

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, DECEMBER 17, 2020, 7:00 P.M.

*Revised

The YouTube channel “City of Franklin WI” will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.
<https://www.youtube.com/channel/UC8tEtPPK3JPRd51pTjTjK-w/featured>

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

B. **Approval of Minutes**

1. Approval of regular meeting of December 3, 2020.

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

1. **NOVA SALON SUITES, LLC FULL SERVICE HAIR SALON.** Special Use application by Nova Salon Suites, LLC, to operate a hair salon (four 1,118 square foot hair salon suites (subleased to independent contractor hair stylists who each have their own licenses and insurance), with one chair in each suite, a break room with a sink, a washer and dryer, new flooring and a new acoustical ceiling, with hours of operation generally from 9:00 a.m. to 9:00 p.m., Tuesday through Saturday) in Suite A of the multi-tenant building located at 10700 West Venture Drive, property zoned M-1 Limited Industrial District; Tax Key No. 705-8989-011. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **STRAUSS BRANDS LLC 9775 SOUTH 60TH STREET MEAT PROCESSING FACILITY SITE IMPROVEMENTS.** Site Plan Amendment application by Strauss Brands LLC, to allow for changes to the parking lot of the existing Strauss facility, specifically, a new layout for the parking lot, including remediation of impacted conservation areas, protective fencing, installation of permeable paving, and a dry stormwater pond, for the property located at 9775 South 60th Street, bearing Tax Key No. 898-9997-004, zoned M-1 Limited Industrial District; and applicant Requested Waiver of Unified Development Ordinance Part 5 Design Standards Division 15-5.0200 Traffic, Off-Street Parking and Loading, and Highway Access §15-5.0202 Off-Street Parking Requirements.:
 - a. §15-5.0202E.1. 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.

- *2. **SERVI INVESTMENTS, LLC CREATION OF A NEW 5 ACRE LOT.** Certified Survey Map application by P. Kenneth Servi, Servi Investments, LLC, to create a new 5.079 acre lot out of two unplatted properties currently owned by Sacred Heart Monastery, Franklin, Milwaukee County, Wisconsin and Congregation of the Priests of the Sacred Heart, Inc. [the proposed lot is subject to an existing fuel line easement, regulatory floodplain and wetlands, and upon approval of this Certified Survey Map, the applicant would submit separate applications to combine the newly created lot with the 5 acre lot to the south (Tax Key No. 796-99887-001) and propose a residential subdivision of approximately 10.5 acres], properties located at 11595 West Forest Home Avenue, bearing Tax Key Nos. 751-9998-002 and 751-9999-000, zoned R-3 Suburban/Estate Single-Family Residence District, FC Floodplain Conservancy District, FW Floodway District and C-1 Conservancy District; and applicant Requested Waiver of Unified Development Ordinance Part 7 Required Plan, Plats, and Maps Division 15-7.0700 Certified Survey Map §15-7.0702 Additional Information.:

- a. §15-7.0702K. Area Contiguous to Certified Survey Map. Entire area contiguous to the proposed Certified Survey Map owned or controlled by the Subdivider shall be included on the Certified Survey Map even though only a portion of said area is proposed for immediate development. The Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this Ordinance and severe hardship would result from strict application thereof.

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: January 7, 2021

**City of Franklin
Plan Commission Meeting
December 3, 2020
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the December 3, 2020, regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon and Adam Burckhardt and City Engineer Glen Morrow. Excused was Alderman Mark Dandrea. Also present were Planning Manager Heath Eddy and Principal Planner Regulo Martinez-Montilva. Commissioner Kevin Haley and Patricia Hogan (arrived at 7:06) participated remotely.

B. Approval of Minutes

1. Regular Meeting of November 19, 2020.

Commissioner Leon moved and Commissioner Burckhardt seconded approval of the November 19, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. None.

D. Business Matters

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

Principal Planner Regulo Martinez-Montilva presented the request by Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), to allow for construction of Building No. 3 and Building No. 10 within the development, with proposed change in building types and floor plans for these two units. Building No. 3 will be a Walkout type unit and Building No. 10 will be a Lookout unit, resulting in site plan and architectural changes, upon properties located at: Building No. 3: 8501 South Deerwood Lane (Tax Key No. 841-0143-000) and 8503 South Deerwood Lane (Tax Key No. 841-0142-000) and Building No. 10: 8457 South Deerwood Lane (Tax Key No. 841-0157-000) and 8459 South Deerwood Lane (Tax Key No. 841-0156-000), in the Deerwood Estates Condominium Development, zoned Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement).

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution

No. 841-0143-000) and 8503 South Deerwood Lane (Tax Key No. 841-0142-000) and Building No. 10: 8457 South Deerwood Lane (Tax Key No. 841-0157-000) and 8459 South Deerwood Lane (Tax Key No. 841-0156-000), in the Deerwood Estates Condominium Development, zoned Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement).

conditionally re-approving a condominium plat for the second addendum to the Deerwood Estates Condominium development at 8501 and 8503 South Deerwood Lane (building 3) and 8457 and 8459 South Deerwood Lane (building 10) with staff resolving the amendment numbering issue. On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to adjourn the Plan Commission meeting of December 3, 2020 at 7:07 p.m.. On voice vote, all voted 'aye'; motion carried. (5-0-1).

DRAFT

CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of December 17, 2019

Special Use

RECOMMENDATION: City Development Staff recommends approval of the proposed Special Use application for a Hair Salon business use for Nova Salon Suites, LLC, upon property located at 10700 West Venture Drive, Suite A Lower, subject to the conditions set forth in the attached draft resolution.

Project Name:	Nova Salon Suites, LLC, Special Use
Project Address:	10700 West Venture Drive, Suite A
Applicant:	Nova Salon Suites, LLC, Jacqueline Anderson
Owners (property):	Kendall Breunig (dba Sunset Investors)
Current Zoning (easement area):	M-1 Limited Industrial District
Use of Surrounding Properties:	Automobile dealerships to the north and south and industrial uses to the east and west
Applicant Action Requested:	Recommendation of approval to the Common Council for the proposed Special Use application for a Hair Salon business use for Nova Salon Suites, LLC, upon property located at 10700 West Venture Drive, Suite A Lower
Planner:	Marion Ecks, Associate Planner

Introduction:

On October 12, 2020, Jacqueline Anderson filed a Special Use application with the Department of City Development for a hair salon use out of an existing structure upon property located at 10700 West Venture Drive, Suite F. The property is zoned M-1 Limited Industrial District, which allows Standard Industrial Classification (SIC) Title No. 7231 “Beauty Shop” as a Special Use.

Project Description/Analysis:

According to the applicant, Nova Salon Suites, LLC, is a full-service salon which subleases to licensed hair stylists. The operators also have another location in Hales Corners. Proposed hours of operation are from 9:00 A.M. to 9:00 P.M. Tuesday through Saturday, and the business plans to be closed on Sunday and Monday. The applicant has also requested that stylists be able to serve clients outside of regular business hours, should the need arise. Extended hours would be from 8:00 A.M. to 10:00 P.M.

The applicant has provided responses to the special use standards and regulations. They note that the surrounding tenants use the building primarily for office space with storage for equipment. The unit Nova Salon will be in is more suitable to a commercial user, as it is the “endcap” with additional windows.

The salon will 1,118 square feet of space. They are not proposing any exterior building or site modifications, overnight parking, or outdoor storage. Staff has no concerns with the proposed parking situation. Signage approvals must be sought from the Inspection Services Department.

Staff Recommendation:

City Development Staff recommends approval of the proposed Special Use application for a Hair Salon or “Beauty Shop” business use for Nova Salon Suites, LLC, upon property located at 10700 West Venture Drive, Suite A Lower subject to the conditions set forth in the attached draft resolution.

RESOLUTION NO. 2020-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A HAIR SALON USE UPON
PROPERTY LOCATED AT 10700 WEST VENTURE DRIVE, SUITE A
(NOVA SALON SUITES, LLC, APPLICANT)

WHEREAS, Nova Salon Suites, LLC, having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District under Standard Industrial Classification Title No. 7231 “Beauty Shops”, to operate a hair salon (four 1,118 square foot hair salon suites (subleased to independent contractor hair stylists who each have their own licenses and insurance), with one chair in each suite, a break room with a sink, a washer and dryer, new flooring and a new acoustical ceiling, with hours of operation generally from 9:00 a.m. to 9:00 p.m., Tuesday through Saturday) in Suite A of the multi-tenant building located at 10700 West Venture Drive, bearing Tax Key No. 705-8989-011, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 4804, being a part of the North West 1/4 of the North West 1/4 of Section 5, in Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin, being a redivision of Parcel Nos. 2 and 3 of Certified Survey Map No. 4743, recoded on August 21, 1986, Reel 1942, Image 1197, as Document No. 5953282; 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 17th day of December, 2020, 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

NOVA SALON SUITES, LLC – SPECIAL USE
RESOLUTION NO. 2020-_____

Page 2

the City of Franklin, Wisconsin, that the petition of Nova Salon Suites, 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 Nova Salon Suites, LLC, successors and assigns, as a hair salon use, which shall be developed in substantial compliance with, and operated and maintained by Nova Salon Suites, LLC, pursuant to those plans City file-stamped _____, 2020 and annexed hereto and incorporated herein as Exhibit A.
2. Nova Salon Suites, 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 Nova Salon Suites, LLC hair salon, 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 Nova Salon Suites, LLC and the hair salon use for the property located at 10700 West Venture Drive, Suite A: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

BE IT FURTHER RESOLVED, that in the event Nova Salon Suites, 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.

NOVA SALON SUITES, LLC – SPECIAL USE
RESOLUTION NO. 2020-_____

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 _____, 2020.

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

APPROVED:

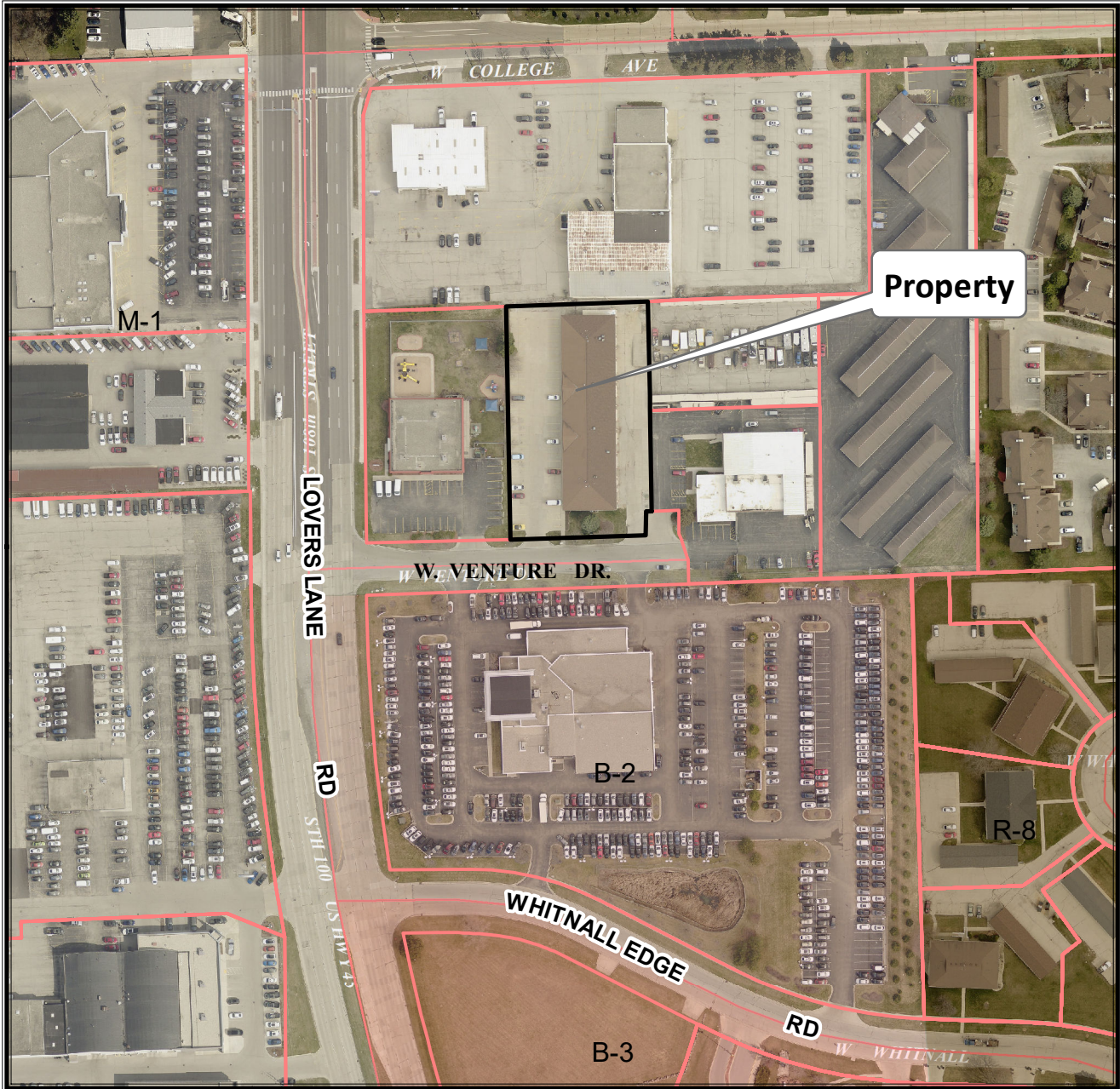
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

10700 W. Venture Drive
TKN 705 8989 011



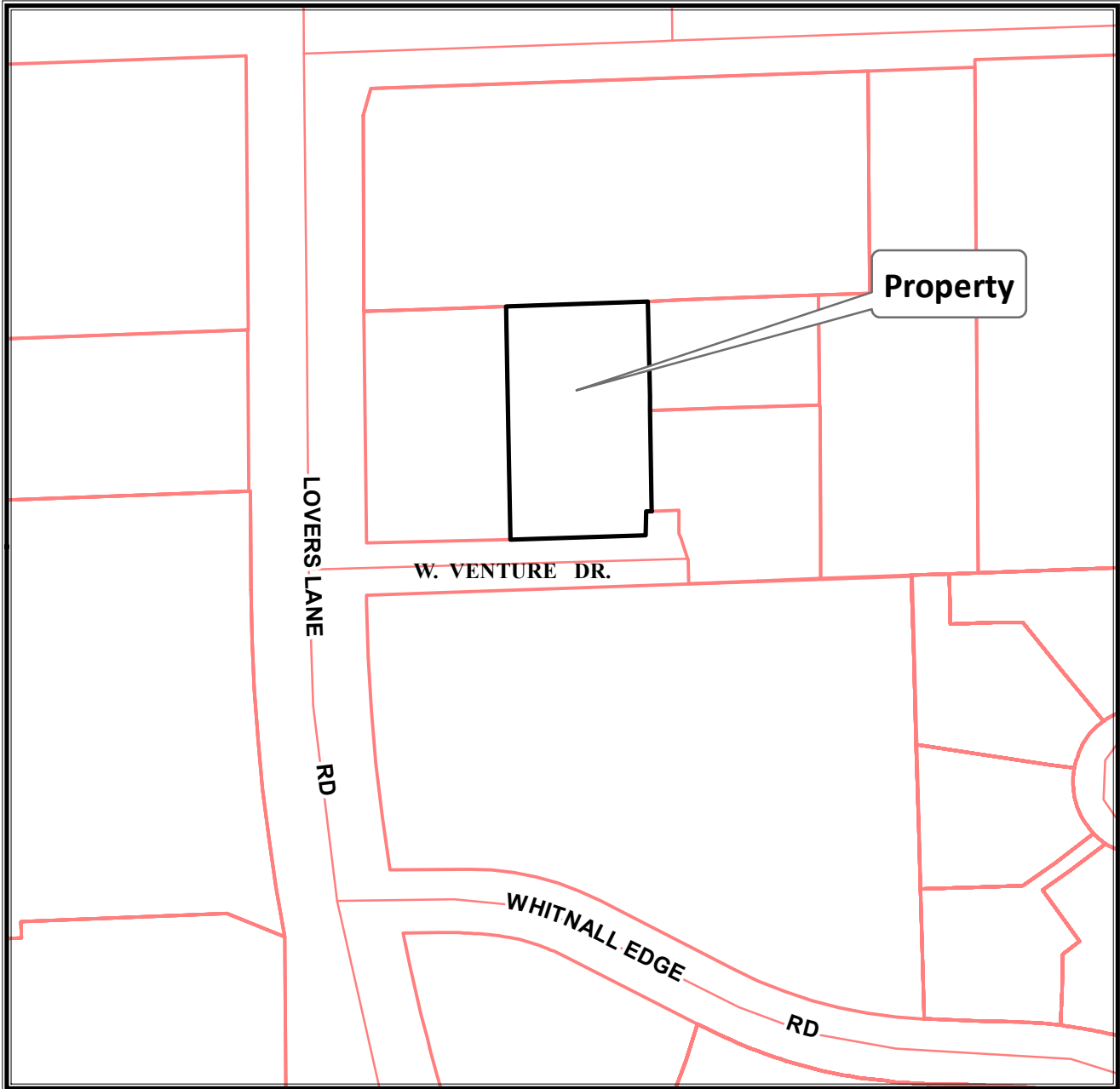
Planning Department
(414) 425-4024

0 115 230 460 Feet

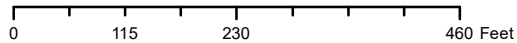

NORTH
2017 Aerial Photo

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

10700 W. Venture Drive
TKN 705 8989 011



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.



ZONING COMPLIANCE APPLICATION

PROJECT SUMMARY

For: Nova Salon Suites, LLC
c/o Jacquie Anderson, manager

Date: August 10, 2020
Revised 12/6/2020

Location: 10700 W. Venture Drive
Suite A Lower
Franklin WI 53132

Nova Salon Suites, LLC is a full-service hair salon. The individual suites are subleased to Independent Contractor Hair Stylists, who each have their own state license, establishment license and insurance. Nova Salon Suites is also located at 10691 W Parnell Ave, Hales Corners. That location will remain open.

Building Modifications: build 4 hair salon suites with one chair each for suite. Each suite will have a hair wash sink and a hand sink. Add a break room with sink. Add a washer and dryer. New flooring and new acoustical ceiling. Cost \$40,000

Site Improvements: None, Cost \$0

Number of Employees: 4, plus potentially up to 6 customers at a time if 2 in the waiting room.

Hours of Operation: Normal hours are 9 am to 9 pm Tuesday through Saturday. Typically, closed Sundays and Mondays. However, depending on the client needs, the stylists could be there from 8am to 10pm.

Size of Suite: 1,118sf. Does not include the rear warehouse area.

Vehicles: Cars in front parking lot. No vehicles over 8,000 pounds.

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.

M-1 is the current zoning and the Comprehensive Master Plan maintains the Industrial use and the adjacent Boucher VW is Commercial. A salon would also fit into Commercial zoning

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.

The building does not abut a residential district. The only exterior activity is parking. There are 4 salon suites, so the maximum number of cars ever there would be 8. This is the only retail type use in the building, and it is the endcap nearest to Venture Drive, so the customers will park closest to Venture Drive.

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.

This occupancy is in an existing office/warehouse suite. Adjacent tenants are an office for a packaging designer, and a lawn care service. Adjacent properties are Holz Chevrolet, Boucher VW, Kindercare and EZ Self Storage. It is fenced from Holz and Kindercare. A salon has no outdoor activity other than parking, so it will not interfere with surrounding development.

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.

Adequate Public Facilities exist. This is an existing 30 year old building with all utilities existing. There is a screened refuse disposal area shared by all the building tenants located behind the building.

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.

This is a low volume traffic business. I have owned the building for about 25 years and on a couple occasions 15+ years ago one tenant had large meetings. For those meetings we allowed some overflow parking in the rear of the building. Other than that, parking has never been a problem. There is some street parking, but the Boucher employees fill it all up every day. The city should enforce the use permit for Boucher against semis unloading in Venture Drive which occurs regularly.

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.

There is no destruction, no construction. This is an existing building.

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.

All M-1 Zoning standards are complied with.

- 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.

None listed.

- 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.

The majority of Nova Salon customers are from the surrounding areas within a 5 to 10 mile radius. The Existing Nova Salon is located less than a mile North in Hales Corners. This additional location will allow them to meet the demand of their current customer base, and expand.

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.

Nova Solans prefers to be somewhere in the Hwy 100 Commercial District. Someplace in Greenfield would be the other option.

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.

The entrance is visible to the public and is a private entry door. Landscaping exists at that corner of the building. The truck access for the other tenants in the building is in the rear of the building.

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.

A lot of the other tenants in the building are contractors and make use of the overhead garage doors on the back side of the building. A salon is more of a retail use. This suite is the endcap and the only one with additional windows, and the most suitable for a retail type use.

