECTION 640.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADS FREE AND CLEAR OF DEBRIS AND SEDIMENT. TRACKED MATERIAL MUST BE SWEEPED DAILY AT A MINIMUM.

DEMOLITION NOTES:

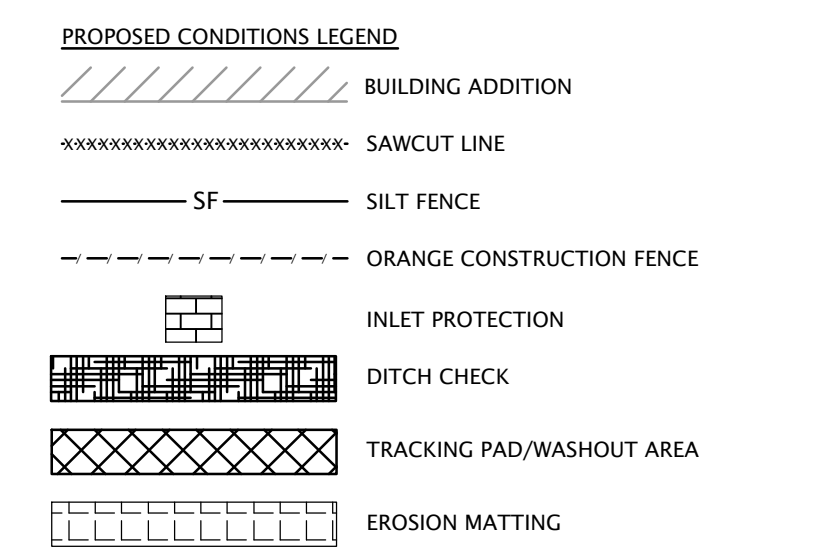
- DEMOLITION AND DISPOSAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THIS WORK INCLUDING FEDERAL, STATE, COUNTY, AND THE LOCAL MUNICIPALITY.
- EXISTING UTILITIES THAT ARE LOCATED BELOW THE NEW BUILDING ADDITION FOOTPRINTS SHALL BE REMOVED TO THE EXTERIOR OF THE BUILDING ADDITION AND SHALL BE CONNECTED TO THE NEW BUILDING ADDITION IN THE SAME EXIT/ENTRANCE LOCATION PER THE INTERIOR PLUMBING PLANS.
- ALL STRUCTURES, PAVEMENT AND UTILITIES SHALL BE COMPLETELY DEMOLISHED/REMOVED AS NOTED. ALL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. DISPOSAL OF ALL ITEMS SHALL BE PROPERLY DISPOSED IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY AND LOCAL MUNICIPALITY REGULATIONS.
- THE OWNER, ARCHITECT, AND ENGINEER ASSUME NO RESPONSIBILITY AND MAKE NO REPRESENTATION AS TO THE CONDITION OF THE STRUCTURES/MATERIALS TO BE REMOVED OR THE SPECIFIC MATERIALS THAT COMPRISE THEIR MAKEUP AND CONTENTS. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, DEMOLITION SHALL CEASE AND THE OWNER AND ARCHITECT SHALL BE NOTIFIED. THE MATERIAL SHALL BE REMOVED, CONTAINERIZED, TRANSPORTED AND DISPOSED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS AND REGULATIONS. DO NOT RESUME UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS/LAWS.
- NO BURNING OF MATERIALS FROM THE SITE IS PERMITTED. THE USE OF EXPLOSIVES ON THIS PROJECT IS NOT PERMITTED.
- CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS THAT ARE TO BE GRADED OR BUILT UPON. TOPSOIL SHALL BE STOCKPILED IN A LOCATION PRE-APPROVED BY ARCHITECT/OWNER. STOCKPILE SHALL HAVE SILT FENCE INSTALLED AROUND THE PERIMETER.
- ALL UTILITY REMOVALS INCLUDE REMOVAL OF THE UTILITY STRUCTURES AND LINES UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT PRIOR TO UTILITY REMOVAL. UTILITIES SHALL BE REMOVED TO PROPERTY LINE AND CAPPED IN ACCORDANCE WITH SPECIFIC UTILITY REQUIREMENTS TO THE SATISFACTION OF OWNER AND UTILITY. ALL PAVEMENT/FOOTINGS/SIDEWALKS/RAMPS/STAIRS/POSTS/ETC. REMOVALS INCLUDE THE STRUCTURE AS WELL AS APPURTENANCES. RESULTANT HOLES AND EXCAVATIONS SHALL BE BACKFILLED PER SITE GEOTECHNICAL REPORT.
- THE PROPER UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO WORK COMMENCEMENT AS REQUIRED BY THE SPECIFIC UTILITIES. ALL WORK SHALL BE COORDINATED WITH THE UTILITY COMPANY HAVING THE JURISDICTION OVER THE SPECIFIC UTILITY PRIOR TO ANY DISCONNECTION, ABANDONMENT AND/OR REMOVAL/CAPPING OF THE UTILITY. ADEQUATE TIME SHALL BE PROVIDED IN CONTRACTOR'S SCHEDULE FOR REMOVAL, RELOCATION OR INSTALLATION TO PROVIDE SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY FOR ALL UTILITY SERVICES/FEE'S/INSPECTIONS, ETC.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT PRE-APPROVAL FROM THE ADJACENT LAND OWNERS AND SPECIFIC UTILITY(IES).
- CONTRACTOR SHALL LIMIT SAW CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT AND OTHER ITEMS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS AND PROTECTIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, UTILITY POLES, ETC. AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION IN PLACE, WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS.
- NO UTILITIES SHALL REMAIN BELOW STORMWATER FEATURES AND BUILDINGS UNLESS SPECIFICALLY CALLED OUT TO REMAIN. UTILITIES SHALL EITHER BE REMOVED, REPLACED, OR RELOCATED AS DIRECTED BY ARCHITECT AND OWNER.
- GRAVEL AREAS (IF APPLICABLE) - ONLY REMOVE GRAVEL DOWN TO FINAL GRADE (FOR PROPOSED GRAVEL AREAS) OR TOP OF SUBGRADE GRADES (FOR AREAS TO RECEIVE PAVEMENT).
- FIELD TILE CONNECTION - TILE LINES CROSSED BY A TRENCH/EXCAVATION SHALL BE ROUTED AND REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER TO MAINTAIN FIELD TILE DRAINAGE.

SITE PREPARATION NOTES:

- CONTRACTOR SHALL STRIP TOPSOIL FROM AREAS TO BE GRADED IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT PRIOR TO GRADING ACTIVITIES. TOPSOIL NOT REUSED SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- CONTACT RESPECTIVE UTILITIES PRIOR TO ABANDONMENT/REMOVAL/RELOCATION OF UTILITIES. ABANDONMENT/REMOVAL/RELOCATION OF UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH EACH UTILITIES REQUIREMENTS TO THEMERS & OWNERS APPROVAL.
 - SANITARY & STORM - CUT LINES AT THE PROPERTY LINE AND CAP WITH WATER TIGHT SEAL & BULKHEAD IN ACCORDANCE WITH MUNICIPAL CODE. CONTRACTOR SHALL COORDINATE WITH CITY AS CITY PLUMBING INSPECTOR SHALL INSPECT CAPPING PRIOR TO COVERING. WITHIN THE PROJECT LIMITS, LINES SHALL BE REMOVED AND BACKFILLED PER GEOTECHNICAL REPORT.
 - WATER - CUT LINES AT THE PROPERTY LINE AND CAP WITH WATER TIGHT SEAL IN ACCORDANCE WITH MUNICIPAL CODE. CONTRACTOR SHALL COORDINATE WITH CITY AS CITY PLUMBING INSPECTOR SHALL INSPECT CAPPING PRIOR TO COVERING. WATER LINES SHALL BE REMOVED AND BACKFILLED PER GEOTECHNICAL REPORT.
 - OVERHEAD LINES - ALL OVERHEAD LINES SHALL BE REMOVED AS NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH UTILITY. LINES SHALL BE REMOVED TO NEAREST POLE THAT IS TO REMAIN OUTSIDE OF PROJECT LIMITS.
 - BURIED COMMUNICATIONS (FIBER OPTICS, CABLE, ETC.) CONTRACTOR SHALL COORDINATE WORK WITH UTILITY. UTILITY SHALL RELOCATE OWN UTILITIES. IF LINE IS TO BE ABANDONED IN PLACE, CONTRACTOR SHALL ENSURE THAT THE LINE HAS BEEN TERMINATED AT PROPERTY LINE AND PROPERLY ABANDONED BY UTILITY PRIOR TO CONTRACTOR DISTURBING THE UTILITY LINE.
- TREE AND VEGETATION REMOVAL - REMOVE TREES, SHRUBS, PLANTS, CROPS AND OTHER ABOVE-GROUND VEGETATION FROM AREA TO BE PAVED/MODIFIED. EXCAVATE STUMPS, ROOTS, AND OTHER ON-GROUND VEGETATION OR ORGANIC DEBRIS AND REMOVE TO A MINIMUM DEPTH BELOW EXISTING GRADE OF 36 INCHES FOR STUMPS AND 8 INCHES FOR ROOTS, AND OTHER VEGETATIVE OR ORGANIC DEBRIS.
- PAVEMENT & FENCE REMOVAL - ALL PAVEMENT & FENCE WITHIN PROJECT LIMITS SHALL BE REMOVED. SAWCUT AS SHOWN. REMOVE ALL BASE MATERIAL WITHIN 12 INCHES OF FINISH GRADE IN AREAS OUTSIDE OF AREAS TO RECEIVE NEW PAVING. ALL POSTS & GATES SHALL BE REMOVED.
- DISPOSE ALL DEMOLITION/REMOVAL MATERIAL OFF SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT CONTRACTOR'S COST. CONTRACTOR TO HANDLE/REMOVE ENVIRONMENTALLY IMPAIRED SOIL IN ACCORDANCE WITH SITE ENVIRONMENTAL REPORT/SPECIFICATIONS.
- SUBGRADE CONSTRUCTION TO BE PERFORMED AS SPECIFIED BY SITE GEOTECHNICAL REPORT.
- DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- MAINTAIN ALL UTILITY SERVICES TO EXISTING BUILDINGS AT ALL TIMES UNTIL BUILDING IS TO BE DEMOLISHED, UNLESS OTHERWISE APPROVED BY THE OWNER.

CITY OF FRANKLIN REQUIREMENTS:

- CONTRACTOR SHALL COORDINATE TO HAVE A CITY INSPECTOR PRESENT DURING THE ABANDONMENT OF ANY EXISTING STORM. COORDINATE WITH KEVIN SCHLUETER, SUPERINTENDENT (PH: 414.425.4282)



GENERAL LEGEND AND NOTES

- SEE SHEET C1 FOR EXISTING CONDITIONS LEGEND AND NOTES. SEE SHEET C6 FOR SITE PREP & EROSION CONTROL NOTES & DETAILS.

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 269-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

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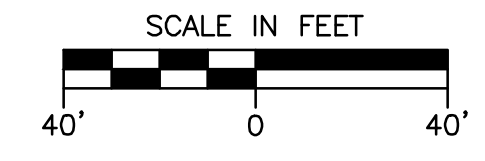
**ALLIS ROLLER
 SITE PREP & EROSION CONTROL PLAN
 5801 FRANKLIN DRIVE
 FRANKLIN, WISCONSIN**

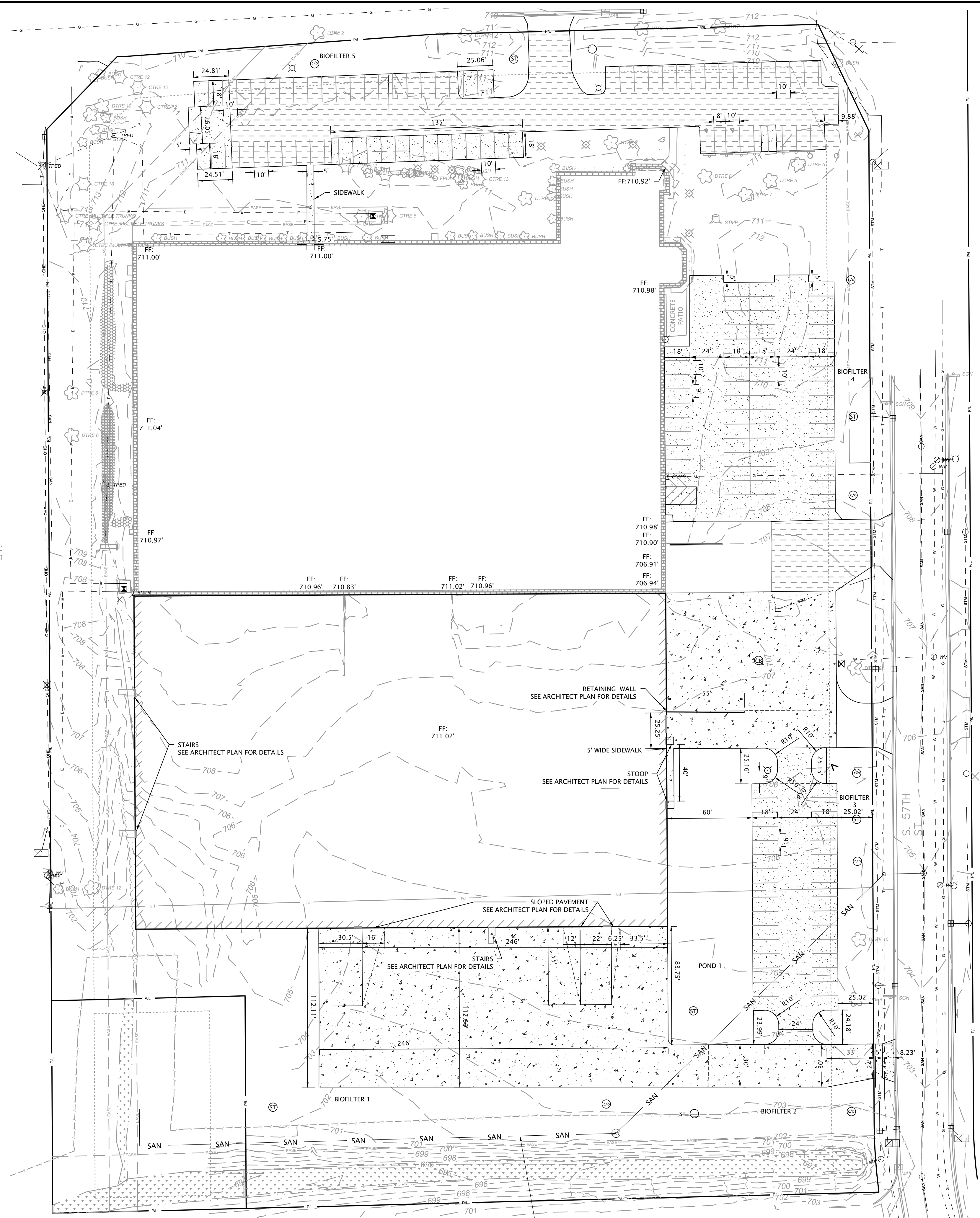
DESIGNED BY JPF	APPROVED BY LKJ	DATE 1/12/2024
REVISION NO.	REVISIONS	DATE

**TERRATEC PROJECT NO.
2304004**

TERRATEC ENGINEERING, LLC.
 10222 EVERGREEN BLVD., STE. 205
 CEDARBURG, WI 53012
 Tel: 262.377.9909 - Fax: 262.375.1958
 © 2023 TERRATEC ENGINEERING, LLC.

SHEET No. **C2** OF **7**

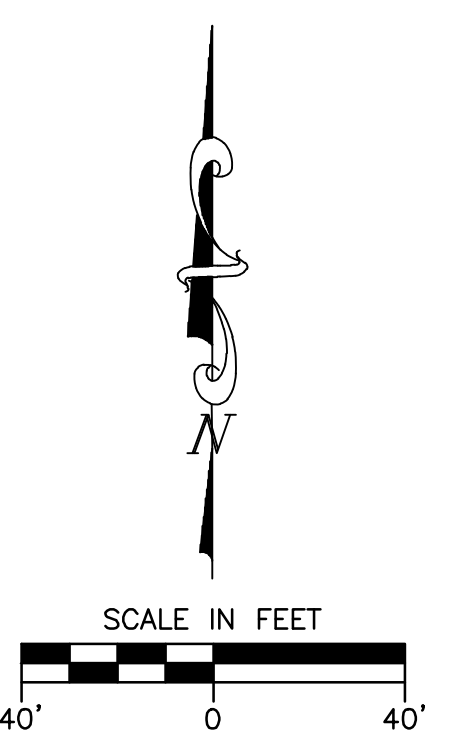




PROPOSED CONDITIONS LEGEND

711	CONTOUR
✕ 711.11	FINISH GRADE POINT
	BUILDING
- - - -	GRADE BREAK
- - - -	PAVEMENT EDGE
- - - -	SAN
- - - -	ST
- - - -	W
- - - -	PVC PIPE
⊙	OUTLET STRUCTURE
⊙	CLEANOUT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PULVERIZE/REPAVE EX. PAVEMENT

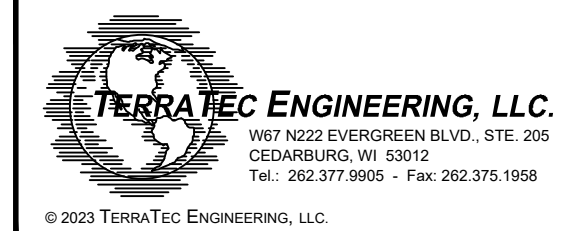
- GENERAL NOTES**
- SEE SHEET CT FOR EXISTING CONDITIONS LEGEND AND NOTES.
 - RETAINING WALLS EXCEEDING 3-FEET IN HEIGHT SHALL BE STAMPED AND SIGNED BY KUENY'S STRUCTURAL ENGINEER AND SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONFIRM CITY APPROVAL WAS OBTAINED PRIOR TO CONSTRUCTION COMMENCEMENT.



ALLIS ROLLER DIMENSION PLAN 5801 FRANKLIN DRIVE FRANKLIN, WISCONSIN			
DESIGNED BY JPF	APPROVED BY LKJ	DATE 1/12/2024	
REVISION NO.	REVISIONS	DATE	BY

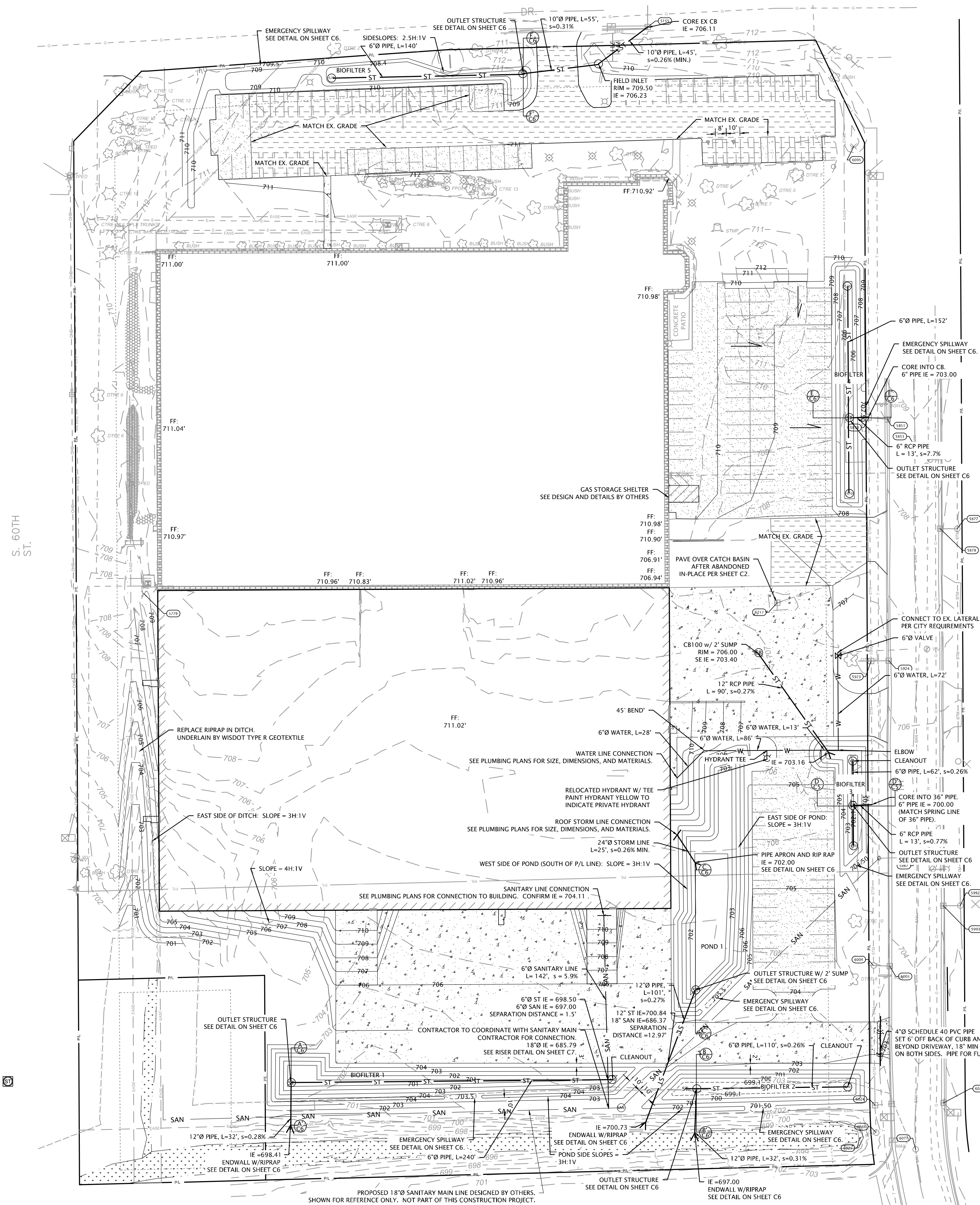
DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
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TERRATEC PROJECT NO.
2304004
 SHEET No. **C3** OF **7**

PROPOSED 18" SANITARY MAIN LINE DESIGNED BY OTHERS.
 SHOWN FOR REFERENCE ONLY. NOT PART OF THIS CONSTRUCTION PROJECT.



GENERAL NOTES

- SEE SHEET C1 FOR GENERAL NOTES, EXISTING CONDITIONS NOTES/LEGEND.
- SEE SHEET C3 FOR PROPOSED NOTES AND LEGEND.
- ALL WORK IN THE PUBLIC ROW REQUIRES A SEPARATE PERMIT FROM THE CITY OF FRANKLIN.
- ALL SAWCUTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE FULL DEPTH.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER CITY STANDARD SPECIFICATIONS.

GENERAL UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF EXISTING UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CONTACT "DIGGERS HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION. REPAIR OF ANY UTILITY DAMAGE SHALL BE PERFORMED AT CONTRACTOR'S EXPENSE.
- LENGTHS OF ALL PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY OWNER PRIOR TO PROJECT COMMENCEMENT, IF A CONFLICT IS FOUND AFTER PROJECT COMMENCEMENT, NOTIFY OWNER IMMEDIATELY AND ANY REWORK SHALL BE PERFORMED AT CONTRACTOR'S COST.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FOR UTILITY CONNECTIONS, INTO EXISTING SYSTEMS, FROM GOVERNING JURISDICTIONS. SUBMIT APPROVALS TO OWNER PRIOR TO CONSTRUCTION COMMENCEMENT.
- STORM SEWER SPECIFICATIONS

PIPE - WITHIN ROW, PIPE SHALL BE RCP IN ACCORDANCE WITH CITY STANDARDS. WITHIN SUBJECT SITE, PIPE SHALL EITHER BE RCP, PVC PIPE (SPECIFIED UNDER SANITARY SEWER SPECIFICATIONS) OR HIGH DENSITY DUAL-WALL POLYETHENE CORRUGATED (HDPE) PIPE. RCP PIPE SHALL MEET THE REQUIREMENTS OF ASTM, CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HDPE PIPE SHALL BE AS MANUFACTURED BY HANCOR OR EQUAL, WITH WATER TIGHT JOINTS, DESIGN MANNING "N" VALUE OF 0.010, OR EQUAL, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE S.

CATCH BASINS - CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PRECAST TYPE I CATCH BASIN OF THE FDM. ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 159.

PRECAST REINFORCED BASES - SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

STRUCTURE STEPS - SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH: 16 INCH C-C MAXIMUM SPACING; PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENT; MINIMUM LENGTH OF 10 INCHES; MINIMUM WALL EMBEDMENT OF 3 INCHES; AND BE CAPABLE OF SUPPORTING A CONCENTRATED LOAD OF 300 LBS. FERROUS METAL STEPS NOT PAINTED OR TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH. ALUMINUM SURFACES TO BE IMBEDDED IN CONCRETE SHALL BE GIVEN ONE COAT OF SUITABLE QUALITY PAINT, SUCH AS ZINC CHROMATE PRIMER CONFORMING TO FEDERAL SPECIFICATION YY-P-645 OR EQUIVALENT. STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCEMENT BAR ARE ACCEPTABLE.

ALL BAR STEEL REINFORCEMENT SHALL BE IMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

MANHOLES ON SUBJECT PROPERTY - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO'S. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES SHALL BE NEEHAH R-2580-C WITH TYPE G GRATE OR EQUAL FOR PAVEMENT OR EQUAL LOCATION.

MANHOLES WITHIN PUBLIC RIGHT-OF-WAY - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS MAY BE CLASS C BEDDING WITH COMPACTED SPOIL BACKFILL CONFORMING TO SECTION 6.4.3.5 OF THE "STANDARD SPECIFICATIONS". ALL GRAVEL/BEDDING SHALL BE COMPACTED BY MECHANICAL MEANS.

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

STORM SEWER SERVICES SHALL TERMINATE WITH REMOVABLE, RUBBER COMPRESSION GASKETED PLUGS.

6. SANITARY SEWER SPECIFICATIONS

CONSTRUCTION - IN ACCORDANCE WITH THE CHAPTER NR110 OF THE WISCONSIN ADMINISTRATIVE CODE, "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", AND CITY ORDINANCES.

PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

CONNECTIONS - ALL LATERAL CONNECTIONS SHALL BE FABRICATED WYE CONNECTIONS AND ALL RISER CONNECTIONS SHALL BE FABRICATED TEE CONNECTIONS.

SANITARY SERVICES SHALL TERMINATE WITH REMOVABLE, RUBBER COMPRESSION GASKETED PLUGS.

LATERAL TERMINUS - SHALL BE MARKED WITH A 2 BY 4 HARDWOOD TIMBER EXTENDING FROM THE TERMINUS TO 2 FEET ABOVE GROUND, PERPENDICULAR TO GROUND SURFACE. THE TIMBER SHALL BE PAINTED GREEN. EACH LATERAL SHALL BE PROVIDED WITH A WATERPROOF AND LEAK PROOF STOPPER OR CAP SUBJECT TO APPROVAL OF THE CITY ENGINEER.

BEDDING AND COVER MATERIAL - WATER MAIN BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 6.43.0 OF THE "STANDARD SPECIFICATIONS".

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 6.43.4 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 6.4.3.5 OF THE "STANDARD SPECIFICATIONS".

COMPACTION OF BACKFILL - ALL BACKFILL SHALL BE COMPACTED BY MECHANICAL COMPACTION AS SPECIFIED IN CHAPTER 2.6.14(b) OF THE "STANDARD SPECIFICATIONS". AT THE END OF THE WORKING DAY, OPEN EXCAVATIONS SHALL NOT EXCEED 25 FEET IN LENGTH AND SHALL BE BARRICADED OFF OR STEEL PLATED.

TESTING - THE PIPE SHALL BE TESTED IN ACCORDANCE WITH CHAPTER 3.2.6(4) FOR THE 5% DEFLECTION LIMIT, DEFLECTION TEST, AND FILE NO. 30, PART VII OF THE "STANDARD SPECIFICATIONS". ALL PIPE SHALL BE REQUIRED TO PASS THE LOW-PRESSURE AIR TEST AS SPECIFIED IN CHAPTER 3.7.0, LEAKAGE TEST OF SANITARY SEWERS, AND FILE NO. 31, PART VII "STANDARD SPECIFICATIONS".

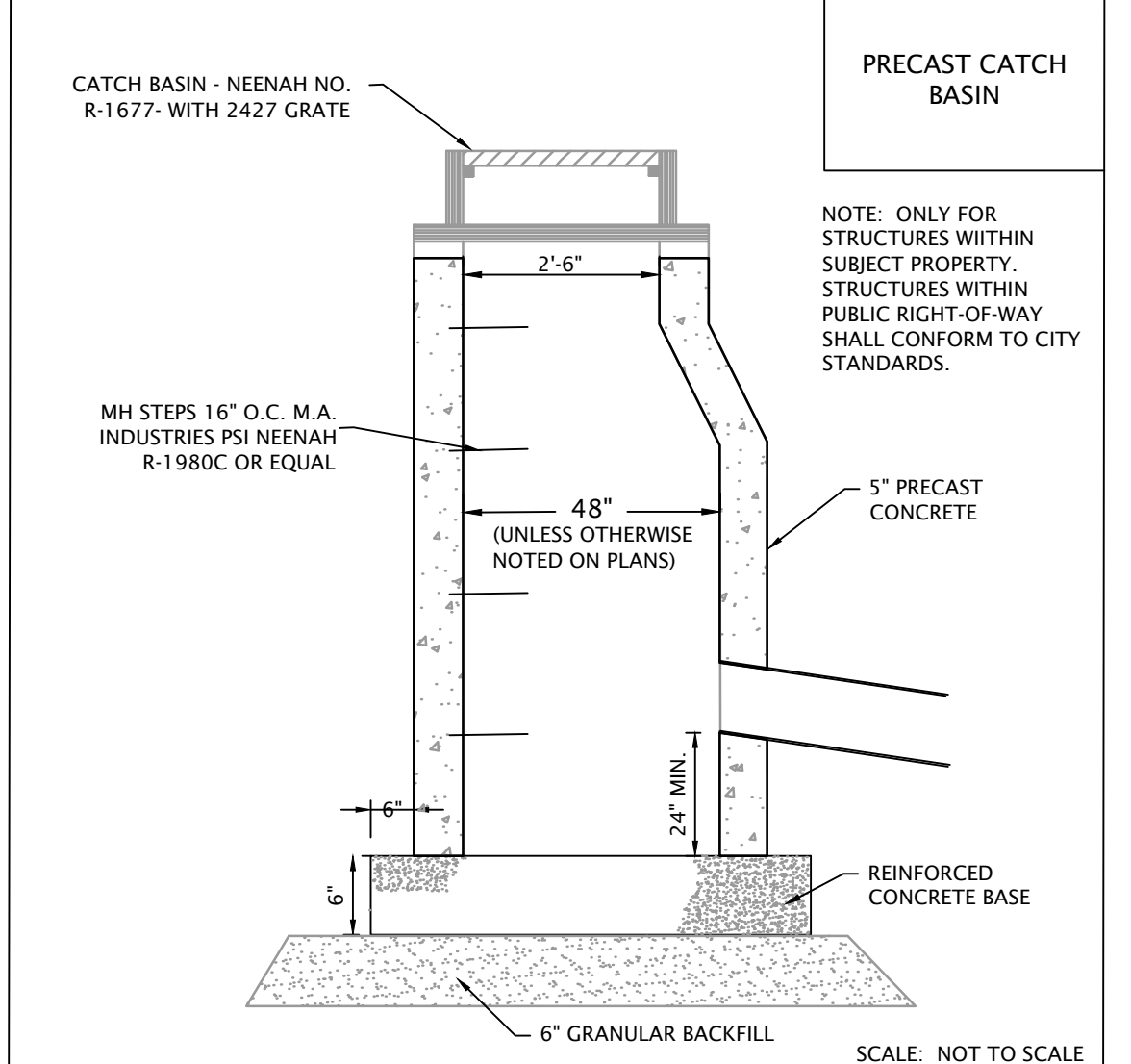
3M SCOTCHMARK MODEL 1408-XR GENERAL AND 1404-XR WASTEWATER MARKERBALLS ARE REQUIRED AT THE BACK OF WALK AND AT THE CONNECTION TO THE MAIN TO PROVIDE LOCATION OF THE STORM AND SANITARY LATERALS RESPECTIVELY. NOTE, THE MAXIMUM BURY DEPTH OF MARKERBALLS IS 5 FEET.

CONTRACTOR SHALL COORDINATE WITH CITY OF FRANKLIN DPW FOR ANY STORM SEWER ABANDONMENT AND CONNECTIONS TO EXISTING STORM SEWER IN THE RIGHT-OF-WAY. CONTACT KEVIN SCHLUETER, SUPERINTENDENT (414)425-4292.

CONTRACTOR TO MAINTAIN MIN. PIPE SEPERATION PER STATE CODE. STORM SHALL BE A MINIMUM OF 6' VERTICALLY FROM SANITARY.

