

The YouTube channel “City of Franklin WI” will be live streaming the Common Council meeting so that the public will be able to view and listen to the meeting.

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

REVISED\*\*  
CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA\*  
TUESDAY, JANUARY 18, 2022, AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B.
  - 1. Citizen Comment Period.
  - 2. Mayoral Announcements: A Proclamation Declaring our Substantial Appreciation and Respect for and to Adam Brett Walker II for His Incredible Achievements in Life and for Being our Most Valuable Player.
- C. Approval of Minutes of Regular Common Council Meeting of January 4, 2022.
- D. Hearings.
- E. Organizational Business.
- F. Letters and Petitions.
- G. Reports and Recommendations:
  - 1. Consent Agenda:
    - (a) Reschedule Common Council Meeting of April 5, 2022.
    - (b) Extension of Towing Contract for 2022-2023.
    - (c) Purchase of Rifles for the Police Department Swat Team.
    - (d) Request Approval to Purchase Two Additional LUCAS-3 Automatic Chest Compression Device for the Fire Department.
    - (e) Results of the Department of Public Works Sale of Surplus Equipment.
    - (f) Authorize the Purchase of an Intradyn 4TB IA10 Email Archiving Appliance at a Total Cost of \$13,425, as Budgeted for in the 2022 Information Services Computer Equipment Capital Outlay Budget and 1 Year of Software Maintenance and Support and CloudSync DR Cloud-Based Backup for the Appliance at a Total Cost of \$8,079, as Budgeted for in the 2022 Information Services Equipment Maintenance Budget.
  - 2. A Resolution in Ratification of a Proclamation to Resurrect, Revive, Reinstate and Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2021-7703, in Part Entitled A Resolution in Ratification of a Proclamation to Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2020-7653, in part Entitled A Resolution to Amend A Resolution in Ratification of A Proclamation Declaring a Public Health Emergency in Response to the Coronavirus Disease 2019 (Covid-19), as Amended, and in part With Regard to the Omicron Variant Surge, Until February 15, 2022.

Common Council Meeting Agenda

January 18, 2022

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- \*\* 2.(a) COVID Update from Franklin Director of Health and Human Services/Health Officer.
- 3. Request Council Approval to Adjust Authorized Staffing Full-Time Equivalencies (FTEs) to Replace the Sole Current Firefighter-Emergency Medical Technician (EMT) with a Firefighter-Paramedic.
- 4. Project Updates for Ballpark Commons.
- 5. A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use to Allow a 310,485 Square Foot “Office/Light Industrial Flex Space” to Develop a Food Processing Operation, Including the Provision of Materials Delivery, Processing, Packaging and Distribution of Food Products, with Supporting Office and Employee Welfare Facilities Upon Property Located on the Eastern Half of the Parcel at the Intersection of West Oakwood Road and South 27th Street (Lot 2 of Certified Survey Map No. 9362) (by Saputo Cheese USA Inc., Applicant, HSA Commercial, Inc., D/B/A HSA Commercial Real Estate, Property Owner).
- \*\* 6. An Ordinance to Create Section 15-3.0445 of the Franklin Unified Development Ordinance Establishing Planned Development District No. 40 (Cape Crossing) and to Rezone Property from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 40 (12200 West Ryan Road). (Additional Supporting Documentation Included.)
- 7. Franklin Senior Citizens Travel Program Update for 2021 Year End.
- 8. Authorization for the Department of Public Works to accept and Use Funds Awarded in the Wisconsin Department of Natural Resources Urban Forestry Grant Program (2022).
- 9. Authorization for the Department of Public Works to accept and Use Funds Awarded in the American Transmission Company Community Planting Program Grant (2022).
- 10. A Resolution to Enter into a Contract with Hausch Design Agency, LLC to Develop a Messaging Program for Franklin Sewer Utilities Project/Private Property Infiltration & Inflow Reduction Project for \$31,000.
- 11. A Resolution for a Professional Services Agreement with R.A. Smith, Inc. for a W. Ryan Road Watermain Project Serving Tax Increment District No. 6 for \$142,900.
- \*\* 12. A Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers Granted by Section 207-15 of the Municipal Code and Section 66.0701 of the State Statutes for Installation of a Water Main on S. 50th Street from the Intersection of W. Minnesota Avenue to a Point of Connection Approximately 250 Feet South on S. 50th Street and also Along W. Minnesota Avenue from a Point of Connection at the Intersection of S. 51st Street to a Point of Termination Approximately 250 Feet East of S. 50th Street and Setting the Public Hearing Date for April 5, 2022 at 6:30 P.M. (Revised Request for Common Council Action Sheet.)
- 13. Consideration of an Amendment to Tax Incremental District No. 7 Development Agreement Between the City of Franklin and Velo Village Apartments LLC (Developer), Velo Village – Franklin, Wisconsin (Project). The Common Council may enter Closed Session Pursuant to Wis. Stat. §19.85(1)(e), to Deliberate upon a Potential Amendment to Tax Incremental District No. 7 Development Agreement Between the City of Franklin and Velo Village Apartments LLC (Developer), the Negotiation of Agreement Terms and the Investing of Public Funds in Relation Thereto for Competitive and Bargaining Reasons, and to Reenter Open Session at the Same Place Thereafter to Act on Such Matters Discussed There in as it Deems Appropriate.

Common Council Meeting Agenda

January 18, 2022

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- H. Licenses and Permits.  
Miscellaneous Licenses from License Committee Meeting of January 18, 2022.
- I. Bills  
Request for Approval of Vouchers and Payroll.
- J. Adjournment.

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

[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:

January 20	Plan Commission Meeting	7:00 p.m.
January 31	Committee of the Whole Meeting	6:30 p.m.
February 1	Common Council Meeting	6:30 p.m.
February 3	Plan Commission Meeting	7:00 p.m.
February 15	Spring Primary (Whitnall School District Only)	

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B.2.

# City of Franklin Proclamation

A PROCLAMATION DECLARING OUR SUBSTANTIAL APPRECIATION AND RESPECT FOR AND TO ADAM BRETT WALKER II FOR HIS INCREDIBLE ACHIEVEMENTS IN LIFE AND FOR BEING OUR MOST VALUABLE PLAYER

WHEREAS, Adam Brett Walker II has been the hero of our Milwaukee Milkmen Professional Baseball Team in our hometown City of Franklin; and

WHEREAS, Adam grew up and commenced his remarkable athletic and sports efforts and talents in Milwaukee and attended Milwaukee Lutheran High School, then on to Jacksonville University, from which he was he was drafted by the Minnesota Twins in the 3rd round of the 2012 Major League Baseball Draft; a brief summary of Adam's starring accomplishments to this time include being a 2013 Midwest League All Star, the 2013 TOPPS Midwest League Player of the Year, the 2020 American Association League MVP, the 2021 American Association League MVP, and the 2021 Baseball America MLB Partner League Player of the Year; and

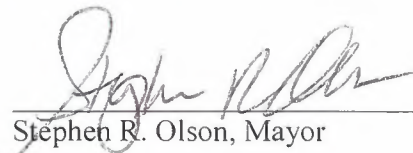
WHEREAS, as a Milwaukee Milkmen team member, after joining the team in its Inaugural Year in 2019, in addition to the Awards to him noted above, Adam set the Single Season American Association Home Run Record of 33 in 2021, in 2021 he hit 4 homeruns in 4 consecutive at bats, and, Adam is the First Member of the Milwaukee Milkmen Hall of Fame; and

WHEREAS, Adam, in his spirit of always moving onward and upward, has signed with the Yomiuri Giants who are also known as the "New York Yankees of Japan".

NOW, THEREFORE, I, Stephen R. Olson, Mayor of the City of Franklin, Wisconsin, on behalf of all of the Citizens of Franklin, the elected officials and the staff of City government, do hereby declare that we salute you and thank you for your excellence and performance in life and our joyous ability to view the successes achieved by you on the field, making it a field of dreams. Good Luck and Godspeed Adam.

Presented this 14th Day of January, 2022.



  
Stephen R. Olson, Mayor



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CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
JANUARY 4, 2022  
MINUTES

C.

- ROLL CALL                   A.           The regular meeting of the Common Council was held on January 4, 2022 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Ed Holpfer, Alderman Daniel Mayer, Alderwoman Kristen Wilhelm, Alderwoman Shari Hanneman, Alderman Mike Barber and Alderman John R. Nelson. Also present were Dir. of Administration Peggy Steeno, Director of City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.
- CITIZEN COMMENT       B.           Citizen comment period was opened at 6:31 p.m. and closed at 6:31 p.m.
- MINUTES  
DEC. 21, 2021           C.           Alderman Barber moved to approve the minutes of the regular Common Council meeting of December 21, 2021, as presented at this meeting. Seconded by Alderman Mayer. All voted Aye; motion carried.
- ANNUAL MARKET  
ADJUSTMENT           G.1.       Alderman Barber moved to authorize the 2% market adjustment to both the salary schedule and wages, as well as the progress to market adjustment for non-represented employees. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried. Vote recorded as a unanimous vote.
- LICENSES AND  
PERMITS                H.           Alderman Nelson moved to approve the following:  
  
Grant 2021-2022 Operator License to Christopher Ewig, Emily Gamble; and  
  
Grant 2021-2022 "Class A" Beer & Liquor Change of Agent to Walgreen Co., Kayla Priebe pending satisfactory inspections.  
  
Seconded by Alderwoman Hanneman. All voted Aye; motion carried.
- VOUCHERS AND  
PAYROLL                I.           Alderman Barber moved to approve the following: City vouchers with an ending date of January 1, 2022 in the amount of \$2,034,347.59 and payroll dated December 31, 2021 in the amount of \$442,965.35 and payments of the various payroll deductions in the amount of \$443,148.07, plus City matching payments and estimated payroll dated January 14, 2022 in the amount of \$460,000 and payments of the various payroll deductions in the amount of \$246,000, plus City matching payments and Property Tax disbursements with an ending date of December 30, 2021 in the amount of \$18,762,838.48 and

approval to release final draw for TID #5 in the amount of \$91,832.00 and approval to release final draw for TID #7 in the amount of \$155,083.00 and approval to release temporary investment transfer to ADM in the amount of \$7,700,000.00. Seconded by Alderman Holpfer. On roll call, all voted Aye. Motion carried.

CLOSED SESSION  
AMENDMENT TO  
TID NO. 7 DEV.  
AGREEMENT/VELO  
VILLAGE  
APARTMENTS LLC

G.2.

Alderman Holpfer moved to enter closed session at 6:47 p.m. pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon a Potential Amendment to Tax Incremental District No. 7 Development Agreement Between the City of Franklin and Velo Village Apartments LLC (Developer), the negotiation of Agreement terms and the investing of public funds in relation thereto, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.

The Common Council reentered open session at 7:13 p.m.

ADJOURNMENT

J.

Alderman Nelson moved to adjourn the meeting at 7:13 p.m. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.



APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 01-18-22
REPORTS & RECOMMENDATIONS	Reschedule Common Council Meeting of April 5, 2022	ITEM NUMBER <b>G.1.(a)</b>

Due to the Spring Election on April 5, 2022 the Common Council may wish to reschedule the Common Council meeting with the Committee of the Whole on the Monday, April 4, 2022.

**COUNCIL ACTION REQUESTED**

Motion to reschedule the April 5, 2022 Common Council meeting to April 4, 2022 at 6:30 p.m.

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<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COMMON COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><b>01-18-22</b></p>
<p style="text-align: center;"><b>REPORTS AND RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>Extension of Towing Contract for 2022-2023</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><b>G.1.(b)</b></p>

In March 2018, the Common Council awarded a 3-year towing contract to N & S Towing, Inc. through February 2021 and as permitted by the Contract, the City has the right to extend the Contract for 3 one-year extensions.

In consideration of the quality of prior service provided, it is the recommendation that N & S Towing, Inc. be awarded the towing contract extension for the period of March 1, 2022 through February, 28, 2023.

**COUNCIL ACTION REQUESTED**

Motion to award the towing contract extension to N&S Towing, Inc. for the period March 1, 2022 through February 28, 2023.

EXTENSION AGREEMENT TO VEHICLE TOWING AND STORAGE CONTRACT  
BETWEEN THE CITY OF FRANKLIN AND N & S TOWING, INC.

This Extension Agreement to the Vehicle Towing and Storage Contract, effective the 1st day of March, 2022, is made between the City of Franklin (“City”), a Wisconsin municipal corporation, located at 9229 West Loomis Road, Franklin, Wisconsin, and N & S Towing, Inc. (“Contractor”), a Wisconsin corporation, with its principal offices located at 1719 South 83rd Street, West Allis, Wisconsin 53214.

Whereas, the City and Contractor entered into a Vehicle Towing and Storage Contract dated March 1, 2018, for a period of three years, expiring February 28, 2021; and

Whereas, Section 12 of the aforesaid Vehicle Towing and Storage Contract providing in part that the Contract may be extended upon the mutual agreement of the parties, and the City and Contractor being desirous of extending such Contract for a period of one year, as evidenced by action of the Common Council of the City approving said extension at its regular meeting of \_\_\_\_\_, 2022; and

Whereas, the parties intend to memorialize their mutual agreement.

Now, therefore, it is hereby agreed, in consideration of the mutual promises and covenants set forth herein, and the exchange of other good and valuable consideration, receipt of which is hereby acknowledged, by and between the City and Contractor, as follows:

1. This Extension Agreement constitutes an additional one-year term extension of the Vehicle Towing and Storage Contract between the City and Contractor, dated March 1, 2018, as contemplated by Section 12 of the aforesaid Vehicle Towing and Storage Contract.
2. The term of this Extension Agreement shall expire on February 28, 2023.
3. All of the terms and provisions of the Vehicle Towing and Storage Contract between the City and Contractor, dated March 1, 2018, shall remain in full force and effect during the term of this Extension Agreement.

CITY OF FRANKLIN

Dated: \_\_\_\_\_

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



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<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><b>01/18/2022</b></p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>PURCHASE OF RIFLES FOR THE POLICE DEPARTMENT SWAT TEAM</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><b>G.1.(c)</b></p>
<p>The Police Department's SWAT rifles are nearly 22 years old and are in need of replacement. Funds were approved in the 2022 Budget to cover replacement of them.</p>		
<p><b>COUNCIL ACTION REQUESTED:</b></p> <p>Motion to authorize the police department to purchase 7 SWAT rifles from the police department's 2022 Firearm Supplies account for an expenditure of up to \$13,000.</p>		

**Sentinel MN LLC**

Loretto MN 55357 US  
tom@sentinelmn.com  
https://www.sentinelmn.com



**Estimate**

ADDRESS  
Eric Stowers (Capt)  
Franklin Wisc Police Dept  
9455 W Loomis Road  
Franklin, WI 53132

ESTIMATE LMT12PSGMARS7  
DATE 11/05/2021  
EXPIRATION DATE 12/05/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LMT 12" Piston MARS SBR (LE)	LMTQBMLK12PSG2-MARS M4 Stock	7	1,830 00	12,810 00
	NFA Shipping and Handling	NFAS/H	7	12 00	84 00

Tracking Information W/M be provided once Manufacturer ships ATF Transfer  
Times (if applicable) vary Dept OR! and letter required for SBRs

TOTAL

**\$12,894.00**

Accepted By

Accepted Date



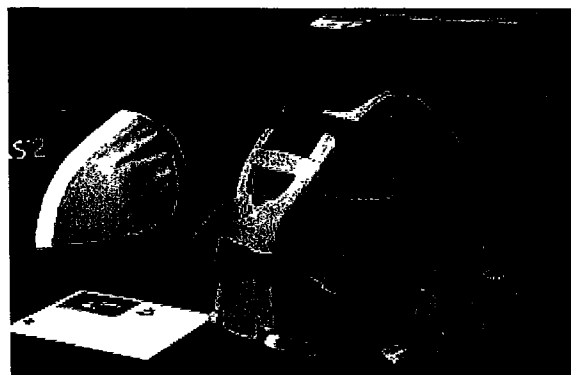
<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><i>1/18/2022</i></p>
<p style="text-align: center;"><b>REPORTS AND RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>Request approval to purchase two additional LUCAS-3 automatic chest compression device for the Fire Department.</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><b>G.1.(d)</b></p>

Studies continue to demonstrate that performing high-quality chest compressions during CPR is the single most critical factor contributing to the successful resuscitation of a cardiac arrest victim. In the field, performing effective compressions in confined spaces, inclement weather, and for extended periods of time can be challenging.

In recent years, medical device manufacturers have developed mechanical devices that perform consistent, effective compressions for extended periods of time. Studies have shown that use of such devices provides for maximum forward flow of blood during resuscitation and may increase the possibility of immediate survival and improved long-term patient outcomes. It also allows the limited personnel on scene to perform other vital lifesaving measures such as initiating intravenous access and ventilating the patient's airway.

The department purchased its first LUCAS device in 2018, and its effectiveness was immediately evident. Due to continual increase in emergency call volume, including more frequent simultaneous and mutual aid calls (both into and out of the city), the department is seeking to deploy two additional LUCAS devices in 2022.

The Department included purchase of two LUCAS devices in its capital budget request for 2022, and was approved for the \$31,667 in funding. Annual cost increases will go into effect in February of 2022.



**COUNCIL ACTION REQUESTED**

**Request Common Council approval to authorize the Fire Department to purchase two LUCAS-3 automatic compression device from the manufacturer, Stryker.**



**LUCAS 3.1**

Quote Number 10384651

Remit to: **Stryker Medical**

Version: 1

P O Box 93308

Prepared For FRANKLIN FIRE DEPT  
Attn.

Chicago, IL 60673-3308

Rep: JULIE SCHMITZ

Email: julie.schmitz@stryker.com

Phone Number 5636767879

Mobile: 5636767879

Quote Date 11/09/2021

Expiration Date 01/21/2022

**Delivery Address**

**End User - Shipping - Billing**

**Bill To Account**

Name: FRANKLIN FIRE DEPT

Name: FRANKLIN FIRE DEPT

Name: FRANKLIN FIRE DEPT

Account #: 1185416

Account #: 1185416

Account #: 1185416

Address: 8901 W DREXEL AVE

Address: 8901 W DREXEL AVE

Address: 8901 W DREXEL AVE

FRANKLIN

FRANKLIN

FRANKLIN

Wisconsin 53132-9725

Wisconsin 53132-9725

Wisconsin 53132-9725

**Equipment Products:**

#	Product	Description	Qty	Sell Price	Total
1.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	2	\$13,877.00	\$27,754.00
2.0	11576-000060	LUCAS Desk-Top Battery Charger	2	\$878.90	\$1,757.80
3.0	11576-000071	LUCAS External Power Supply	2	\$322.15	\$644.30
4.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	2	\$605.20	\$1,210.40
5.0	11576-000046	LUCAS Disposable Suction Cup (3 pack)	2	\$112.20	\$224.40
6.0	11576-000089	LUCAS Grip Tape for Slim Back Plate	2	\$23.80	\$47.60
				<b>Equipment Total:</b>	<b>\$31,638.50</b>

**Price Totals:**

Grand Total: \$31,638.50

Prices: In effect for 90 days

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

# Purchase Order Form



**Account Manager :** JULIE SCHMITZ      **Purchase Order Date :** 11-09-2021 12 59 00 -0500  
**Cell Phone :** 5636767879      **Expected Delivery Date :**  
**Stryker Quote Number :** 10384651  
**Customer PO Number :**

Bill To	Customer # : 1185416
Company Name	FRANKLIN FIRE DEPT
Contact or Department	
Street Address	8901 W DREXEL AVE
Add'l Address Line	
City ST ZIP	FRANKLIN Wisconsin, 53132-9725
Phone	

Ship To / End User	Customer # : 1185416
Company Name	FRANKLIN FIRE DEPT
Contact or Department	
Street Address	8901 W DREXEL AVE
Add'l Address Line	
City ST ZIP	FRANKLIN, Wisconsin 53132-9725
Phone	

Deliver To	Customer # : 1185416
Company Name	
Contact or Department	
Street Address	
Add'l Address Line	
City ST, ZIP	
Phone	

**Authorized Customer** \_\_\_\_\_  
**Initials**

**Authorized Customer** \_\_\_\_\_  
**Initials**

**Authorized Customer** \_\_\_\_\_  
**Initials**

Description	Total
	\$31,638 50

**Total : \$31,638 50**

# Purchase Order Form



## Accounts Payable Contact Information

Name :

Email :

Phone :

## Authorized Customer Signature

Name :

Title :

Signature :

---

Date :

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**Capital Terms and Conditions:**

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at [https://techweb.stryker.com/Terms\\_Conditions/index.html](https://techweb.stryker.com/Terms_Conditions/index.html). A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.

