

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MAY 20, 2021, 7:00 P.M.

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

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

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 6, 2021.

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

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

1. **THE GLEN AT PARK CIRCLE CONDOMINIUMS ADDENDUM NO. 4 BASEMENT RELABELING.** Affidavit of Correction application by Rhonda Iwinski, for The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) to allow for relabeling the Unit 9 basement from “unfinished basement” to “finished basement” (Unit 9 is one of two units located in Building 5), which will include an entertainment room, sitting room, game room, bathroom and unfinished laundry room, property located at 7760 West Park Circle Way North, zoned R-8 Multiple-Family Residence District; Tax Key No. 896-1019-000.
2. **UNIFIED DEVELOPMENT ORDINANCE UPDATE/REVISION PROJECT-RECOMMENDATION ON CONSULTANT SELECTION AND CONTRACT PARAMETERS.**

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.]

Franklin Plan Commission Agenda

5/20/21

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REMINDERS:

Next Regular Plan Commission Meeting: June 3, 2021

City of Franklin
Plan Commission Meeting
May 6, 2021
Minutes

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the May 6, 2021, regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon, Patricia Hogan and Adam Burckhardt and Alderman Mark Dandrea, and City Engineer Glen Morrow. Participating remotely was Commissioner Kevin Haley. Also present were Planning Manager Heath Eddy and Associate Planner Marion Ecks.

B. Approval of Minutes

1. Regular Meeting of April 22, 2021

Commissioner Burckhardt moved and Commissioner Leon seconded approval of the April 22, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. None.

D. Business Matters

**1. BIGGBY COFFEE FRANCHISE
LOGO SIGN INSTALLATION
WITHIN THE SHOPPES AT
WYNDHAM VILLAGE
COMMERCIAL RETAIL CENTER.**

Master Sign Program Amendment application by Franklin-Wyndham, LLC, property owner, to allow for the installation of logo signs that are larger than the standards of the Master Sign Program (MSP) for the Shoppes at Wyndham Village (the MSP limits signage to 26 inches high), specifically, a logo sign that is 42.7 inches high on the east façade, 38 inches high on the south façade and 48 inches high on the west façade, for property located at 7700 South Lovers Lane Road, Unit 100, zoned CC City Civic Center District; Tax Key No. 794-9999-006.

This request by Franklin-Wyndham, LLC, property owner, is to allow for the installation of logo signs that are larger than the standards of the Master Sign Program (MSP) for the Shoppes at Wyndham Village (the MSP limits signage to 26 inches high), specifically, a logo sign that is 42.7 inches high on the east façade, 38 inches high on the south façade and 48 inches high on the west façade, for property located at 7700 South Lovers Lane Road, Unit 100, zoned CC City Civic Center District; Tax Key No. 794-9999-006

Alderman Dandrea moved and Commissioner Hogan seconded a motion to adopt a Resolution approving an Amendment to the Master Sign Program for the Shoppes at Wyndham Village commercial retail center to allow for larger than standard allowed signage size for Biggby Coffee signage (7700 South Lovers Lane Road, Unit 100). On voice vote, all voted 'aye'. Motion carried (6-0-0).

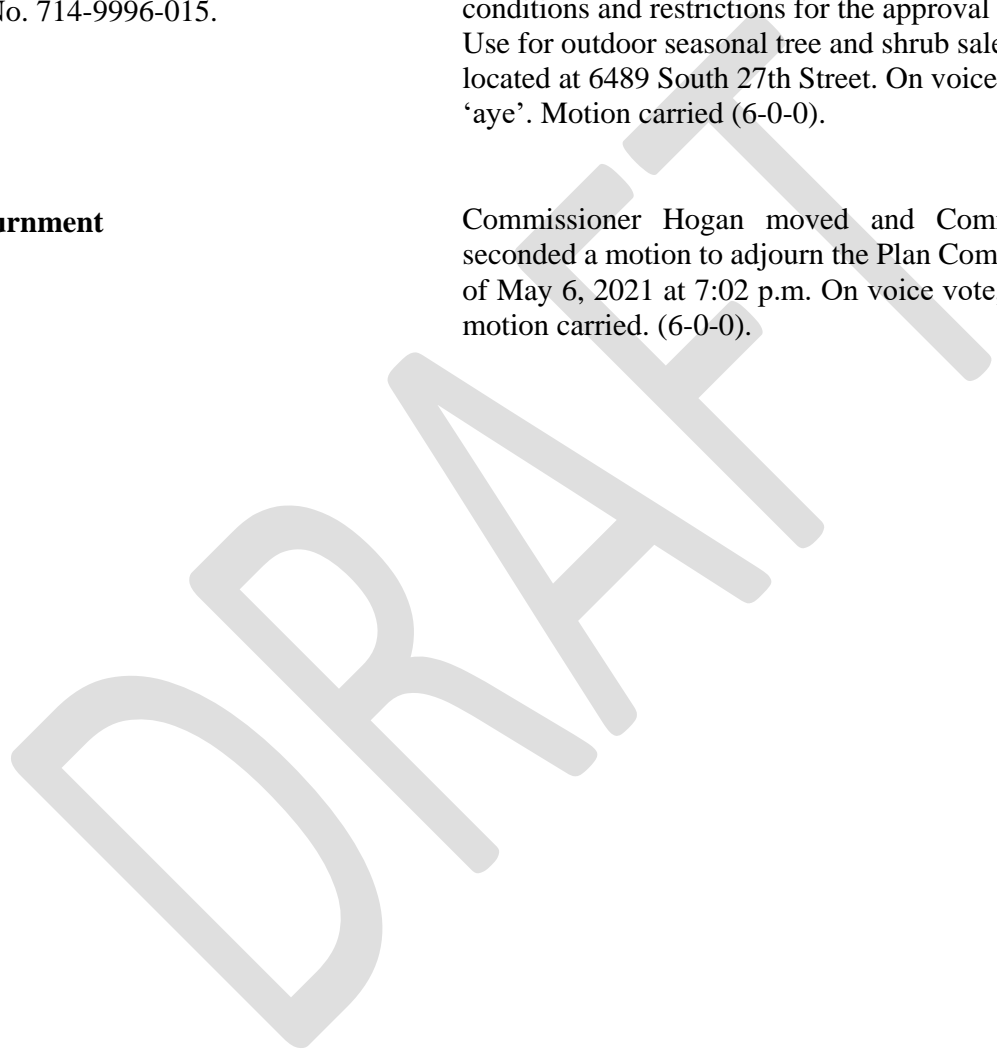
2. HOME DEPOT (STORE 4907) OUTDOOR SALES. Temporary Use application by Home Depot USA, Inc., for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) and FW Floodway District, located at 6489 South 27th Street; Tax Key No. 714-9996-015.

This request by Home Depot USA, Inc., is for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) and FW Floodway District, located at 6489 South 27th Street; Tax Key No. 714-9996-015.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for outdoor seasonal tree and shrub sales for property located at 6489 South 27th Street. On voice vote, all voted 'aye'. Motion carried (6-0-0).

Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of May 6, 2021 at 7:02 p.m. On voice vote, all voted 'aye'; motion carried. (6-0-0).





REPORT TO THE PLAN COMMISSION

Meeting of May 20, 2021

Affidavit of Correction

RECOMMENDATION: Department of City Development staff recommends approval of the subject Affidavit of Correction.

Project Name:	Rhonda Iwinski, Affidavit of Correction
General Project Location:	7760 W Park Circle Way N The Glen at Park Circle Condominium, Unit #9, Bldg. #5
Property Owner:	Rhonda Iwinski
Applicant:	Richard Adkins
Current Zoning:	R-8 – Multiple-Family Residence District
2025 Comprehensive Plan:	Residential – Multi-Family
Use of Surrounding Properties:	City of Franklin Public Works facility (zoned I-1), vacant land (zoned M-1) and single-family residential (zoned M-1 and R-8) to the north, single-family residential (zoned R-8) to the south, vacant land and single-family residential (zoned R-8) to the east and vacant land owned by the Archdiocese of Milwaukee to the west
Applicant’s Action Requested:	Approval of Affidavit of Correction
Staff:	Principal Planner Régulo Martínez-Montilva

PROJECT DESCRIPTION/ANALYSIS:

Affidavit of Correction to The Glen at Park Circle Condominium Addendum No. 4 (Document No. 10921372), for the purpose of relabeling the Unit 9 basement from “unfinished basement” to “finished basement”. Unit 9 is one of the two units located in Building 5. The finished basement would have an entertainment room, sitting room, game room with window well, bathroom and unfinished laundry. Separate building permits are required for this basement alteration.

The Glen at Park Circle Condominium Plat was approved by the Common Council on March 19, 2019, per Resolution No. 2019-7474, and recorded with the Milwaukee County Register of Deeds on August 14, 2018 (Document No. 10803255). There are eight (8) addendums to this condominium plat as of writing of this staff report, being Addendum No. 4 subject to this Affidavit of Correction application.

It is worth noting that the “game room” depicted in the correction instrument (sheet 2 of 5) should be considered a bedroom per Unified Development Ordinance (UDO) definition below:

BEDROOM. Any room other than a living room, dining room, family room, kitchen, bathroom, or utility room, for the purpose of this Ordinance, shall be considered a

bedroom. Dens, studies, etc. and similar areas which may be used as bedrooms shall be counted as bedrooms for the purposes of this Ordinance.