AS-BUILTS

AS101	STORM PILET RIM EL. 702.27 12" W. I.E. 706.12 RCP	AS102	STORM PILET RIM EL. 703.07 12" W. I.E. 699.94 RCP
AS103	STORM PIPE 4" I.E. 708.15 CORR. PVC	AS104	INLET (CONC. GRATE) RIM EL. 702.47 36" W. I.E. 697.27 RCP
AS105	INLET (ROUND FRAME) RIM EL. 708.57 36" W. I.E. 702.87 RCP	AS106	STORM PILET RIM EL. 702.87 12" W. I.E. 695.68 RCP
AS107	STORM PILET RIM EL. 708.48 12" W. I.E. 708.48 RCP	AS108	STORM PILET RIM EL. 702.85 12" W. I.E. 699.65 RCP
AS109	STORM PILET RIM EL. 708.88 12" W. I.E. 708.88 RCP	AS109	STORM PILET RIM EL. 702.07 12" W. I.E. 699.50 RCP
AS110	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS110	STORM MANHOLE RIM EL. 703.34 36" W. I.E. 696.74 RCP
AS111	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS111	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS112	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS112	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS113	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS113	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS114	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS114	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS115	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS115	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS116	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS116	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS117	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS117	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS118	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS118	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
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AS120	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS120	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS121	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS121	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS122	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS122	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS123	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS123	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS124	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS124	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
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AS126	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS126	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS127	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS127	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
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AS129	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS129	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP
AS130	STORM MANHOLE RIM EL. 708.70 36" W. I.E. 700.87 RCP	AS130	STORM MANHOLE RIM EL. 702.87 36" W. I.E. 696.74 RCP

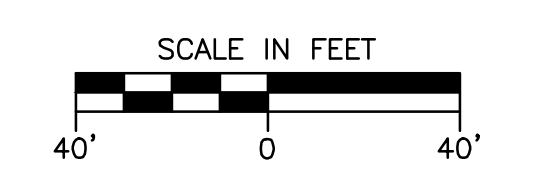


**ALLIS ROLLER UTILITY PLAN
5801 FRANKLIN DRIVE
FRANKLIN, WISCONSIN**

DESIGNED BY JPF	APPROVED BY LKJ	DATE 1/12/2024
REVISION NO.	REVISIONS	DATE BY

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

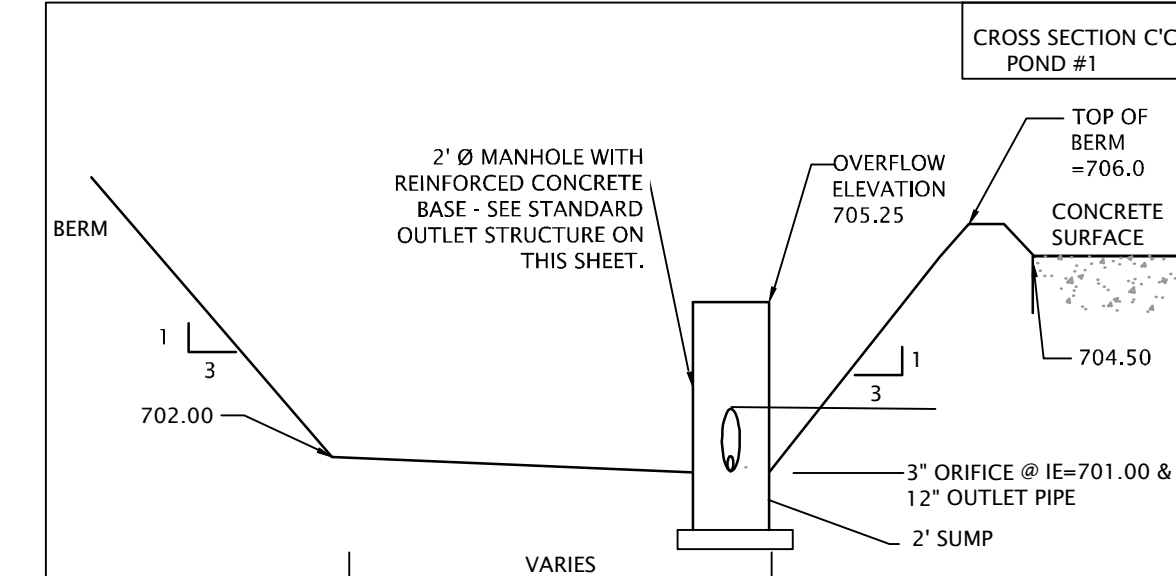
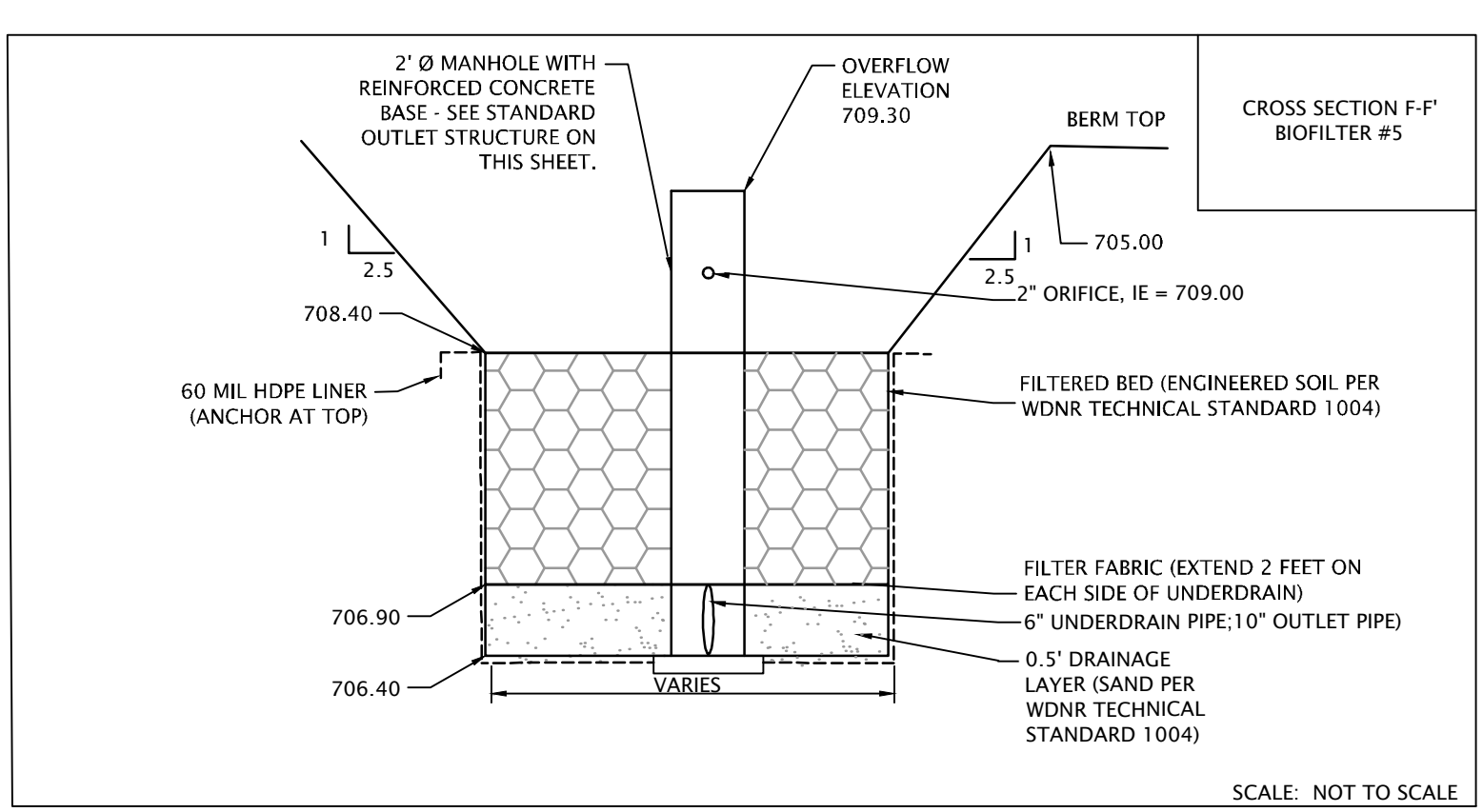
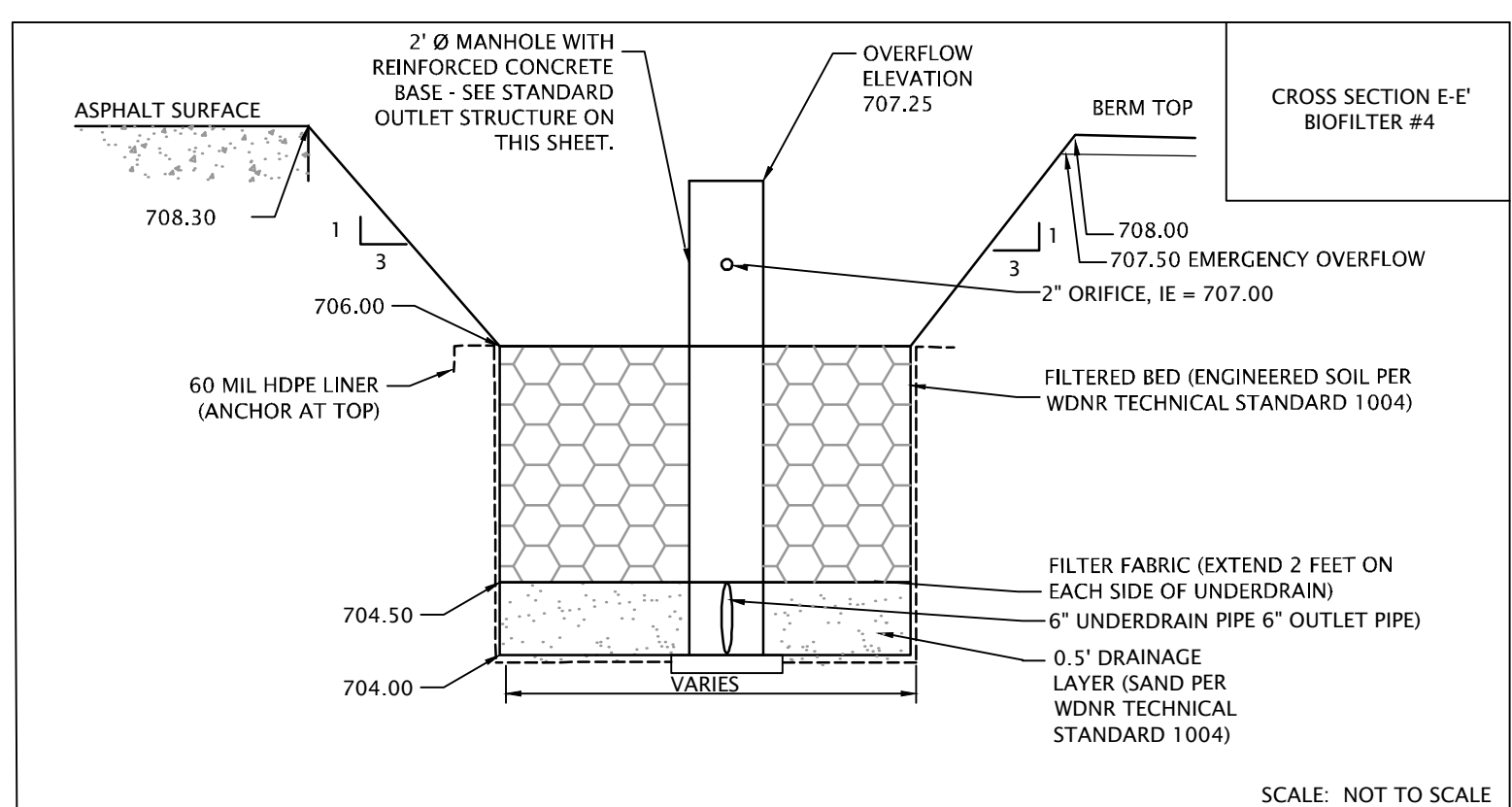
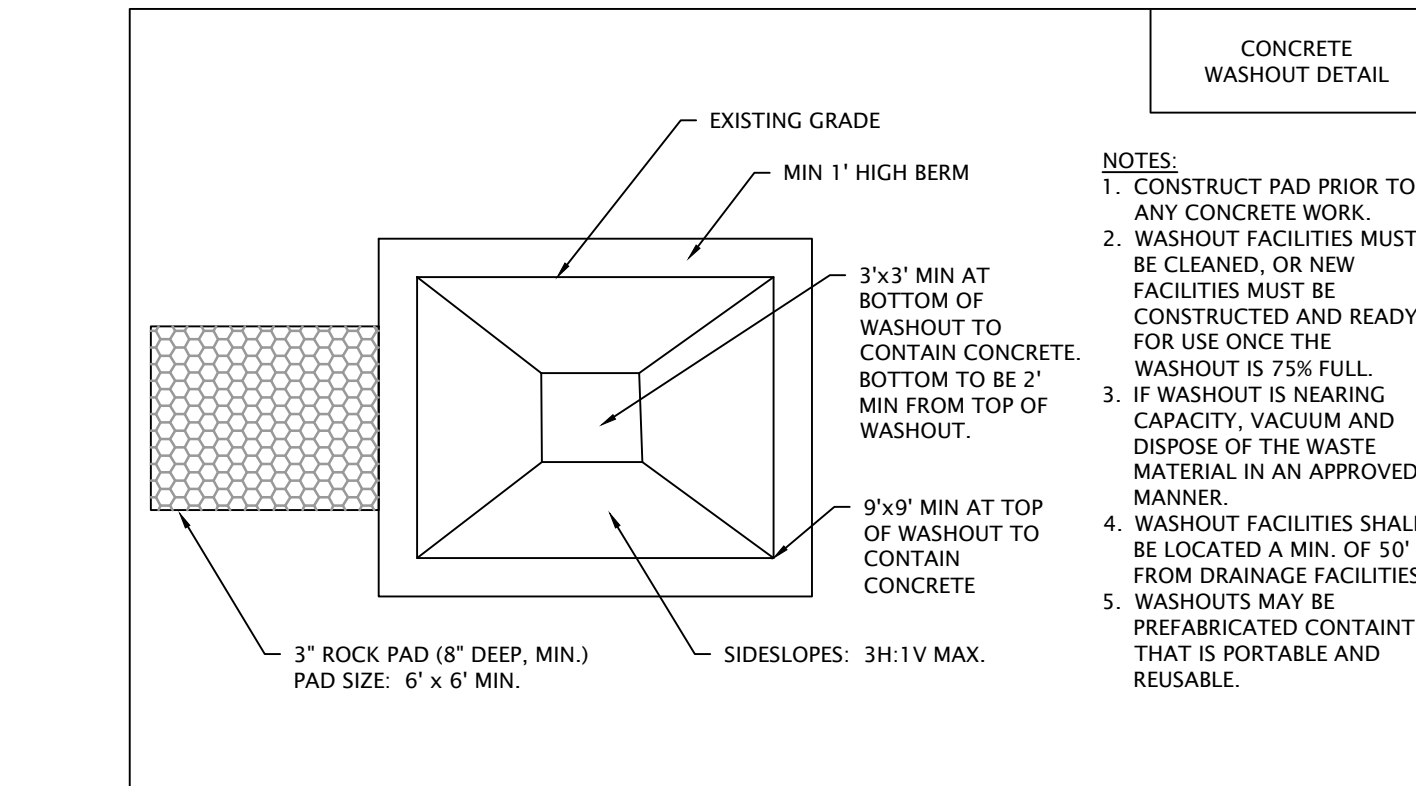
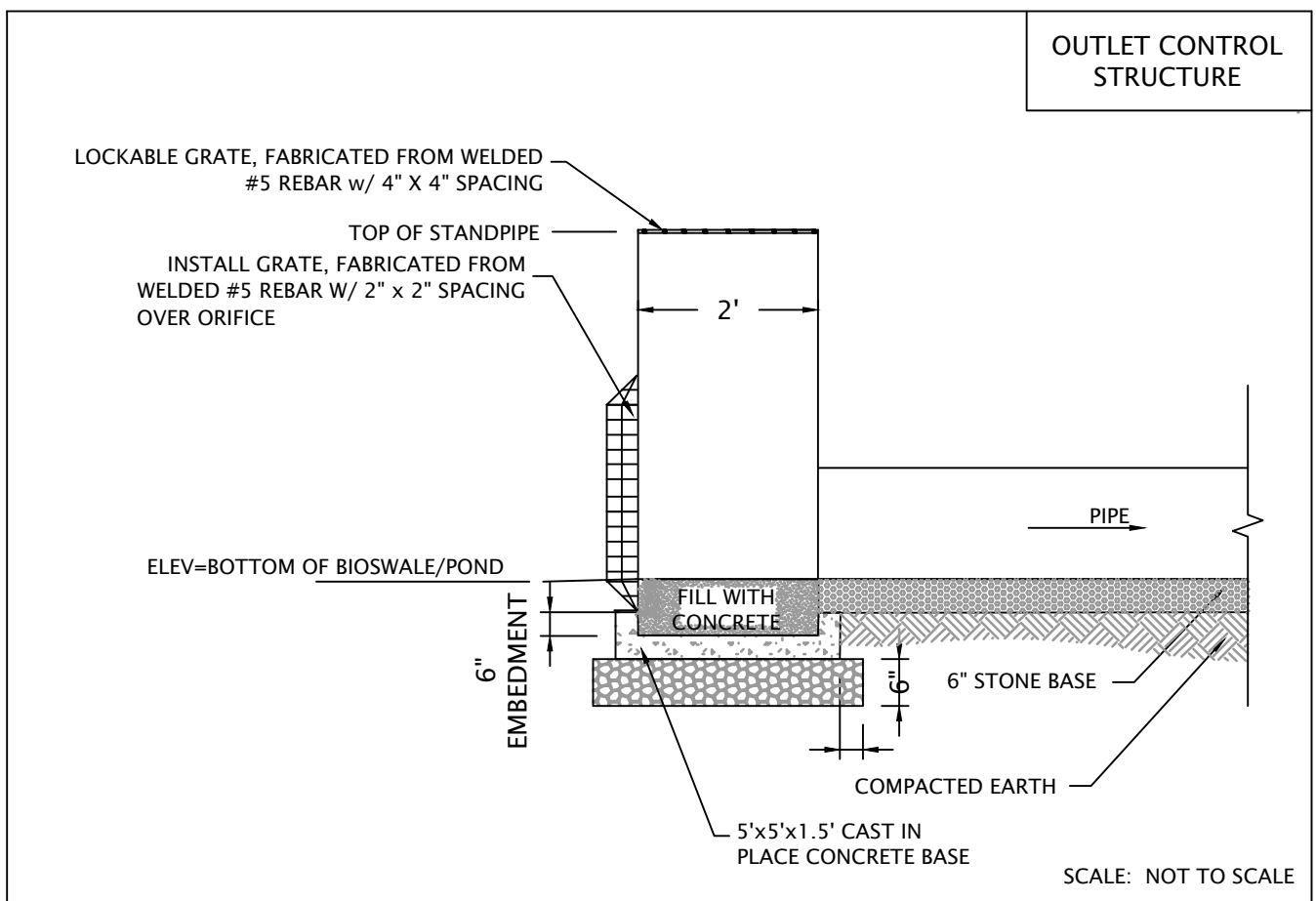
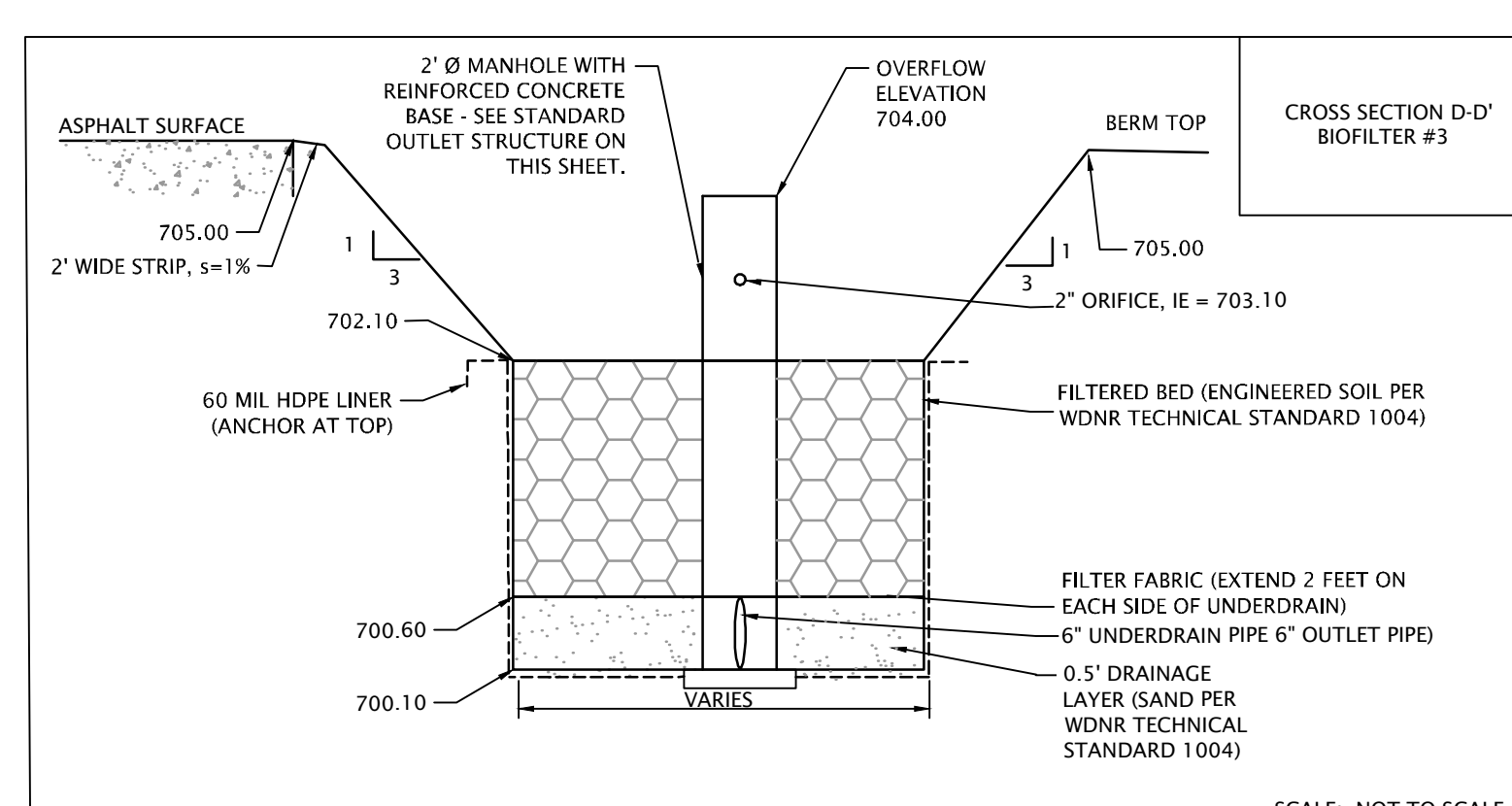
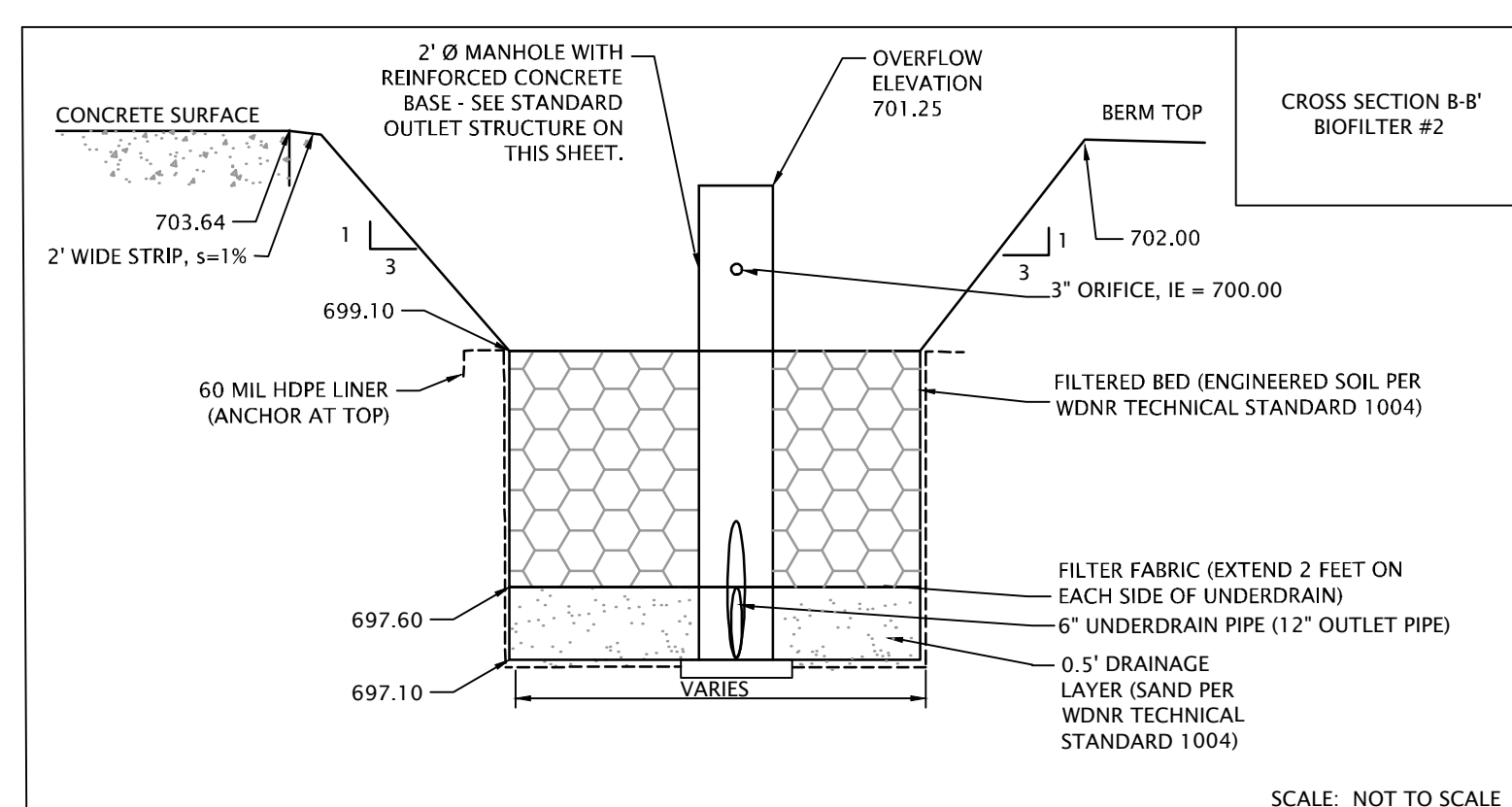
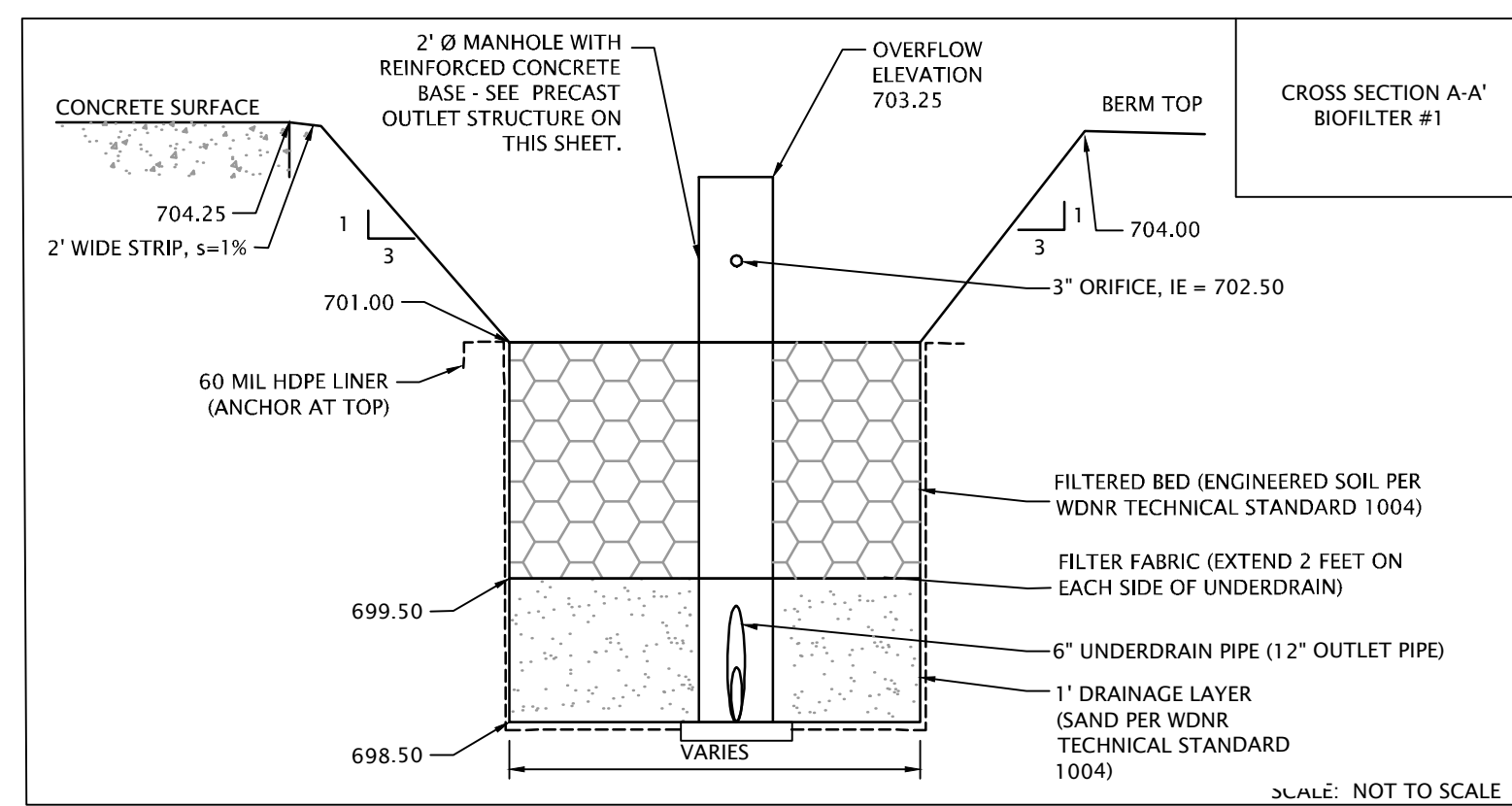
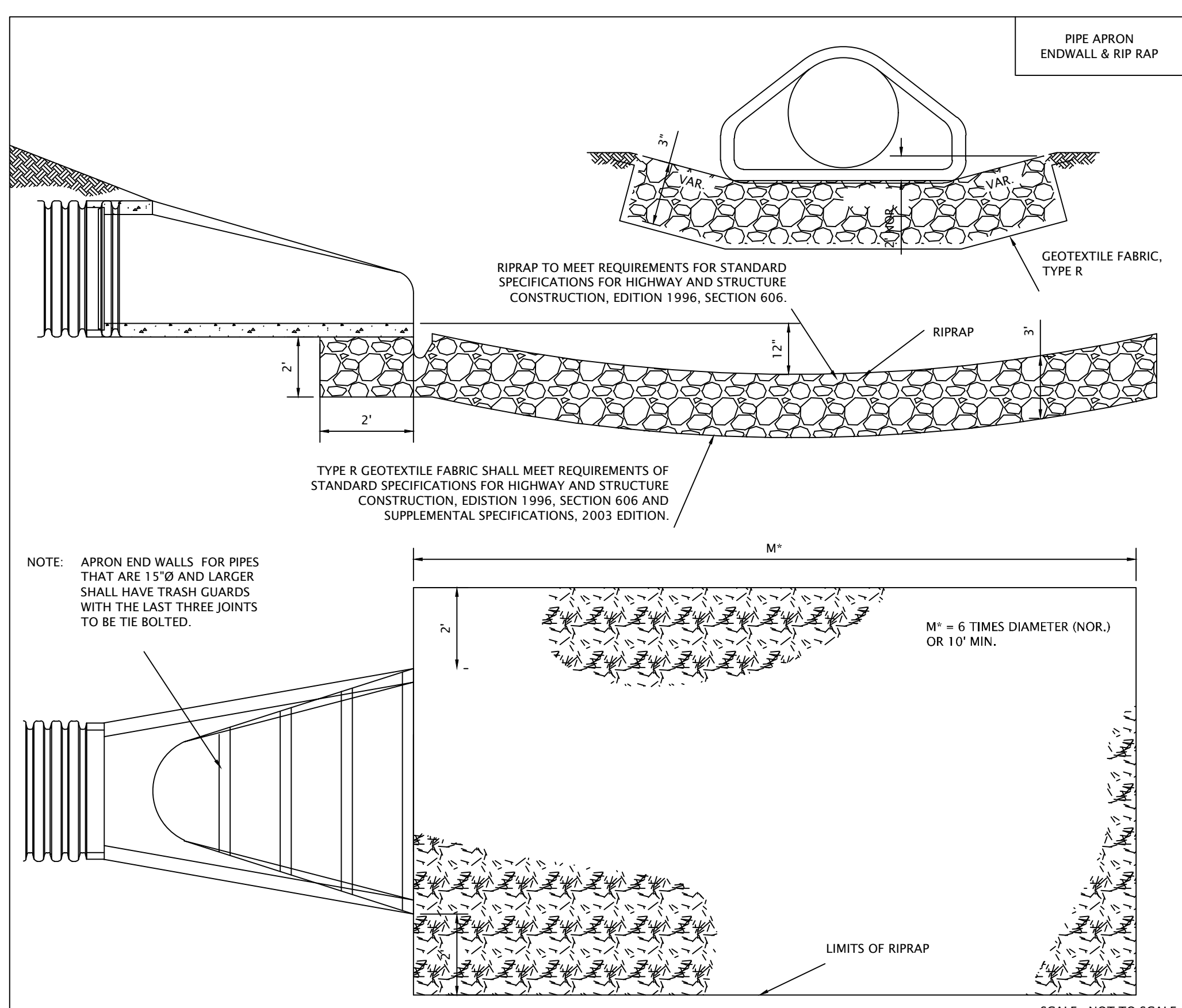
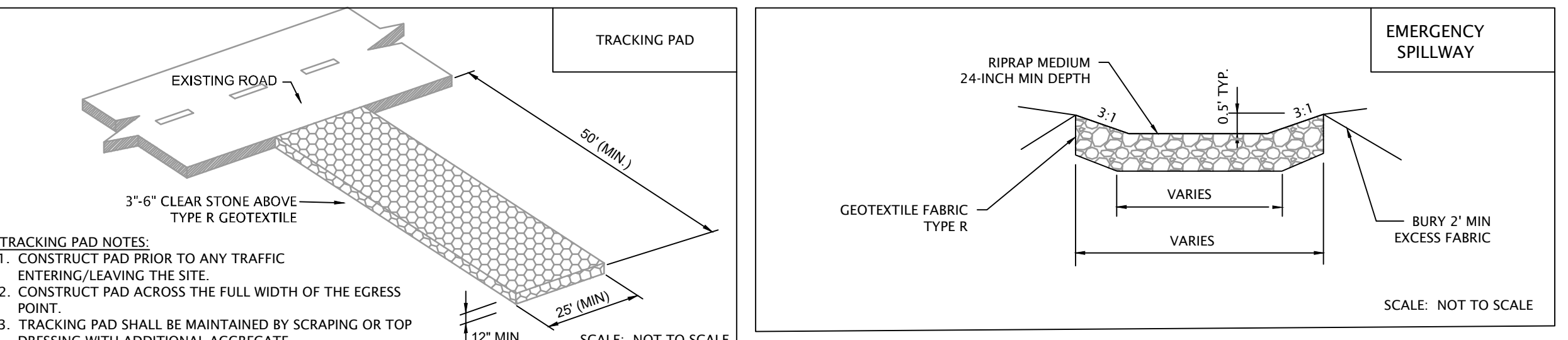
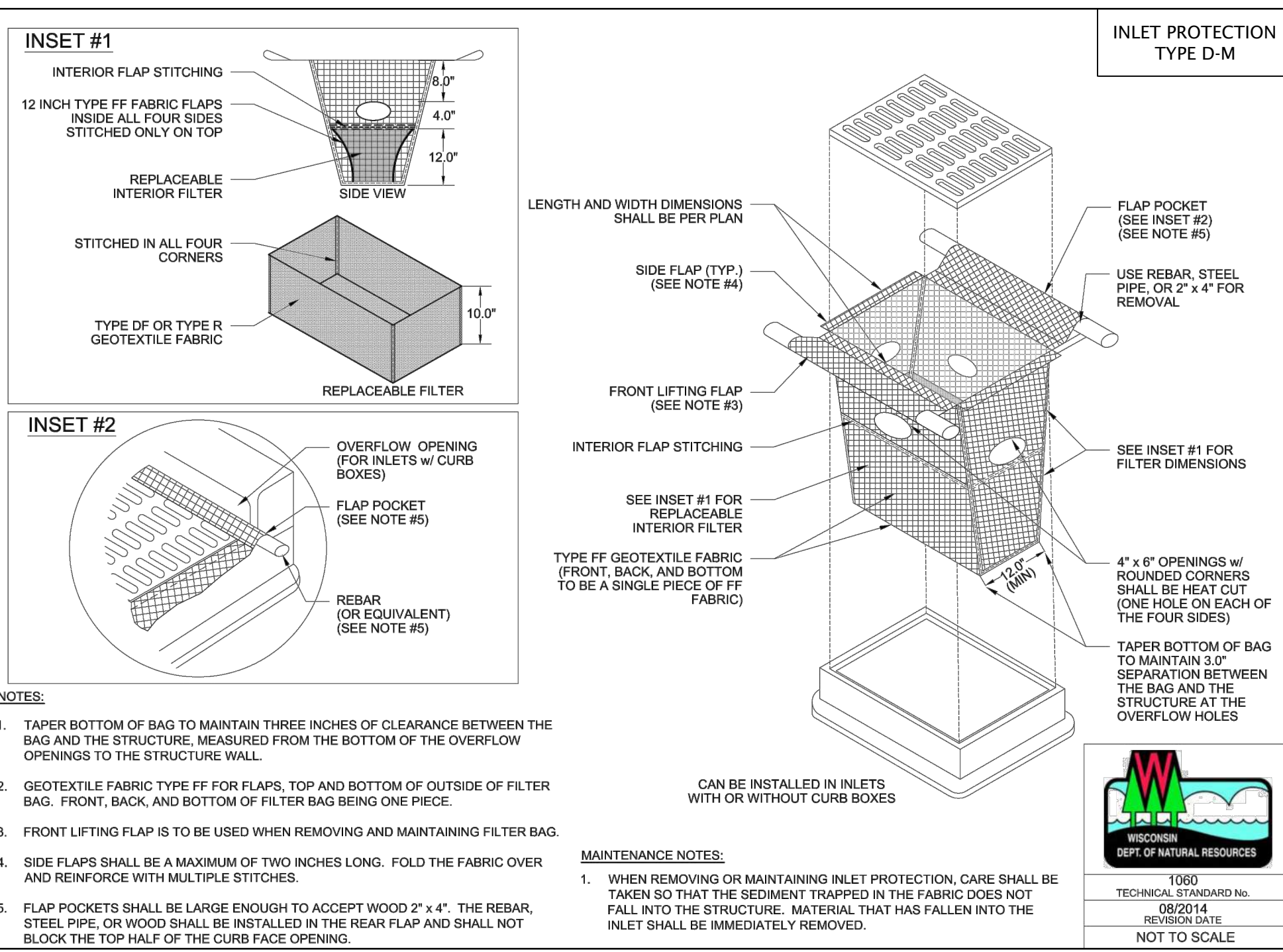
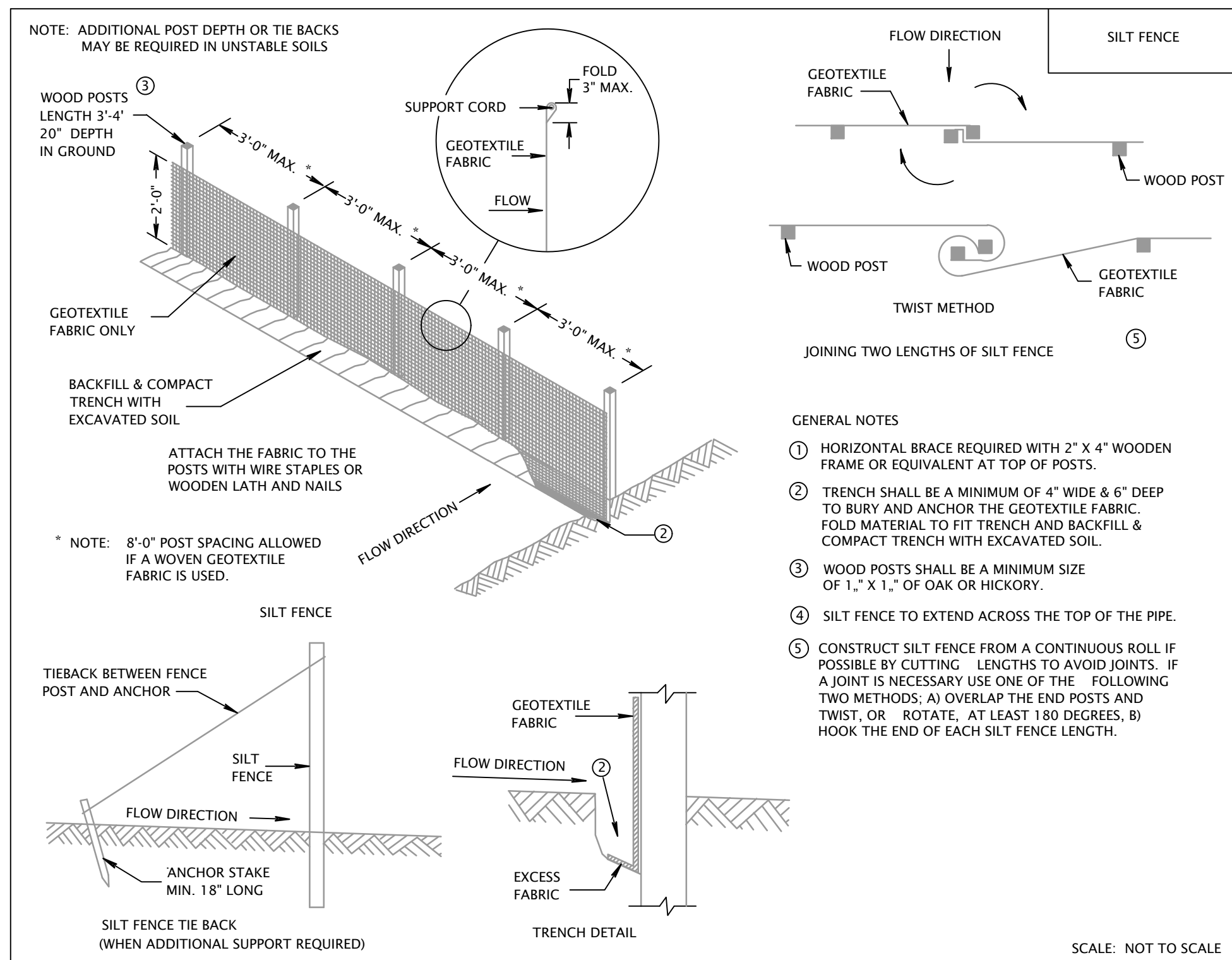
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TERRATEC PROJECT NO. 2304004