10700 W. VENTURE DRIVE OCCUPANCY SCHEDULE			
	TENANT	REQUIRED PARKING	COMPANY VEHICLES ON-SITE
A	LOWER: NOVA SALON SUITES, LLC	4.8	0
	UPPER: PACKAGING PARTNERS	5.6	0
B	WE CARE LAWN CARE	3.1	0
C	LOWER: VACANT	1.7	0
	UPPER: BADGER ALARM & SECURITY	5.6	0
D	TIGHTSEAL EXTERIORS	2.6	1
		3.1	0
E	POSS PAINTING	0.9	0
F	LOWER: FRANKLIN CITY INVESTMENTS LLC	2.6	0
	UPPER: ACTION PDR, INC	3.6	0
G	LOWER: VACANT	4.8	0
	UPPER: INTERACTIVE MARKETING PROMOTIONS	5.6	0
H	INTERACTIVE MARKETING PROMOTIONS	6.0	0
			TOTAL
			51

EXISTING LANDSCAPE SCHEDULE	TYPE	SCIENTIFIC NAME
A	SPREADING JUNIPERS: FULLY DEVELOPED HEDGE	SHRUB JUNIPERUS COMMUNIS
B	NORWAY MAPLE (6" Ø)	SHADE TREE ACER PLATANOIDES
C	20' COLORADO GREEN SPRUCE	EVERGREEN PICEA PUNGENS
D	24' DOUG FIR	EVERGREEN PICEA PUNGENS
E	15' MULLBERRY (16"Ø)	CANDY TREE MORUS RUBRA
F	20' MULLBERRY (20"Ø)	CANDY TREE MORUS RUBRA
G	MUGO PINE	EVERGREEN PINUS MUGO
J	MIYABE MAPLE (STATE STREET MAPLE) (4"Ø)	SHADE TREE ACER MIYABEI
K	MULCH BED w/ (20) STELLA DE ORO DAY LILY	PERENIAL HOMOCALLIS STELLA DE ORO

GENERAL NOTES
PARKING: PARKING IS NOT ASSIGNED. IN GENERAL, THE PARKING FOR ANY UNIT IS NEAR THEIR FRONT DOOR, BUT CAN BE ANYWHERE IN THE WEST PARKING LOT.
REAR LOADING AREA: IS FOR LOADING AND SHORT TERM PARKING ONLY.
SIGNAGE: SIGNAGE IS ALLOWED BY LEASE FOR EACH SPACE ON THE 10' x 20' INTERNALLY LIT SIGNS ON THE FRONT OF EACH SUITE, AND ON THE ENTRANCE DOOR GLASS TO EACH UNIT. THERE ARE 8 SUCH SIGNS ON THE BUILDING, ONE FOR EACH SUITE, AND HAVE BEEN THERE SINCE THE BUILDING WAS CONSTRUCTED IN 1987. LIGHTS ARE ON TIMERS FOR 5pm-11pm.
LIGHTING: ▲ = 70 WATT LED WALL PACK MOUNTED 17' HIGH

SETBACK SCHEDULE	REQUIRED per M-1	PROVIDED
FRONT YARD	30'-0"	75'-7"
REAR YARD	15'-0"	40'-0"
SIDE YARD	20'-0"	22'-8"
CORNERSIDE YARD	30'-0"	30'-0"



SITE and LANDSCAPE PLAN

Scale : 1" = 30'-0"

Revisions:

ENGINEER:
Kendall Breunig, P.E.
10535 W. College Avenue
Franklin, WI 53132
414-529-8352

APPLICANT:
Nova Salon Suites, LLC
c/o Jacquiline Anderson
10691 W Parnell Avenue, #2
Hales Corners, WI 53130
(414)-628-5504

ZONING APPROVAL FOR:
Nova Salon Suites, LLC
10700 W. Venture Drive
Unit A Lower
Franklin, WI 53132

BUILDING OWNER:
SUNSET INVESTORS
10535 W. College Avenue
Franklin, WI
414-529-8352

Drawn By:
Checked By : -

SITE PLAN

Date: August 05, 2020

Sheet No.

C-100



ARIAL VIEW



FRONT FACADE



FRONT ENTRY & SIGN



REAR ELEVATION

<p>SHEET</p>	<p>SUNSET INVESTORS <small>REAL ESTATE / DEVELOPMENT / CONSTRUCTION</small> 10535 W. COLLEGE AVENUE FRANKLIN WI 53132 PHONE: (414) 529-8352 FAX: (414) 529-7454 www.sunsetinvestors.com</p>	<p>SPECIAL USE APPROVAL</p>	<p>APPLICANT:</p>	<p>OWNER: SUNSET INVESTORS: KENDALL BREUNIG 10535 W. COLLEGE AVE FRANKLIN WI 53132 PH (414) 529-8352</p>	<p>ENGINEER: KENDALL BREUNIG, PE 10535 W. COLLEGE AVE. FRANKLIN WI 53132 PH (414) 529-8352</p>
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CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of December 17, 2020

Site Plan Amendment

RECOMMENDATION: City Development staff recommends approval of the Site Plan amendment, subject to the conditions of approval in attached draft Resolution.

Project Name:	Strauss Site Plan Amendment – Parking Lot
Project Address:	9775 S 60th Street
Applicant:	Strauss Investments LLC
Property Owner:	Strauss Investments LLC
Current Zoning:	M-1 Limited Industrial District
Use of Surrounding Properties:	P-1 Parkland Parkway to the south and west, and M-1 Limited Industrial to the north and east
Applicant’s Action Requested:	Approval of Site Plan Amendment

INTRODUCTION:

On August 18, 2020, Strauss Investments LLC submitted an application for a Site Plan Amendment to allow for changes to the parking lot of the existing Strauss facility. The applicants received approval of expansion of the parking area in 2015, however the development did not proceed according to the approved site plan, and also impacted conservation easement areas on the property including wetland setbacks.

PROJECT DESCRIPTION:

In April of 2020 the applicant contacted the Department of City Development to discuss a possible expansion of the existing factory at 9775 S. 60th St. While reviewing the file for the site and current aerials of the property, staff identified encroachments into recorded conservation easement areas on the western side of the property.

The easements were put in place in to protect wetlands, wetland setback, and buffer areas on the west property line, as well as tree conservation areas on the southern property line. The encroachments consisted of gravel and other paving materials placed within the easements to accommodate truck trailer parking. The applicant’s previous approval for a site plan amendment was to expand the parking lot for this purpose, however the approval was for a paved parking surface with parking spaces which did not extend into easements.

The applicant now proposes to remedy these impacts with a new layout for the parking lot, including remediation of the impacted conservation areas, installation of permeable paving, and a dry stormwater pond.

Staff notes that the applicant has submitted stormwater plans to the Engineering Department and received extensive comments on those plans. Revised stormwater plans were provided to Engineering at the time of the Plan Commission submittal. Staff recommends that any approval be subject to the

completion of stormwater plans to the satisfaction of the Engineering Department. The Wisconsin Department of Natural Resources (DNR) was also notified of the encroachments. The applicant has stated that they will provide materials for DNR review in the future; staff recommends that completion of this be a condition of approval.

Natural Resource Restoration

The Unified Development Ordinance (UDO) sets standards for the restoration of disturbances to natural resources for wetland setbacks and buffers. Restoration requirements include:

1. **Setback:** Restoration of wetland setback must conform to the standards of §15-4.0102I for appropriate native plantings which can filter pollutants. Non-vegetative cover is permitted in areas subject to erosion problems.
2. **Buffer:** Restored wetland buffer must be planted with native plant species and provide for soils of equal or greater quality than those found in the disturbed wetland buffer (§15-4.0103B.5).

A landscape plan for the restoration project was provided. Proposed plantings meet the requirements of the UDO for restoration of wetland setbacks and buffers. Seed mixes appropriate to wetland or retention areas have been provided for wet areas, and a prairie mix for adjacent grassy areas. Landscape plans include appropriate weed suppression measures. Staff recommends including complete maintenance information on the plan.

The nature of the encroachment is serious, as it is into a recorded conservation easement which constitutes a legal commitment by the applicant to protect natural resources. The encroachment results from a major deviation from an approved site plan. Due to these factors, in combination with the fact that other necessary permitting and approval steps have been previously omitted to complete City of Franklin requirements for this site, staff recommends that Plan Commission require a financial surety for the completion of restoration work, which is an option under §15-7.0105 and §15-4.0103D. Staff further recommends that the landscaping and restoration plan include information about maintenance of restored areas to ensure their success.

Further, the City of Franklin has an obligation to other regulatory agencies and the public to ensure that these natural resources are restored and protected. In addition to restoration, staff recommends additional measures to ensure that future encroachment does not occur:

1. The installation of a fence or other barrier indicating the limits of the parking area, to prevent future encroachment into conservation areas.
2. Installation of signage indicating the presence of conservation areas on and adjacent to the property, to prevent future encroachment.

Site Plan

The project area does not include the existing factory facility, and only contemplates changes to the parking area to the west or rear of the property. These changes meet the rear and sideyard setback standards of M-1 Limited Industrial District.

The proposed parking area meets the standards of the UDO. However, §15-5.0202E requires installation of concrete curb and gutters for parking lots. Plan Commission may waive this

requirement when “located in areas without a predominance of curb and gutter.” The applicant is requesting this waiver, as reflected in the draft resolution.

CONCLUSION:

City Development staff recommends approval of the Site Plan Amendment, subject to the conditions of approval in attached draft Resolution.

RESOLUTION NO. 2020-_____

A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY
LOCATED AT 9775 SOUTH 60TH STREET (STRAUSS BRANDS) TO ALLOW FOR
CHANGES TO THE PARKING LOT OF THE EXISTING MEAT PACKING FACILITY
(TAX KEY NO. 898-9997-004)
(STRAUSS BRANDS LLC, APPLICANT)

WHEREAS, Strauss Brands LLC having applied for an amendment to the Site Plan for the property located at 9775 South 60th Street, such Site Plan having been previously approved as part of a Use approval in 1971, and subsequent Site Plan review approvals on August 20, 1998, September 21, 2000, February 20, 2003, March 4, 2004, August 19, 2014 and a minor Site Plan approval on October 19, 2015; and

WHEREAS, such proposed amendment proposes changes to the parking lot of the existing Strauss facility, specifically, a new layout for the parking lot, including remediation of impacted conservation areas, protective fencing, installation of permeable paving, and a dry stormwater pond, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the property located at 9775 South 60th Street, dated December 7, 2020, as submitted by Strauss Brands LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. Strauss Brands LLC, successors and assigns and any developer of the Strauss Brands LLC parking lot improvements 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 Strauss Brands LLC parking lot improvements project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
2. The approval granted hereunder is conditional upon the Strauss Brands LLC parking lot improvements project for the property located at 9775 South 60th 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

STRAUSS BRANDS LLC - SITE PLAN AMENDMENT
RESOLUTION NO. 2020-_____

Page 2

and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Strauss Brands LLC parking lot improvements project shall be developed in substantial compliance with the plans City file-stamped December 7, 2020.
4. The applicant shall obtain a waiver from the Plan Commission of the Unified Development Ordinance Part 5 Design Standards Division 15-5.0200 Traffic, Off-Street Parking and Loading, and Highway Access §15-5.0202 Off-Street Parking Requirements.: §15-5.0202E.1. (Concrete Curb and Gutter Required).
5. The applicant shall restore wetland setback to the standards of Unified Development Ordinance §15-4.0102I. for appropriate plantings. Turf grasses are prohibited. Non-vegetative cover is permitted in areas subject to erosion.
6. The applicant shall restore wetland buffer with native plant species and provide for soils of equal or greater quality than those found in the disturbed wetland buffer. Temporary silt fences installment areas and related disturbance shall be restored to the standards of Unified Development Ordinance §15-4.0103B.5. prior to the completion of the maintenance plan.
7. The applicant shall provide a revised landscape plan including a proposed Maintenance Plan and a financial surety for landscaping to ensure that work is completed as approved, in accordance with the standards of §15-7.0105 and §15-4.0103D.
8. The applicant must provide written verification from the Wisconsin Department of Natural Resources that the proposed remediation of the conservation easement areas is acceptable to the Department prior to the approval of grading plans.
9. The applicant shall install a fence or other barrier indicating the limits of the parking area, to prevent encroachment into conservation easement areas.
10. The applicant shall install signage indicating the presence of the conservation easement areas on and adjacent to the property, to prevent encroachment.
11. The applicant must obtain approval of required stormwater plans from the Engineering Department prior to any land disturbing activities.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the parking lot improvements project as depicted upon the plans dated December 7, 2020, attached hereto and incorporated herein, shall be developed and

STRAUSS BRANDS LLC - SITE PLAN AMENDMENT
RESOLUTION NO. 2020-_____

Page 3

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 9775 South 60th Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

APPROVED:

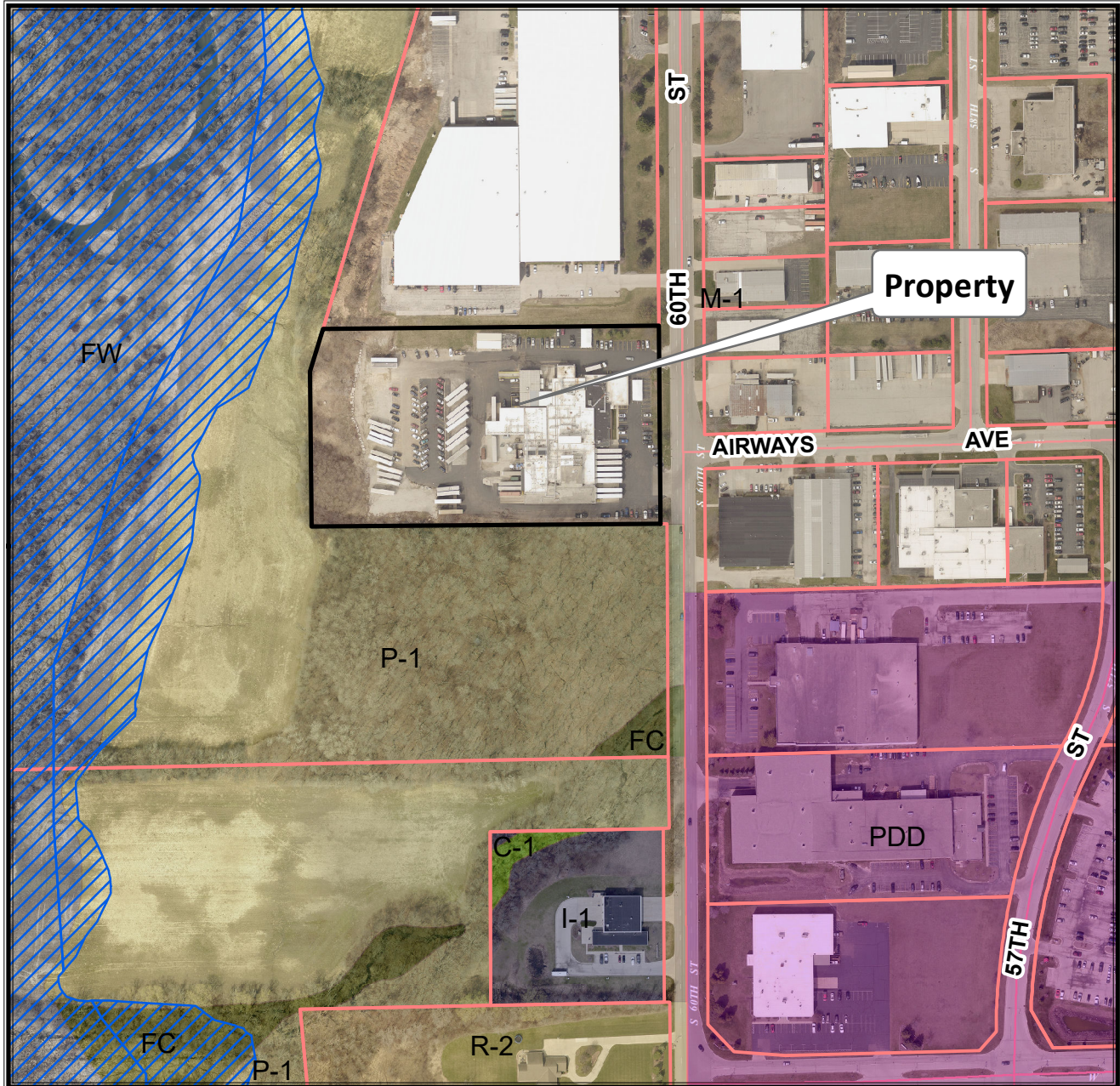
Stephen R. Olson, Chairman

ATTEST:

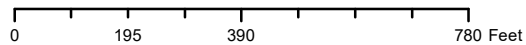
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

9775 S. 60th Street
TKN: 898 9997 004

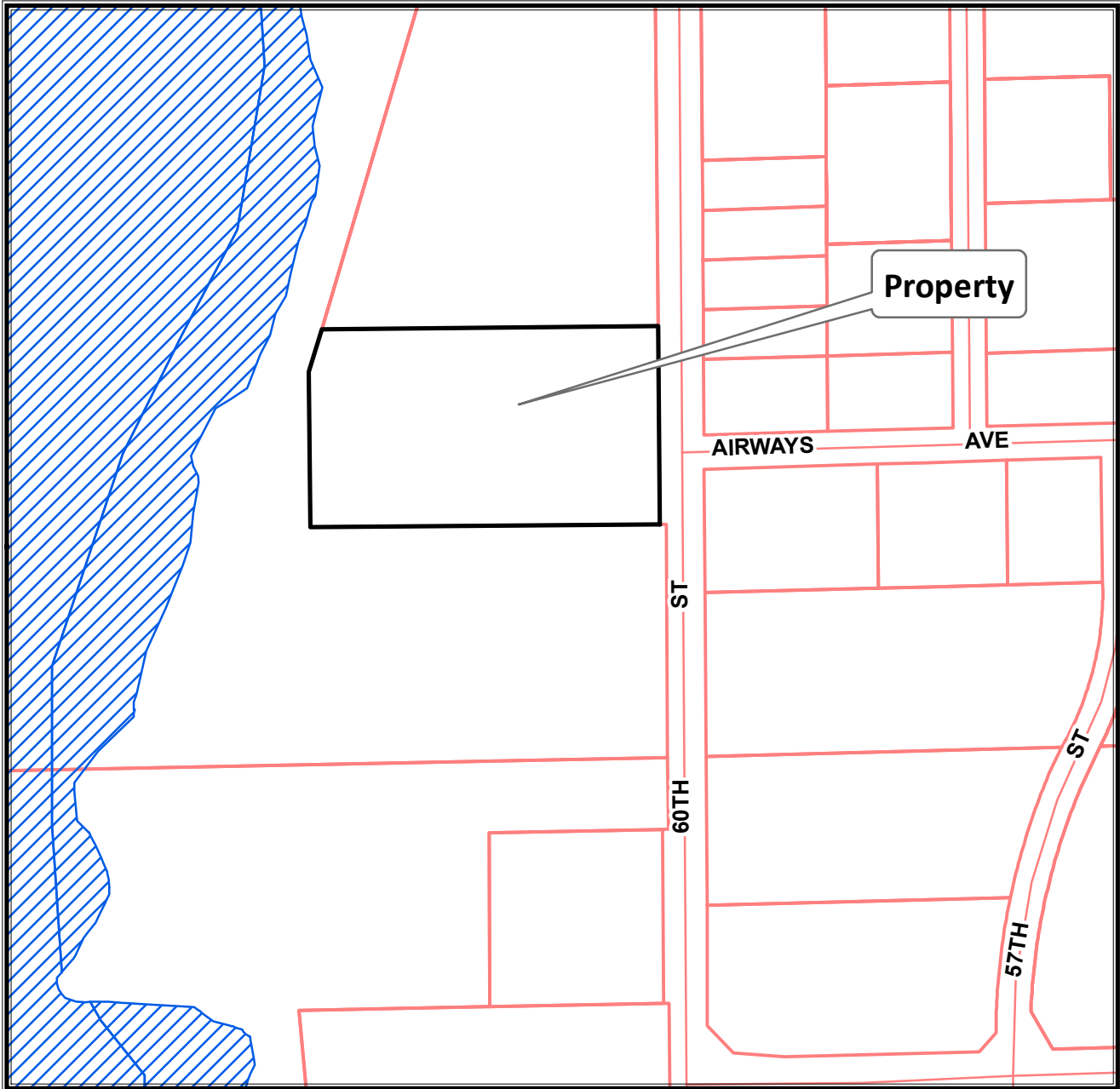


Planning Department
(414) 425-4024

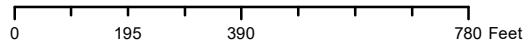


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9775 S. 60th Street
TKN: 898 9997 004



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

Department of City Development

Date: November 24, 2020
PEG: December 3, 2020 - PEG Comment Response
To: Strauss Investments LLC
From: Department of City Development
RE: Strauss Investments LLC - 9775 S 60th St. - Site Plan Amendment – Staff
Comments

Please be advised that City Staff has reviewed the above application for property located at 9775 S. 60th Street. Department comments are as follows for the Site Plan Amendment date-stamped by the City of Franklin on August 18, 2020.

Below is an analysis of and comments on the proposed site plan amendment and related Natural Resource Protection Plan, produced due to encroachments on conservation easements and the protected resources in those easements.

Site Plans are reviewed pursuant to Division 15-7.0100. This property is zoned M-1 Limited Industrial District, and subject to the setbacks and dimensional standards of that zoning. In addition, natural resources have their own protection requirements that must be observed (§15-7.0103Q).

