

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JULY 8, 2021, 7:00 P.M.

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

<https://www.youtube.com/c/CityofFranklinWIGov>.

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

B. **Approval of Minutes**

1. Approval of regular meeting of June 17, 2021.

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

1. **JAMES A. ROGOSIENSKI AND SANDRA D. ROGOSIENSKI SINGLE-FAMILY RESIDENCE DETACHED GARAGE EXPANSION [recommendation to Board of Zoning and Building Appeals].** Application by James A. Rogosienski and Sandra D. Rogosienski for an Area Exception from Section 15-3.0801C.1. of the Unified Development Ordinance to allow for an 864 square foot accessory structure, exceeding the 720 square feet maximum size by 20%, for property located at 3800 West Acre Avenue [an existing dwelling totaling 1100 square feet and two existing detached accessory buildings are currently on the property, the first building is a detached 24 foot by 24 foot frame garage totaling 576 square feet and the second building is a detached 12 foot by 20 foot frame accessory building totaling 240 square feet-proposal is to remove the 12 foot by 20 foot accessory building to provide clearance to expand the existing 24 foot by 24 foot garage to 24 feet by 36 feet for a total of 864 square feet], property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 833-0065-000. **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. **DETACHED ACCESSORY BUILDING ADDITION TO A CHILD CARE CENTER.** Site Plan Amendment application by Christopher W. Colton, President of Ingenious Inc., for the addition of an approximately 880 square foot (40 feet by 22 feet) detached accessory building to Ingenious Inc, a child care facility (proposed building would be located east of the existing parking lot and would be used for storage), property zoned B-3 Community Business District,

located at 7260 South 76th Street; Tax Key No. 756-9993-011.

2. **BEAR DEVELOPMENT, LLC RECONFIGURATION OF THREE LOTS FOR POTENTIAL FUTURE CONDOMINIUM DEVELOPMENT.**

Certified Survey Map application by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), to reconfigure 3 properties (Tax Key No. 891-9993-000, 8.58 acres, 12000 West Loomis Road, with access to Ryan Road; Tax Key No. 891-9996-000, 6.68 acres, generally between 12000 and 12204 West Loomis Road and Tax Key No. 891-9997-000, 3.54 acres, 12204 West Loomis Road) to create 2 lots as follows: Lot 1 with 15.06 acres north of Loomis Road and access to Ryan Road, and Lot 2 with 0.91 acres south of Loomis Road and access to West Loomis Court [a Concept Review was presented before the Common Council on April 5, 2021, for the “Ryan Road Duplexes”, a two-family residential condominium development, with 26 units in 13 two-family attached dwellings on the area designated as Lot 1 in this Certified Survey Map]; properties located at 12000 West Loomis Road and 12204 West Loomis Road, zoned R-8 Multiple-Family Residence District and C-1 Conservancy District.

3. **SIGN CODE INTERIM AMENDMENTS, CITY-WIDE (REVIEW OF STAFF’S PROPOSALS FOR MINOR AMENDMENTS TO CHAPTER 210 OF THE MUNICIPAL CODE).**

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: July 22, 2021

**City of Franklin
Plan Commission Meeting
June 17, 2021
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the June 17, 2021, regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Adam Burckhardt and Patricia Hogan, City Engineer Glen Morrow and Alderman Mark Dandrea. Absent were Commissioners Kevin Haley and Patrick . Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Regular Meeting of June 3, 2021

Alderman Dandrea moved and Commissioner Burckhardt seconded approval of the June 3, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. TARGET STORE T-2388 FRANKLIN PLACEMENT OF SHIPPING CONTAINERS IN STORE PARKING LOT. Temporary Use application by Target Corporation (Store T-2388 Franklin) to allow for the placement of 40-50 shipping containers on the west side of the Target Store parking lot, for storage use during the remodel of the Target store, from July 12, 2021 to November 5, 2021, property located at 7800 South Lovers Lane Road, zoned CC City Civic Center District; Tax Key No. 794-9999-004.

Planning Manager Heath Eddy presented the request by Target Corporation (Store T-2388 Franklin) to allow for the placement of 40-50 shipping containers on the west side of the Target Store parking lot, for storage use during the remodel of the Target store, from July 12, 2021 to November 5, 2021, property located at 7800 South Lovers Lane Road, zoned CC City Civic Center District; Tax Key No. 794-9999-004.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use to allow for the placement of shipping containers on the west side of the Target store parking lot, for storage use during the remodel of the target store located at 7800 South Lovers Lane Road, with the condition that the surrounding fence will not interfere with the Biggby Coffee drive-through. On voice vote, all voted 'aye'. Motion carried (4-0-2).

2. PROPOSAL TO CHANGE THE PUBLIC NOTICES TO PROPERTY OWNERS AND NOTICES TO THE MEDIA WITH REGARD TO ZONING AND LAND DIVISION AND LAND USE MATTERS APPLICATIONS ITEMS PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE, METHODS AND FORMATS PROCESS, TO IMPLEMENT A MORE ACCESSIBLE AND EFFICIENT PROCESS.

Planning Manager Heath Eddy presented a proposal to change the public notices to property owners and notices to the media with regard to zoning and land division and land use matters applications items pursuant to the unified development ordinance, methods and formats process, to implement a more accessible and efficient process.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to refer this item to staff for the second Plan Commission meeting of July and to return with two examples as well as wording for potential signs to be placed on site. On voice vote, all voted ‘aye’. Motion carried (4-0-2).

Adjournment

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to adjourn the Plan Commission meeting of June 17, 2021 at 7:30 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

DRAFT

REPORT TO THE PLAN COMMISSION

Meeting of July 8, 2021

Area Exception

RECOMMENDATION: City Development Staff recommends review of the Findings and Factors and Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.

Project Name: Rogosienski Area Exception
Project Address: 3800 W Acre Avenue
Applicant: Rogosienski, James A. and Sandra D.
Property Owner: Rogosienski, James A. and Sandra D.
Zoning: R-3 Suburban/Estate Single-Family Residence District
Use of Surrounding Properties: Single-family residential zoned R-3.
Applicant's Action Requested: Approval of the proposed Area Exception

INTRODUCTION:

On May 13, 2021, the applicant submitted an Area Exception request to enlarge an existing 24' x 24' garage to 24' x 36' with a resulting floor area of 864 square feet, while the maximum size for an accessory structure on this property is 720 square feet per Unified Development Ordinance (UDO) Section 15-3.0801.C.

PROJECT ANALYSIS:

Per Section 15-10.0209, Area Exceptions may be granted to increase the maximum size of an accessory structure by no more than 20%. Section 15-10.0209.G. of the Unified Development Ordinance (UDO) specifically lists Standards to be reviewed to grant or deny an Area Exception, which the Plan Commission and Board of Zoning and Building Appeals will use to consider the request.

Maximum size for accessory structure calculation:

- The property area is approximately 0.55 acres.
- Per UDO Section 15-3.0801.C, the maximum accessory structure size is 720 sf (square feet).
- The expanded garage would have an area of 864 sf, 24 x 36 feet. Note that the existing shed would be removed.
- With approval of an Area Exception, the maximum accessory size may be increased up to 20%, resulting in 864 sf. Therefore, the applicant's request falls within the allowable increase if the Area Exception is granted.

STAFF RECOMMENDATION

City Development Staff recommends review of the Findings and Factors and Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.

MEMORANDUM

Date: June 8, 2021
To: Rogosienski, James and Sandra
From: Department of City Development
RE: Area Exception request – 3800 W Acre Avenue

Review comments are as follows for Area Exception application submitted on May 13, 2021:

City Development Department comments

The process to grant an Area Exception involves review and recommendation of the Plan Commission followed by approval by the Board of Zoning and Building Appeals.

Per Section 15-10.0209, Area Exceptions may be granted to increase the maximum size of an accessory structure by no more than 20%. Section 15-10.0209.G. of the Unified Development Ordinance (UDO) specifically lists Standards to be reviewed to grant or deny an Area Exception, which the Plan Commission and Board of Zoning and Building Appeals will use to consider the request.

Maximum size for accessory structure calculation:

- The property area is approximately 0.55 acres.
- Per UDO Section 15-3.0801.C, the maximum accessory structure size is 720 sf (square feet).
- The expanded garage would have an area of 864 sf, 24 x 36 feet.
- With approval of an Area Exception, the maximum accessory size may be increased up to 20%, resulting in 864 sf. Therefore, your request falls within the allowable increase if the Area Exception is granted.

Note: If this Area Exception is granted, you would need to obtain a separate building permit from the Inspection Services Department prior to commencement of construction.

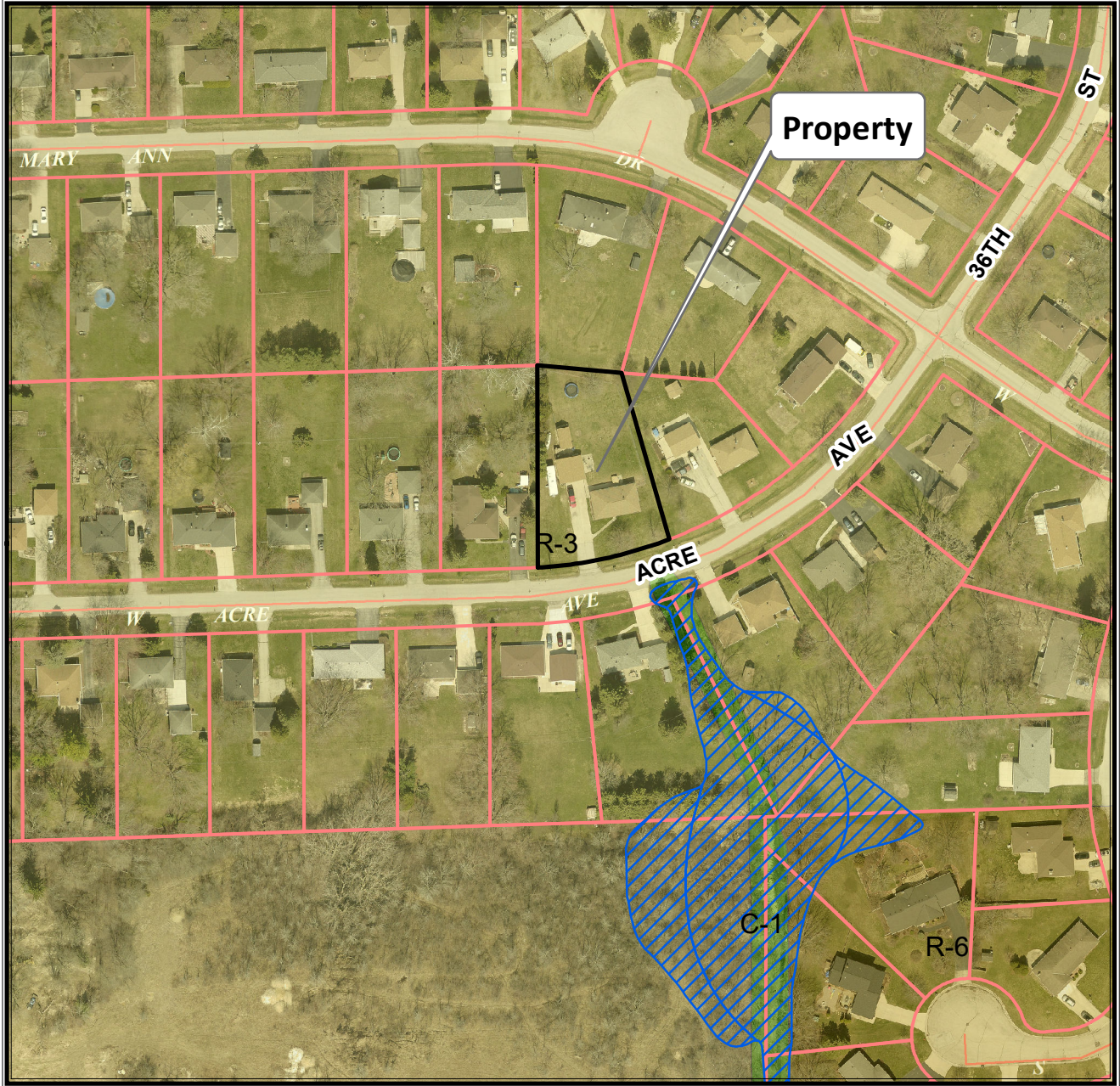
Fire Department comments

- No comments.

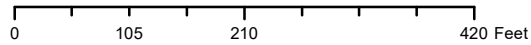
Police Department comments

- The PD has no comment regarding this request.

3800 W. Acre Ave.
TKN 833 0065 000



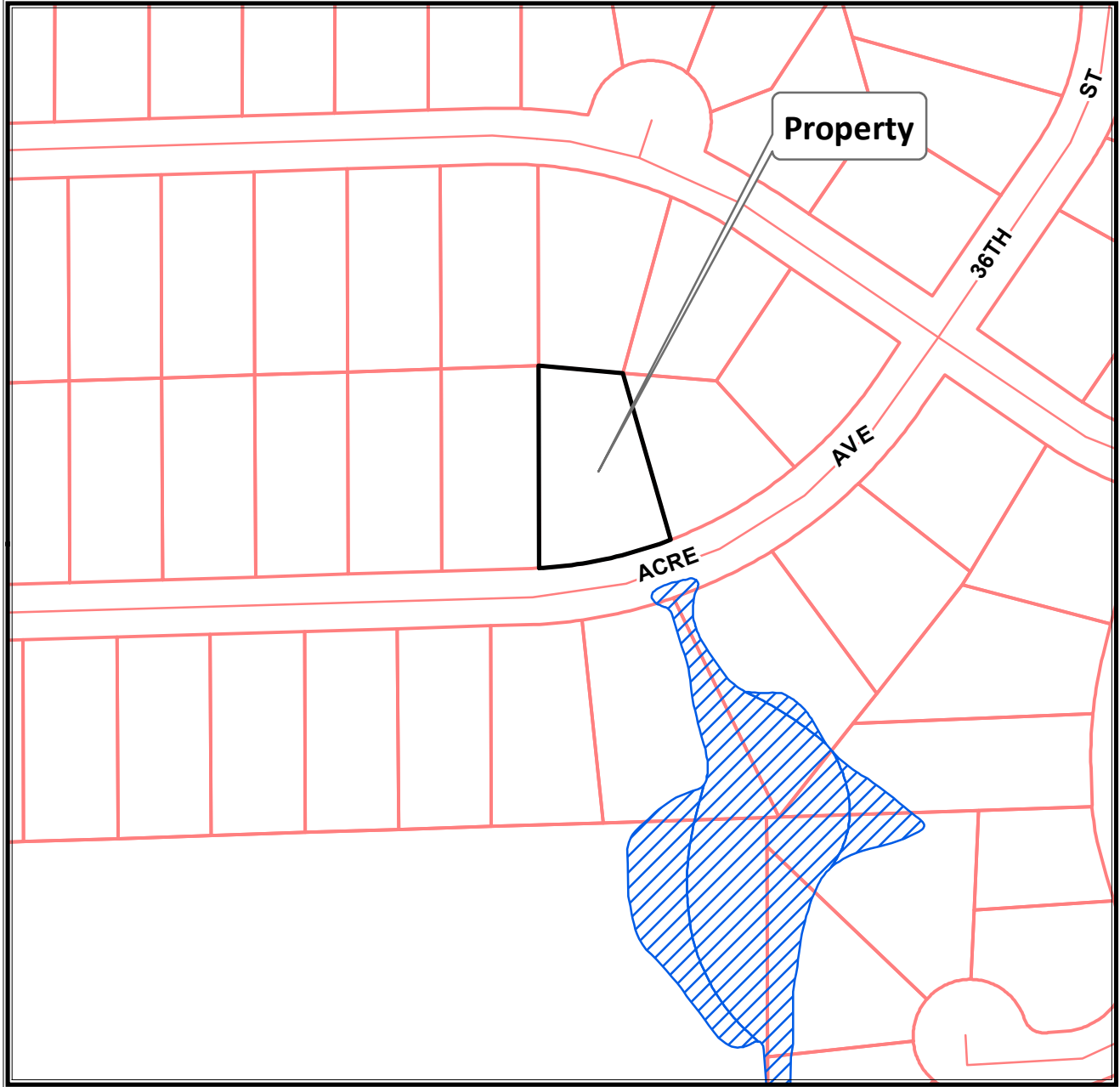
Planning Department
(414) 425-4024



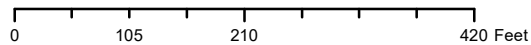
2021 Aerial Photo

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.