TERRATEC ENGINEERING, LLC.
161122 ENGINEERS BLVD., STE. 205
CEDARBURG, WI 53512
Tel: 262.377.9905 - Fax: 262.375.1958

SHEET No. **C5** OF **7**



ALLIS ROLLER CONSTRUCTION DETAILS
5801 FRANKLIN DRIVE
FRANKLIN, WISCONSIN

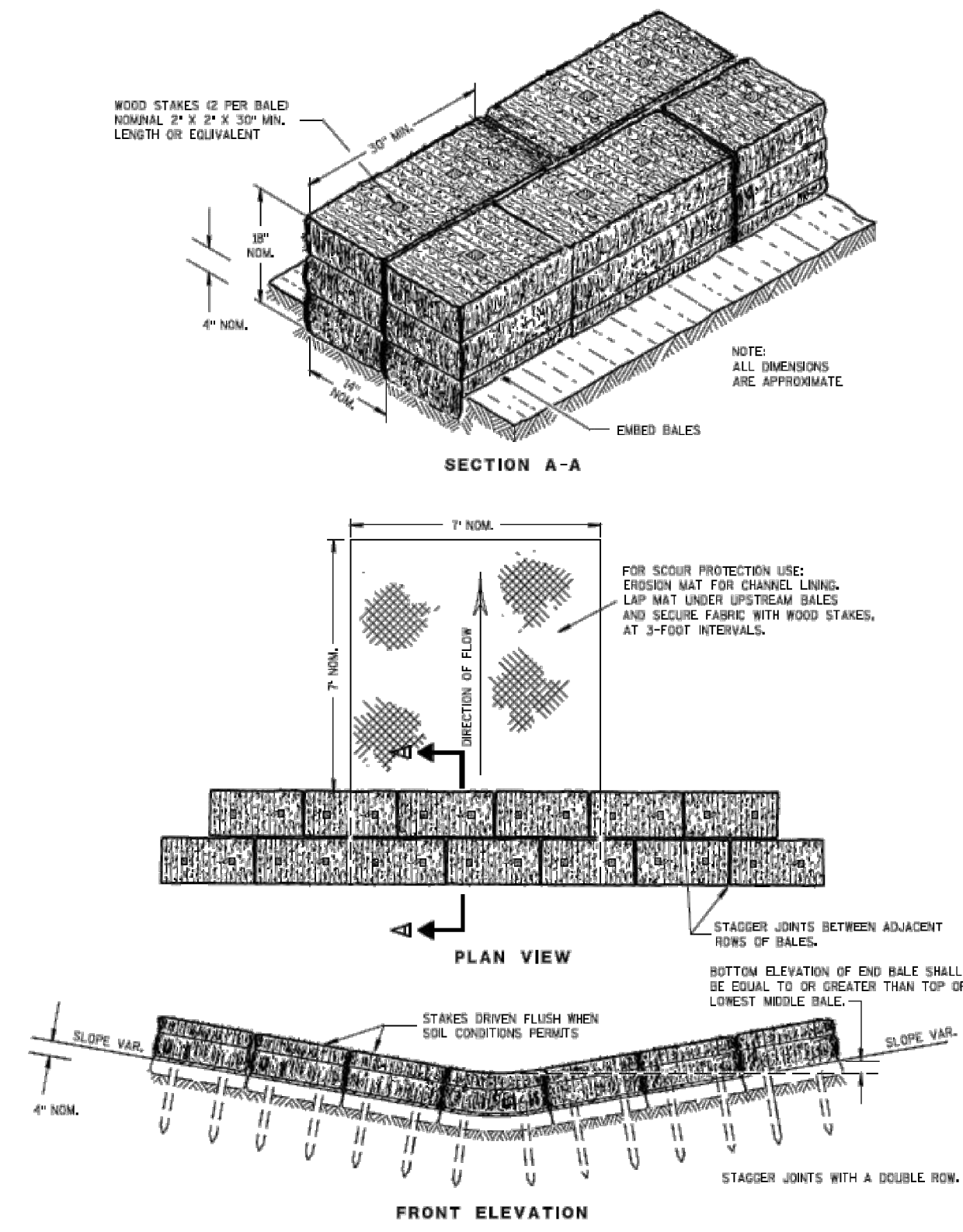
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REVISION NO.	REVISIONS	DATE BY

TERRATEC PROJECT NO. 2304004

SHEET No. **C6** OF **7**

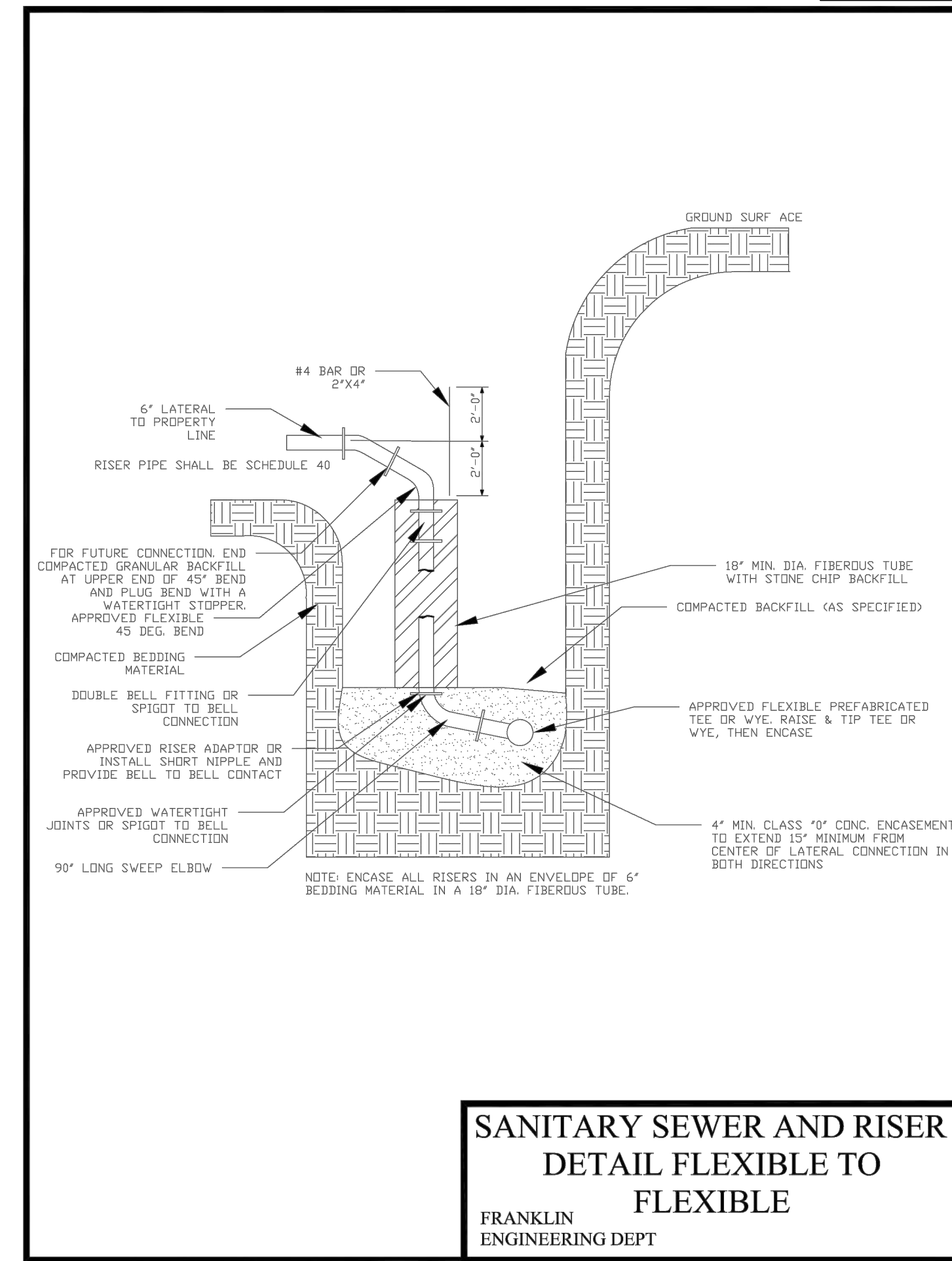
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CEDARBURG, WI 53515
Tel.: 262.377.9905 Fax: 262.375.1958
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Figure 3:
Straw Bale Ditch Check



NOTE: CONSTRUCT IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.

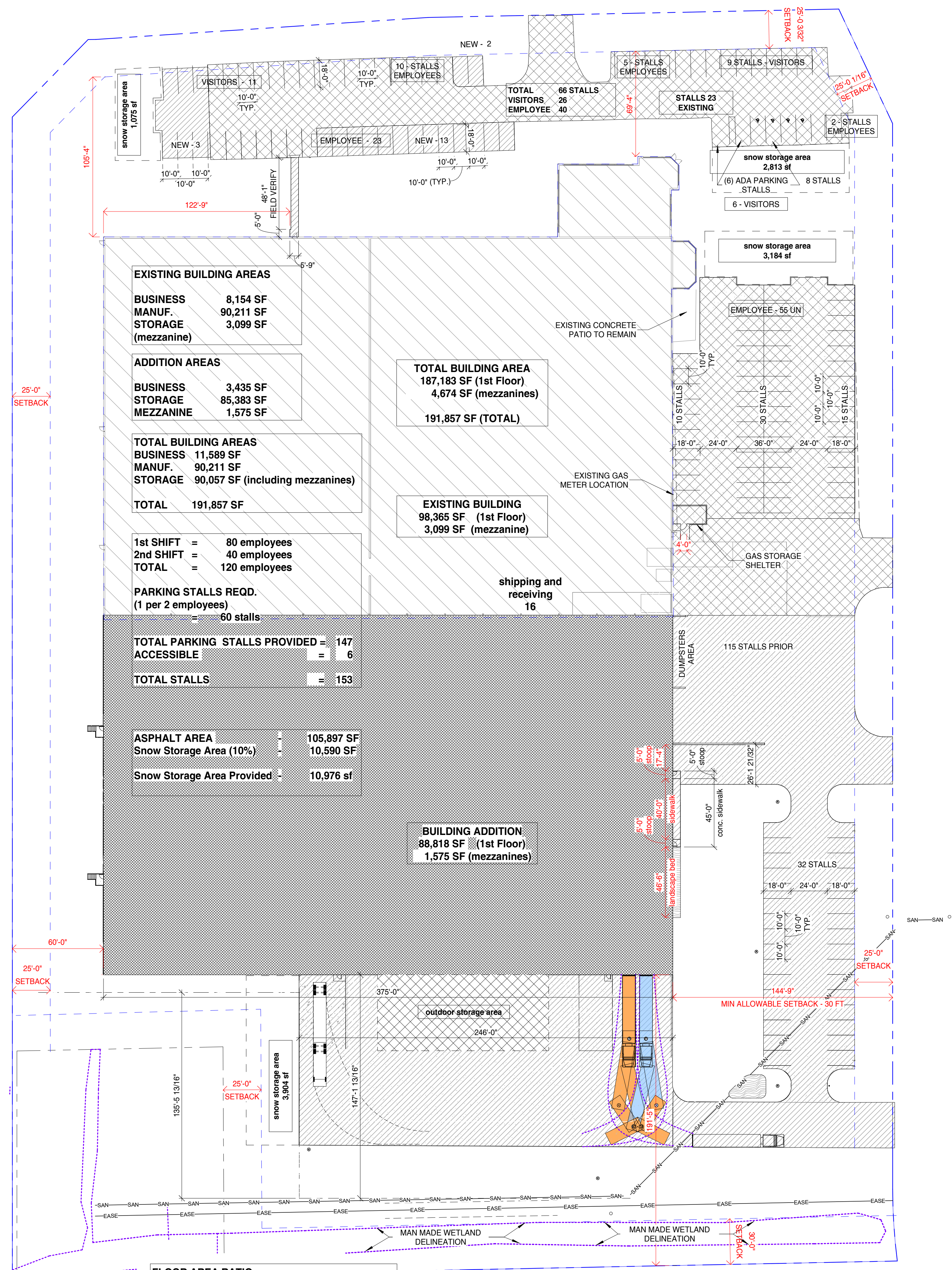
WDNR
11/2022



SANITARY SEWER AND RISER
DETAIL FLEXIBLE TO
FLEXIBLE
FRANKLIN
ENGINEERING DEPT

FIGURE 24

ALLIS ROLLER CONSTRUCTION DETAILS 5801 FRANKLIN DRIVE FRANKLIN, WISCONSIN			
DESIGNED BY JPF	APPROVED BY LKJ	DATE 1/12/2024	
REVISION NO.	REVISIONS	DATE	BY
TERRATEC PROJECT NO. 2304004		SHEET No. OF C7 7	
TERRATEC ENGINEERING, LLC.		187 1022 ENGINEER BLVD., STE. 205 CEDARBURG, WI 53512 Tel.: 262.377.9905 • Fax: 262.375.1958	
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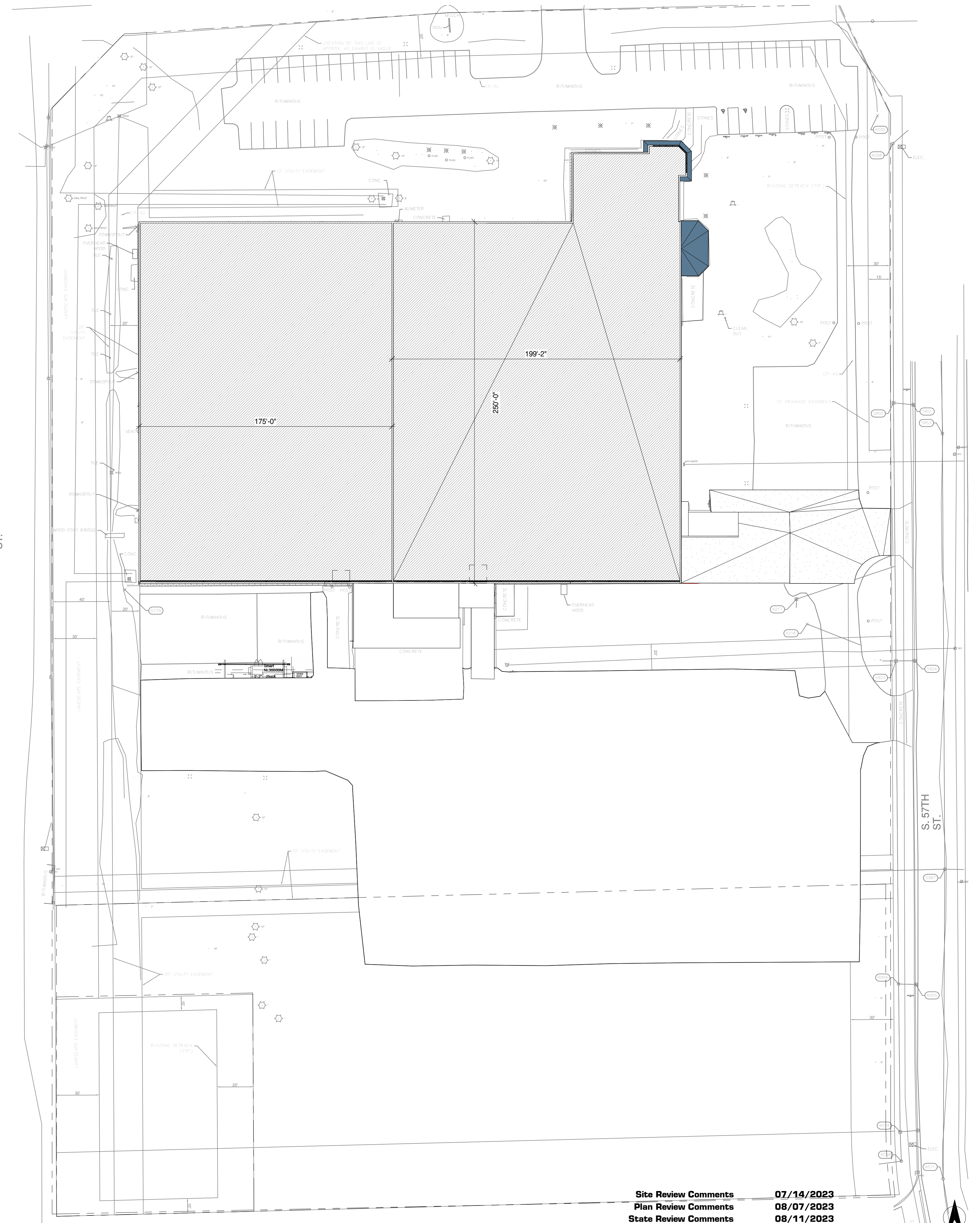


FLOOR AREA RATIO

(PA) TOTAL PROPERTY AREA	474,209 SF
(NPA) NET PROPERTY AREA	391,162 SF
(BA) TOTAL BUILDING AREA	191,857 SF
1st Floor	187,183 sf
Mezzanines	4,674 sf
RATIO (BA / NPA)	0.49 - Max Allowable 1.5

- PULVERIZE AND REPAVE EXISTING PARKING LOT AREA
- NEW ASPHALT PARKING LOT AREA

2 Site Plan
1" = 40'-0"



1 Site Plan - Existing
1" = 40'-0"

Site Review Comments 07/14/2023
 Plan Review Comments 08/07/2023
 State Review Comments 08/11/2023
 Plan Review Comments 08/15/2023
 Plan Review Comments 08/25/2023

Architectural Site Plans
 kuenyarch.com ©2023 Kueny Architects L.L.C. - All Rights Reserved
 Allis Roller - Manufacturing Addition - Construction Set
 5801 Franklin Drive, Franklin, WI 53132
 January 12, 2024

KUENY ARCHITECTS, L.L.C.

February 20, 2024

Re: Allis Roller Facility Special Use Amendment – Response to review comments.

Attn: Régulo-Martínez-Montilva, Principal Planner

Mr. Martinez

Per your request, the following are the response to the comments of items 2, 8 and 9 issued on your letter dated February 5, 2024.

Department of City Development comments

2. Outdoor storage screening. What is the height of the proposed storage racks? Staff suggests submitting a rendering as viewed from public streets to illustrate the proposed screening, specifically S. 57th and S. 60th streets.

R. The height of the racks are going to be 14-15 ft max. The south loading dock area will have on the west side and on the east side of this area a lines of Emerald Green Arbovitae that will act as a screening for this area covering the view from both 57th and 60th street. See attached new sheet A103 Exterior Storage Views with the proposed views to the South-East and South West corners of the addition.

Fire Department comments

8. *The fire department has concerns on the storage of "...wooden pallets and crates in an area located directly behind our facility..." In the drawings, the storage area appears to directly join with the building.* Stacks of wooden pallets pose a significant fire hazard when stored outside near a building. The applicant will need to provide additional information on the quantity and arrangement of wood pallet storage and what fire protection systems would be implemented if this storage area directly abuts to the building. Additional information can be found in NFPA 1 (2012 edition) adopted by Wisconsin SPS 314.01.

R. Due to fire hazard concerns of storing wood pallets outside, all the wood pallets will be stored inside the addition area where sprinkler system protects the complete facility. Only non-combustible crates will be stored in this area.

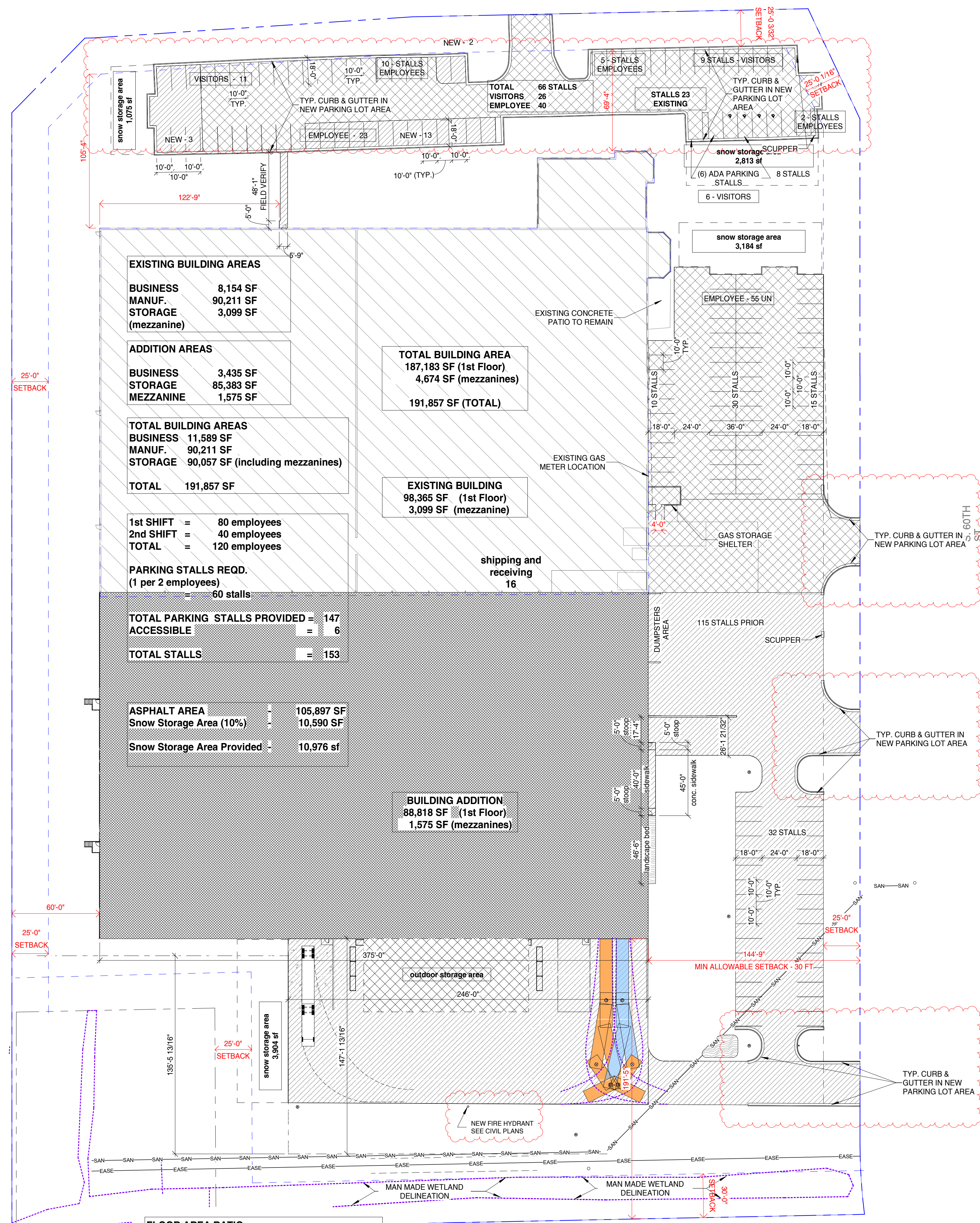
9. The fire department will also require fire hydrants to provide a reliable water supply to this side of the building.

R. A new fire hydrant will be installed centered on the south side of the south loading parking area to comply with the Fire Department requirements. See revised civil sheet C5 Utility Plan and attached sheet A103 Exterior Storage Views showing the new hydrant location.