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<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> 01/18/22
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Results of the Department of Public Works Sale of Surplus Equipment</b>	<b>ITEM NUMBER</b> <b>G.1.(e)</b>

The following are the results of the sale of DPW surplus equipment through Auction Associates on December 11th, 2021:

EQUIPMENT	AUCTION SALE PRICE
2002 Ford F450 Super Duty Truck	8,500.00
Tractor Tire	1.00
Flail Mower – Deck Only	500.00
Arrowboard	300.00
<b>Sub-Total</b>	<b>\$9,301.00</b>
<b>Auction Fee</b>	<b>-\$861.12</b>
<b>Total</b>	<b>\$8,439.88</b>

**COUNCIL ACTION REQUESTED**

This item is for Council review only, no action necessary.

Date: 12-21-2021 11:23:13

12112021

AUCTION ASSOCIATES INC, PO BOX 418, RIPON, WI 54971 920-748-3002  
 FAX 920-748-9605\*\*\*\* www.auctionassociatesinc.com  
 SALES TAX #456000045967703

Settlement KEVIN SCHLUETER 414-425-2592 Page: 1  
 Seller: 147 CITY OF FRANKLIN PUBLIC WORKS  
 7979 WEST RYAN ROAD  
 FRANKLIN WI 53132

Item	Description	Qty	Total	
325	2002 FORD F450 SUPER DUTY STAKE TRUCK MILES:115590 VIN:1FDXF46F62EC08806 748 DIESEL,, LIFT GATE	1	8,500.00	10:48:57
326	2017 FORD EXPLORER MILES:103729 VIN:1FM5K8ARXHG86076 AWD	1	8,750.00	10:50:36
329	2011 JEEP LIBERTY MILES:78048 VIN:1J4PN2GK5BW567656 72 WINDSHIELD CRACKED, 4X4	1	8,500.00	10:56:18
402	TRACTOR TIRE	1	1.00	12:00:54
400	FLAIL MOWER (DECK ONLY)	1	500.00	12:02:29
401	ARROWBOARD	1	300.00	12:03:22

Items: 6 Amount: 26,551.00

Comm#	Rate	Items	Total	Comm\$
1.	12.0000	3	801.00	96.12
2.	9.5000	3	25,750.00	2,446.25
		6	26,551.00	2,542.37

Less adjustments: -2,542.37

Net due to seller: 24,008.63

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

Please sign and return one copy to us or fax a copy to 920-748-9605  
 OR e-mail to tim@auctionassociatesinc.com  
 AUCTION DATE:DECEMBER 11,2021



<p style="text-align: center;"><b>APPROVAL</b> <i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b> 1/18/2022</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>Authorize the Purchase of an Intradyn 4TB IA10 Email Archiving Appliance at a Total Cost of \$13,425, as Budgeted for in the 2022 Information Services Computer Equipment Capital Outlay Budget, and 1 Year of Software Maintenance and Support and CloudSync DR Cloud-Based Backup for the Appliance at a Total Cost of \$8,079, as Budgeted for in the 2022 Information Services Equipment Maintenance Budget</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b>  G.1.(f)</p>

**Background**

The Intradyn RazorSafe email archiver is a physical appliance (a.k.a. server provided by the vendor) that preserves all emails sent through the Microsoft Exchange server. Currently, we are on the second generation of the appliance, as the original was replaced in 2018. The City of Franklin has been using Intradyn for all email journaling and archiving since 1999. The City has remained with this vendor because of product reliability, ability to perform complex open records request queries, and algorithms that are able to perform extreme data compression of the archives.

Email utilization and storage has skyrocketed over the past three years, as more data is being communicated via email. Email attachments are growing larger and larger, due mostly to changes in photo resolution and digitalization technology. During 2020, four major elections were held, all of which required emails and photos be sent to the City Clerk for absentee ballot requests. This change in the State election process dramatically impacted City of Franklin resources, as all email needed to be processed by City email servers and stored into perpetuity on the email archiver. The City currently has a single email database archive that can retrieve all emails going back to 1999.

The current Intradyn email archiver is near full capacity and needs to be upgraded from a 2TB to 4TB appliance. This process was first undertaken back in 2018, when the older 1TB appliance was upgraded to a 2TB appliance. The project included racking and mounting the new appliance, moving active Exchange journaling to the new machine, and transferring all data archives from the old unit over to the new unit. The risk of data loss during disk transfer is extremely low, as the data will fully exist on the old appliance until everything is successfully transferred. By utilizing similar equipment with the same vendor, the possibility of corrupting database archives is dramatically reduced. Both the old and new appliance use the exact same data archiving formats.

Once the unit has been received, it is estimated that it will take 2 to 3 days to set up the appliance and integrate all current Exchange server journaling. It will take 3 to 7 days to move all data from the old appliance to the new one, and 1 to 2 weeks to upload the archives up to the Intradyn archive cloud for offsite disaster recovery.

### **Fiscal Impact**

Attached is Quote 6169 from Intradyn for a total cost of \$21,504 which includes \$13,425 for the 4TB email archiving appliance and \$8,079 for 1 year of software maintenance and support and CloudSync DR cloud-based backup. \$13,425 is budgeted for in the 2022 Information Services Computer Equipment Capital Outlay Budget (41.0144.5841) for this appliance and the annual maintenance and synchronization costs of \$8,079 has been allocated for 2022 within the Information Services Equipment Maintenance Budget (01.0144.5242).

### **COUNCIL ACTION REQUESTED**

Motion to authorize the purchase of an Intradyn 4TB IA10 email archiving appliance at a total cost of \$13,425, as budgeted for in the 2022 Information Services Computer Equipment Capital Outlay Budget (41.0144.5841), and 1 year of software maintenance and support and CloudSync DR cloud-based backup for the appliance at a total cost of \$8,079, as budgeted for in the 2022 Information Services Equipment Maintenance Budget (01.0144.5242).



# INTRADYN™

Archiving and eDiscovery Innovation

Company Address 1355 Mendota Heights Road #300  
Mendota Heights, Minnesota 55120  
United States

Created Date 1/6/2022  
Expiration Date 2/11/2022  
Quote Number 00006169

Prepared By Monique Gillard  
Phone (651) 556-4374  
Email monique@intradyn.com

Contact Name James Matelski  
Phone (414) 427-7645  
Email jmatelski@franklinwi.gov

Bill To Name City of Franklin WI  
Bill To 9229 W Loomis Road  
Franklin, Wisconsin 53132  
United States

Ship To Name City of Franklin WI  
Ship To 9229 W Loomis Road  
Franklin, Wisconsin 53132  
United States

Shipping Method FedEx

Quantity	Part Number	Product	List Price	Discount (%)	Sales Price	Total Price
1	IA10-HW4000	Intradyn IA10 4TB Physical Archiving Appliance	\$17,900.00	25	\$13,425.00	\$13,425.00
1	IA10-HW4000-S1	IA10 Standard Support, 1 year - HW4000	\$3,580.00	0	\$3,580.00	\$3,580.00
1	CCHA-4000	CCHA-4000 - Cloud WS Backup 4TB - 1 year	\$4,499.00	0	\$4,499.00	\$4,499.00
Subtotal						\$21,504.00
Total Price						\$21,504.00
Grand Total						\$21,504.00

PLUS SHIPPING AND SALES TAX (IF APPLICABLE)

This quote is valid for 30 days and is subject to Intradyn's Purchase and License Agreement. Terms are Net 30 upon credit approval. Service charge at a rate of 1.5% per month will be charged on balance over the Net terms. Prices shown are net, FOB Freemont, CA and are based on U.S. Domestic Delivery & Installation. Shipping is prepaid and billed. Hard copy purchase order required. Lead times are 30 days ARO.

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<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">January 18, 2022</p>
<p style="text-align: center;"><b>REPORTS AND RECOMMENDATIONS</b></p>	<p style="text-align: center;">A Resolution in Ratification of A Proclamation to Resurrect, Revive, Reinstate and Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2021-7703, in part Entitled A Resolution in Ratification of A Proclamation to Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2020-7653, in part Entitled A Resolution to Amend A Resolution in Ratification of A Proclamation Declaring a Public Health Emergency in Response to the Coronavirus Disease 2019 (Covid-19), as Amended, and in part With Regard to the Omicron Variant Surge, Until February 15, 2022</p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><b>G.2.</b></p>

Attached is a copy of the above-entitled Resolution.

**COUNCIL ACTION REQUESTED**

A motion to adopt A Resolution in Ratification of A Proclamation to Resurrect, Revive, Reinstate and Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2021-7703, in part Entitled A Resolution in Ratification of A Proclamation to Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2020-7653, in part Entitled A Resolution to Amend A Resolution in Ratification of A Proclamation Declaring a Public Health Emergency in Response to the Coronavirus Disease 2019 (Covid-19), as Amended, and in part With Regard to the Omicron Variant Surge, Until February 15, 2022.

**A PROCLAMATION TO RESURRECT, REVIVE, REINSTATE AND EXTEND THE TIME PERIOD OF THE PUBLIC HEALTH EMERGENCY PROVIDED FOR IN RESOLUTION NO. 2021-7703, IN PART ENTITLED A RESOLUTION IN RATIFICATION OF A PROCLAMATION TO EXTEND THE TIME PERIOD OF THE PUBLIC HEALTH EMERGENCY PROVIDED FOR IN RESOLUTION NO. 2020-7653, IN PART ENTITLED A RESOLUTION TO AMEND A RESOLUTION IN RATIFICATION OF A PROCLAMATION DECLARING A PUBLIC HEALTH EMERGENCY IN RESPONSE TO THE CORONAVIRUS DISEASE 2019 (COVID-19), AS AMENDED, AND IN PART WITH REGARD TO THE OMICRON VARIANT SURGE, UNTIL FEBRUARY 15, 2022**

---

WHEREAS, prior actions with regard to the COVID-19 pandemic, by the Mayor and the Common Council, include the Proclamation Declaring a Public Health Emergency executed by the Mayor on March 16, 2020, and Resolution No. 2020-7605 adopted by the Common Council on March 17, 2020 incorporating same, as amended by the Common Council by Resolution No. 2020-7609 on March 24, 2020, Resolution No. 2020-7615 adopted by the Common Council on April 21, 2020, Resolution No. 2020-7628 adopted by the Common Council on May 28, 2020, Resolution No. 2020-7641 adopted by the Common Council on July 7, 2020, Resolution No. 2020-7653 adopted by the Common Council on August 4, 2020, which Resolution No. 2020-7653 extended the time period of the Public Health Emergency to January 5, 2021, by a Proclamation to Extend the Time Period of the Public Health Emergency executed by the Mayor on January 14, 2021, and by Resolution No. 2021-7703 adopted by the Common Council on January 19, 2021, which Resolution No. 2021-7703 ratified and confirmed the January 14, 2021 Proclamation and extended the time period of the Public Health Emergency to June 5, 2021; and

WHEREAS, the Public Health Emergency continues to exist, and has raised health needs with regard to the Omicron variant surge and the ongoing cases of infection occurring as a result thereof; and

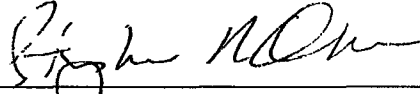
WHEREAS, in relation to the current Omicron variant surge, of import to reinstate the Public Health Emergency services provisions, is to provide for City Common Council, Boards, Commissions and Committees Members Meetings attendance by way of telephone and/or electronic audio and/or video communication, and also for attendance by applicant representative(s) with regard to application items upon a meeting agenda, noting that live streaming for certain meetings so the public would be able to watch and listen has been ongoing through current.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Stephen R. Olson, Mayor of the City of Franklin, Wisconsin, on behalf of all of the Citizens of Franklin and the staff of City government, and upon the advice and consent of the City of Franklin Fire Chief, as the City

of Franklin Emergency Manager, and the City of Franklin Director of Health and Human Services/Health Officer, hereby declare, as follows:

1. The duration of the Public Health Emergency proclaimed, declared and resolved with the Proclamation and Resolutions cited in the preamble to this Proclamation, is hereby resurrected, revived, reinstated and extended to February 15, 2022 at 11:59 p.m.
2. That all of the Declarations and Resolveds in the Proclamations and Resolutions cited in the preamble to this Proclamation, not pertaining to the time of duration of the Public Health Emergency, as amended hereunder, be and the same are hereby resurrected, revived, reinstated and shall remain in full force and effect.

Dated this 6<sup>th</sup> day of January, 2022.

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

## RESOLUTION NO. 2022-\_\_\_\_\_

A RESOLUTION IN RATIFICATION OF A PROCLAMATION TO RESURRECT, REVIVE, REINSTATE AND EXTEND THE TIME PERIOD OF THE PUBLIC HEALTH EMERGENCY PROVIDED FOR IN RESOLUTION NO. 2021-7703, IN PART ENTITLED A RESOLUTION IN RATIFICATION OF A PROCLAMATION TO EXTEND THE TIME PERIOD OF THE PUBLIC HEALTH EMERGENCY PROVIDED FOR IN RESOLUTION NO. 2020-7653, IN PART ENTITLED A RESOLUTION TO AMEND A RESOLUTION IN RATIFICATION OF A PROCLAMATION DECLARING A PUBLIC HEALTH EMERGENCY IN RESPONSE TO THE CORONAVIRUS DISEASE 2019 (COVID-19), AS AMENDED, AND IN PART WITH REGARD TO THE OMICRON VARIANT SURGE, UNTIL FEBRUARY 15, 2022

---

WHEREAS, prior actions with regard to the COVID-19 pandemic, by the Mayor and the Common Council, include the Proclamation Declaring a Public Health Emergency executed by the Mayor on March 16, 2020, and Resolution No. 2020-7605 adopted by the Common Council on March 17, 2020 incorporating same, as amended by the Common Council by Resolution No. 2020-7609 on March 24, 2020, Resolution No. 2020-7615 adopted by the Common Council on April 21, 2020, Resolution No. 2020-7628 adopted by the Common Council on May 28, 2020, Resolution No. 2020-7641 adopted by the Common Council on July 7, 2020, Resolution No. 2020-7653 adopted by the Common Council on August 4, 2020, which Resolution No. 2020-7653 extended the time period of the Public Health Emergency to January 5, 2021, by a Proclamation to Extend the Time Period of the Public Health Emergency executed by the Mayor on January 14, 2021, and by Resolution No. 2021-7703 adopted by the Common Council on January 19, 2021, which Resolution No. 2021-7703 ratified and confirmed the January 14, 2021 Proclamation and extended the time period of the Public Health Emergency to June 5, 2021; and

WHEREAS, the Public Health Emergency continues to exist, and has raised health needs with regard to the Omicron variant surge and the ongoing cases of infection occurring as a result thereof; and

WHEREAS, in relation to the current Omicron variant surge, of import to reinstate the Public Health Emergency services provisions, is to provide for City Common Council, Boards, Commissions and Committees Members Meetings attendance by way of telephone and/or electronic audio and/or video communication, and also for attendance by applicant representative(s) with regard to application items upon a meeting agenda, noting that live streaming for certain meetings so the public would be able to watch and listen has been ongoing through current; and

WHEREAS, the Mayor issued A Proclamation to Resurrect, Revive, Reinstate and Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2021-7703, in part Entitled A Resolution in Ratification of A Proclamation to Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2020-7653, in part Entitled A



Resolution to Amend A Resolution in Ratification of A Proclamation Declaring a Public Health Emergency in Response to the Coronavirus Disease 2019 (Covid-19), as Amended, and in part With Regard to the Omicron Variant Surge, Until February 15, 2022, on January 6, 2022.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the action of the Mayor of the City of Franklin in issuing A Proclamation to Resurrect, Revive, Reinstate and Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2021-7703, in part Entitled A Resolution in Ratification of A Proclamation to Extend the Time Period of the Public Health Emergency Provided for in Resolution No. 2020-7653, in part Entitled A Resolution to Amend A Resolution in Ratification of A Proclamation Declaring a Public Health Emergency in Response to the Coronavirus Disease 2019 (Covid-19), as Amended, and in part With Regard to the Omicron Variant Surge, Until February 15, 2022, and the terms and provisions of the Proclamation, be and the same are hereby ratified and confirmed, and the terms and provisions of the Proclamation are incorporated herein.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

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

ATTEST:

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

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

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<p><b>APPROVAL</b></p> <p><i>slw</i></p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>01/18/2022</b></p>
<p><b>REPORTS AND RECOMMENDATIONS</b></p>	<p><b>COVID Update from Franklin Director of Health and Human Services/Health Officer</b></p>	<p><b>ITEM NUMBER</b></p> <p><b>G.2.(a)</b></p>

Attached is a COVID update from Courtney Day, Director of Health and Human Services/Health Officer.

**COUNCIL ACTION REQUESTED**

Information only.

OR

As directed by the Common Council.

## Sandi Wesolowski

---

**From:** Courtney Day  
**Sent:** Monday, January 17, 2022 9:27 AM  
**To:** Sandi Wesolowski  
**Subject:** FW COVID Update  
**Attachments:** Franklin Health Department Stats (Week End 1 14) pdf, KidsReport\_Jan13 pdf, WeeklyReport\_Jan13 pdf

**From:** Courtney Day  
**Sent:** Monday, January 17, 2022 9:18 AM  
**To:** Alderman <Alderman@franklinwi.gov>  
**Cc:** Steve Olson <Solson@franklinwi.gov>; Peggy Steeno <PSteenoo@franklinwi.gov>  
**Subject:** COVID Update

**\*\*Please do not reply all with questions or comments. Email is for informational purposes only.\*\***

Good morning,

Attached are this week's COVID stats for Franklin and Milwaukee County. Numbers continue to be extremely elevated as we are still on the upward trajectory from omicron. Some areas of the country have appeared to peak so hopefully we are not that far off. We continue to concentrate our personal contact tracing to those 18 and younger and those over age 65. All other positive cases will receive a letter with instructions on isolation and how to notify close contacts. We will continue to communicate to the school districts to the best of our ability when we find out about new cases in school aged children.

#### Cases (all residents)

- Milwaukee County: 5,085 cases this week compared to 5,522 last week
- Franklin: 729 this week compared to 1,177 last week

#### Cases (kids)

- Milwaukee County: 2,153 cases this week compared to 1,687 last week
- Franklin: 347 cases this week compared to 119 last week

Given the influx of cases and changes in the case reporting system from WI DHS, we do not have the stats broken down by age to update our graphs this week. We hope to have this information available again soon.

The latest Children's weekly status update can be found at: <https://childrenswi.org/newshub/stories/childrens-wisconsin-hospital-census-report>.

Hospital data can be found on the Wisconsin Hospital Association website: <https://www.wha.org/Covid-19Update> (to filter for our region change the drop down menu to Southeast).