3800 W. Acre Ave.
TKN 833 0065 000



Planning Department
(414) 425-4024



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





Standards in the Review of Area Exceptions

Date: 5/13/2021

Case No. _____

Property Owner: James + Sandra Rogosinski

Property Address: 3800 W. Acre Ave, Franklin, WI 53132

Section 15-10.0209G of the City of Franklin Unified Development Ordinance specifically lists Standards to be reviewed by the Board of Zoning and Building Appeals to grant or deny an Area Exception. The Standards are:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed garage expansion will not affect the neighbors or neighboring properties in any way.

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.

The upgraded garage expansion will add value & curb appeal to existing property.

3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The expansion will not adversely affect any other surrounding property owner.

4. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.

The proposed garage expansion is positioned on the lot with almost double requirement setback and in no way will affect surrounding properties.

5. That the area exception shall be in harmony with the general purpose and intent of this Unified Development Ordinance.

The expansion of the existing garage will allow us to park all vehicles in a secure location and will improve neighborhood curb appeal.

LEGAL DESCRIPTION

LOCATION: 3800 West Acre Avenue, Franklin, Wisconsin

LEAGL DESCRIPTION: Lot 28, in Block 4, in **FRANKLIN ESTATES**, Being a part of the Southwest $\frac{1}{4}$ of Section 13, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin

Project Narrative

Currently on this property is an Existing Brick and Frame Dwelling totaling 1100 Square feet and two existing detached accessory buildings. The first building is a detached 24' x 24' frame garage totaling 576 square feet and the second building is a detached 12' x 20' frame accessory building totaling 240 square feet which adds up to 816 square feet under roof.

What I am proposing is to remove the existing 12' x 20' accessory building to provide clearance to expand the existing 24' x 24' garage. The expansion will require an area exception to Ordinance Standard 15-3.0801 C 1. Which states that wood frame construction is limited to 720 square feet.

The expanded garage will measure 24' x 36' for a total of 864 square feet; therefore, I am asking for a 20% exception to the Ordinance Standard.

The expansion will be accomplished by performing the following:

- First the entire garage will be stripped of the existing aluminum siding.
- The north wall will be removed and the existing garage floor will be removed.
- The perimeter of the existing garage floor will be doweled with #4 reinforcing rod. A new 4" concrete floor will be installed starting 12 feet behind the existing garage in a continuous pour. The perimeter of the new area will be thickened and reinforced 8" wide and 8" deep as required by the City of Franklin Inspection Department.
- Once the concrete has cured the original north wall will be positioned and the new east and west walls will be constructed.
- The roof will be constructed to match the existing roof using 2 x 6 Rafters and 2 x 6 collar ties 16" OC and the rafters will be covered with ½" x 4 x 8 OSB sheathing. The entire roof will be new architectural shingles to match the dwelling roof and the entire garage will be covered with new vinyl siding, soffit & fascia to match the dwelling.

Expanding the garage in this manner will allow us to park all three of our vehicles in the garage which will improve security and curb appeal of our property. As the garage is currently configured, we are unable to park my pickup inside due to my truck length.

The current garage is positioned on the lot with almost double the required setback and the proposed expansion will not adversely affect the required setback. The removal of the existing shed will also improve the overall appearance of the property.

Thank you for considering this request for an area exception.

Existing 24' x 24' Garage

576 sq ft

Proposed

12' x 24'

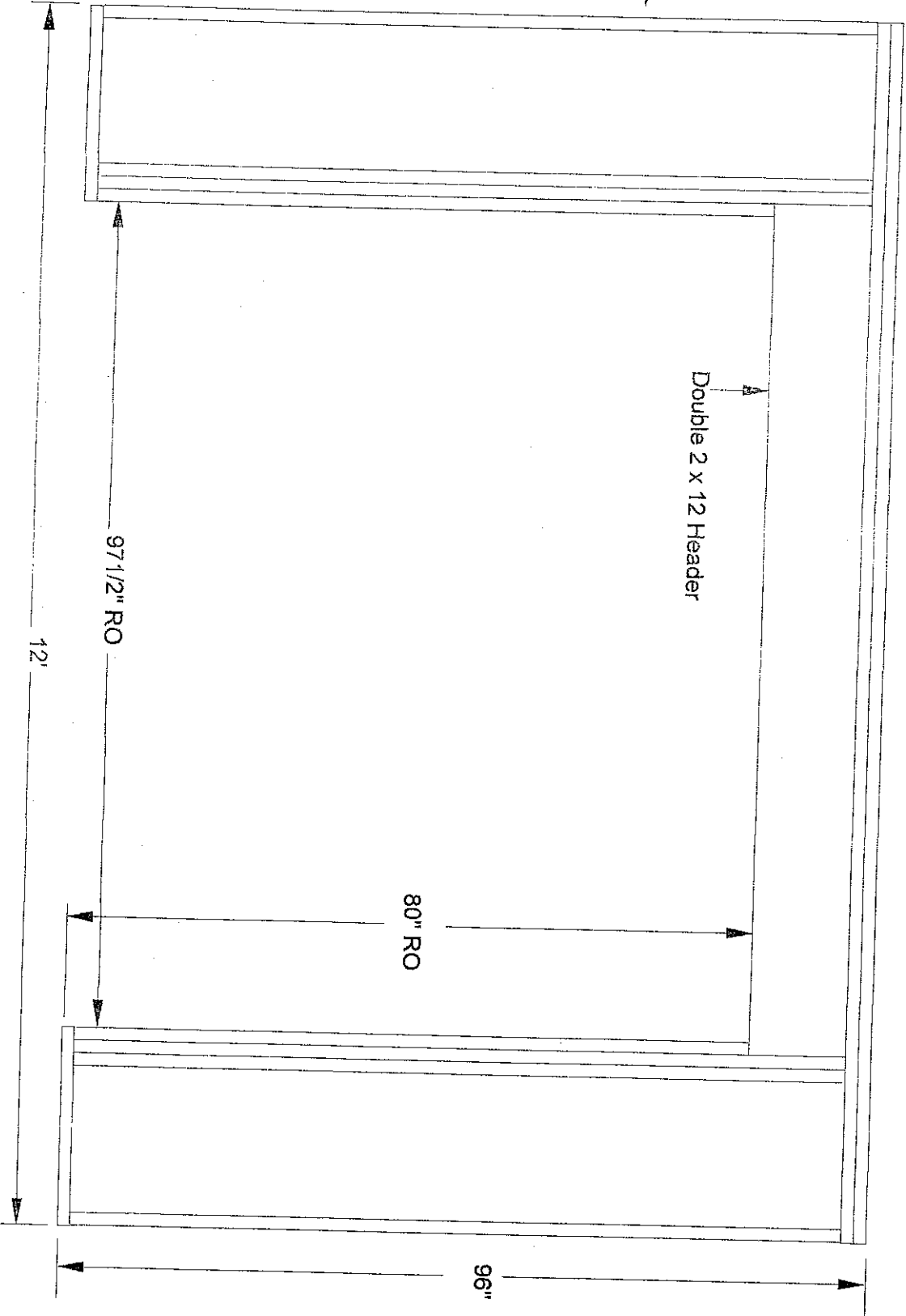
Addition

288 sq ft

**Layout for Proposed Expansion
of Existing 24' x 24' Garage to**

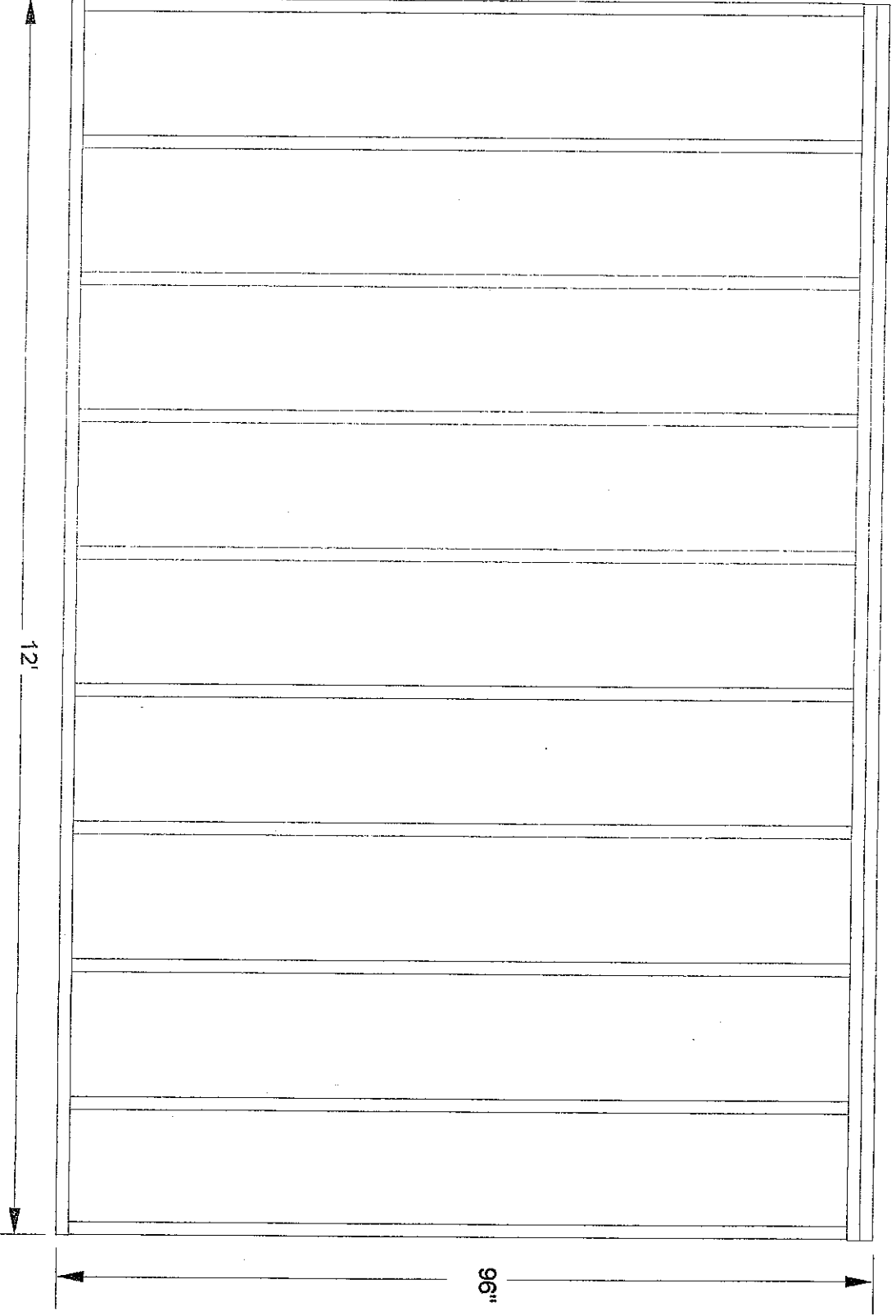
24' x 36' Garage

Typ. 2 x 4
16" OC with
1/2" x 4 x 8 OSB

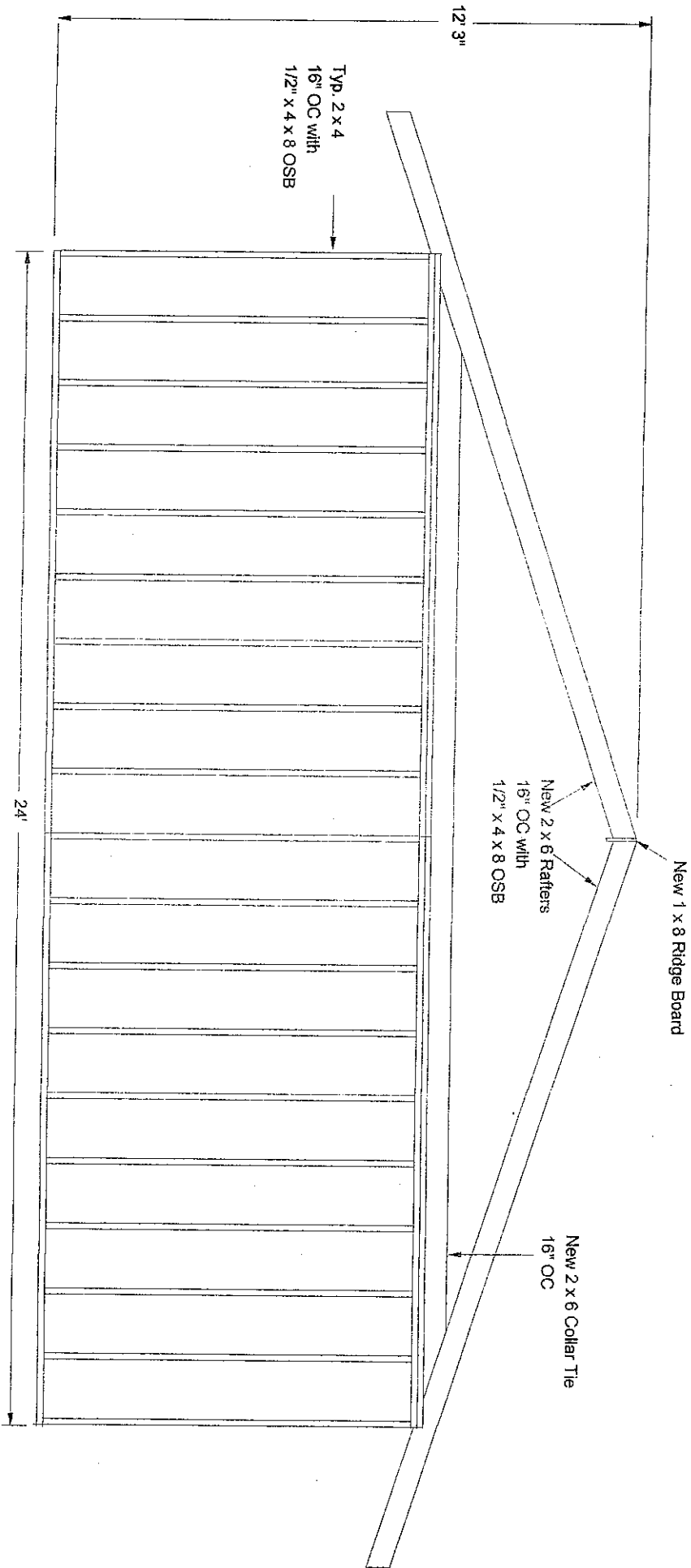


New East Elevation

Typ. 2 x 4
16" OC with
1/2" x 4 x 8 OSB



New West Elevation



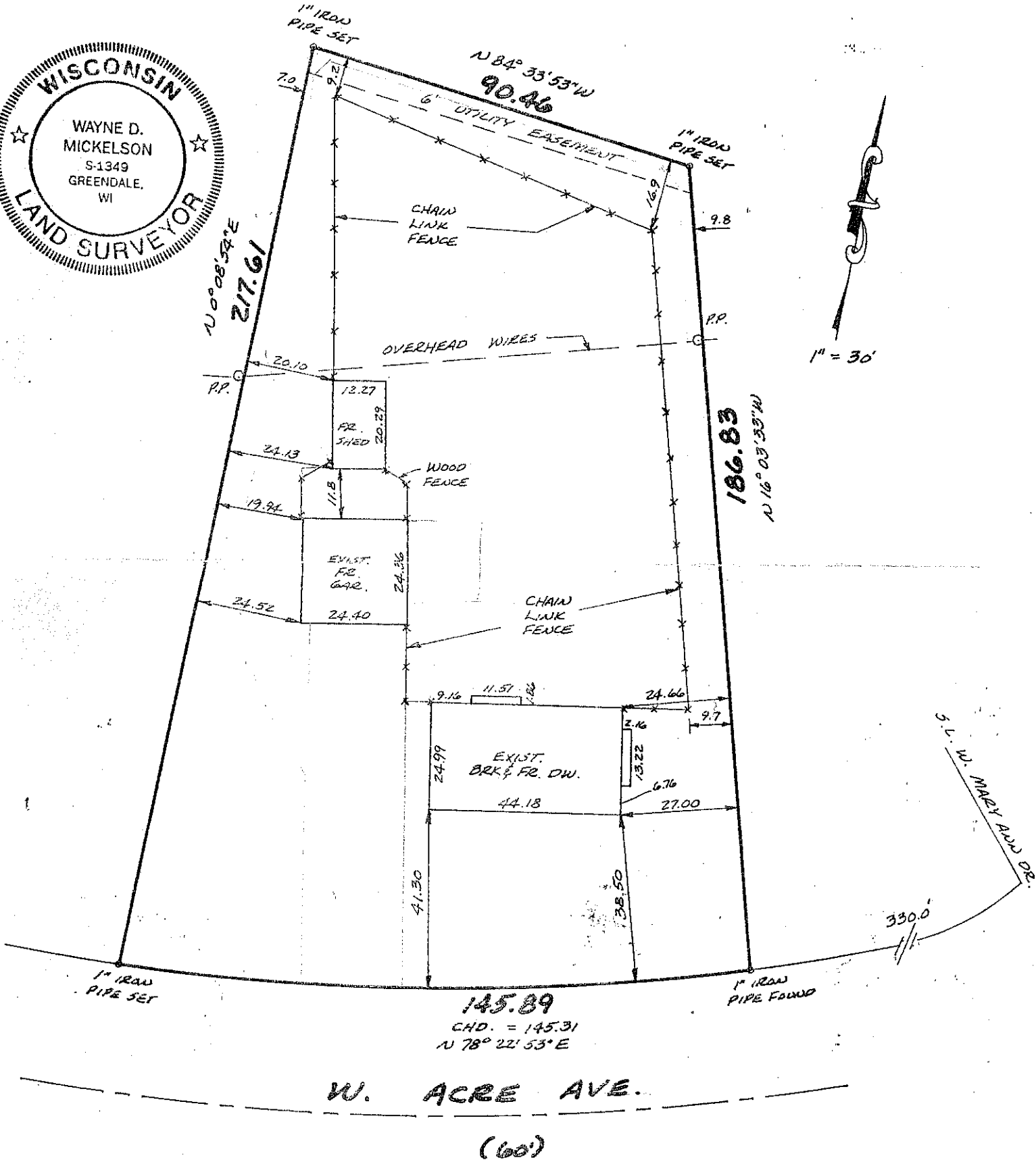
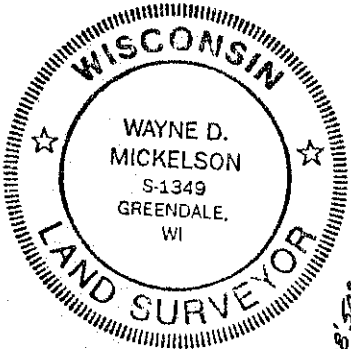
PLAT OF SURVEY