See attached sheet A101 Architectural Site Plan showing the approved parking areas with curb & gutter.

Sincerely,


Kueny Architects, LLC
Jon P. Wallenkamp
Principal



EXISTING BUILDING AREAS

BUSINESS	8,154 SF
MANUF.	90,211 SF
STORAGE (mezzanine)	3,099 SF

ADDITION AREAS

BUSINESS	3,435 SF
STORAGE	85,383 SF
MEZZANINE	1,575 SF

TOTAL BUILDING AREA
 187,183 SF (1st Floor)
 4,674 SF (mezzanines)
 191,857 SF (TOTAL)

TOTAL BUILDING AREAS

BUSINESS	11,589 SF
MANUF.	90,211 SF
STORAGE (including mezzanines)	90,057 SF
TOTAL	191,857 SF

1st SHIFT	=	80 employees
2nd SHIFT	=	40 employees
TOTAL	=	120 employees

PARKING STALLS REQD.
 (1 per 2 employees)
 = 60 stalls

TOTAL PARKING STALLS PROVIDED	= 147
ACCESSIBLE	= 6
TOTAL STALLS	= 153

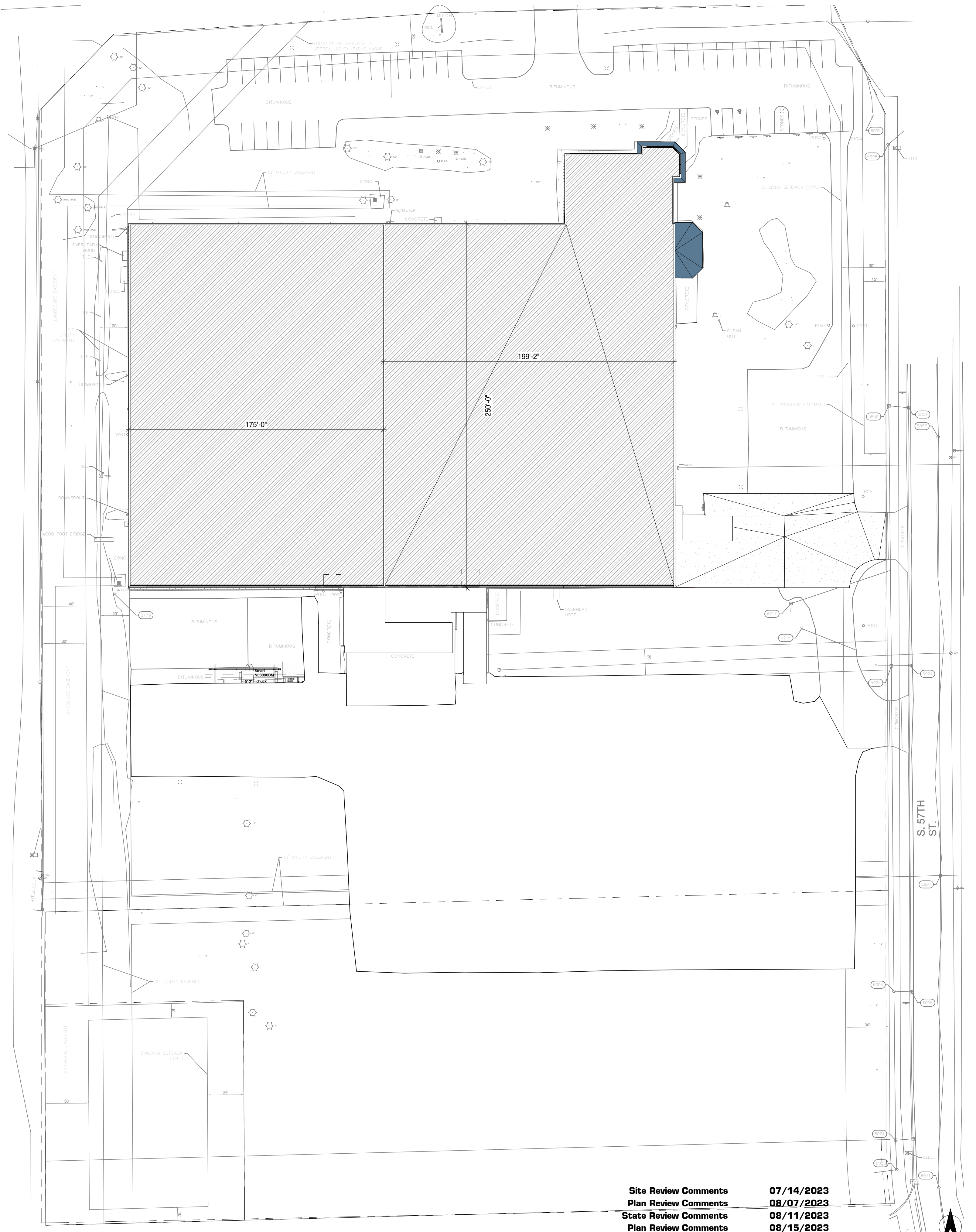
ASPHALT AREA	105,897 SF
Snow Storage Area (10%)	10,590 SF
Snow Storage Area Provided	10,976 sf

BUILDING ADDITION
 88,818 SF (1st Floor)
 1,575 SF (mezzanines)

FLOOR AREA RATIO

(PA) TOTAL PROPERTY AREA	474,209 SF
(NPA) NET PROPERTY AREA	391,162 SF
(BA) TOTAL BUILDING AREA	191,857 SF
1st Floor	187,183 sf
Mezzanines	4,674 sf
RATIO (BA / NPA)	0.49 - Max Allowable 1.5

- PULVERIZE AND REPAVE EXISTING PARKING LOT AREA
- NEW ASPHALT PARKING LOT AREA

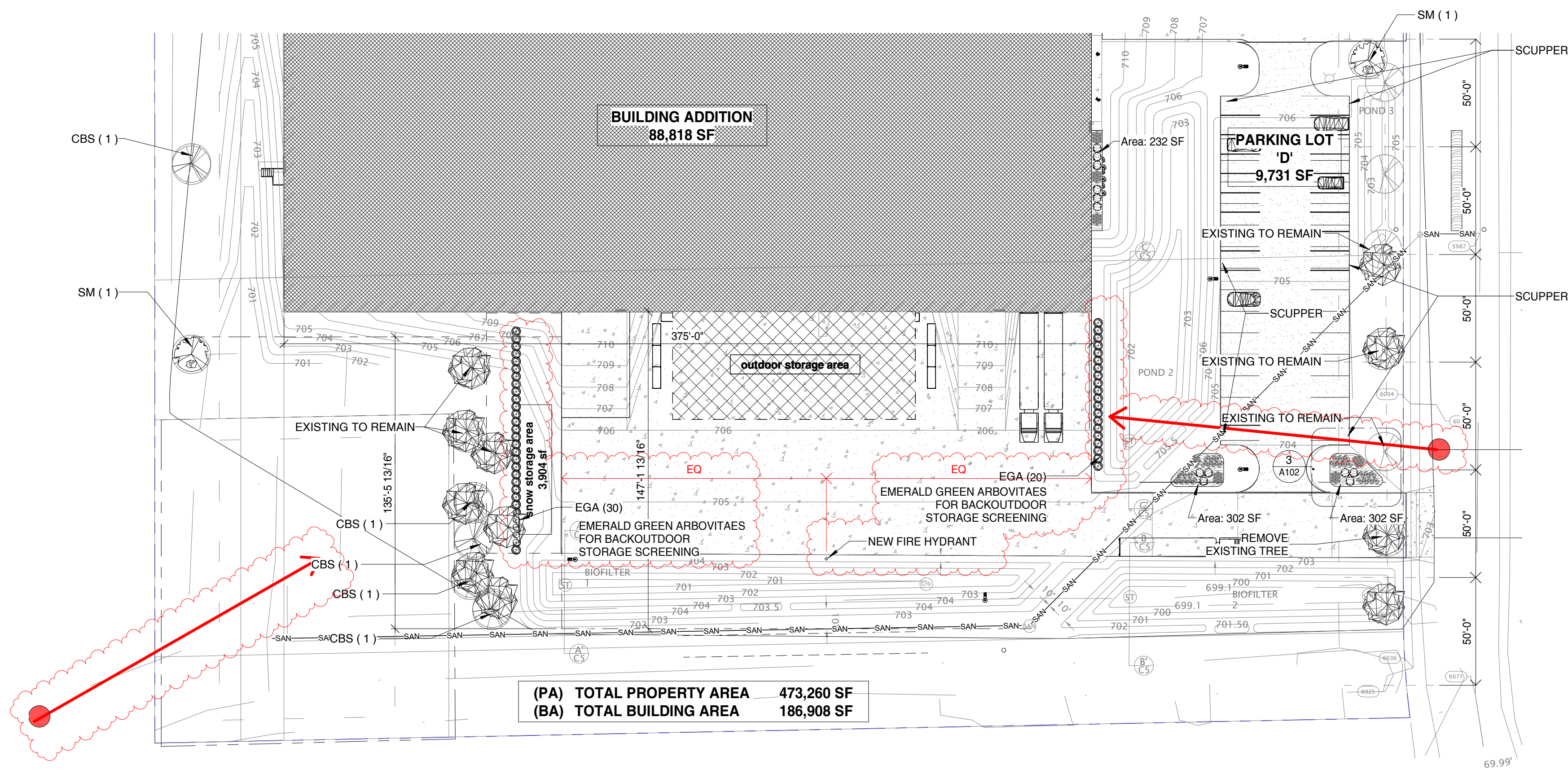


1 Site Plan - Existing
 1" = 40'-0"

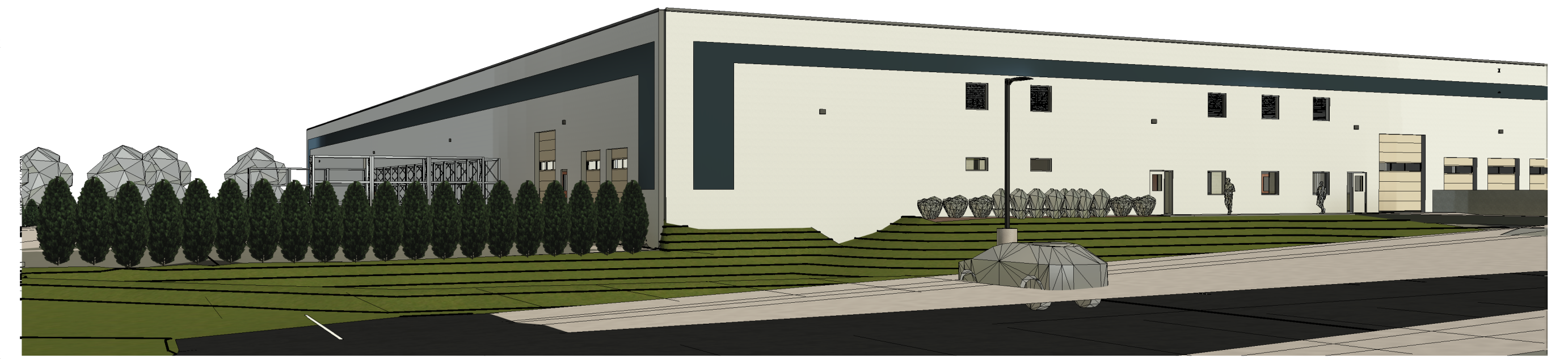
Site Review Comments	07/14/2023
Plan Review Comments	08/07/2023
State Review Comments	08/11/2023
Plan Review Comments	08/15/2023
Plan Review Comments	08/25/2023
Plan Review Comments	02/07/2024

Architectural Site Plans
 kuenyarch.com ©2023 Kueny Architects L.L.C. - All Rights Reserved
 Allis Roller - Manufacturing Addition - Construction Set
 5801 Franklin Drive, Franklin, WI 53132
 August 30, 2023

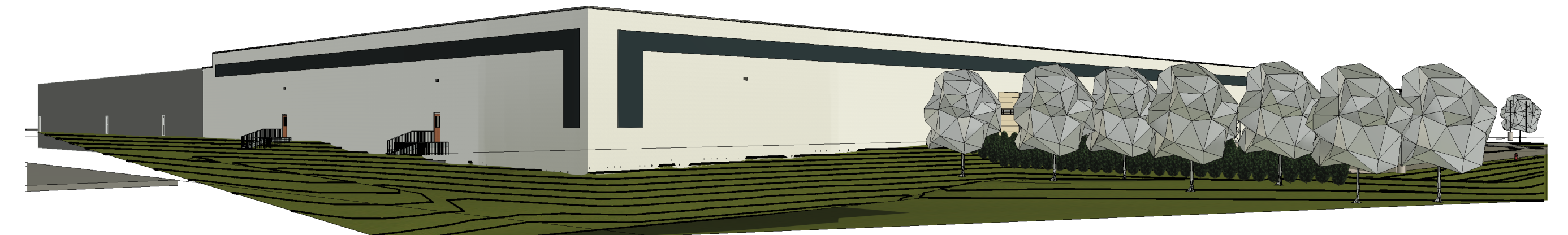
PLAN NORTH
 SCALE: 1" = 40'-0"
A101



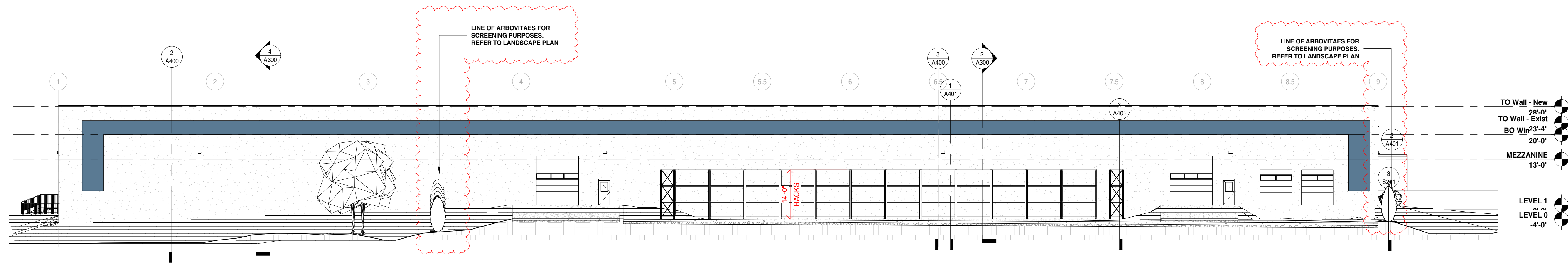
1 Reference Plan - 3D View locations.
1" = 40'-0"



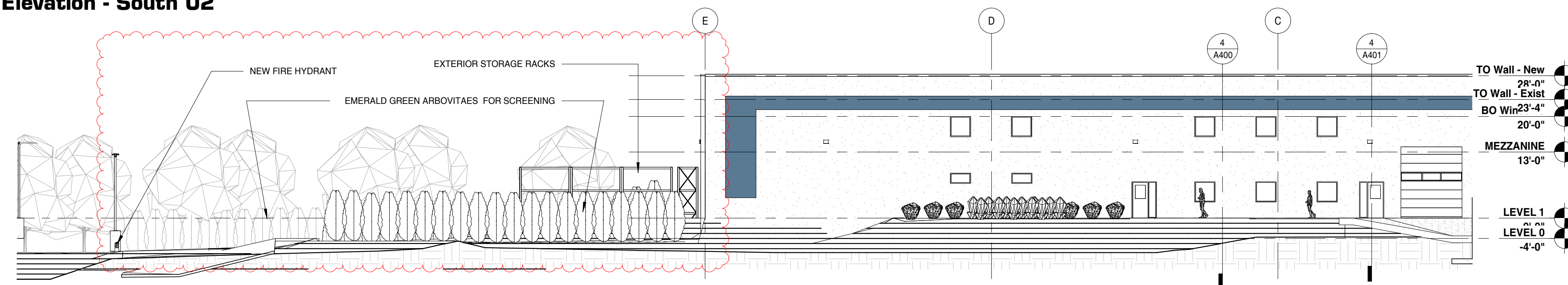
4 3D View - SE Corner



5 3D View - SW Corner



2 Exterior Elevation - South 02
1/16" = 1'-0"



3 Exterior Elevation - East 02
1/16" = 1'-0"



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of March 7, 2024

Natural Resource Special Exception

RECOMMENDATION: City Development Staff recommends approval of the proposed NRSE, subject to the conditions of approval in the attached draft resolution.

Project Name:	Kensington Way NRSE
Property Owner:	Greg Marso
Applicant/Agent:	Greg Marso
Property Address/Tax Key Number:	7570 S KENSINGTON WAY / 794 0064 000
Aldermanic District:	District 2
Zoning District:	R-3E Suburban/Estate Single-Family Residence District, C-1 Conservation District
Use of Surrounding Properties:	R-3E Suburban/Estate Single-Family Residence District, C-1 Conservation District
Application Request:	Natural Resource Special Exception to allow for grading and fill in wetland areas
Staff Planner:	Marion Ecks, AICP

This parcel is subject to flooding as a result of issues with stormwater design in the area. The applicant, Greg Marso, would like to install a wetland overflow piping system into the city storm sewer, and restore the grade with fill to allow for a new single-family home. This will impact wetland setback, wetland buffer, and wetland areas.

CHARACTER OF THE SITE AND SURROUNDING AREA

The property is zoned R-3E Suburban/Estate Single-Family Residence District, and is located in the Wyndham Hills subdivision. The area is primarily single-family residential; several lots abut a large wetland which is part of a complex of wetlands and water features in the area. Future development of the lot must conform to lot coverage and other development standards of the R-3E zoning district.

NATURAL RESOURCE SPECIAL EXCEPTION REQUEST

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 (§15-10.0208). 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.

The applicant's request is to impact areas of wetland, wetland buffer (30') and wetland setback (50'). There are no temporary impacts to any natural resource – all impacts to wetland, setback, and buffer, are permanent.

The applicant has obtained two permits for fill from WI DNR.

- February 27, 2017, the DNR issues General Permit GP-SE-2016-41-01833 for impacts to up to 1,500 Square Feet of wetland.
- August 1, 2018 Exemption EXE-SE-2018-41-02255 determined that 7,702 Square Feet of wetland are exempt from DNR regulation. Areas that receive this exemption are then exempt from local regulations to setback and buffer.
- Jan 3, 2019 Army Corps determination 2016-07907-ANM that these wetlands are not waters of the United States.

The applicant's materials detail the following:

Measurements in Square Feet

Natural Resources on Site						
	Permit		Exemption		Remaining	Total
Wetland	1500		7702		2326	11528
Buffer	2800		0		2560	5360
SB	2000		0		2150	4150

Permanent Disturbance/Impact						
	Permit		Exemption		Remaining	Total
Wetland	1500		7702		0	9202
Buffer	2800		0		2560	5360
SB	2000		0		2150	4150

2,326 Square Feet of wetland will remain undisturbed.

A wetland delineation confirmation letter was provided for the application, dated June 27, 2016. Wetland delineations may not be older than five years so this is therefore no longer valid as of June 27, 2021. They will therefore be required to provide an updated & confirmed Wetland Delineation Report (§15-4.0102.G.). Conservation easements must be submitted for all natural resources to be protected outside of this approval. In addition, staff recommends that wetland boundary shall have conservation signage or boulders placed to delineate the area(s) as protected and not to be disturbed.

Per Section 15-10.0208 of the Unified Development Ordinance (UDO), the applicant shall have the burden of proof to present evidence sufficient to support a Natural Resource Special Exception

(NRSE) request. The applicant has presented evidence for the request by answering the questions and addressing the statements that are part of the Natural Resource Special Exception (NRSE) application. The applicant's responses to the application's questions and statements are attached for your review.

ENVIRONMENTAL COMMISSION RECOMMENDATION

Also attached is a document titled, "City of Franklin Environmental Commission" that the Environmental Commission must complete and forward to the Common Council. The questions and statements on this document correspond with the Natural Resource Special Exception (NRSE) application questions and statements that the applicant has answered and addressed. Staff recommendations were incorporated into the draft *Environmental Commission Special Exception Review and Recommendation* as proposed conditions of approval. These recommendations are further contained in the decisions section of the attached draft *Standards, Findings and Decision of the City of Franklin* document.

The Environmental Commission reviewed this application at their February 28, 2024 meeting. As timing required that this report be completed prior to the Environmental Commission meeting, staff will convey the results to the Plan Commission during their review presentation.

CONCLUSION AND STAFF RECOMMENDATION

Staff finds that the application is reasonable and recommends approval of the proposed NRSE, subject to recommended conditions of approval.

Draft 02/21/2024

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

Whereas, GREG MARSO, applicant, having filed an application dated September 3, 2022, 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 February 28, 2024 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 March 7, 2024 being annexed hereto and incorporated herein as **Exhibit C**; and

Whereas, the property which is the subject of the application for a Special Exception is located at 7570 S KENSINGTON WAY / 794 0064 000, zoned R-3E Suburban/Estate Single-Family Residence District, C-1 Conservation District, and such property is 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 September 3, 2022, by GREG MARSO, 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 February 28, 2024 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 7570 S KENSINGTON WAY / 794 0064 000 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 GREG MARSO, applicant, and all other applicable provisions of the Unified Development Ordinance.*
 - 4) *The applicant shall provide an updated & confirmed Wetland Delineation Report as required by §15-4.0102.G.*
 - 5) *The wetland boundary shall have conservation signage or boulders placed to delineate the(se) area(s) as protected.*
 - 6) *The applicant shall provide conservation easements for areas of natural resources to be preserved (§15- 4.0103.B.1.d, §15-7.0201.H).*
 - 7) *Other conditions as recommended by Environmental Commission*
 - 8) *other conditions as necessary*

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 _____, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2024.

APPROVED:

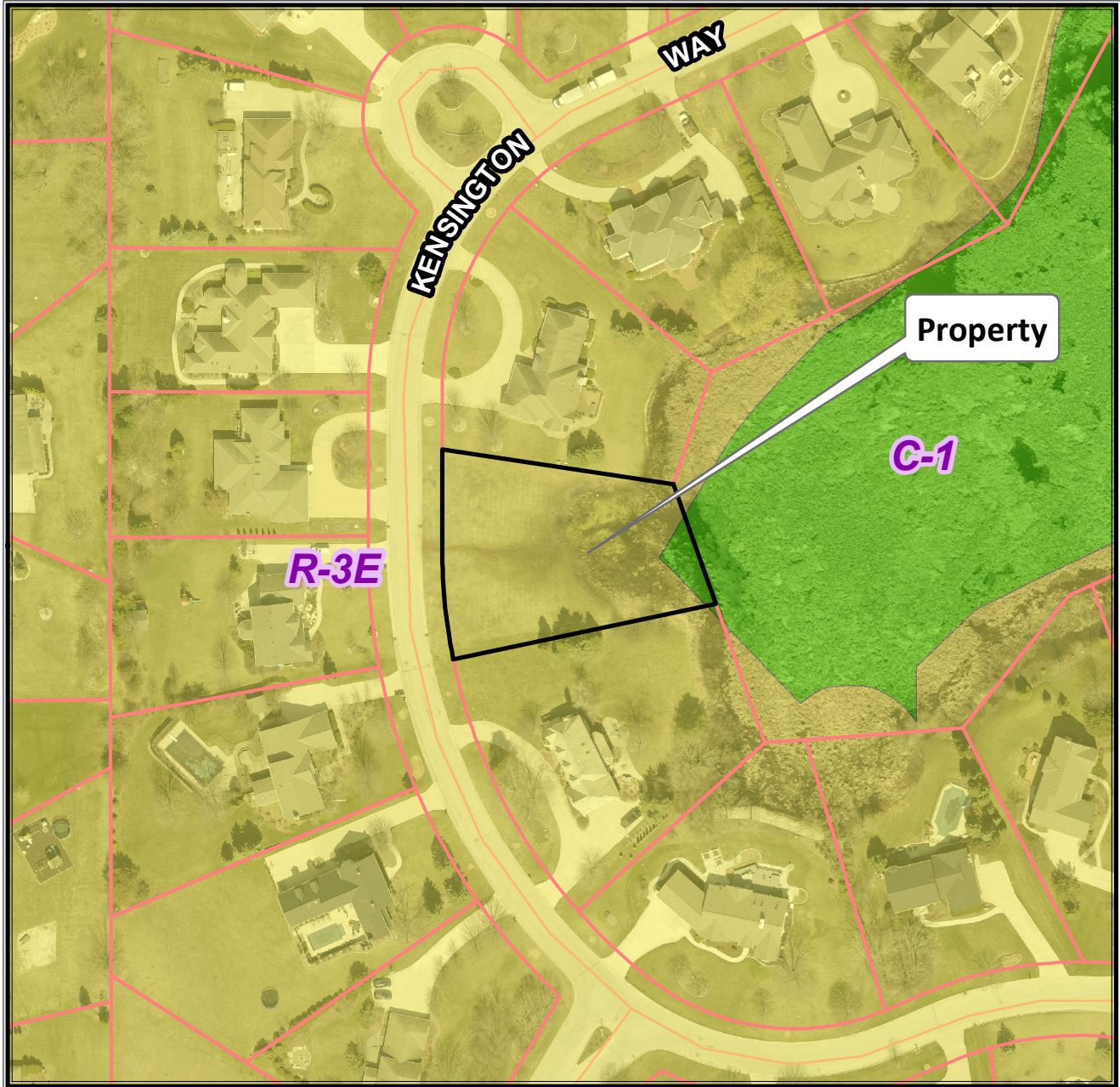
John R. Nelson, Mayor

ATTEST:

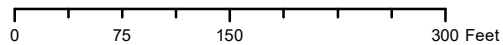
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

7570 S. Kensington Way
TKN 794 0064 000



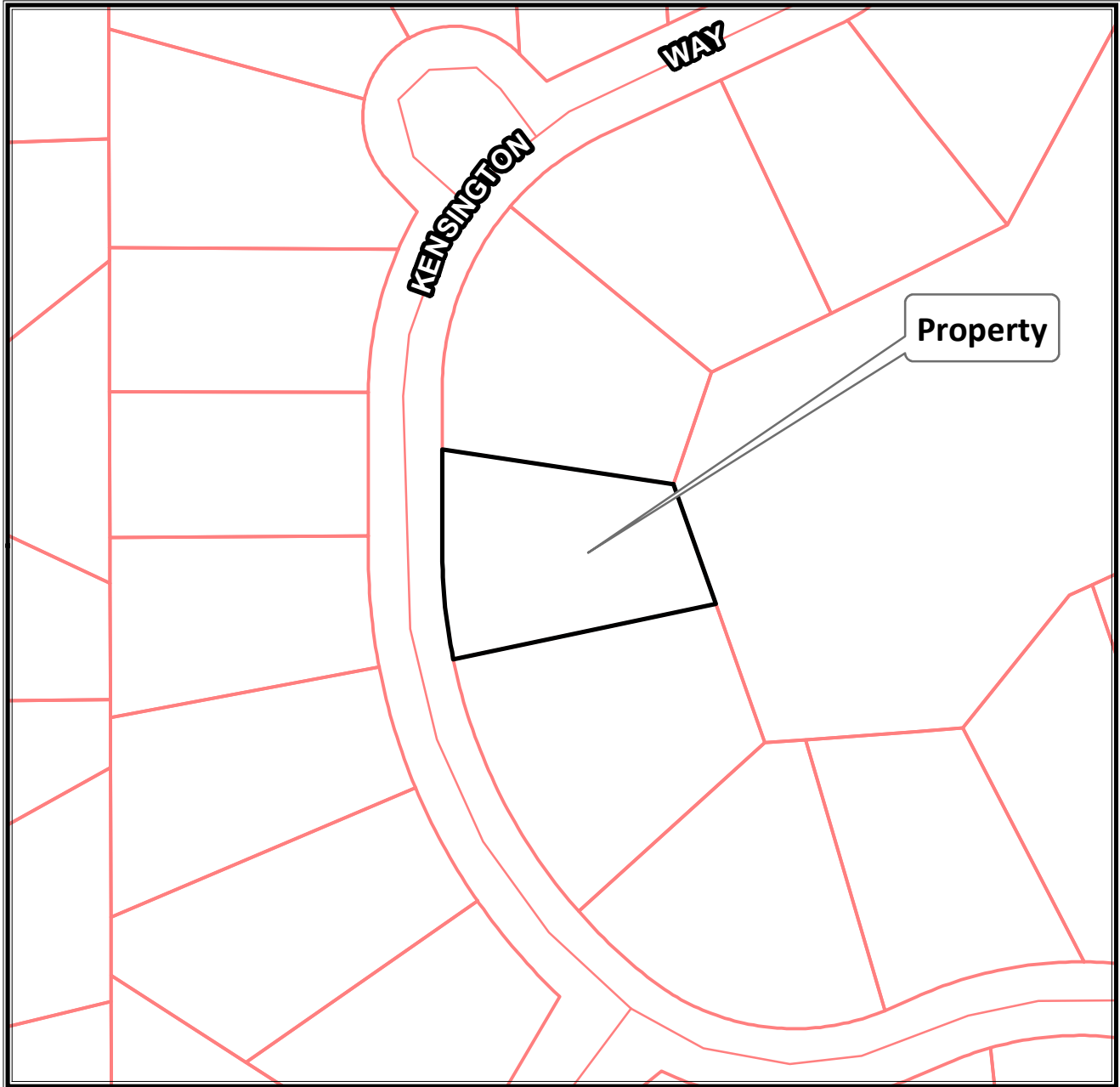
Planning Department
(414) 425-4024



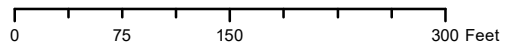
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



7570 S. Kensington Way
TKN 794 0064 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.



City of Franklin Environmental Commission

TO: Common Council
 DATE: February 28, 2024
 RE: Special Exception application review and recommendation
 APPLICATION: Greg Marso, Applicant, dated: September 8, 2022
 (7570 S KENSINGTON WAY / 794 0064 000)

I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

1. Unified Development Ordinance Section(s) from which Special Exception is requested:
 - a. §15-4.0102.G, Wetland and Shoreland Wetlands
 - b. §15-4.0102.H, 30' Wetland Buffer
 - c. §15-4.0102.I, Wetland Setbacks

2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions): The applicants request is for an exception to “across entire width of East property line (approximately 105' long) of lot 59 Wyndham Hills Subdivision located at 7570 Kensington Way up to remaining additional 1,000sf of wetlands remaining per WDNR letter dated 8-01-18 along with the 1,326sf of wetlands on the property per the original subdivision plat.”

Natural Resources on Site					<i>Measurements in Square Feet</i>	
	Permit	Exemption	Remaining		Total	
Wetland	1500	7702	2326		11528	
Buffer	2800	0	2560		5360	
SB	2000	0	2150		4150	

Permanent Disturbance/Impact					<i>Measurements in Square Feet</i>	
	Permit	Exemption	Remaining		Total	
Wetland	1500	7702	0		9202	
Buffer	2800	0	2560		5360	
SB	2000	0	2150		4150	

3. Applicant's reason for request: To allow for grading and fill in wetland areas to install and bury a proper wetland overflow drainage pipe to control normal high-water elevations and grade the lot to match the immediate neighbors and the original subdivision grading plan. Lot is proposed to be developed with a single-family home.
4. Applicant's reason why request appropriate for Special Exception: Applicant states that "Being able to install the drainage pipe and grade the lot to match the neighboring properties will prevent the neighboring properties from flooding once a home is built on this lot. The intent of this property is to have a home on it without flooding the other homes around the wetland, installing the drainage pipe will allow for this."

II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species: Applicant affirms that none will be affected. "DNR and Army Corps have decided that what we are looking to fill is exempt from their rules."
2. Storm and flood water storage: Applicant states that "filling this property will put it back to the original plotted purpose it should not be used for flood water storage, the main reason it floods now is that the City cut an emergency swale through the property in 2009 and was never properly filled back in."
3. Hydrologic functions: Applicant affirms that none will be affected.
4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: Applicant affirms that none will be affected
5. Shoreline protection against erosion: Applicant states that "after filling the edge against the wetland will be seeded the same as the neighbors have done to prevent erosion."
6. Habitat for aquatic organisms: Applicant affirms that none will be affected.
7. Habitat for wildlife: Applicant affirms that none will be affected.
8. Human use functional value: Applicant states that "the lot needs to be filled for the plotted lot to meet it's intent, for a home to be built and not flood, just like the immediate neighbors and installing the piping will prevent the neighbors on the opposite side of the wetland yards/basements from flooding."

9. Groundwater recharge/discharge protection: Applicant affirms that this will **not** be affected.
10. Aesthetic appeal, recreation, education, and science value: Applicant states that “the lot needs to be filled for the plotted lot to meet it's intent, for a home to be built and not flood, just like the immediate neighbors and installing the piping will prevent the neighbors on the opposite side of the wetland yards/basements from flooding.”
11. State or Federal designated threatened or endangered species or species of special concern: Applicant affirms that none will be affected.
12. Existence within a Shoreland: Applicant affirms that none will be affected.
13. 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: Applicant affirms that none will be affected.