Unit No. 9 currently has two (2) bedrooms, and it would have three (3) bedrooms if this correction is approved. The District Standards table for the R-8 zoning district require additional floor area for each bedroom in excess of three (3), so this requirement is not applicable to this project.

No additional parking is required for the third room because the minimum parking for two-family dwelling structures is 2 spaces per D.U. (dwelling unit), regardless of the quantity of bedrooms.

STAFF RECOMMENDATION:

City Development staff recommends approval of this Affidavit of Correction, subject to the conditions outlined in the attached resolution.

RESOLUTION NO. 2021-____

A RESOLUTION APPROVING AN AFFIDAVIT OF CORRECTION
FOR THE GLEN AT PARK CIRCLE CONDOMINIUMS ADDENDUM
NO. 4 (DOCUMENT NO. 10921372) TO ALLOW FOR RELABELING THE
UNIT 9 IN BUILDING 5 BASEMENT FROM “UNFINISHED BASEMENT” TO
“FINISHED BASEMENT” AT 7760 WEST PARK CIRCLE WAY NORTH
(TAX KEY NO. 896-1019-000)
(RHONDA IWINSKI, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed Affidavit of Correction for The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) to allow for relabeling the Unit 9 basement from “unfinished basement” to “finished basement” (Unit 9 is one of two units located in Building 5), which will include an entertainment room, sitting room, game room, bathroom and unfinished laundry room, property located at 7760 West Park Circle Way North, bearing Tax Key No. 896-1019-000, more particularly described as follows:

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of the Northeast 1/4 of said Section 28; thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet to the Point of Beginning; Thence continuing South 00°15'12" East along said east line, 157.59 feet; thence South 88°30'36" West, 60.01 feet to the west right of way line of South 76th Street- County Trunk Highway "U"; thence South 00°15'12" East along said west right of way line, 285.15 feet to the north line of Parcel of Certified Survey Map No. 7040; thence South 88°30'36" West along said north line, 1264.54 feet to the west line of the East 1/2 of said Northeast 1/4; thence North 00°22'22" West along said west line, 670.96 feet to the south line of Parcel of Certified Survey Map No. 6114; thence North 88°31'50" East along said south line, 933.85 feet to the west line of Parcel of Certified Survey Map No. 4504; thence South 00°15'12" East along said west line, 219.45 feet to the south line of said Parcel; thence North 89°44'48" East along said south line, 392.00 feet to the Point of Beginning; and

WHEREAS, Rhonda Iwinski having applied for such approval in order to relabel the Unit 9 basement from “unfinished basement” to “finished basement”, within The Glen at Park Circle Condominiums, located at 7760 West Park Circle Way North, property zoned R-8 Multiple-Family Residence District; and

RHONDA IWINSKI – RELABELING BASEMENT UNIT FOR THE GLEN AT PARK
CIRCLE CONDOMINIUMS ADDENDUM NO. 4 (UNIT 9 IN BUILDING 5)

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and Wis. Stat. § 236.295(2)(a) provides in part that an affidavit correcting a plat "that changes areas dedicated to the public or restrictions for the public benefit must be approved prior to recording by the governing body of the municipality ...in which the subdivision is located; and

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) basement relabeling is appropriate for approval pursuant to law upon certain conditions, all pursuant to Wis. Stats. § 236.293 and § 236.295 (and both the Plan Commission and the Common Council having recognized that the subject labelling may not specifically and categorically be a restriction for the public benefit pursuant to Wis. Stat. § 236.295), respectively.

WHEREAS, the Plan Commission having considered such application and having determined that approval of such The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) basement relabeling will serve the health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Affidavit of Correction application for The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) basement relabeling, for the property as described above, be and the same is hereby approved, subject to the following conditions:

1. The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) basement relabeling project shall be developed in substantial compliance with the Affidavit of Correction City file-stamped April 20, 2021.
2. Rhonda Iwinski, 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 Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) basement relabeling 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

RHONDA IWINSKI – RELABELING BASEMENT UNIT FOR THE GLEN AT PARK
CIRCLE CONDOMINIUMS ADDENDUM NO. 4 (UNIT 9 IN BUILDING 5)
RESOLUTION NO. 2021- _____

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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 Rhonda Iwinski and The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) basement relabeling project for the property located at 7760 West Park Circle Way North: (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. The applicant shall obtain all necessary signatures and approvals from the Condominium Association prior to recording of this Affidavit of Correction.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to obtain the recording of this Resolution, and the Affidavit of Correction for The Glen at Park Circle Condominiums Addendum No. 4 (Document No. 10921372) basement relabeling, in such form and content as annexed hereto with such changes as may be approved by the City Engineer and the City Attorney, in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

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:

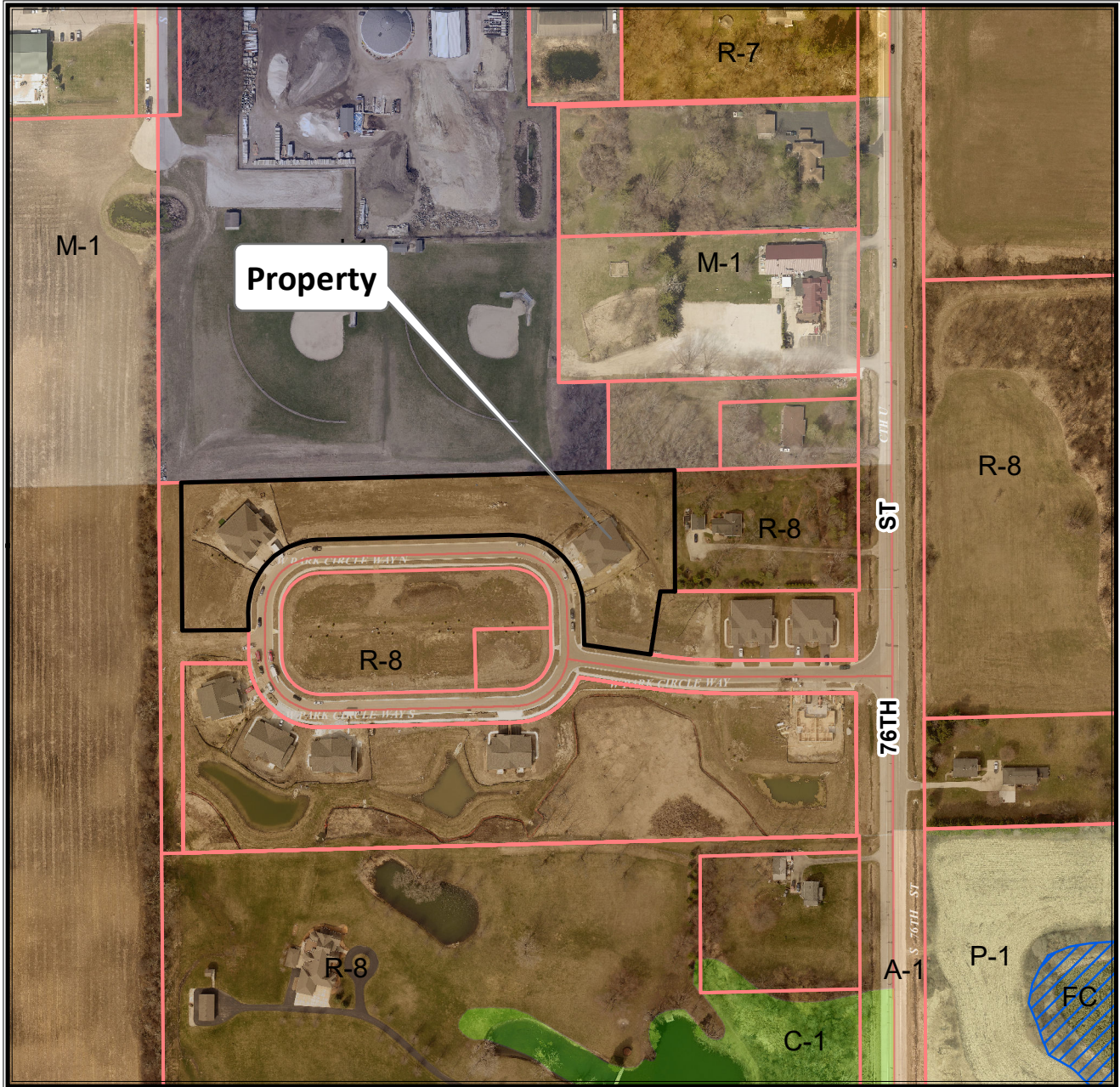
Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7760 W. Park Circle Way North
TKN 896 1019 000