LOCATION: 3800 West Acre Avenue, Franklin, Wisconsin

LEGAL DESCRIPTION: Lot 28, in Block 4, in FRANKLIN ESTATES, being a part of the Southwest 1/4 of Section 13, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

July 15, 198

Survey No. 3624-M



METROPOLITAN ENTERPRISES, INC.
REGISTERED LAND SURVEYORS
8415 W. FOREST HOME AVE., SUITE 202, MALES CORNERS, WI 53130
PH. 528-5380 FAX 528-8787

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

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

SIGNED *Wayne D. Mickelson*

Wayne D. Mickelson
Registered Land Surveyor S-1349



REPORT TO THE PLAN COMMISSION

Meeting of July 8, 2021

Site Plan amendment

RECOMMENDATION: City Development Staff recommends approval of the proposed site plan amendment for an accessory storage building to a child day care center upon property located at 7260 S. 76th Street, subject to the conditions of approval in the attached draft resolution.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Address, Applicant, Property owner, Agent, Current Zoning, 2025 Comprehensive Master Plan, Use of Surrounding Properties, and Applicant Action Requested.

INTRODUCTION:

Site Plan amendment to add a detached accessory building to a child care center. The proposed building would be located east of the existing parking lot and be used for storage. The floor area would be approximately 880 sf, 40 by 22 feet. A Special Use permit for the operation of this child day care was approved in 2015 per Resolution No. 2015-7140 (attached for reference).

In 2017, a Zoning Compliance permit was granted to allow for a business name change from Guarding Your Angels, Inc. to Ingenious, Inc.

PROJECT DESCRIPTION AND ANALYSIS:

The proposed accessory building would have fiber cement lap siding (arbor mist color), white insulated garage doors facing the parking lot, white fiberglass door, vinyl sliding windows and gray metal roofing. It is noted that commercial accessory buildings are not limited in size like residential accessory structures per the Unified Development Ordinance.

The resulting net floor area ratio (NFAR) of this site would be 0.24 while the maximum NFAR in the B-3 zoning district is 0.57. The proposed building location is between the existing parking lot and the playground area, no natural resources have been identified in this area.

Landscaping:

According to the applicant, the resulting Landscape Surface Ratio (LSR) of the site would be approximately 73%, which complies with the B-3 General Business District minimum LSR of 40% (0.40).

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed site plan amendment for an accessory storage building to a child day care center upon property located at 7260 S. 76th Street, subject to the conditions of approval in the attached draft resolution.

RESOLUTION NO. 2021-_____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY LOCATED AT 7260 SOUTH 76TH STREET TO ALLOW FOR A DETACHED ACCESSORY BUILDING ADDITION TO INGENIOUS INC., A CHILD CARE FACILITY (TAX KEY NO. 756-9993-011) (CHRISTOPHER W. COLTON, PRESIDENT OF INGENIOUS INC., APPLICANT)

WHEREAS, Christopher W. Colton, President of Ingenious Inc. having applied for an amendment to the site plan for the property located at 7260 South 76th Street, such Site Plan having been previously approved as part of a Special Use approval for Children’s Land of Learning, Inc., an educational child care center, by Resolution No. 90-3452, dated April 4, 1990; and

WHEREAS, such proposed amendment proposes the addition of an approximately 880 square foot (40 feet by 22 feet) detached accessory building to Ingenious Inc., a child care facility (proposed building would be located east of the existing parking lot and would be used for storage), 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 Christopher W. Colton, President of Ingenious Inc., dated June 28, 2021, as submitted by Christopher W. Colton, President of Ingenious Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. Christopher W. Colton, President of Ingenious Inc., successors and assigns and any developer of the Christopher W. Colton, President of Ingenious Inc. detached accessory building addition 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 Christopher W. Colton, President of Ingenious Inc. detached accessory building addition 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 Christopher W. Colton, President of Ingenious Inc. and the detached accessory building addition project for the

CHRISTOPHER W. COLTON, PRESIDENT OF INGENIOUS, INC. - SITE PLAN
AMENDMENT
RESOLUTION NO. 2021- _____
Page 2

property located at 7260 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Christopher W. Colton, President of Ingenious Inc. detached accessory building addition project shall be developed in substantial compliance with the plans City file-stamped June 28, 2021.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Christopher W. Colton, President of Ingenious Inc. detached accessory building addition as depicted upon the plans City file-stamped June 28, 2021, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 7260 South 76th Street, as previously approved, is amended accordingly.

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

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

APPROVED:

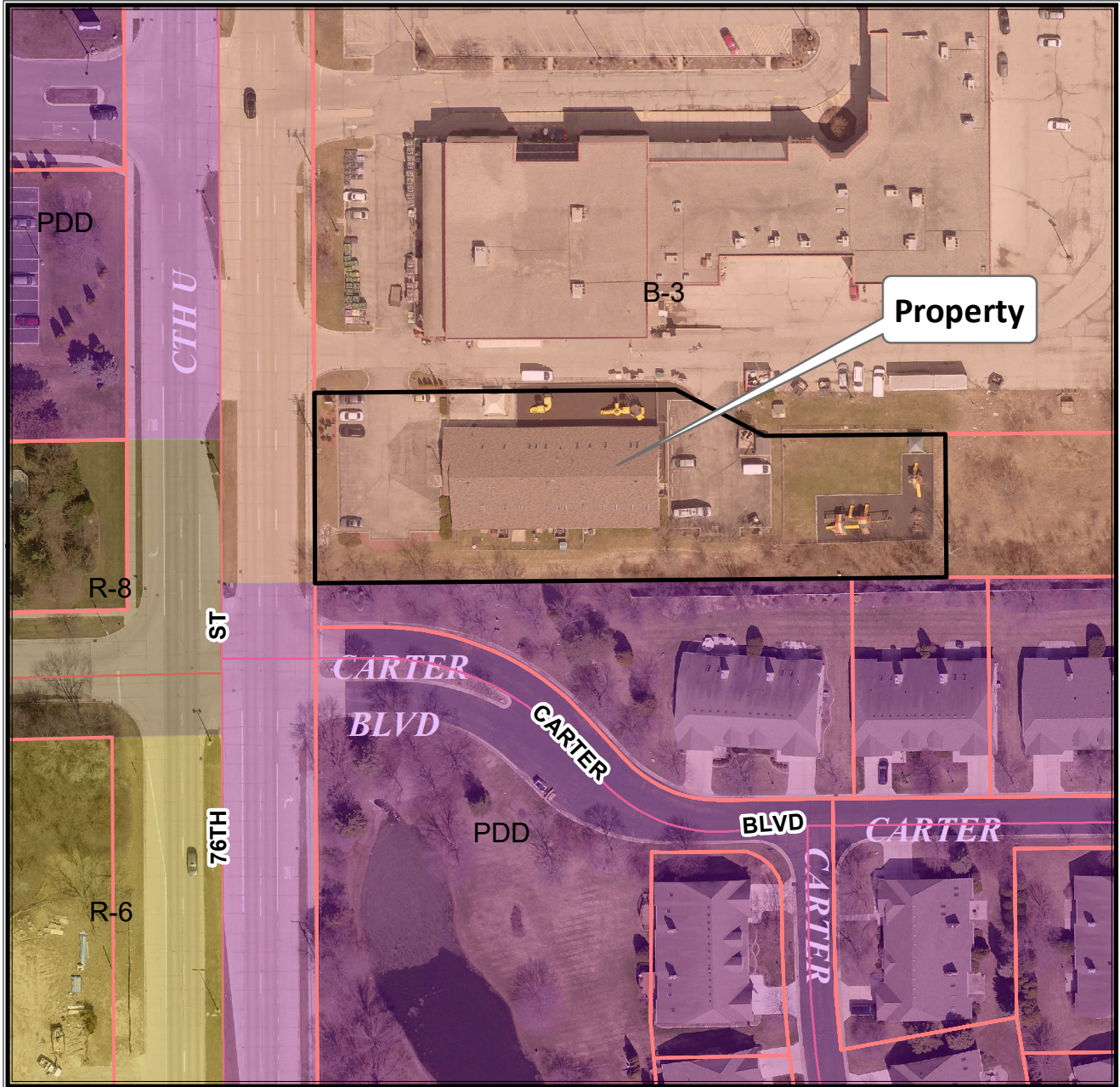
Stephen R. Olson, Chairman

ATTEST:

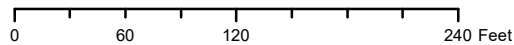
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7260 S. 76th Street
TKN: 756 9993 011

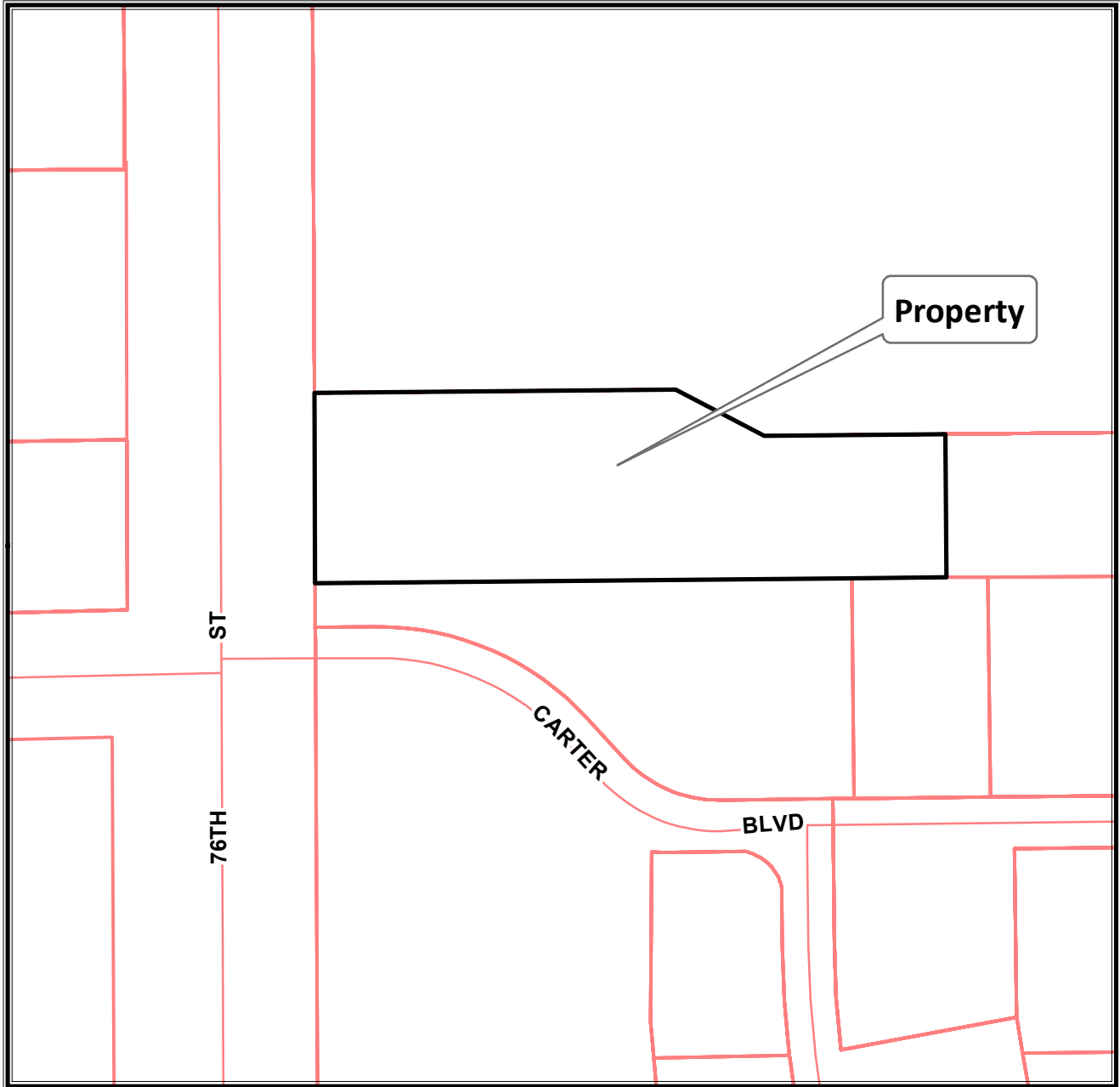


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(414) 425-4024

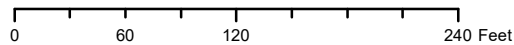


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

7260 S. 76th Street
TKN: 756 9993 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.



MEMORANDUM

Date: June 10, 2021
To: Gerald J. Holasek
From: Department of City Development. Régulo Martínez-Montilva, Principal Planner.
RE: Application for Site Plan amendment, 7260 S. 76th Street.

Please be advised that city staff has reviewed the above application received on May 24, 2021, for a commercial accessory building to a child day care center located at 7260 S 76th Street. Department comments are as follows:

Department of City Development

1. Please provide full legal name of property owner.
2. In order to attest compliance with the B-3 Community Business District Development Standards of Unified Development Ordinance Table 15-3.0303 (attached), please add the following information to your site plan or project narrative:
 - A. **Landscape Surface Ratio (LSR)** calculations, existing and proposed. LSR is defined as “the ratio derived by dividing the area of landscaped surface by the base site area”. The proposed LSR must be at least 0.40.
 - B. **Floor Area Ratio, Net (NFAR)** calculations, existing and proposed. NFAR is defined as “an intensity measured as a ratio derived by dividing the total gross floor area of a building or structure by the net buildable site area”. The resulting NFAR cannot exceed 0.57.
 - C. **Setbacks.** Add dimensions measured from the proposed building to the side property line (north), as well as to the rear property line (east).
3. Please revise the zoning information of the site plan, this property is located in the B-3 zoning district not the R-3 district.
4. Pursuant to Unified Development Ordinance (UDO) Section 15-7.0103 “Applications for Site Plan Review” (attached), please add or revise:
 - A. Revise the site plan scale, use a recognized engineering scale, for example 1 in. : 20 ft as noted in the survey.
 - C. Add Architect and/or Engineer name, address and seal noted.
5. Any outdoor lighting associated with the proposed building? If so, please provide a lighting plan containing the elements described in UDO Section 15-5-.0402.B (attached).
6. Staff suggests to provide colored building elevations. It is recommended that the proposed exterior materials and colors match those of the existing principal building.