III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:

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): Applicant states that “This condition we're looking to get solved is not self-imposed, the subdivision should never have been designed/approved by the City without an wetland outfall pipe to control the normal water level. this lot should be able to be filled the same as the neighbors have done in conjunction with the approved subdivision design.”
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 applicants and that there are no reasonable practicable alternatives: the parcel cannot be developed without grant of this Special Exception, and would impose flooding issues on neighboring properties. The applicant further states that “City Engineering Staff and Graef thoroughly reviewed all options, this is the only option Engineering will approve the parcel” ; **and**
 - b. unreasonably and negatively impact upon the applicants’ use of the property and that there are no reasonable practicable alternatives: The applicant further states that “the currently low grades on this property are allowing the flood water to run overland to the city storm in Kensington way. the grades need to be filled in to build a home, it is not an unreasonable request to be able to build

a home on this property and have the yard grades match the neighbors and not flood out the lower neighbors on to the East.”

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

- a. be consistent with the existing character of the neighborhood: the request will allow for single-family development consistent with the zoning of the subdivision. The applicant states that “by approving the request it will solve a major subdivision flooding issue and allow a home to be built on this property as it is intended to for”; *and*
- b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: The applicant states that “the opposite is true- by approving this request it will solve an existing major flooding issue within Wyndham Hills”; *and*
- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: The applicant states that “the ordinance/subdivision is designed for a home to be built on this property”; *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*): n/a

IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:

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: The applicant states that “By approving this request it allows a home to be built with grading that matches the immediate neighbors and solves a subdivision flooding issue.”
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: The applicant states that “This is the last lot to be built on the wetland in Wyndham Hills, by approving this request it will solve the flooding issues the others have.”
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: The applicant states that

4. Aesthetics: The applicant states that “This is a single family lot in a single family subdivision, it's intent is to have a home on it and building that home should not cause other homes to be flooded out.”
5. Degree of noncompliance with the requirement allowed by the Special Exception: The applicant states that “This request is asking for all the 30' buffer to be filled in to some extent.”
6. Proximity to and character of surrounding property: The applicant states that “Established single family homes.”
7. Zoning of the area in which property is located and neighboring area: R-3E Suburban/Estate Single-Family Residence District.
8. Any negative affect upon adjoining property: The applicant states that “None, and solves a subdivision flooding problem.”
9. Natural features of the property: The applicant states “None, vacant lot.”
10. Environmental impacts: The applicant states that “Only positive - solves subdivision flooding issue and allows a home to be constructed on this property.”

V. Environmental Commission Recommendation:

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.
2. The Environmental Commission recommends [approval] [denial] of the Application upon the aforesaid recommendations for the reasons set forth therein.
3. The Environmental Commission recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
 - a. The applicant shall provide an updated & confirmed Wetland Delineation Report as required by §15-4.0102.G.
 - b. The wetland boundary shall have conservation signage or boulders placed to delineate the(se) area(s) as protected.
 - c. The applicant shall provide conservation easements for areas of natural resources to be preserved (§15- 4.0103.B.1.d, §15-7.0201.H).
 - d. *Other conditions as recommended by Environmental Commission*

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the _____ day of _____, 2024.

Dated this ____ day of _____, 2024.

Linda Horn, Chairman

Attest:

Amy Serafin, Vice-Chairman

DRAFT

**NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION
7570 KENSINGTON WAY**

**Updated Submittal for Environmental Commission
February 15, 2024**

Table of Contents & Attachment Numbers

- 1- Table of Contents
- 2- Franklin NRSE Application
- 3- NRSE Questions & Answers Application
- 4- Names & Addresses of adjacent property owners
- 5- Project Narrative
- 6- GIS Photo of Property
- 7- Application Check submitted 10-03-22
- 8- Resubmitted Payment (original expired) 12-06-23
- 9- Legal Description of Subject Property in word.doc
- 10- Property Survey/Storm Sewer Plan
- 11- Arial Photo Version of Survey
- 12- NRPP & 12.1 Color Coded Version
- 13- Graef Storm Water Design
- 14- WI DNR Exemption Letter dated 08-01-18
- 15- Army Corps Letter dated 01-3-19
- 16- Tyler Beinlich Email
- 17- WI DNR Wetland Delineation Confirmation Letter dated 06-27-16
- 18- WI DNR Wetland Fill Permit dated 02-02-17
- 19- Email/Letter of support from Wyndham Hills HOA
- 20- Conservation Easement Exhibit
- 21- Conservation Easement Form
- 22- Updated Survey
- 23- Permitted Wetland Fill Survey
- 24- Permitted, Exempted, & Remaining Fill Exhibit
- 25- NRPP Table
- 26- Staff Comments 1-19-24 & GM Responses
- 27- Original Wetland Fill Permit Setback & Buffer Exhibit
- 28- Reserved for any Environmental Commission Comments
- 29- Reserved for any Applicant/Staff Comments from Environmental Commission Meeting
- 30- Reserved for any Plan Commission Comments
- 31- Reserved for any Applicant/Staff Comments from Plan Commission Meeting

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
generalplanning@franklinwi.gov
(414) 425-4024
franklinwi.gov



APPLICATION DATE: _____

STAMP DATE: _____ city use only

NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Greg Marso	NAME: Same
COMPANY: Marso Construction	COMPANY:
MAILING ADDRESS: 2305 Crissey Road	MAILING ADDRESS:
CITY/STATE: Sylvania, OH ZIP: 43560	CITY/STATE: ZIP:
PHONE: 414-349-9087	PHONE:
EMAIL ADDRESS: gregm@marsoco.com	EMAIL ADDRESS:

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 7570 Kensington	TAX KEY NUMBER: 794 0064 000
PROPERTY OWNER: Greg Marso	PHONE: 414-349-9087
MAILING ADDRESS: 2305 Crissey Road	EMAIL ADDRESS: gregm@marsoco.com
CITY/STATE: Sylvania, OH ZIP: 43560	DATE OF COMPLETION: office use only

APPLICATION MATERIALS

The following materials must be submitted with this application form. *incomplete applications and submittals cannot be reviewed.

- This application form accurately filled out with signature or authorization letters (see below).
- \$500 Application fee payable to the City of Franklin
- Word Document Legal description for the subject property.
- Three (3) collated sets of the following ...
 - ~~Three (3)~~ folded full size Plats of Survey, drawn to scale copies on 24" X 36" paper as required by Section 15-9.0110(B) of the Unified Development Ordinance.
 - ~~Three (3)~~ folded full size of the Natural Resource Protection Plan drawn to scale copies on 24" X 36" paper, see Sections 15-4.0102 and 15-7.0201 for information that must be denoted on or included with the NRPP.
 - ~~Three (3)~~ copies of the Natural Resource Protection Report if applicable. (see Section 15-7.0103Q of the UDO).
- One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.
- Email or flash drive with all plans/submittal materials.

Natural Resource Special Exception requests require review by the Environmental Commission, public hearing at and review by the Plan Commission, and Common Council approval prior to recording with Milwaukee County Register of Deeds.

Applicant is responsible for providing Plan Commission and Environmental Commission resubmittal materials up to 12 copies pending staff request and comments.

SIGNATURES

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).

- I, the applicant, certify that I have read the above page detailing the requirements for NRSE approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE:	APPLICANT SIGNATURE: SAME
NAME & TITLE: GREG MARSO owner DATE: 10/03/12	NAME & TITLE: DATE:
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE: SAME
NAME & TITLE: SAME DATE:	NAME & TITLE: DATE:

Natural Resource Special Exception Question and Answer Form

Section 1: Per Section 15-9.0110, Applications for a Special Exception to stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback provisions, and for improvements or enhancements to a natural resource feature of this Ordinance shall include the following:

- A. Name and address of the applicant and all abutting and opposite property owners of records. *(Please attach supplemental documents as necessary)*
- B. Plat of survey. Plat of survey prepared by a registered land surveyor showing all of the information required under §15-9.0102 of this Ordinance for a Zoning Compliance Permit. *(Please attach)*
- C. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:

1. Indication of the section(s) of the UDO for which a Special Exception is requested.

15-4.0102 H - 30' Wetland Buffer
15-4.0102 I - Wetland Setbacks

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

Exemption requested across entire width of East property line (approximately 105' long) of lot 59 Wyndham Hills Subdivision located at 7570 Kensington Way up to remaining addiitonal 1,000sf of wetlands remaining per WDNR letter dated 8-01-18 along with the 1,326sf of wetlands on the property per the original subdivision plat

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

To install and bury a proper wetland overflow drainage pipe to control normal high water elevations and grade the lot to match the immediate neighbors and the original subdivision grading plan

4. 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:

Being able to install the drainage pipe and grade the lot to match the neighboring properties will prevent the neighboring properties from flooding once a home is built on this lot. The intent of this property is to have a home on it without flooding the other homes around the wetland, installing the drainage pipe will allow for this.

a. Background and Purpose of the Project.

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

Install a proper wetland overflow piping system into the city storm sewer and fill this lot to original platted survey grades, see attached survey 19 0724 7570 Kensington Storm Sewer Plan

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

Sort of both- this project gets property about back to the original approved subdivision plat. the proposed storm piping is all new, but ties into the existing city storm

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

The purpose of this project is to control the normal water level of the existing wetland, the proposed piping must start at the edge of the wetland and the lot must filled to bury the piping as well as filled across the property for a home to be built and not the yard

b. Possible Alternatives.

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

Graef has extensively looked at alternative pipe locations and along with City Engineering Staff has decided this is the only location for the proposed piping

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

What we are proposing is the only option

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

The project as proposed has been scaled back to the minimum required to solve the flooding problems

iv. State what geographic areas were searched for alternative sites.
We (Graef, Engineering Staff, Myself) looked at installing the
outfall pipe to all other directions,
North, South, and East. Going west into the existing storm
sewer is the only viable option

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

No

vi. State what will occur if the project does not proceed.
Homes, yards, and electrical transformers will continue to flood
around the wetland, and his lot will remain unsellable-biuldable

c. Comparison of Alternatives.

i. 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 alternative locations were looked at without cost considerations
it just happens that the best route for the piping happens to be
through this vacant lot.

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

None

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

City Engineering Staff along with Graef decided the proposed route
is the best/only real option

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

None- this is the only route City Engineering would approve

- d. 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.

There are no alternative

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

~~we are only looking to fill within the 30' wetland buffer, all the other homes around the wetland did this when they were built. we need to fill the buffer to install the storm piping and only asking to fill the lot the same as all the others have~~

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

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

None- DNR and Army Corps have decided that what we are looking to fill is exempt from their rules

- ii. Storm and flood water storage.

Filling this property will put it back to the original plotted purpose it should not be used for flood water storage, the main reason it floods now is that the City cut an emergency swale through the property in 2009 and was never properly filled back in

- iii. Hydrologic functions.

None affected

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

None affected

- v. Shoreline protection against erosion.

after filling the edge against the wetland will be seeded the same as the neighbors have done to prevent erosion

- vi. Habitat for aquatic organisms.

None affected

- vii. Habitat for wildlife.

None affected

- viii. Human use functional value.

the lot needs to be filled for the plotted lot to meet it's intent, for a home to be built and not flood, just like the immediate neighbors and installing the piping will prevent the neighbors on the opposite side of the wetland yards/basements from flooding.

- ix. Groundwater recharge/discharge protection.

Unaffected by this project

- x. Aesthetic appeal, recreation, education, and science value.

same as response to viii. above

xi. Specify any State or Federal designated threatened or endangered species or species of special concern.

None

xii. Existence within a Shoreland.

None

xiii. 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.

None

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

by approving this project to proceed will be in the best public interest
the subdivision should not have been built/approved by Franklin
without this work being completed

5. Date of any previous application or request for a Special Exception and the disposition of that previous application or request (if any).

None

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

Section 2: Staff recommends providing statements to the following findings that will be considered by the Common Council in determining whether to grant or deny a Special Exception to the stream, shore buffer, navigable water-related, wetland, wetland buffer and wetland setback regulations of this Ordinance and for improvements or enhancements to a natural resource feature, per Section 15-10.0208B.2. of the Unified Development Ordinance.

- a. 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):

This condition we're looking to get solved is not self-imposed, the subdivision should never have been designed/approved by the City without an wetland outfall pipe to control the normal water level. this lot should be able to be filled the same as the neighbors have done in junction with the approved subdivision design

- b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

- i. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

City Engineering Staff and Graef thoroughly reviewed all options, this is the only option Engineering will approve

_____ ; or

- ii. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

the currently low grades on this property are allowing the flood water to run overland to the city storm in Kensington way. the grades need to be filled in to build a home, it is not an unreasonable request to be able to build a home on this property and have the yard grades match the neighbors and not flood out the lower neighbors on to the East

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

- i. be consistent with the existing character of the neighborhood:
by approving the request it will solve a major subdivision flooding issue and allow a home to be built on this property as it is intended to for

_____ ; and

- ii. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

the opposite is true- by approving this request it will solve an existing major flooding issue within Wyndham Hills

_____ ; and

- iii. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

the ordinance/subdivision is designed for a home to be built on this property

_____ ; and

- iv. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

N/A

- d. In making its determinations, the Common Council shall consider factors such as:
 - i. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

By approving this request it allows a home to be built with grading that matches the immediate neighbors and solves a subdivision flooding issue

- ii. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:

This is the last lot to be built on the wetland in Wyndham Hills, by approving this request it will solve the flooding issues the others have

- iii. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

Build a home on this property and not flood other homes on the wetland

- iv. Aesthetics:

This is a single family lot in a single family subdivision, it's intent is to have a home on it and building that home should not cause other homes to be flooded out

- v. Degree of noncompliance with the requirement allowed by the Special Exception:

This request is asking for all the 30' buffer to be filled in to some extent

vi. Proximity to and character of surrounding property:
Established single family homes

vii. Zoning of the area in which property is located and neighboring area:
R3-E

viii. Any negative affect upon adjoining property:
None, and solves a subdivision flooding problem

ix. Natural features of the property:
None, vacant lot

x. Environmental impacts:
Only positive- solves subdivision flooding issue and allows a home to be
constructed on this property

7570 Kensington Way Applicant, Abutting, & Opposite Property Owners

(All information obtained from City GIS Website 09-19-22)



7504 S Kensington Way

Steven & Angela Miller, mailing address: 3754 S 19th St Milwaukee, WI 53132

7520 S Kensington Way

David & Kathleen Ausloos, mailing address: same

7532 S Kensington Way

Shelley & Thomas Jansen, mailing address: same

7544 S Kensington Way

James & Deborah Brandes, mailing address: same

7558 S Kensington Way

Joan Seidel, mailing address: same

7570 Kensington (Applicant & Property Owner)

Greg Marso, 2305 N Crissey Road Sylvania, OH 43560

9302 W Kensington Way

Jeffery Klement, mailing address: same

9248 W Kensington Way

William & Kathryn Berezowitz, mailing address: same

9182 W Kensington Way

David & Mary Hempel, mailing address: same

9160 W Kensington Way

John & Susan Norhtey, mailing address: same

9130 W Kensington Way

Salah Sarsour, mailing address: same

9110 W Kensington Way

Douglas & Jaclynn Walsh, mailing address: same

7565 S Cambridge Dr

Randall & Jodi Dei, mailing address: same

7553 S Cambridge Dr

Michael & Eileen Schmalz, mailing address: same

7541 S Cambridge Dr

Daniel Kwiecinski, mailing address: same

7529 S Cambridge Dr

Brian Alexander, mailing address: same

7517 S Cambridge Dr

Brett & Lisa Law, mailing address: same

7505 S Cambridge Dr

Peter & Monica Sobic, mailing address: same

7570 KENSINGTON WAY NRSE

9-21-22

PROJECT NARRATIVE

SECTION 15-9.0110 APPLICATION FOR SPECIAL EXCEPTIONS FOR NATURAL RESOURCES

- A. Name and address of all adjacent property owners attached as a separate document.
- B. Plat of survey in two forms has been included as separate documents. The first is the actual survey and the second is that same survey overlaid onto an arial photo just for clarification purposes.
- C. All questions have been answered in the attached form. An expanded description of the proposed project and project purpose is included below:

Project Description

The proposed improvements to this property consist of installing 237 lineal feet of 12" storm sewer piping from the existing municipal storm sewer within Kensington Way to the existing 9.2-acre wetland to the East within the Wyndham Hills Subdivision and owned by the Wyndham Hills Homeowners Association. The engineering design for this piping was done by Graef-USA Inc. and has been reviewed and approved by Franklin Engineering. The details of their reviews and approved are included within this application submittal.

In conjunction with with the storm sewer install, filling/raising the existing grades within the wetland setback are needed to bury the proposed piping and allow this lot to be developed/filled in a similar manner to the existing neighbors. See proposed grades on survey and Graef memo attached as part of this submittal.

Specifically, to accomplish this, this submittal is asking for an NRSE to fill in 30' wetland buffer (15-4.0102 H) and plant turf grass and have ability for future homeowner to build within additional 20' wetland setback (15-40102 I) across the entire width of the property located at 7570 Kensington Way. Let is be noted that through working with WDNR we agreed to keep/add 1,000 sf to the original plotted wetland on this property.

Identify the Basic Project Purpose and Need for the Project

Controlling the normal water elevation in the 9.2-acre wetland has been a decades long problem for the subdivision. The subdivision was allowed to be built without any real overflow spillway or piping to control the normal water level. This would never happen by today's standards probably shouldn't have happened by the standards then.

There is an existing 6" flexible drain tile buried from the city storm to the wetland located between 2 homes 3-4 lots north of this one. We have been unable to figure out who put this in, it wasn't permitted, or inspected. The inlet side (wetland side) of this pipe was being maintained by City DPW for many years up until that responsibility was recently passed onto the HOA. This pipe is far from sufficient to control the normal water level. It's like trying to control the normal water level of a swimming pool through a straw.

I am proposing to install the storm piping that should have been installed when the subdivision was originally built and get permission to fill in this property so a home can be built in similar fashion as the other 17 neighbors have done that surround the wetland.

Additional Details in Support of the NRSE Application

This property is located within the Wyndham Hills Subdivision which contains approximately 73 single family homes, and all is zoned R3-E and was mainly developed in the 1990's and built out by the early 2000's. This property (7570 Kensington, Lot 59) is only one of two vacant parcels within the subdivision and the only one located on the wetland. The property was developed by Carstensen along with many of the homes. I started working for Carstensen in 1999 and bought the company from him in 2011, I ran it up until 2020 when I sold it and moved out of state. I have extensive knowledge and a long history with Wyndham Hills.

In the spring of 2009 after continuing heavy rains, the Assistant City Engineer Ron Romeis and the head of the DPW (not sure actual job title) Jerry Schaffer came and found me, I was running the site work at the Wyndham Village Development (Target & Pick N Save) at the time. The Wyndham Hills wetland was overflowing into many of the resident's yards and was flooding all their electrical transformers, Ron and Jerry said if the water level was to raise any it would blow up all those transformers. They asked me to get a bulldozer over to Wyndham Hills immediately and cut an emergency drainage ditch to relieve the flood waters. Since this property, 7570 Kensington, was the only vacant property on the wetland, we cut the requested swale through this property to alleviate the flooding. That swale was never really filled back in and since then this property has been acting as an emergency overflow for the wetland. That drainage swale also allowed the original wetland to expand onto this property. The swale is clearly visible today on the City's GIS Mapping site, also attached to this submittal.

This parcel was sold to and held by the original purchaser from the 1990's with the "intent" to build a home on it until myself/my brother bought in 2015 when she decided she wasn't going ever build on it. I completely forgot about the drainage swale mentioned above. Since purchasing I was able to get an Artificial Wetland Exemption from WDNR in 8-01-18 and concurrence from Army Corps in 1-03-19 that the expanded wetlands from the drainage swale were artificial and not subject to their regulations, both those letters are included in this submittal. I did work with the DNR and agree to leave 1,000 sf of additional wetland on the property than was originally platted as shown on the attached survey.

When this subdivision was built, most all the lot grading was left 2-3 feet lower than the proposed finish yard grades, which was common practice at the time. This was done so when the basements were dug, the extra dirt could be used onsite to fill in the yards to the finish elevations and didn't need to be hauled offsite saving significant dollars. All the neighbors filled in their lots as designed when they built in the 1990's and early 2000's. This lot sat 2-3 feet low for almost 20 years and then was lowered even further when the overflow swale was dug.

Since the swale was dug, the electrical transformers in the neighbors yards have been safe from flooding to the best of my knowledge, but severe flooding still occurs. The goal of this NRSE is to solve the subdivision flooding issues around the wetland and be able to fill in this lot in as originally designed like all the neighbors have done.

If approved to be installed, I will give the HOA an access and maintenance easement through the property. The easement documents are currently being worked on by Greaf and would then be recorded on the deed of the HOA. The HOA will own and maintain the storm piping through my property in said easement.

Section 15.40102 I – Proposed Construction Schedule and Sequence of Work

Schedule

The actual construction/installation of the storm piping will only take a few days. DF Tomasini will be the contractor I hire for the installation. They can be ready to start shortly after the permits are issued. I will work with DF Tomasini along with Piala's Nursery on the restoration and re-grading of the property, that timing will be weather dependent, but will happen ASAP.

Sequencing

City to issue permit(s) to connect new piping to city storm and fill permit if needed

Erosion control to be installed per said permits

Piping location and depths to be surveyed/staked out

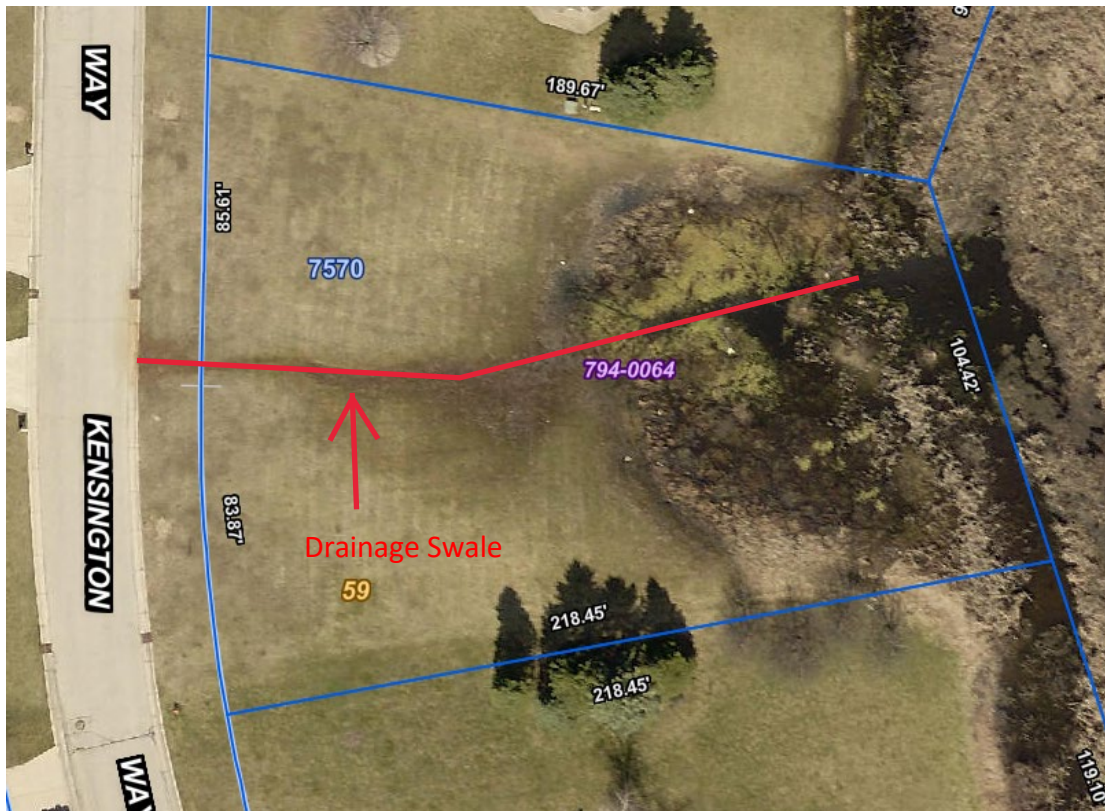
Piping to be installed

Grading/restoration to be completed

City to close out permits

Easement given to and recorded with the subdivision HOA

7570 KENSINGTON PICTURES FROM FRANKLIN GIS MAPPING SITE



Attachment 8

From: no-reply=invoicecloud.net@mg.invoicecloud.com on behalf of [City of Franklin WI](#)
To: [Greg Marso](#)
Subject: City of Franklin WI Invoice# INV-PPZ23-0165 Payment Confirmation
Date: Wednesday, December 6, 2023 10:03:43 AM

City of Franklin WI



Dear Marso, Greg



Thank you for your payment to City of Franklin WI.

Your payment has been successfully processed and your account has been updated.



You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green

Payment Confirmation

 **Account Number:** 

PPZ23-0165



 **Invoice Number:** 

INV-PPZ23-0165

 **Payment Amount:** 

\$514.75

strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records.

 Message: 

Approved 06316P

To go paperless, log on to your account at <https://www.invoicecloud.com/cityoffranklinwi> and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at treasurer@franklinwi.gov and include your account number, first name and last name on the account.

Thank you for being a valued City of Franklin WI customer.

Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.



Please consider the environment before printing this email

Certain email accounts block messages that you intend to receive. To make sure that you continue to receive updates from Invoice Cloud add [no-reply @ invoicecloud.net](mailto:no-reply@invoicecloud.net) to your address book. © 2010-2020, Invoice Cloud. All rights reserved.

Attachment (9)

7570 Kensington Way
Property Legal Description

LOCATION:

7570 Kensington Way, Franklin, Wisconsin

LEGAL DESCRIPTION:

Lot 59 in Wyndham Hills Addition No. 1, being a subdivision of a part of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin

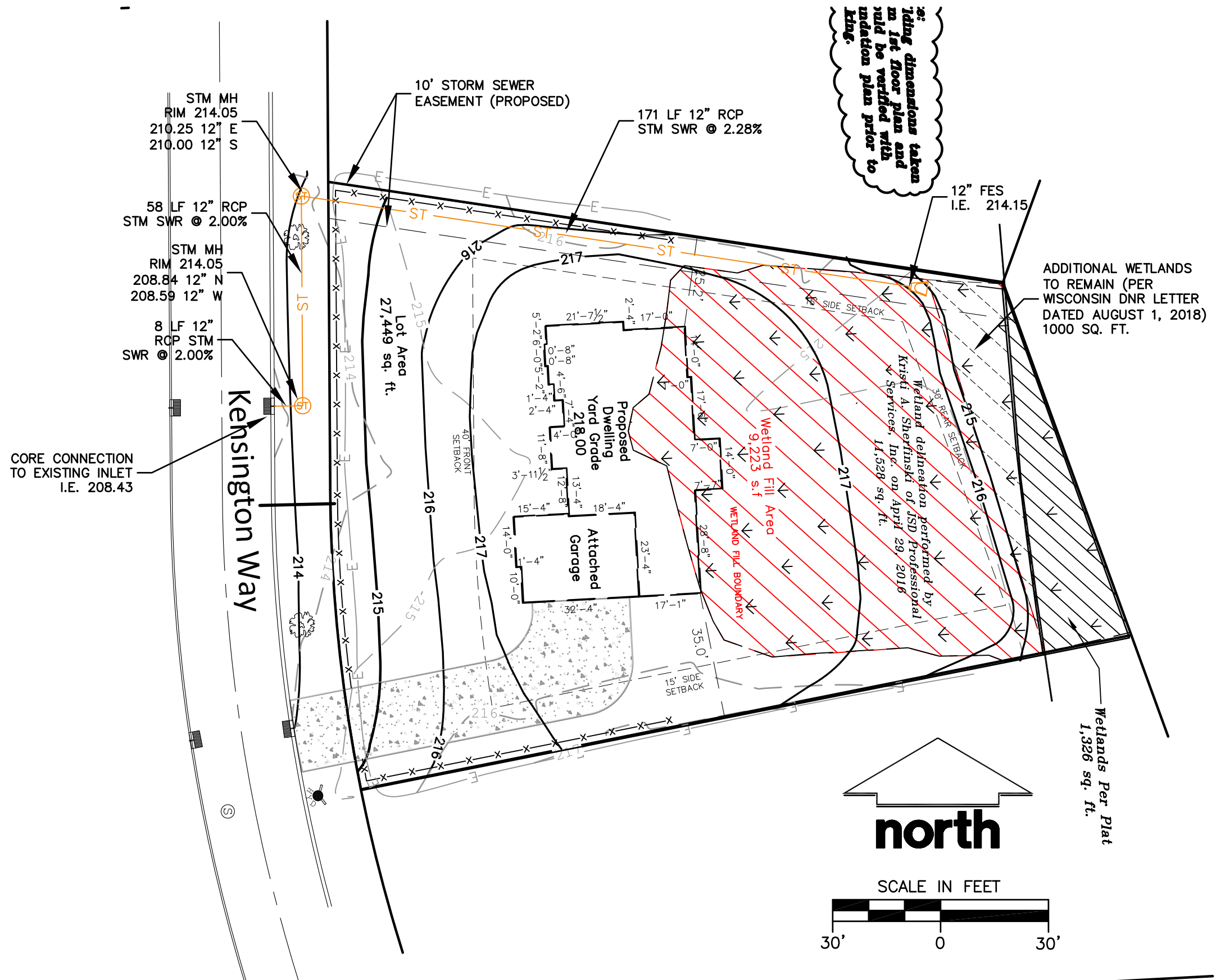
PLAN MODIFICATIONS:

#	Date:	Description:
1	2017-09-13	REV PER CLIENT COMMENTS
2	2019-05-22	REV PER CLIENT COMMENTS
3	2019-07-24	REV PER CLIENT COMMENTS

Design/Drawn: CAP
Approved: JLI

SHEET TITLE:
STORM SEWER PLAN

SHEET NUMBER:
EXHIBIT



Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



**REVISED FILL
LIMIT**

Wetland delineation performed by
Kristi A. Sherfinski of JSD Professional
Services, Inc. on April 29, 2018
11,528 sq. ft.

Wetland Fill Area
1,500 sq. ft.

Proposed Dwelling
F.F.E. 217.00

Attached
Garage

Lot Area
27,449 sq. ft.

Kensington Way
(60' R.O.W.)


Wetlands Per Plat
1,326 sq. ft.

north

SCALE IN FEET



LEGEND

213.39 EL x	EXISTING SPOT GRADE	— 215 —	PROPOSED 5' CONTOUR
— 215 —	EXISTING 5' CONTOUR	— 216 —	PROPOSED 1' CONTOUR
- - 216 - -	EXISTING 1' CONTOUR		PROPOSED WETLAND FILL REGION
— — — —	EXTERIOR PROPERTY LINE		

JSD Professional Services, Inc.
MILWAUKEE REGIONAL OFFICE
N22 W22931 NANCY'S COURT SUITE 3
WALKESHA, WISCONSIN 53186
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com

PROJECT:
WYNDHAM HILLS
LOT 59
FRANKLIN, WI

SHEET TITLE:
40' SETBACK EXHIBIT

JSD PROJECT NUMBER: 16-7320	SHEET NUMBER: EX
DRAWN BY: APM	CHECKED BY: JLJ
DATE: 2017-01-24	

REVISED FILL LIMIT 8.04.18

R:\2016\16C7320 Wyndham Hills Lot 59 (Franklin WI)\dwg\16-7320 Layout.dwg User: amertz



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MEMORANDUM

TO: Tyler Beinlich, City of Franklin

FROM: Brian Schneider, Graef

CC: Matt Isakson, Graef,
Greg Marso, Owner

DATE: 07/12/2021
Revised 09/10/2021

SUBJECT: Stormwater Evaluation, 7570 Kensington Way, Franklin.

The proposed project is the Marso property single family home development. The project includes the construction of a new single-family home located within a vacant lot along the western edge of the approximate 9.20-acre Wyndham Hills wetland complex. The current vacant lot is the location of the emergency overland flow of the wetland. There will be 0.57 acres of disturbance as part of this project which includes 9,223 square feet of wetland fill. All permits associated with the wetland disturbance have already been obtained. Along with the single-family structure, the developer is proposing to install a pipe along the northern property line that will act as the primary outlet of the wetland instead of the existing overland flow condition.

The purpose of this memo is to summarize the analysis of runoff peak discharge and quantity related to the project for compliance with City of Franklin requirements.

PRE-DEVELOPMENT CONDITIONS

Currently, the wetland has an overall drainage area of 38.974 acres. Approximately 11.27 acres was given the ½ acre developed lots land cover designation with a runoff curve number of 80. Approximately 9.20 acres is classified as an impervious water surface and given a runoff curve number of 98. Approximately 18.40 acres is draining from the north and is an existing farm field with a composite curve number of 77. The offsite areas, time of concentrations, and curve numbers were taken directly from the existing conditions report of the Oakes Estates subdivision (see attached).

POST-DEVELOPMENT CONDITIONS

The proposed redevelopment site will be a single-family residential lot. The Wyndham Hills drainage area will not be altered in the proposed condition as the existing condition assumed a uniform ½ acre developed lots for the entire area. However, the proposed subdivision to the north and associated stormwater management measures have now been modeled as a post developed condition. The proposed Oakes Estates subdivision will include two separate stormwater ponds as part of their stormwater management. There is a proposed stormwater pond that discharges water to the southeast and another stormwater pond that discharges water to the southwest into

an existing culvert that crosses South 92nd street. Thus, the Oakes Estates subdivision will decrease the area draining directly to the Wyndham Hills wetland by 12.72 acres. This includes the redirected offsite area to the north of the Oakes Estates subdivision. Below is a table and summary from their report. The overall report can be found in the appendices.