Unified Development Ordinance (UDO) Requirements

Site Plan

1. §15-7.0102B requires that buildings and structures conform to the required area, yard, setback, and height restrictions of the Ordinance. The proposed site plan for the project area meets the rear and sideyard setback standards of M-1 Limited Industrial District.
 - a. PEG 12/3/20: Understood.
2. Site Intensity calculations, have been correctly provided as required by §15-7.0102C, must meet the standards of Division 15-3.0500. Staff notes that the existing building(s) are not part of the project area.
 - a. PEG 12/3/20: Understood.
3. §15-7.0102G requires the protection of all natural resources on the site. Please see comment 9. F below
 - a. PEG 12/3/20: Understood.
4. Landscape Plan (§15-7.0102H)
 - a. Please provide information about proposed plantings for the site (§15-7.0103R) in the form of a landscape plan.
PEG 12/3/20: See provided landscape plan

- b. Landscape plans must be drafted according to the standards of Division 15-7.0300.
PEG 12/3/20: See provided landscape plan
 - c. Include seed mix information for restoration of wetland buffer and setback, intended plantings for biobasin etc. Note that restoration of wetland setback must conform to the standards of §15-4.0102I for appropriate plantings. Turf grasses are prohibited. Non-vegetative cover is permitted in areas subject to erosion problems.
PEG 12/3/20: See provided landscape plan
 - d. Note that a submitted Landscape Plan will be reviewed for plant material types and locations and not as a plan for non-landscape features.
PEG 12/3/20: Understood
 - e. Staff notes that the standards of §15-5.0202H for parking lot landscaping do not apply, as this is a private parking lot.
PEG 12/3/20: Understood
5. Parking (§15-7.0103H)
- a. §15-5.0202B requires parking spaces of not less than 9' in width and 180' square in area. Proposed parking stalls meet this requirement.
 - i. PEG 12/3/20: Understood.
 - b. §15-5.0202E requires installation of concrete curb and gutters for parking lots. Plan Commission may waive this requirement when "located in areas without a predominance of curb and gutter." If the proposed paving meets this standard, please request the waiver in revised materials.
 - i. PEG 12/3/20: A waiver for this requirement will be pursued due to the absence of curb and gutter on the majority of the rest of the site.
 - c. Please revise aisle dimensions to meet the standards of §15-5.0204A
 - i. PEG 12/3/20: We believe the aisle dimensions as proposed meet the standards that were referenced. For 90° angle spaces, the single row & aisle min width is listed as 45', which is what is proposed for the western single row of parking. Also, the double row & aisle min width is listed as 65', which is what is proposed for the eastern double row of parking.
 - d. Please indicate the location of snow storage areas meeting the requirements of §15-5.0210. Note that snow should not be stored in conservation areas.
 - i. PEG 12/3/20: A location for snow storage has been indicated on the landscape plan.
6. §15-7.0103M requires the depiction of setbacks. Please show the required setbacks and buffers for wetlands and other natural resources on the site plan. Label the setback "no build" and the buffer "no touch." Note that development and disturbance is not permitted in the wetland buffer, including silt fences. Areas outside the buffer but within the setback must be restored according to the standards of §15-4.0102I.
- a. PEG 12/3/20: The wetland setbacks and buffers have been added to the site plan. Proposed silt fence has been proposed outside of the wetland buffer and conservation easement wherever possible, but we request your understanding regarding the proposed silt fence at the southwest corner of the site, where it is necessary to disturb the ground inside the wetland buffer and conservation easement in order to restore the ground to grass area. This disturbance will require silt fence that will be temporarily located with the wetland buffer and conservation easement by necessity.

7. §15-7.0103X requires depiction of easements on the site plan. Show all easements on the property including the conservation easement areas and other easements for infrastructure. Note that, in case of any difference between natural resource setbacks and conservation easements, the greater boundary is the limit for development.
 - a. PEG 12/3/20: All easements are now depicted on the site plan.
8. Plan Commission may require that financial sureties be provided to ensure that work is completed as approved, as allowed by §15-7.0105.
 - a. PEG 12/3/20: Understood.

Natural Resources Protection Plan and Conservation Easements

9. Please include the following information on the Natural Resource Protection Plan for this project, as required by §15-7.0201:
 - a. Name of the project (§15-7.0201A);
 - b. Location/ address of the site (§15-7.0201B);
 - c. Complete contact information for the owner (§15-7.0201C);
 - d. Location of any easements on the development (§15-7.0201F);
 - e. Location of any easements on (immediately outside) the property boundary line (§15-7.0201H);
 - f. Location and extent of natural resource features as defined by Divisions 15-4.0100. If a natural resource is not present on the site, please include it in the table with zero for the area (§15-7.0201I and §15-7.0201J);
 - g. Please show the conservation easement boundary on the NRPP (§15-7.0201K).
 - i. PEG 12/3/20: All requested elements have been added to the NRPP Exhibit.
10. Restoration requirements:
 - a. Setback: Restoration of wetland setback must conform to the standards of §15-4.0102I for appropriate plantings. Turf grasses are prohibited. Non-vegetative cover is permitted in areas subject to erosion problems.
PEG 12/3/20: See provided landscape plan
 - b. Buffer: Restored wetland buffer shall be planted with native plant species and provide for soils of equal or greater quality than those found in the disturbed wetland buffer. Restored and created new wetland buffer shall comply with the minimum width of 30 feet (§15-4.0103B.5).
PEG 12/3/20: See provided landscape plan
11. Note that §15-4.0103D also allows for financial sureties to be required for restoration.
 - a. PEG 12/3/20: Understood.

Additional Planning Department Comments

Site Plan

12. Staff suggests depicting the boundary of the project area on the site plan.
 - a. PEG 12/3/20: A current project area boundary line has been added to the site plan.

Natural Resource Protection Plan and Conservation Easements

13. Please verify that the proposed remediation of damage to eased areas is acceptable to the DNR.
PEG 12/3/20: The WRAPP NOI application submittal will be sent to the WDNR for their review in the their future.
14. Staff recommends the installation of a fence or other barrier indicating the limits of the parking area, to prevent future encroachment into conservation areas.
PEG 12/3/20: Owner would prefer to not have fence as there would not be any foot traffic in this area.
15. Staff recommends the installation of signage indicating the presence of conservation areas on and adjacent to the property, to prevent future encroachment.
 - a. PEG 12/3/20: A sign has been added in the southwest portion of the site that will indicate the presence of conservation areas.
16. Staff suggests depicting the boundary of the project area on the NRPP.
 - a. PEG 12/3/20: Project Area has been added to the NRPP.
17. Please indicate the areas of restoration on the NRPP.
PEG 12/3/20: Restoration Areas have been added to the NRPP

Engineering Department Comments

Engineering sent comments on September 10, 2020, but we have yet to receive a response. The comments were lengthy and will require additional reviews prior to approval.
PEG 12/3/20: Comments were addressed with this resubmittal and separate response and plans is being provided to the Engineering Dept.

Inspection Services Department Comments

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

Fire Department Comments

The fire department has no comments/concerns regarding the proposed site plan amendment at this location.

8/18/2020

STRAUSS BRANDS, INC- 9775 S. 60TH STREET WEST PARKING LOT

PROJECT SUMMARY

The existing site is located in the City of Franklin, Milwaukee County, WI and generally bounded by vacant land to the west and south, an adjacent development to the north, and 60th Street to the east. The address is 9775 60th Street, which is located within the existing Franklin Industrial Park. The property was developed during 1990s, which included the main Strauss Facility, as well as hardscape and parking on all four sides of the building.

Some additional improvements to both the building and western parking area were completed during the 2000s and 2010s. Some City Planning related approvals were obtained for these improvements from the City; however, the necessary City Engineering Department approvals were apparently not obtained. Given this, the City of Franklin has asked Strauss to obtain the necessary approvals and to bring the site up to code per the current Unified Development Ordinance. This mainly pertains to the additional impervious area and grading improvements that occurred on the west side of the building. This also includes checking and reestablishing the existing, in-place conservation easement grades, as well as implementing a stormwater management plan.

Included within this Site Amendment Application package are the following materials:

- Civil Engineering Plans
- Stormwater Management Report
- Natural Resource Protection Plan (NRPP)
- Site Intensity Calculations

The proposed civil engineering improvements include a reduction in impervious area, a dry detention pond and stormwater treatment device, minor reconfiguration of the existing western parking lot, and excavation/grading within the conversation easement area to reestablish the original grades. Please refer to the stormwater management report for a detailed breakdown of the modeling for the new proposed detention basin.

If you have any questions, please do not hesitate to contact me at 262-754-8888 or via email at mcarey@pinnacle-engr.com.

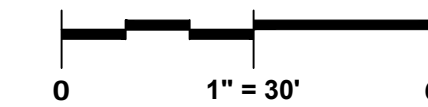
Best Regards,



Matt Carey, P.E., Project Manager



GRAPHICAL SCALE (FEET)



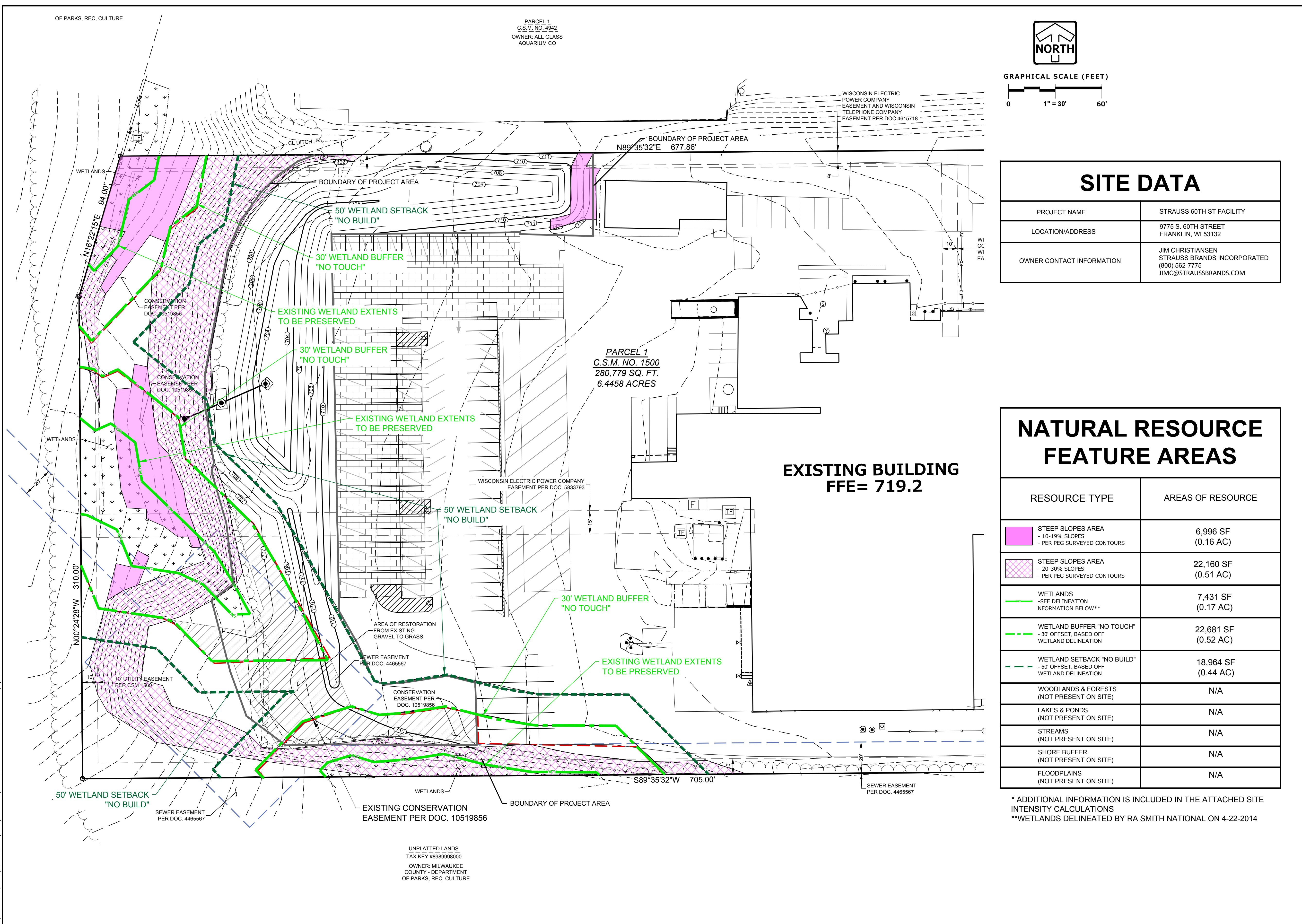
SITE DATA

PROJECT NAME	STRAUSS 60TH ST FACILITY
LOCATION/ADDRESS	9775 S. 60TH STREET FRANKLIN, WI 53132
OWNER CONTACT INFORMATION	JIM CHRISTIANSEN STRAUSS BRANDS INCORPORATED (800) 562-7775 JIMC@STRAUSSBRANDS.COM

NATURAL RESOURCE FEATURE AREAS

RESOURCE TYPE	AREAS OF RESOURCE
STEEP SLOPES AREA - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	6,996 SF (0.16 AC)
STEEP SLOPES AREA - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	22,160 SF (0.51 AC)
WETLANDS -SEE DELINEATION -FORMATION BELOW**	7,431 SF (0.17 AC)
WETLAND BUFFER "NO TOUCH" - 30' OFFSET, BASED OFF WETLAND DELINEATION	22,681 SF (0.52 AC)
WETLAND SETBACK "NO BUILD" - 50' OFFSET, BASED OFF WETLAND DELINEATION	18,964 SF (0.44 AC)
WOODLANDS & FORESTS (NOT PRESENT ON SITE)	N/A
LAKES & PONDS (NOT PRESENT ON SITE)	N/A
STREAMS (NOT PRESENT ON SITE)	N/A
SHORE BUFFER (NOT PRESENT ON SITE)	N/A
FLOODPLAINS (NOT PRESENT ON SITE)	N/A

* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS
**WETLANDS DELINEATED BY RA SMITH NATIONAL ON 4-22-2014



Z:\PROJECTS\2020\2045-00-WI\CAD\EXHIBITS\2045-00-NRPF-EXH.DWG 12/11/2020 9:47 AM

FRANKLIN DEVELOPMENT - NATURAL RESOURCES PROTECTION PLAN

12/04/20

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS FOR STRAUSS REDEVELOPMENT

9775 S. 60TH STREET FRANKLIN, WI

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

www.pinnacle-engr.com

LEGEND	
EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊙
STORM SEWER AREA DRAIN	▭
STORM SEWER INLET (ROUND CASTING)	○
STORM SEWER INLET (RECTANGULAR CASTING)	□
PRECAST FLARED END SECTION	▭
CONCRETE HEADWALL	∩
AIR RELEASE ASSEMBLY	⊗
VALVE BOX	⊕
FIRE HYDRANT	⊕
BUFFALO BOX	⊕
CLEANOUT	⊕
SANITARY SEWER	—
FORCE MAIN	—
STORM SEWER	—
DRAIN TILE	—
WATER MAIN	—
UTILITY CROSSING	—
LIGHTING	⊙
ELECTRICAL CABLE	—
OVERHEAD WIRES	—
CAUTION EXISTING UTILITIES NEARBY	⚠
ELECTRICAL TRANSFORMER OR PEDESTAL	⊕
POWER POLE	⊕
POWER POLE WITH LIGHT	⊕
STREET SIGN	⊕
GAS MAIN	—
TELEPHONE LINE	—
CONTOUR	—
SPOT ELEVATION	×
WETLANDS	—
FLOODWAY	—
FLOODPLAIN	—
HIGH WATER LEVEL (HWL)	—
NORMAL WATER LEVEL (NWL)	—
DIRECTION OF SURFACE FLOW	→
DITCH OR SWALE	—
DIVERSION SWALE	—
OVERFLOW RELIEF ROUTING	→
TREE WITH TRUNK SIZE	⊙
SOIL BORING	⊕
TOPSOIL PROBE	⊕
FENCE LINE, TEMPORARY SILT	—
FENCE LINE, WIRE	—
FENCE LINE, CHAIN LINK OR IRON	—
FENCE LINE, WOOD OR PLASTIC	—
CONCRETE SIDEWALK	—
CURB AND GUTTER	—
DEPRESSED CURB	—
REVERSE PITCH CURB & GUTTER	—
EASEMENT LINE	—

BENCHMARKS

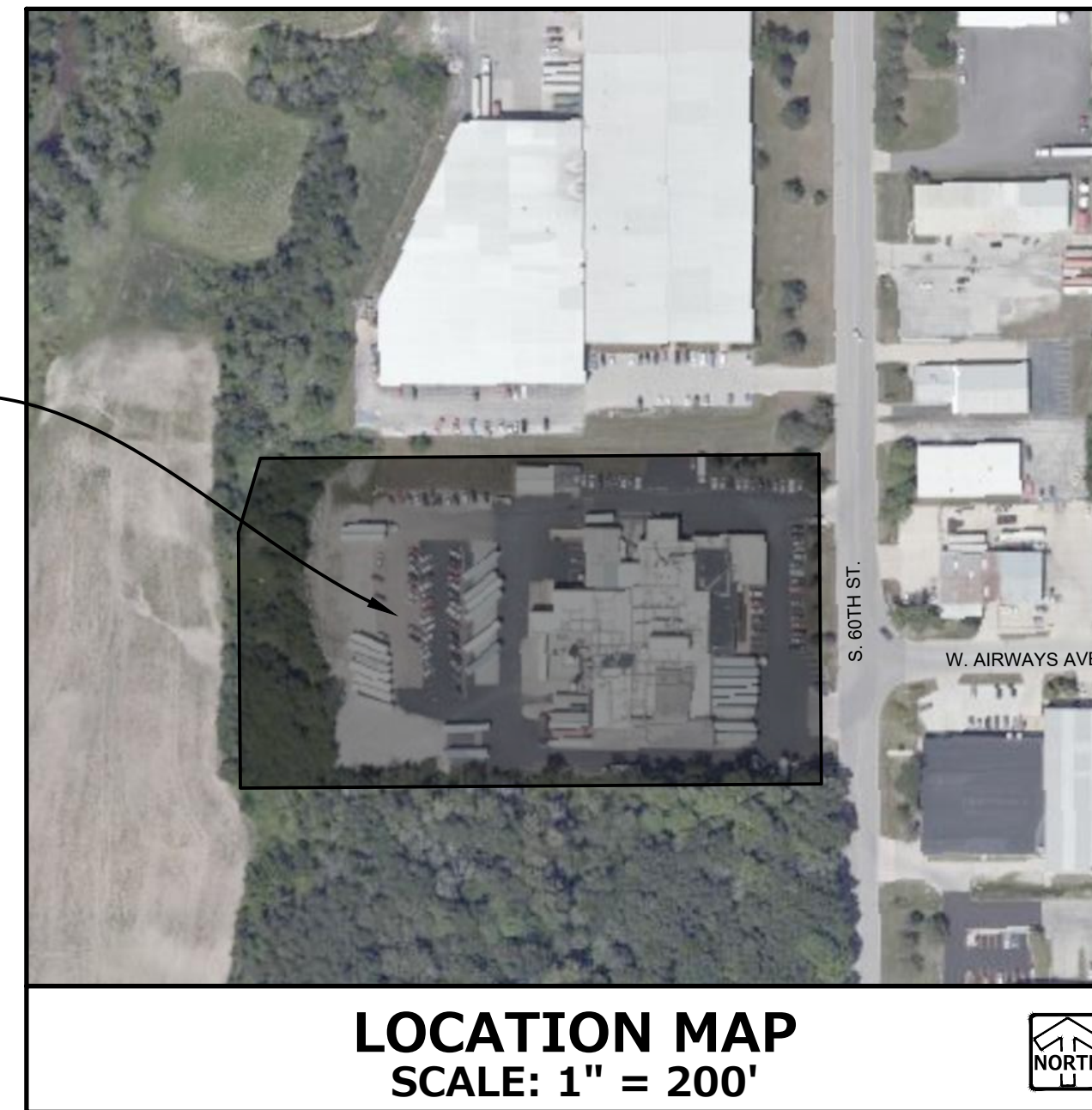
REFERENCE BENCHMARK:
BENCHMARK 1= CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SECTION 27, TOWN 5 NORTH, RANGE 21 EAST, ELEVATION = 704.94.

VERTICAL DATUM: NATIONAL AMERICAN VERTICAL DATUM OF 1988 (12).

BEARINGS REFERENCED TO CERTIFIED SURVEY MAP NO. 150, THE EAST LINE OF THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 5 NORTH, RANGE 21 EAST HAS BEARING OF N00°24'28"W.