Engineering Department Comments

7. No comments for the Site Plan Amendment. However, the following must be shown to the plat:
- Proposed erosion control.
 - Show at least three offsets reference distance from the property line.
 - The proposed finished floor elevation.
 - The existing elevations at the proposed building corners.
 - The existing elevation at the south side property line adjacent to the south building corners.
 - Note: Please kindly consider having the latest survey of the site.

Inspection Services Department Comments

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

Fire Department Comments

9. No comments.

Police Department Comments

10. The PD has no comment regarding this request.

RESOLUTION NO. 2015-7140

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR
THE APPROVAL OF A SPECIAL USE FOR A CHILD DAY CARE SERVICES
BUSINESS USE UPON PROPERTY LOCATED AT 7260 SOUTH 76TH STREET
(GUARDING YOUR ANGELS, INC., APPLICANT)

WHEREAS, Guarding Your Angels, Inc., having petitioned the City of Franklin for the approval of a Special Use within a B-3 Community Business District under Standard Industrial Classification Title No. 8351 "Child day care services", to allow for a child day care services-business-use upon property located at 7260 South 76th Street, bearing Tax Key No. 756-9993-011, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 5401, a redivision of Parcel 1 Certified Survey Map No. 4828, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 17th day of September, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Guarding Your Angels, Inc., 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:

GUARDING YOUR ANGELS, INC. – SPECIAL USE
RESOLUTION NO. 2015-7140

Page 2

1. That this Special Use is approved only for the use of the subject property by Guarding Your Angels, Inc., successors and assigns, as a child day care services business use, which shall be developed in substantial compliance with, and operated and maintained by Guarding Your Angels, Inc., pursuant to those plans City file-stamped September 4, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Guarding Your Angels, Inc., 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 Guarding Your Angels, Inc. child day care services business, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Guarding Your Angels, Inc. and the child day care services business use for the property located at 7260 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. A Landscape Plan shall be submitted, to the Department of City Development for review and approval, which adds a landscape island or islands with a minimum of two trees and several shrubs to the front of the property, adjacent to South 76th Street. Additionally, plantings shall be added around the base of the sign and in front of the existing electrical transformer box located south of the sign.

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

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

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

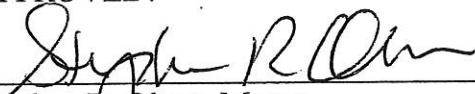
BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this 6th day of October, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 6th day of October, 2015.

APPROVED:



Stephen R. Olson, Mayor

ATTEST:



Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0



Date of Application: _____

SITE PLAN / SITE PLAN AMENDMENT APPLICATION

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

<p>Applicant (Full Legal Name[s]): Name: <u>Ingenious Inc. - Nara Colton</u> Company: <u>Ingenious INC.</u> Mailing Address: <u>8052 S. 43rd St</u> City / State: <u>Franklin WI</u> Zip: <u>53132</u> Phone: <u>414-379-4348</u> Email Address: <u>Naracolton@yahoo.com</u></p> <p>Project Property Information: Property Address: <u>7060 S. 76th St</u> Property Owner(s): <u>G4I LLC</u></p> <p>Mailing Address: <u>PO Box 210317</u> City / State: <u>Milwaukee WI</u> Zip: <u>53221</u> Email Address: <u>cristo6996@gmail.com</u></p>	<p>Applicant is Represented by: (contact person)(Full Legal Name[s]) Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____</p> <p>Tax Key Nos: _____</p> <p>Existing Zoning: _____ Existing Use: _____ Proposed Use: _____ Future Land Use Identification: _____</p>
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*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

Site Plan/Site Plan Amendment submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
 - Tier 1: \$2000
 - Tier 2: \$1000 (Lot size ≤ 1 acre)
 - Tier 3: \$500 (≤ 10% increase or decrease in total floor area of all structures with no change to parking; or change to parking only).
- Legal Description for the subject property (WORD.doc or compatible format).
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)
 - Seven (7) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
 - Reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package will be at Planning staff recommendation, if applicable.
- One colored copy (11"x17") of the building elevations, if applicable.
- One copy of the Site Intensity and Capacity Calculations, if applicable (see Division 15-3.0500 of the UDO).
- Three copies of the Natural Resource Protection report, if applicable (see Section 15-7.0103Q of the UDO).
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

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

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

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

Signature - Property Owner

 Name & Title (PRINT) Nara Colton President
 Date: 4-23-21

Signature - Applicant
 Name & Title (PRINT)
 Date:

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

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

HOLASEK ARCHITECTURE & DESIGN

4958 South 20th Street
Milwaukee, WI 53221
Telephone (414) 403-8761

4 21 21

PROJECT NARRATIVE

PROJECT: 7260 S. 76 STREET
FRANKLIN, WI

PROPOSED: DAY CARE - STORAGE GARAGE

THE OWNER NEEDS "BUILDING" SPACE FOR STORAGE OF -

- SNOW REMOVAL EQUIPMENT, GRASS REMOVAL EQUIPMENT
- DAY CARE BUSES
- DAY CARE PLAY GROUND EQUIPMENT
- MISG.

THE BUILDING WILL BE 40'X22', VINYL SIDING WITH METAL ROOF
AND LOCATED IN BACKYARD "OUT OF VIEW".

NO WASTE MANAGEMENT REQUIRED / CITY ENGINEER; RON ASUNCION
- BUILDING WAS BUILT BEFORE 2004



Ronnie Asuncion
Engineering Technician
rasuncion@franklinwi.gov

P (414) 425-7510
F (414) 425-3106

City of Franklin
Engineering Department
9229 W. Loomis Road
Franklin, WI 53132

franklinwi.gov

Design ID: 303258107168

Estimate ID: 49539

MENARDS
Design & Buy GARAGE

How to purchase at the store

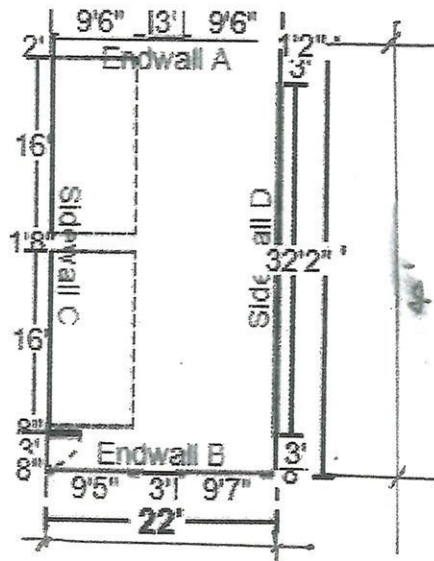
1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your Garage to the cart and purchase.

Garage Image

PROPOSED DAY-CARE STORAGE GARAGE - 7260 S. 76 ST.



Estimated Price: \$25,475.38

* Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

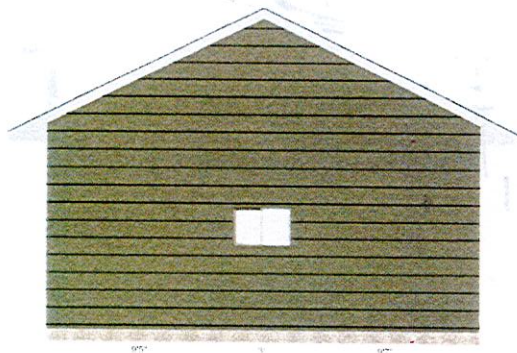
MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Design ID: 303258107168
Estimate ID: 68746

Dimensions

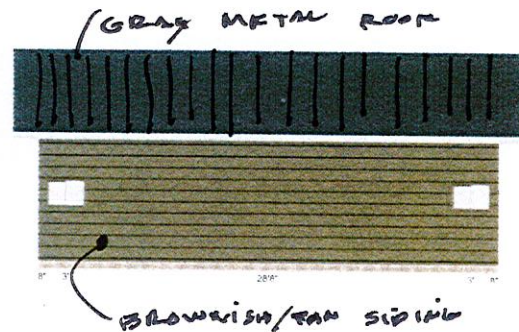
Wall Configurations

*Illustration may not depict all options selected.



ENDWALL B

Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel



SIDEWALL D

Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel

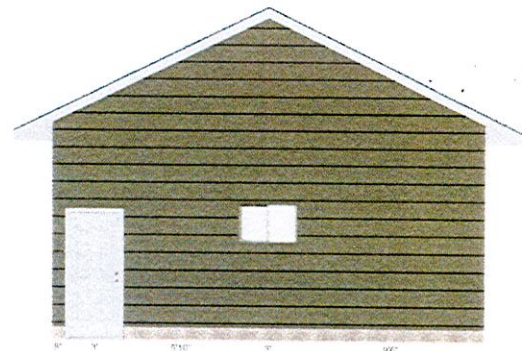
Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel



SIDEWALL C

Ideal Door® Designer 16' x 8' White Insulated Garage Door

Ideal Door® Designer 16' x 8' White Insulated Garage Door



ENDWALL A

Mastercraft® 36"W x 80"H White Smooth Fiberglass 6-Panel Composite Frame Exterior Door

Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

esign ID: 303258107168
Estimate ID: 49539

Materials

Building Info

Building Width:	22'
Building Length:	40'
Building Height:	10'
Wall Framing Stud:	2" x 4"
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	6/12 Pitch
Eave Overhang:	2'
Gable Overhang:	2'
Concrete Block Option:	1 Row
Block Type:	8" Standard Concrete Construction Block
Anchor bolt:	Grip Fast 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Fiber Cement Siding
Fiber Cement Siding:	PPG Prefinished™ 5/16" x 12" x 12' Smooth Fiber Cement Lap Siding (15 Yr Paint Warranty) - Arbor Mist
Fibercement Siding Trim Color:	Biscayne Blue
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	5/8" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

Sign ID: 303258107168
Estimate ID: 49539

Roof Info

Roof Sheathing:	5/8" OSB (Oriented Strand Board)
Roofing Material Type:	Exposed Fastener Steel Panel
Exposed Fastener Steel Roofing:	Cut to Length Pro-Rib® Steel Panel - Charcoal Gray
Roof Underlayment:	FT Synthetics Gold Synthetic Roofing Underlayment 48" X 250' (1000 sq. ft.)
Ice and Water Barrier:	Hydraguard Dual Pro High Temperature Ice & Water Barrier 39-3/8" x 61' (200 sq. ft.)
Fascia material Type:	Steel Fascia
Fascia:	12' Steel L-6 Fascia - White
Soffit material Type:	Steel Soffit
Soffit:	Steel Vented Soffit Panel - White
Gutter material Type:	None

Openings

Entry Door:	Mastercraft® 36"W x 80"H White Smooth Fiberglass 6-Panel Composite Frame Exterior Door
Overhead Door:	Ideal Door® Designer 16' x 7' White Insulated Garage Door
Overhead Door:	Ideal Door® Designer 16' x 7' White Insulated Garage Door
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel
Windows:	Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel
Windows:	Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel
Windows:	Northview Aspen 36"W x 24"H Vinyl Sliding Window with Built-in J-Channel

Additional Options

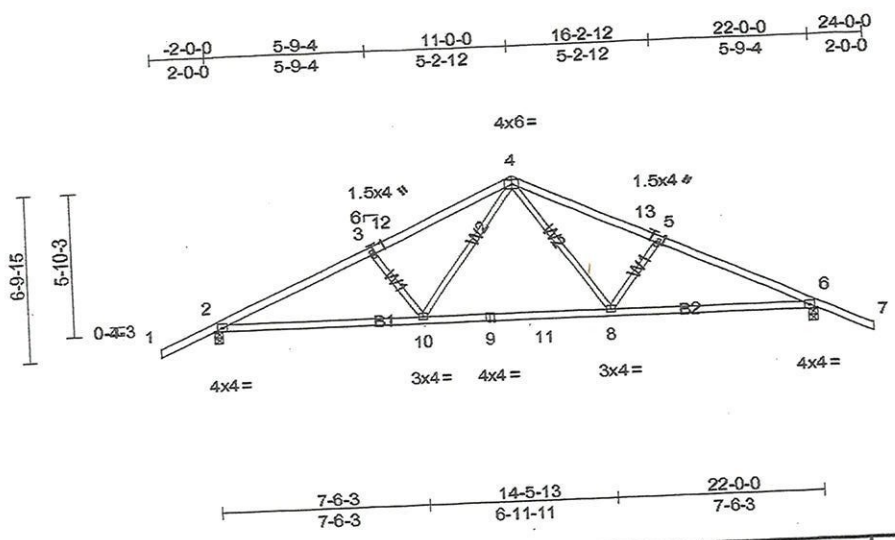
Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None

Design ID: 303258107168
 Estimate ID: 49539

Job QTRPL0005009	Truss T1	Truss Type COMMON	Qty 8	Ply 1	Job Reference (optional)
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Run: 8.2 S 0 Jan 22 2018 Print: 8.200 S Jan 22 2018 MiTek Industries, Inc. Mon Aug 27 15:52:17 Page: 1
 ID:819mlS3MtrmlA_b_qc1FqhyjbsR-k_XUo3RoalkJOTx9o4WbEOwzYP_rp2sFOOyEYjbr

Midwest Manufacturing, Eau Claire, WI



Scale = 1:77.1

Loading (psf)	Spacing	2-0-0	CSI	0.42	DEFL	in	(loc)	l'deif	L/d	PLATES	GRIP
TCLL (roof)	Plate Grip DOL	1.15	TC	0.57	Vert(LL)	-0.16	8-10	>999	240	MT20	197/144
Snow (Ps/Pg)	Lumber DOL	1.15	BC	0.37	Vert(TL)	-0.25	8-10	>999	180		
TCDL	Rep Stress Incr	YES	WB		Horiz(TL)	0.06	6	n/a	n/a		
BCLL	Code	IRC2009/TPI2007	Matrix-R							Weight: 74 lb	FT = 15%
BCDL											

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud

BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 3-11-10 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1220/0-3-8, (min. 0-1-15), 6=1220/0-3-8, (min. 0-1-15)
 Max Horiz 2=-77(LC 10)
 Max Uplift 2=-160(LC 9), 6=-160(LC 10)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-1827/236, 3-12=-1607/225, 4-12=-1520/243, 4-13=-1520/243, 5-13=-1607/225, 5-6=-1827/236
 BOT CHORD 2-10=-93/1539, 9-10=-1/1056, 9-11=-1/1056, 8-11=-1/1056, 6-8=-93/1539
 WEBS 3-10=-390/148, 4-10=-38/618, 4-8=-38/619, 5-8=-390/148

JOINT STRESS INDEX
 2 = 0.74, 3 = 0.51, 4 = 0.59, 5 = 0.51, 6 = 0.74, 8 = 0.67, 9 = 0.67 and 10 = 0.67

- NOTES**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-05; 90mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) exterior zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-05; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.1
 - Roof design snow load has been reduced to account for slope.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 160 lb uplift at joint 2 and 160 lb uplift at joint 6.
- LOAD CASE(S)** Standard

ARCHITECTURAL & BOUNDARY SURVEY

LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. _____ being
 A Redivision of Parcel 1 Certified Survey Map No. 4828, being a part of the
 Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North,
 Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

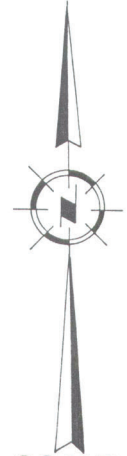
STATE OF WISCONSIN) SS
 COUNTY OF WAUKESHA)