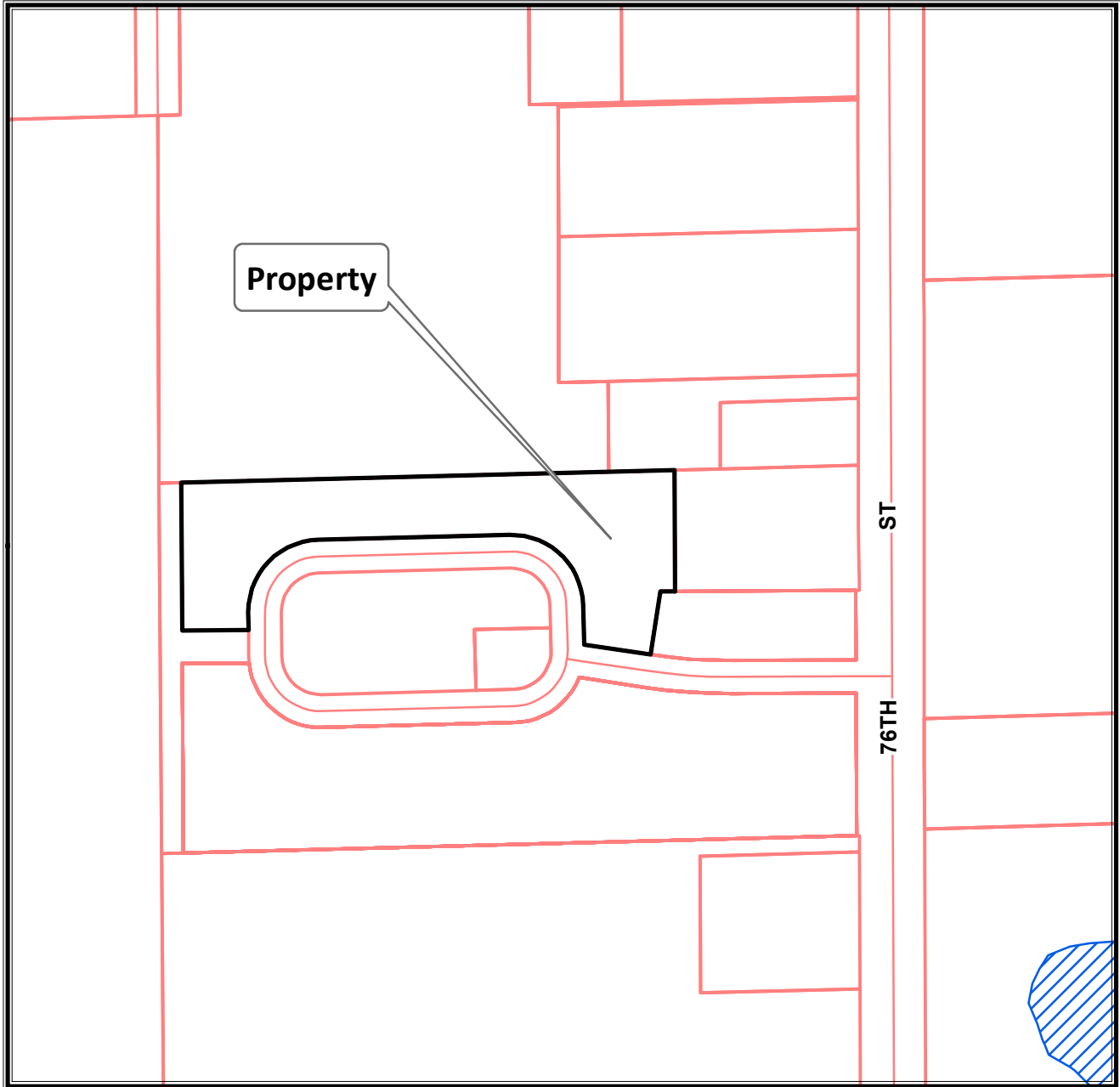
Planning Department
(414) 425-4024

0 175 350 700 Feet

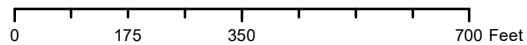
NORTH
2021 Aerial Photo

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.

7760 W. Park Circle Way North
TKN 896 1019 000

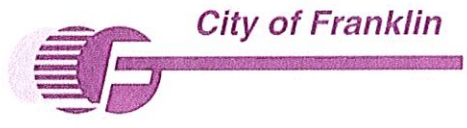


Planning Department
(414) 425-4024



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





Date of Application: April 19 2021

AFFIDAVIT OF CORRECTION (PLAT) APPLICATION

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

<p>Applicant (Full Legal Name[s]): Name: <u>Rhonda Iwinski</u> Company: _____ Mailing Address: <u>7760 West Park Circle Way North</u> City / State: <u>Franklin, WI</u> Zip: <u>53132</u> Phone: <u>414-333-6924</u> Email Address: <u>scoobydog4223@aol.com</u></p> <p>Project Property Information: Property Address: <u>7760 West Park Circle Way North</u> Property Owner(s): <u>Rhonda Iwinski</u> Mailing Address: <u>7760 West Park Circle Way North</u> City / State: <u>Franklin, WI</u> Zip: <u>53132</u> Email Address: <u>scoobydog4223@aol.com</u></p>	<p>Applicant is Represented by (contact person) (Full Legal Name[s]): Name: <u>Richard Adkins</u> Company: <u>JR Holdings LLC</u> Mailing Address: <u>P.O. Box 86</u> City / State: <u>414-702-4932</u> Zip: <u>53154</u> Phone: <u>414-702-4932</u> Email Address: <u>adkinstoy@aol.com</u></p> <p>Tax Key Nos: <u>896-1019-000</u> <u>NE 1/4 SEC 28-5-21, BLDG 5, UNIT 9</u> Existing Zoning: <u>R-8 Multiple-Family Residence</u> Existing Use: <u>Residential Multi-Family</u> Proposed Use: <u>Residential Multi-Family</u> Future Land Use Identification: <u>Residential Multi-Family</u></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>

Application submittals FOR AFFIDAVIT OF CORRECTION 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: \$125
- 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 Narrative.
 - Seven (7) folded full size, drawn to scale copies of the Plat Affidavit of Correction (See Section 59.43(2)(m) of the Wisconsin Statutes for information that must be included on the correction instrument.
- 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.
- Most requests require Plan Commission and/or Common Council review and approval.
- All Plat Affidavit of Correction requests shall comply with Section 236.295 of the Wisconsin 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
Rhonda Iwinski Owner
 Name & Title (PRINT)
 Date: 4-19-21

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

Signature - Applicant
Rhonda Iwinski Owner
 Name & Title (PRINT)
 Date: 4-19-21

Signature - Applicant's Representative
Richard E Adkins
 Name & Title (PRINT)
 Date: 4-19-2021

April 19th 2021

Written Project Narrative

WHEREAS, Rhonda Iwinski is petitioning the City of Franklin for the approval of a Special Use in an R-8 Multiple-Family Residence District, to amend the plat from an "unfinished basement" to a "finished" basement for the purpose of finished personal use of the basement area as additional usable personal space upon property located at 7760 West Park Circle Way North, bearing Tax Key No. 896-1019-000, Building 5, Unit 9

more particularly described as follows:

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of the Northeast 1/4 of said Section 28; thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet to the Point of Beginning; Thence continuing South 00°15'12" East along said east line, 157.59 feet; thence South 88°30'36" West, 60.01 feet to the west right of way line of South 76th Street - County Trunk Highway "U"; thence South 00°15'12" East along said west right of way line, 285.15 feet to the north line of Parcel 1 of Certified Survey Map No. 7040; thence South 88°30'36" West along said north line, 1264.54 feet to the west line of the East 1/2 of said Northeast 1/4; thence North 00°22'22" West along said west line, 670.96 feet to the south line of Parcel 1 of Certified Survey Map No. 6114; thence North 88°31'50" East along said south line, 933.85 feet to the west line of Parcel 1 of Certified Survey Map No. 4504; thence South 00°15'12" East along said west line, 219.45 feet to the south line of said Parcel 1; thence North 89°44'48" East along said south line, 392.00 feet to the Point of Beginning;

Signature of Property Owner:  Date: 4/19/2021

Name & Title: Rhonda Iwinski Home Owner

Document No.

AFFIDAVIT OF CORRECTION

AFFIANT, hereby swears or affirms that the attached document recorded on the 29th day of October, 2019, as document no. 10921372 and was recorded in the Register of Deeds of Milwaukee County, State of WI, contained the following error:

The foundation plan for Unit 9 as graphically shown on Sheet 2 of 5 of aforesaid document, incorrectly states the basement area as "UNFINISHED BASEMENT".

The Correction is as follows:


The basement area shall be labeled "FINISHED BASEMENT" and shall be graphically shown per the attached sheet.

NAME AND ADDRESS RETURN
PINNACLE ENGINEERING GROUP, LLC
20725 WATERTOWN RD., STE 100
BROOKFIELD, WI 53186

Pin: 896-1019-000
(Parcel Identification number)

A complete original or copy of the original should be attached.

Dated this 22nd day of January, 2021



Affiant's Signature (print name below)
John Konopacki



STATE OF WISCONSIN
COUNTY OF Waukesha) SS.