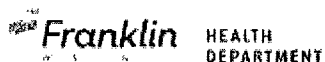
Last week the FDA and CDC approved boosters for everyone ages 12 and over. More information can be found on the CDC website: [https://www.cdc.gov/coronavirus/2019-ncov/vaccines/booster-shot.html?s\\_cid=11705:who%20is%20eligible%20for%20covid%20booster:sem.ga:p:RG:GM\\_gen:PTN\\_FY22](https://www.cdc.gov/coronavirus/2019-ncov/vaccines/booster-shot.html?s_cid=11705:who%20is%20eligible%20for%20covid%20booster:sem.ga:p:RG:GM_gen:PTN_FY22)

Moderna booster clinics continue at the Health Department. Other vaccine providers can be found at [www.vaccines.gov](http://www.vaccines.gov). Many testing sites are popping up all over the area, however not all are reliable or efficient in getting results in a timely manner. Reputable testing sites can be found at [www.healthymke.com](http://www.healthymke.com).

Lastly, we received a small shipment of N95 masks from the State's stockpile late last week. Some of these masks will be provided to our partners at Indian Community School for their staff as well as our library staff. The remainder will be made available to the general public in a few locations, however given the small quantity (less than 1000) they will go quickly. A second larger order was requested by local health departments through the County's Office of Emergency Management and while the State has said they have fulfilled that complete order, there is no indication when those masks will arrive.

## *Courtney Day, RN, BSN*

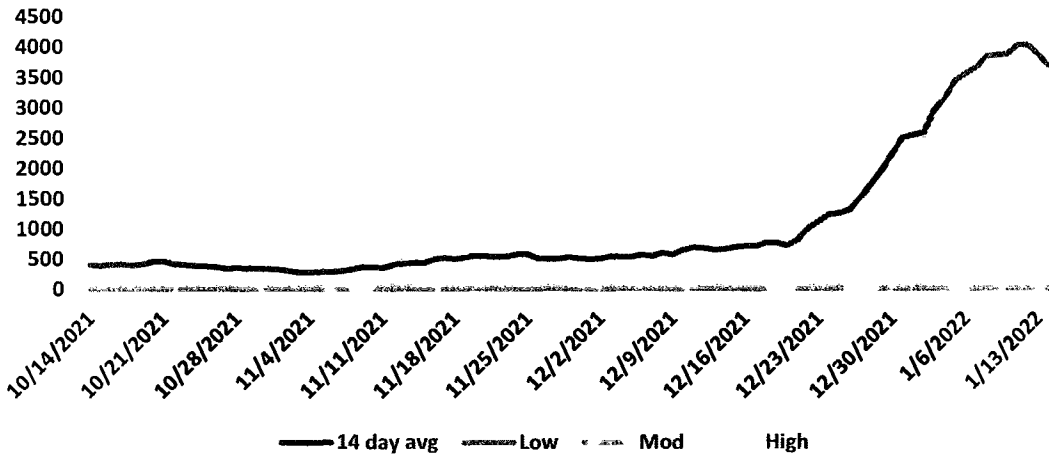
Courtney Day, RN, BSN  
Director of Health and Human Services/Health Officer  
Franklin Health Department  
[cday@franklinwi.gov](mailto:cday@franklinwi.gov)  
414-425-9101



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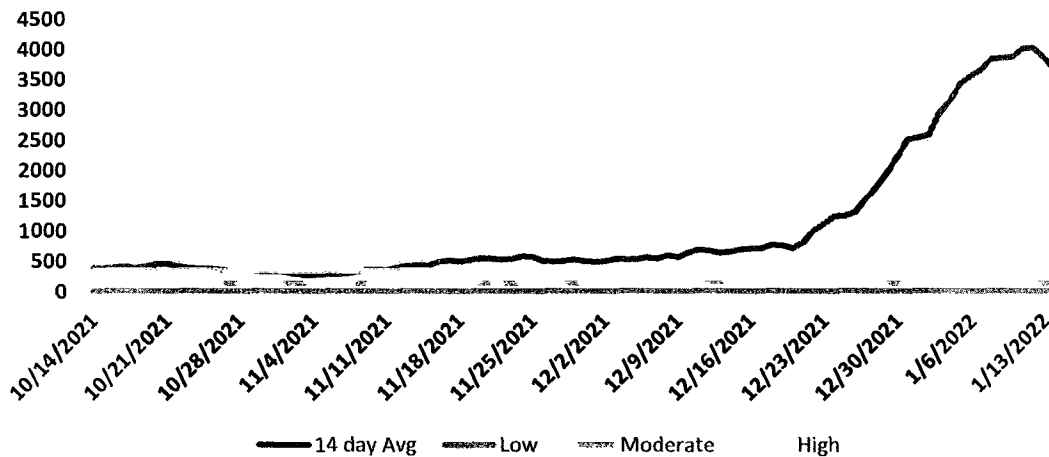
## Franklin COVID-19 Statistics

### DHS Model City of Franklin COVID-19 Burden October 14, 2021 - January 14, 2022



Source: <https://www.dhs.wisconsin.gov/covid-19/local.htm>

### Harvard Model ("Path to Zero") City of Franklin COVID-19 Burden Rate October 14, 2021 - January 14, 2022



Source: <https://ethics.harvard.edu/news/path-zero-key-metrics>

Updated January 14, 2022

**DHS Metrics vs Harvard Metrics – 14 Day Caseload**

Burden Status (DHS)	Franklin Burden from 2010 Census (DHS)	Risk Level	Burden Status (Harvard modified to 2 weeks)	Franklin Burden from 2010 Census (Harvard)
< 10 cases per 100,000 over 2 weeks	< 4 cases over 2 weeks	<b>LOW</b>	< 14 cases/ 100,000/ over 2 weeks	<5 cases over 2 weeks
10-50 cases per 100,000 over 2 weeks	4-18 cases over 2 weeks	<b>MODERATE</b>	14-140 cases/ 100,000/ over 2 weeks	5-50 cases over 2 weeks
50-100 cases per 100,000 over 2 weeks	19-36 cases over 2 weeks	<b>MODERATE HIGH</b>	140-350 cases/day/100,000	50-125 cases over 2 weeks

Disease Burden: 3,689 cases per 100,000 population  
 Franklin 14 Day “Confirmed” Positive Case Count: 1,347  
 Average Cases Per Day (last 14 days): 96.2

**COVID-19 Vaccination Data:**

(Note. Beginning 12/17/21 vaccine data will be based on total population)

**Total Population**

Location	% first dose	% completed
Franklin	71.3%	67.5%
Milwaukee County	62.4%	57.3%
Wisconsin	62.7%	58.7%

**Franklin children vaccine status:**

Age	# First Dose	# Completed
5-11	1168	873
12-15	1329	1275
16-17	701	681

# Burden of COVID-19 on Milwaukee County children

Milwaukee County COVID-19 Epidemiology Intel Team

This report was updated on January 13, 2022 and includes data through January 11, 2022. Note that case and testing data for recent weeks may be under-reported due to pending test results. Hospitalizations overall are thought to be an undercount. Deaths may lag by several days due to a process of death review and confirmation.

This report focuses on children ages 0-18; however, maps include only those 0-17 due to a lack of availability of population (denominator) data for those age 18 alone. We include individuals of age 18 as some of this age are enrolled in K-12 schools.

## COVID-19 summary statistics for Milwaukee County children aged 18 and under

### Overall Summary Statistics: Milwaukee County children aged 18 and under March 1, 2020 - January 11, 2022

	Milwaukee County	City of Milwaukee	Suburbs
Total tests performed	235,583	138,174	97,409
Percent positive of all tests performed	13.9%	15.2%	12.2%
Number of confirmed cases	39,364	25,425	13,939
Percent under age 18 among all cases	20.6%	21.4%	19.2%
Number of hospitalizations	634	516	118
Number of deaths	1	1	0
Case fatality rate	0.0%	0.0%	0.0%

### Weekly Summary Statistics: Milwaukee County children aged 18 and under January 5, 2022 - January 11, 2022

	Milwaukee County	City of Milwaukee	Suburbs
Total tests performed	6,607	3,416	3,191
Percent positive of all tests performed	33.4%	34.6%	32.1%
Number of confirmed cases	2,153	1,177	976
Percent under age 18 among all cases	42.3%	88.3%	26.0%
Number of hospitalizations*	72	58	14
Number of deaths	0	0	0

\*Total children hospitalized for COVID-19 with specimen collection date within the last 30 days



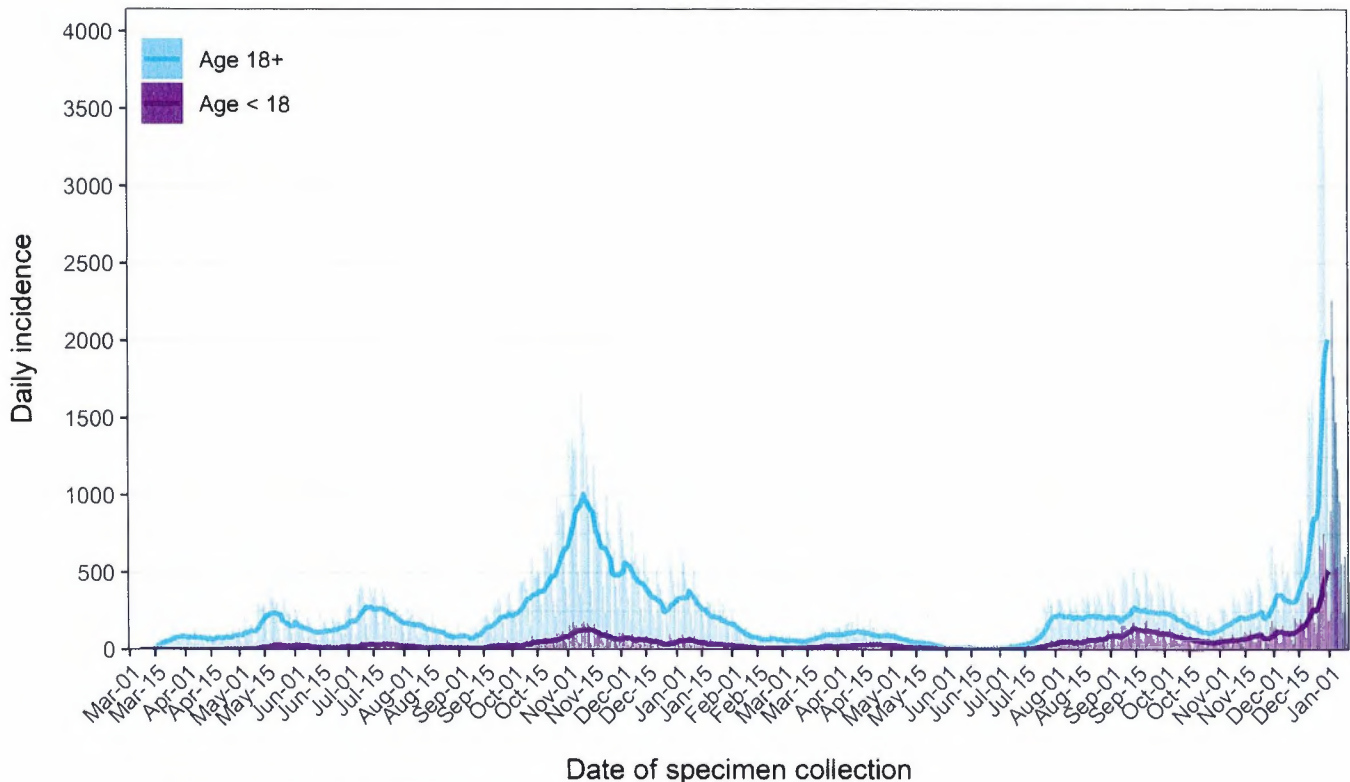
## Cases over time for Milwaukee County children aged 18 and under

There are now a total of 39,364 cases among children ages 0-18 in Milwaukee County, with the first confirmed case on March 16, 2020. Over the last week, we observed 2,153 new confirmed cases, including 1,177 in the City of Milwaukee and 976 in the suburban jurisdictions.

**Figure 1** shows the daily incidence of new cases in Milwaukee County (stacked bars) and average daily incidence within the last 7 days (lines) for children under 18, and adults 18 and older. **Figure 2a** shows the daily incidence and 7-day average daily incidence among Milwaukee County children aged 18 and under, where the color indicates cases in the city vs. the suburbs. This figure was re-produced for ages 17 and under, **Figure 2b**, to look at trends without the contribution of 18 year olds who are a mixture of current high school students and graduates. To indicate a potential reporting delay, we shade the last 10 days of data and exclude those days from the trend line.

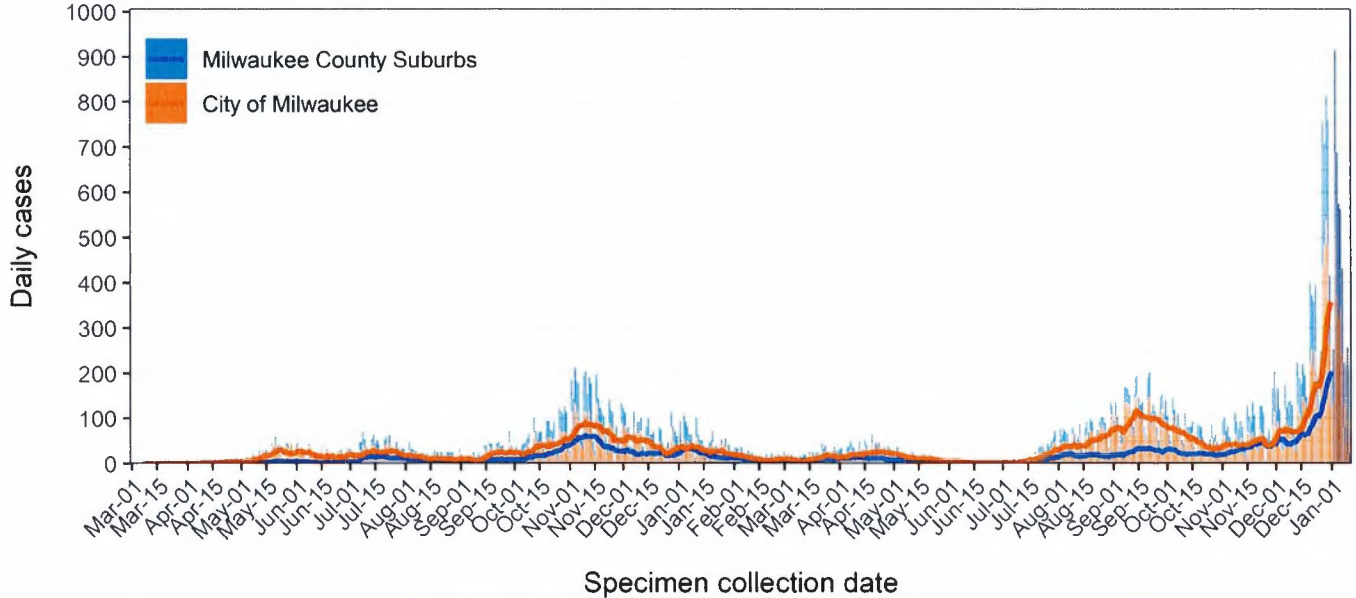
Over the last week we have seen an increase in the daily case count among children in Milwaukee County. The highest daily case count since the beginning of the epidemic occurred on January 3, 2022, with 915 cases in the county overall. The highest daily case count over the entire period in the city occurred on December 29, 2021 with 539 cases confirmed, while the highest daily case count in the suburbs occurred on January 3, 2022 with 400 cases confirmed.

**Figure 1: Stacked bargraph of daily cases in Milwaukee County by age group**



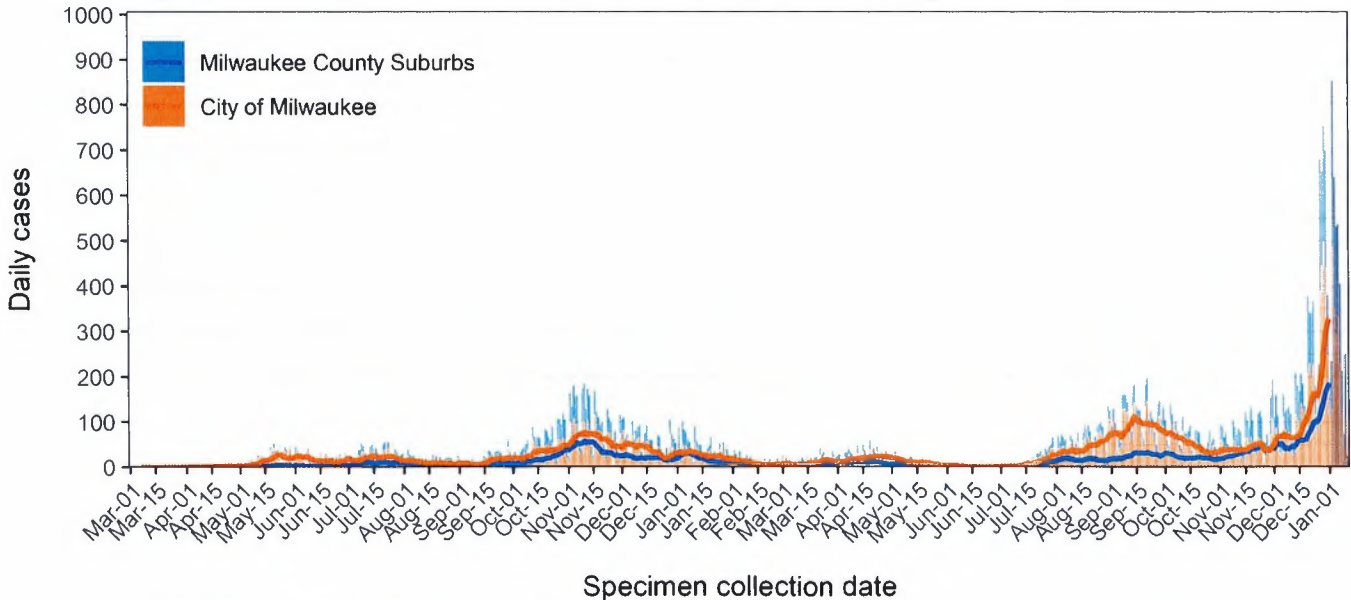
Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

**Figure 2a: Daily cases in Milwaukee County children aged 18 and under**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

**Figure 2b: Daily cases in Milwaukee County children aged 17 and under**

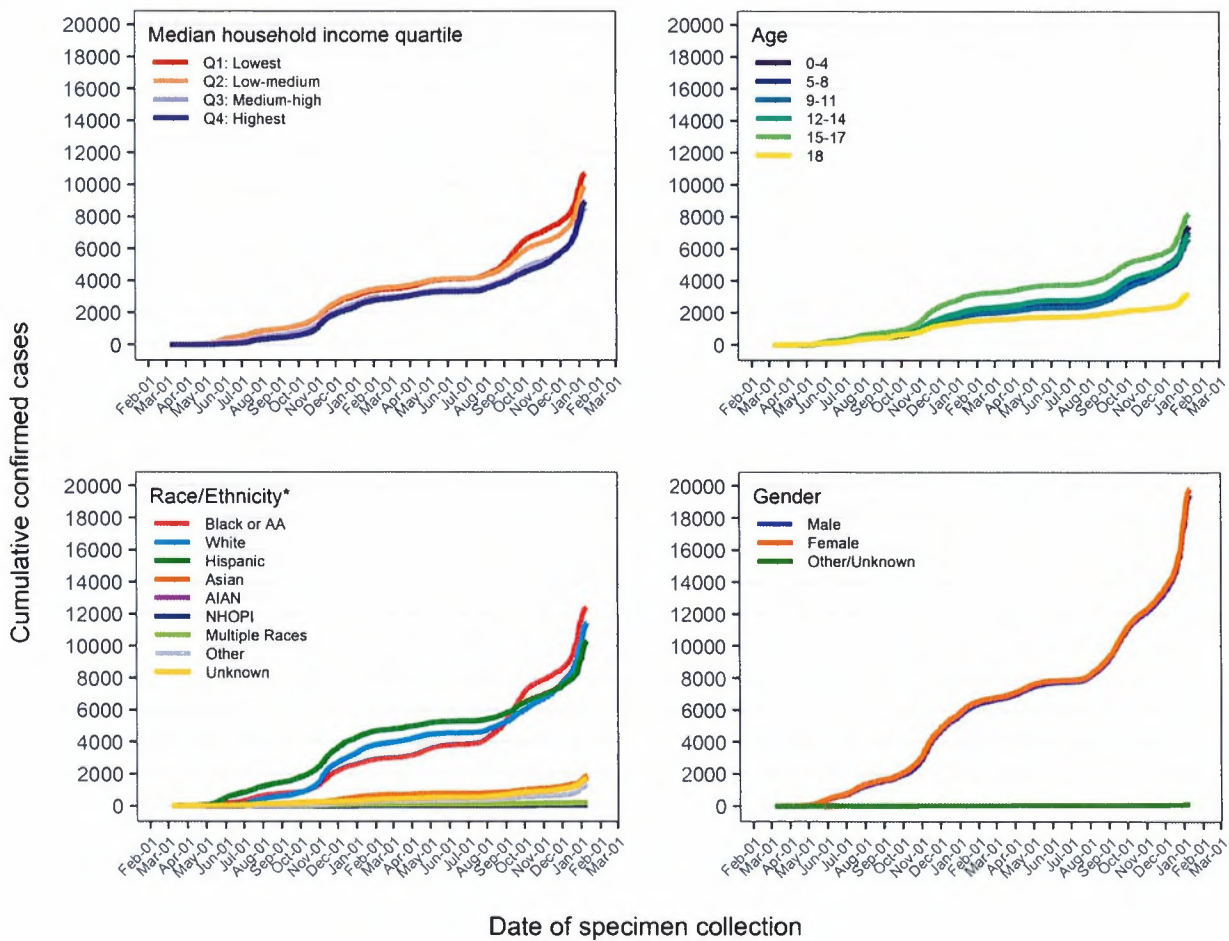


Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

## Demographic patterns in Milwaukee County cases aged 18 and under

COVID-19 cases among children vary by demographic characteristics. **Figure 3** shows cumulative case plots including confirmed positive cases with an available specimen collection date, plotted by census block group (CBG) median household income, sex, age, and race/ethnicity groups. The highest number of diagnosed cases fall within the ages of 15-17 with 8179 cases, with confirmed cases among other age groups each much lower. Of all confirmed cases, 50.3% are female and 49.3% are male. The largest number of cases have been diagnosed among the Black/AA population (N = 12384), followed by the non-Hispanic White population (N = 11423), and then the Hispanic population (N = 10261). The lower two quartiles of median household income (\$0 - \$35,833, and \$35,834 to \$50,096) have a larger number of cases than the higher two quartiles (\$50,097 to \$68,393, and \$68,394 to \$250,001), with the most cases identified among the lowest income group. Over the last week, we have observed an increase among Black/AA, Hispanic, and non-Hispanic White children and several income groups.