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

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

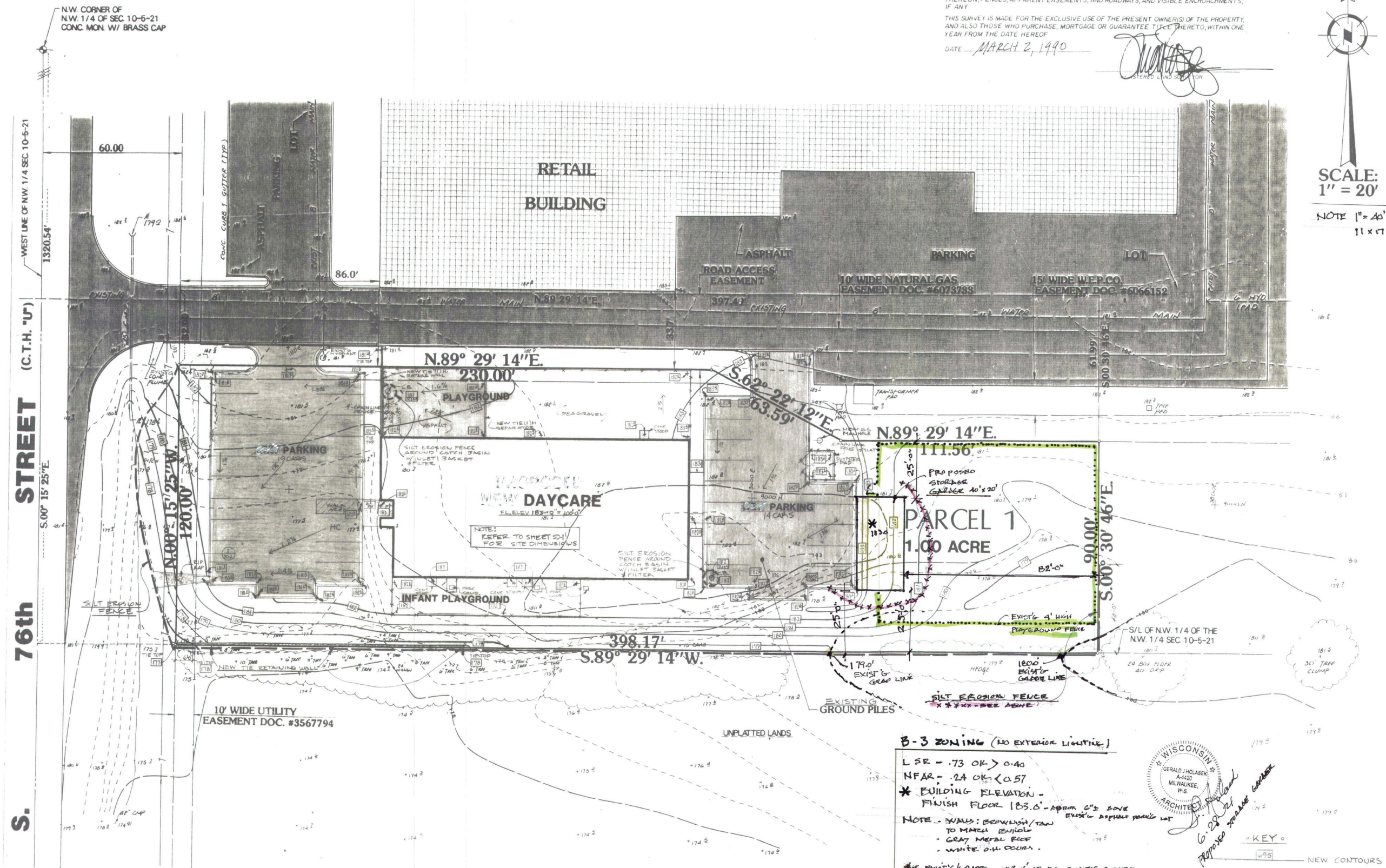
DATE MARCH 2, 1990

[Signature]
 REGISTERED LAND SURVEYOR



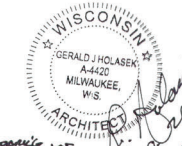
SCALE:
 1" = 20'

NOTE 1" = 40' ON
 11 x 17 SHEET



B-3 ZONING (NO EXTERIOR LIGHTING)

LSR - .73 OK > 0.40
 NFR - .24 OK < 0.57
 * BUILDING ELEVATION - FINISH FLOOR 183.0' - APPROX 6" SLOPE
 NOTE - WALLS: BROWNISH/TAN TO MATCH EXIST'G
 - GRAY METAL ROOF
 - WHITE O.I.U. COURTS.
 * EXIST'G GRADE - 183.0' AT FRONT, WEST CORNER 181.5' AT BANK, EAST CORNER.



[Signature]
 G. J. Holasek
 Proposed Machine Number

KEY

- 695 - NEW CONTOURS
- 695 + - NEW POINT ELEV.
- - - - - EXIST'G CONTOURS
- 695 + - EXIST'G POINT ELEV.

NOTE:
 FLOOR ELEVATION 183.0' ON THIS SHEET EQUALS FLOOR ELEVATION 100.0' ON ALL OTHER SHEETS

S. 76th STREET (C.T.H. "U") WEST LINE OF NW 1/4 SEC. 10-5-21

DR. BY:	J.P.S.	APPR. BY:	L.C.	NO.:	REVISIONS:	BY:	DATE:
Ruka & Associates ARCHITECTS/ENGINEERS 10920 West Bluemound Road, Wauwatosa, WI 53226 414/256-7990							
LOCATION:	76th Street, Franklin, Wisconsin 53132						
OWNER:	Mark & Earlene Cimarron, Childrens Land of Learning, 4106 5th Place, Kenosha, WI 53142						
PROJECT NO.:	A-89425						
DATE:	4-10-90						
SHEET NO.:	SD-3						



REPORT TO THE PLAN COMMISSION

Meeting of July 8, 2021

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of this Certified Survey Map (CSM) application submitted by Boomtown, LLC, subject to the conditions in the draft resolution.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Location, Property Owner, Applicant, Agent, Current Zoning, 2025 Comprehensive Plan, Applicant's Action Requested, and Planner.

Introduction

Certified Survey Map (CSM) application submitted on May 28, 2021, to reconfigure the three (3) following properties:

- TKN 891 9993 000, 8.58 acres, 12000 W Loomis Rd, with access to Ryan Road.
TKN 891 9996 000, 6.68 acres, 0 W Loomis Rd.
TKN 891 9997 000, 3.54 acres, 12204 W Loomis Rd.

Project Description and Analysis

The purpose of this CSM is to create 2 lots: Lot 1 with 15.06 acres north of Loomis Rd and access to Ryan Road, and Lot 2 with 0.91 acre south of Loomis Rd and access to West Loomis Court. A Concept Review was presented before the Common Council on April 5, 2021, for the "Ryan Road Duplexes", a two-family residential condominium development with 26 units on the area designated as Lot 1 in this CSM.

It is worth noting that Lot 2 does not meet the minimum area required for multi-family developments in the R-8 zoning district of 1 acre. Therefore, Lot 2 will be limited to only 1 single-family or two-family dwelling subject to special use approval and conservation easement recording (condition #6).

It should also be noted that any future development on Lot 1 will require special use and site plan approval by the City as well as conservation and landscape bufferyard easements as indicated in conditions of approval #6 and #7. Further, additional information related to the site plan, landscaping, lighting, signage, storm water, grading, etc. will be required at that time.

This site is adjacent to the 116th Street trail, it is likely that a portion of the Ryan Creek trail would cross this site to connect to the 116th Street trail, the exact location has not yet been determined. The provision of a restriction or easement to allow for the future trail will be part of the special use and site plan review.

Recommendation

Staff recommends approval of this Certified Survey Map subject to the conditions in the draft resolution.

City Development sent a memorandum with review comments to the applicant on June 15. Some of the items have been addressed while others have not been fully addressed and are outlined in the attached resolution for consideration by the Plan Commission, specifically:

- **Condition #6**, the conservation easement recording to be deferred to the time of development, prior to issuance of building or land disturbance permits.

Staff recommends that the conservation easement be provided as part of, and recorded simultaneously with, the Certified Survey Map (CSM) as required by Section 15-7.0702P. of the UDO. However, staff acknowledges that the applicant is providing graphical delineation and coordinates of present wetland boundaries and associated buffers and setbacks (sheets 2-6). Young woodlands are indicated in the Natural Resource Protection Plan but not in the CSM. It is noted that Table 15-4.0100 of the UDO allows up to 50% impact of young woodlands for residential development.

- **Condition #7**, the landscape bufferyard easement requirement to be deferred to the time of development, prior to issuance of building or land disturbance permits.

Staff is not objecting to deferring this requirement because the landscape bufferyard strip is clearly indicated in the CSM, Sheet 3.

- **Condition #9**, a rezoning to remove the C-1 zoning district is required prior to recording of this CSM.

RESOLUTION NO. 2021-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (STEPHEN R. MILLS, PRESIDENT OF BEAR DEVELOPMENT, LLC, APPLICANT (BOOMTOWN, LLC, PROPERTY OWNER)) (AT 12000 WEST LOOMIS ROAD AND 12204 WEST LOOMIS ROAD)

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 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the properties located at 12000 West Loomis Road and 12204 West Loomis Road (Tax Key No. 891-9993-000 (8.58 acres) and 891-9997-000 (3.54 acres)) and Tax Key No. 891-9996-000, generally located between 12000 and 12204 West Loomis Road (6.68 acres), Stephen R. Mills, President of Bear Development, LLC, applicant, Boomtown, LLC, property owner; 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 Stephen R. Mills, President of Bear Development, 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.

STEPHEN R. MILLS, PRESIDENT OF BEAR DEVELOPMENT, LLC – CERTIFIED SURVEY MAP

RESOLUTION NO. 2021-_____

Page 2

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. Stephen R. Mills, President of Bear Development, LLC, successors and assigns, and any developer of the Stephen R. Mills, President of Bear Development, 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 Stephen R. Mills, President of Bear Development, LLC and the 2 lot certified survey map project for the properties located at 12000 West Loomis Road and 12204 West Loomis Road (Tax Key No. 891-9993-000 (8.58 acres) and 891-9997-000 (3.54 acres)) and Tax Key No. 891-9996-000, generally located between 12000 and 12204 West Loomis Road (6.68 acres): (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. The applicant shall add the following note on the face of the Certified Survey Map: ‘Recording of conservation easements for protected natural resources present on lots 1 and 2 are required prior to the issuance of building or land disturbance permits.’
7. The applicant shall add the following note on the face of the Certified Survey Map: ‘Recording of a landscape bufferyard easement and associated landscape plan for the area designated as “30’ landscape bufferyard easement” is required prior to the issuance of building or land disturbance permits on Lot 1. This requirement does not apply to Lot 2 due to the presence of young woodlands in such area as identified in the Natural Resource Protection Plan dated June 28, 2021.’
8. The applicant shall add the following label to the Certified Survey Map as required by Section 15-5.0102.A of the Unified Development Ordinance: ‘Landscape Bufferyard

STEPHEN R. MILLS, PRESIDENT OF BEAR DEVELOPMENT, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2021-_____

Page 3

Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.’

9. The applicant shall obtain approval of a rezoning from the Common Council to remove the existing C-1 Conservancy District zoning, prior to recording of the Certified Survey Map. If said rezoning is approved, the applicant shall revise and record the Certified Survey Map according to City procedures and requirements.

10. The technical corrections noted by the Engineering Department in memorandum dated June 15, 2021, and Milwaukee County Register of Deeds in letter dated May 14, 2021, must be addressed prior to recording of this Certified Survey Map.

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

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

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

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

APPROVED:

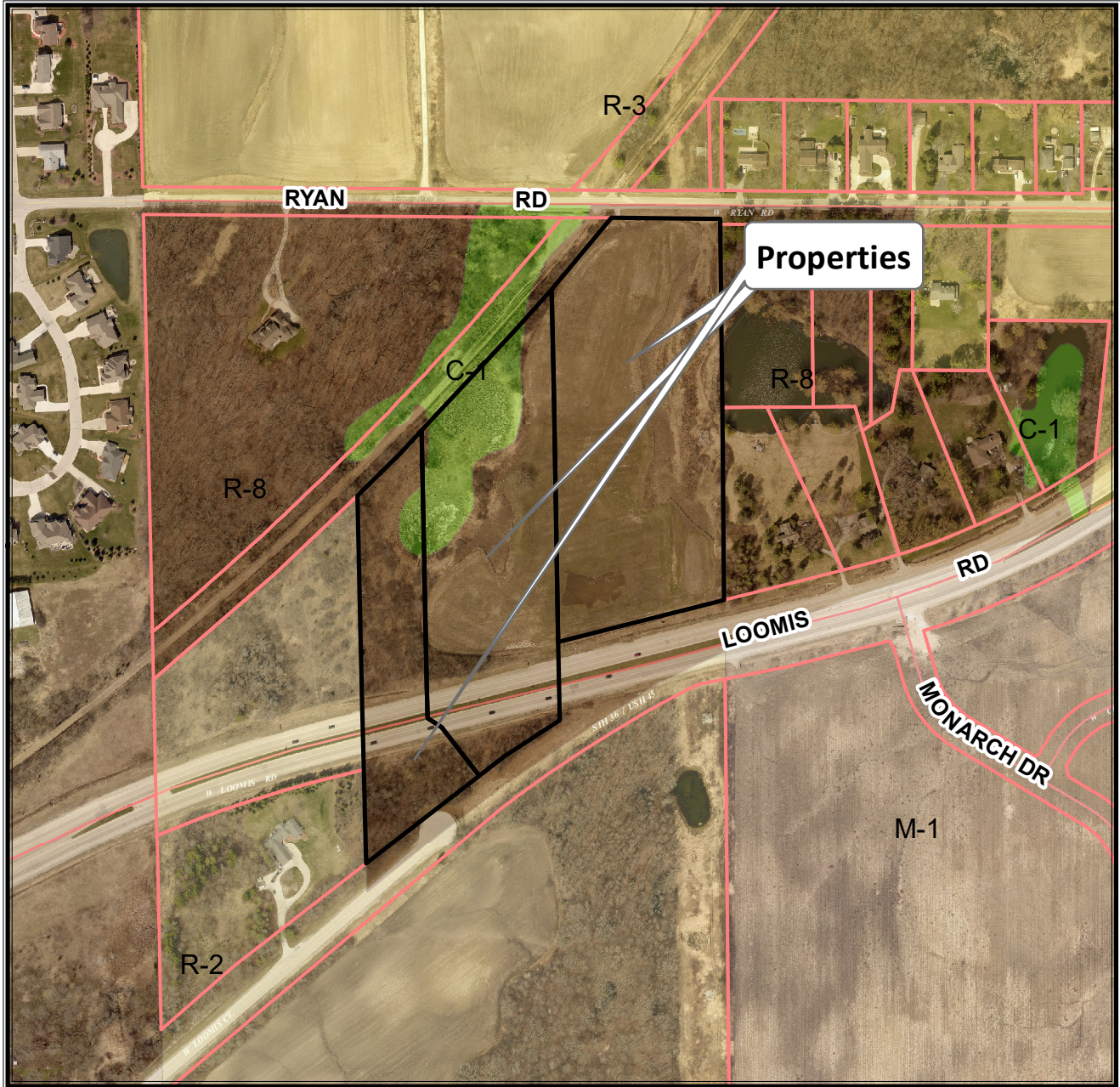
Stephen R. Olson, Mayor

ATTEST:

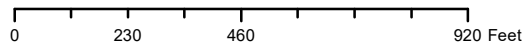
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

12000 & 12204 W. Loomis Rd.
 TKN: 891 9993 000, 891 9996 000 & 891 9997 000



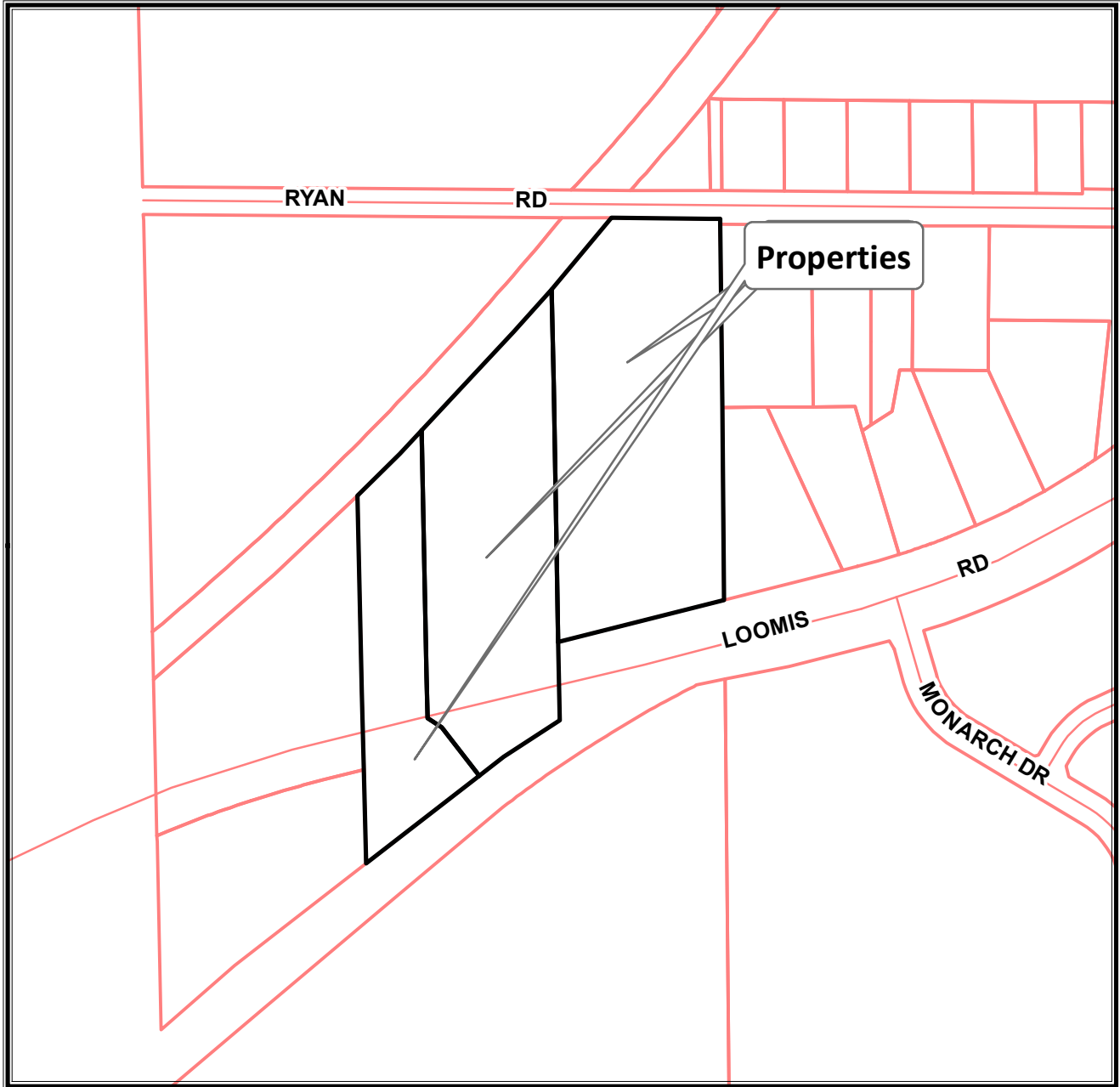
Planning Department
(414) 425-4024



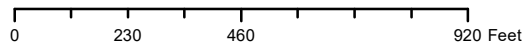
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

12000 & 12204 W. Loomis Rd.