Subscribed and sworn to (or affirmed) before me this 22nd
day of January, 2021
Anthony S Zanon (type name below)
Anthony S Zanon
Notary Public, State of Wisconsin
My Commission (expires) (is): 7/25/2021



Franklin
APR 20 2021
City Development

Drafted by: John Konopacki

THE GLEN AT PARK CIRCLE CONDOMINIUM ADDENDUM NO. 4

City of Franklin, Milwaukee County,
Wisconsin

LEGAL DESCRIPTION:

That part of EXPANSION LAND "E" of The Glen at Park Circle Condominium Addendum No. 2, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10860234 AND a part of EXPANSION LAND "H" of The Glen at Park Circle Condominium Addendum No. 3, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10917811, being a part of Lot 1 and Lot 3 of Certified Survey Map No. 9027, recorded in the Register of Deeds office for Milwaukee County as Document No. 10767865, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of Lot 1 of said Certified Survey Map No. 9027, thence North 88°31'50" East along the north line of said Lot 1, 613.44 feet to the Point of Beginning "1";

Thence continuing North 88°31'50" East along said north line, 280.40 feet to an east line of said Lot 1, thence South 00°15'12" East along said east line, 177.02 feet; thence South 76°36'21" West, 175.00 feet to the northerly right of way line of West Park Circle Way North and a point on a curve; thence northwesterly 164.63 feet along the arc of said curve to the left and said north right of way line, whose radius is 130.00 feet and whose chord bears North 49°40'24" West, 153.85 feet; thence North 03°19'16" East, 110.99 feet to the Point of Beginning "1";

ALSO

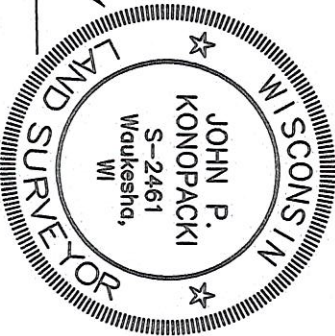
Commencing at the northwest corner of said Lot 3 of Certified Survey Map No. 9027; thence South 00°22'22" East along the west line of said Lot 3, 128.14 feet; thence South 60°56'54" East, 205.83 feet; thence North 88°31'50" East, 15.97 feet to the Point of Beginning "2";

Thence North 10°06'10" East, 117.41 feet to the south right of way line of West Park Circle Way South and a point on a curve; thence easterly 36.27 feet along the arc of said curve and said south right of way line, whose radius is 130.00 feet and whose chord bears South 83°28'39" East, 36.15 feet; thence North 88°31'50" East along said south right of way line, 83.52 feet; thence South 01°28'10" East, 110.00 feet; thence South 88°31'50" West, 142.87 feet to the Point of Beginning "2";

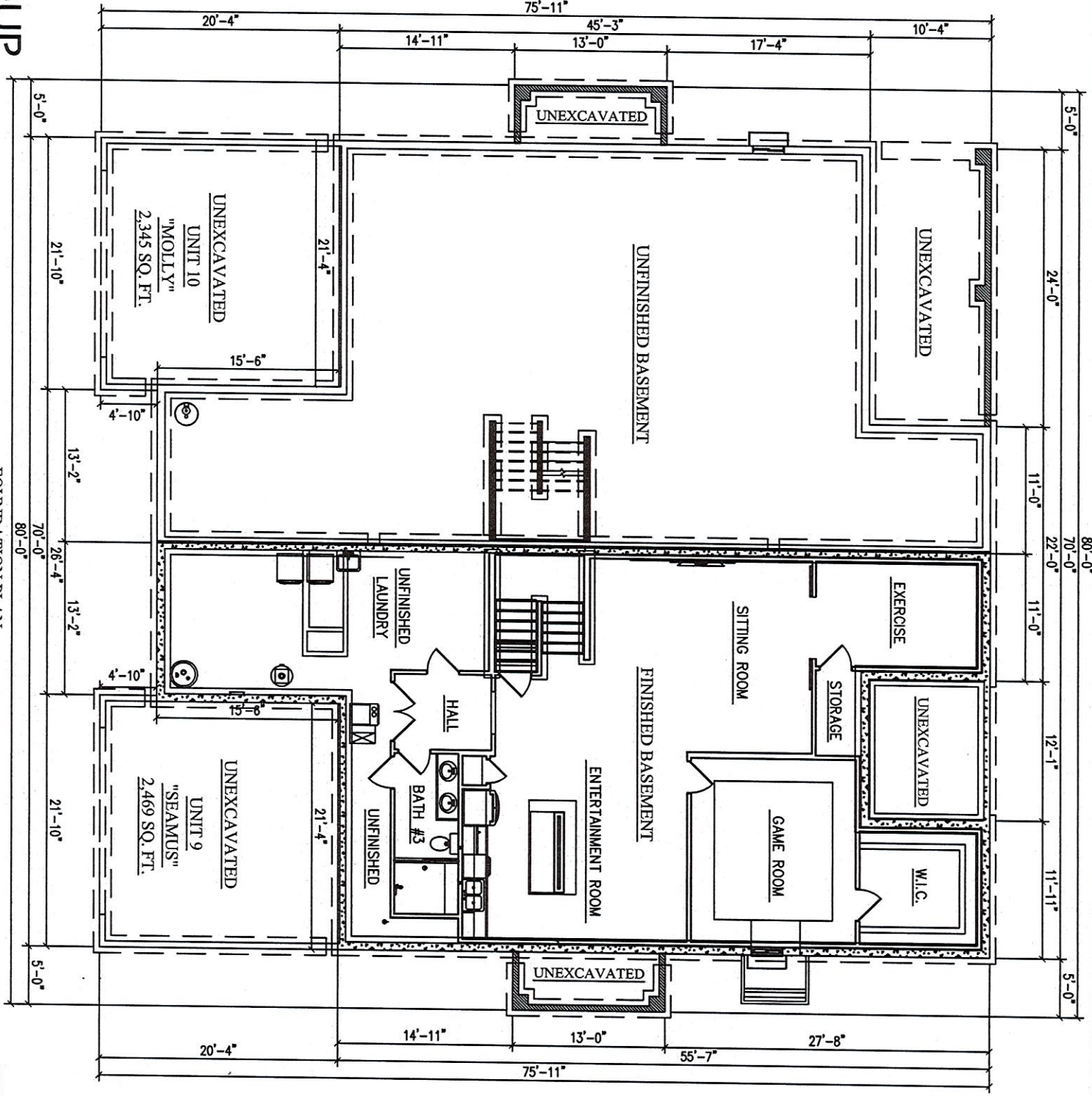
Said land containing 63,683 square feet (1.4620 acres).

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 1
- Buildings and Improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.



OCTOBER 10, 2019



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

FOUNDATION PLAN
NOT TO SCALE

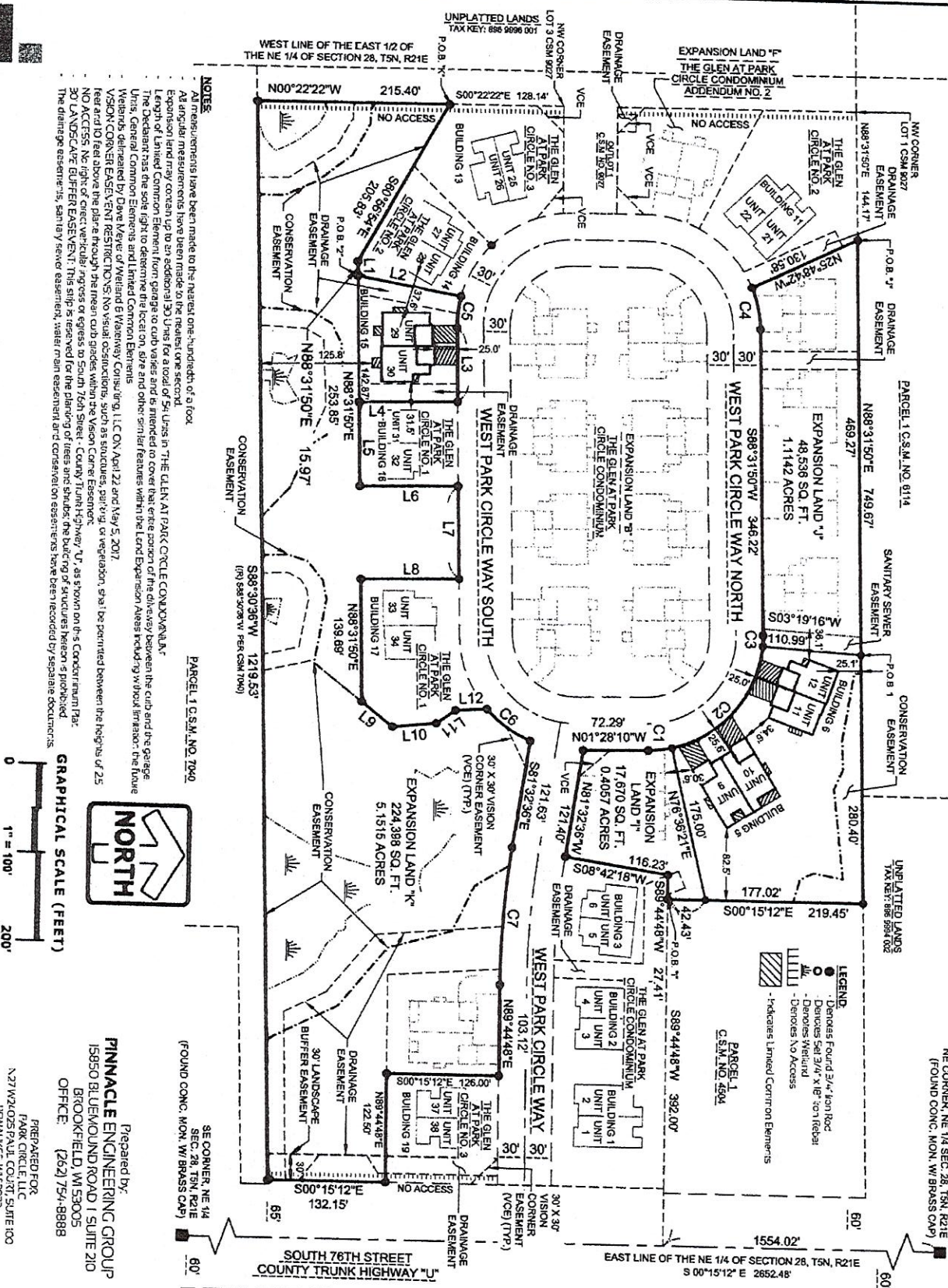
\$50.00

This instrument drafted by John P. Konopacki, P.L.S. Registration No. S-2461
PINNACLE ENGINEERING GROUP