**Figure 3: Cumulative confirmed cases in Milwaukee County children aged 18 and under**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)

Created by the Milwaukee County COVID-19 Epidemiology Intel Team

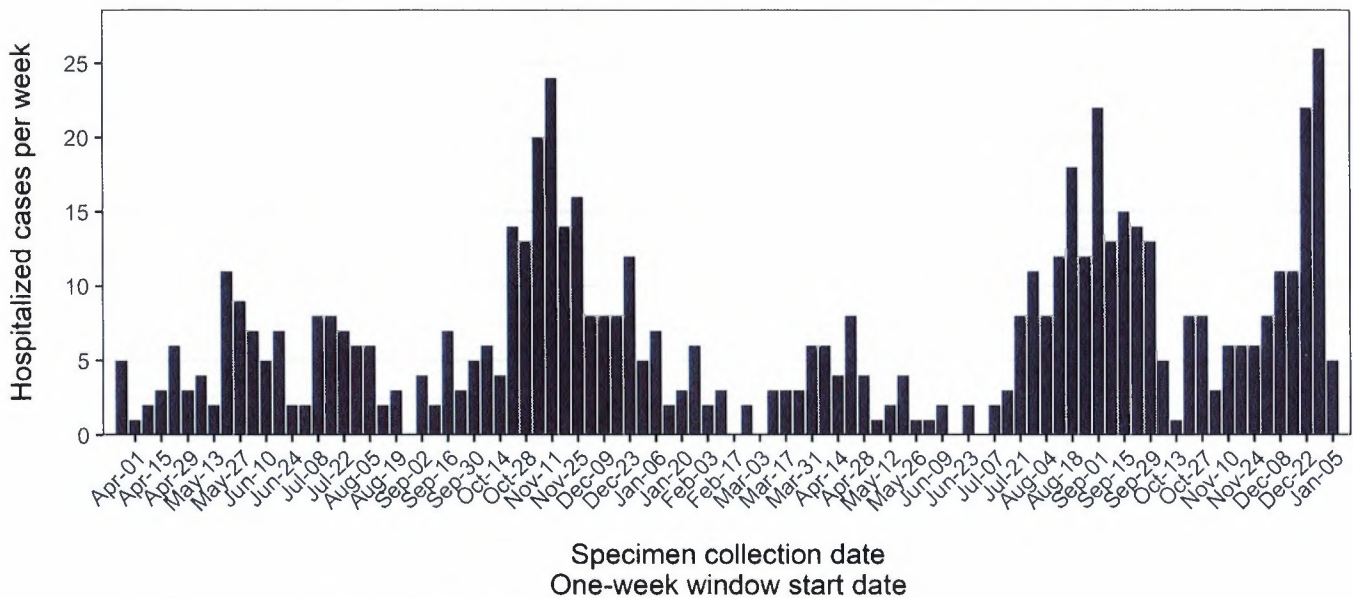
\*Race and ethnicity were combined into one variable where the Hispanic category includes Hispanics of any race.

AIAN stands for American Indian or Alaska Native and NHOPi stands for Native Hawaiian or Other Pacific Islander.

## Hospitalized cases in Milwaukee County children aged 18 and under

A total of 634 children aged 18 and younger have been hospitalized due to COVID-19 in Milwaukee County. **Figure 4** illustrates the weekly count of hospitalizations among children aged 18 and under. As shown in **Table 1**, the average age of hospitalized children is 9, ranging from infants through 18-year-olds. Among hospitalized children, 47.9% are male and 52.1% are female. Notably, 34.7% of hospitalizations are among children ages 0-4. Fully 53.8% of hospitalizations have occurred among Black/AA children, with 20.8% among Hispanic/Latinx children. Only 16.7% of hospitalizations are among non-Hispanic Whites. These percentages contrast with the distribution of cases by race and ethnicity, with 29.0% non-Hispanic White, 26.1% Hispanic, and 31.5% Black/AA among all cases aged 18 and younger.

**Figure 4: Weekly hospitalized cases in Milwaukee County children aged 18 and under**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
 Created by the Milwaukee County COVID-19 Epidemiology Intel Team

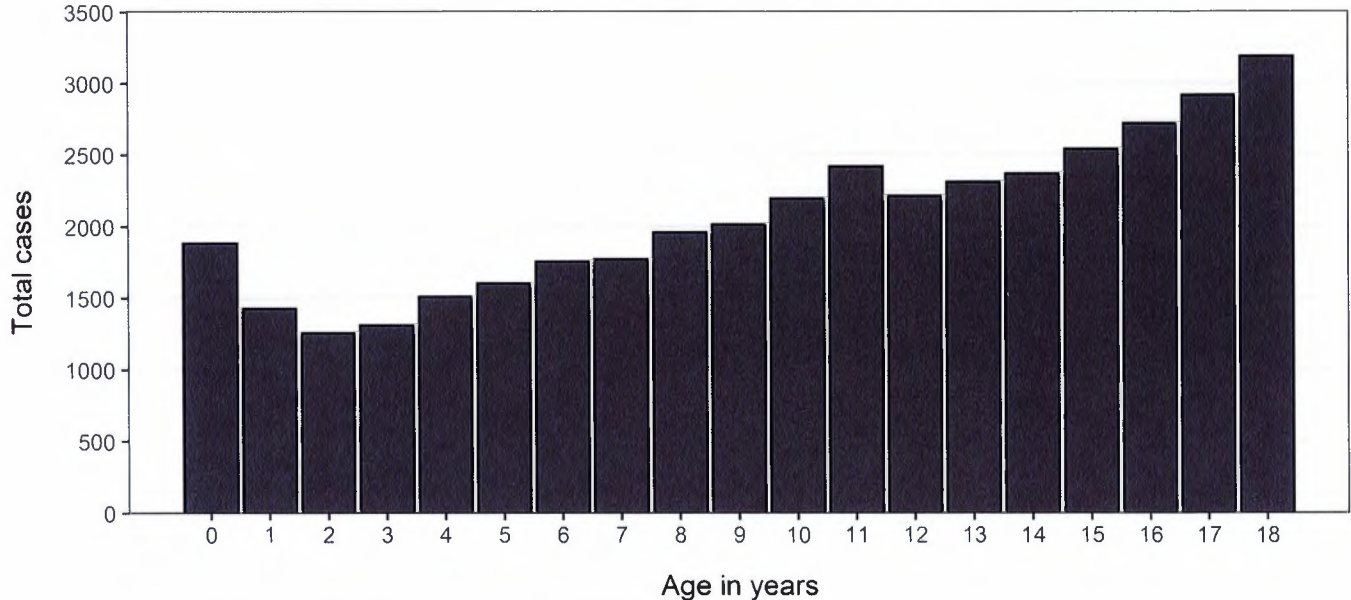
*Table 1: Summary of children hospitalized for COVID-19 in Milwaukee County*

Variable	Hospitalized children 18 and under (N = 634)
<b>Age</b>	
Mean (SD)	8.97 (6.69)
Median [Q1, Q3]	10.00 [2.00, 16.00]
Min, Max	0.00, 18.00
<b>Age categories</b>	
0-4	220 ( 34.7 %)
5-8	71 ( 11.2 %)
9-11	61 ( 9.6 %)
12-14	88 ( 13.9 %)
15-17	138 ( 21.8 %)
18	56 ( 8.8 %)
<b>Gender</b>	
Female	330 ( 52.1 %)
Male	304 ( 47.9 %)
<b>Race/Ethnicity</b>	
Black or AA	341 ( 53.8 %)
White	106 ( 16.7 %)
Hispanic	132 ( 20.8 %)
Asian	27 ( 4.3 %)
AIAN	<10
Multiple Races	<10
Other	<10
Unknown	16 ( 2.5 %)

## Total cases and tested individuals through January 11, 2022 by year of age

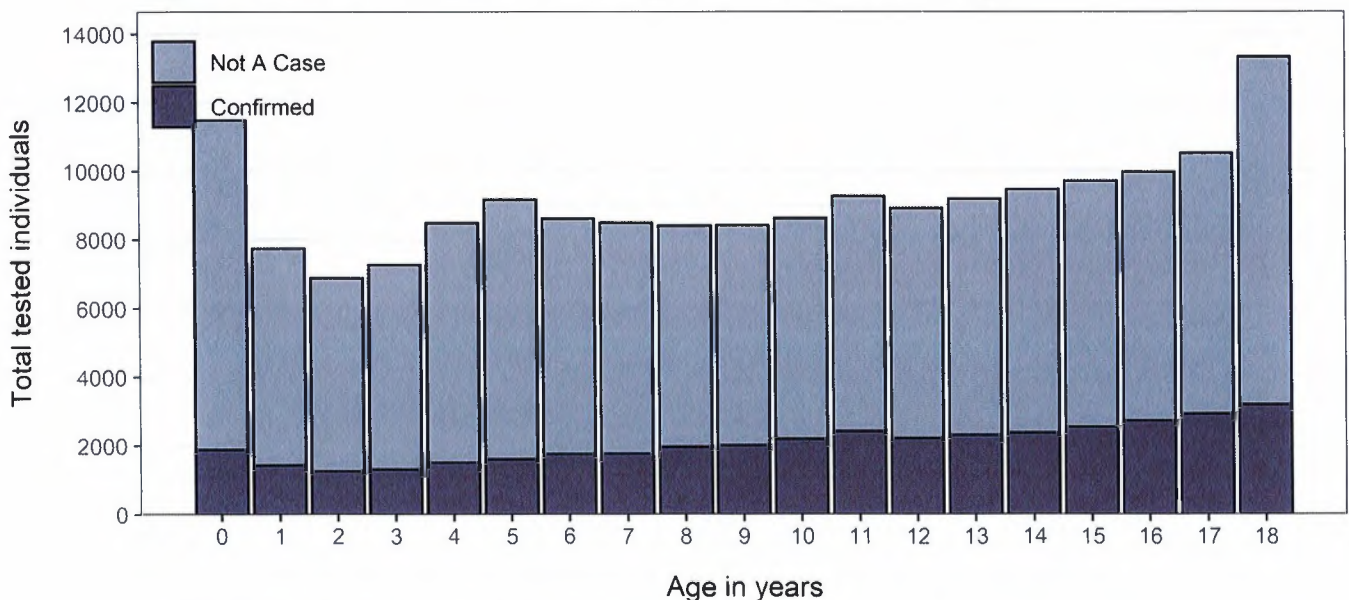
Age is a considerable factor in confirmed cases among children. As shown in **Figure 5**, overall, confirmed cases increase with age. It is notable that 1882 cases have been diagnosed among those less than 1 year old. As shown in **Figure 6**, the distribution of confirmed cases mirrors the distribution of testing among children, with many more tests conducted among older teenagers, particularly those aged 18, as compared to the younger age groups.

**Figure 5: Total confirmed cases by age among Milwaukee County children**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

**Figure 6: Total tested children by age in Milwaukee County**



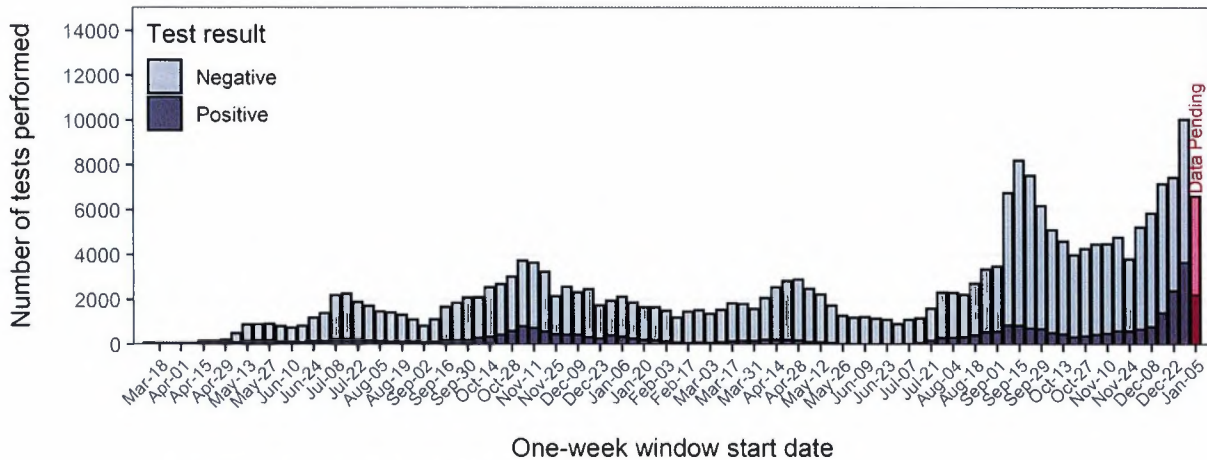
Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

## Total tests through January 11, 2022 for children aged 18 and under

Testing for the novel coronavirus is an important public health response to limiting the spread of the infection. Testing capacity was limited in Milwaukee County and across the country earlier in the epidemic, but then increased. Since the first case of COVID-19 was diagnosed in a child in Milwaukee County on March 16, 2020, a total of 235,583 COVID-19 tests have been performed among children ages 0-18, with 202,797 negative results and 32,786 positive results. This represents a positive test rate of 13.9% since the beginning of the epidemic.

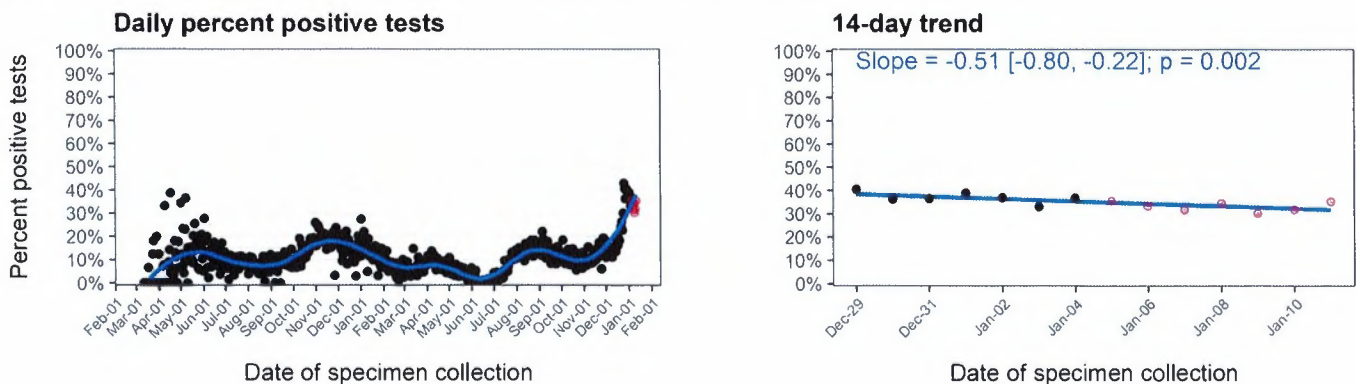
As shown in **Figure 7**, few tests were conducted among children early in the epidemic; it is likely that COVID-19 cases among children were not identified. Testing among children increased until early July and then declined, with another increase beginning in September 2020 and peaking in early November, followed by a decline. Testing was low during the weeks of Thanksgiving and Christmas 2020, and the 2021 New Year. Testing declined until the summer 2021 surge in cases beginning in late June. Testing peaked in mid-September 2021 and declined until mid-October, then increased again. As shown in **Figure 8**, the 14-day trend in percent positive tests among children shows a significant decrease. Percent positive should be interpreted in the context of potential data delays given the large numbers of tests conducted in recent weeks, and considering that data entry for positive tests is prioritized.