FIGURE 1. OAKES ESTATES RUNOFF VOLUME TO WYNDHAM HILLS WETLAND

Wetland Management : The City of Franklin has required that the post-developed volume of runoff from the site entering the Wyndham Hills wetland area directly south of the site not increase as compared to existing conditions.

Under existing conditions, sub-basin WEST (13.419 ac) drains directly to the Wyndham Hills wetland (previously referred to herein as the Wyndham Hills Wet-Retention Basin). Under post-developed conditions, the only sub-basin draining to the Wyndham Hills wetland is SOUTH BYPASS (5.646 ac). A comparison of the storm hydrograph volumes is as follows:

RUNOFF VOLUME CONTRIBUTION TO THE WYNDHAM HILLS WETLAND

Recurrence Interval Event	Existing Conditions West Volume (ac-ft)	Post-Developed South Bypass Volume (ac-ft)
1-Year	0.718	0.227
2-Year	0.928	0.303
10-Year	1.793	0.629
100-Year	3.949	1.477

The above table demonstrates that volume of runoff entering the Wyndham Hills wetland is less under post-developed conditions than under existing conditions for all recurrence interval storms analyzed. Routing Details can be found in Appendix "E".

RATE CONTROL TO THE WEST

As part of the proposed development, the owner would install a new pipe that would act as the primary outlet of the wetland through the property while maintaining the existing emergency overland flow elevation of 795.75. Neighbors have shown support for this retrofit as there have been issues with long durations of high water levels in the past. In 2008, the city had to grade an emergency swale through the Marso property to provide a lower overflow during the large rain events that occurred that summer. In modeling the wetland, a normal water elevation of 794.75 was assumed as the starting elevation in both the existing and proposed conditions. The normal water elevation and storage capacity was derived from LIDAR topographic data and aerial photography.

Proposed improvements involve placing a Flared End section and 12" pipe at an elevation of 0.15 feet higher (794.90) than the existing normal water elevation. This allows for some detention within the wetland before discharging and therefore would have a different peak outflow than the peak inflow of storm sewer in Kensington Way.



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Table 1. Runoff Peak Discharge Rates Through Marso Property

RATES	2 YR (2.66") cfs	10 YR (3.73") cfs	100 YR (5.96") cfs
EXISTING	0	0.30	14.02
PROPOSED	0.66	1.47	3.75

Table 2. Total Runoff Volumes to Sanctuary Road Ditch During Critical Time

RUNOFF	2 YR (2.66") ac-ft	10 YR (3.73") ac-ft	100 YR (5.96") ac-ft
EXISTING	0	0.119	5.837
PROPOSED	0.568	1.385	3.107

Table 3. Wyndham Hills Wetland Storage Routing Elevations

RATES	NWL (ASSUMED)	PIPE OUTLET	EOF	2 YR	10 YR	100 YR
EXISTING	794.75	NONE	795.75	795.47	795.77	796.01
PROPOSED	794.75	794.90	795.75	795.26	795.47	795.88

Table 4. Wetland 10-year Proposed Hydrograph

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
7.5	0	0	794.75	0	0	0	0
8	0.05	34	794.75	0	0	0	0
8.5	0.12	181	794.75	0	0	0	0
9	0.19	459	794.75	0	0	0	0
9.5	0.47	1,044	794.76	0	0	0	0
10	0.68	2,079	794.77	0	0	0	0
10.5	0.91	3,509	794.78	0	0	0	0
11	2.22	6,118	794.8	0	0	0	0
11.5	4.33	11,878	794.84	0	0	0	0
12	21.9	29,140	794.94	0.02	0.01	0.01	0
12.5	31.53	115,763	795.3	0.84	0.04	0.81	0
13	9.45	143,652	795.4	1.21	0.04	1.16	0
13.5	6.01	155,051	795.43	1.36	0.04	1.31	0
14	3.25	160,299	795.45	1.43	0.05	1.38	0
14.5	2.97	163,237	795.46	1.47	0.05	1.42	0
15	2.79	165,742	795.46	1.5	0.05	1.45	0
15.5	1.72	167,001	795.47	1.52	0.05	1.47	0
16	1.59	167,223	795.47	1.52	0.05	1.47	0
16.5	1.51	167,274	795.47	1.52	0.05	1.47	0
17	1.43	167,182	795.47	1.52	0.05	1.47	0
18	1.27	166,575	795.47	1.51	0.05	1.46	0

CONCLUSIONS

The proposed design will reduce the risk of the Wyndham Hills Wetland from major flooding in larger rain events. The design will also reduce the total detention time of the Wyndham Hills Wetland which will mitigate risk in a scenario of back to back medium sized rain events. As stated above, this occurred in 2008 of which the city had to grade an emergency swale through the Marso Lot to protect existing homes surrounding the wetland. Although rates and runoff volume will be increased during the 2 and 10 year event, the Kensington Way storm sewer will have capacity to handle this as the peak inflows will be at different times. Table 4 shows that the peak outflow of the 12" proposed pipe would occur 3 hours after the peak inflow of the Kensington Way storm sewer. The overall runoff volume has been greatly reduced due to the diversion of water from the Oakes Estates Subdivision and therefor the Sanctuary Road Ditch would not need any additional capacity.

Attachment A – Oakes Estates Stormwater Report
Attachment B – Marso Property Proposed Drainage
Attachment C – Existing Hydrocad Report
Attachment D – Proposed Hydrocad Report

NOTE:

Attachment A
Attachment C
Attachment D

Have all been deleted from this report for the NRSE Application for ease of distribution, City Engineering Staff has complete report adding in over 100 pages of calculations and is available if requested



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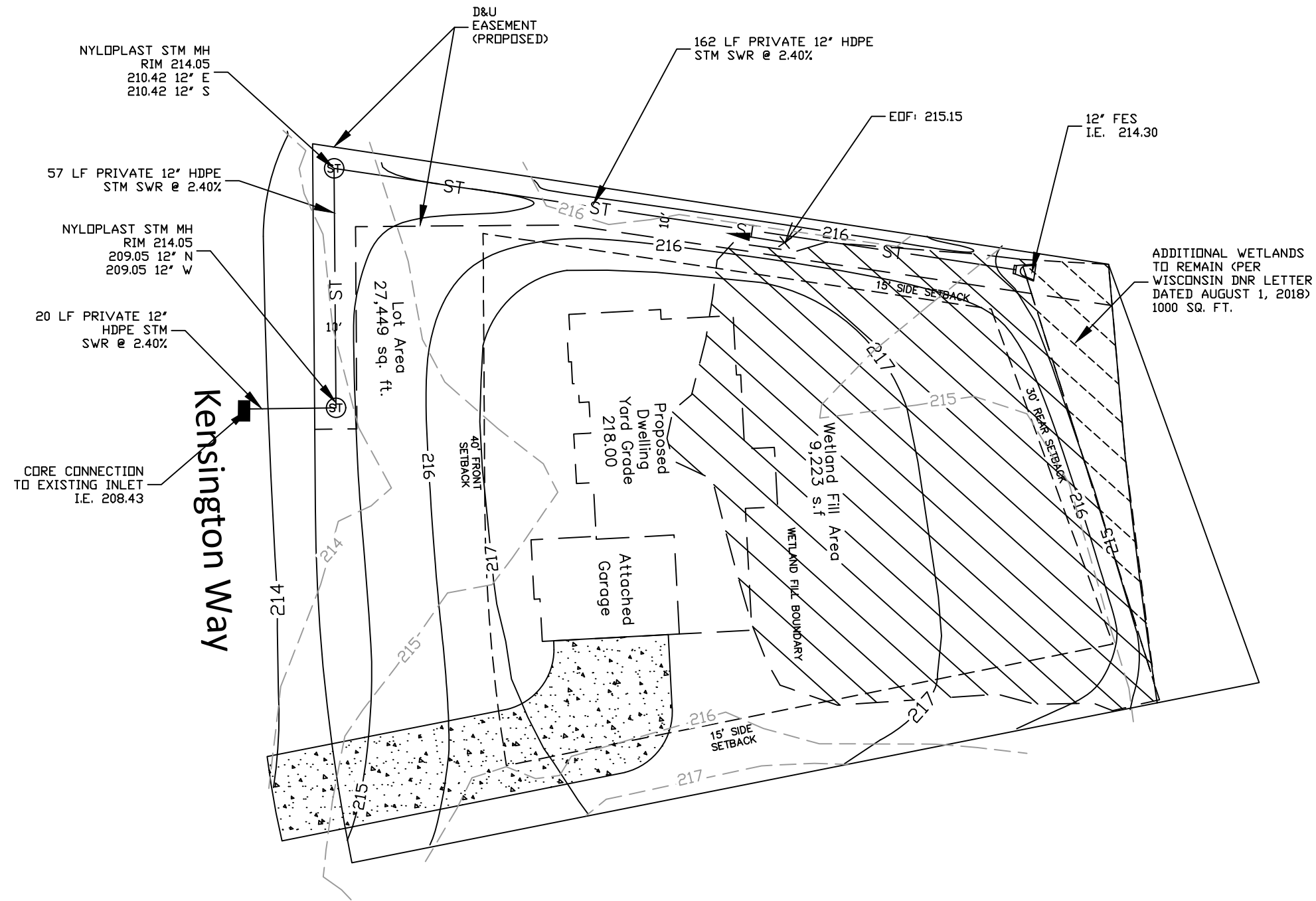
ATTACHMENTS



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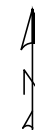
MARSO PROPERTY PROPOSED DRAINAGE

DRAFT



PROJECT NUMBER: 20200283
 DATE: 09/10/2021
 SCALE: 30
 LOCATION: FRANKLIN, WI

PROJECT TITLE: 7570 KENSINGTON WAY
 DRAINAGE ANALYSIS
 SHEET TITLE: DRAINAGE PLAN



0 15' 30'
 SCALE: 1" = 30'

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1500 N Johns Street
Dodgeville, WI 53533-2116

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



August 1, 2018

EXE-SE-2018-41-02255

Marso Companies
Greg Marso
9120 W. Loomis Road, Ste 400
Franklin, WI 53132

RE: Artificial Wetland Exemption Determination for 7570 Kensington Way, located in Section 08, Township 05 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Marso:

This letter is in response to your request for an artificial wetland exemption determination for the above-mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation:

- 1) A wetland that serves as a fish spawning area or that is passage to a fish spawning area
- 2) A wetland created as a result of a wetland mitigation requirement

In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Wetland delineation maps completed in 1994 and 2016
- Historical maps, including the original land survey plat, the USGS topographic quad map from 1976, and NRCS soil mapping
- Multiple aerial photographs, including pre-construction and post-construction orthophotography
- Site photographs that show different angles and views of the wetland in question

Below is a summary of our findings:

Request Narrative

Helianthus, LLC was retained by Marso Companies to provide professional wetland consulting services for the above referenced property as part of this request for an artificial wetland

exemption determination. The applicant has reason to believe the wetland area on Lot 59 west of the 1994 wetland/upland boundary (hereinafter "Wetland 1") meets the definition of an artificial wetland due to the absence of definitive wetland history prior to the construction of homes on adjacent parcels. The homes were built in 1993 and 1997. DNR has determined Wetland 1 to be 7,702 square feet in accordance with the request narrative.

Delineation Maps

- The upland/wetland boundary depicted on the 1994 CSM plat map aligns with the western edge of the wetness signature displayed in aerial photographs prior to the construction of the homes at 7558 and 9302 Kensington way.
- The 2016 wetland delineation map, which received concurrence from DNR, confirms wetlands on Lot 59 have expanded westward, which is likely the result of fill placed on adjacent parcels after August 1, 1991.

Historical Maps

- The original land survey plat and the USGS topographic quad map show wetlands in the vicinity of Wetland 1, but lack the resolution to serve as definitive evidence of wetland history prior to August 1, 1991.
- Wetland 1 contains Ashkum silty clay loam (AsA) and Blount silt loam (BIA) soil types, which are poorly and somewhat poorly drained soils respectively. These soil types are capable of wetland formation, but more information is needed to be considered definitive evidence of wetland history prior to August 1, 1991.

Aerial Photograph Review

- Historical aerial photography under normal conditions from 1937 to 1990 show the wetland boundary on Lot 59 remains relatively static.
- Evidence of the formation of Wetland 1 is first observed in aerial imagery after 1990.

Site Photographs

The site photographs do not provide definitive evidence that Wetland 1 is a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology, or that no wetland or stream history existed prior to August 1, 1991.

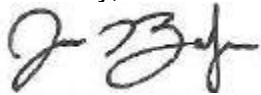
Conclusion:

Based upon the information provided above, the wetland identified as Wetland 1 lacked a wetland history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. Therefore, Wetland 1 is exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of Wetland 1, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetland 1, you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact for Milwaukee County is April Marcangeli. April Marcangeli can be reached at (651) 290-5731.

If you have any questions about this determination, please contact me at (608) 935-1920 or email James.Brodzeller@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Brodzeller', written in a cursive style.

James Brodzeller
Wetland Exemption Specialist

cc: April Marcangeli U.S. Army Corps of Engineers
Josh Wied DNR Water Management Specialist
Neil Molstad DNR Water Management Specialist
Kristi Sherfinski Helianthus, LLC
File



REPLY TO ATTENTION OF
REGULATORY BRANCH

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

JAN 03 2019

Regulatory File No. 2016-01901-ANM

Marso Companies
Greg Marso
9120 W. Loomis Road, Suite 400
Franklin, Wisconsin 53132

Dear Mr. Marso:

This correspondence is in regard to your pre-construction notification (PCN) requesting Department of the Army (DA) authorization to discharge fill material for the purpose of constructing new residential development in Section 8, Township 5 North, Range 21 East, Milwaukee County, Wisconsin. An approved jurisdictional determination has been completed for the review area identified on the attached Figures 1 and 2.

This review area contains no waters of the United States subject to Corps of Engineers jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the attached Approved Jurisdictional Determination form.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

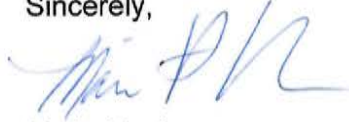
In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the attached NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

Regulatory Branch (File No. 2016-01901-ANM)

If you have any questions, please contact April Marcangeli in our Brookfield office at (651) 290-5731 or April.N.Marcangeli@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

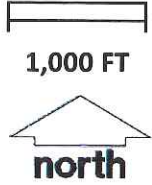
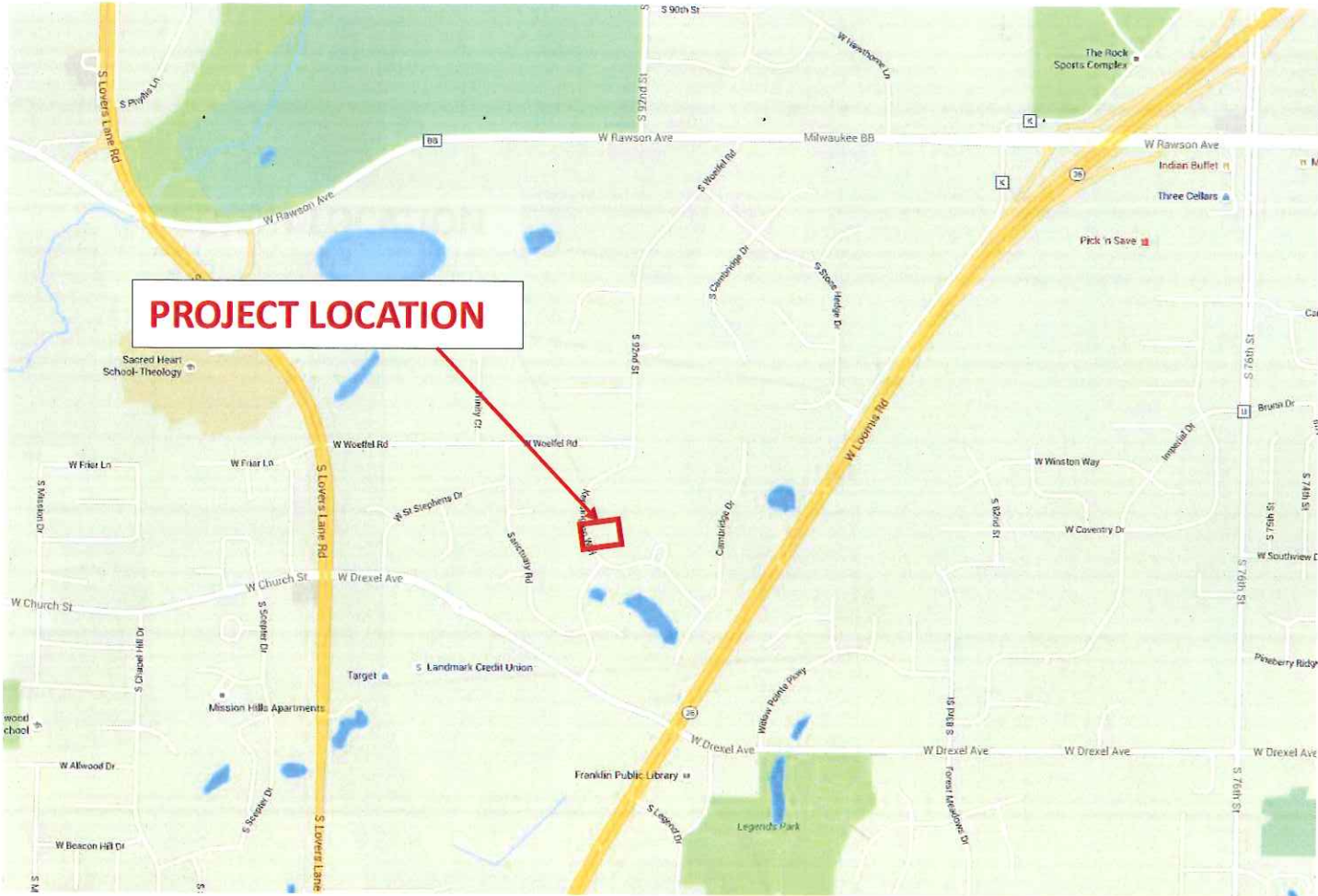


Marie Kopka
Lead Project Manager

cc: Kristi Sherfinski, Helianthus LLC.
Josh Wied, WDNR (EXE-SE-2018-41-02255)

Wyndham Hills Lot 59 Wetland Delineation
JSD Project No. 16-7320

May 13, 2016

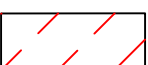


Source: Google Maps, 2016

APPENDIX 1. LOCATION MAP



LEGEND

213.39 EL x	EXISTING SPOT GRADE	— 215 —	PROPOSED 5' CONTOUR
— 215 —	EXISTING 5' CONTOUR	— 216 —	PROPOSED 1' CONTOUR
--- 216 ---	EXISTING 1' CONTOUR		PROPOSED WETLAND FILL REGION
— — — — —	EXTERIOR PROPERTY LINE		

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
 N22 W22931 NANCY'S COURT SUITE 3
 WAUKESHA, WISCONSIN 53186
 262.513.0666 PHONE | 262.513.1232 FAX
 www.jsdinc.com

PROJECT:
WYNDHAM HILLS
 LOT 59
 FRANKLIN, WI

SHEET TITLE:
40' SETBACK EXHIBIT

JSD PROJECT NUMBER: 16-7320	SHEET NUMBER: EX
DRAWN BY: CHECKED BY: APM JLJ	
DATE: 2017-01-24	

R:\2016\16C7320 Wyndham Hills Lot 59 (Franklin, WI)\dwg\16-7320 Layout.dwg User: amertz

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): **JAN 03 2019**

B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: Lot 59-7570 Kensington Way, MVP-2016-01901-ANM

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: **WI** County/parish/borough: **Milwaukee** City: **Franklin**
Center coordinates of site (lat/long in degree decimal format): Lat. **42.90711° N**, Long. **-88.03037° W**.
Universal Transverse Mercator: Zone 16 (X 415889.511497, Y 4751014.505307)

Name of nearest waterbody: **Legend Creek**

Name of watershed or Hydrologic Unit Code (HUC): **Great Lakes Region (04040002)**

- Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
 Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- Office (Desk) Determination. Date: **December 6, 2018**
 Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. Waters of the U.S.: N/A

2. Non-regulated waters/wetlands (check if applicable):¹

- Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.
Explain: **The review area contains one 0.26-acre intrastate wetland (Wetland 1) that is part of a larger wetland depressional basin that extends to the northeast and is not a water of the U.S. This was confirmed by reviewing the 2016 JSD Professional Services, LLC wetland delineation report, Surface Water Data Viewer (SWDV), Milwaukee County topographic, hydrography, LIDAR, and aerial photographs from 1937, 1963, 1970, 1980, 1990, 2000, 2010, 2015, and 2018. The wetland is located within a flat/depressional area with no surface or shallow subsurface connection to Legend Creek, approximately 2226 feet to the southeast, or to an unnamed tributary to Tess Corners Creek, approximately 2548 feet to the northwest. There are no surface inlets/outlets within this wetland.**

Wetland 1 is not bordering, neighboring or contiguous with another water of the U.S. and is not separated from other WOUS by man-made dikes, barriers, or berms. The surrounding land use is dominated by residential development. The disturbance of surrounding land uses precludes an ecological connection to a WOUS. The wetland does not support a link to interstate or foreign commerce; is not known to be used by interstate or foreign travelers for recreation or other purposes; does not produce fish or shellfish that could be taken and sold in interstate or foreign commerce; and is not known to be used for industrial purposes by industries in interstate commerce. Therefore, the Corps has determined that Wetland 1 is not regulated by the Corps under Section 404 of the Clean Water Act.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs: N/A

¹ Supporting documentation is presented in Section III.F.

- B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):** N/A
- C. SIGNIFICANT NEXUS DETERMINATION:** N/A
- D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):** N/A
- E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):** N/A
- F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):**
- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
 - Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
 - Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
 - Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
 - Other (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource: .
- Wetlands: 0.26 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource: .
- Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: 2016 JSD Professional Services, LLC Wetland Delineation Report
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: 1:24K WI-Hales Corners
- USDA Natural Resources Conservation Service Soil Survey. Citation:
- National wetlands inventory map(s). Cite name:
- State/Local wetland inventory map(s): Wisconsin Wetland Inventory (SWDV)
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): 1937, 1963, 1970, 1980, 1990, 2000, 2010, 2015, and 2018 Milwaukee County aerials
 - or Other (Name & Date): Ground level photos from Google Earth and 2016 delineation report
- Previous determination(s). File no. and date of response letter:
- Applicable/supporting case law:
- Applicable/supporting scientific literature:
- Other information (please specify): Corps AJD for 2018-01719-MHK, Milwaukee County topographic, hydrography, and LIDAR maps

B. ADDITIONAL COMMENTS TO SUPPORT JD:

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Greg Marso, Marso Companies	File No.: MVP-2016-01901-ANM	Date: JAN 03 2019
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

April Marcangeli
U.S. Army Corps of Engineers, Regulatory Branch
250 N. Sunnyslope Road, Suite 296
Brookfield, Wisconsin 53005
651-290-5731

If you only have questions regarding the appeal process you may also contact the Division Engineer through:

Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date: _____

Telephone number: _____

From: [Tyler Beinlich](#)
To: [Greg Marso](#)
Cc: [Glen Morrow](#)
Subject: RE: 7570 Kensington NRSE
Date: Wednesday, September 21, 2022 12:27:59 PM
Attachments: [image001.png](#)

Greg,

Please see my comments in **red** below. I don't know all the alternatives that were explored so I don't know that I can say much more for #2.

Thanks,

Tyler Beinlich, P.E.
Assistant City Engineer
9229 W. Loomis Rd
Franklin, WI 53132
(414) 425-7510



From: Greg Marso <gregm@marsoco.com>
Sent: Wednesday, September 21, 2022 10:41 AM
To: Tyler Beinlich <TBeinlich@franklinwi.gov>
Cc: Glen Morrow <GMorrow@franklinwi.gov>; Greg Marso <gregm@marsoco.com>
Subject: 7570 Kensington NRSE

Good morning Tyler-

I'm putting together the requested NRSE for the Planning department and wondering if you can me out with a statement/email from you in Engineering to include in that application. I copied Glen as well, you may need his input since he knows all the history of what the Engineering Department has been through with this one-

I don't know if I'm asking for more than you can say, probably am, but please review and let me know if you can help with some sort of statement for my application to planning.

There are three parts to this request-

1. A statement of some sort that Engineering has reviewed and is ok with the proposed storm piping as prepared by Graef. AKA Engineering will approve the proposed piping to be installed and tied into the existing city storm. It is to be placed in a maintenance easement given to the HOA and they will own and maintain the new piping, it will not be owned/maintained by the city.

Franklin Engineering Department has reviewed the proposed storm sewer piping at 7570 W Kensington Way and has approved the proposed design subject to other departments' approvals and necessary permitting (ROW permit, plumbing permit, etc). The proposed storm sewer piping would connect to the public storm sewer system fronting the property. The proposed storm sewer piping will be privately owned and maintained and a maintenance agreement/easement should be recorded with the HOA owning and maintaining the new piping.

2. Part of the NRSE app is asking questions about any alternatives that have been looked at. I feel we exhaustively researched this, looking and as-built surveying a route to north and to the east. We briefly looked at going south as well, but that was abandoned relatively quickly. A statement of sort from you guys stating that where we are at now is the best and really the only feasible route for this piping would be great.

The proposed storm sewer design appears to be the most feasible way to allow the property to become developable while maintaining the emergency overflow for the wetland complex adjacent to the property/subdivision.

3. Add a note about Engineering Department recognizes that this issue being a pre-existing subdivision issue and that the subdivision should not have been constructed without some sort of overflow storm to control the normal water level in the wetland in the first place. The flooding on this property (7570 Kensington) has been exacerbated since the city DPW cut an emergency swale through the property in 2009 and it was never really filled back in.

This has historically been an area of concern for this subdivision and this property was/is used as an unintended emergency overflow route for the large wetland complex adjacent to the subdivision. Based on the proposed design and storm water analysis this appears to be a reasonable solution to both alleviate overflow concerns in this area by routing storm water directly into the existing storm sewer system rather than overland flow and allowing this property to become developable.

Please call anytime with questions.

Thanks in advance for for your help!

Greg Marso
President & CEO



Marso Construction; www.marsoconstruction.com

2305 North Crissey Road

Sylvania, OH 43560

414-349-9087(*direct*)

gregm@marsoco.com

-
This e-mail and attachment(s) may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination,

distribution, or copy of this message is strictly prohibited. If received in error, please notify the sender immediately and delete/destroy the message and any copies thereof.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



June 27, 2016

WIC-SE-2016-41-01796

Marso Companies LLC, dba Carstensen Homes
Andy Marso
7306 South Stone Hedge Drive
Franklin, WI 53132

RE: Wetland Delineation Report for a 0.63 acre project area (7570 S. Kensington Way) located in the NE1/4 of the SE1/4 of Section 8, Township 5 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Marso:

We have received and reviewed the wetland delineation report prepared for the above mentioned site by JSD Professional Services. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation survey map are acceptable. This finding is based upon a June 8, 2016 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

If you have any questions, please contact me at (608) 261-6430 or email
Neil.Molstad@wisconsin.gov.

Sincerely,

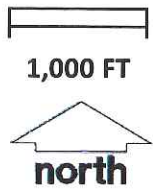


Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
Joel Dietl, Planning Manager, City of Franklin
Kristi Sherfinski, JSD Professional Services, Inc.
Geri Radermacher, DNR Water Management Specialist
Chris Jors, SEWRPC

Attachments:

General Location Map of the Project Area
Wetland Delineation Survey Map for the Project Area



Source: Google Maps, 2016

APPENDIX 1. LOCATION MAP

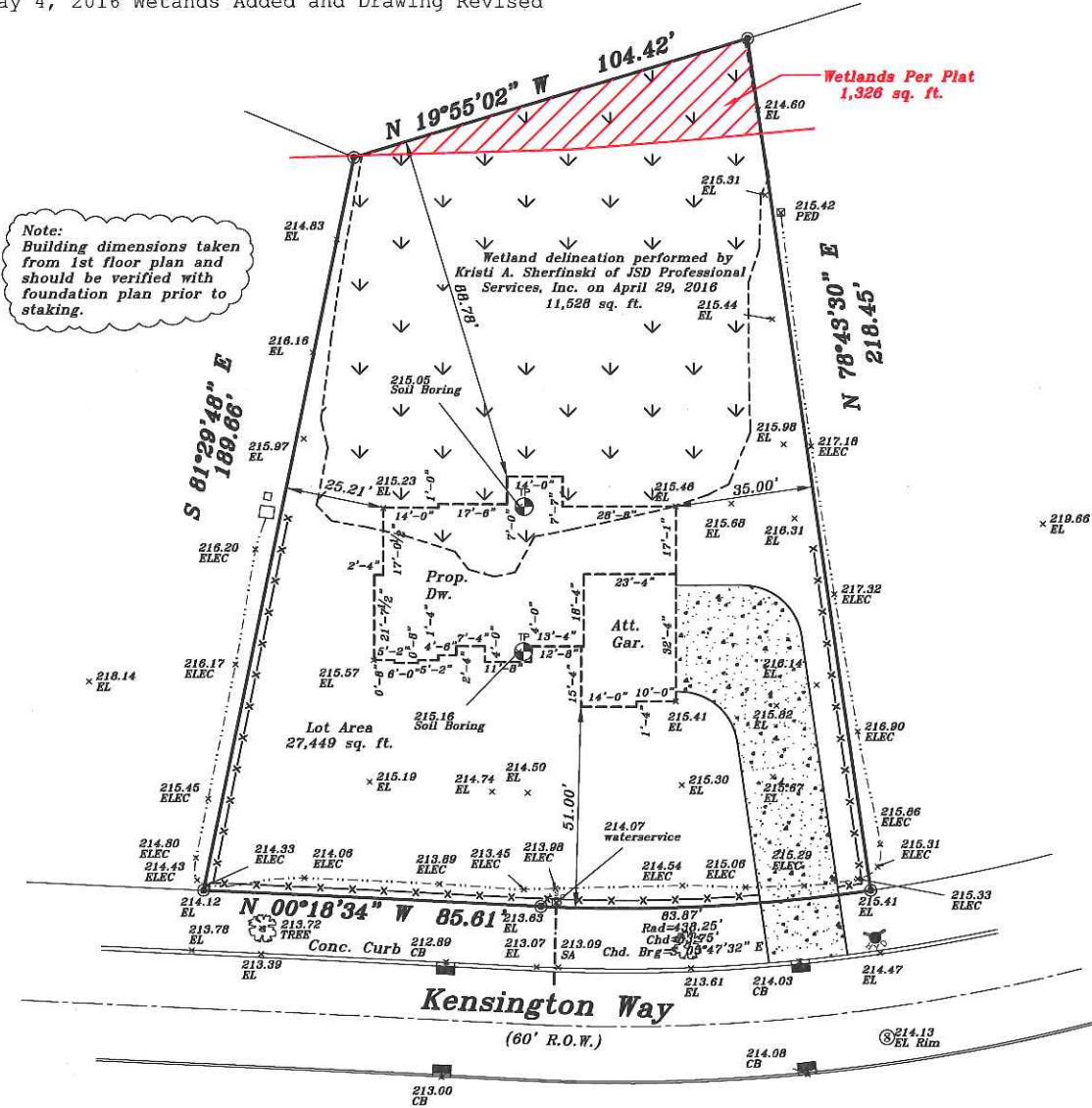
PLAT OF SURVEY

LOCATION: 7570 Kensington Way, Franklin, Wisconsin

LEGAL DESCRIPTION: Lot 59 in WYNDHAM HILLS ADDITION NO. 1, being a subdivision of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 9, and the Northeast 1/4 of the Southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

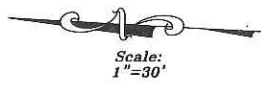
April 15, 2016 (Drawing Only)
 April 20, 2016 Drawing Revised (new plan - not staked)
 May 4, 2016 Wetands Added and Drawing Revised

Survey No. 106646



Note:
 Building dimensions taken from 1st floor plan and should be verified with foundation plan prior to staking.

Prop. Fin. Yd. Gr.	Prop. T.O.W.
218.0'	218.67



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner and/or the builder.

METROPOLITAN SURVEY SERVICE, INC.
 PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
 9415 West Forest Home Avenue, Suite 202
 Hales Corners, Wisconsin 53130
 PH. (414) 529-5380 FAX (414) 529-9787
 email address: survey@metropolittansurvey.com

- ⊙ — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set
- 000.0 — Denotes Proposed Grade
- x — x — Denotes Proposed Silt Screen

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED
Dennis C. Sauer
 Professional Land Surveyor S-2421

State of Wisconsin
DEPARTMENT OF NATURAL
RESOURCES
 Waukesha Service Center
 141 NW Barstow, Room 180
 Waukesha, WI 53188

Scott Walker, Governor
 Cathy Stepp, Secretary
 Telephone 608-266-2621
 Toll Free 1-888-936-7463
 TTY Access via relay - 711



February 2, 2017

GP-SE-2016-41-01833

Andy Marso
 Marso Companies, LLC
 7306 South Stone Hedge Drive
 Franklin, WI 53132

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential development, in the City of Franklin, Milwaukee County, also described as being in the NE1/4 of the SE1/4 of Section 8, Township 5 North, Range 21 East.