Bearings referenced to the Wisconsin State Plane
 Coordinate System, South Zone (NAD 1927). The
 east line of the Northeast 1/4 of Section 28, Township
 5 North, Range 21 East has a bearing of N00°15'12" W.

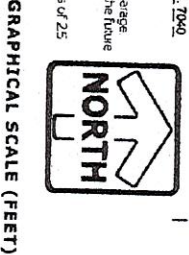
PREPARED FOR:
 PAK CIRCLE, LLC
 N27 W2420S PUL. CO. CT. S. 100
 PEWAUKEE, WI 53072
 PH: (262) 562-9200

DECLARANT:
 PAK CIRCLE, LLC

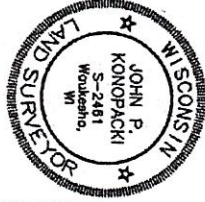


NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one-tenth of a degree.
- Expansion land may contain up to an additional 30 Units for a total of 64 Units in The Glen at Park Circle Condominium.
- Length of Limited Common Element from garage to curb walks and attached to cover that entire portion of the driveway between the curb and the garage.
- The Declarant has the sole right to determine the location, size and other similar features within the Limited Expansion Areas including without limitation: the future Units, General Common Elements and Limited Common Elements.
- Wetlands delineated by Dave Kevor of Wetland & Watershed Consulting, LLC on April 22 and May 5, 2017.
- VISION CORNER EASEMENT RESTRICTIONS: No visual obstructions, such as structures, signs, trees or vegetation, shall be permitted between the heights of 25 feet and 10 feet above the plane through the mean curb grades within the Vision Corner Easement.
- NO ACCESS: No right of egress, vehicular, ingress or egress to South 76th Street, County Trunk Highway 'U', as shown on this Condominium Plan.
- 30' LANDSCAPE BUFFER EASEMENT: This strip is reserved for the planting of trees and shrubs. The height of structures hereon is prohibited.
- The drainage easements, sanitary sewer easement, water main easement and conservation easements have been indicated by separate documents.



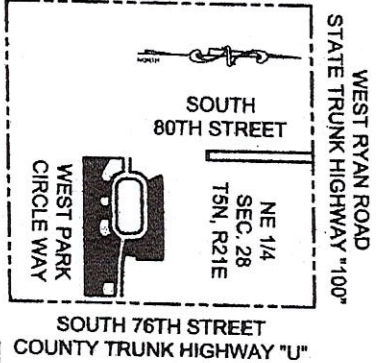
Prepared by:
PINNACLE ENGINEERING GROUP
 15850 BL LEMOND ROAD 1 SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888



ADDRESS:

UNIT 9: 7780 West Park Circle Way North, Franklin, Wisconsin
 UNIT 10: 7782 West Park Circle Way North, Franklin, Wisconsin
 UNIT 11: 7784 West Park Circle Way North, Franklin, Wisconsin
 UNIT 12: 7786 West Park Circle Way North, Franklin, Wisconsin
 UNIT 28: 7889 West Park Circle Way South, Franklin, Wisconsin
 UNIT 30: 7897 West Park Circle Way South, Franklin, Wisconsin

VICINITY SKETCH
 SCALE 1"=100'



REGISTERED OF DEEDS
 OCTOBER 10, 2019
 SIGNED: JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

DOC. # 10921372
 RECORDED:
 10/28/2019 02:52 PM
 REGISTRY OF DEEDS
 MILWAUKEE COUNTY, WI
 AMOUNT: \$9,000

**THE GLEN AT PARK CIRCLE
 CONDOMINIUM
 ADDENDUM NO. 4**

City of Franklin, Milwaukee County, Wisconsin
 SURVEYOR'S CERTIFICATE
 STATE OF WISCONSIN
 WAUKESHA COUNTY

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the land as shown and described hereon and that this is a true and correct representation of the same. The boundaries and location of each unit and the common elements can be determined from this plan.

www.pinnacle-engr.com

THE GLEN AT PARK CIRCLE CONDOMINIUM ADDENDUM NO. 4

City of Franklin, Milwaukee County, Wisconsin

LEGAL DESCRIPTION:

That part of EXPANSION LAND "E" of The Glen at Park Circle Condominium Addendum No. 2, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10860234 AND a part of EXPANSION LAND "H" of The Glen at Park Circle Condominium Addendum No. 3, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10917811, being a part of Lot 1 and Lot 3 of Certified Survey Map No. 9027, recorded in the Register of Deeds office for Milwaukee County as Document No. 10767885, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of Lot 1 of said Certified Survey Map No. 9027; thence North 88°31'50" East along the north line of said Lot 1, 613.44 feet to the Point of Beginning "1";

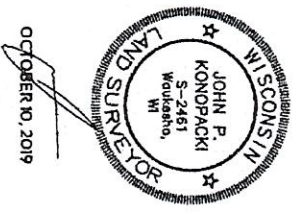
Thence continuing North 88°31'50" East along said north line, 280.40 feet to an east line of said Lot 1; thence South 00°15'12" East along said east line, 177.02 feet; thence South 76°36'21" West, 175.00 feet to the northerly right of way line of West Park Circle Way North and a point on a curve, thence northwesterly 164.63 feet along the arc of said curve to the left and said north right of way line, whose radius is 130.00 feet, and whose chord bears North 49°40'24" West, 153.85 feet; thence North 03°19'16" East, 110.99 feet to the Point of Beginning "1";

ALSO

Commencing at the northwest corner of said Lot 3 of Certified Survey Map No. 9027; thence South 00°22'22" East along the west line of said Lot 3, 128.14 feet; thence South 60°56'54" East, 205.83 feet; thence North 88°31'50" East, 15.97 feet to the Point of Beginning "2";

Thence North 10°06'10" East, 117.41 feet to the south right of way line of West Park Circle Way South and a point on a curve, thence easterly 36.27 feet along the arc of said curve and said south right of way line, whose radius is 130.00 feet and whose chord bears South 83°28'39" East, 36.15 feet; thence North 88°31'50" East along said south right of way line, 83.52 feet; thence South 01°28'10" East, 110.00 feet; thence South 88°31'50" West, 142.87 feet to the Point of Beginning "2";