**Figure 7: Number of tests per week among Milwaukee Co. children 18 and under**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

**Figure 8: Percent positive tests among Milwaukee County children aged 18 and under**

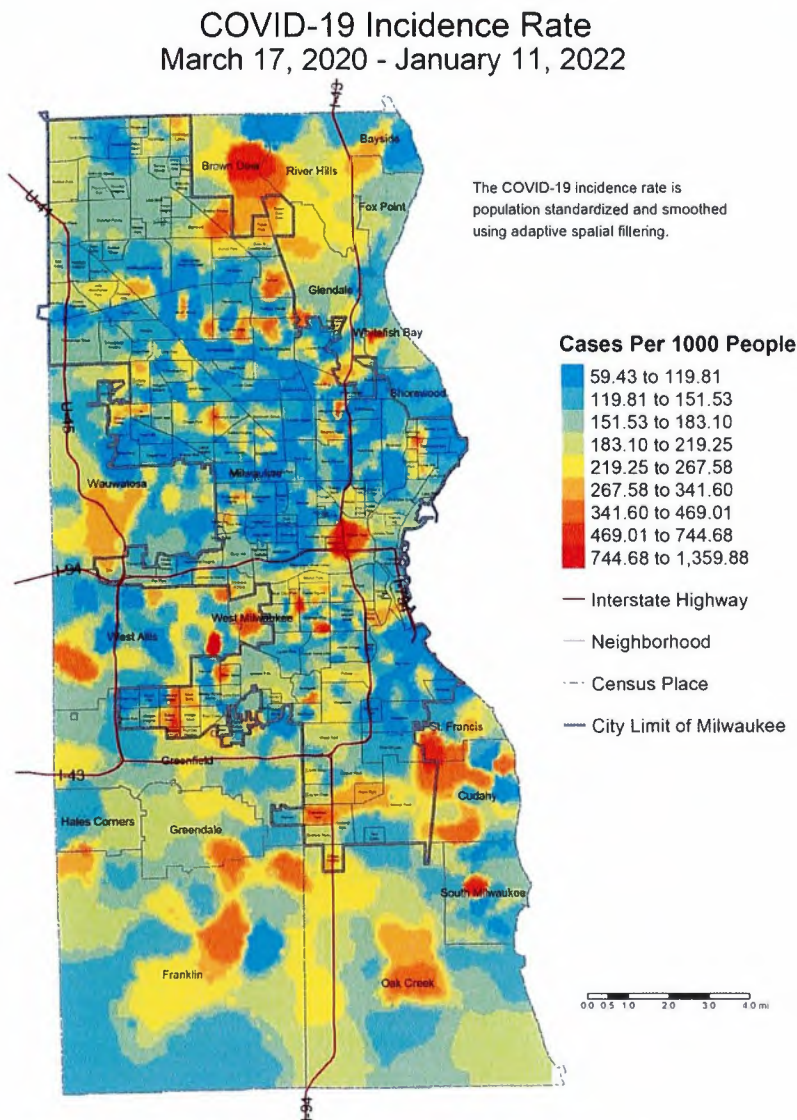


Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

## Spatial patterns of COVID-19 in Milwaukee County children

COVID-19 spread is spatially patterned. **Map 1** below illustrates the cumulative burden (all confirmed cases) of COVID-19 in Milwaukee County children. **Map 2** shows cases confirmed in children over the last four weeks. **Map 3** depicts the percentage of tests that were confirmed positive. **Map 4** shows cumulative COVID-19 related hospitalizations among children. All are crude rate maps created using census block group level COVID-19 data from WEDSS and population data from the US Census. The maps are smoothed to protect confidentiality and ensure that rates are stable while still providing geographic detail. High rates are depicted in red with lower rates depicted in blue.

### Map 1: All confirmed cases of COVID-19 in children aged 0-17

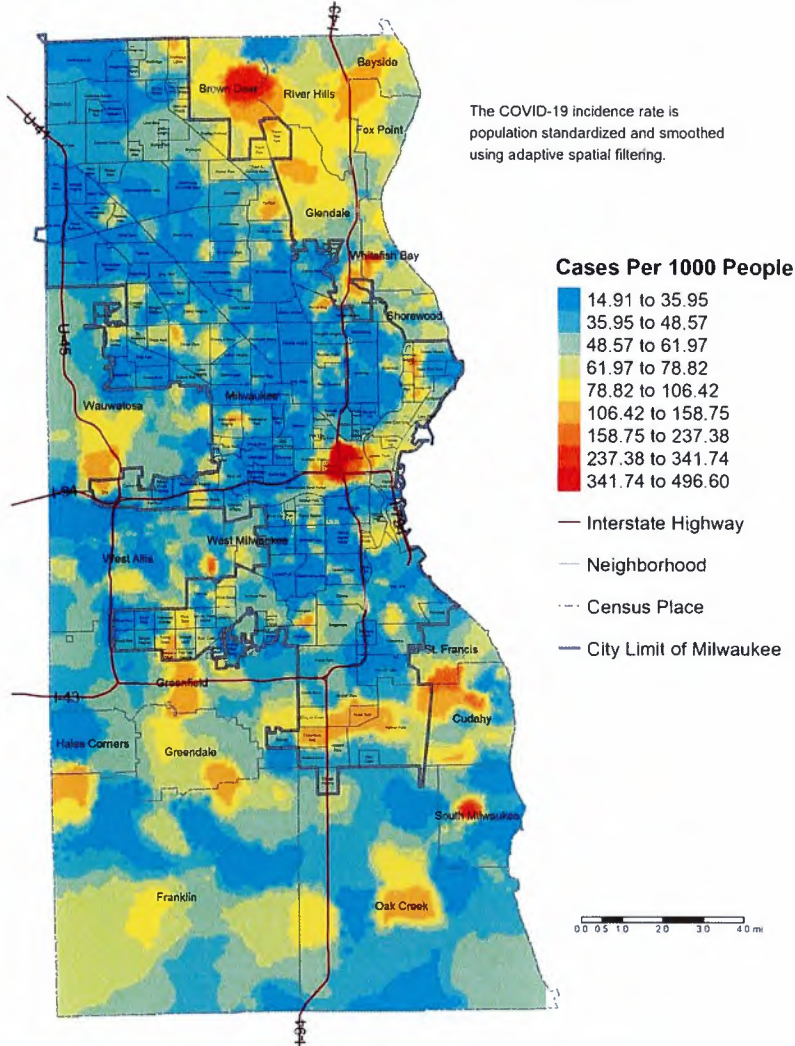


Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 35 confirmed cases included.  
 Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
 2018 American Community Survey (population data)  
 City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
 Census Bureau TIGER/Line Shapefiles (census place boundaries)  
 Created by the Milwaukee County Covid-19 Epidemiology Intel Team



## Map 2: Confirmed cases of COVID-19 over the last four weeks in children aged 0-17

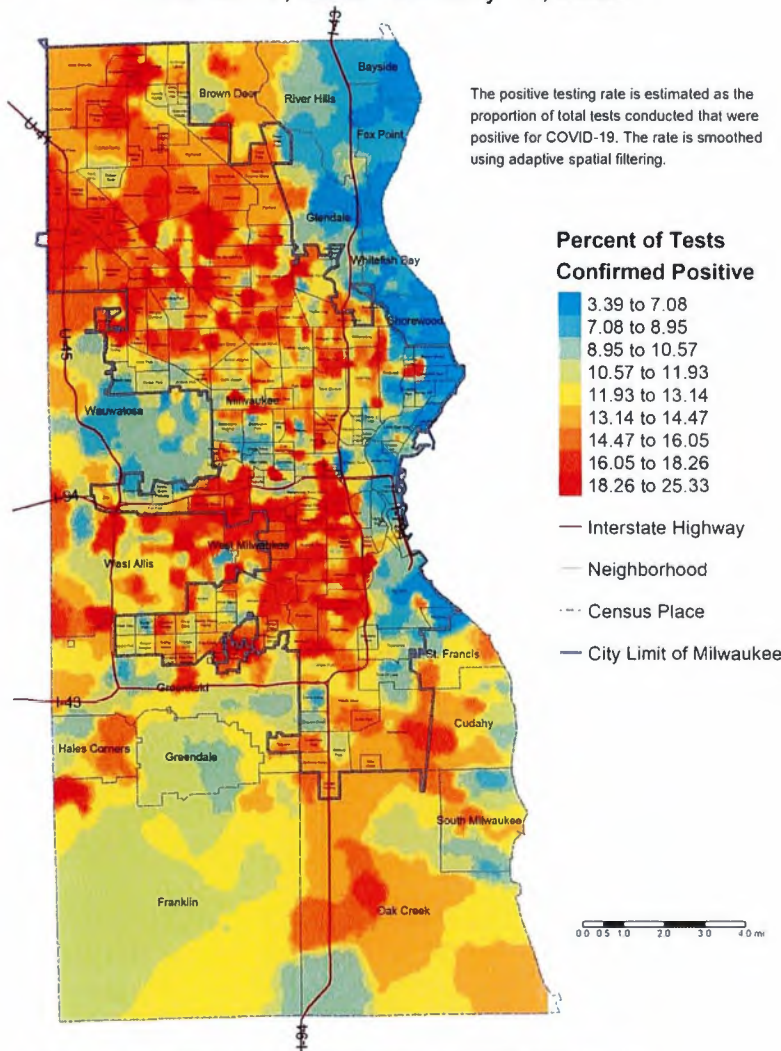
### COVID-19 Incidence Rate Latest 4 Weeks December 15, 2021 - January 11, 2022



Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 confirmed cases included.  
 Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
 2018 American Community Survey (population data)  
 City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
 Census Bureau TIGER/Line Shapefiles (census place boundaries)  
 Created by the Milwaukee County Covid-19 Epidemiology Intel Team

### Map 3: Percentage of tests that were confirmed positive in children aged 0-17

#### COVID-19 Positive Testing Rate March 17, 2020 - January 11, 2022



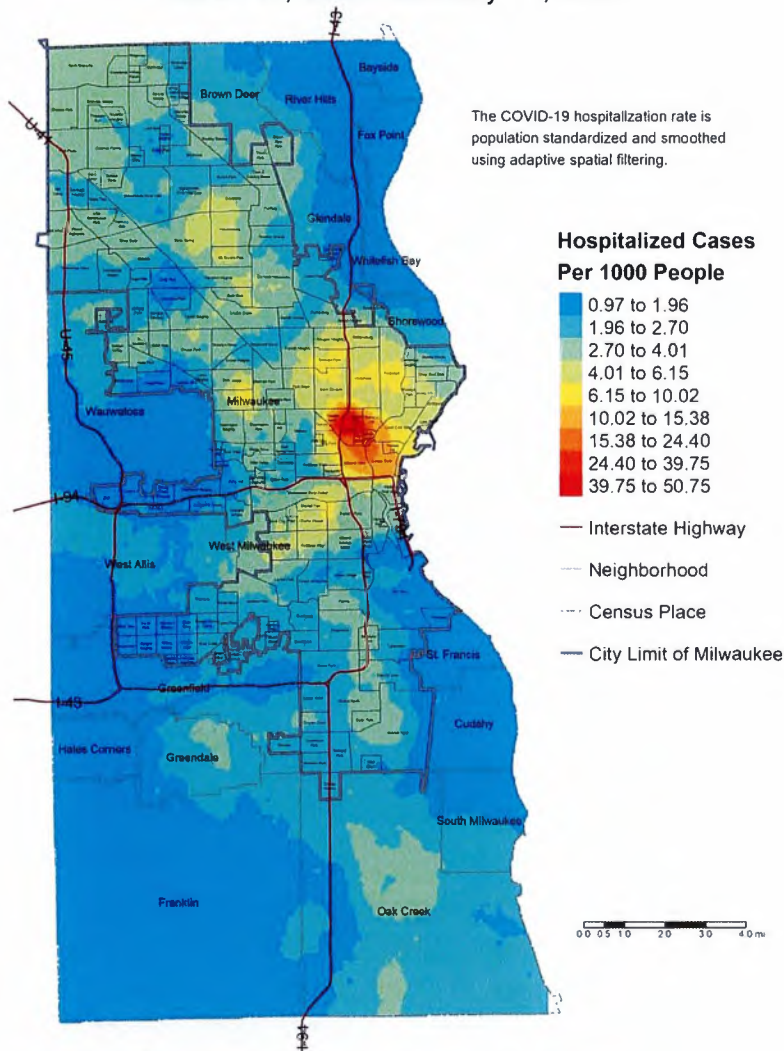
Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 positive tests included.

Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
2018 American Community Survey (population data)  
City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
Census Bureau TIGER/Line Shapefiles (census place boundaries)

Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Map 4: COVID-19 related hospitalizations in children aged 0-17

### COVID-19 Hospitalization Rate March 17, 2020 - January 11, 2022



Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 hospitalized cases included.  
 Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
 2018 American Community Survey (population data)  
 City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
 Census Bureau TIGER/Line Shapefiles (census place boundaries)  
 Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Data Sources & Acknowledgments

This report was created by faculty and staff in the Medical College of Wisconsin (MCW) Institute for Health and Equity (IHE) in partnership with representatives from local health departments and faculty from the University of Wisconsin-Milwaukee Zilber School of Public Health. Data sources include the Wisconsin Electronic Disease Surveillance System (WEDSS), the US Census Bureau, the Milwaukee County Medical Examiner's office, the Emergency Medicine Resource, and publicly available data obtained from local health and emergency response agencies. Data from the Wisconsin Electronic Data Surveillance System (WEDSS) summarized for the week includes data from January 5, 2022 through January 11, 2022.

## Contact Information

For additional questions on this report, please contact Darren Rausch, Health Officer/Director, Greenfield Health Department, and Lead, Milwaukee County COVID-19 Epidemiology Intel Team: [Darren.Rausch@greenfieldwi.us](mailto:Darren.Rausch@greenfieldwi.us) or (414) 329-5275.

# Milwaukee County COVID-19 Data Summary

Milwaukee County COVID-19 Epidemiology Intel Team

This report was updated on January 13, 2022 and includes data through January 11, 2022. Note that case and testing data for recent weeks may be under-reported due to pending test results. Hospitalizations overall are thought to be an undercount. Deaths may lag by several days due to a process of death review and confirmation.

## Milwaukee County COVID-19 Summary Statistics

### Overall Milwaukee County COVID-19 Summary Statistics March 5, 2020 - January 11, 2022

	Milwaukee County	City of Milwaukee	Suburbs
Total tests performed	2,321,977	1,446,473	875,504
Percent positive of all tests performed	10.2%	10.6%	9.7%
Number of confirmed cases	191,162	118,635	72,527
Number of hospitalizations	11,129	7,271	3,858
Number of deaths	1,878	1,057	821
Case fatality rate	1.0%	0.9%	1.1%

### Weekly Milwaukee County COVID-19 Summary Statistics January 5, 2022 - January 11, 2022

	Milwaukee County	City of Milwaukee	Suburbs
Total tests performed	47,602	27,876	19,726
Percent positive of all tests performed	32.3%	34.3%	29.5%
Number of confirmed cases	5,085	1,333	3,752
Number of hospitalizations*	575	303	272
Number of deaths	29	14	15

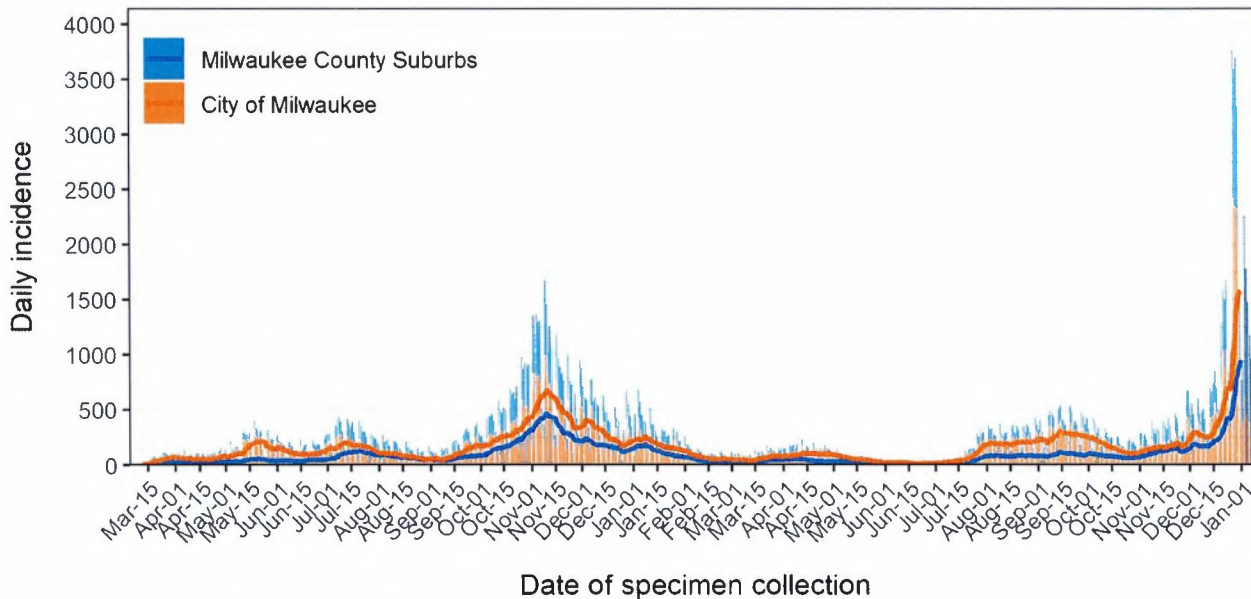
\*Total patients hospitalized for COVID-19 with specimen collection date within the last 30 days

## Total Cases and New Cases

There are now a total of 191,162 cases in Milwaukee County, since the first confirmed case on March 6<sup>th</sup>, 2020. Over the last week, we observed 5,085 new confirmed cases in Milwaukee County, including 1,333 new cases in the city of Milwaukee. **Figure 1** shows the daily incidence of new cases (bars) and the average daily incidence within the last 7 days (line), which provides a smoothing effect to enhance visualization, for both the city and the county. To indicate a potential reporting delay, we shaded the last 10 days of data and exclude those days from the trend line.

Over the last week, we have seen an increase in confirmed cases in the county. The highest daily case count since the beginning of the epidemic occurred on December 27, 2021, with 3,770 cases in the county overall. The highest daily case count over the entire epidemic in the suburbs occurred on January 3, 2022, with a total of 1,634 cases confirmed. The highest case count in the city occurred on December 27, 2021, with a total of 2,418 cases confirmed.

**Figure 1: Milwaukee County daily number of COVID-19 cases**

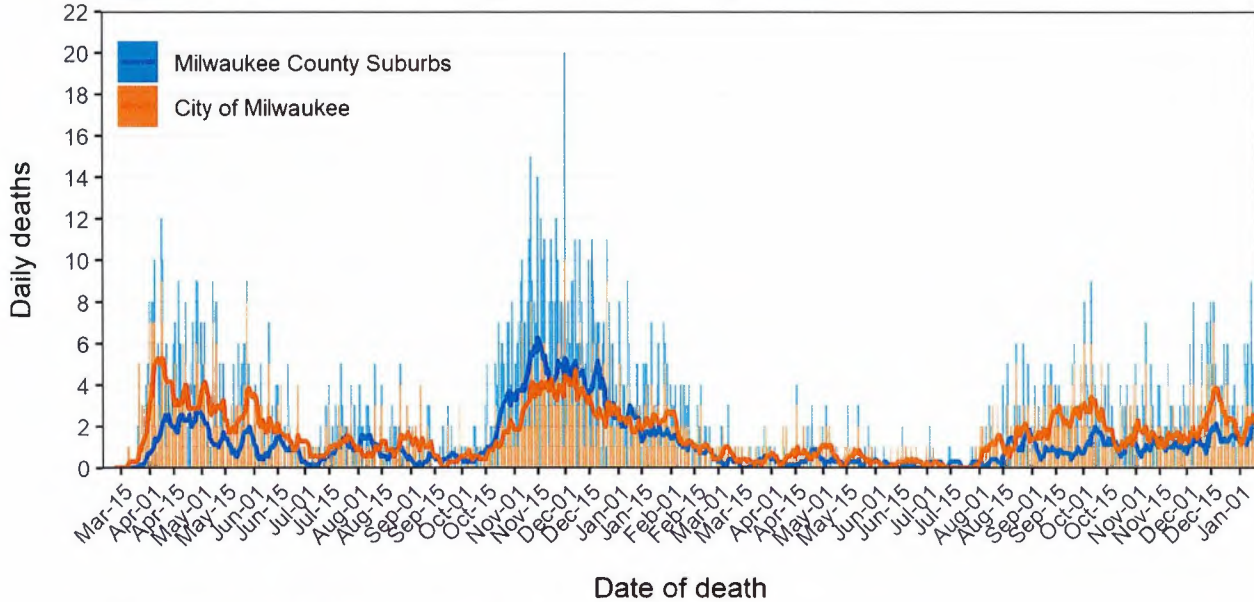


Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

## Total Deaths and New Deaths

There are a total of 1,878 COVID-19 related deaths in Milwaukee County. Over the last week, we observed 29 deaths, with 14 from the City of Milwaukee. **Figure 2** shows the number of daily COVID-19 related deaths among Milwaukee County and City of Milwaukee residents. The overlaid lines show the average daily deaths within the last 7 days for each jurisdiction. Deaths in the county peaked on December 1, 2020. Deaths in the city peaked on December 1, 2020 with 10 deaths, and in the suburbs on November 15, 2020 with 10 deaths.