TKN: 891 9993 000, 891 9996 000 & 891 9997 000



Planning Department
(414) 425-4024



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



MEMORANDUM

Date: June 15, 2021

To: Daniel Szczap, Bear Development, LLC

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

RE: Comments and Recommendations for Certified Survey Map application,
12000 W Loomis Rd, Tax Key Nos. 891-9993-000, 891-9996-000 and 891-9997-000.

Below are comments and recommendations for the Certified Survey Map application submitted by Boomtown, LLC and deemed complete for review on May 28, 2021 for properties bearing Tax Key Nos. 891-9993-000, 891-9996-000 and 891-9997-000.

Department of City Development comments

1. **Required information for Certified Survey Maps.** Per Section 15-7.0702 of the Unified Development Ordinance (UDO), please show correctly on the face of the CSM, in addition to the information required by § 236.34 of the Wisconsin Statutes, the following:
 - j. Owner, Subdivider, Land Surveyor. Name and address of the owner, Subdivider, and Land Surveyor. – Property owner must be labeled Boomtown, LLC.

Bear Development: This has been addressed on the revised CSM submitted on 6/29/2021.

2. **Wetland delineation.** The wetland delineation dated October 30, 2014, is no longer valid for the purpose of the UDO. “No wetland delineation shall be valid for any purpose required under this Ordinance after the expiration of five years from the date the delineation was performed” per UDO Section 15-4.0102.G. Please submit a current wetland re-delineation.

Bear Development: Updated wetland delineation linework is shown on the revised CSM submitted on 6/29/2021.

3. **Conservation easement.** The location of conservation easements shall be graphically indicated and clearly delineated and dimensioned on the face of the Certified Survey Map. The location and extent of conservation easements should be directly related to the "Natural Resource Protection Plan." All protected natural resources on the proposed lots must be made part of a Conservation Easement. This boundary must be shown on the CSM. Attached is the city's conservation easement template.

Bear Development: Per our recent meeting (Heath, Regulo, and Dan) it was agreed that the Conservation Easement would be recorded as a separate document, at a later date and based on Site Intensity Calculations and allowed natural resource impact shown on the condominium Site Plan. The natural resource impact in question is related to the Young Woodlands shown on the NRPP. Bear Development would like to reserve the right for permitted impacts to Young Woodlands, per the UDO and accommodations for the City of Franklin proposed bike trail. Recording a Conservation Easement at this point would

impact the ability to develop the site or trail system.

4. **Landscape bufferyard easement.** Pursuant to UDO § 15-5.0102, a landscape bufferyard easement with a minimum width of 30 feet is required along both sides of Loomis Rd (STH 36), excluding any areas required for utility easements or conservation. Landscape easements must be graphically indicated and clearly delineated on the face of the Certified Survey Map and recorded with a separate easement document. Attached is the city's landscape bufferyard easement template.

Bear Development: Per our recent meeting (Heath, Regulo, Dan) it was agreed that the 30' Landscape Bufferyard Easements would be shown on the revised CSM on each side of Loomis Road.

5. **Landscape Plan.** A landscape plan as described in UDO Division 15-7.0300 is required for the landscape bufferyard easement areas noted above. See landscape plan standards attached.

Bear Development: Per our recent meeting (Heath, Regulo, Dan) it was agreed that the Landscape Plan on the north side of Loomis Road shall be submitted with the duplex condominium site plan. It was further agreed that a specific Landscape Plan is not needed on the south side of Loomis Road as the 30' Landscape Bufferyard is existing natural vegetation, The revised CSM has been revised accordingly.

6. An Isolated Natural Resource Area identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) is present on site, this natural resource should be indicated in the Natural Resource Protection Plan. See green hatched area for reference:



Bear Development: The revised CSM and NRPP identifies and notes the limits of the Isolated Natural Resource Area as identified by SEWRPC.

7. The Plan Commission approval certificate (Sheet 9 of 9) is not necessary, please remove it. The Common Council approval certificate must remain.

Bear Development: The revised CSM, submitted on 6/29/2021 has been revised accordingly.

8. Please add middle name initial to the Mayor's name, it should read Stephen R. Olson.

Bear Development: The revised CSM, submitted on 6/29/2021 has been revised accordingly.

9. **CSM review time frame.** Pursuant to Wisconsin Statutes 236.34(1m)(f), the approval authority shall take action within 90 days of submittal unless the time is extended by agreement with the subdivider, therefore, the Common Council shall take action before August 26. If you are not able to address staff comments #1-8 timely for the provided meeting dates (7/8, 7/22 or 8/5 Plan Commission), you can extend the review time in writing.

Bear Development: The applicant will work to meet the timelines as outlined and will cooperate with a review extension if required.

10. **C-1 zoning district.** Staff recommends rezoning the existing C-1 Conservancy District portion of the site to R-8 Multiple-Family Residence District. The C-1 is a zoning district that is no longer utilized. Instead, the City protects natural resource features within conservation easements. A Rezoning Application is attached for your review. Please note that a public hearing is required at Plan Commission, prior to final review and approval by the Common Council. City Development staff informed you of this requirement during the Concept Review.

Bear Development: The applicant will file appropriate zoning applications to eliminate the C-1 Conservancy District.

Police Department comments

11. The PD has no comment regarding this request.

Engineering Department comments

12. See separate letter.

Date: June 15, 2021
Owner: Boomtown LLC
Address: 12000 W Loomis Road & 12204 W Loomis Road

Application Type: Certified Survey Map

Comments:

Must resolve all technical issues identified by Milwaukee County. Upon receipt of the comments from the County, the City comments, below, may be revised to reflect changes required by the County;

- On page 2 of 9, show the N & E coordinates of the monuments.
- On page 7 of 9, under description # 1, the 2nd line-bearing should be read North-West instead of South-East.
- On page 7 of 9, under description # 1, the line-bearing for closing the loop must be changed from North-West to South-East.
- On page 8 of 9, under the City of Franklin Common Council Approval, insert the sentence "and Accepted" after the sentence "Approved by".

Must include the right of way in the legal description then dedicate it for public road purposes. May need to encompass the two parcels in one legal description.

Thank you,

Ronnie Asuncion
Engineering Lead Tech
Rasuncion@Franklinwi.gov
(414) 425-7510



REGISTER OF DEEDS

Milwaukee County

June 14, 2021

ISRAEL RAMÓN • Register of Deeds

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

\$75.00 Review Fee Paid

RE: Preliminary Review of Certified Survey Map
That Part of SW ¼ & NE of NW ¼ of SEC 30 T 5N, R21E, City of Franklin, County of
Milwaukee, State of Wisconsin

Tax Key Number (s): 891-9993, 891-9996, 891-9997

Owners(s): Boomtown LLC

Comment: Correct bearing directions listed on sheet 7 in the legal description.

Comment: CSM 8907 abutting proposed CSM is now CSM 9050 lot 1

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

Sincerely,

Rosita Ross

Real Property Supervisor

Rosita.Ross@MilwaukeeCountywi.gov

414-278-4047

Cc: file

Ronnie Asuncion, Engineering Technician
John P. Konopacki/Pinnacle Engineering Group

Franklin

JUN 18 2021

City Development

Date of Application: _____

CERTIFIED SURVEY MAP (CSM) APPLICATION

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

Applicant (Full Legal Name[s]):

Name: S.R. Mills
 Company: Boomtown, LLC
 Mailing Address: 4011 80th Street
 City / State: Kenosha, WI Zip: 53142
 Phone: (262) 949-4788
 Email Address: dan@beardevelopment.com

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: Daniel Szczap
 Company: Bear Development, LLC
 Mailing Address: 4011 80th Street
 City / State: Kenosha, WI Zip: 53142
 Phone: (262) 949-3788
 Email Address: dan@beardevelopment.com

Project Property Information:

Property Address: Loomis Road
 Property Owner(s): Boomtown, LLC
 Mailing Address: 4011 80th Street
 City / State: Kenosha, WI Zip: 53142
 Email Address: dan@beardevelopment.com

Tax Key Nos: 891-9993-000, 891-9996-000, 891-9997-000
 Existing Zoning: R-8 and C-1
 Existing Use: Vacant
 Proposed Use: Two-Family Residential Condominiums
 CMP Land Use Identification: Commercial/Multi-Family/Natural Resources

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

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

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

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

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

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

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

Signature - Property Owner
 Name & Title (PRINT)

Signature - Property Owner
 Name & Title (PRINT)

Signature - Applicant
 Name & Title (PRINT)

Signature - Applicant Representative
 Name & Title (PRINT)

Date: 4-20-21



May 19, 2021

Mr. Regulo Martinez-Montilva
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Dear Regulo:

Bear Development is pleased to submit this letter and the enclosed submittal materials as formal application for Certified Survey Map review and approval. Bear Development is acting on behalf of the owner of record, Boomtown, LLC.

Project Summary

The property in question, consists of approximately 15.69 acres and is identified as Tax Key Numbers 891 9933 000, 891-9996-000 and 891 9997-000. The subject property is located on the south side of West Ryan Road, approximately 1600 feet west of Loomis Road. The property also has public road frontage on STH 36. The property is currently vacant and zoned R-8.

We respectfully request approval of a Certified Survey Map to create two (2) individual lots as shown on the enclosed maps, with the intention of developing the Lot 1 as a duplex condominium project. A Conceptual Plan for the residential project was presented to the City Council with favorable feedback.

In accordance with City of Franklin requirements, we have completed a Natural Resource Protection Plan. A copy has been included in this submittal.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

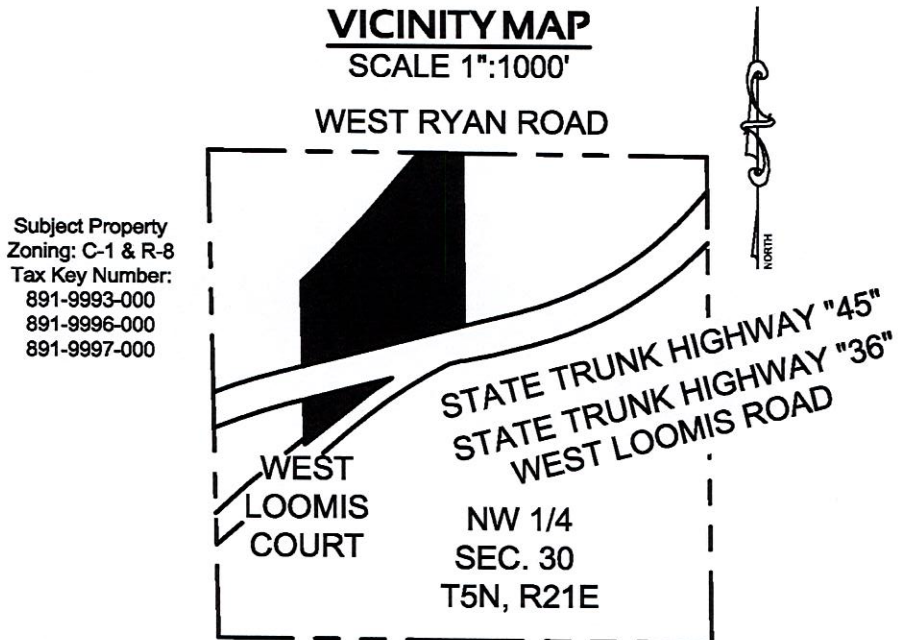
Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



NOTES:

1. All measurements have been made to the nearest one-hundredth of a foot.
2. All angular measurements have been made to the nearest one second.
3. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0205E. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 2' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 30, Town 5 North, Range 21 East, Elevation = 803.18.
5. Conservation Easements to be recorded via separate documents.
6. The boundary for the Wisconsin Electric Power Company is based on Quit Claim Deed recorded in Vol 1395, Page 367. The right of way of West Loomis Road is based on TPP R/W Project 2240-07-21.
7. Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of S89°31'45"E.
8. Lot 1 is served by public sanitary sewer only.
9. Lot 2 is not served by public sanitary sewer and public water.
10. Wetlands delineated by Heartland Ecological Group, Inc. June, 2021.
11. MUNICIPAL ZONING:

- C-1 Conservancy District
- R-8 Multiple-Family Residence District
 - Single Family and Two Family Structures:
 - Front Yard Setback = 25 feet
 - Side Yard Setback = 5 feet
 - Rear Yard Setback = 25 feet
 - Multiple-Family Structures:
 - Front Yard Setback = 30 feet
 - Side Yard Setback = 20 feet
 - Rear Yard Setback = 30 feet



JUNE 28, 2021

Prepared for:
Boomtown, LLC
4011 80th Street
Kenosha, WI 53142

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60
SHEET 1 OF 9

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

NW CORNER, NW 1/4
SEC. 30, T5N, R21E
N=324,119.49
E=2,517,459.25
(FOUND CONC. MON.
W/ BRASS CAP)



JUNE 28, 2021

(VARIABLE PUBLIC R.O.W.)
WEST RYAN ROAD

DEDICATED FOR
PUBLIC RIGHT OF WAY
WEST RYAN ROAD
8,211 SQ. FT.
0.1885 ACRES

LOT 1
679,891 SQ. FT.
15.6081 ACRES

POND

LOT 1
C.S.M. NO. 9050

LOT 1
C.S.M. NO. 8907

(VARIABLE PUBLIC R.O.W.)

WEST LOOMIS ROAD

STATE TRUNK HIGHWAY "45"
STATE TRUNK HIGHWAY "36"

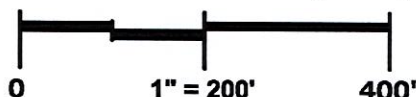
***LOT 2**
39,792 SQ. FT.
0.9135 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N01°15'54"W	677.66'
L2	N47°14'06"E	235.82'
L3	N50°44'06"E	398.85'

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- ↘ - Denotes Wetland
- ⊗ - Denotes High Tension Tower
- ▬ - Denotes Restricted Access

GRAPHICAL SCALE (FEET)



SW CORNER, NW 1/4
SEC. 30, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP) N=321,462.85
E=2,517,517.91

Prepared By: **PINNACLE ENGINEERING GROUP**
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB# 809.60
SHEET 2 OF 9

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

SEC. 30, T5N, R21E
N=324,119.49
E=2,517,459.25
(FOUND CONC. MON.
W/ BRASS CAP)

(VARIABLE PUBLIC R.O.W.)