SCALE: 1" = 400'

PROJECT LOCATION



REQUIRED SUBMITTALS FOR APPROVAL
1. HOT MIX ASPHALT- MIX DESIGN
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TRUNCATED DOMES

REQUIRED SUBMITTALS FOR RECORDS
1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. LIME MIX DESIGN (IF APPLICABLE)

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

INDEX OF SHEETS	
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C-2	DEMOLITION PLAN
C-3	SITE DIMENSION & PAVING PLAN
C-4	GRADING & SITE STABILIZATION PLAN
C-5 - C-6	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: MATT CAREY, P.E. PINNACLE ENGINEERING GROUP 15850 WEST BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888	APPLICANT: JIM CHRISTIANSEN STRAUSS BRANDS INCORPORATED 9775 S. 60TH ST FRANKLIN, WI 53132 (800) 562-7775
SURVEYOR: JOHN KONOPACKI, PLS PINNACLE ENGINEERING GROUP 15850 WEST BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888	

DIGGERS HOTLINE

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

MATTHEW A. CAREY
E-42070-4
MILWAUKEE, WI
PROFESSIONAL ENGINEER
12/07/20

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

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COVER SHEET

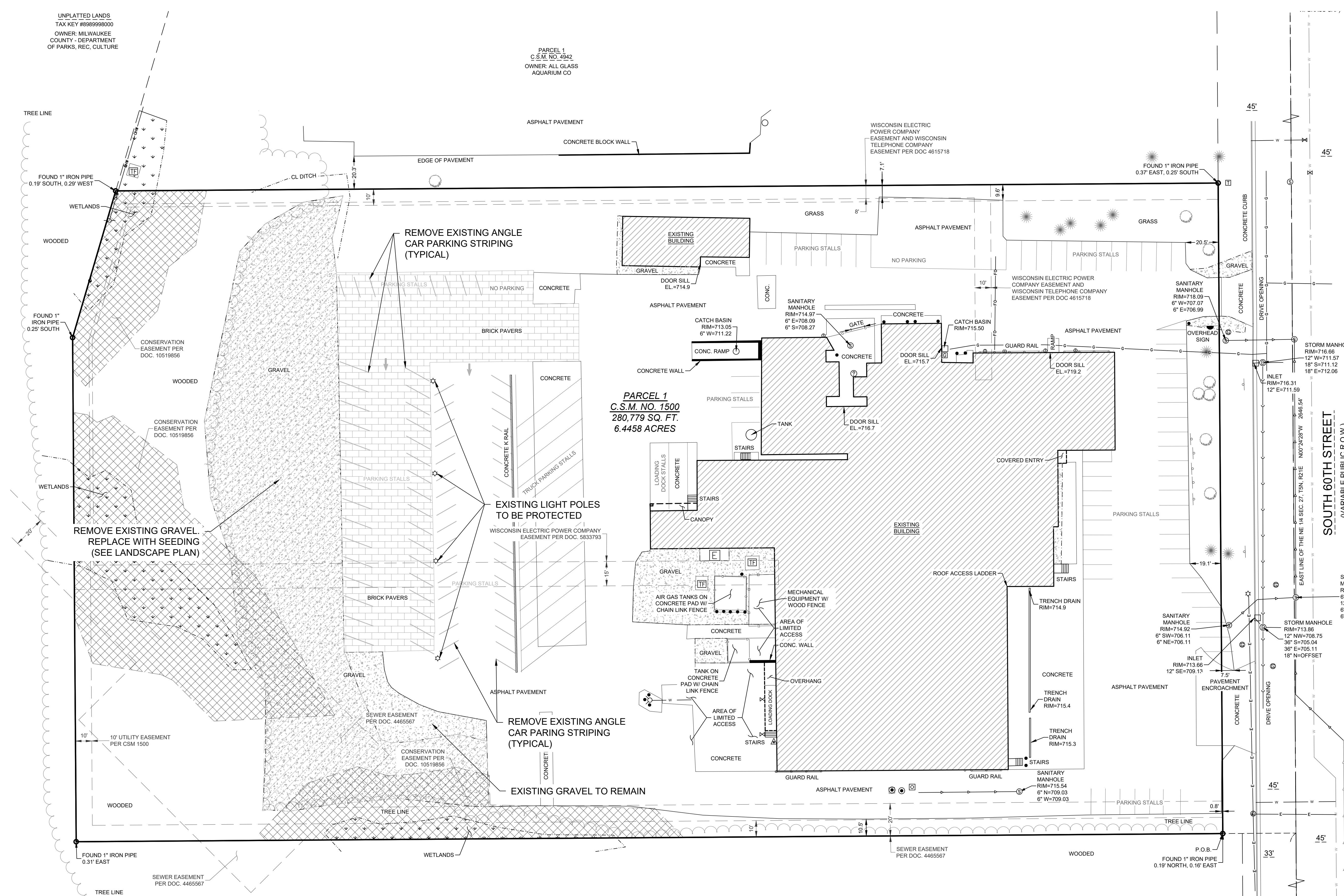
REVISIONS	
1	ADDRESS CITY COMMENTS 12/07/20

REG JOB NO: 2045.00-WI	MAC	SHEET
REG PM	SCALE	C-1
START DATE: 08/12/20		C-6

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GRAPHICAL SCALE (FEET)
0 1" = 30' 60'



PARCEL 1
C.S.M. NO. 1500
280,779 SQ. FT.
6.4458 ACRES

DEMOLITION & CLEARING

- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL (E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. WORK WITHIN THE 80TH AVENUE RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE VILLAGE CONSTRUCTION SPECIFICATIONS AND THE APPROVED TRAFFIC CONTROL/DETOUR PLAN.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
- PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
- PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
- ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
- PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
- WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
- COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

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DEMOLITION PLAN

REVISIONS	
1	ADDRESS CITY COMMENTS 12/07/20

REG JOB NO: 2025.00-WI	MAC	SHEET
REG PM	MAC	C-2
START DATE: 08/12/20	SCALE	C-6

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DEMOLITION PLAN
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 Z:\PROJECTS\2020\2045.00-WI\CAD\SHEETS\2045.00 SITE PLAN.DWG

UNPLATTED LANDS
 TAX KEY #898998000
 OWNER: MILWAUKEE
 COUNTY - DEPARTMENT
 OF PARKS, REC, CULTURE

PARCEL 1
 C.S.M. NO. 4842
 OWNER: ALL GLASS
 AQUARIUM CO

PARCEL 1
 C.S.M. NO. 1500
 280,779 SQ. FT.
 6.4458 ACRES

UNPLATTED LANDS
 TAX KEY #898998000
 OWNER: MILWAUKEE
 COUNTY - DEPARTMENT
 OF PARKS, REC, CULTURE

LEGEND

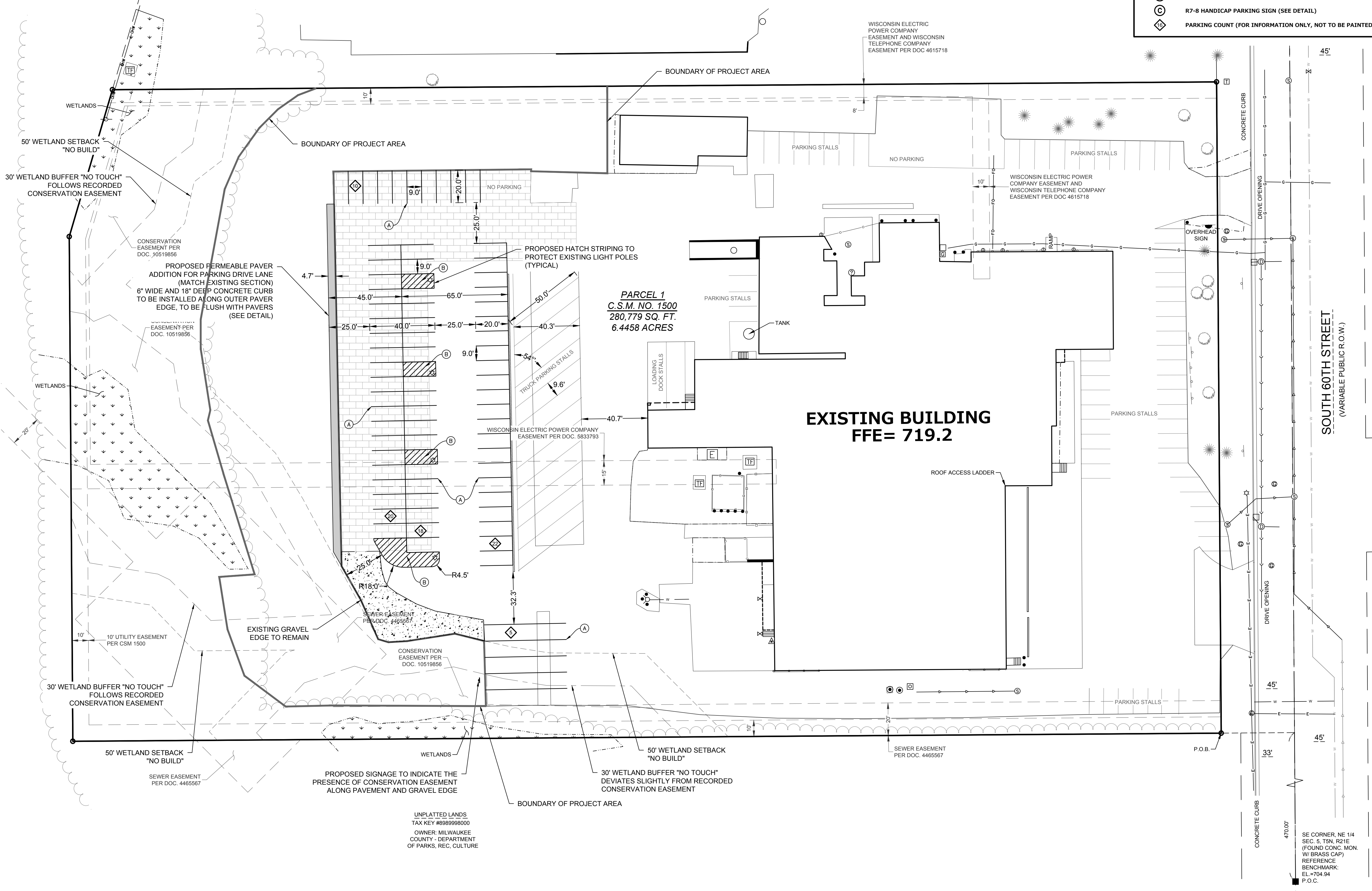
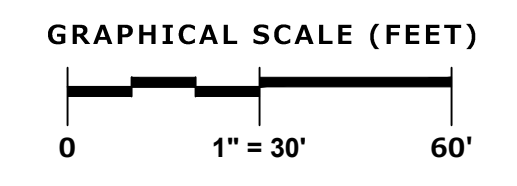
	PROPOSED PERMEABLE PAVERS TO MATCH EXISTING
	EXISTING PERMEABLE PAVERS
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

NOTES

- ALL DIMENSIONS ARE FACE OF CURB OR FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL) UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF FRANKLIN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
 - CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 455.460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

EXISTING CONDITIONS SURVEY:

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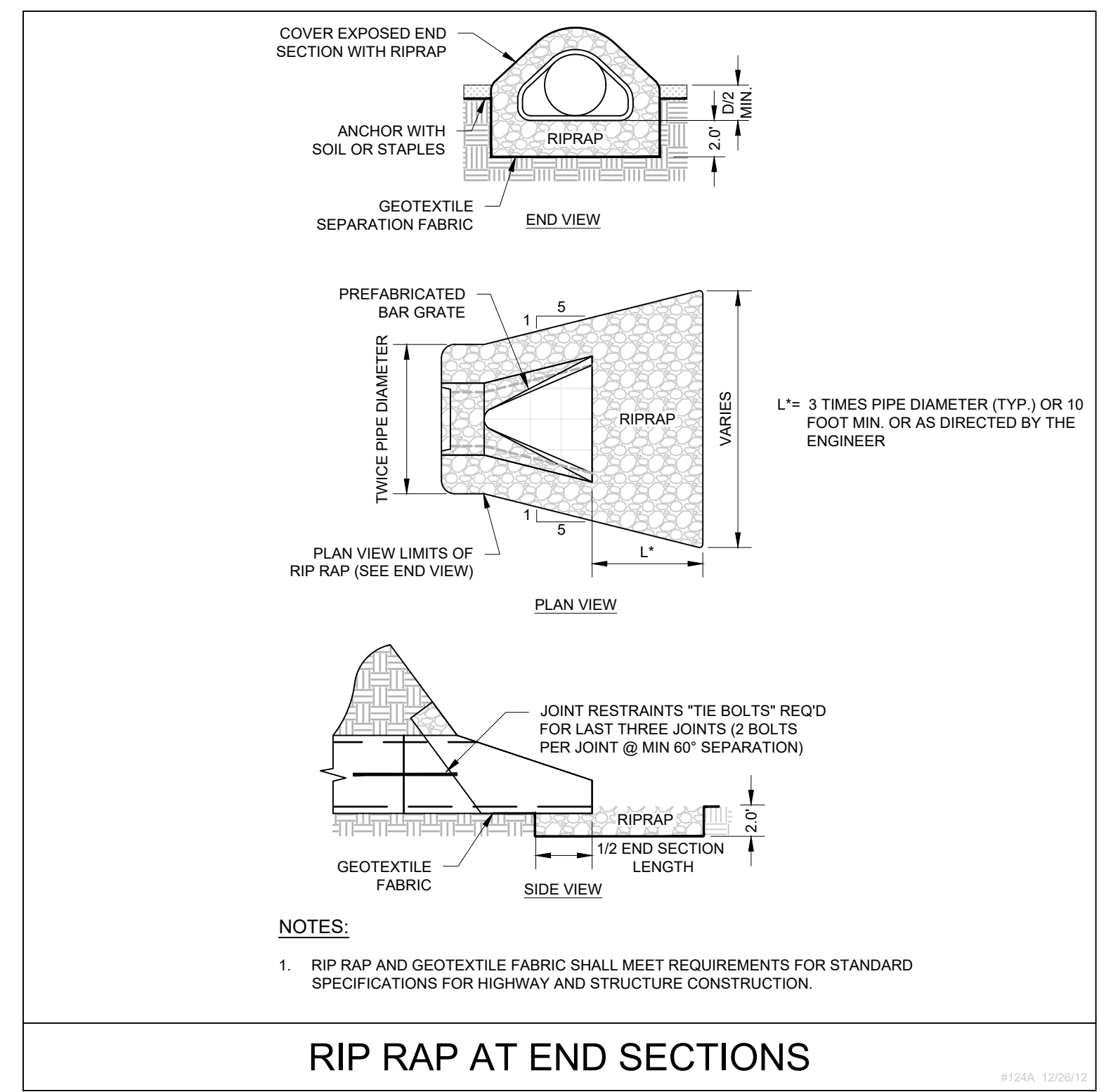
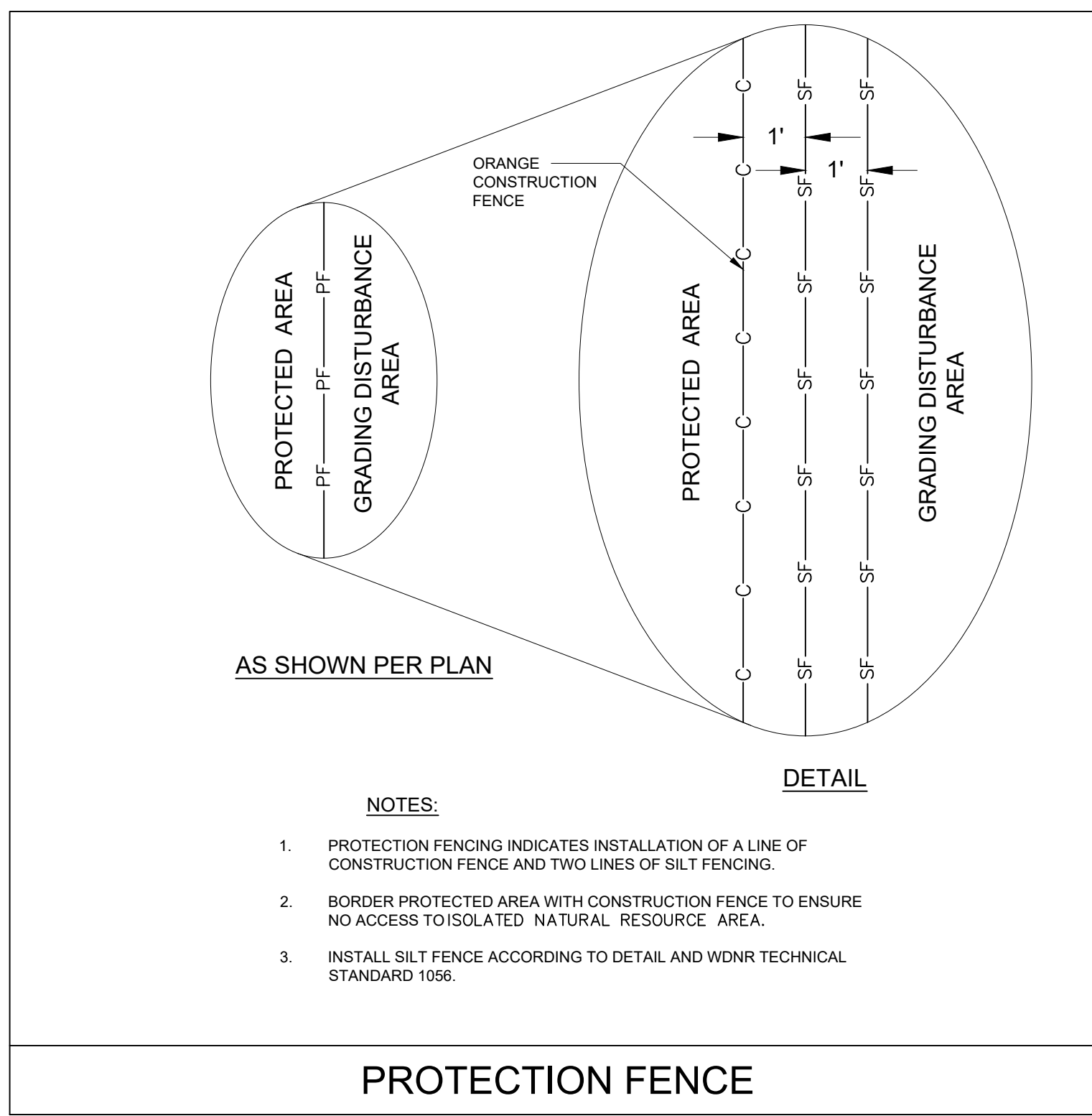
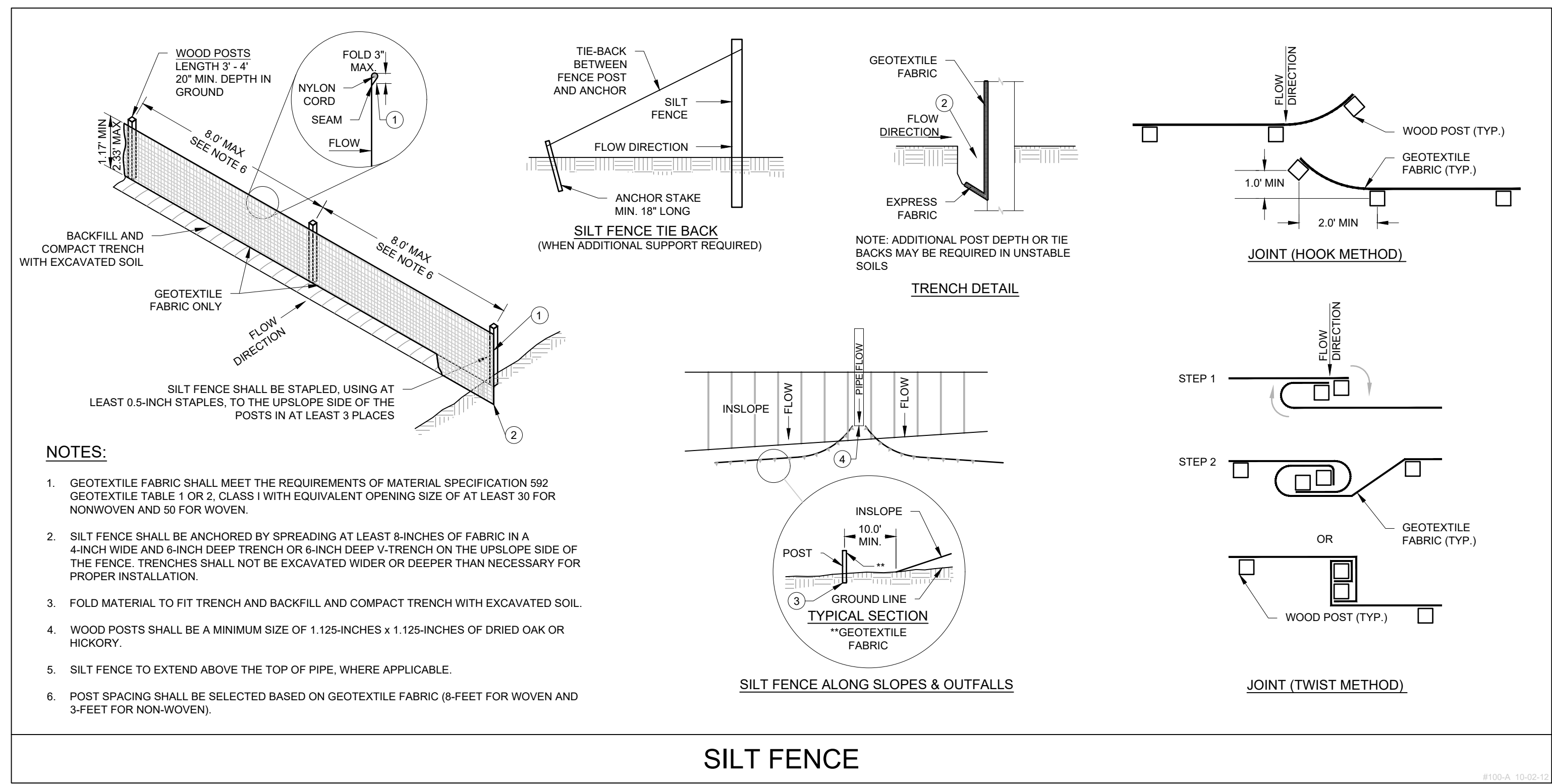
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SITE DIMENSION & PAVING PLAN