**Figure 2: Milwaukee County COVID-19 daily deaths**



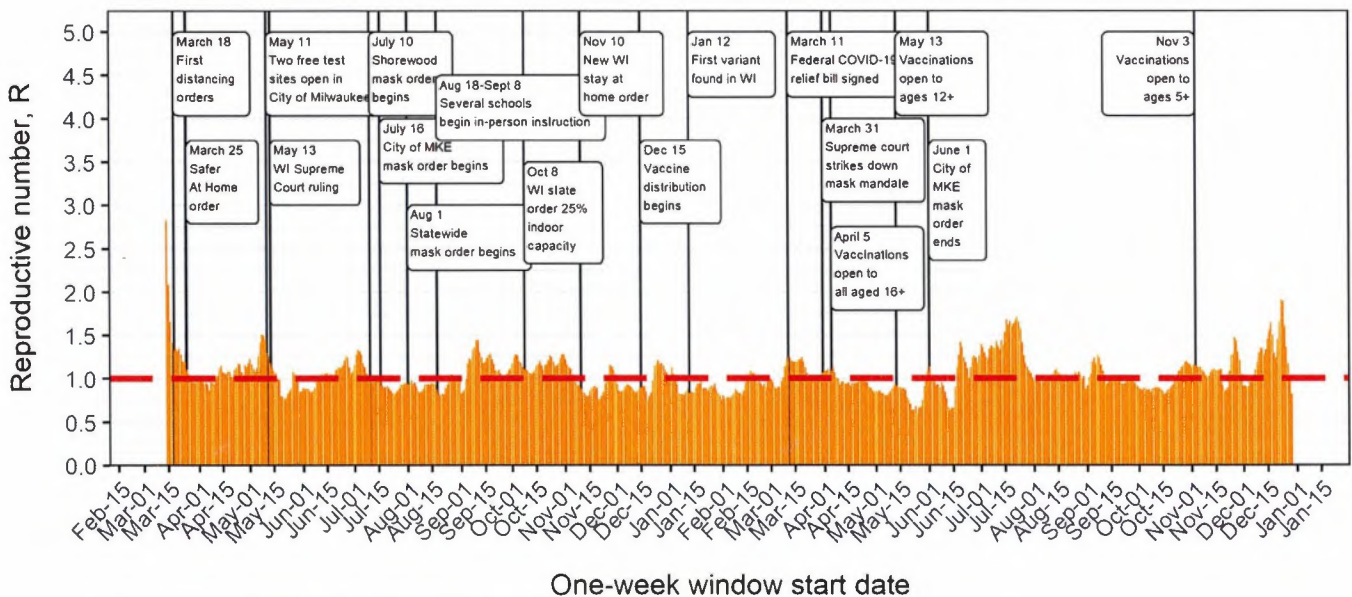
Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

## The COVID-19 Reproductive Number

Another way of examining the growth rate of the infection is to examine the reproductive number (R). This number captures the number of new cases that are the result of an existing case. For example, an R of 2 would indicate that each infected person infects 2 new people. The following plots show the change in R over time for Milwaukee County, **Figure 3**, the City of Milwaukee, **Figure 4a**, and Milwaukee County suburbs, **Figure 4b**. Each plot includes key dates related to physical distancing or focused testing campaigns affecting residents. The R for each date is calculated to represent the R for a 7-day period with the start day of that 7-day period represented on the graph. We do not report estimates for the most recent seven days due to a potential data reporting delay. The highest R values observed over the course of the epidemic were 2.83 in the county, 3.01 in the city, and 2.36 in the suburbs, at the beginning of the epidemic in March 2020. The R value fluctuated around 1 since then, until mid-June with the most recent surge in cases thought to be driven by the Delta variant.

Patterns in the City of Milwaukee are very similar to those in the county overall. Patterns in the suburbs show more fluctuation. The R values for the week of December 29, 2021 through January 4, 2022 are 0.823 for the county, 0.642 in the city, and 1.134 in the suburbs.

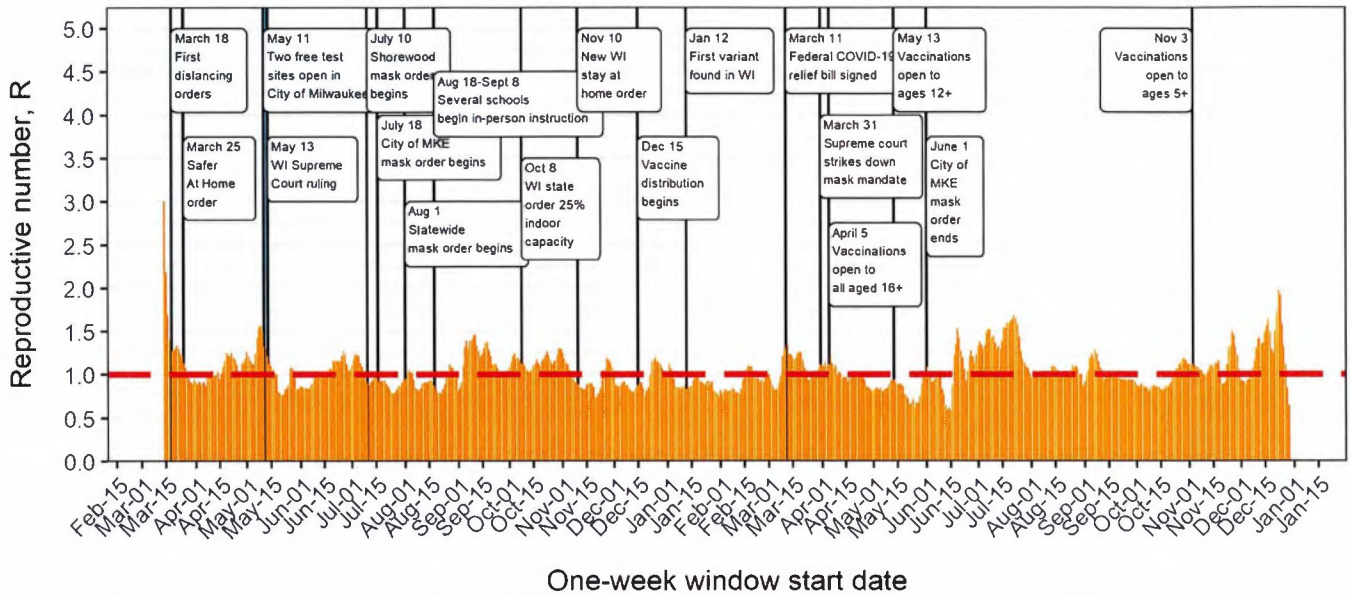
**Figure 3: One week reproductive number for Milwaukee County**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
 Created by the Milwaukee County COVID-19 Epidemiology Intel Team

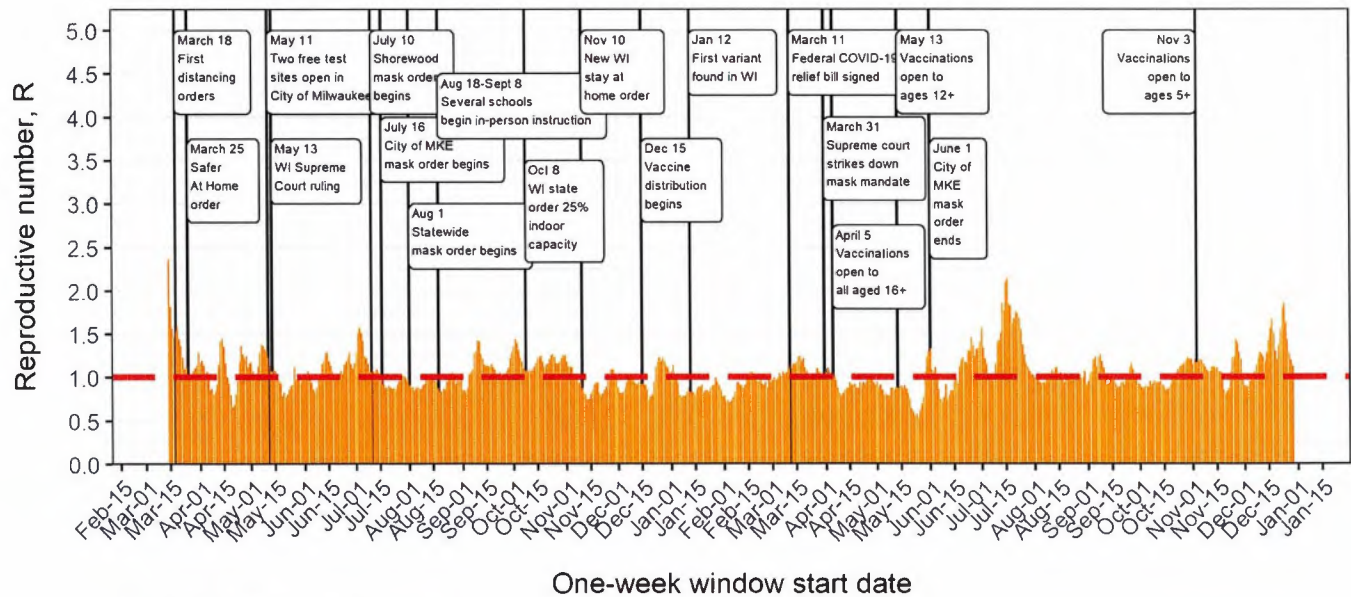


**Figure 4a: One week reproductive number for City of Milwaukee**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
 Created by the Milwaukee County COVID-19 Epidemiology Intel Team

**Figure 4b: One week reproductive number for Milwaukee County suburbs**



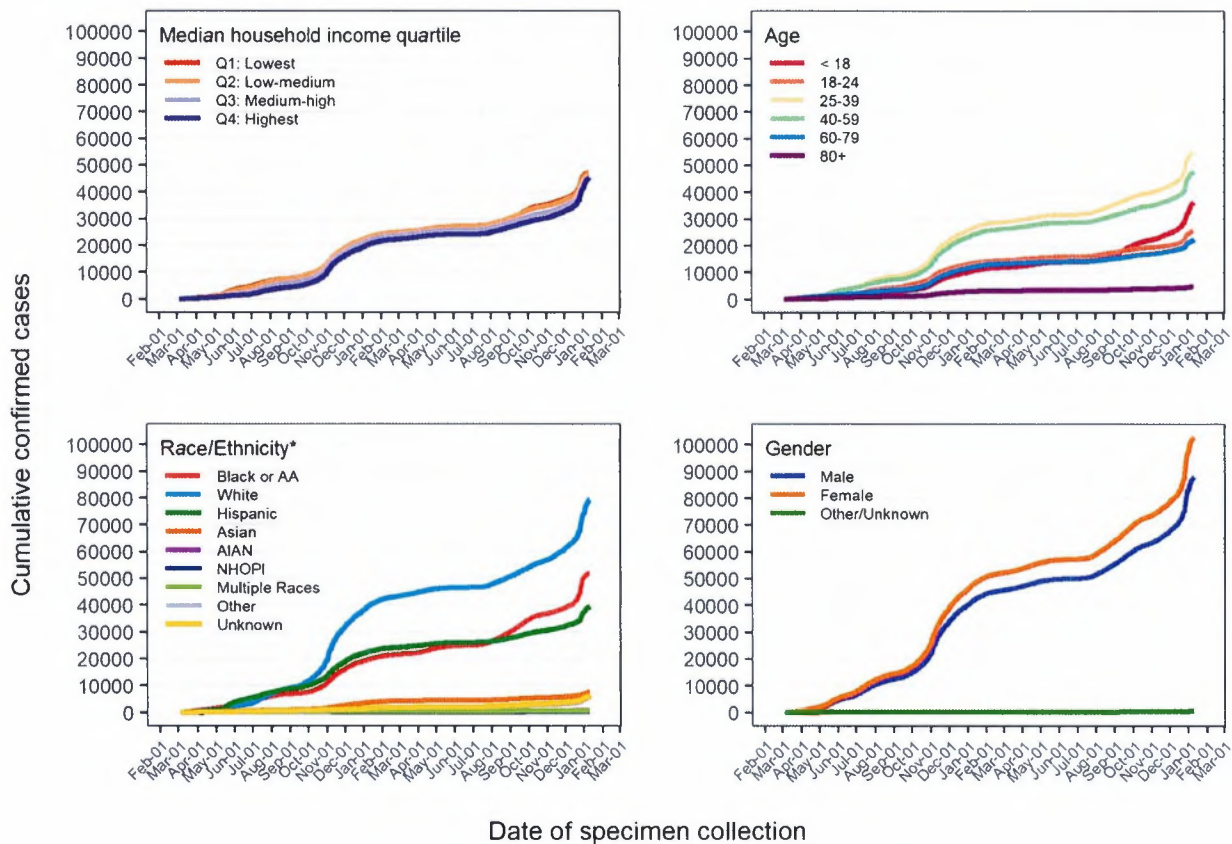
Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
 Created by the Milwaukee County COVID-19 Epidemiology Intel Team

## Demographic Patterns – Age, Sex, Race and Ethnicity

### Confirmed cases

COVID-19 cases vary by demographic characteristics. **Figure 5** shows cumulative case plots including confirmed positive cases with an available specimen collection date, plotted by census block group (CBG) median household income, sex, age, and race/ethnicity groups. The cumulative number of cases among those aged 25-39 (N = 54890) still exceeds the number among the next highest group, those aged 40-59 (N = 47723). The number of cases under age 18 (N = 36174) now exceeds the number diagnosed among those aged 18-24 (N = 25479) and 60-79 (N = 22192). Of all confirmed cases, 46% are male and 54% are female. The largest number of cases have been identified among the non-Hispanic White population (N = 79313), followed by the Black/AA population (N = 51852) and the Hispanic population (N = 39280). The lower two quartiles of median household income (\$0 to \$35,833, and \$35,834 to \$50,096) have a larger number of cases than the higher two quartiles (\$50,097 to \$68,393, and \$68,394 to \$250,001), with the fewest cases identified among the highest income group.

**Figure 5: Cumulative confirmed cases in Milwaukee County**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)

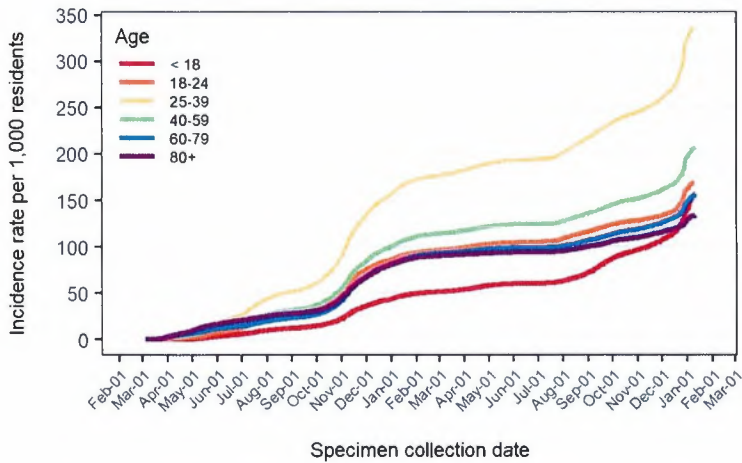
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

\*Race and ethnicity were combined into one variable where the Hispanic category includes Hispanics of any race.

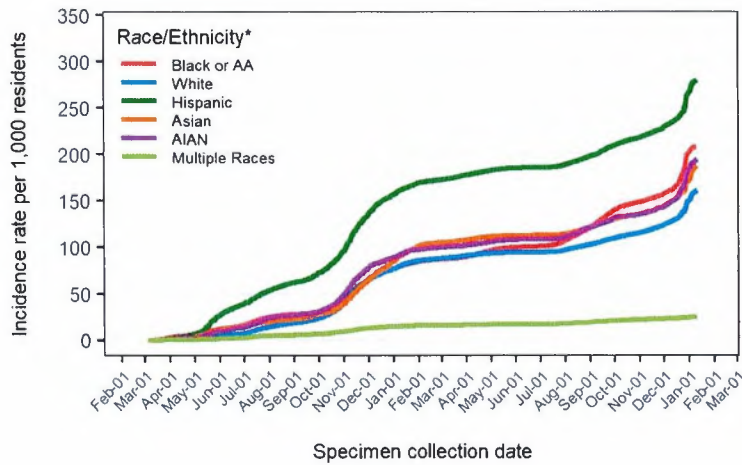
AIAN stands for American Indian or Alaska Native and NHOPI stands for Native Hawaiian or Other Pacific Islander.

When examined as population-based rates in **Figure 6**, demographic patterns are also apparent. Early in the epidemic, we saw a clear age gradient in population-based rates, with older populations experiencing greater rates. However, since then, we have seen higher rates among the younger, working age groups (18-24, 25-39, and 40-59) and most recently among children (0-17). By race and ethnicity, the rate was highest among Black/AA populations until the beginning of May 2020, when we observed a surge among Hispanics resulting in the Hispanic rate (279.42 per 1,000 people) exceeding that among all other racial and ethnic groups. The rates among Black/AAs (208.23 per 1,000), AIANs (194.1 per 1,000 people), and Asians (187.18 per 1,000 people) come next, followed by Non-Hispanic Whites (160.64 per 1,000). The rate among Black/AA residents increased with the summer 2021 surge in cases thought to be driven by the Delta variant. The rate among females (208.59 per 1,000 people) exceeds the rate among males (190.29 per 1,000 people).