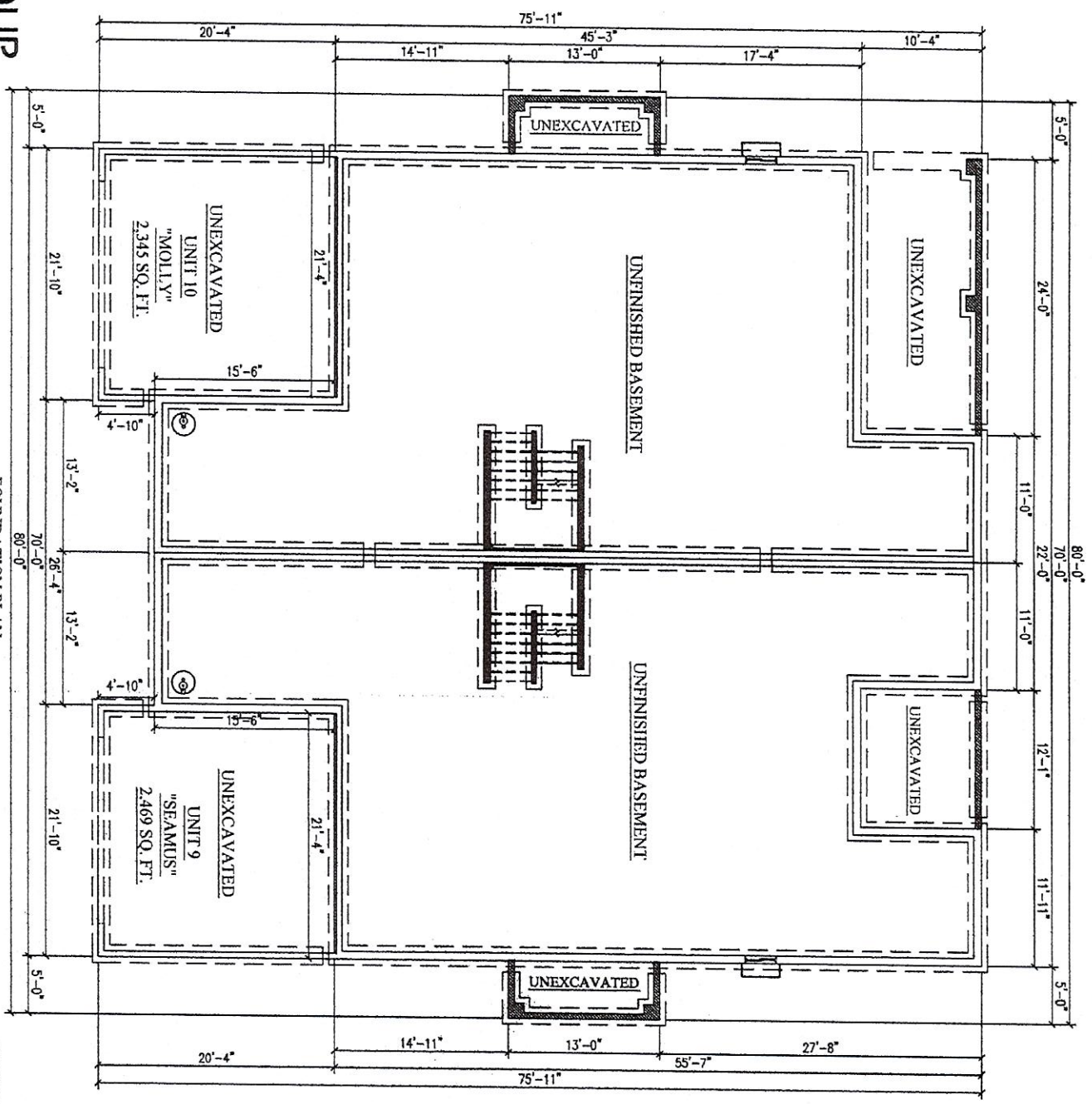
Said land containing 63,683 square feet (1.4620 acres).



- NOTES:**
- Unit Floor Plans may be retraced in combinations according to Sheet 1.
 - Buildings and improvements shown represent proposed construction.
 - Square foot areas are approximate, taken from architectural plans of record, not measured as-built, and do not include possible changes requested by purchaser.

This instrument drafted by John P. Konopacki, P.L.S.-Registration No. S-2461

PINNACLE ENGINEERING GROUP



FOUNDATION PLAN
NOT TO SCALE

THE GLEN AT PARK CIRCLE CONDOMINIUM ADDENDUM NO. 4

City of Franklin, Milwaukee County, Wisconsin

EXPANSION LAND "1" LEGAL DESCRIPTION:

That part of EXPANSION LAND "E" of The Glen at Park Circle Condominium Addendum No. 2, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10860234, being a part of Lot 1 of Certified Survey Map No. 8027, recorded in the Register of Deeds office for Milwaukee County as Document No. 10767865, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 28; thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet; thence South 89°44'48" West and then along a north line of said Lot 1 of Certified Survey Map No. 8027, 392.00 feet to the Point of Beginning;

Thence continuing South 89°44'48" West, 27.41 feet; thence South 08°42'18" West, 116.23 feet to the north right of way line of West Park Circle Way; thence North 81°32'36" West along said north right of way, 121.40 feet to the east right of way line of West Park Circle North; thence North 01°28'10" West along said east right of way, 72.29 feet to a point of curvature; thence northwesterly 27.06 feet along the arc of said curve to the left, whose radius is 130.00 feet and whose chord bears North 07°25'55" West, 27.01 feet; thence North 76°36'21" East to an east line of said Lot 1, 175.00 feet; thence South 00°15'12" East along said east line, 42.43 feet to the Point of Beginning "1".

EXPANSION LAND "J" LEGAL DESCRIPTION:

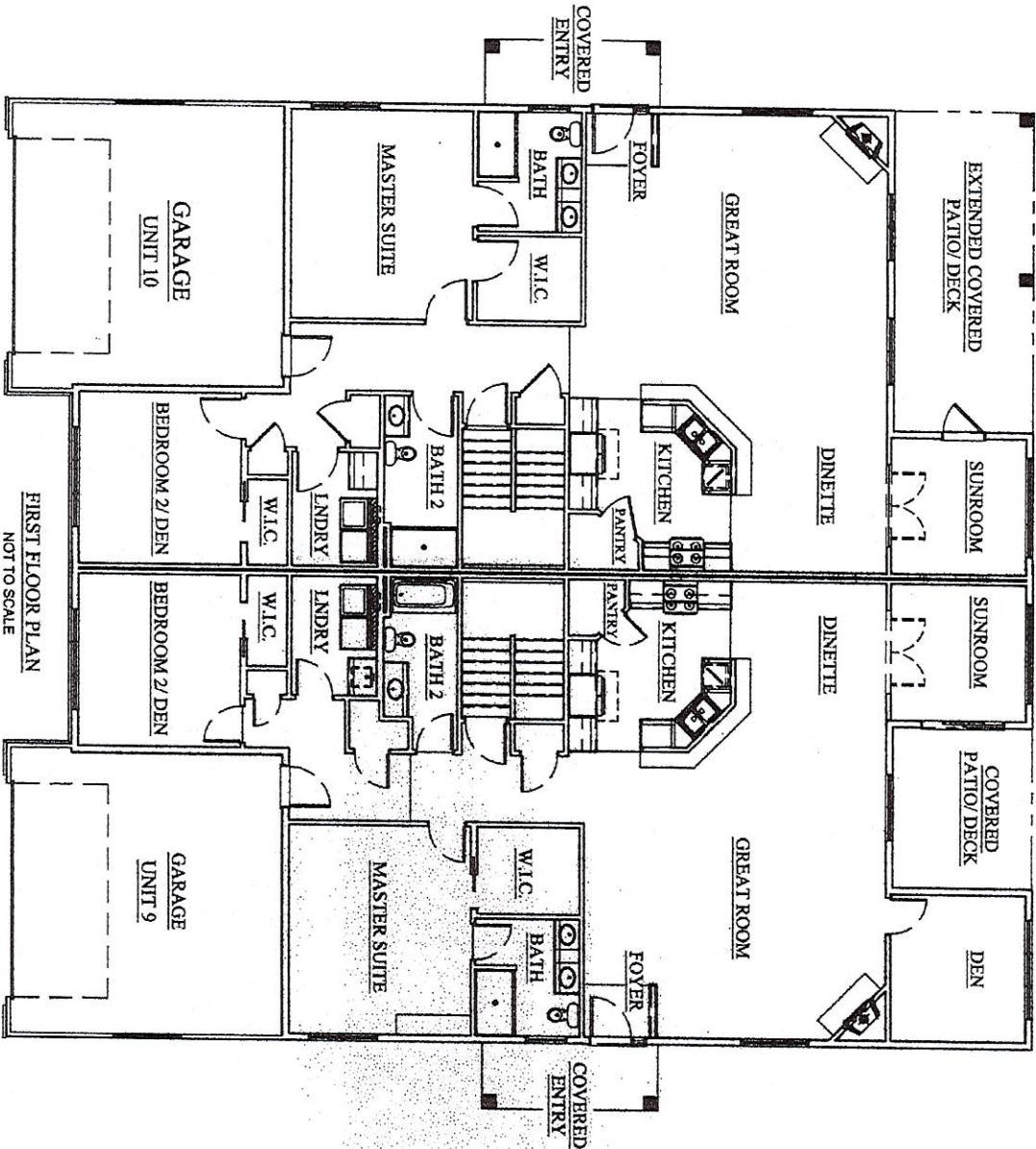
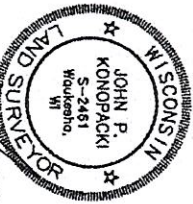
That part of EXPANSION LAND "E" of The Glen at Park Circle Condominium Addendum No. 2, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10860234, being a part of Lot 1 of Certified Survey Map No. 8027, recorded in the Register of Deeds office for Milwaukee County as Document No. 10767865, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of Lot 1 of said Certified Survey Map No. 8027; thence North 88°31'50" East along the north line of said Lot 1, 144.17 feet to the Point of Beginning "J";

Thence continuing North 88°31'50" East along said north line, 469.27 feet; thence South 03°19'16" West, 110.99 feet to the north right of way line of West Park Circle Way and a point on a curve; thence westerly 12.52 feet along the arc of said curve to the left and said north right of way line, whose radius is 130.00 feet and whose chord bears North 88°42'39" West, 12.51 feet; thence South 88°31'50" West along said north right of way line, 346.22 feet to a point of curvature; thence southwesterly 48.58 feet along the arc of a curve to the left, whose radius is 130.00 feet and whose chord bears South 77°49'34" West, 48.28 feet; thence North 25°48'42" West, 130.58 feet to the Point of Beginning "J".

NOTES:
- Unit Floor Plans may be retrieved in combinator's according to Sheet 1.
- Buildings and improvements shown represent proposed construction.