REVISIONS		DATE	BY	SCALE	SHEET
1	ADDRESS CITY COMMENTS	12/07/20	MAC		C-3
					C-6

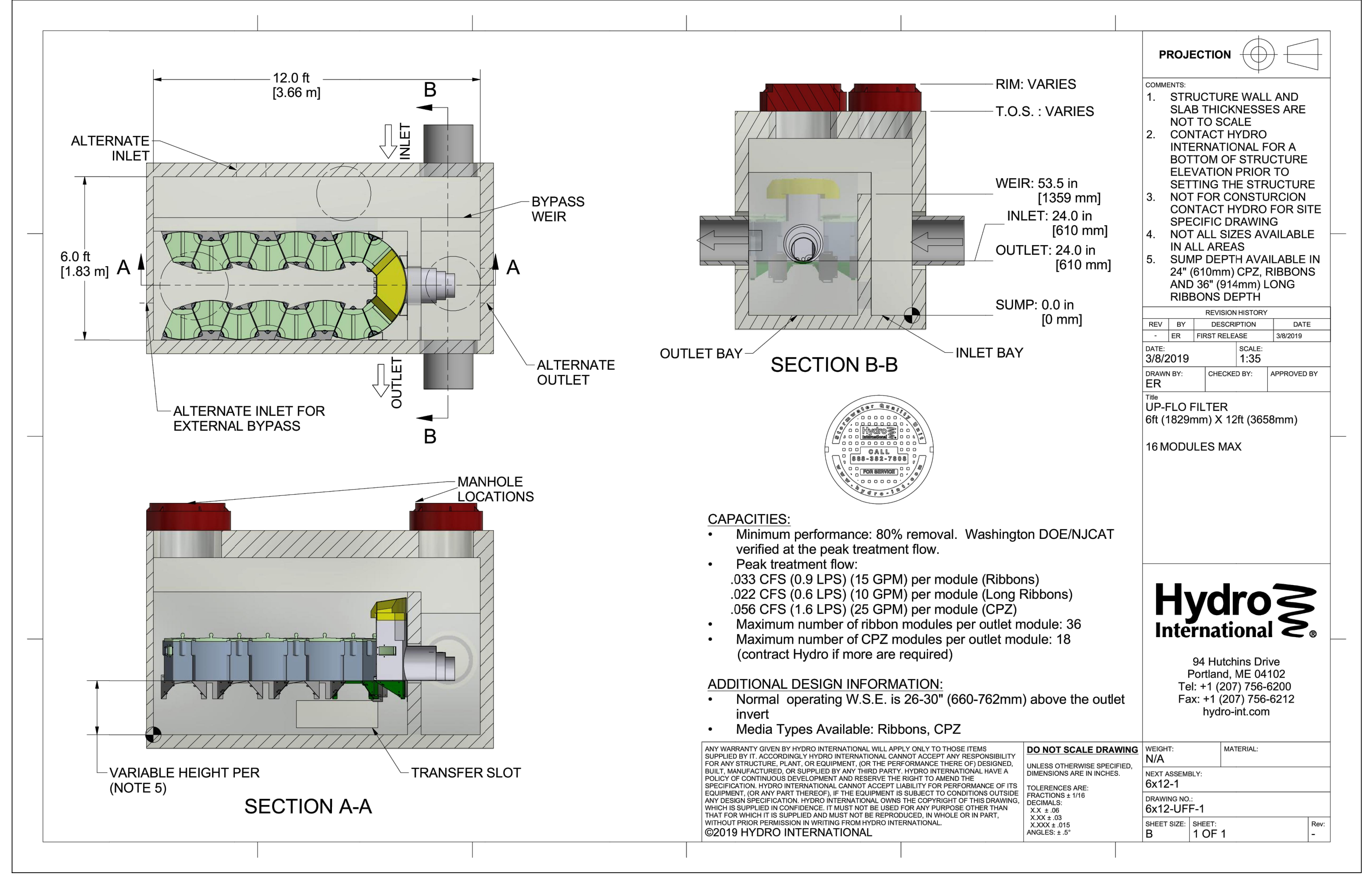
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 SITE DIMENSION & PAVING PLAN

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DESIGNED: DCC

REVIEWED: MAC



NOTE: CONTRACTOR TO COORDINATE WITH HYDRO INTERNATIONAL AND ENGINEER FOR FINAL DESIGN OF UP-FLO FILTER.

DESIGN INFORMATION: 10 CPZ MODULES NECESSARY FOR WATER TREATMENT
0.45 CFS PEAK TREATMENT FLOW (2-YR, 24-HR DESIGN STORM)

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CONSTRUCTION DETAILS

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REG JOB NO: 2025.00-WI
MAC
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SCALE

SHEET
C-5
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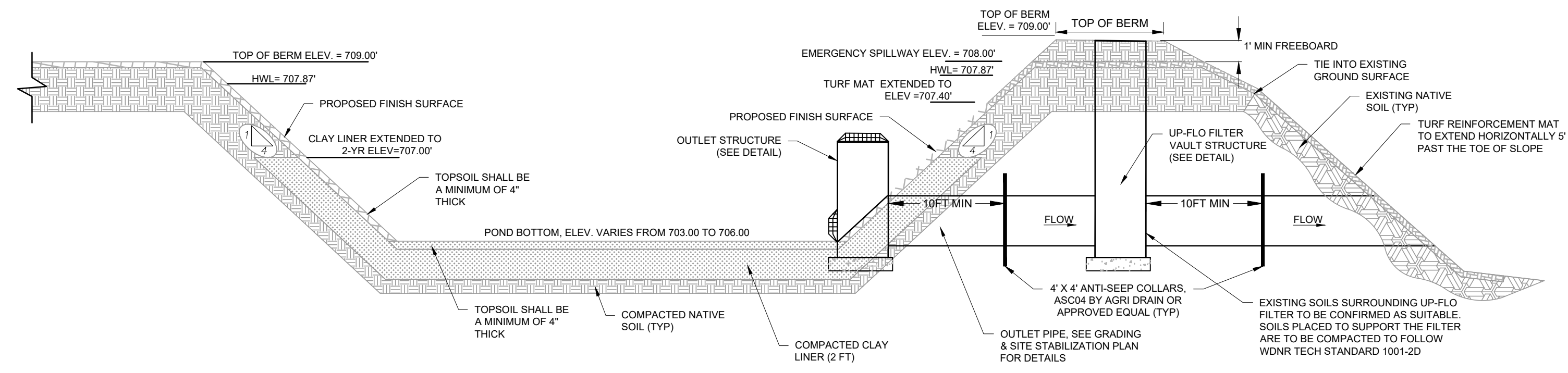
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CONSTRUCTION DETAILS

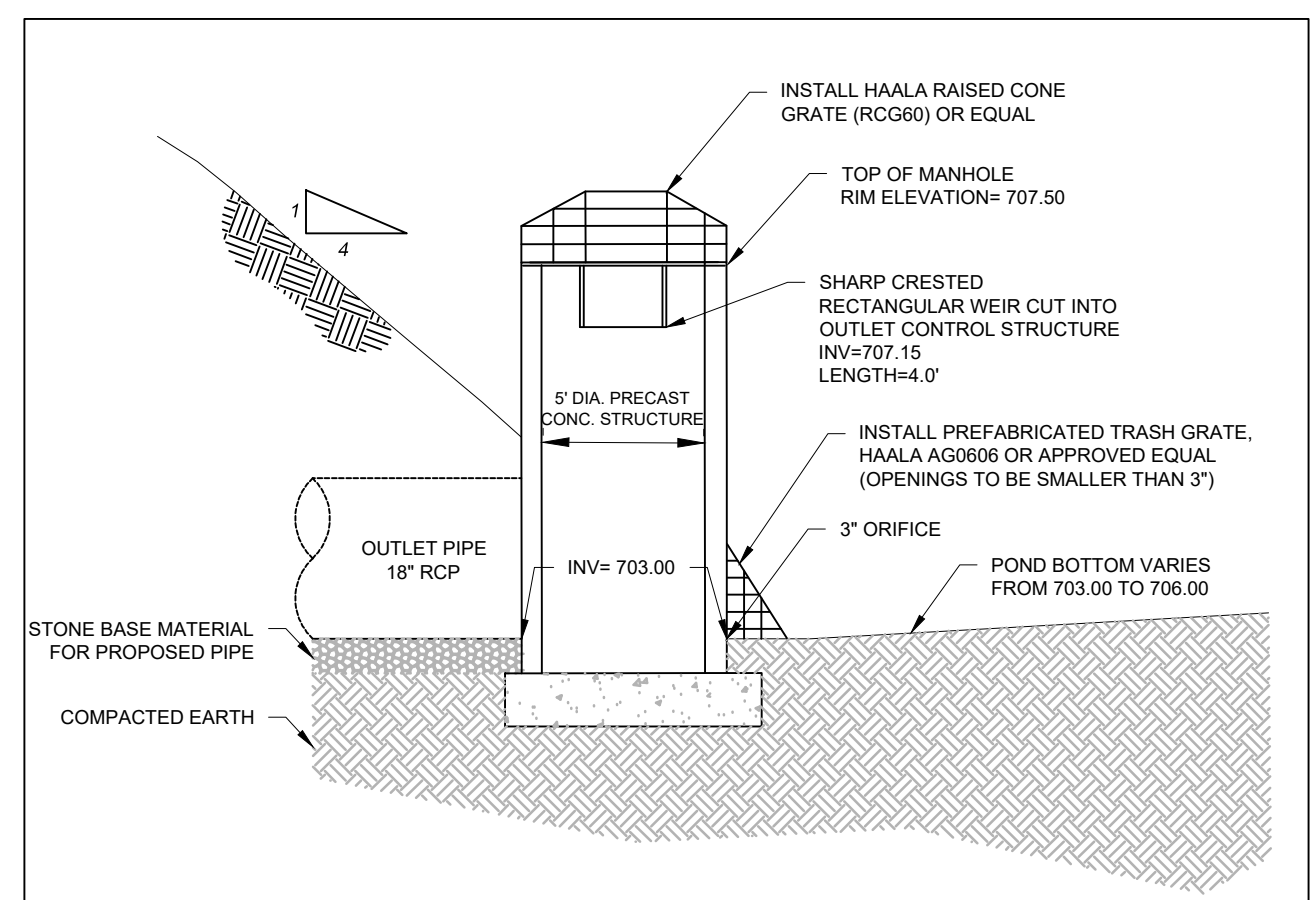
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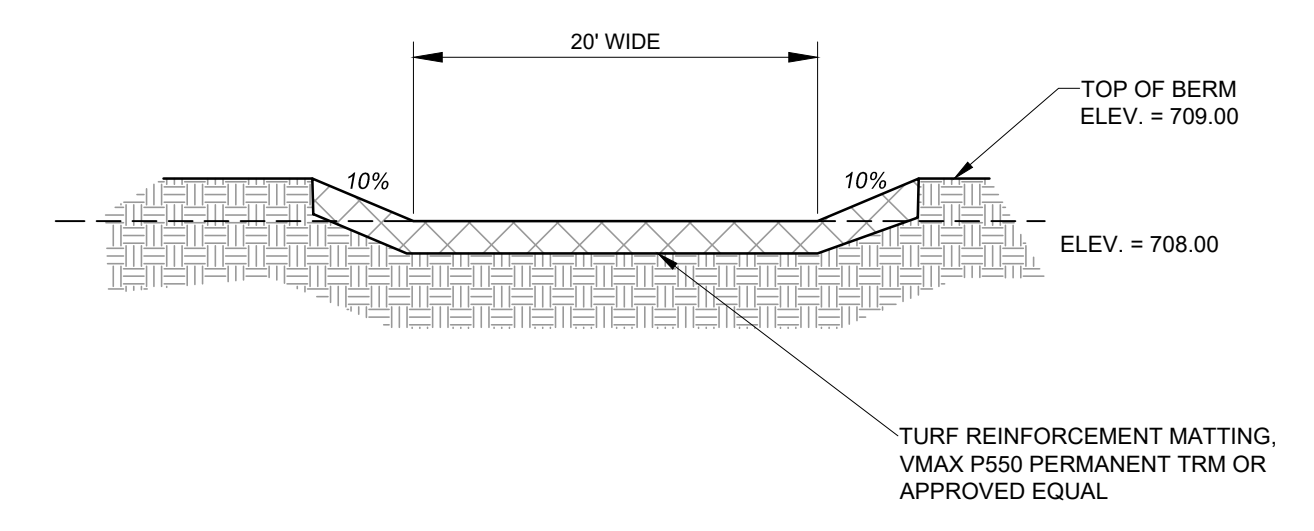


- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WDNr TECHNICAL STANDARDS.
 - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
 - RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL HAVE RUBBER GASKETS
 - OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
 - CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT 42.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ON-SITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.

STORMWATER DRY POND 1 CROSS SECTION

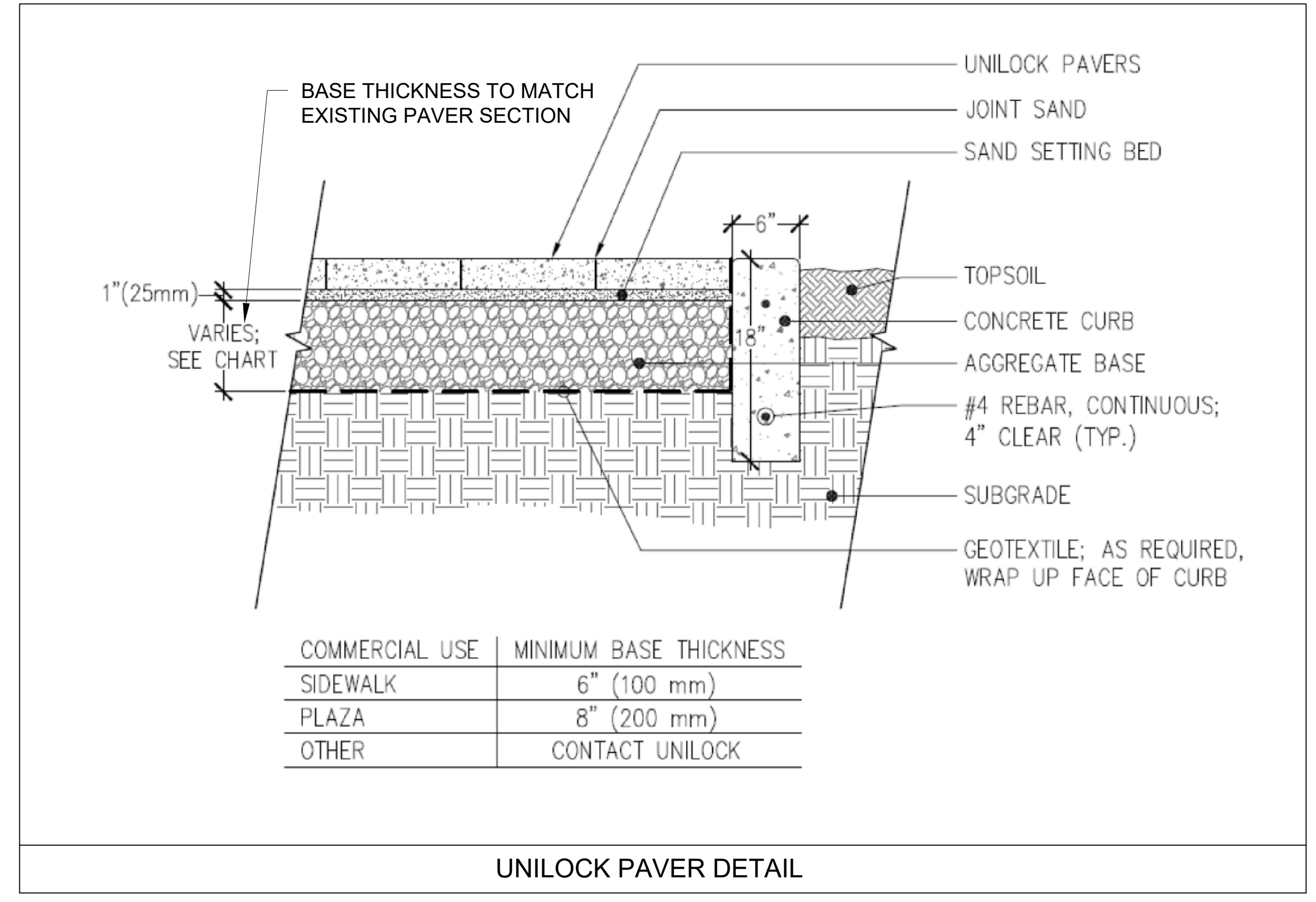


POND 1 OUTLET STRUCTURE



- NOTES:**
- ON THE INSIDE OF THE POND, EXTEND TURF REINFORCEMENT MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY.
 - ON THE OUTSIDE OF THE POND, EXTEND TURF REINFORCEMENT MATTING 5' HORIZONTALLY PAST THE TOE OF SLOPE.
 - MATting SHALL BE INSTALLED IN ACCORDANCE WITH WDNr TECH STANDARD 1052.

POND 1 EMERGENCY SPILLWAY



UNILOCK PAVER DETAIL

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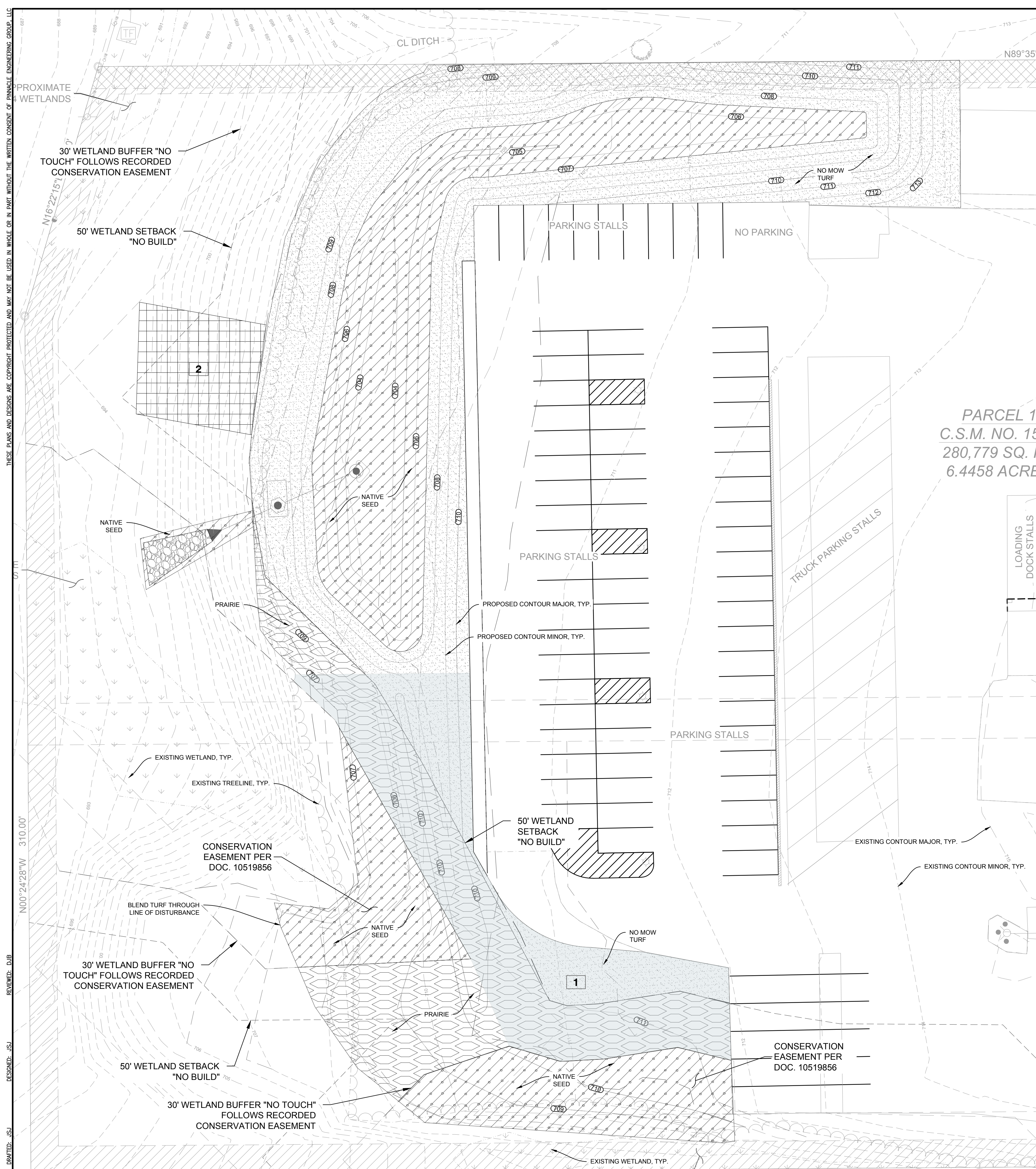
9775 S. 60TH STREET FRANKLIN, WI