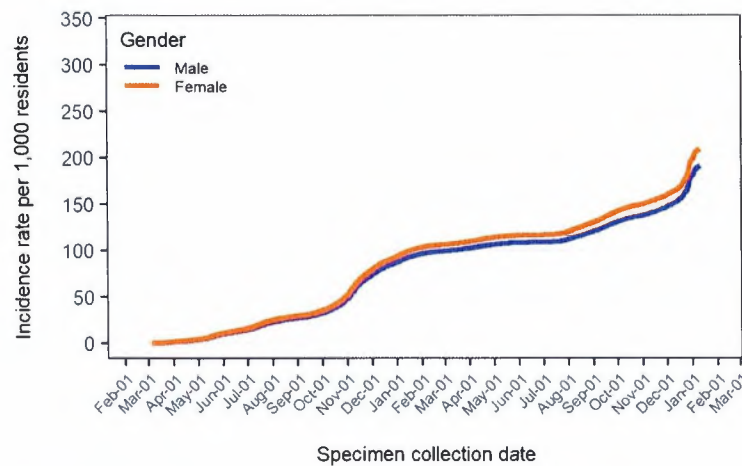
**Figure 6: Population based incidence rates in Milwaukee County**



Age	N Cases	Population	Rate per 1,000 residents
< 18	36174	231111	156.52
18-24	25479	150895	168.85
25-39	54890	163246	336.24
40-59	47723	230887	206.69
60-79	22192	142783	155.42
80+	4704	35287	133.31



Race/Ethnicity*	N Cases	Population	Rate per 1,000 residents
Black or AA	51852	249011	208.23
White	79313	493723	160.64
Hispanic	39280	140575	279.42
Asian	7570	40443	187.18
AIAN	902	4647	194.10
Multiple Races	591	24224	24.40



Gender	N Cases	Population	Rate per 1,000 residents
Male	87853	461670	190.29
Female	102738	492539	208.59

Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)

Created by the Milwaukee County COVID-19 Epidemiology Intel Team

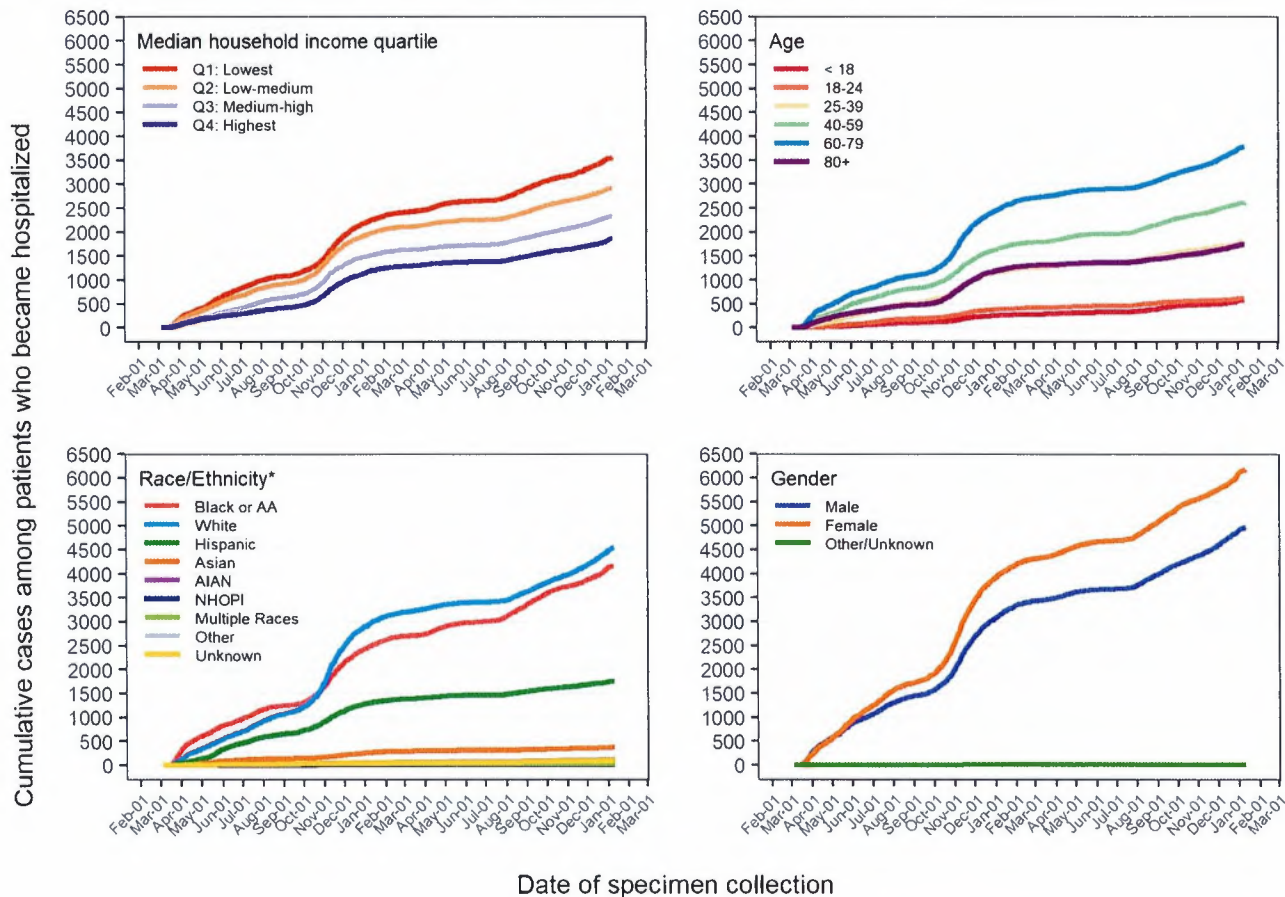
\*Race and ethnicity were combined into one variable where the Hispanic category includes Hispanics of any race.

AIAN stands for American Indian or Alaska Native and NHOPI stands for Native Hawaiian or Other Pacific Islander.

## Hospitalizations

A total of 11129 Milwaukee County residents have been hospitalized due to COVID-19. **Figure 7** shows cumulative hospitalizations based on lab specimen collection date (as admission dates are incomplete). The highest number of hospitalizations continues to be among those ages 60-79 (N = 3779). The highest number of hospitalizations have now occurred among Non-Hispanic White community (N = 4538), followed by the Black/AA community (N = 4149), and then the Hispanic community (N = 1750). Overall, counts are lower among other racial and ethnic groups. Females outnumber males, comprising 55.4% of all hospitalized cases. More individuals among lower income than higher income groups have been hospitalized, with a clear income gradient observed.

**Figure 7: Cumulative hospitalizations in Milwaukee County**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)

Created by the Milwaukee County COVID-19 Epidemiology Intel Team

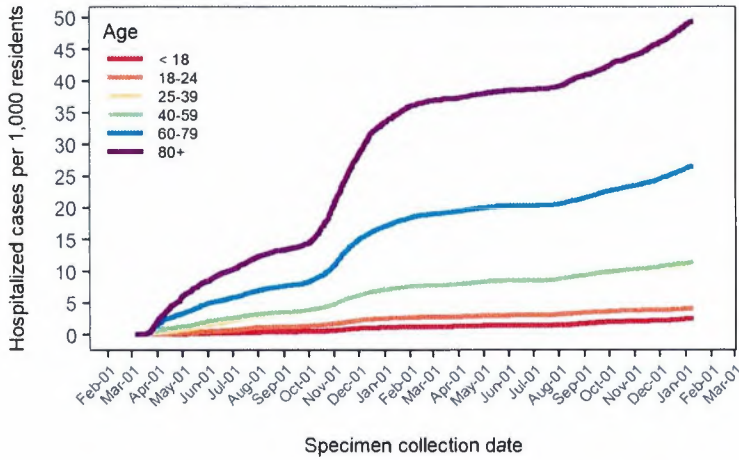
\*Race and ethnicity were combined into one variable where the Hispanic category includes Hispanics of any race.

AIAN stands for American Indian or Alaska Native and NHOPI stands for Native Hawaiian or Other Pacific Islander.

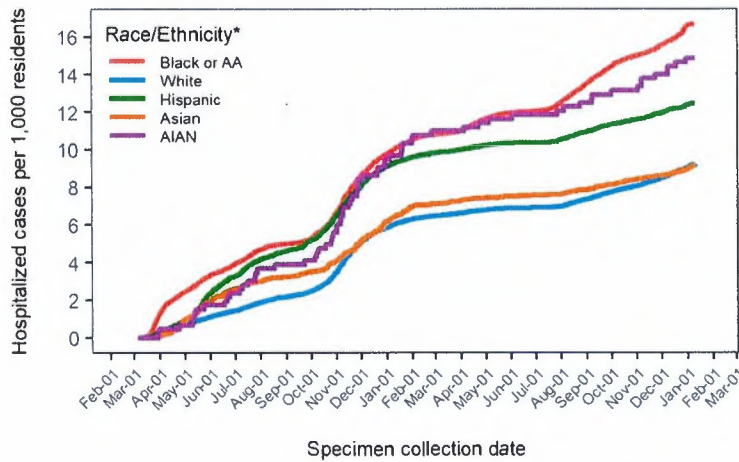
When examined as population-based rates and case-based rates in **Figure 8**, hospitalization patterns are also apparent by demographic characteristics. Both population- and case-based hospitalization rates exhibit a clear age group gradient, with older age groups experiencing higher rates. For race and ethnicity and gender plots, note that the vertical axis has been adjusted to reveal variation and the scales are not directly comparable across age, gender, and race/ethnicity plots. By race and ethnicity, population and case-based hospitalization rates are highest among the Black/AA and AIAN populations and the population-based rates are lowest for Asians and non-Hispanic Whites. Note the variation in the timing of

rate increases across racial and ethnic groups. Rates by gender are very similar. All rates presented are crude rates and only groups with 10 or more total hospitalized cases are shown.

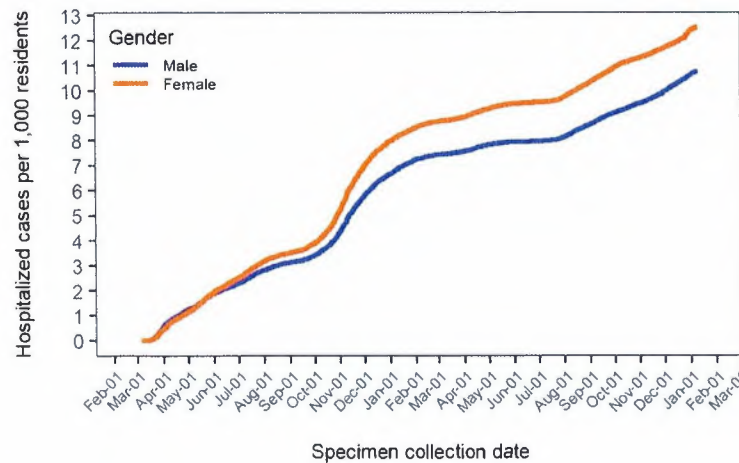
**Figure 8: Population and case based hospitalization rates in Milwaukee County**



Age	N Hospitalized Cases	Rate per 1,000 residents	Rate per 100 cases
< 18	578	2.50	1.60
18-24	616	4.08	2.42
25-39	1805	11.06	3.29
40-59	2612	11.31	5.47
60-79	3779	26.47	17.03
80+	1739	49.28	36.97



Race/Ethnicity*	N Hospitalized Cases	Rate per 1,000 residents	Rate per 100 cases
Black or AA	4149	16.66	8.00
White	4538	9.19	5.72
Hispanic	1750	12.45	4.46
Asian	368	9.10	4.86
AIAN	69	14.85	7.65



Gender	N Hospitalized Cases	Rate per 1,000 residents	Rate per 100 cases
Male	4960	10.74	5.85
Female	6164	12.51	8.00

Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)

Created by the Milwaukee County COVID-19 Epidemiology Intel Team

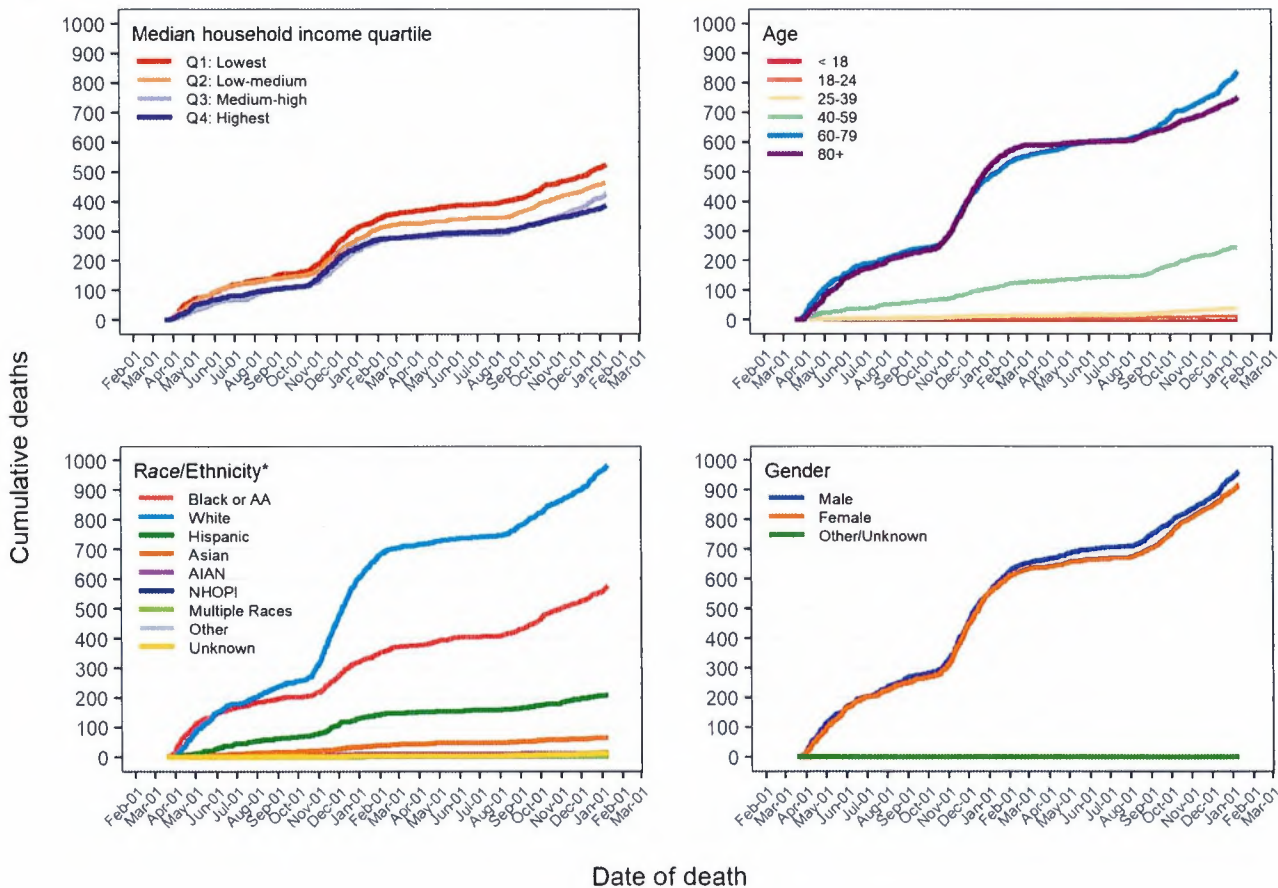
\*Race and ethnicity were combined into one variable where the Hispanic category includes Hispanics of any race.

AIAN stands for American Indian or Alaska Native and NHOPI stands for Native Hawaiian or Other Pacific Islander.

## Deaths

There are now a total of 1878 confirmed deaths in Milwaukee County, representing a case fatality rate of 1.0%. We observed 29 new deaths over the past week in the county. Mortality patterns differ by demographic characteristics, as shown in **Figure 9**. The largest number of deaths are recorded among those age 60 or older. The largest number of deaths are recorded for males (N = 962) and for non-Hispanic Whites (N = 982) followed by Black/AA residents (N = 576). By income, there are a larger number of deaths among the two lower income groups as compared to the two higher income groups. Deaths among Hispanics remain relatively low.

**Figure 9: Cumulative deaths in Milwaukee County**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)

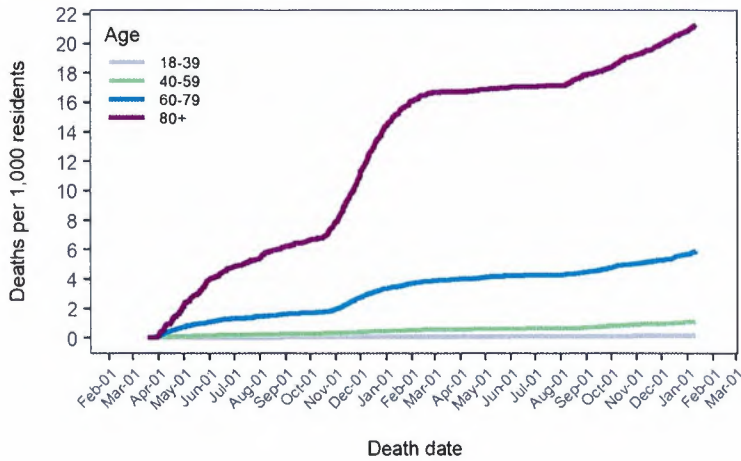
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

\*Race and ethnicity were combined into one variable where the Hispanic category includes Hispanics of any race.

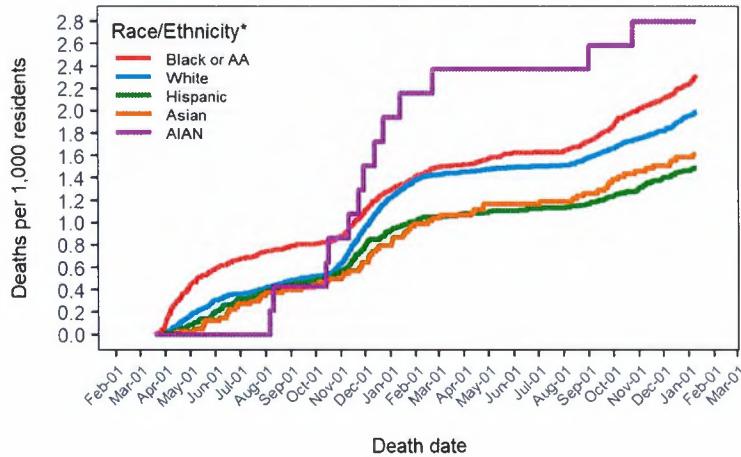
AIAN stands for American Indian or Alaska Native and NHOPI stands for Native Hawaiian or Other Pacific Islander.

In terms of population- and case-based rates shown in **Figure 10**, there is a clear age category gradient, with higher death rates among older populations. For race and ethnicity and gender plots, note that the vertical axis has been adjusted to reveal variation and the scales are not directly comparable across age, gender, and race/ethnicity plots. Males have a higher death rate than females. The AIAN population has the highest population and case-based death rates, although the total number of deaths is small in comparison to other racial and ethnic groups. Black/AA populations and non-Hispanic Whites have the next highest population and case-based death rates. All rates presented are crude rates and only groups with 9 or more total deaths are shown.

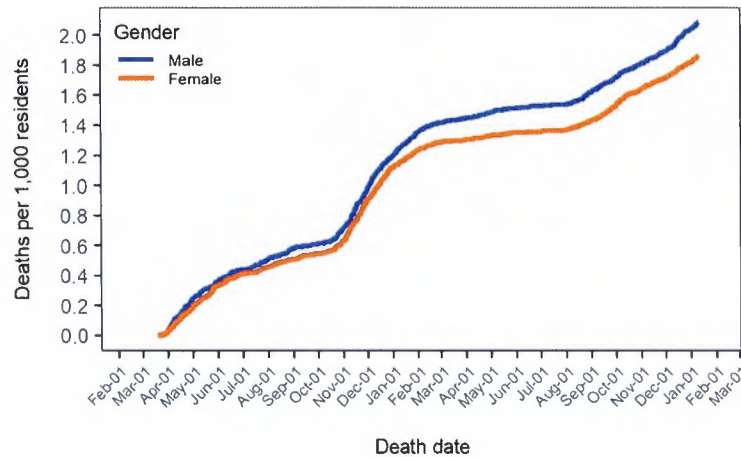
**Figure 10: Population and case based death rates in Milwaukee County**



Age	N Deaths	Rate per 1,000 residents	Rate per 100 cases
18-39	47	0.15	0.06
40-59	243	1.05	0.51
60-79	838	5.87	3.78
80+	749	21.23	15.92



Race/Ethnicity*	N Deaths	Rate per 1,000 residents	Rate per 100 cases
Black or AA	576	2.31	1.11
White	982	1.99	1.24
Hispanic	209	1.49	0.53
Asian	65	1.61	0.86
AIAN	13	2.80	1.44



Gender	N Deaths	Rate per 1,000 residents	Rate per 100 cases
Male	962	2.08	1.10
Female	916	1.86	0.89

Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)

Created by the Milwaukee County COVID-19 Epidemiology Intel Team

\*Race and ethnicity were combined into one variable where the Hispanic category includes Hispanics of any race.

AIAN stands for American Indian or Alaska Native and NHOPI stands for Native Hawaiian or Other Pacific Islander.