Dear Mr. Marso:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill for residential development, s. 281.36, Wis. Stats. The project includes construction a single family residential structure at 7570 S. Kensington Way in the City of Franklin.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill up to 1500 square feet of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2012 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Geri Radermacher at (262) 574-2137 or email Geri.Radermacher@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

For project details, maps, and plans related to this decision, please see application number WP-GP-SE-2016-41-X05-25T14-04-17 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

If you have any questions, please call me at (262) 574-2137 or email Geri.Radermacher@wisconsin.gov.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Sincerely,



Geri Radermacher
Water Management Specialist

cc: April Marcangeli, U.S. Army Corps of Engineers
City of Franklin
Conservation Warden Ziarek

WDNR-GP1-2012 Permit Conditions – Residential/Commercial/Industrial

You agree to comply with the following conditions:

1. **Application.** You shall submit a complete application package to the Department as outlined in the application materials and section 2 of this permit. If requested, you shall furnish the Department, within a reasonable timeframe, any information the department needs to verify compliance with the terms and conditions of this permit.
2. **Certification.** Acceptance of general permit WDNR-GP1-2012 and efforts to begin work on the activities authorized by this general permit signifies that you have certified the project meets all eligibility standards outlined in Section 1 of this permit and that you have read, understood and have agreed to follow all terms and conditions of this general permit.
3. **Reliance on Applicant's Data.** The determination by this office that a confirmation of authorization is not contrary to wetland water quality standards will be based upon the information provided by the applicant and any other information required by the DNR.
4. **Project Plans.** This permit does not authorize any work other than what is specifically described in the notification package and plans submitted to the Department and you certified is in compliance with the terms and conditions of WDNR-GP1-2012
5. **Expiration.** This WDNR-GP1-2012 expires on October 9, 2017. The time limit for completing work authorized by the provisions of WDNR-GP1-2012 ends 5 years after the date on which the discharge is considered to be authorized under WDNR-GP1-2012 or until the discharge is completed, whichever occurs first.
6. **Other Permit Requirements.** You are responsible for obtaining any other permit or approval that may be required for your project by local zoning ordinances, other local authority, other state permits and by the U.S. Army Corps of Engineers before starting your project.
7. **Authorization Distribution.** You must supply a copy of the permit coverage authorization to every contractor working on the project.
8. **Project Start.** You shall notify the Department before starting construction.
9. **Permit Posting.** You must post a copy of this permit coverage letter at a conspicuous location on the project site prior to the execution of the permitted activity, and remaining at least five days after

stabilization of the area of permitted activity. You must also have a copy of the permit coverage letter and approved plan available at the project site at all times until the project is complete.

10. **Permit Compliance.** The department may modify or revoke coverage of this permit if the project is not constructed in compliance with the terms and conditions of this permit, or if the Department determines the project will be detrimental to wetland water quality standards. Any act of noncompliance with this permit constitutes a permit violation and is grounds for enforcement action. Additionally, if any applicable conditions of this permit are found to be invalid or unenforceable, authorization for all activities to which that condition applies is denied.
11. **Construction Timing.** Once wetland work commences, all wetland construction activities must be continuous until the permitted activity is completed and the site is stabilized.
12. **Construction.** No other portion of the wetland may be disturbed beyond the area designated in the submitted plans.
13. **Project Completion.** Within one week of completion of the regulated activity, you shall submit to the Department a statement certifying the project is in compliance with all the terms and conditions of this permit, and photographs of the activities authorized by this permit. This statement must reference the Department-issued docket number, and be submitted to the Department staff member that authorized coverage.
14. **Proper Maintenance.** You must maintain the activity authorized by WDNR-GP1-2012 in good condition and in conformance with the terms and conditions of this permit utilizing best management practices. Any structure or fill authorized shall be properly maintained to ensure no additional impacts to the remaining wetlands.
15. **Site Access.** Upon reasonable notice, you shall allow access to the site to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance with the terms and conditions of WDNR-GP1-2012 and applicable laws.
16. **Erosion and siltation controls.** The project site shall implement erosion and sediment control measures that adequately control or prevent erosion, and prevent damage to wetlands as outlined in NR 151.11(6m), Wis. Adm. Code.
17. **Equipment use.** The equipment used in the wetlands must be low ground weight equipment as specified by the manufacturer specifications.
18. **Invasive Species.** All project equipment shall be decontaminated for removal of invasive species prior to and after each use on the project site by utilizing other best management practices to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. For more information, refer to <http://dnr.wi.gov/topic/Invasives/bmp.html>.
19. **Federal and State Threatened and Endangered Species.** WDNR-GP1-2012 does not affect the DNR's responsibility to insure that all authorizations comply with Section 7 of the Federal Endangered Species Act, s. 29.604, Wis. Stats and applicable State Laws. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. No activity is authorized which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act and/or State law or which is likely to destroy or adversely modify the critical habitat of a species as identified under the Federal Endangered Species Act.

20. **Special Concern Species.** If the Wisconsin National Heritage Inventory lists a known special concern species to be present in the project area you will take reasonable action to prevent significant adverse impacts or to enhance the habitat for the species of concern.
21. **Historic Properties and Cultural Resources.** WDNR-GP1-2012 does not affect the DNR's responsibility to insure that all authorizations comply with Section 106 of the National Historic Preservation Act and s. 44.40, Wis. Stats. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. Information on the location and existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places. If cultural, archaeological, or historical resources are unearthed during activities authorized by this permit, work must be stopped immediately and the State Historic Preservation Officer must be contacted for further instruction.
22. **Preventive Measures.** Measures must be adopted to prevent potential pollutants from entering a wetland or waterbody. Construction materials and debris, including fuels, oil, and other liquid substances, will not be stored in the construction area in a manner that would allow them to enter a wetland or waterbody as a result of spillage, natural runoff, or flooding. If a spill of any potential pollutant should occur, it is the responsibility of the permittee to remove such material, to minimize any contamination resulting from this spill, and to immediately notify the State Duty Officer at **1-800-943-0003**.
23. **Suitable fill material.** All fill authorized under this permit must consist of clean suitable soil material, as defined by s. NR 500.03(214), Wis. Admin. Code, free from hazardous substances as defined by s. 289.01(11), Wis. Stats., and free from solid waste as defined by s. 289.01(11) and (33), Wis. Stats.
24. **Standard for Coverage.** Wetland impacts from the project will cause only minimal adverse environmental impacts as determined by the Department.
25. **Transfers.** Coverage under this permit is transferable to any person upon prior written approval of the transfer by the Department.
26. **Limits of State Liability.** In authorizing work, the State Government does not assume any liability, including for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the State in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this WDNR-GP1-2012.

From: [Bill Berezowitz](#)
To: [Michelle Eichmann](#)
Cc: [Greg Marso](#)
Subject: Subdivision support for Wyndham wetland drain pipe
Date: Sunday, January 28, 2024 9:50:31 AM
Attachments: [7570 Kensington Way NRSE Project Narrative.pdf](#)

Hello Michelle

I was reviewing the dates of mtgs to get our project moving and I realized that all the documents will be coming from Greg, as the developer/seller of the property.

If you believe it is appropriate, please have Marion include the email below that I wrote to you and Mayor Nelson.

It clearly shows that the homeowners want this to happen.

all the best
Bill

Begin forwarded message:

From: Bill Berezowitz <berezowitz@wi.rr.com>
Subject: Request for final approvals of drainpipe work in Wyndham Hills Subdivision
Date: November 16, 2023 at 11:04:50 AM CST
To: jnelson@franklinwi.gov, Michelle Eichmann <MEichmann@franklinwi.gov>
Cc: Greg Marso <gregm@marsoco.com>

Greetings Mayor Nelson & Alderwoman Eichmann

By way of introduction:

I live at 9248 W Kensington Way and represent the 73 home owners as the president of our homeowners association.

I apologize in advance for the length of this mail request.

I've tried to keep it succinct but find the information below is all required to provide context.... I can give *much much* more if needed.

I am writing to ask for your URGENT help on an issue I've been discussing with Alderwomen Eichmann.

In short - I'm asking that you help expedite an approval that has been "in queue" since Oct. of 2022.

We have an overflow drain in our wetland that has been completely ineffective since the early 2000's and requires replacement.

In 2018 Greg Marso began the process of getting approvals for a replacement drain pipe in conjunction with making his empty lot at 7570 Kensington Way "buildable & sellable".

The "7570 Kensington empty lot" became the defacto wetland overflow drain in 2009 when people from Franklin Engineering and DPW requested Mr. Marso dig an emergency trench through the lot to allow high waters to drain into a nearby

street storm sewer. The water level had risen so high that it threatened to cover/ignite two large WE Energy transformers. The details of this event can be found on page two of the NRSE narrative (*attached*).

18 of our 73 homeowners surround the wetland and are adversely impacted by not having this project completed.

In addition, the empty lot owned by Mr. Marso is an eye-sore (as it acts as a drain).

I'm sure we all agree It would be much better if a new tax-paying Franklinite were living on it!

On **Oct 3, 2022** the final requested document was submitted to Franklin Planning (Marion Ecks).

Approvals had already been obtained from the State DNR and Franklin Engineering.

The submittal needing approval is titled: **7570 Kensington NRSE Application.**

After the submission, there was one email communication from Ms Ecks on April 14, 2023 stating that the review had begun.

No further updates were received.

I have been made aware of the staffing issues you have faced coming into your role.

I appreciate the efforts you're putting forth and applaud your work at stabilizing multiple departments that support Franklin residents.

In closing - anything you can do to move our request to the "top of the pile" would be greatly appreciated!

If I can help in any way, please call
all the best

Dr. Bill Berezowitz
(h) 414-423-0623
(m) 262-327-2802

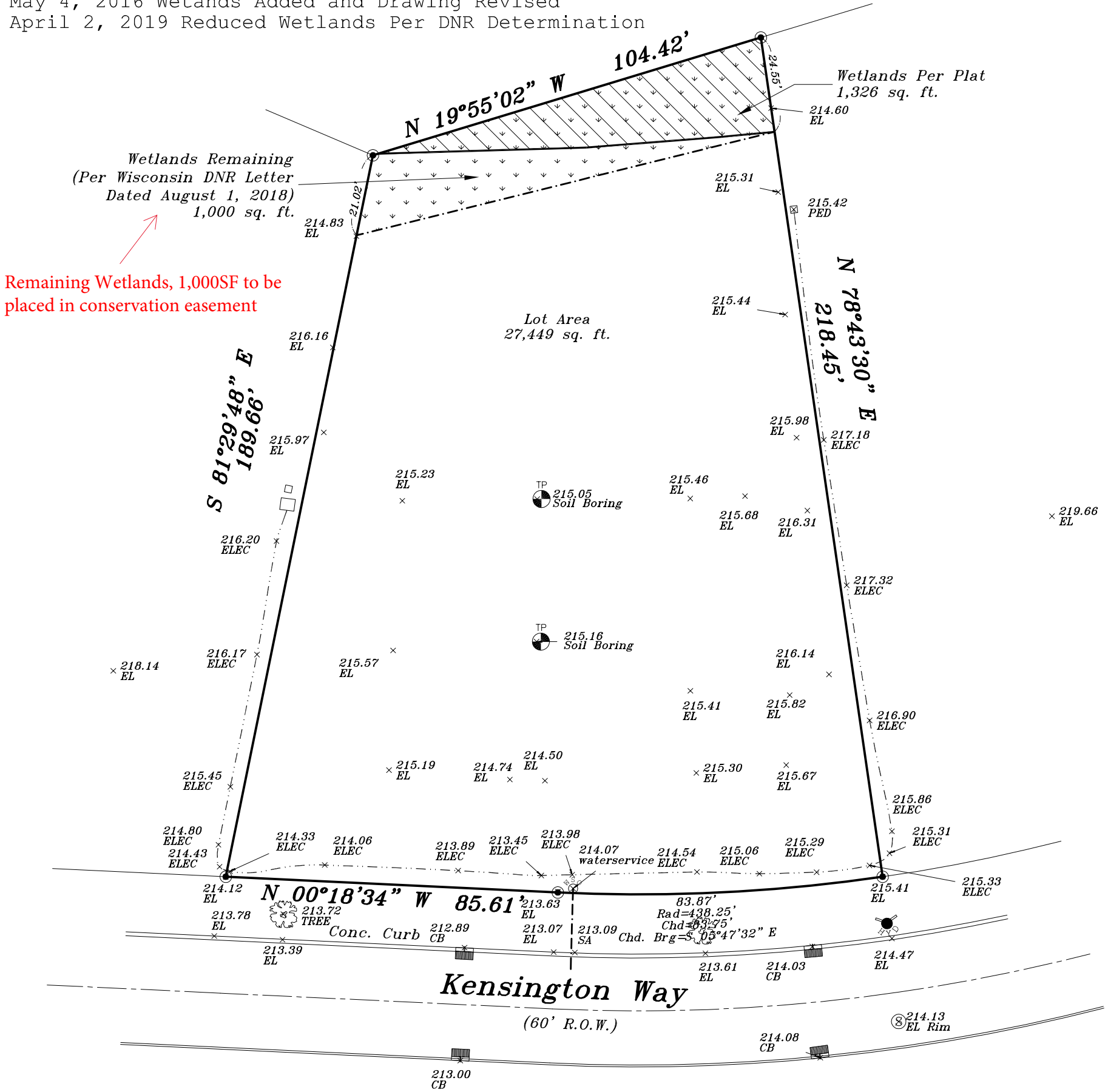
PLAT OF SURVEY

LOCATION: 7570 Kensington Way, Franklin, Wisconsin

LEGAL DESCRIPTION: Lot 59 in WYNDHAM HILLS ADDITION NO. 1, being a subdivision of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 9, and the Northeast 1/4 of the Southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

April 15, 2016 (Drawing Only)
April 20, 2016 Drawing Revised (new plan - not staked)
May 4, 2016 Wetlands Added and Drawing Revised
April 2, 2019 Reduced Wetlands Per DNR Determination

Survey No. 106646

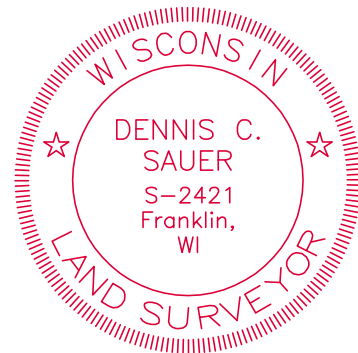


Wetlands Remaining
(Per Wisconsin DNR Letter
Dated August 1, 2018)
1,000 sq. ft.

Remaining Wetlands, 1,000SF to be placed in conservation easement

Prop. Fin. Yd. Gr.	Prop. T.O.W.
218.0'	218.67'

Scale: 1"=30'



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner and/or the builder.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set

Dennis C. Sauer

SIGNED

Dennis C. Sauer
Professional Land Surveyor S-2421

000.0 — Denotes Proposed Grade

—x—x—x— Denotes Proposed Silt Screen

CONSERVATION EASEMENT

Greg Marso

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 Greg Marso, a an individual, 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, described in Exhibit A attached hereto and hereby made a part hereof (protected property); and

WHEREAS, the Grantor desires and intends that the natural elements and the ecological and aesthetic values of the protected property including, without limitation, [*The 1,326SF of wetlands per the original plat along with the 1,000SF of additional remaining wetlands per NRPP dated 9-21-22*], which Plan is on file in the office of the City of Franklin 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 § 700.40(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;

WHEREAS, [No Mortgage Holder], mortgagee of the protected property (“Mortgagee”), consents to the grant of this conservation easement by Grantor to Grantee and Mortgagee’s consent is attached hereto and identified as “Mortgage Holder Consent”.

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 its 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:

Exhibit A

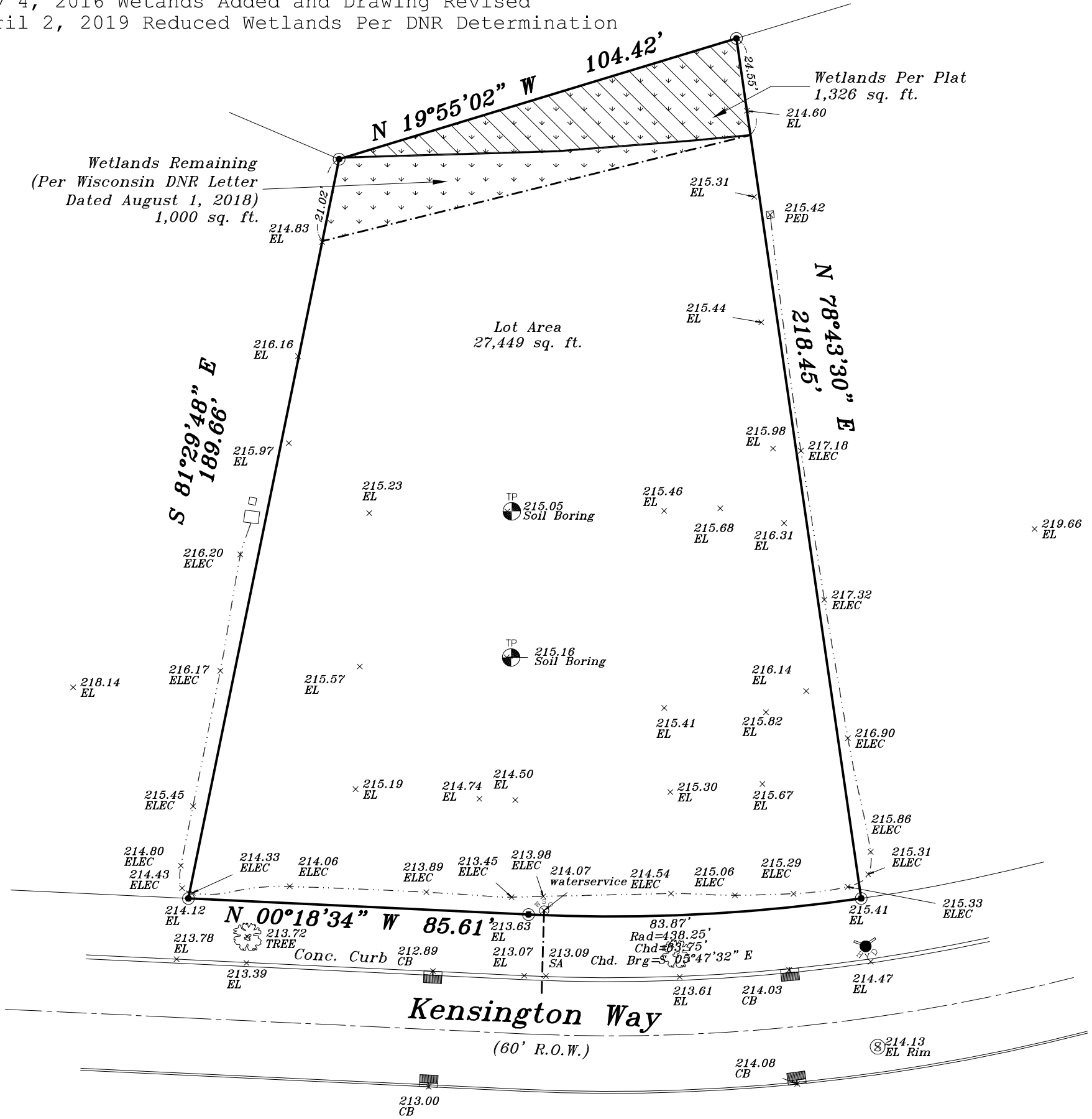
PLAT OF SURVEY

LOCATION: 7570 Kensington Way, Franklin, Wisconsin

LEGAL DESCRIPTION: Lot 59 in WYNDHAM HILLS ADDITION NO. 1, being a subdivision of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 9, and the Northeast 1/4 of the Southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

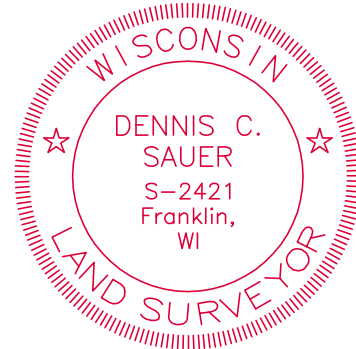
April 15, 2016 (Drawing Only)
April 20, 2016 Drawing Revised (new plan - not staked)
May 4, 2016 Wetlands Added and Drawing Revised
April 2, 2019 Reduced Wetlands Per DNR Determination

Survey No. 106646



Prop. Fin. Yd. Gr.	Prop. T.O.W.
218.0'	218.67'

Scale: 1"=30'



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner and/or the builder.

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set

000.0 — Denotes Proposed Grade

—x—x—x— Denotes Proposed Silt Screen

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

Dennis C. Sauer

SIGNED

Dennis C. Sauer
Professional Land Surveyor S-2421

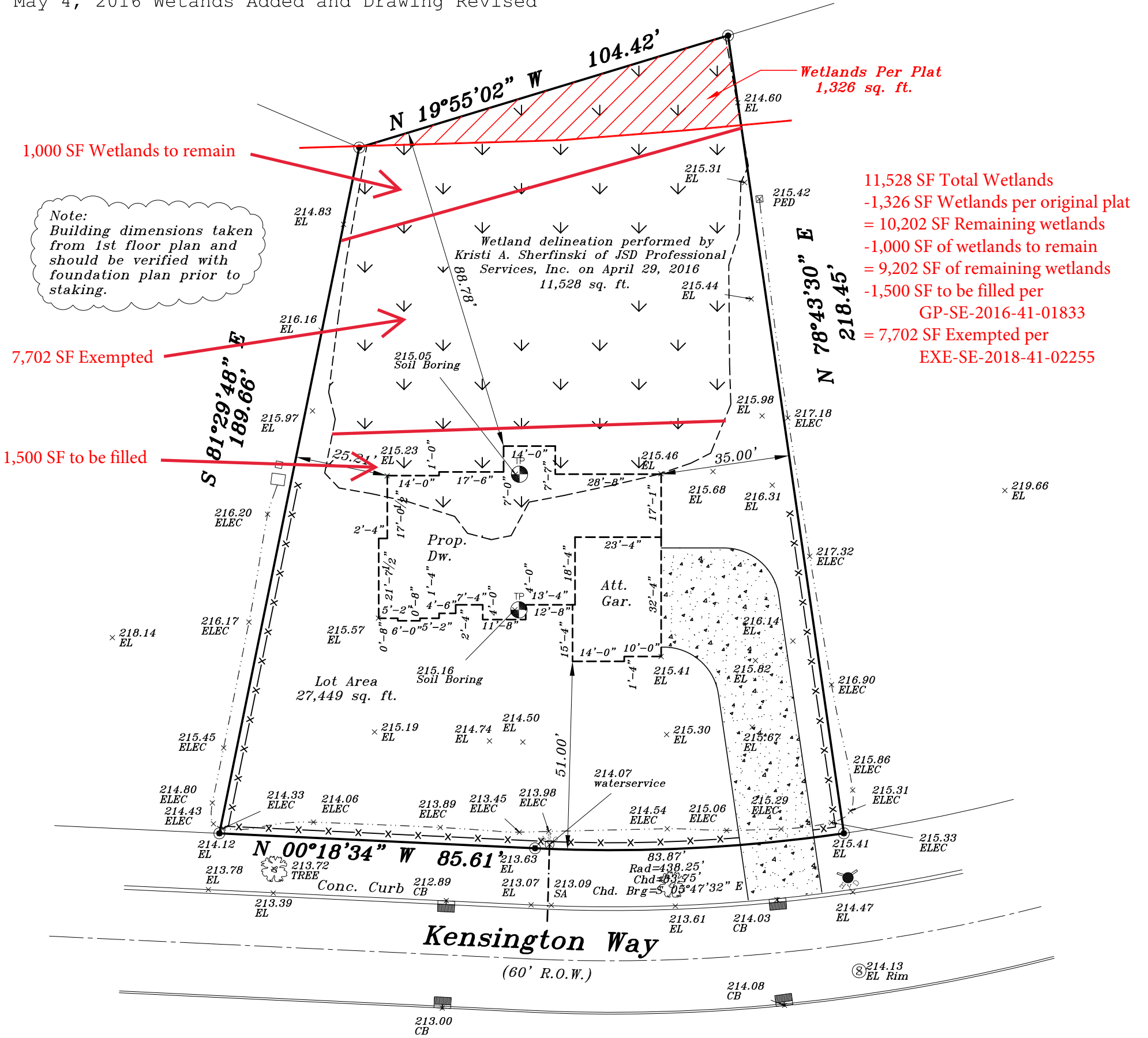
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April 15, 2016 (Drawing Only)
 April 20, 2016 Drawing Revised (new plan - not staked)
 May 4, 2016 Wetlands Added and Drawing Revised

Survey No. 106646



11,528 SF Total Wetlands
 -1,326 SF Wetlands per original plat
 = 10,202 SF Remaining wetlands
 -1,000 SF of wetlands to remain
 = 9,202 SF of remaining wetlands
 -1,500 SF to be filled per
 GP-SE-2016-41-01833
 = 7,702 SF Exempted per
 EXE-SE-2018-41-02255

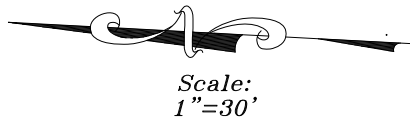
Note:
 Building dimensions taken from 1st floor plan and should be verified with foundation plan prior to staking.

1,000 SF Wetlands to remain

7,702 SF Exempted

1,500 SF to be filled

Prop. Fin. Yd. Gr.	Prop. T.O.W.
218.0'	218.67



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner and/or the builder.

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 email address: survey@metropolitansurvey.com

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- — Denotes Iron Pipe Set

000.0 — Denotes Proposed Grade

—x—x—x— Denotes Proposed Silt Screen

SIGNED _____
Dennis C. Sauer
 Professional Land Surveyor S-2421

Natural Resource Impacts

Total				
	Permit	Exemption	Remaining	Total
Wetland	1500	7702	2326	11528
Buffer	2800	0	2560	5360
SB	2000	0	2150	4150
Temporary Disturbance				
	Permit	Exemption	Remaining	Total
Wetland	0	0	0	0
Buffer	0	0	0	0
SB	0	0	0	0
No temporary disturbances				
Permanent Disturbance/Impact				
	Permit	Exemption	Remaining	Total
Wetland	1500	7702	0	9202
Buffer	2800	0	2560	5360
SB	2000	0	2150	4150



DEPARTMENT OF CITY DEVELOPMENT
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

GM Responses in red below

City of Franklin - Department of City Development

Date: January 19, 2024

To: Greg Marso

From: Department of City Development

RE: Natural Resource Special Exception – Staff Comments – 7570 S KENSINGTON
WAY – Round 2

Department comments are as follows for the Natural Resource Special Exception (NRSE) materials submitted by Greg Marso, date stamped by the City of Franklin on October 24, 2022, and additional materials submitted December 27, 2023.

Unified Development Ordinance (UDO) Requirements:

Natural Resource Special Exception (NRSE)

1. Please submit conservation easements for areas of natural resources to be preserved – in this case the remaining wetland (§15- 4.0103.B.1.d, §15-7.0201.H). Conservation easements require Common Council approval. An easement template is attached for you. **See Attachment 20 & 21**
2. A wetland delineation confirmation letter was provided for the application, dated June 27, 2016. Wetland delineations may not be older than five years so this is therefore no longer valid as of June 27, 2021 (§15-4.0102.G). Please provide updated wetland information. **In Progress- Original Assured Wetland Delineator is working with DNR on this**

Natural Resource Protection Plan (NRPP) - Division 15-7.0200

3. Please provide information about the total area of wetland setbacks and buffers to be filled for the wetland permitted under permit GP-SE-2016-41-01833. See attached drawing which highlights areas for which information is needed. **See attachment 27 and attachments 12 & 12.1 for combined totals**

PLAT OF SURVEY

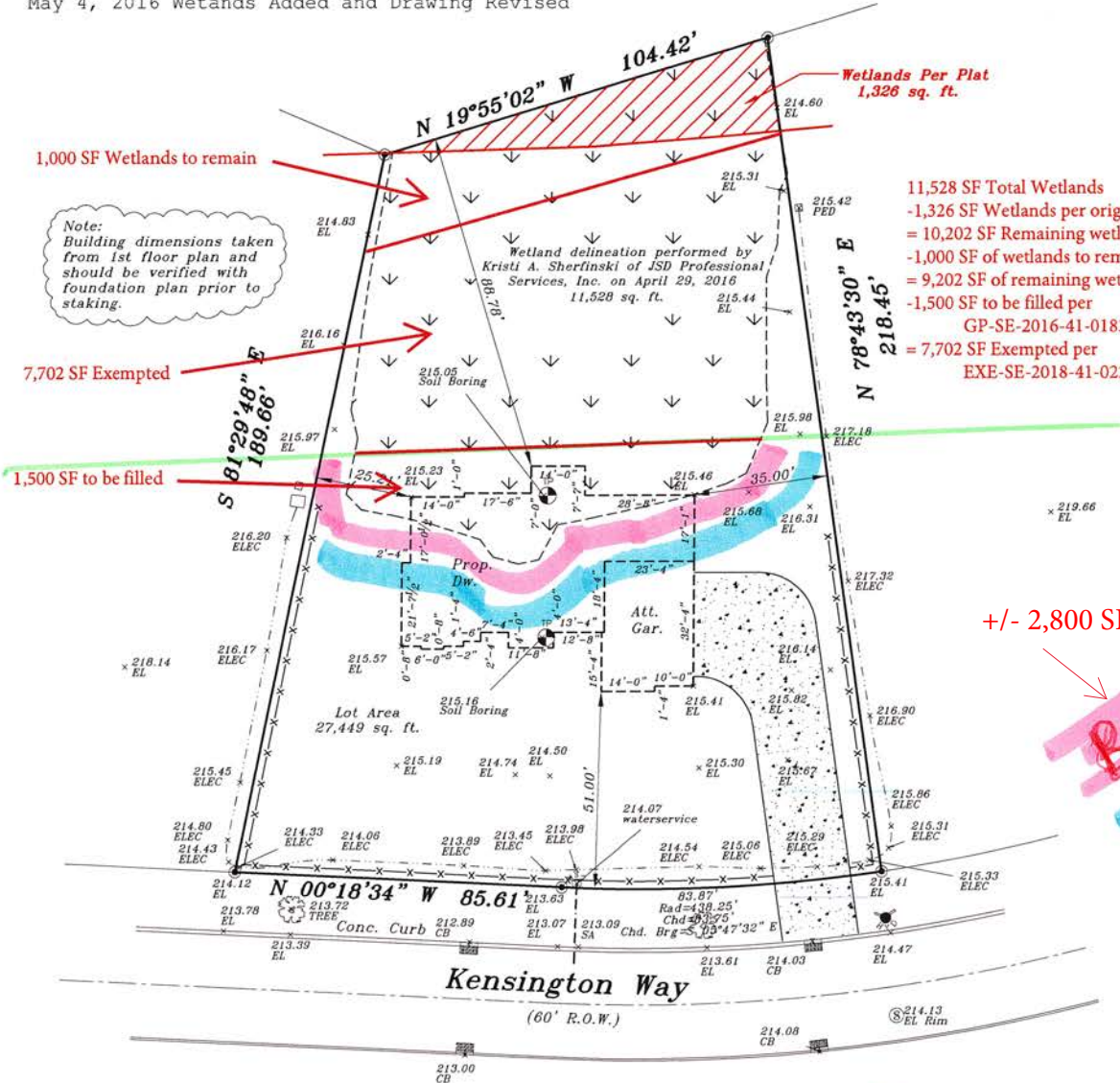
12/27/23
Submit #1

LOCATION: 7570 Kensington Way, Franklin, Wisconsin

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Survey No. 106646



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-1,000 SF of wetlands to remain
= 9,202 SF of remaining wetlands
-1,500 SF to be filled per
GP-SE-2016-41-01833
= 7,702 SF Exempted per
EXE-SE-2018-41-02255

+/- 2,800 SF

Buffer
Setback

+/- 2,000SF

Prop. Fin. Yd. Gr.	Prop. T.O.W.
218.0'	218.67

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CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item C.3.

Meeting of March 7, 2024

Special Use Amendment

RECOMMENDATION: City Development staff recommends approval of this special use amendment request to add SIC Code 7542 “Carwashes” as a permitted use on this property.

Project name:	BFS LLC, Special Use
Property Owner:	Puschnig Enterprises, LLC
Applicant:	Nelson R. Blas, BFS LLC
Property Address/TKN:	8853 S. 27 th Street / 792 0272 000
Aldermanic District:	District 4
Zoning District:	B-4 – South 27 th Street Mixed-Use District
Staff Planner:	Luke Hamill, Associate Planner
Application number:	PPZ23-0139

INTRODUCTION:

Special Use Amendment request to allow for a car detailing business, which is considered a special use in the B-4 zoning district, under SIC Code 7542 “Carwashes”. There are no exterior changes proposed.

PROJECT ANALYSIS:

SIC Code 7542 “Carwashes” requires a special use permit in the B-4 Zoning District. The property currently has an approved Special Use under SIC Code 7538, “General Automotive Repair Shop”. The applicant is not proposing any exterior improvements at this time.