OCTOBER 30, 2019



FIRST FLOOR PLAN
NOT TO SCALE

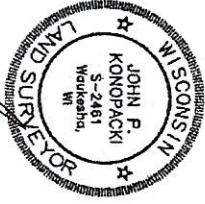
This Instrument drafted by John P. Konopacki, P.L.S-Registration No. S-2461
PINNACLE ENGINEERING GROUP

THE GLEN AT PARK CIRCLE CONDOMINIUM ADDENDUM NO. 4

City of Franklin, Milwaukee County, Wisconsin

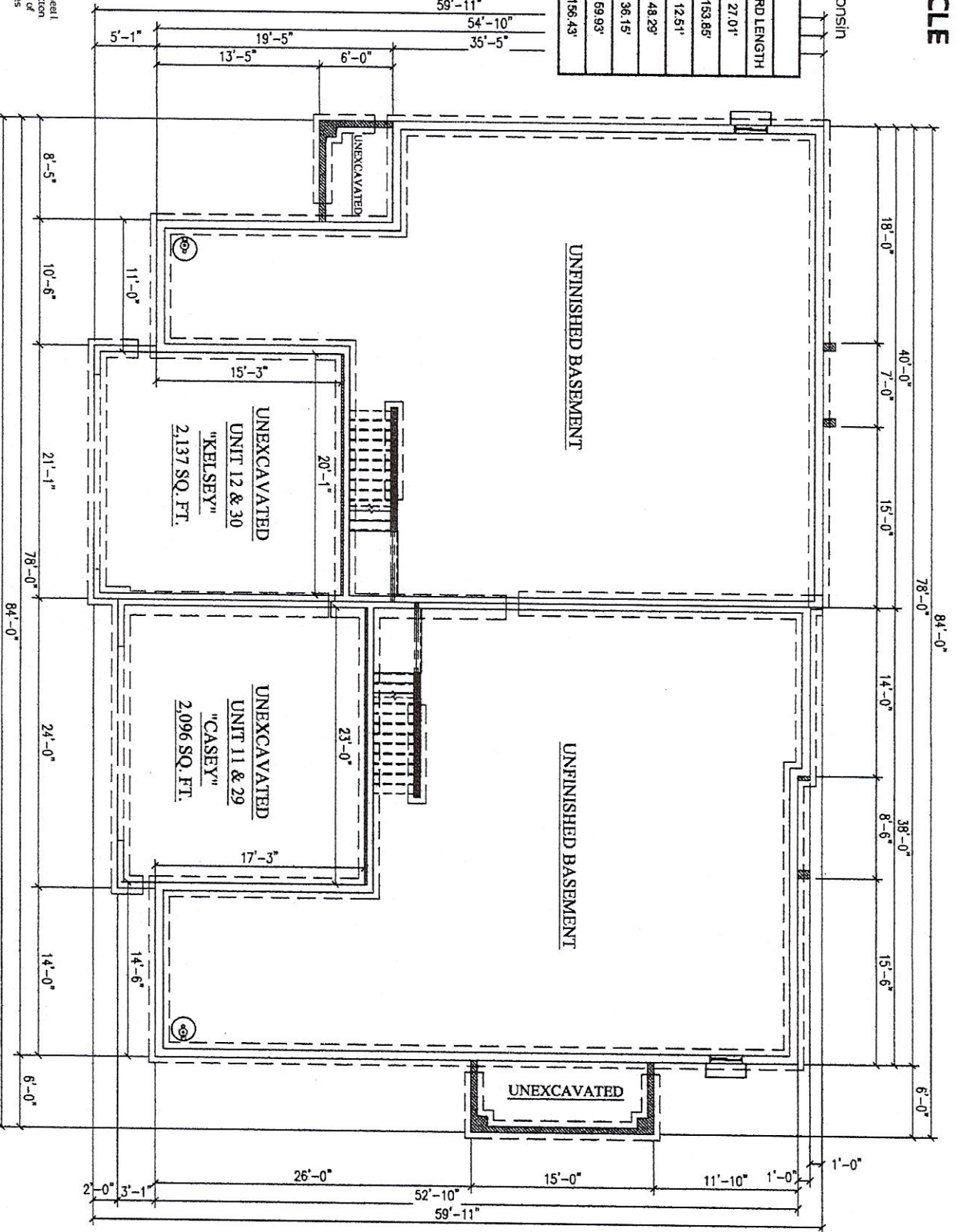
CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	27.06'	130.00'	N07°25'55"W	27.01'
C2	184.83'	130.00'	N49°40'24"W	153.85'
C3	12.52'	130.00'	N88°42'39"W	12.51'
C4	48.58'	130.00'	S77°49'34"W	48.29'
C5	36.27'	130.00'	S83°28'39"E	36.15'
C6	60.47'	130.00'	N55°07'33"E	69.93'
C7	156.58'	1030.00'	S85°53'54"E	156.43'

LINE TABLE	
LINE NO.	BEARING DISTANCE
L1	N88°31'50"E 15.97'
L2	N10°06'10"E 117.44'
L3	S88°31'50"W 83.52'
L4	S01°28'10"E 110.00'
L5	N88°31'50"E 85.00'
L6	N01°28'10"W 110.00'
L7	S88°31'50"W 105.00'
L8	S01°28'10"E 110.00'
L9	S38°21'05"W 44.13'
L10	S09°55'22"E 48.65'
L11	S35°56'27"E 26.03'
L12	S03°45'07"E 35.65'



09706810.2019

- NOTES:**
- Unit Floor Plans may be mirrored in combination according to Sheet 1.
 - Buildings and improvements shown represent proposed construction.
 - Square foot areas are approximate. Taken from architectural plans of record, not measured as built and do not include possible changes requested by purchaser.



This Instrument drafted by John P. Konopacki, P.L.S.-Registration No. S-2461
PINNACLE ENGINEERING GROUP

FOUNDATION PLAN
NOT TO SCALE

THE GLEN AT PARK CIRCLE CONDOMINIUM ADDENDUM NO. 4

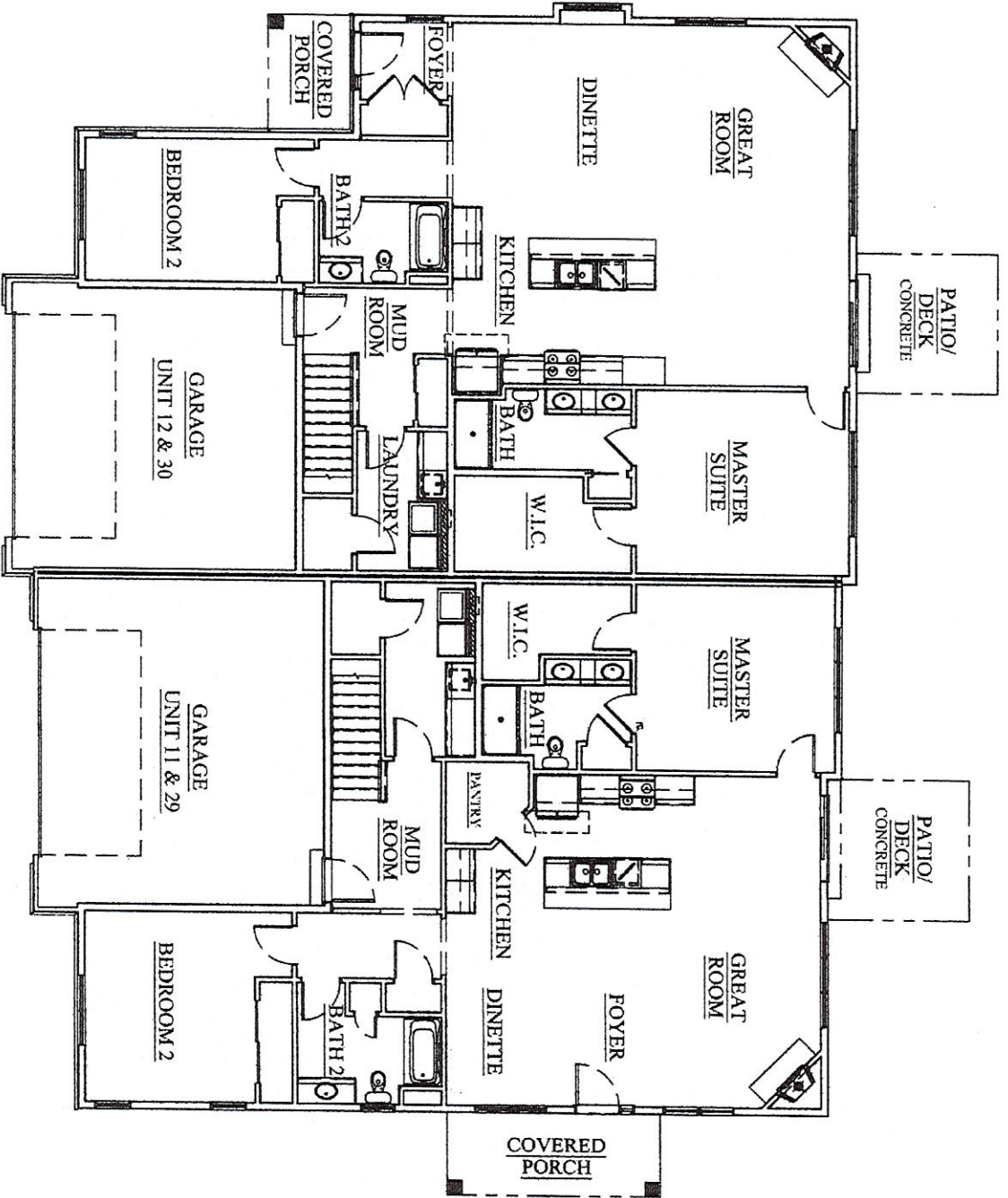
City of Franklin, Milwaukee County, Wisconsin