CONSTRUCTION DETAILS

REVISIONS	
1. ADDRESS CITY COMMENTS	12/07/20

REG JOB NO: 2045.00-WI
REG PM: MAC
START DATE: 08/12/20
SCALE:

SHEET
C-6
C-6



GENERAL PLANTING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
3. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
4. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
5. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
6. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
7. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
8. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
9. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
11. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
13. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
14. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
15. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
16. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

NATIVE SEEDING

- Specifications for Hand Broadcasting:
- Seeding shall be conducted in late fall (September 1- Soil Freeze) so that seeds may lie dormant during the winter, allowing for stratification, or spring (March 1-June 1) to allow a complete growing season to become established.
- A. Preparation of Soil Prior to Seeding
 1. Incorporate soil additives consisting of two inches of compost mixed into two inches of topsoil. the soil mix should be incorporated into the soil using a rotary device with capability of reaching to 12" below the surface. Compost shall meet WDNR specification S100 - Compost.
 2. Disturbed areas with existing weed growth shall be treated with herbicide by a licensed professional at least 7 days prior to tilling of the soil.
 3. All foreign materials larger than 1-inch shall be removed from the soil prior to seeding or planting.
 4. Area should be free from unsightly variations, ridges, and depressions.
 5. Avoid driving over the specified area with machinery.
 - B. Cover Crop
 1. Annual rye shall be spread at a density of 20 pounds per acre during the planting or seeding of the native plant species to stabilize the soil and reduce the growth of unwanted vegetation. This annual grass grows rapidly without competing with the wildflowers and grasses that are planted in the target areas.
 2. Winter wheat or perennial rye shall not be used as a cover crop. These grasses may out compete prairie seedlings, leading to a reduction in the success of the plantings.
 - C. Seed Mixes shall be mixed with vermiculite according to Agrecol installation guidelines.
 1. Broadcast half the seed over the entire site or target area.
 2. Broadcast the other half of seed perpendicular to the direction that the first half of the seed was broadcast.
 3. Cover seed with 1/4-inch to 1/2-inch of soil (use any excess soil from the site) with rake or drag.
 4. Roll site to ensure firm seed-to-ground contact.
 5. Keep seed constantly wet through germination period. Generally 3 weeks.
- All seeding shall be covered with 1-inch of clean, non-invasive straw (no marsh hay, or reed canary grass) without seeds, within seven days. Wheat, rye, oats, or barley are acceptable forms of straw. Those areas of slopes steeper than 8:1 (eight feet horizontal to one foot vertical) shall be planted no later than October 1 and staked with an erosion control blanket to prevent erosion.

WEED SUPPRESSION MEASURES

- 1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER AREAS HAVE BEEN ROUGH GRADED.
- 2nd YEAR - IN MAY/JUNE MOW NATIVE AREAS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING BASINS AND SPOT-SPRAY IN EARLY JULY.
- 3rd YEAR - IN MAY/JUNE MOW NATIVE AREAS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.
- 4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF PRESCRIBED BURN IS NOT AN OPTION, MOW NATIVE AREAS TO THE GROUND AND REMOVE CUT MATERIAL.

SOIL PLACEMENT NOTES

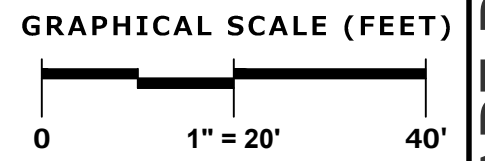
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL.
2. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
3. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
4. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
5. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
6. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	SNOW STORAGE AREAS	6,788 sf
2	EROSION CONTROL: PREPARE THE INDICATED EXISTING SLOPE TO RECEIVE EROSION CONTROL BLANKET BY MOWING EXISTING VEGETATION AS CLOSE TO 1" HEIGHT AS POSSIBLE. INSTALL AND ANCHOR BLANKET OVER TOP OF EXISTING GROUND COVER ACCORDING TO MANUFACTURE RECOMMENDATIONS. REFER TO CIVIL PLANS FOR TYPE OF EROSION CONTROL BLANKET TO BE UTILIZED.	1,778 sf

PLANT SCHEDULE

GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
[Symbol]	NATIVE SEED	AGRECOL RAINWATER RENEWAL MIX	14,519 sf
[Symbol]	NO MOW TURF	LOW GROW MIX	16,995 sf
[Symbol]	PRAIRIE	AGRECOL SHORTGRASS PRAIRIE MIX	7,275 sf



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53186 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
STRAUSS REDEVELOPMENT
9775 S. 60TH STREET FRANKLIN, WI

LANDSCAPE PLAN

REVISIONS	
1. ADDRESS CITY COMMENTS	12/07/20

SHEET
L-1
L-1



REPORT TO THE PLAN COMMISSION

Meeting of December 17, 2020

Certified Survey Map

RECOMMENDATION: Department of City Development staff recommends to table this Certified Survey Map (CSM) request.

Project Name:	Servi Investments Certified Survey Map
General Project Location:	11595 W Forest Home Avenue
Property Owner:	Sacred Heart Monastery, Inc. and the Congregation of the Priests of the Sacred Heart, Inc.
Applicant:	Kenneth Servi. Servi Investments, LLC
Agent:	Christopher Jackson, PLS, PE
Current Zoning:	R-3 Suburban/Estate Single-Family Residence District, FC – Floodplain Conservancy District, and FW – Floodway District, & C-1 Conservancy District
2025 Comprehensive Plan:	Residential and Areas of Natural Resource Features
Use of Surrounding Properties:	Residential and vacant land zoned residential to the north, vacant land zoned residential and floodway to the east, residential to the south and W Forest Home Avenue to the west
Applicant’s Action Requested:	Approval of Certified Survey Map (CSM).
Staff:	Principal Planner Régulo Martínez-Montilva

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.

INTRODUCTION:

The applicant has submitted a Certified Survey Map (CSM) to create a new 5-acre lot out of two unplatted properties, which bear tax key numbers (TKN) 751-9998-002 & 751-9999-000 and are approximately 74.86 and 26.34 acres in size. The proposed lot is subject to an existing fuel line easement, regulatory floodplain and wetlands.

If this Certified Survey Map is approved, the applicant would submit separate applications to combine the newly created lot with the 5-acre property to the south (TKN 796-9987-001) and propose a residential subdivision of approximately 10.5 acres, see “subdivision concept plan” for reference.

The applicant submitted this Certified Survey Map application on November 3, 2020. Pursuant to Wisconsin Statutes §236.34(1m)(f), the approving authority shall take action within 90 days

of application submittal unless a time extension is granted by the applicant, the review time frame for this application expires on February 1, 2021.

PROJECT DESCRIPTION AND ANALYSIS:

The proposed Lot 1 is approximately 5.07 acres (221,226 sf) in area and has a width of 389 feet and a depth of 810 feet, while the minimum lot area and width are 20,000 sf and 100 feet in the R-3 Suburban Estate Single- Family Residence District. Even though Lot 1 meets the dimensional standards of the zoning district, it is worth noting two development constraints: to the north, natural resources including Tess Corners Creek floodplain, shore buffer, wetlands and associated buffers and setbacks as depicted in pages 2 and 3. To the south, a gas substation and fuel line easement extending along the property line.

This Certified Survey Map (CSM) does not provide information about the resulting area and dimensions of properties bearing tax key numbers 751-9998-002 & 751-9999-000 from where Lot 1 would be created. As noted in staff memorandum dated November 25, 2020, comments 1.K and 1.L, staff recommends that the applicant must revise the Certified Survey Map to include the exterior boundaries and area of properties currently bearing tax key numbers 751 9998 002 and 751 9999 000 as required by the Unified Development Ordinance §15-7.0702K-L. The applicant is requesting a waiver from this requirement due to hardship, see Memorandum dated December 4, 2020, for details.

The applicant submitted a subdivision concept plan for future platting of Lot 1, this concept plan is for reference only and would not be included in the event of CSM approval. Regarding this concept plan, City Development staff has the following recommendations:

- A Natural Resource Protection Plan and Site Intensity and Capacity Calculations will be required for a Site Plan, Certified Survey Map, Subdivision Plat, Condominium or any other development application in accordance with the Unified Development Ordinance (UDO) Division 15-7.0201. Conservations easements will be required for natural resource areas as defined in the UDO, see condition of approval #6.
- A rezoning will be required prior to any land combination of properties with different zoning designations.

With regards to staff review comments sent on November 25, 2020, most of the items have been addressed while item 1.M “Existing zoning” has not been fully addressed. The applicant added zoning districts to page 1 but the CSM is still missing the FW Floodway District and FC Floodplain Conservancy District, see condition #7 in the attached resolution.

STAFF RECOMMENDATION:

City Development Staff recommends to table this Certified Survey Map (CSM) until the applicant includes the exterior boundaries and area of properties currently bearing tax key numbers 751-9998-002 and 751-9999-000 as required by the Unified Development Ordinance §15-7.0702K-L.

However, if the City wishes to approve the proposed CSM, staff recommends several conditions of approval outlined in the attached draft resolution.

RESOLUTION NO. 2020-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT
CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY
OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(P. KENNETH SERVI, SERVI INVESTMENTS, LLC, APPLICANT)
(AT 11595 WEST FOREST HOME AVENUE)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a part of the Southwest 1/4 of the Northeast 1/4 of Section 7, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the properties located at 11595 West Forest Home Avenue, bearing Tax Key Nos. 751-9998-002 and 751-9999-000, P. Kenneth Servi, Servi Investments, LLC, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by P. Kenneth Servi, Servi Investments, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form

P. KENNETH SERVI, SERVI INVESTMENTS, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2020-_____

Page 2

and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. P. Kenneth Servi, Servi Investments, LLC, successors and assigns, and any developer of the P. Kenneth Servi, Servi Investments, LLC 2 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon P. Kenneth Servi, Servi Investments, LLC and the 2 lot certified survey map project for the properties located at 11595 West Forest Home Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. A Natural Resource Protection Plan and Site Intensity and Capacity Calculations will be required for a Site Plan, Certified Survey Map, Subdivision Plat, Condominium or any other development application in accordance with the Unified Development Ordinance (UDO) Division 15-7.0201. Conservations easements will be required for natural resource areas as defined in the UDO.
7. The applicant must revise page 1 of the Certified Survey Map to add the FW Floodway District and FC Floodplain Conservancy District boundaries, for review and approval by the City Development Department prior to recording of the Certified Survey Map.
8. The applicant must revise the Certified Survey Map to address the Engineering Department comments in staff memorandum dated November 25, 2020, for Engineering Department review and approval, prior to recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Sacred Heart Monastery, Franklin, Milwaukee County, Wisconsin and Congregation of the Priests of the Sacred Heart, Inc., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

P. KENNETH SERVI, SERVI INVESTMENTS, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2020-_____

Page 3

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Sacred Heart Monastery, Franklin, Milwaukee County, Wisconsin and Congregation of the Priests of the Sacred Heart, Inc., with the Office of the Register of Deeds for Milwaukee County.

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

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

APPROVED:

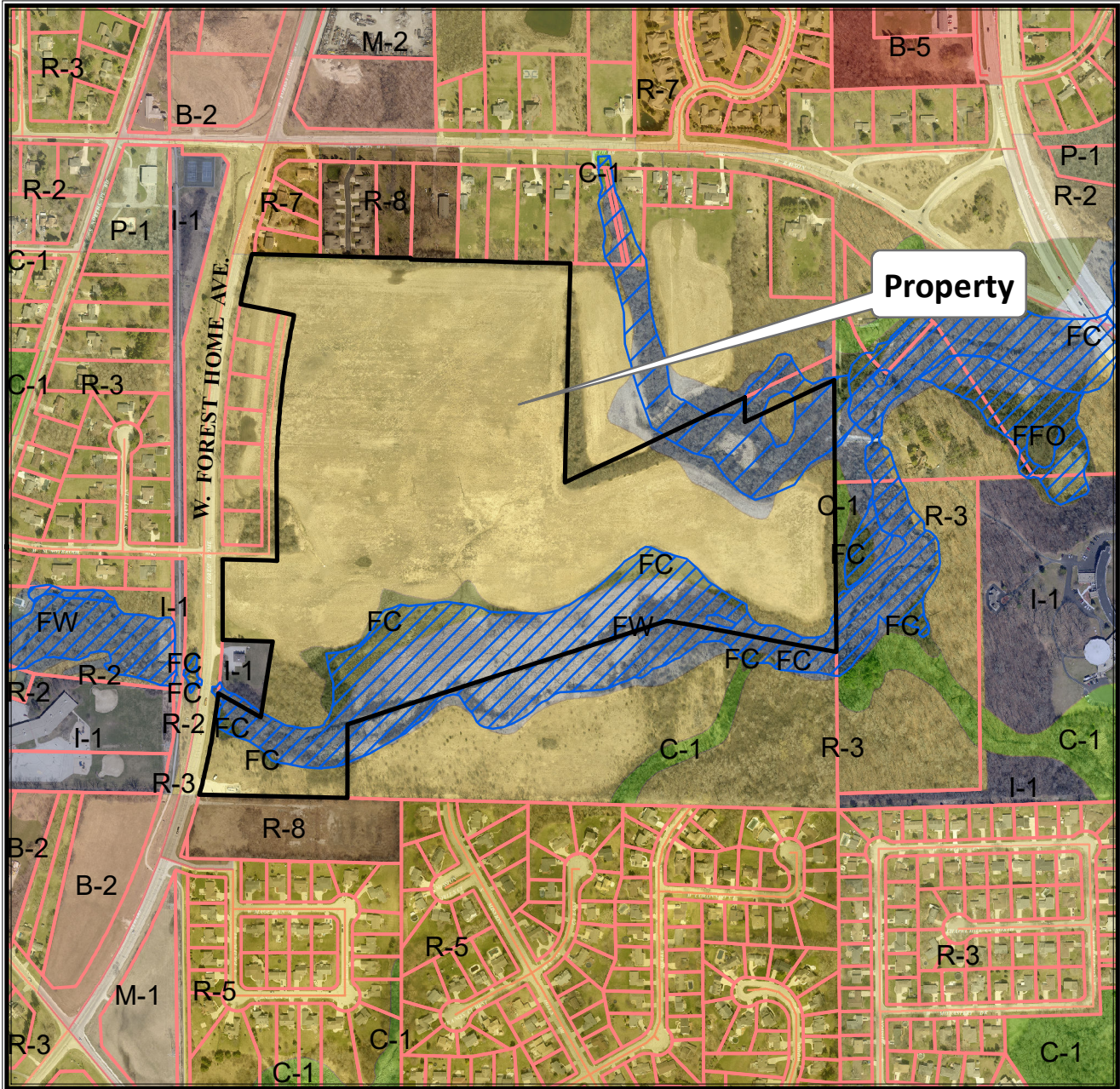
Stephen R. Olson, Mayor

ATTEST:

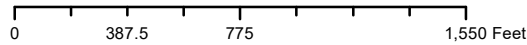
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

11595 W. Forest Home Ave.
TKN: 751 9998 002

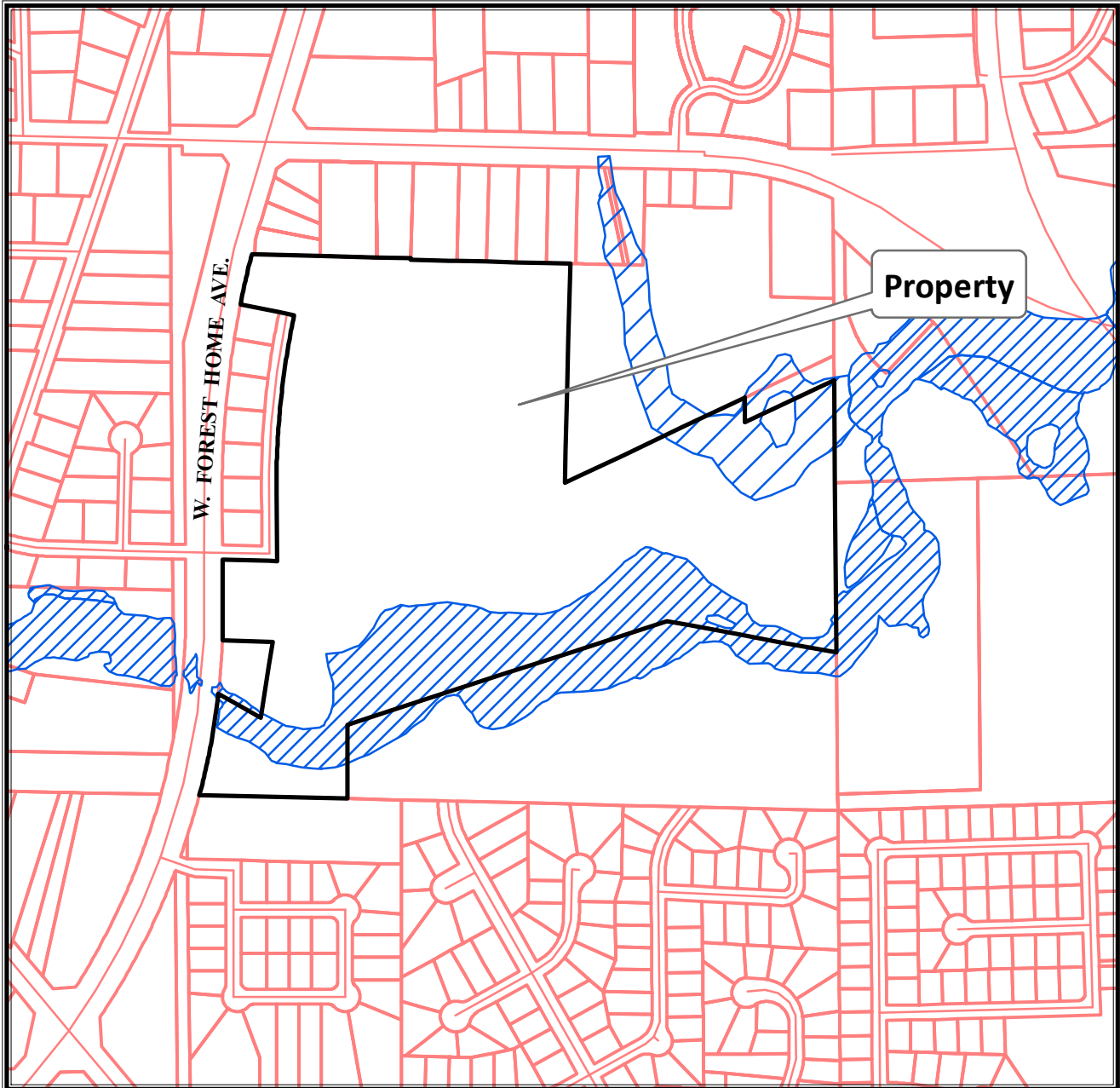


Planning Department
(414) 425-4024

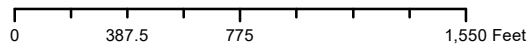


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

11595 W. Forest Home Ave.
TKN: 751 9998 002



Planning Department
(414) 425-4024



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

MEMORANDUM

Date: November 25, 2020
To: Ken Servi. Servi Investments, LLC
From: Principal Planner Régulo Martínez-Montilva, Department of City Development
RE: Application for Certified Survey Map (CSM) – 11595 W Forest Home Ave

Staff comments are as follows for a Certified Survey Map (CSM) application submitted on November 3, 2020:

City Development Department comments

1. Pursuant to the Unified Development Ordinance (UDO) Division 15-7.0700 “Certified Survey Map”, please add the following information to the proposed Certified Survey Map:
 - A. Existing features. Add ordinary high water marks.
 - B. Shore buffers, wetland buffers, wetland setbacks. Please refer to UDO Division 15-4.0101 “Natural Resources” for definitions.
 - F. Existing contours.
 - K. Area Contiguous to Certified Survey Map. Entire area contiguous to the proposed Certified Survey Map owned or controlled by the Subdivider shall be included on the Certified Survey Map even though only a portion of said area is proposed for immediate development. The Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this Ordinance and severe hardship would result from strict application thereof.