WEST RYAN ROAD

S89°31'45"E
235.67'

N89°31'45"W 2703.66'
NORTH LINE OF THE NW 1/4 SEC. 30, T5N, R21E

10' X 32' SANITARY SEWER
CONSTRUCTION ACCESS AND
MAINTENANCE EASEMENT PER
DOC. 10970000

TAX KEY
#8919004000

100' TREE
CLEARING
EASEMENT
DOC. 3236448

WISCONSIN
ELECTRIC POWER
COMPANY EASEMENT
PER DOC. 3236448

WETLAND

POND

LOT 1
679,891 SQ. FT.
15.6081 ACRES

70' CROSS ARM
EASEMENT
DOC. 3236448

TAX KEY
#8919001000

15' WEST SHORE
PIPE LINE EASEMENT
PER DOC. 3875551

30' LANDSCAPE
BUFFERYARD
EASEMENT

(VARIABLE PUBLIC R.O.W.)
STATE TRUNK HIGHWAY "45"
STATE TRUNK HIGHWAY "36"

***LOT 2**
39,792 SQ. FT.
0.9135 ACRES

***LOT 2**

WEST LOOMIS COURT
(VARIABLE PUBLIC R.O.W.)

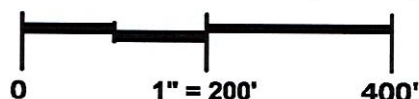


LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- ⊞ - Denotes Wetland
- ⊞ - Denotes High Tension Tower
- ⊞ - Denotes Restricted Access

JUNE 28, 2021

GRAPHICAL SCALE (FEET)



SW CORNER, NW 1/4
SEC. 30, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

N=321,462.85
E=2,517,517.91

Prepared By: **PINNACLE ENGINEERING GROUP**
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

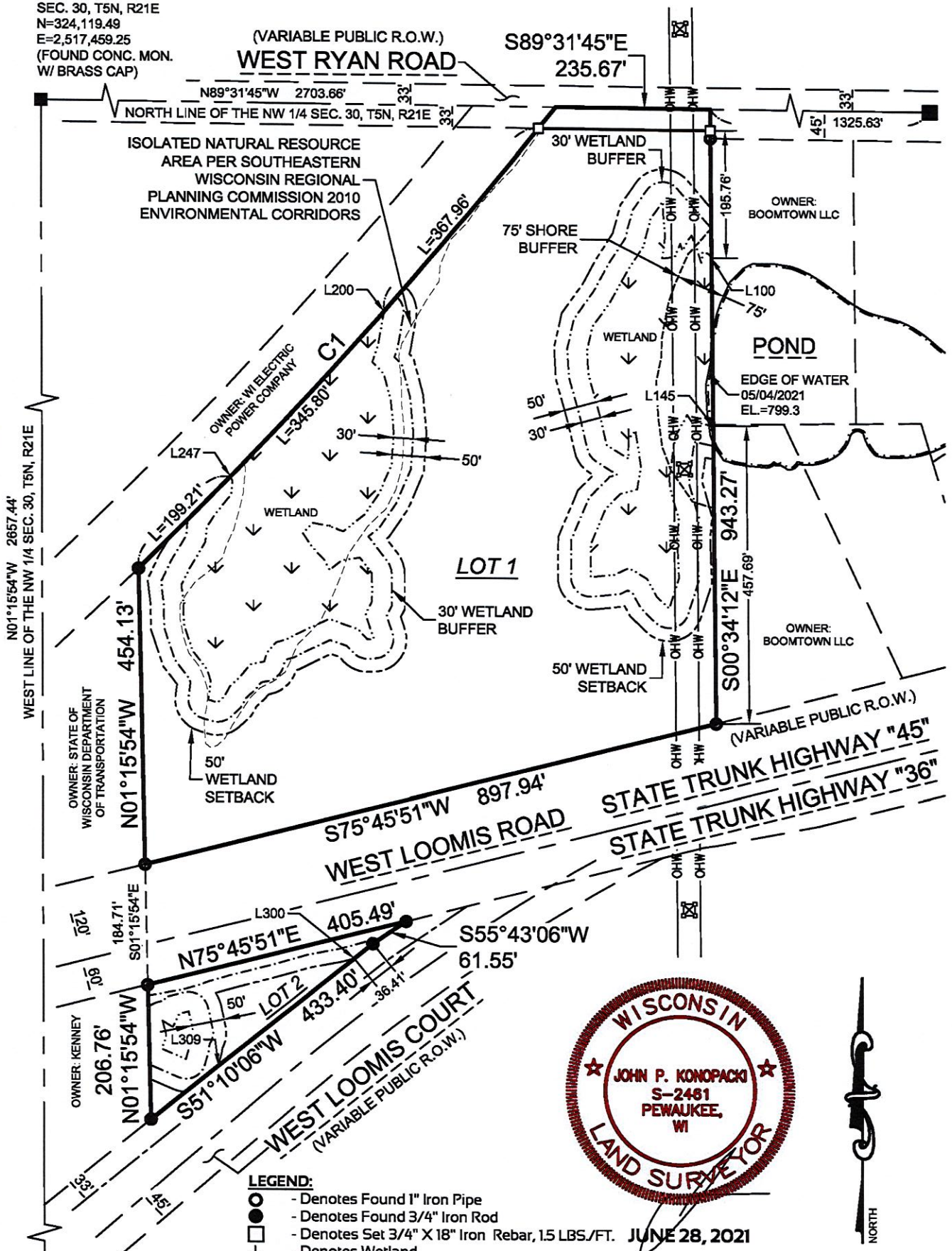
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60
SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

SEC. 30, T5N, R21E
N=324,119.49
E=2,517,459.25
(FOUND CONC. MON.
W/ BRASS CAP)



ISOLATED NATURAL RESOURCE
AREA PER SOUTHEASTERN
WISCONSIN REGIONAL
PLANNING COMMISSION 2010
ENVIRONMENTAL CORRIDORS

OWNER:
BOOMTOWN LLC

OWNER:
BOOMTOWN LLC

OWNER: STATE OF
WISCONSIN DEPARTMENT
OF TRANSPORTATION

OWNER: KENNEY

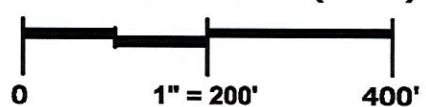
- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ⬇ - Denotes Wetland
 - ⊗ - Denotes High Tension Tower



JUNE 28, 2021



GRAPHICAL SCALE (FEET)



SW CORNER, NW 1/4
SEC. 30, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP) N=321,462.85
E=2,517,517.91
Prepared By:
PINNACLE ENGINEERING GROUP
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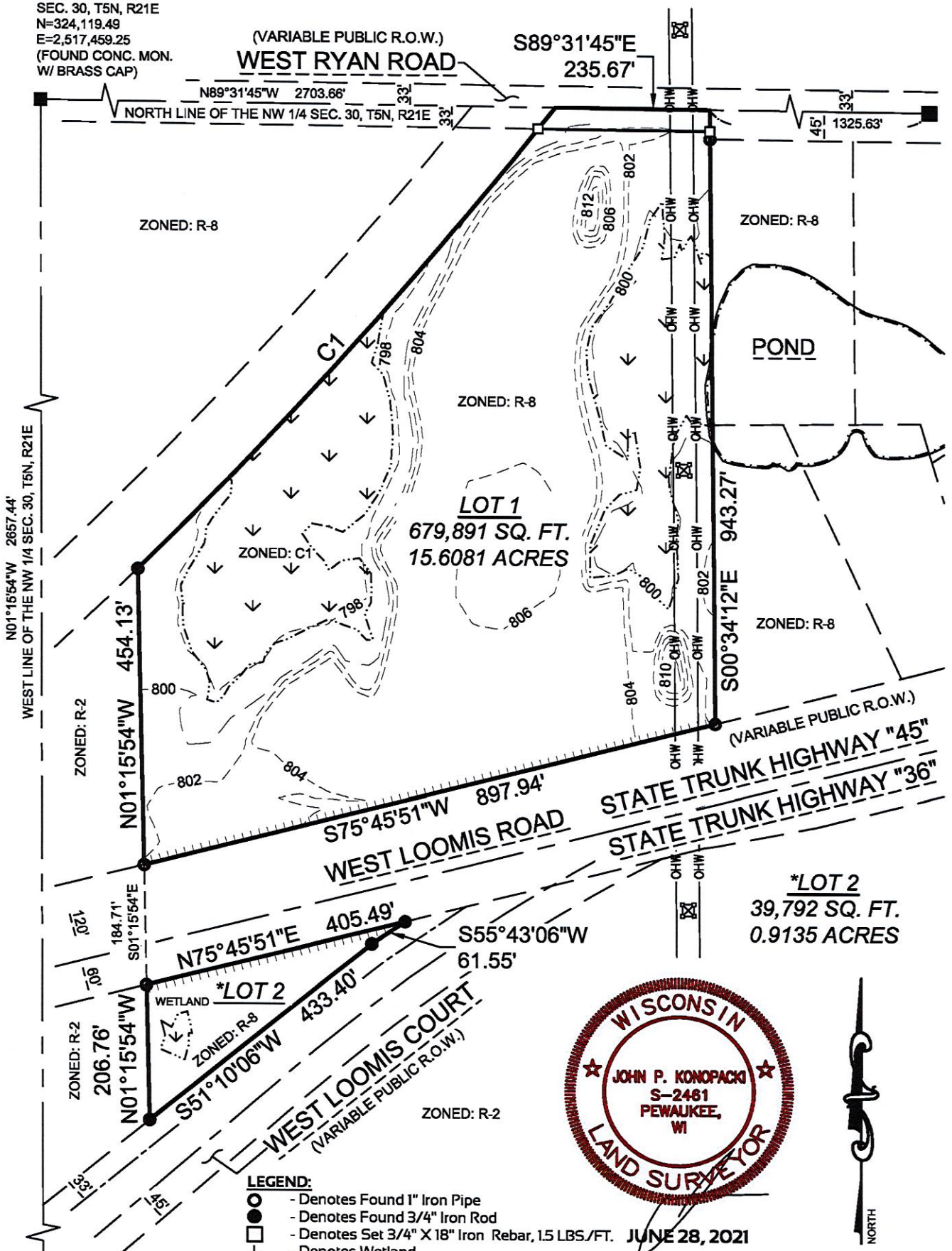
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60
SHEET 4 OF 9

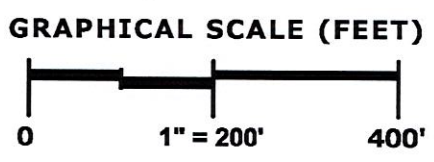
CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

SEC. 30, T5N, R21E
N=324,119.49
E=2,517,459.25
(FOUND CONC. MON.
W/ BRASS CAP)



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT.
 - ⊗ - Denotes Wetland
 - ⊕ - Denotes High Tension Tower
 - ⊘ - Denotes Restricted Access



SW CORNER, NW 1/4
SEC. 30, T5N, R21E
(FOUND CONC. MON.
W/ BRASS CAP) N=321,462.85
Prepared By: E=2,517,517.91

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60
SHEET 5 OF 9

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L100	N31°22'06"W	7.57'
L101	N69°19'25"W	9.42'
L102	S50°03'35"W	1.53'
L103	S05°32'23"W	15.94'
L104	N17°43'35"W	21.28'
L105	N20°56'47"W	23.15'
L106	S39°00'36"W	9.11'
L107	S27°19'59"W	18.27'
L108	N15°56'24"W	11.33'
L109	S22°50'02"W	22.68'
L110	S82°58'30"W	18.90'
L111	N07°07'28"E	34.00'
L112	N05°21'44"W	22.97'
L113	N02°37'17"W	31.50'
L114	S34°31'29"W	32.45'
L115	S14°40'02"W	44.63'
L116	S32°40'32"W	48.08'
L117	S28°51'56"W	51.14'
L118	S35°38'38"W	46.51'
L119	S12°33'35"W	37.27'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L120	S03°19'10"E	35.78'
L121	S15°23'30"E	65.66'
L122	S12°51'48"E	46.96'
L123	S57°18'58"E	39.17'
L124	N00°57'50"E	31.69'
L125	N41°45'55"E	15.74'
L126	S08°31'29"E	56.23'
L127	S08°49'55"W	35.23'
L128	S74°00'29"W	27.14'
L129	S44°05'46"W	31.85'
L130	S22°34'59"W	58.56'
L131	S00°35'11"W	51.04'
L132	N83°59'13"E	36.99'
L133	N63°28'17"E	24.03'
L134	S59°11'02"E	32.53'
L135	S28°08'00"E	30.84'
L136	S45°58'06"E	26.59'
L137	N17°37'07"E	48.96'
L138	N02°22'38"W	61.03'
L139	N04°46'42"E	29.79'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L140	N15°48'47"W	48.42'
L141	N04°25'57"W	17.65'
L142	N07°54'24"E	65.19'
L143	N29°23'17"E	37.11'
L144	S32°43'54"E	11.30'
L145	S77°23'56"E	34.34'
L200	S09°45'58"W	48.24'
L201	S17°32'14"W	31.35'
L202	S42°39'53"E	25.99'
L203	S14°48'49"E	40.24'
L204	S05°06'29"E	50.50'
L205	S03°41'24"W	49.12'
L206	S22°52'21"W	49.42'
L207	S34°20'31"W	38.71'
L208	S50°52'07"W	41.70'
L209	N69°30'52"W	22.97'
L210	N79°05'58"W	25.32'
L211	S44°47'59"W	22.08'
L212	S34°01'33"E	24.69'
L213	S43°03'52"E	27.32'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L214	S28°01'56"E	18.10'
L215	N50°25'04"E	23.68'
L216	N81°05'39"E	28.24'
L217	S37°13'57"E	30.56'
L218	S00°00'26"W	42.76'
L219	S26°48'56"W	21.80'
L220	S17°42'14"E	40.75'
L221	S86°48'08"W	9.59'
L222	N42°58'22"W	21.23'
L223	N70°32'05"W	46.38'
L224	S65°08'47"W	37.47'
L225	S63°06'25"W	34.93'
L226	S72°39'08"W	16.72'
L227	S41°25'51"W	21.22'
L228	S16°37'57"W	14.54'
L229	S78°32'59"W	21.07'
L230	S39°50'22"W	21.76'
L231	S46°10'41"W	23.98'
L232	S28°44'28"W	16.93'
L233	S46°59'57"W	15.13'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L234	N72°25'03"W	14.45'
L235	N07°15'10"E	28.99'
L236	N17°18'10"W	17.40'
L237	N37°25'15"W	36.83'
L238	N17°51'01"W	42.69'
L239	N00°53'29"W	33.59'
L240	N06°42'32"W	26.99'
L241	N25°11'44"E	26.08'
L242	N30°59'11"E	48.65'
L243	N06°19'25"E	23.99'
L244	N32°44'40"E	24.61'
L245	N38°15'26"E	37.92'
L246	N05°46'31"E	20.43'
L247	N22°38'15"W	8.07'



JUNE 28, 2021

50' WETLAND SETBACK		
LINE NO.	BEARING	DISTANCE
L300	S74°35'48"W	18.46'
L301	S79°06'19"W	48.36'
L302	S73°54'42"W	58.13'
L303	S75°28'28"W	61.16'
L304	S73°47'49"W	31.88'
L306	S11°53'14"E	33.90'
L308	S08°20'59"W	8.45'
L309	S14°44'51"W	18.88'

50' WETLAND SETBACK CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C305	20.14'	50.00'	N23°25'45"W	20.01'
C307	35.16'	50.00'	N8°15'31"E	34.44'

Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60
SHEET 6 OF 9

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 30;
Thence North 89°31'45" West along the north line of said Northwest 1/4, 1325.63 feet to the North 1/8 Section Corner as described by the Original 1857 Section Survey of Township 5 North Range 21 East and the Point of Beginning 1;

Thence South 00°34'12" East and then along the west line of Certified Survey Map No. 8907, 943.27 feet to the north right of way line of West Loomis Road - State Trunk Highway "45" - State Trunk Highway "36";
Thence South 75°45'51" West along said north right of way line, 897.94 feet;
Thence North 01°15'54" West, 454.13 feet to the south line of the Wisconsin Electric Power Company right of way, as recorded in the Register of Deeds office for Milwaukee County in Volume 1395, Page 367, and a point on a curve;
Thence northeasterly 954.82 feet along the arc of said curve to the left, whose radius is 7877.60 feet and whose chord bears North 41°44'44" East, 954.24 feet;
Thence South 89°31'45" East, 235.67 feet to the Point of Beginning 1.