EXPANSION LAND "K" LEGAL DESCRIPTION:

That part of EXPANSION LAND "H" of The Glen at Park Circle Condominium Addendum No. 3, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10917811, being a part of Lot 3 of Certified Survey Map No. 9027, recorded in the Register of Deeds office for Milwaukee County as Document No. 10767965, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said Lot 3 of Certified Survey Map No. 9027; thence South 00°22'22" East along the west line of said Lot 3, 128.14 feet to the Point of Beginning "K";

Thence South 60°56'54" East, 205.83 feet; thence North 88°31'50" East, 253.85 feet; thence North 01°28'10" West, 110.00 feet to the south right of way line of West Park Circle Way South; thence North 88°31'50" East along said south right of way line, 105.00 feet; thence South 01°28'10" East, 110.00 feet; thence North 88°31'50" East, 139.69 feet; thence North 38°21'05" East, 44.13 feet; thence North 05°55'22" West, 49.69 feet; thence North 35°58'27" West, 26.03 feet; thence North 03°45'01" West, 35.66 feet to the aforesaid south right of way line and a point on a curve; thence northwesterly, 60.47 feet along the arc of said curve to the left, whose radius is 130.00 feet and whose chord bears North 35°07'33" East, 59.93 feet; thence South 81°32'36" East along said north line of Lot 3, 121.63 feet to a point on a curve; thence southeasterly, 156.58 feet along the arc of said curve to the left and said north line of Lot 3, whose radius is 1030.00 feet and whose chord bears South 85°53'54" East, 156.43 feet; thence North 89°44'48" East along said north line of Lot 3, 103.12 feet; thence South 00°15'12" East, 128.00 feet; thence North 88°44'48" East, 122.50 feet to the east line of said Lot 3; thence South 00°15'12" East along said east line, 132.15 feet to the southeast corner of said Lot 3; thence South 88°30'36" West along the south line of said Lot 3, 1219.53 feet to the west line of said Lot 3; thence North 00°22'22" West along said west line, 215.40 feet to the Point of Beginning "K".

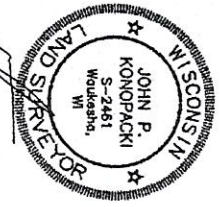


FIRST FLOOR PLAN

NOT TO SCALE

NOTES:
- Unit Floor Plans may be mirrored in combinations according to Sheet 1
- Buildings and improvements shown represent proposed construction.

OCTOBER 10, 2019



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

MEMORANDUM

Item D.2

Date: May 12, 2021

To: Mayor Steve Olson
Alderman Mark Dandrea
City of Franklin Plan Commission

From: Heath Eddy, AICP, Planning Manager
City Development Department Staff
UDO Rewrite Proposal Review Committee

Subject: **Consultant Selection - Unified Development Ordinance Rewrite**

RECOMMENDATION: The Proposal Review Committee recommends that the Plan Commission select the consultant team of **Houseal Lavigne/Birchline Planning** for this project.

BACKGROUND

This is a brief follow-up to the presentation staff made to the Plan Commission regarding this project back in February. After that review, staff made a similar presentation to the Common Council in March, and Council voted to support staff issuing a Request for Proposals (RFP) to seek consultant assistance. The RFP was posted on March 16th, and staff established a UDO Rewrite Proposal Review Committee (Committee) to review the submitted proposals.

Following the initial reviews by Committee members, it was determined that two consultant teams would be requested to make a presentation and have an interview with the Committee. The two teams were Foth/CiviTek Consulting (presentation/interview on May 7th) and Houseal Lavigne/Birchline Planning (presentation/interview on May 11th). The Committee convened on May 12th to review the presentations and to make a recommended selection, which is to select **Houseal Lavigne and Birchline Planning** to complete this project.

RATIONALE

The Committee discussed the reasoning for this choice, and it comes down to a key difference: the Foth/CiviTek team would do a good job at providing the City with a rewritten UDO based on what we have now; the Houseal Lavigne/Birchline team would give us a UDO that reflects what we need for the future.

To sum up the Committee's rationale, five conclusions framed the recommendation:

1. Houseal Lavigne/Birchline will provide the City with an opportunity to learn and grow, with exposure to additional opportunities to achieve better results – which provides more value-added.
2. Houseal Lavigne/Birchline provides an opportunity for fresh eyes and a new perspective, combined with

3. Extensive experience nationally, including experience in all elements of local regulatory environments, and recognized by their peers as a leading practitioner.
4. Houseal Lavigne/Birchline also brings extreme passion to the process, and a clear understanding of the operational requirements within which the City needs to operate. Experience with MMSD, the City's own environmental standards, and the DNR were critical elements in support of their candidacy.
5. Finally, the Committee firmly believes the consultant team's end result will come from a well thought out and conceived process, that builds consensus with stakeholders, and ends with a product that can take the City forward.

Below are brief summaries of the submitted proposals and the presentation/interviews with each team.

Houseal Lavigne/Birchline

The Proposal: The written proposal focuses on the team's wealth of experience in writing ordinances and regulations nationally, including significant experiences in Wisconsin. The team operates under a 6-Step Process which includes several sub-steps to build rapport and consensus. The key elements are the Diagnostic phase and then the Draft and Review phase, which have several elements and coordination with staff, the review team, and City officials, which is a key emphasis of the proposal.

Proposed Elements: Hosting an interactive project website linked to City website, with updates and interactive resources, along with surveys, and FAQs; a mapping tool called map.social which allows residents to look at a map of the community and select prominent points of interest as well as problem locations; sign code revisions; draft writing in modules for easier review; meetings with elected/appointed officials in Step 1 (the beginning) and Step 5 (prior to final draft creation); use of CityEngine to create a 3D virtual environment to test development concepts.

Meetings: Up to 10 meetings or consultation calls with staff; up to 10 interviews with community stakeholders; meeting with City department heads; elected/appointed officials meetings; 7 meetings with the Reviewing Committee/Task Force. In addition, the team proposes a public workshop early on and then again prior to the adoption process.

Timeframe and Cost: The consultant team proposes taking about 12 months for the process of review and draft writing before the requested 6-month adoption process, with a total cost of \$174,255 (not to exceed). The consultants indicated a willingness to adjust the timeline to suit the City's objectives.

Presentation/Interview: The consultant team exhibited a very impressive range of services and ability to understand the City's needs and priorities. The Committee generally believes this consultant is an excellent choice for this project in large part because (1) they have a wealth of experience, and (2) they are willing to expand the scope of possible tools and "cool stuff" (their words) that the City could use to implement development policy. To a person, the Committee emphasized that this consultant team would be a superior selection for this project.

Foth/CiviTek

The Proposal: The written proposal emphasizes local ties to Franklin along with a desire to provide public engagement systems for ease of implementation. The proposal scope included an overall UDO diagnostic report, followed by development of an annotated outline for the future UDO (which they recommend rebranding as an Integrated Development Ordinance, or IDO). The proposal defines the next several rounds as draft writing; they focus on creating whole drafts of the ordinance, though they stated in the interview they would work through modules or sections of the draft if that was the preference.

Proposed Elements: ZoningHub, an online-based system for presenting the ordinance in small graphic bites that are easier to use (ex: Oak Creek's Zoning Code); follow-up implementation including application forms, training and inventory of nonconformities; optional services including the sign code rewrite; 3D modeling, a full menu of public engagement including stakeholder listening sessions, general scoping session, open houses/charrettes to provide for design guidance; website updates; MindMixer (online public participation platform for comments, questions, surveys, etc.); social media updates.

Meetings: Two meetings listed with staff; up to 7 meetings with the Work Group; 2 meetings with the Plan Commission, plus 1 (optional service) for General Scoping); plus, one meeting scheduled for ordinance adoption with Common Council. The optional services tack on additional public interactions including open houses, stakeholder listening sessions, etc.

Timeframe/Cost: The consultant team proposes a timeframe of 10 months from kick-off to finalization of the public hearing draft, before the requested 6-month adoption process. The proposal base cost including ZoningHub and implementation was \$105,000, though the additional optional services would add up to \$44,900, for a total of \$149,900. Most of these optional services are included with the proposal for the other consultant finalist. Also, ZoningHub requires an annual subscription fee of \$1,200.

Presentation/Interview: The consultant team made a solid presentation which emphasized local ties (Foth is located in the ROC office building). ZoningHub is a large feature of the proposal, and it's understandably a solid operating system, though it is proprietary. Team members were good in responding to various questions from the Committee, though on a couple of points they did miss some responses. Overall, Committee felt comfortable that this consultant team could handle the project reasonably well, though without much imagination; some of their presentation mirrored one made by the Planning Manager to Council in March.