The CSM must depict the exterior boundaries of all resulting lots, which currently bear tax key numbers 751-9998-002 and 751-9999-000, these properties may be numbered Lot 2 and Lot 3 in the CSM.
 - L. Parcel and/or Lot Size. The resulting dimensions and size (in square feet or acres) of each parcel or lot created by the Certified Survey Map, including properties which currently bear tax key numbers 751-9998-002 and 751-9999-000.
 - M. Existing Zoning. The Certified Survey Map shall indicate on its face the current zoning and zoning boundary lines of all parcels, lots or outlots proposed to be created by the Certified Survey Map.
2. The exterior boundaries of the proposed CSM shall graphically indicated, including the lot line abutting 11575 W Forest Home Avenue (tax key number 751-9998-001).
3. Staff acknowledges that the 30-foot landscape easement along West Forest Home in Lot 1 has been added to meet UDO Section 15-5.0102 “Limited Access Highway Treatment”. However, this landscape easement is not required at this time because Lot 1 would face West Forest Home Avenue, the landscape easement requirement applies when the lots within a proposed Subdivision, CSM or Condominium “back” upon the right-of-way of an arterial roadway. You can remove this easement from the CSM.

The landscape bufferyard easement may be required when submitting for a subdivision or condominium, please note the following:

- a) Avoid overlapping with other easements, such utility and/or conservation easements.
 - b) A landscape plan as defined in the UDO will be required for any landscape bufferyard easement areas.
 - c) The following restriction shall be lettered on the face of the plat "Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited."
4. Comment No. 22 of the Engineering Department would not apply if comments 1.K and 1.L are addressed.
 5. Has the wetland delineation been confirmed by the Department of Natural Resources (DNR)? Please provide a copy of the wetland delineation report.
 6. Optional. You can submit a conceptual plan of the future subdivision for reference.

The comments below would apply in the event of future development or subdivision:

7. Note that a Natural Resource Protection Plan and Site Intensity and Capacity Calculations will be required for a Site Plan, Certified Survey Map, Subdivision Plat, Condominium or any other development application in accordance with UDO Division 15-7.0201. Conservations easements will be required for natural resource areas as defined in the UDO.
8. Note that split zoning is not allowed per UDO §15-3.0103, so a rezoning will be required prior to any land combination of properties with different zoning designations.
9. Note that access to navigable streams is required per Division 15-2.0300 "General Land Division Provisions": *Subdivisions or Certified Survey Maps abutting on a navigable lake or stream shall, according to the provisions of § 236.16(3) of the Wisconsin Statutes, provide access at least 60 feet wide to the low water mark so that there will be public access, which is connected to existing public roads at least at 1/2 mile intervals as measured along the lake or stream shore, except where greater intervals and wider access is approved, and excluding shore areas where public parks or open space and streets or roads on either side of a stream are provided. Such access shall be dedicated to the City of Franklin or Milwaukee County as determined by the Common Council.*

Inspection Services Department comments

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

Engineering Department comments

11. *All comments from the county must be resolved.*
12. *All lots created by this land division must be included (lots 1, 2 & 3).*
13. *Show the land is served by public sanitary sewer and water.*
14. *Show the wetland delineation (line, distance, and bearing).*
15. *Show the 30- feet wetland buffer and the 50-feet setback.*
16. *Show the ordinary high water mark of the navigable stream determined by the DNR.*
17. *Show the 75 ft shore buffer from the ordinary high water mark (OHWM)*

18. *Label the delineated line south of the creek as the meander line (was this the OHWM determined by the DNR) or approximate meander line.*
19. *Show the public trust information note.*
20. *On page 2 of 4;*
 - a) *On the 7th line of the legal description, on the 4th segment meander line should be read 70 degrees.*
21. *On page 4 of 4, remove the word dedication under the Common Council Certificate of Approval. No part of the land was dedicated to this proposal.*
22. *Need to convey land from the adjoining property by deed.*

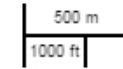
Milwaukee County Register of Deeds comments

23. See attached letter.

NATIONAL PIPELINE MAPPING SYSTEM

Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

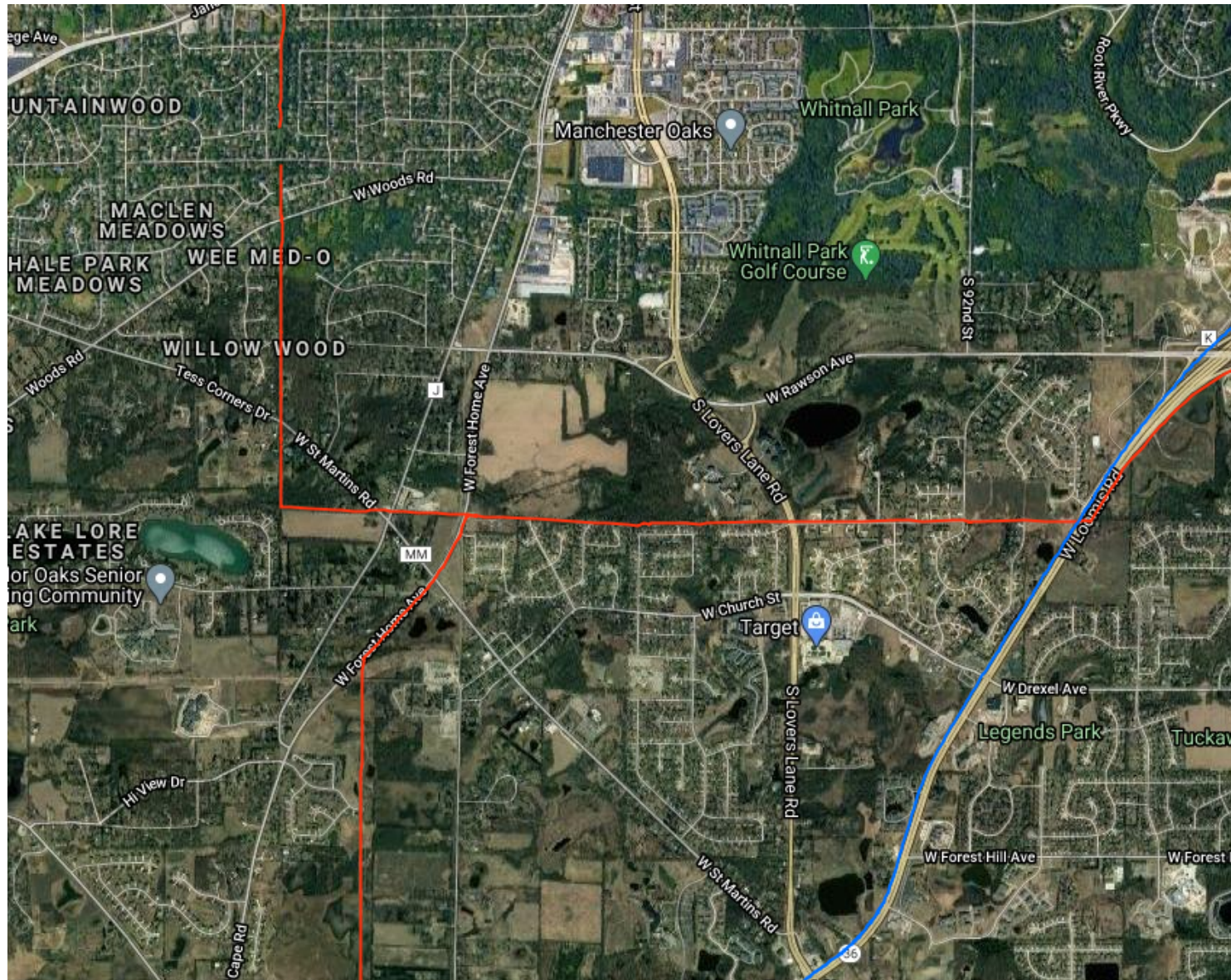
Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

Date Printed: Dec 10, 2020



City Review Response Memorandum:**To:** Principal Planner Régulo Martínez-Montilva, Department of City Development**For:** Application for Certified Survey Map (CSM) – 11595 W Forest Home Ave**Comments Received:** November 30, 2020**Date:** December 4, 2020**RE:** We have received and are providing response to the City comments received for the proposed CSM at approximately 11595 W. Forest Home Ave.**City Development Department comments**

1. Pursuant to the Unified Development Ordinance (UDO) Division 15-7.0700 “Certified Survey Map”, please add the following information to the proposed Certified Survey Map:

- A. Existing features. Add ordinary high water marks.

Response: Ordinary high water marks are currently shown on the plan and labels added to new Page 2.

- B. Shore buffers, wetland buffers, wetland setbacks. Please refer to UDO Division 15-4.0101 “Natural Resources” for definitions.

Response: Added to new Page 2.

- F. Existing contours.

Response: Contours added to new page 2

- K. Area Contiguous to Certified Survey Map. Entire area contiguous to the proposed Certified Survey Map owned or controlled by the Subdivider shall be included on the Certified Survey Map even though only a portion of said area is proposed for immediate development. The Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this Ordinance and severe hardship would result from strict application thereof.

The CSM must depict the exterior boundaries of all resulting lots, which currently bear tax key numbers 751-9998-002 and 751-9999-000, these properties may be numbered Lot 2 and Lot 3 in the CSM.

Response: We are requesting that the Plan Commission waive this requirement due to the severe hardship that would result from strict application thereof. An agreement has been established to transfer this land from Sacred Heart to the Applicant utilizing the submitted CSM as the vehicle to do such. Therefore, it is unnecessary to include and plat any other lands other than those associated with the purchase agreement. There is no plan to develop any other of the Sacred Heart land. Furthermore, Sacred Heart properties, tax keys 751-9998-002 and 751-9999-000, include over 107 acres of property and to do the additional survey and environmental consulting work needed to provide all the information as required by the City UDO (such as contours, wetlands, etc.) would create a severe hardship of not only cost but for timing of approval for

lands that neither the applicant nor Sacred Heart intend on developing. Finally, within the adjacent existing properties owned by Sacred Heart, the Franklin Park Subdivision, was platted without including and platting the remaining lands. So what we are proposing and requesting is not unique nor prohibited by State Statues or past City policy.

Parcel and/or Lot Size. The resulting dimensions and size (in square feet or acres) of each parcel or lot created by the Certified Survey Map, including properties which currently bear tax key numbers 751-9998-002 and 751-9999-000.

Response: We are requesting that the Plan Commission waive this requirement due to the severe hardship that would result from strict application thereof. An agreement has been established to transfer this land from Sacred Heart to the Applicant utilizing the submitted CSM as the vehicle to do such. Therefore, it is unnecessary to include and plat any other lands other than those associated with the purchase agreement. There is no plan to develop any other of the Sacred Heart land. Furthermore, Sacred Heart properties, tax keys 751-9998-002 and 751-9999-000, include over 107 acres of property and to do the additional survey and environmental consulting work needed to provide all the information as required by the City UDO (such as contours, wetlands, etc.) would create a severe hardship of not only cost but for timing of approval for lands that neither the applicant nor Sacred Heart intend on developing. Finally, within the adjacent existing properties owned by Sacred Heart, the Franklin Park Subdivision, was platted without including and platting the remaining lands. So what we are proposing and requesting is not unique nor prohibited by State Statues or past City policy.

L. Existing Zoning. The Certified Survey Map shall indicate on its face the current zoning and zoning boundary lines of all parcels, lots or outlots proposed to be created by the Certified Survey Map.

Response: Existing zoning added to Page 1.

2. The exterior boundaries of the proposed CSM shall graphically indicated, including the lot line abutting 11575 W Forest Home Avenue (tax key number 751-9998-001).

Response: We are requesting that the Plan Commission waive this requirement due to the severe hardship that would result from strict application thereof. An agreement has been established to transfer this land from Sacred Heart to the Applicant utilizing the submitted CSM as the vehicle to do such. Therefore, it is unnecessary to include and plat any other lands other than those associated with the purchase agreement. There is no plan to develop any other of the Sacred Heart land. Furthermore, Sacred Heart properties, tax keys 751-9998-002 and 751-9999-000, include over 107 acres of property and to do the additional survey and environmental consulting work needed to provide all the information as required by the City UDO (such as contours, wetlands, etc.) would create a severe hardship of not only cost but for timing of approval for lands that neither the applicant nor Sacred Heart intend on developing. Finally, within the adjacent existing properties owned by Sacred Heart, the Franklin Park Subdivision, was platted without including and platting the remaining lands. So what we are proposing and requesting is not unique nor prohibited by State Statues or past City policy.

3. Staff acknowledges that the 30-foot landscape easement along West Forest Home in Lot 1 has been added to meet UDO Section 15-5.0102 "Limited Access Highway Treatment". However, this landscape easement is not required at this time because Lot 1 would face West Forest Home Avenue, the landscape easement requirement applies when the lots within a proposed Subdivision, CSM or Condominium "back" upon the right-of-way of an arterial roadway. You can remove this easement from the CSM.

The landscape bufferyard easement may be required when submitting for a subdivision or condominium, please note the following:

- a) Avoid overlapping with other easements, such utility and/or conservation easements.

- b) A landscape plan as defined in the UDO will be required for any landscape bufferyard easement areas.
- c) The following restriction shall be lettered on the face of the plat "Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited."

Response: 30' Landscape Easement removed from CSM

- 4. Comment No. 22 of the Engineering Department would not apply if comments 1.K and 1.L are addressed.

Response: Applicant has requested a waiver from 1.K and 1.L.

- 5. Has the wetland delineation been confirmed by the Department of Natural Resources (DNR)? Please provide a copy of the wetland delineation report.

Response: Wetland delineation has been performed by Dave Meyer of Wetland & Waterway Consulting who is an Assured Delineator.

- 6. Optional. You can submit a conceptual plan of the future subdivision for reference.

Response: Concept plan has been included in the submittal.

The comments below would apply in the event of future development or subdivision:

- 7. Note that a Natural Resource Protection Plan and Site Intensity and Capacity Calculations will be required for a Site Plan, Certified Survey Map, Subdivision Plat, Condominium or any other development application in accordance with UDO Division 15-7.0201. Conservations easements will be required for natural resource areas as defined in the UDO.

Response: This comment is understood by the Applicant.

- 8. Note that split zoning is not allowed per UDO §15-3.0103, so a rezoning will be required prior to any land combination of properties with different zoning designations.

Response: This comment is understood by the Applicant.

- 9. Note that access to navigable streams is required per Division 15-2.0300 "General Land Division Provisions": *Subdivisions or Certified Survey Maps abutting on a navigable lake or stream shall, according to the provisions of § 236.16(3) of the Wisconsin Statutes, provide access at least 60 feet wide to the low water mark so that there will be public access, which is connected to existing public roads at least at 1/2 mile intervals as measured along the lake or stream shore, except where greater intervals and wider access is approved, and excluding shore areas where public parks or open space and streets or roads on either side of a stream are provided. Such access shall be dedicated to the City of Franklin or Milwaukee County as determined by the Common Council.*

Response: Access to Tess Corners Creek is satisfied via W. Forest Home Ave. and with the waiver requested in the above response, no other access needs to be shown on this CSM.

Inspection Services Department comments

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

Engineering Department comments

- 11. All comments from the county must be resolved.

Response: County Comments have been included in the submittal.

- 12. All lots created by this land division must be included (lots 1, 2 & 3).

Response: The Applicant has requested a waiver from this requirement. See response above.

- 13. Show the land is served by public sanitary sewer and water.

Response: Note added to Page 1.

14. Show the wetland delineation (line, distance, and bearing).

Response: Shown on added Page 3.

15. Show the 30-foot wetland buffer and the 50-foot setback.

Response: Added to new Page 2.

16. Show the ordinary high water mark of the navigable stream determined by the DNR.

Response: Added to new Page 2.

17. Show the 75 ft shore buffer from the ordinary high water mark (OHWM)

Response: Added to new Page 2.

18. Label the delineated line south of the creek as the meander line (was this the OHWM determined by the DNR) or approximate meander line.

19. **Response: Meander Line labeled.**

20. Show the public trust information note.

21. **Response: Public Trust note added to Page 1**

22. On page 2 of 4;

a) On the 7th line of the legal description, on the 4th segment meander line should be read 70 degrees.

Response: Legal description corrected.

23. On page 4 of 4, remove the word dedication under the Common Council Certificate of Approval. No part of the land was dedicated to this proposal.

Response: Word removed.

24. Need to convey land from the adjoining property by deed.

Response: Approved CSM to be used as the vehicle to convey the land from Sacred Heart to the Applicant.

Milwaukee County Register of Deeds comments

Comment #1

Response: Point of commencement revised.

Comment #2

Response: Legal description revised.

Comment #3

Response: Surrounding information depicted on CSM has been corrected.

CERTIFIED SURVEY MAP NO.

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SW COR, NE 1/4 SECTION 7-5-21
CONC MON W/BRASS CAP
N. 337,382.98
E. 2,520,046.43

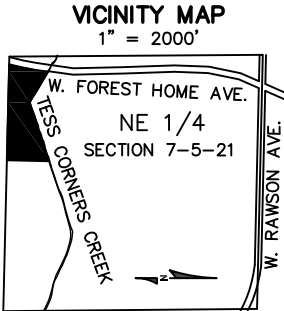
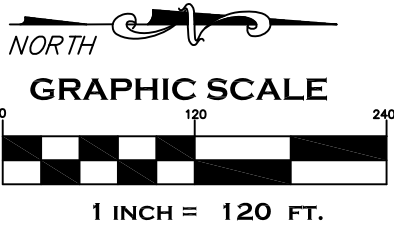
- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFER TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7-5-21, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, BEARING OF N 88°37'15" W.

LAND SHOWN IS SERVICED BY PUBLIC SANITARY SEWER THAT IS LOCATED IN THE 30' SANITARY SEWER EASEMENT SHOWN ON MAP.

PUBLIC TRUST INFORMATION:
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION



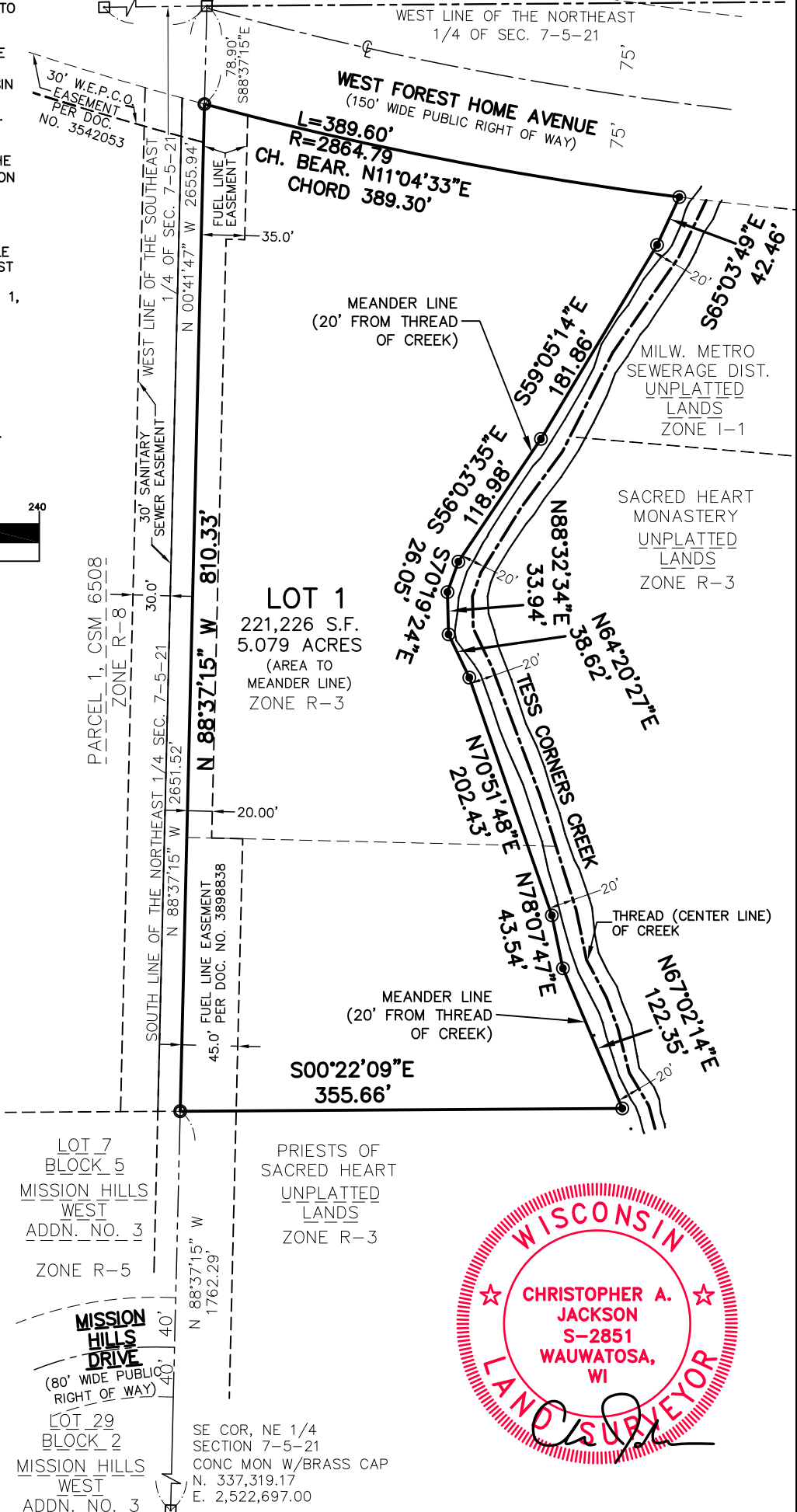
OWNERS:
SACRED HEART MONASTERY, INC.
P.O. BOX 289
HALES CORNERS, WI 53130

&

CONGREGATION OF PRIESTS OF THE SACRED HEART, INC.
P.O. BOX 289
HALES CORNERS, WI 53130

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

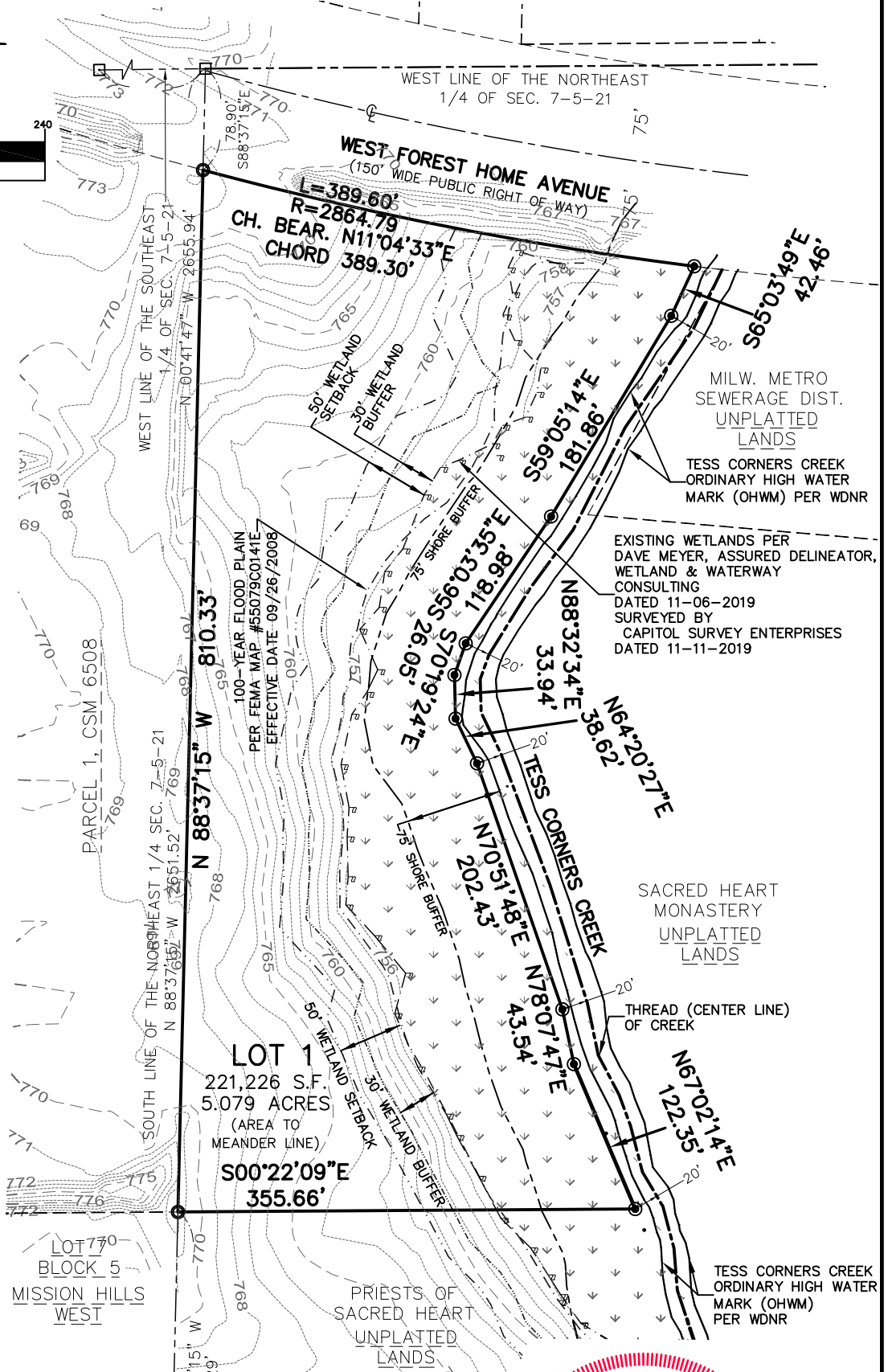
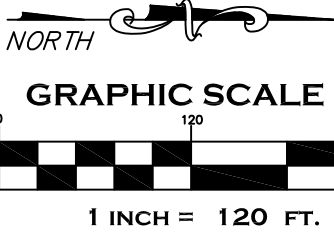
SW COR, SE 1/4 SECTION 7-5-21
CONC MON W/BRASS CAP
N. 334,727.42
E. 2,520,078.71



CERTIFIED SURVEY MAP NO.

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

NATURAL RESOURCES



LOT 1
221,226 S.F.
5.079 ACRES
(AREA TO MEANDER LINE)
S00°22'09"E
355.66'

EXISTING WETLANDS PER DAVE MEYER, ASSURED DELINEATOR, WETLAND & WATERWAY CONSULTING DATED 11-06-2019 SURVEYED BY CAPITOL SURVEY ENTERPRISES DATED 11-11-2019

SACRED HEART MONASTERY UNPLATTED LANDS

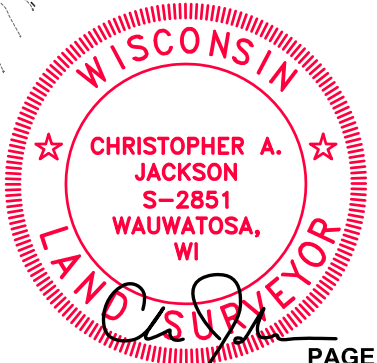
MILW. METRO SEWERAGE DIST. UNPLATTED LANDS
TESS CORNERS CREEK ORDINARY HIGH WATER MARK (OHWM) PER WDNR

TESS CORNERS CREEK ORDINARY HIGH WATER MARK (OHWM) PER WDNR

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MISSION HILLS DRIVE
(80' WIDE PUBLIC RIGHT OF WAY)
LOT 29
BLOCK 5
MISSION HILLS WEST

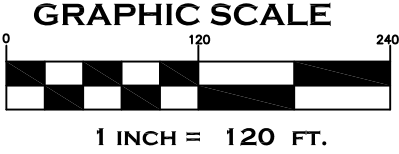
EXISTING CONTOURS
SE COR, NE 1/4 SECTION 7-5-21
CONC MON W/BRASS CAP
N. 337,319.17
E. 2,522,697.00



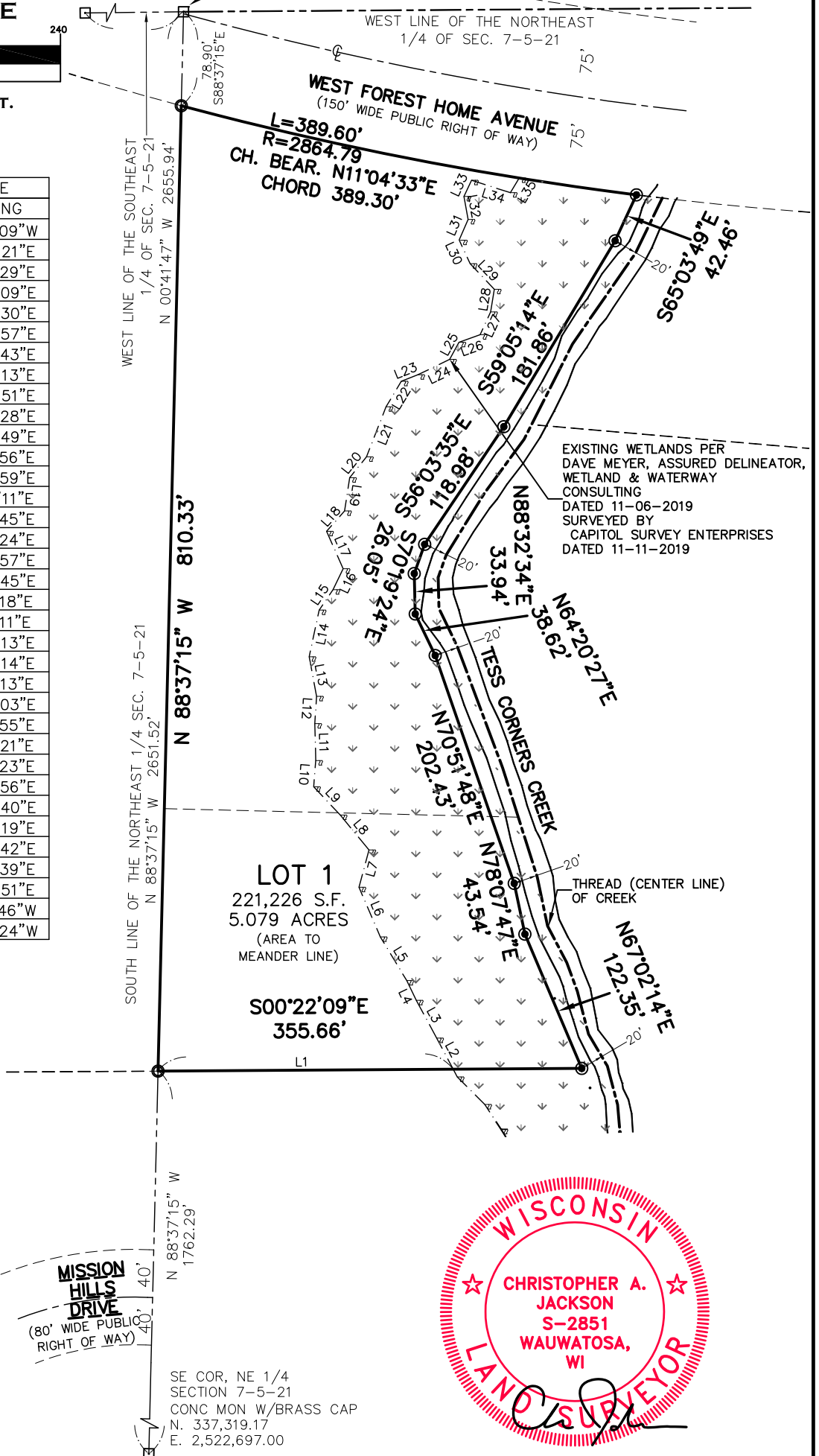
CERTIFIED SURVEY MAP NO.

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

WETLAND DELINEATION AND LINE TABLE



WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	247.71	N00°22'09"W
L2	29.53	N62°07'21"E
L3	36.05	N61°38'29"E
L4	18.45	N64°05'09"E
L5	42.82	N58°49'30"E
L6	45.30	N66°43'57"E
L7	32.44	S75°03'43"E
L8	37.91	N50°30'13"E
L9	32.57	N46°48'51"E
L10	22.06	S85°23'28"E
L11	31.04	N88°29'49"E
L12	22.96	S86°13'56"E
L13	33.70	N79°18'59"E
L14	40.11	S77°53'11"E
L15	20.65	S55°51'45"E
L16	19.56	S64°13'24"E
L17	34.33	N66°10'57"E
L18	22.78	S48°35'45"E
L19	28.21	S81°17'18"E
L20	22.56	S51°11'11"E
L21	45.04	S68°36'13"E
L22	24.91	S59°05'14"E
L23	14.94	S21°44'13"E
L24	29.65	S25°43'03"E
L25	16.38	S61°28'55"E
L26	18.85	S19°42'21"E
L27	21.07	S65°16'23"E
L28	19.25	S80°42'56"E
L29	29.48	N46°34'40"E
L30	21.97	N65°02'19"E
L31	18.81	S66°24'42"E
L32	19.62	N79°51'39"E
L33	14.94	S64°59'51"E
L34	34.23	S17°42'46"W
L35	14.39	N58°47'24"W



EXISTING WETLANDS PER DAVE MEYER, ASSURED DELINEATOR, WETLAND & WATERWAY CONSULTING DATED 11-06-2019 SURVEYED BY CAPITOL SURVEY ENTERPRISES DATED 11-11-2019

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MISSION HILLS DRIVE
(80' WIDE PUBLIC RIGHT OF WAY)

SE COR, NE 1/4 SECTION 7-5-21
CONC MON W/BRASS CAP
N. 337,319.17
E. 2,522,697.00



CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7; THENCE N 88°37'15" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, 1762.29 FEET TO THE NORTHWEST CORNER OF LOT 7 BLOCK 5 OF MISSION HILLS WEST ADDN. NO. 3, THE NORTHEAST CORNER OF PARCEL 1, CSM 6508, AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE, CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, N 88°37'15" W 810.33 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WEST FOREST HOME AVE.; THENCE NORTHEASTERLY 389.60 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF WEST FOREST HOME AVENUE AND ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 2864.79 FEET, AND WHOSE CHORD BEARS N 11°04'33" E 389.30 FEET TO THE MEANDER LINE OF TESS CORNERS CREEK; THENCE ALONG THE MEANDER LINE S 65°03'49" E 42.46 FEET; THENCE S 59°05'14" E 181.86 FEET; THENCE S 56°03'35" E 118.98 FEET; THENCE S 70°19'24" E 26.05 FEET; THENCE N 88°32'34" E 33.94 FEET; THENCE N 64°20'27" E 38.62 FEET; THENCE N 70°51'48" E 202.43 FEET; THENCE N 78°07'47" E 43.54 FEET; THENCE N 67°02'14" E 122.35 FEET; THENCE S 00°22'09" E 355.66 FEET TO THE NORTHWEST CORNER OF LOT 7 BLOCK 5 OF MISSION HILLS WEST ADDN. NO. 3, THE NORTHEAST CORNER OF PARCEL 1, CSM 6508 AND THE POINT OF BEGINNING, TOGETHER WITH THOSE LANDS LYING BETWEEN THE MEANDER LINE AND THE THREAD OF TESS CORNERS CREEK.

SAID LANDS CONTAINING 221,226 SQ. FT (5.079 ACRES) MORE OR LESS.
(MEASURED TO THE MEANDER LINE)

THAT I HAVE MADE SUCH SURVEY, DIVISION AND MAP AT THE DIRECTION OF SACRED HEART MONASTERY, INC. & THE CONGREGATION OF PRIESTS OF THE SACRED HEART ,INC., OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE DIVISION 15 IN SURVEYING, DIVIDING, AND MAPPING SAID LANDS.

DATED THIS 4th DAY OF DECEMBER, 2020.


CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH,
RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

SACRED HEART MONASTERY, INC. AND THE CONGREGATION OF THE PRIESTS OF THE SACRED HEART, INC., CORPORATIONS ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATIONS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, SACRED HEART MONASTERY, INC. AND THE CONGREGATION OF THE PRIESTS OF THE SACRED HEART, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY DN. DAVID NAGEL, SCJ, THIS _____ DAY OF _____, 20__.

DN. DAVID NAGEL, SCJ

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, DN. DAVID NAGEL, SCJ. OF THE SACRED HEART MONASTERY, INC. AND THE CONGREGATION OF THE PRIESTS OF THE SACRED HEART, INC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__



CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH,
RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

COMMON COUNCIL CERTIFICATE OF APPROVAL

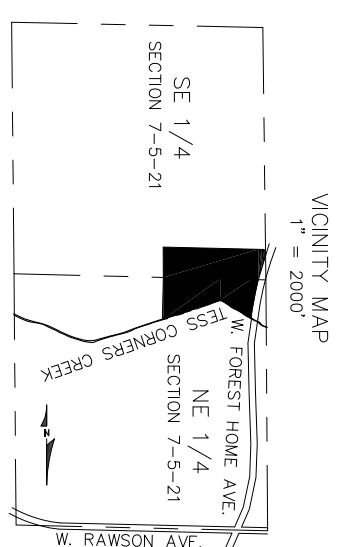
APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN BY RESOLUTION
NUMBER _____
ON THIS _____ DAY OF _____, 20__.

APPROVED AND SIGNED

STEPHEN R. OLSON, MAYOR, CITY OF FRANKLIN

SANDRA L WESOLOWSKI, CITY CLERK





OWNER/SUBDIVIDER:
 CH. BEAR LAND
 KEN SERVI
 PO BOX 91
 SUSSER, WI 53089

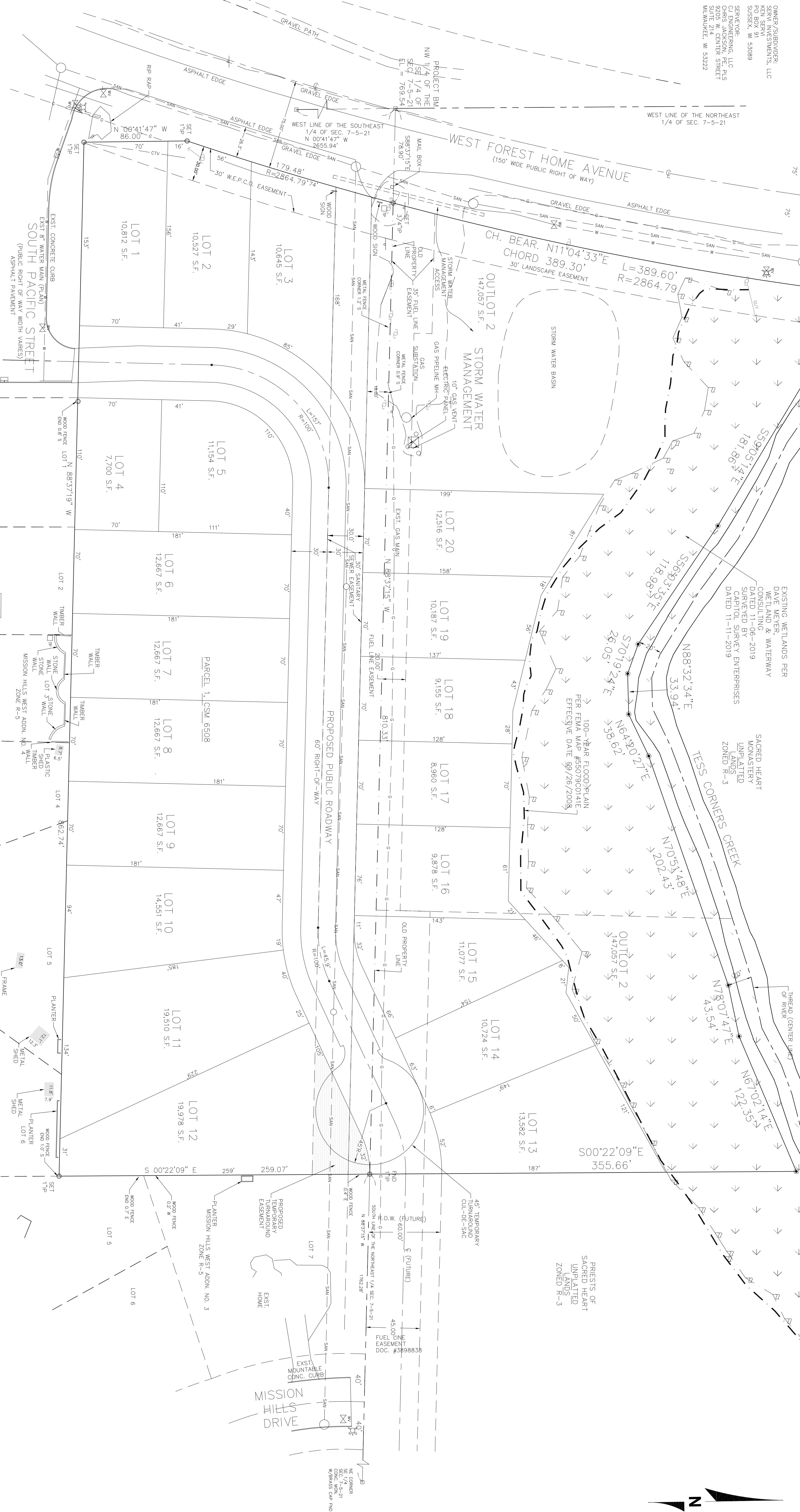
SERVER/GR:
 C.J. ENGINEERING, LLC
 9205 W. CENTER STREET
 SUITE 214
 MILWAUKEE, WI 53222

SUBDIVISION CONCEPT PLAN

LEGAL DESCRIPTION

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6508 ALONG WITH LANDS LOCATED IN THE
 SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF
 FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SAID LANDS CONTAINING 440,001 SQUARE FEET OR 10.101 ACRES



LEGEND

- 774--- EXISTING CONTOUR
- SAN--- EXISTING SANITARY SEWER
- G--- EXISTING BURIED GAS MAIN
- W--- EXISTING WATER MAIN
- S--- EXISTING STORM SEWER
- E--- EXIST. OVER HEAD WIRE
- C--- EXIST. BURIED ELECTRIC
- F--- EXIST. UTILITY POLE W/GUY WIRE

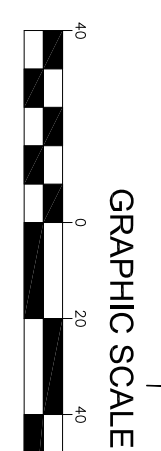
DIGGERS HOTLINE

Toll Free (800) 242-8511

Milwaukee Area (414) 258-1181

Headling Integrated TDU (800) 542-2289

www.DiggerHotline.com



engineer
 civil design and consulting

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 Milwaukee, WI 53222
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