ALSO

Commencing at the southwest corner of the Northwest 1/4 of said Section 30;
Thence North 01°15'54" West along the west line of said Northwest 1/4, 677.66 feet to the north right of way line of Old Loomis Road;
Thence North 47°14'06" East along said north right of way line, 235.82 feet;
Thence North 50°44'06" East along said north right of way line, 398.85 feet to the Point of Beginning 2;

Thence North 01°15'54" West, 206.76 feet to the south right of way line of West Loomis Road - State Trunk Highway "45" - State Trunk Highway "36";
Thence North 75°45'51" East along said south right of way line, 405.49 feet to the aforesaid north right of way line of Old Loomis Road;
Thence South 55°43'06" West along said north right of way line, 61.55 feet;
Thence South 51°10'06" West along said north right of way line, 433.40 feet to the Point of Beginning 2.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes.

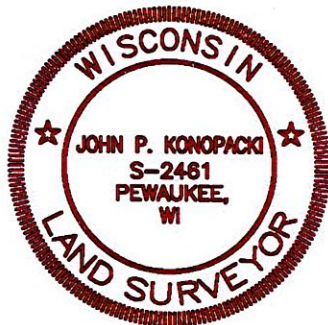
Containing 727,895 Square Feet (16.7102 Acres) of land Gross and 719,684 square feet (16.5217 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of BOOMTOWN, LLC, owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 in surveying, mapping and dividing the same.

Date: JUNE 28, 2021



John P. Konopacki
Professional Land Surveyor S-2461

CURVE DATA

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	954.82'	7877.60'	006°56'41"	N41°44'44"E	954.24'	N45°13'05"E	N38°16'24"E
C2	912.97'	7877.60'	006°38'25"	N41°53'52"E	912.46'		
C3	41.85'	7877.60'	000°18'16"	N38°25'32"E	41.85'		

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60

SHEET 7 OF 9

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

BOOMTOWN, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

BOOMTOWN, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Franklin

IN WITNESS WHEREOF, the said BOOMTOWN, LLC, has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: BOOMTOWN, LLC,

Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



JUNE 28, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60
SHEET 8 OF 9

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30,
Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved and Accepted by the Common Council of the City of Franklin by Resolution No. _____
Signed this _____ day of _____, 2021.

Date

Stephen R. Olson, Mayor

Date

Sandra L. Wesolowski, City Clerk

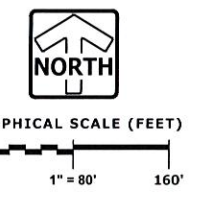


JUNE 28, 2021

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This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.60
SHEET 9 OF 9



SITE DATA	
PROJECT NAME	LOOMIS ROAD - NORTH DUPLEX DEVELOPMENT
LOCATION/ADDRESS	FRANKLIN, WI 53132
OWNER CONTACT INFORMATION	DAN SZCZAP 4011 80TH ST KENOSHA WI, 53142 DAN@BEARDEVELOPMENT.COM

NATURAL RESOURCE FEATURE AREAS		
RESOURCE TYPE	AREAS OF RESOURCE LOT 1	AREAS OF RESOURCE LOT 2
STEEP SLOPES AREA*** - 10-15% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A
STEEP SLOPES AREA *** - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A
WETLANDS - SEE DELINEATION INFORMATION BELOW**	164,559 SF (3.78 AC)	2,175 SF (0.05 AC)
WETLAND BUFFER "NO TOUCH" - 30' OFFSET, BASED OFF WETLAND DELINEATION	84,895 SF (1.95 AC)	15,362 SF (0.35 AC)
WETLAND SETBACK "NO BUILD" - 50' OFFSET, BASED OFF WETLAND DELINEATION	53,880 SF (1.24 AC)	9,937 SF (.023 AC)
LAKES & PONDS - FIELD DELINEATED BY PEG SURVEY IN JANUARY OF 2019	1,021 SF (.02 AC)	N/A
SHORE BUFFER - 75' OFFSET, BASED OFF WETLAND DELINEATION	27,137 SF (0.62 AC)	N/A
YOUNG WOODLANDS & FORESTS - BASED OFF PEG SURVEY	75,284 SF (1.73 AC)	39,792 SF (0.91 AC)
STREAMS (NOT PRESENT ON SITE)	N/A	N/A
FLOODPLAINS (NOT PRESENT ON SITE)	N/A	N/A
SEWRPC AREA - BASED OFF 2010 SEWRPC ENVIRONMENTAL CORRIDORS	108,944 SF (2.50 AC)	N/A

* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS.
 ** WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC ON 6-25-2021.
 *** STEEPER SLOPES EXIST ONSITE DUE TO RECENT FILL GRADING THAT WAS COMPLETED. DUE TO THIS (AND BEING MANMADE) THEY ARE NOT INCLUDED IN THIS NRPP.

FRANKLIN DEVELOPMENT - NATURAL RESOURCES PROTECTION PLAN

06/28/21

LOT 1

City of Franklin, WI
Monday, May 3, 2021

Chapter UDO. Unified Development Ordinance

Part 3. Zoning Districts: District Establishment, Dimensional, and Use Regulations

Division 15-3.0500. Site Intensity and Capacity Calculations

§ 15-3.0502. Calculation of Base Site Area.

The base site area shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in § 15-3.0501 of this Ordinance.

Table 15-3.0502			
Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development			
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.		15.66 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0.05 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-	0 acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	-	0 acres
STEP 5:	Equals "Base Site Area"	=	15.61 acres

§ 15-3.0503. Calculation of the Area of Natural Resources to Be Protected.

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the base site area (as defined in § 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective natural resource protection standard (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the total resource protection land. The total resource protection land shall be calculated as indicated in Table 15-3.0503.

Table 15-3.0503						
Worksheet for the Calculation of Resource Protection Land						
Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)				Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District			
Steep Slopes:						
10-19%	0.00	0.60	0.40	X 0	0	
				=		
20-30%	0.65	0.75	0.70	X 0	0	
				=		
+ 30%	0.90	0.85	0.80	X 0	0	
				=		
Woodlands & Forests:						
Mature	0.70	0.70	0.70	X 0	0	
				=		
Young	0.50	0.50	0.50	X 0.96*	0.48	
				=		
Lakes & Ponds	1	1	1	X 0*	0	
				=		
Streams	1	1	1	X 0	0	
				=		
Shore Buffer	1	1	1	X 0.02*	0.02	
				=		
Floodplains	1	1	1	X 0	0	
				=		
Wetland Buffers	1	1	1	X 1.95	1.95	
				=		
Wetlands & Shoreland Wetlands	1	1	1	X 3.78	3.78	
				=	6.23	
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)						

***AREAS SMALLER THAN SHOWN ON NRPP ARE DUE TO OVERLAP BETWEEN NATURAL RESOURCES**

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

§ 15-3.0504. Calculation of Site Intensity and Capacity for Residential Uses.

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504		
Worksheet for the Calculation of Site Intensity and Capacity for Residential Development		
STEP 1:	CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE	0 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): <u>15.61</u>	
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X <u>0</u>	
	Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =	
STEP 2:	CALCULATE NET BUILDABLE SITE AREA:	9.38 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): <u>15.61</u>	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- <u>6.23</u>	
	Equals NET BUILDABLE SITE AREA =	
STEP 3:	CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:	46.90 D.U.s
	Take Net Buildable Site Area (from Step 2 above): <u>9.38</u>	
	Multiple by Maximum Net Density (ND) (see specific residential zoning district ND standard): X <u>5.00</u> R-8	
	Equals MAXIMUM NET DENSITY YIELD OF SITE =	
STEP 4:	CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:	78.05 D.U.s
	Take Base Site Area (from Step 5 of Table 15-3.0502): <u>15.61</u>	
	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X <u>5.00</u> R-8	
	Equals MAXIMUM GROSS DENSITY YIELD OF SITE =	
STEP 5:	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:	46.90 D.U.s
	Take the lowest of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	

LOT 2

City of Franklin, WI
Monday, May 3, 2021

Chapter UDO. Unified Development Ordinance

Part 3. Zoning Districts: District Establishment, Dimensional, and Use Regulations

Division 15-3.0500. Site Intensity and Capacity Calculations

§ 15-3.0502. Calculation of Base Site Area.

The base site area shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in § 15-3.0501 of this Ordinance.

Table 15-3.0502			
Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development			
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.		0.91 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-	0 acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	-	0 acres
STEP 5:	Equals "Base Site Area"	=	0.91 acres

§ 15-3.0503. Calculation of the Area of Natural Resources to Be Protected.

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the base site area (as defined in § 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective natural resource protection standard (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the total resource protection land. The total resource protection land shall be calculated as indicated in Table 15-3.0503.

Table 15-3.0503						
Worksheet for the Calculation of Resource Protection Land						
Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)				Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District			
Steep Slopes:						
10-19%	0.00	0.60	0.40	X 0	0	
				=		
20-30%	0.65	0.75	0.70	X 0	0	
				=		
+ 30%	0.90	0.85	0.80	X 0	0	
				=		
Woodlands & Forests:						
Mature	0.70	0.70	0.70	X 0	0	
				=		
Young	0.50	0.50	0.50	X 0.28*	0.14	
				=		
Lakes & Ponds	1	1	1	X 0	0	
				=		
Streams	1	1	1	X 0	0	
				=		
Shore Buffer	1	1	1	X 0	0	
				=		
Floodplains	1	1	1	X 0	0	
				=		
Wetland Buffers	1	1	1	X 0.35	0.35	
				=		
Wetlands & Shoreland Wetlands	1	1	1	X 0.05	0.05	
				=	0.55	
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)						

***AREAS SMALLER THAN SHOWN ON NRPP ARE DUE TO OVERLAP BETWEEN NATURAL RESOURCES**

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

§ 15-3.0504. Calculation of Site Intensity and Capacity for Residential Uses.

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504		
Worksheet for the Calculation of Site Intensity and Capacity for Residential Development		
STEP 1:	CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE	0 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): <u>0.91</u>	
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X <u>0</u>	
	Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =	
STEP 2:	CALCULATE NET BUILDABLE SITE AREA:	0.36 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): <u>0.91</u>	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- <u>0.55</u>	
	Equals NET BUILDABLE SITE AREA =	
STEP 3:	CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:	1.80 D.U.s
	Take Net Buildable Site Area (from Step 2 above): <u>0.36</u>	
	Multiple by Maximum Net Density (ND) (see specific residential zoning district ND standard): X <u>5.00</u> R-8	
	Equals MAXIMUM NET DENSITY YIELD OF SITE =	
STEP 4:	CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:	4.55 D.U.s
	Take Base Site Area (from Step 5 of Table 15-3.0502): <u>0.91</u>	
	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X <u>5.00</u> R-8	
	Equals MAXIMUM GROSS DENSITY YIELD OF SITE =	
STEP 5:	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:	1.80 D.U.s
	Take the lowest of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	

MEMORANDUM

Date: June 24, 2021

To: Mayor Steve Olson
City of Franklin Plan Commission
Scott Satula, Director, Department of Inspection Services

From: Heath Eddy, AICP, Planning Manager
Planning Department Staff

Subject: **Sign Code Revisions**

Planning Department staff have been working with the Department of Inspection Services to prepare a changeover of the administration of the current Sign Code (Chapter 210 of Municipal Code) from Inspection Services to the Planning Department. As part of this transition, staff has prepared an interim Sign Code amendment to remove and/or replace certain existing provisions in order to effect the change now, while the UDO Rewrite consultant prepares an eventual replacement sign code.

As such, the proposed interim amendment is designed to address only the most pressing needs to effect a fairly seamless change between the two departments. To wit, staff is recommending the following proposed amendments to Chapter 210.

Reorient the Sign Code

Specifically, except with respect to maintenance complaints or technical building code issues, Chapter 210 needs to be redirected so that the Planning Department leads on the sign code. Staff recommends amendments from “Building Inspector” or “Inspections Department” to “Planning Department.”

Eliminate Architectural Review Board Review

The ARB functions as a “rubber stamp” on sign permits. They act merely as an administrative check-off, and serve no important function. Inspection Services staff actually proposed this change (though Planning staff were similarly aligned).

This would require a change to Section 210-3C to delete two subsections and then renumbering the remaining sections, and a revision to Section 210-3D (Permit Fees) to remove the ARB review fee.

Minor Interim Changes

Staff further proposes a few clean-up changes, as follows:

1. The current code requires a \$500 fee for Master Sign Programs but \$150 for amendments to MSPs. Staff recommends raising that to \$250 consistent with other provisions that amendments are half of the original fee.
2. Adding a basic provision to require fees for Temporary Signs in addition to Mobile Signs.
3. Clarify a provision in Section 210-4A (Permissible areas for signs) that states that signs and billboards are permitted in nonresidential districts and any electrical service is regulated under Chapter 119 (Electrical Standards). Currently, this section incorrectly infers that the electrical code defines nonresidential districts, which it doesn't.
4. Clarify that the maximum sign area of a monument sign is the total sign area of all sign faces of a multi-sided sign, in Section 210-4C(5)(c). This isn't stated outright currently.
5. Eliminate Common Council review of reviews of "development identification signs" that are proposed to be located over or above a private entry drive. It's a review sign-off that is unnecessary and should be left to the Plan Commission.

Staff has attached a draft Ordinance for Plan Commission review. We have already vetted this draft amendment with Inspection Services.

ORDINANCE NO. 2021-_____

AN ORDINANCE TO AMEND CHAPTER 210 OF THE MUNICIPAL CODE TO REVISE CERTAIN MINOR ELEMENTS OF THE EXISTING SIGN CODE

WHEREAS, the Plan Commission having reviewed the Municipal Code as it pertains to the requirements for sign permits and administrative provision, and having recommended to the Common Council to amend the Municipal Code to incorporate various minor amendments to Chapter 210 of the Municipal Code.

WHEREAS, the Common Council having considered the recommendation and having determined same to be reasonable and in the public interest.

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

SECTION 1: §210-3C, Issuance of permits, of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: delete existing subsections (2) and (3), renumber (4) as (2), and amend new subpart (2) to read as follows: “Upon his or her determination that the proposed structure conforms with the ordinances of the City, Planning Department staff shall issue the permit. If the work authorized under the sign permit has not been completed within one year after the date of issuance, the permit shall become null and void.”

SECTION 2. §210-3D, Permit fees, of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows:

- A. Revise the fee under subsection (1)(a)[3] from \$150 to \$250;
- B. Change the title of subsection (2)(b) to read “Mobile and Temporary signs”;
- C. Delete subsection (2)(c) and renumber subsequent subsections.

SECTION 3: §210-4A, Permissible areas for signs, of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: amend subsection (1) to read as follows: “Other than residential districts. In nonresidential districts, signs and billboards shall be permitted and any electrical service shall be regulated under by Chapter 118, Electrical Standards.”

SECTION 4: §210-4C, Standards for the design and erection of signs and billboards, of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: amend subsection (5)(c) to read as follows:

“Area. The area of a monument sign shall not exceed 120 square feet total sign face which shall include the aggregate sign face area of a multi-sided sign.”

SECTION 5: §210-5, Maintenance and removal of signs, of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: amend subsections A(1) and A(2) to read as follows:

“(1) If the Planning Manager or, at his or her request, the Building Inspector shall find that any sign or other advertising structure regulated herein is unsafe or insecure or is a menace to the public or has been constructed or erected or is being maintained in violation of the provisions of this Chapter, he or she shall give written notice to the licensee thereof. If the licensee fails to remove or alter the structure so as to comply with the standards herein set forth within 10 days after such notice, such sign or other advertising structure may be removed or altered to comply by the Planning Department or Building Inspector at the expense of the licensee or owner of the property upon which it is located. The Planning Department shall refuse to issue a license to any licensee or owner who refuses to pay costs so assessed.

(2) The Planning Manager or, at his or her request, the Building Inspector may cause any sign or other advertising structure which is, in his or her opinion, an immediate peril to persons or property to be removed summarily and without notice.”

SECTION 6: §210-9, Master sign program, of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: delete subsection G(9) and renumber subsequent subsections.

SECTION 7: Chapter 210 of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: replace all references to “Building Inspector” and “Inspections Department” with “Planning Department”, which shall apply to the following subsections: 210-3A(1); 210-3B; 210-3C(1) and (2); 210-3D(2)(c) both Notes; 210-3E; 210-5B(1); 210-5C(4); 210-9B; and 210-9C.

SECTION 8: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 9: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 10: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2021, by Alderman _____.

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____