SIC Code 7542 includes conventional carwashes, but also includes car detailing as part of its use:

7542 Carwashes

Establishments primarily engaged in washing, waxing, and polishing motor vehicles, or in furnishing facilities for the self-service washing of motor vehicles.

The applicant is not proposing a self-serving carwash. The businesses scope of services is to provide local car dealerships detailing services and maintenance.

The applicant has submitted a substantially complete application for a special use permit, allowing for Section § 15-3.0701 of the Unified Development Ordinance sets out the General Standards for Special Uses. City Development staff does not anticipate adverse impacts to adjacent properties because the proposed special use is very similar to the current property owners business.

SITE COMPLIANCE

Pursuant to the Unified Development Ordinance (UDO) Section 15-5.30701A.7, a special use shall conform to the applicable regulations of the zoning district in which it is located, the B-4 South 27th Street Mixed Use Zoning District in this case. Staff visited the site and noticed the following non-compliance issues:

1. Parking stalls are not marked by paint lines, UDO 15-5.0202F
2. Parking area is not curbed, UDO §15-5.0202E

Staff recommends the installation of curb stops, and striping of parking spaces, per UDO §15-5.0202F.

STAFF RECOMMENDATION

City Development Staff recommends approval of this Special Use Amendment request to add SIC Code 7542 “Carwashes” as a permitted use on this property.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[draft 02-27-2024]

RESOLUTION NO. 2024-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A CAR DETAILING USE UPON
PROPERTY LOCATED
AT 8853 S 27TH STREET,
(BFS LLC, APPLICANT)

WHEREAS, BFS LLC, having petitioned the City of Franklin for the approval of a Special Use within an B-4 South 27th Street Mixed Use District under Standard Industrial Classification Title No. 7542 “Carwashes”, to operate a car detailing business with proposed hours of operation Monday through Sunday, from 8:00 a.m. to 6:00 p.m., located at 8853 S. 27th Street, bearing Tax Key No. 855-9944-000, more particularly described as follows:

A TRACT LAND BEING PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWN 5 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF FRANKLIN, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1030.61 FEET , ALONG THE EAST LINE OF SAID SECTION TO A POINT; THENCE SOUTH 88 DEGREES 20 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 80.03 FEET , TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WEST FRANKLIN TERRACE AND 26TH STREET RIGHT OF WAY INTERSECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 102.00 FEET , ALONG THE WEST RIGHT OF WAY LINE OF SAID 27TH STREET, TO A POINT; THENCE SOUTH 88 DEGREES 20 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 657.78 FEET , TO A POINT; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 102.00 FEET , PARALLEL TO SAID EAST LINE OF SAID $\frac{1}{4}$ SECTION, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID WEST FRANKLIN TERRACE; THENCE NORTH 88 DEGREES 20 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 657.78 FEET , ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 7th day of March, 2024, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive

Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of BFS LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by BFS LLC, successors and assigns, as a car detailing use, which shall be developed in substantial compliance with, and operated and maintained by BFS LLC, pursuant to the application materials City file-stamped January 18, 2024 and annexed hereto and incorporated herein as Exhibit A.
2. BFS LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the BFS LLC car detailing business, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon BFS LLC and the sports training facility use for the property located at 8853 S 27th 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.
4. All signage shall comply with the requirements of Chapter 210 of the Municipal Code and must receive a Sign Permit from the City Development Department prior to installation.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19 of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2024.

APPROVED:

John R. Nelson, Mayor

ATTEST:

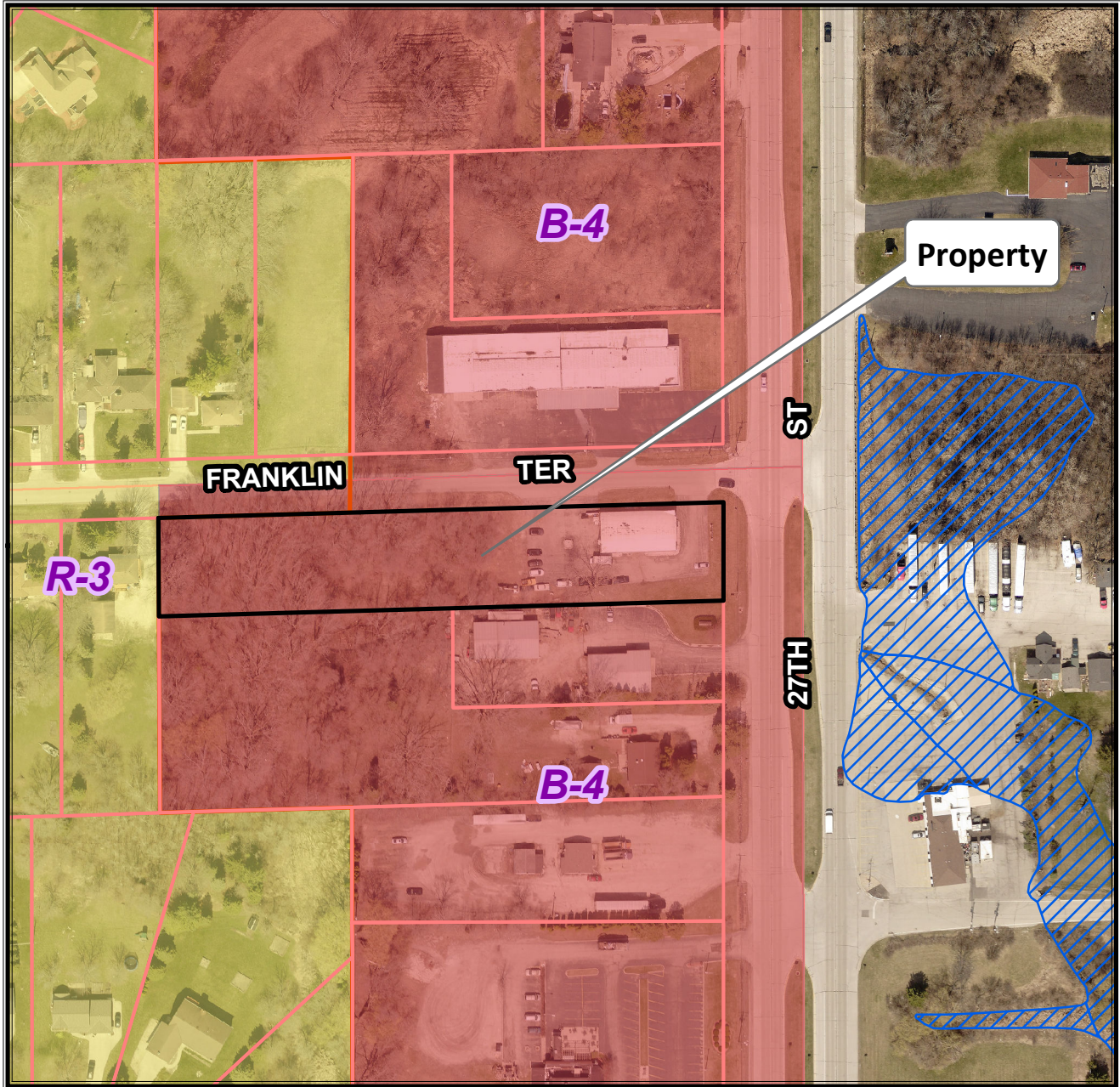
BFS LLC – SPECIAL USE
RESOLUTION NO. 2024-_____

Page 4

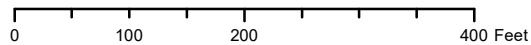
Shelly J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

8853 S. 27th Street
TKN 855 9944 000

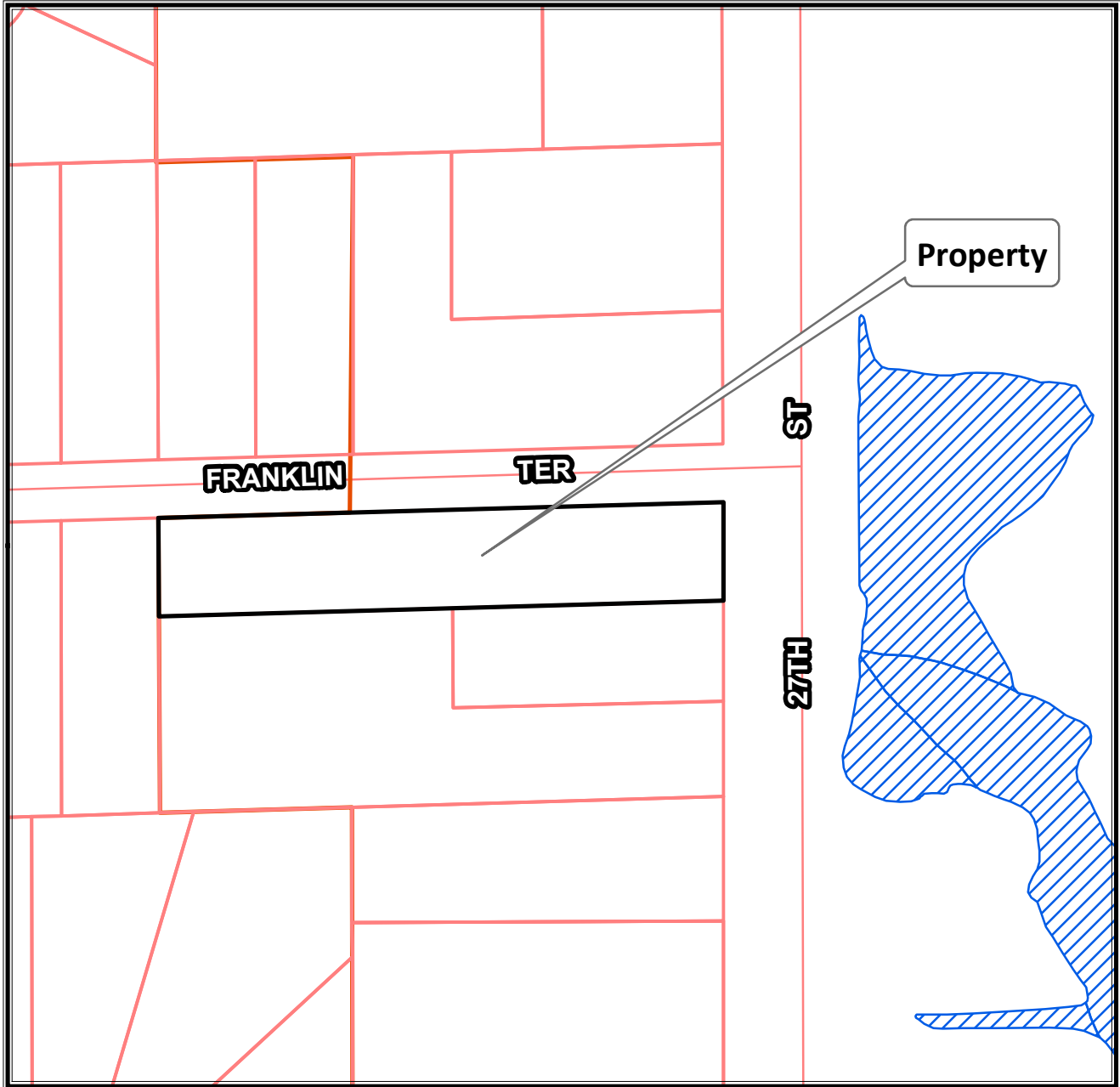


Planning Department
(414) 425-4024

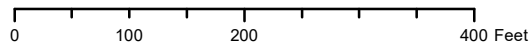


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

8853 S. 27th Street
TKN 855 9944 000



Planning Department
(414) 425-4024



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Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 (414) 425-4024
 franklinwi.gov



APPLICATION DATE: 1/11/24
 STAMP DATE: _____ city use only

COMMON COUNCIL REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: <u>NELSON R. BLAS</u>	NAME:
COMPANY: <u>BFS LLC</u>	COMPANY:
MAILING ADDRESS: <u>6932 S. Howell Ave. 53154</u>	MAILING ADDRESS:
CITY/STATE: <u>Oak creek Wisc</u> ZIP: <u>53154</u>	CITY/STATE: ZIP:
PHONE: <u>414-391-1231</u>	PHONE:
EMAIL ADDRESS: <u>NBBFSLLC@YAHOO.COM</u>	EMAIL ADDRESS:

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: <u>8853 S. 27th ST</u>	TAX KEY NUMBER:
PROPERTY OWNER: <u>STEVEN PUSCHNIG</u>	PHONE:
MAILING ADDRESS: <u>8771 S 27th ST</u>	EMAIL ADDRESS:
CITY/STATE: <u>Franklin</u> ZIP: <u>WI 53132</u>	DATE OF COMPLETION: office use only

APPLICATION TYPE

Please check the application type that you are applying for

- Concept Review
 Comprehensive Master Plan Amendment
 Planned Development District
 Rezoning
 Special Use / Special Use Amendment
 Unified Development Ordinance Text Amendment

Most requests require Plan Commission review and Common Council approval.
 Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.

SIGNATURES

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).

I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: <u>Steven Puschnig Sr</u>	APPLICANT SIGNATURE: <u>Nelson R Blas</u>
NAME & TITLE: <u>Steven Puschnig Sr owner</u> DATE: <u>1-11-24</u>	NAME & TITLE: <u>Nelson R Blas</u> DATE: <u>1/10/24</u>
PROPERTY OWNER SIGNATURE: <u>Steven Puschnig Sr</u>	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE: <u>Steven Puschnig Sr owner</u> DATE: <u>1-11-24</u>	NAME & TITLE: DATE:

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

CONCEPT REVIEW APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$250 Application fee payable to the City of Franklin.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) copies of the Preliminary Site/Development Plan of the subject property(ies) and immediate surroundings on 8 ½" X 11" or 11" X 17" paper (i.e., a scaled map identifying the subject property and immediate environs, including existing and proposed parcels, existing and proposed structures, existing and proposed land uses, existing and proposed zoning, existing and proposed infrastructure and utilities [approximate locations only], and existing and proposed site conditions/site constraints [i.e. approximate locations of public road access, rights-of-way, natural resources/green space and drainage issues/concerns, etc.]
 - Three (3) colored copies of building elevations on 11" X 17" paper if applicable.
- Email or flash drive with all plans / submittal materials.

COMPREHENSIVE MASTER PLAN AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$125 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded copies of a Site Development Plan / Map, drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner or City Engineer, identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural resource features, as applicable.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
 - Requires a Class I Public Hearing Notice at least 30 days before the Common Council Meeting

PLANNED DEVELOPMENT DISTRICT (PDD)

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
 - \$6,000: New PDD
 - \$3,500: PDD Major Amendment
 - \$500: PDD Minor Amendment
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded full size, of the Site Plan Package, drawn to scale copies, on 24" x 36" paper, including Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc. (See Sections 15-7.0101, 15-7.0301, and 15-5.0402 of the UDO for information that must be denoted or included with each respective plan.)
- One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
- One (1) copy of the Site Intensity and Capacity Calculations, if applicable (see division 15-3.0500 of the UDO)
- Email or flash drive with all plans / submittal materials.
 - PDD and Major PDD Amendment requests require Plan Commission review, a public hearing, and Common Council approval.
 - Minor PDD Amendment requests require Plan Commission review and Common Council approval.

REZONING

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
 - \$1,250
 - \$350: one parcel residential.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded copies of a Plot Plan or Site Plan, drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner or City Engineer, and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
 - Additional notice to and approval required for amendments or rezoning in the FW, FC, FFO, and SW Districts
 - Requires a Class II Public Hearing notice at Plan Commission.

SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
 - \$1,500: New Special Use > 4000 square feet.
 - \$1,000: Special Use Amendment. ✓
 - \$750: New Special Use < 4000 square feet.
- Word Document legal description of the subject property.
- One copy of a response to the General Standards, Special Standards, and Considerations *found in Section 15-3.0701(A), (B), and (C) of the UDO available at www.franklinwi.gov.*
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - ~~Three (3)~~ folded copies of the Site Plan package, drawn to scale at least 24" X 36", *The submittal should include only those plans/items as set forth in Section 15-7.0101, 15-7.0301 and 15-5.0402 of the UDO that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.*
- ~~One (1)~~ colored copy of the building elevations on 11" X 17" paper, if applicable.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
 - Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$200 Application fee payable to the City of Franklin.
- Three (3) project narratives, *including description of the proposed text amendment.*
 - Requires a Class II Public Hearing notice at Plan Commission.
 - The City's Unified Development Ordinance (UDO) is available at www.franklinwi.gov.



8341 South 27th Street Franklin, WI 53132 • (414)-304-1894 • ssautofranklin.com

To Whom it may concern,

I, Steven Puschnig Sr., owner of 8853 South 27th Street Franklin, WI 53132. Am allowing Nelson Blas to apply for a special use permit for Wholesale Automotive Detailing at the subject property. Feel free to contact me for any information you may need.

Steven Puschnig Sr.
(414)-305-0990

A handwritten signature in black ink, appearing to read "Steven Puschnig Sr.", written in a cursive style.

NELSON BLAS

A large, stylized handwritten signature in black ink, likely belonging to Nelson Blas, written in a cursive style.

(414)(391-1231)

BFS LLC PROJECT NARRATIVE

Location of Business: 8853 South 27th Street, Franklin Wi 53132

Date: January 15, 2024

Here are 3 project narratives:

- 1. General automotive repair to vehicles to include replacing parts, engine maintenance and repair, servicing mechanical parts and replacement of.**
- 2. General cleaning, vacuuming, and dusting of vehicle interiors.**
- 3. Washing of windows, spot cleaning of stains on upholstery.**

Subject Property:

I am purchasing this property at 8853 South 27th Street, Franklin Wi 53132 from the current owner that has been operating an automotive repair and detailing business out of the facility the past 20+ years. This property is already set up and in basic move in condition for me to continue operating the existing facility just under new ownership. My current business has been in business for 5+ years, but in a rented non-owned building. My operation employees normally 5 people, and during peak season of April-August an additional 2-3 people.

The business itself is low volume, strictly whole sale in nature. Normally we have on average 10 vehicles a day, and at peak up to 13 vehicles per day. Noise levels and traffic in and out of the facility is minimal, with normal hours of operation 8am-6pm daily M-F.

The special use permit will allow the business to provide more jobs and a better experience for clients that I serve. It will allow the business to increase its revenue and provide additional employee benefits by increasing the profitability of each vehicle serviced and cleaned.

The property itself will be kept in good order, visually pleasing to the public. I plan on enhancing the exterior appearance with fresh paint and upgrade the grounds with shrubs and flowers to improve the overall street appearance of the property.

I plan on being a long term property owner and being a active part in the community I do business in. My fiancé and I are also hoping to purchase a residence in the city to be close to where I work, and be all-in with the community by where we live and work.

Legal Description

A TRACT LAND BEING PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWN 5 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF FRANKLIN, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1030.61 FEET , ALONG THE EAST LINE OF SAID SECTION TO A POINT; THENCE SOUTH 88 DEGREES 20 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 80.03 FEET , TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WEST FRANKLIN TERRACE AND 26TH STREET RIGHT OF WAY INTERSECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 102.00 FEET , ALONG THE WEST RIGHT OF WAY LINE OF SAID 27TH STREET, TO A POINT; THENCE SOUTH 88 DEGREES 20 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 657.78 FEET , TO A POINT; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 102.00 FEET , PARALLEL TO SAID EAST LINE OF SAID $\frac{1}{4}$ SECTION, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID WEST FRANKLIN TERRACE; THENCE NORTH 88 DEGREES 20 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 657.78 FEET , ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Date: February 20, 2024
To: Nelson R. Blas, BFS LLC
From: Department of City Development. Luke Hamill, Associate Planner.
RE: Staff Comments, 8853 S 27th Street / 855 9944 000

Please be advised that city staff has reviewed the above application received on January 18, 2024, for a proposed Special Use Amendment to include SIC Code 7542 on lot located at 8853 S 27th Street / 855 9944 000. The following comments are for your review and consideration.

Special Use Amendment

The current zoning of the site is B-4 South 27th Street Mixed Use District.

1. Will the detailing include washing of vehicles? If so, can you explain how it will not have an adverse impact on public facilities, i.e sewer?

Response: At times vehicles may receive a light wash with soap and water. No chemicals are used, and most do not even receive a wash. If a vehicle comes in that is very dirty I just run it through a car wash on the way back to the dealership. Its cheaper and quicker for me to do that. My whole sale business focus is service, interior repair, interior detailing. I average 10 cars a day, and perhaps 3-4 receive a water rinse at most. It will have no impact on public sewers.

2. In the Standards of Review document, please revise answer C.2 as that standard is asking why this site specifically achieves the proposed use of the document over other potential sites.

Response: This site specifically achieves the purpose as it has been operating as the same type of business as mine for the last 20+ years. It has been an auto repair and detailing shop all this time. As such, I can move in and begin operations immediately. It is also on the same street as my wholesale customers, as I service a number of the dealerships on south 27th street.

3. Vehicles need to be parked on concrete or asphalt. No vehicles can be parked on grass.

Response: It is understood and agreed too that no vehicles will be parked on the grass.

DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

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

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

Response:

Yes, BFS LLC will be in harmony with the City of Franklin zoning and regulation ordinances.

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

Response:

BFS LLC will not have adverse or detrimental effect to any property, community, or neighborhood.

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

Response:

BFS LLC proposed/ special use will not effect any neighboring properties or interfere with zoning regulations.

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

Response:

All facilities have been provided adequately.

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

Response:

BFS LLC proposed/special use will not cause traffic congestion on main /residential streets.

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

Response:

BFS LLC and its proposed/special use will not harm/damage any natural, scenic, or historic importance.

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

Response:

BFS LLC will comply with all propose/special use regulations of the district in which it is located.

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

Response:

BFS LLC shall establish compliance with special standards

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

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

Responses

BFS LLC will provide value to the area and provide auto repair/auto cleaning/detailing to near by business's and community possibly creating more jobs.

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

Response:

This site specifically achieves the purpose as it has been operating as the same type of business as mine for the last 20+ years. It has been an auto repair and detailing shop all this time. As such, I can move in and begin operations immediately. It is also on the same street as my wholesale customers, as I service a number of the dealerships on south 27th street.

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

Response:

BFS LLC will not cause adverse effects to buildings or landscaping. The building and landscaping will remain the same.

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

Response:

BFS LLC will not establish or encourage incompatible uses in surrounding areas. BFS LLC is taking over existing business location.



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION
Meeting of March 7, 2024
Site Plan

RECOMMENDATION: City Development Staff recommends approval of the Site Plan for the Franklin Public Schools building addition and site modifications.

Project Name:	Franklin Public Schools Site Plan
Project Address/Tax Key:	8225, 8255, 8429, and 8459 West Forest Hill Avenue / 838 9978 001
Property Owner:	Franklin Public Schools
Applicant:	Andrew Chromy, Franklin Public Schools
Aldermanic District:	District 2
Zoning District:	I-1 Institutional District
Staff Planner:	Nick Fuchs, Planning Associate

Background

[Please utilize packet materials from the February 8th Plan Commission meeting. If any materials are needed, please contact Planning Staff.]

At the February 8, 2024 meeting, the Plan Commission reviewed the proposed building addition and site modifications for the Franklin Public Schools property located at 8225, 8255, 8429, and 8459 W. Forest Hill Avenue.

At that meeting, the Plan Commission expressed concerns related to the increase in traffic and access to the site. The Plan Commission recommended that the site plan go back to the Engineering Department, Police Department, and Fire Department for review of the proposed traffic and access to the site, and to determine if staff felt a Traffic Impact Analysis (TIA) should be completed.

As such, additional feedback was requested from these departments. Below is a summary of responses.

Engineering Department

The Engineering Department did not believe a full TIA was warranted; however, recommended that long tapers, similar to that of the Police Department access on Forest Hill Avenue, be provided. It was stated that these tapers will facilitate vehicles getting off and on the road quicker. The City Engineer noted that a full right turn lane would be supported as well.

Police Department

The Police Department indicated that they support the Engineering Department recommendation of long tapers or a full right turn lane

Fire Department

The Fire Department stated that they did not have any additional comments.

The applicant has worked with the Engineering Department to provide tapers in accordance with their recommendation. The revised site plan is attached as well as additional information regarding the use of the building.

Staff Recommendation

City Development Staff recommends approval of the Site Plan application, subject to the conditions contained within the attached draft resolution.

RESOLUTION NO. 2024-_____

A RESOLUTION APPROVING A SITE PLAN FOR THE
CONSTRUCTION OF A BUILDING ADDITION, SOCCER FIELDS,
PLAYGROUND, DETACHED STORAGE BUILDING, PARKING
LOT, LANDSCAPING, AND LIGHTING UPON PROPERTY
LOCATED AT 8225, 8255, 8429, and 8459 WEST FOREST HILL
AVENUE
(BY FRANKLIN PUBLIC SCHOOLS,
APPLICANT/PROPERTY OWNER)

WHEREAS, Franklin Public Schools, having petitioned the City of Franklin for the approval of a Site Plan for the construction of a building addition, soccer fields, playground, detached storage building, parking lot, landscaping, and lighting, upon property located at 8225, 8255, 8429, and 8459 West Forest Hill Avenue, zoned I-1 Institutional District. The property which is the subject of the application bears Tax Key No. 838 9978 001.

WHEREAS, the development proposes a building addition, soccer fields, playground, detached storage building, parking lot, landscaping, and lighting, and the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0312 I-1 Institutional District of the Unified Development Ordinance 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 Franklin Public Schools dated January 17, 2024, as submitted by Franklin Public Schools, as described above, be and the same is hereby approved, subject to the following conditions:

1. Franklin Public Schools, successors and assigns and any developer of the Franklin Public Schools 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 Franklin Public Schools 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 Franklin Public Schools and the Franklin Public Schools project for the property located at 8225, 8255, 8429, and 8459 West Forest Hill Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to

FRANKLIN PUBLIC SCHOOLS - SITE PLAN

RESOLUTION NO. 2024-_____

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the project to be developed and as presented for this approval.

3. The Franklin Public Schools project shall be developed in substantial compliance with the plans dated January 17, 2024.
4. Detailed plans of any alternative bid options selected by the applicant, as shown on the plans City-stamped January 17, 2024, shall require final review and approval by the Planning Department.
5. No improvements shall be located or constructed within protected natural resource features including but not limited to mature and young woodlands, wetlands, wetland buffers, and wetland setbacks without prior approval of a Natural Resource Special Exception.
6. A revised Conservation Easement shall be reviewed and approved by the Common Council and recorded with the Milwaukee County Register of Deeds, prior to any land disturbing activities.
7. Engineering Department approval shall be granted, prior to the use of the fire hydrant to irrigate soccer fields.
8. Final approval of grading, erosion control, storm water management, and utilities, as may be applicable, shall be granted by the Engineering Department prior to any land disturbance activities.
9. Long tapers shall be provided at the access location for the new parking lot as recommended by the Engineering Department.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Master-Halco, Inc. development as depicted upon the plans dated January 17, 2024, attached hereto as Exhibit A 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 8225, 8255, 8429, and 8459 West Forest Hill Avenue, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 8th day of February, 2024.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 8th day of February, 2024.

APPROVED:

John R. Nelson, Mayor

FRANKLIN PUBLIC SCHOOLS - SITE PLAN
RESOLUTION NO. 2024- _____

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ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

FRANKLIN PUBLIC SCHOOLS - SITE PLAN

RESOLUTION NO. 2024-_____

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EXHIBIT A

PLANS DATED _____

ATTACHED HERETO

Weekly Schedule								STUDIO 1			
Week of:								Currently running		Current Enrollments Per Class	Projected Enrollments Per Class
								Potential Program			
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY				
9:00:00 AM		Morning Yoga				Chunky Blanket			Chair Flex and Stretch	12	15-20
10:00 AM	Chair Flex and Stretch	Senior Chair Yoga	Morning Yoga	Senior Chair Yoga					Staff Yoga	18	25
11:00 AM			Morning Yoga						Intermediate Yoga	15	20-25
12:00 PM									Morning Yoga	15	20-25
1:00 PM									Senior Chair Yoga	20	30
2:00 PM									Yoga	15	20-25
3:00 PM									Yoga/Pilates Combo	15	20-25
4:00 PM						Enrichment Workshop		Chunky Blanket	12	15	
5:00 PM								Enrichment Workshop	10	15-20	
6:00 PM	Staff Yoga		Yoga	Yoga							
7:00 PM			Yoga	Yoga							
8:00 PM	Intermediate Yoga		Yoga/Pilates Combo								

FRAKLIN PUBLIC SCHOOLS

COMMUNITY EDUCATION & RECREATION CENTER PROPOSED PROGRAMMING SCHEDULE

FEBRUARY 15, 2024

Weekly Schedule								STUDIO 2			
Week of:								Currently running			
								Potential Program		Current Enrollments Per Class	Projected Enrollments Per Class
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY				
9:00:00 AM									Barre	15	25
	Barre	Pilates	Barre	Pilates	Pilates	Kung Fu			Pilates	17	25
10:00 AM									Kung Fu	10	15
									White Crane	10	15
11:00 AM									Beg Tai Chi	15	25
									Cont Tai Chi	15	25
12:00 PM									Baqua Zhang	15	25
									Stepping on Program		15
1:00 PM			Stepping On Program								
2:00 PM			Stepping On Program								
3:00 PM											
4:00 PM											
5:00 PM											
6:00 PM											
	White Crane	Beg Tai Chi	Cont Tai Chi	Baqua Zhang							
7:00 PM											
8:00 PM											

FRAKLIN PUBLIC SCHOOLS

COMMUNITY EDUCATION & RECREATION CENTER PROPOSED PROGRAMMING SCHEDULE

FEBRUARY 15, 2024

Weekly Schedule							STUDIO 3		Currently running				
Week of:							Potential Program						
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY						
9:00:00 AM	Parkinsons		Parkinsons										
											Current Enrollments Per Class	Projected Enrollments Per Class	
10:00 AM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball				Parkinsons	0	20		
11:00 AM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball				Pickleball		16		
12:00 PM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball				Zumba	20	30		
1:00 PM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball				Weight Training	25	35		
2:00 PM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball				Line Dance	30	40		
3:00 PM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball				Pound	30	40		
4:00 PM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball								
5:00 PM	Pickleball	Pickleball	Pickleball	Pickleball	Pickleball								
6:00 PM	Zumba	Weight Training	Line Dance	Pound									
7:00 PM													
8:00 PM													

FRAKLIN PUBLIC SCHOOLS

COMMUNITY EDUCATION & RECREATION CENTER PROPOSED PROGRAMMING SCHEDULE

FEBRUARY 15, 2024

Weekly Schedule								COMMUNITY ROOM			
Week of:								Currently running			
								Potential Program			
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY			Current Enrollments Per Class	Projected Enrollments Per Class
9:00:00 AM	Mommy and Me		Mommy and Me			Babysitting			Mommy and Me	0	10-15
10:00 AM	Card Club	Card Club	Card Club	Card Club	Card Club	Babysitting			Card Club	0	20-30
11:00 AM	Card Club	Card Club	Card Club	Card Club	Card Club	Babysitting	Enrichment Workshop		Middle School Crafting Club	8	20
12:00 PM						Babysitting			Buying/Selling	8	8-10
1:00 PM	Medicare Class					Babysitting	Possible speaker series???		Condo Association Meeting	50+	50+
2:00 PM					Babysitting				Enrichment Workshop	5	5-10
3:00 PM					Babysitting				Middle School Art Classes	0	20
4:00 PM	Middle School Crafting Club		Middle School Art Classes						Crafting	8	8-10
5:00 PM		Condo Association Meeting		Glee					Glee	15	25
6:00 PM	Buying/Selling Workshops	Enrichment Workshop	Crafting Workshop	Theater					Theater	15	25
7:00 PM									Babysitting	12	12-25
8:00 PM											

FRAKLIN PUBLIC SCHOOLS

COMMUNITY EDUCATION & RECREATION CENTER PROPOSED PROGRAMMING SCHEDULE

FEBRUARY 15, 2024

Weekly Schedule *Fields - Spring, Summer, Fall*

Week of:

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
9:00:00 AM	Summer soccer camps 20-30 kids	Summer soccer camps 20-30 kids	Summer soccer camps 20-30 kids	Summer soccer camps 20-30 kids	Summer soccer camps 20-30 kids	6 teams - 65 kids/Coaches	Soccer Summer camp - Full and Half days in July.	
						Soccer - April - May	Mid-August - October	
10:00 AM						6 teams - 65 kids/Coaches	Youth Baseball - June-July	
11:00 AM						6 teams - 65 kids/Coaches	Flag Football - Mid August - October	
12:00 PM						6 teams - 65 kids/Coaches		
1:00 PM								
2:00 PM								
3:00 PM								
4:00 PM								
5:00 PM	Soccer/Flag Football/Tball Practice 30-40 kids	Soccer/Flag Football/Coach Pitch Practice 30-40 kids	Soccer/Flag Football Practice 30-40 kids	Soccer/Flag Football Practice 30-40 kids				
6:00 PM								
7:00 PM								
8:00 PM								

FRAKLIN PUBLIC SCHOOLS

COMMUNITY EDUCATION & RECREATION CENTER PROPOSED PROGRAMMING SCHEDULE

FEBRUARY 15, 2024