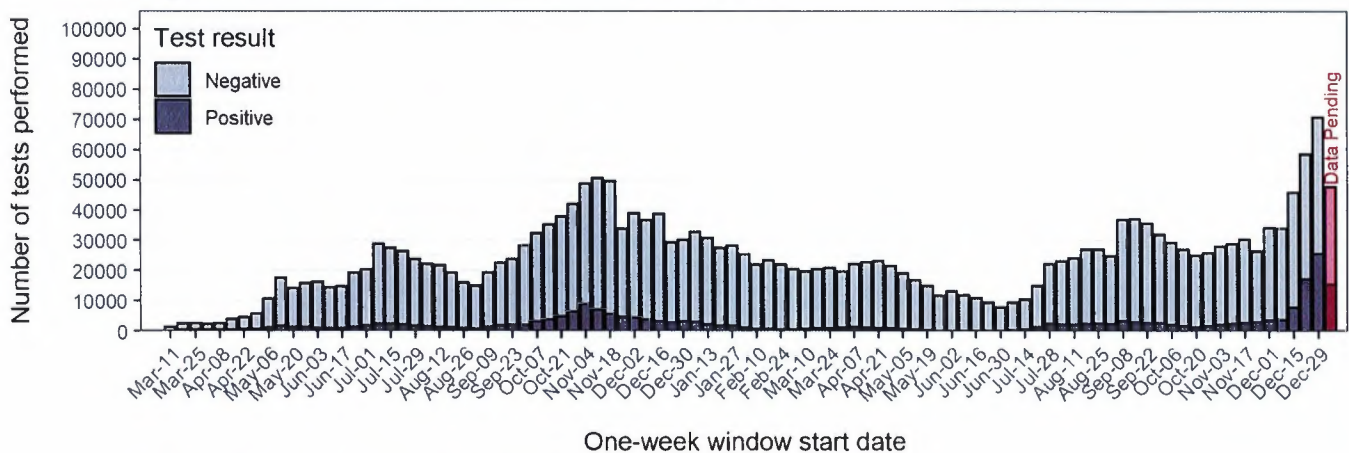


## Testing Coverage

Testing for the novel coronavirus is an important public health response to limiting the spread of the infection. Testing capacity was limited in Milwaukee County and across the country earlier in the epidemic, but then increased. Since the first case of COVID-19 was diagnosed in Milwaukee County on March 6, 2020, a total of 2,321,977 COVID-19 tests have been performed, with 2,084,076 negative results and 237,901 positive results. This represents a positive test rate of 10.2% since the beginning of the epidemic.

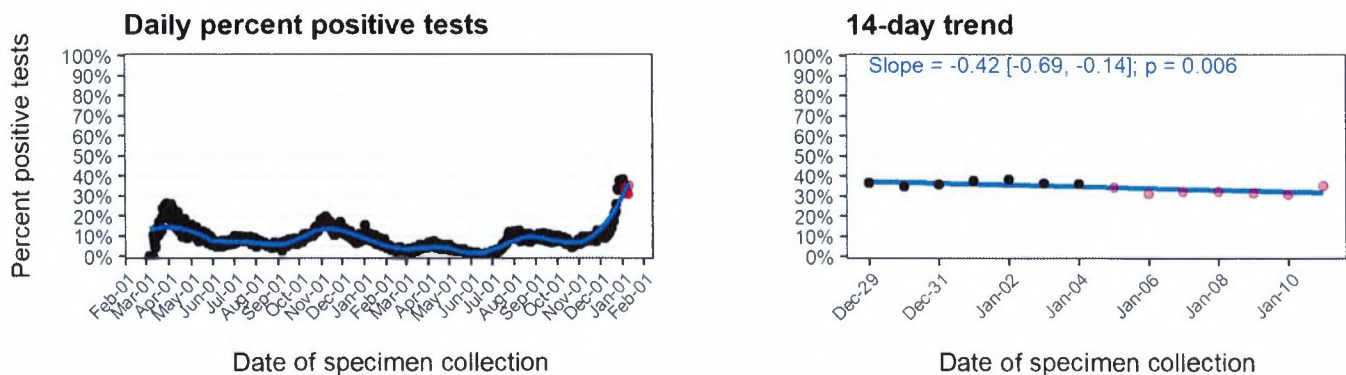
As shown in **Figure 11**, total tests per week increased until early July 2020 and then declined, with another increase starting in early September 2020 and peaking in early November, followed by a decline. Testing markedly decreased the weeks of Thanksgiving and Christmas 2020, and the 2021 New Year. Testing then decreased until the summer 2021 surge in cases beginning in late June. As shown in **Figure 12**, the percentage of positive tests varied over the course of the epidemic, with a high of 25-30% in early April of 2020. The percentage of positive tests was 32.3% over the past week compared to 36.3% the previous week. **Figure 12** also illustrates the 14-day trend in the percent positive tests, showing a significant decrease. Percent positive should be interpreted in the context of potential data delays, and considering that data entry for positive tests is prioritized.

**Figure 11: Milwaukee County number of tests per week**



Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

**Figure 12: Milwaukee County percent positive tests**



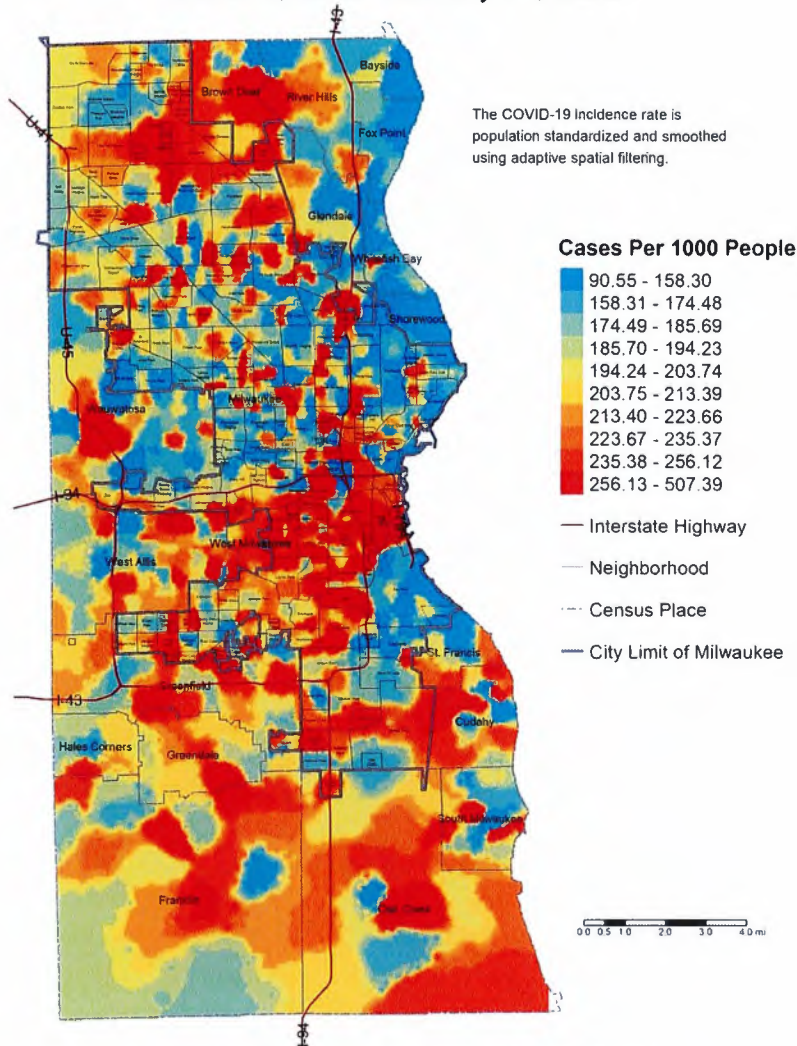
Data source: Wisconsin Electronic Disease Surveillance System (WEDSS)  
Created by the Milwaukee County COVID-19 Epidemiology Intel Team

## Spatial Patterns of Cases and Testing

COVID-19 spread is spatially patterned. **Map 1** below illustrates the cumulative burden (all confirmed cases) of COVID-19 in Milwaukee County. **Map 2** shows cases confirmed over the last two weeks. **Map 3** shows the overall testing rate across the population. **Map 4** shows the testing rate over the last two weeks. **Map 5** depicts the percentage of tests that were confirmed positive. **Map 6** shows cumulative COVID-19 related hospitalizations. **Map 7** shows the percentage of cases who have been hospitalized. **Map 8** shows the overall COVID-19 mortality rate, excluding cases and corresponding population denominators residing in group quarters such as nursing homes and long-term care facilities. All are crude rate maps created using census block group level COVID-19 data from WEDSS and population data from the US Census. The maps are smoothed to protect confidentiality and ensure that rates are stable while still providing geographic detail. Deciles are used to define categories. High rates are depicted in red with lower rates depicted in blue. Of note, some of the higher rates observed can be attributed to infections that have spread within group quarters, such as a nursing home, prison, or long-term care facility.

## Decile Map 1: All confirmed cases of COVID-19

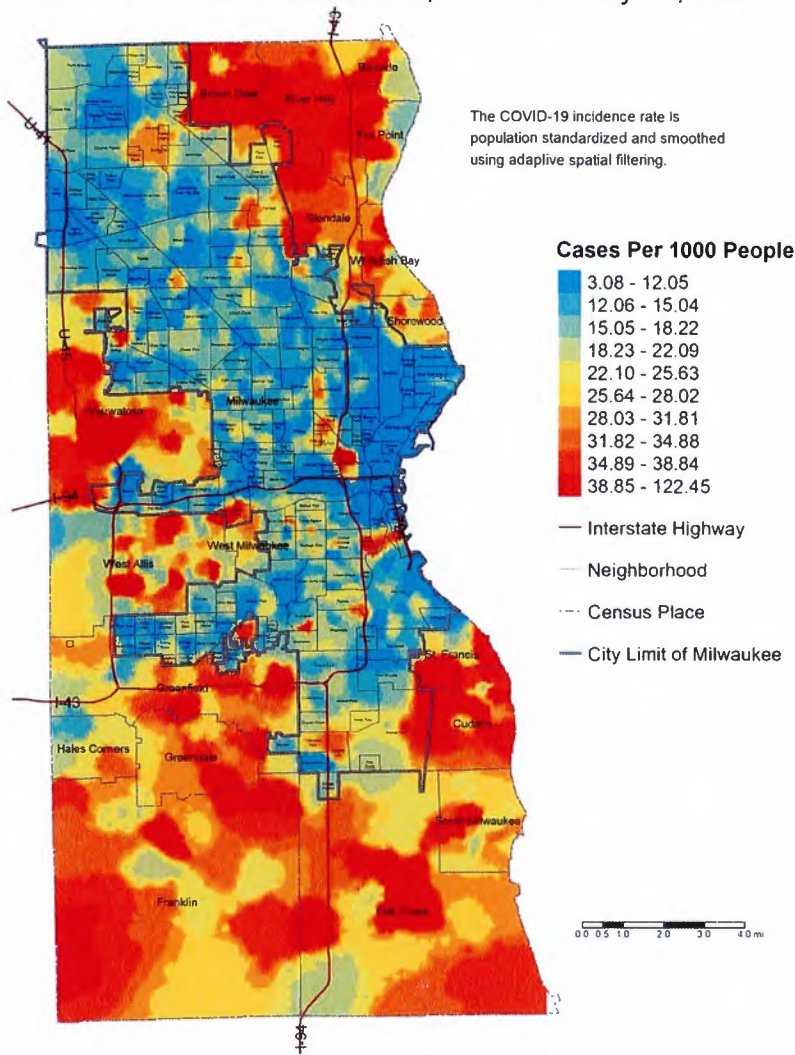
### COVID-19 Incidence Rate March 6, 2020 - January 11, 2022



Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 confirmed cases included.  
 Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
 2018 American Community Survey (population data)  
 City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
 Census Bureau TIGER/Line Shapefiles (census place boundaries)  
 Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Decile Map 2: Confirmed cases of COVID-19 within the last two weeks

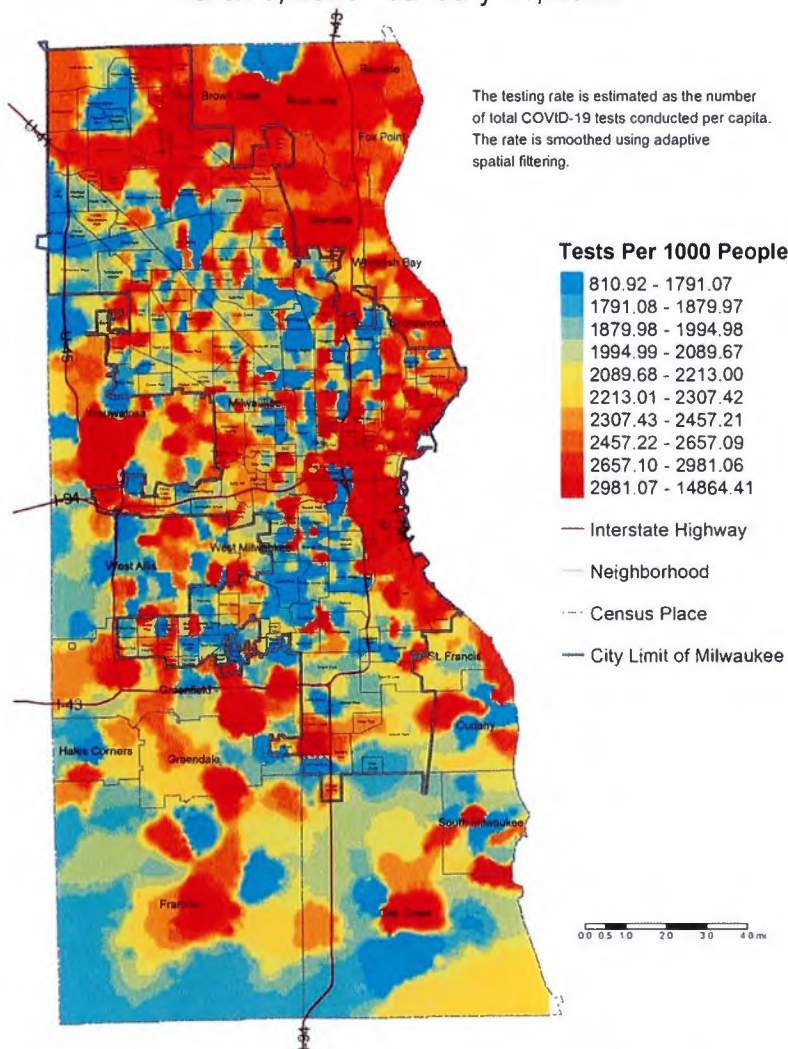
### COVID-19 Incidence Rate Latest 2 Weeks December 29,2021 - January 11,2022



Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 confirmed cases included.  
 Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
 2018 American Community Survey (population data)  
 City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
 Census Bureau TIGER/Line Shapefiles (census place boundaries)  
 Created by the Milwaukee County Covid-19 Epidemiology Intel Team

### Decile Map 3: Overall testing rate

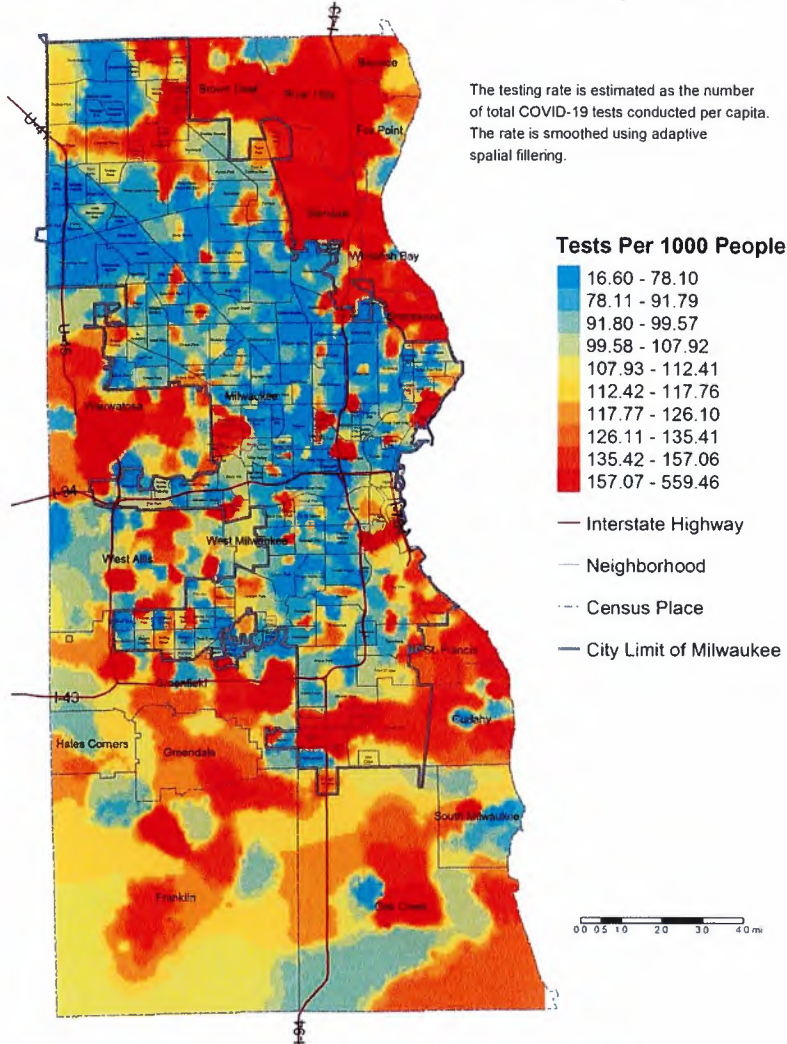
## COVID-19 Testing Rate March 6, 2020 - January 11, 2022



Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 tests included.  
 Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
 2018 American Community Survey (population data)  
 City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
 Census Bureau TIGER/Line Shapefiles (census place boundaries)  
 Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Decile Map 4: Testing rate within the last two weeks

### COVID-19 Testing Rate Latest 2 Weeks December 29, 2021 - January 11, 2022



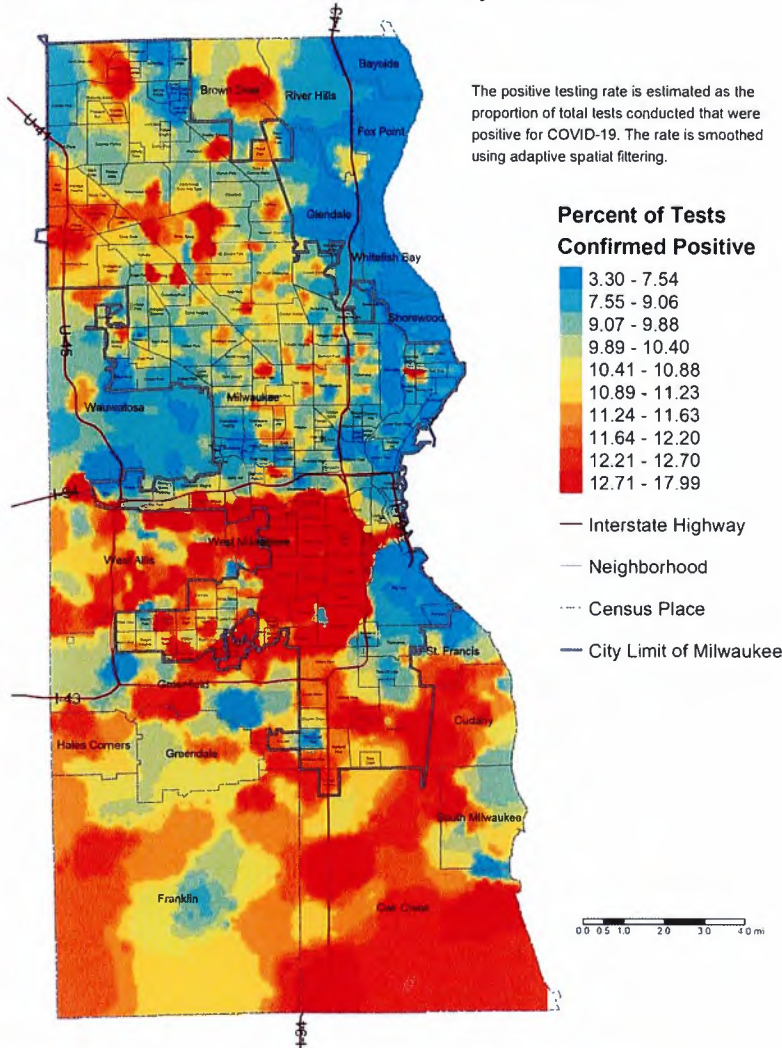
**Method:** A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 tests included.

**Data Sources:** Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
2018 American Community Survey (population data)  
City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
Census Bureau TIGERLine Shapefiles (census place boundaries)

Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Decile Map 5: Percentage of tests that were confirmed positive

### COVID-19 Positive Testing Rate March 6, 2020 - January 11, 2022



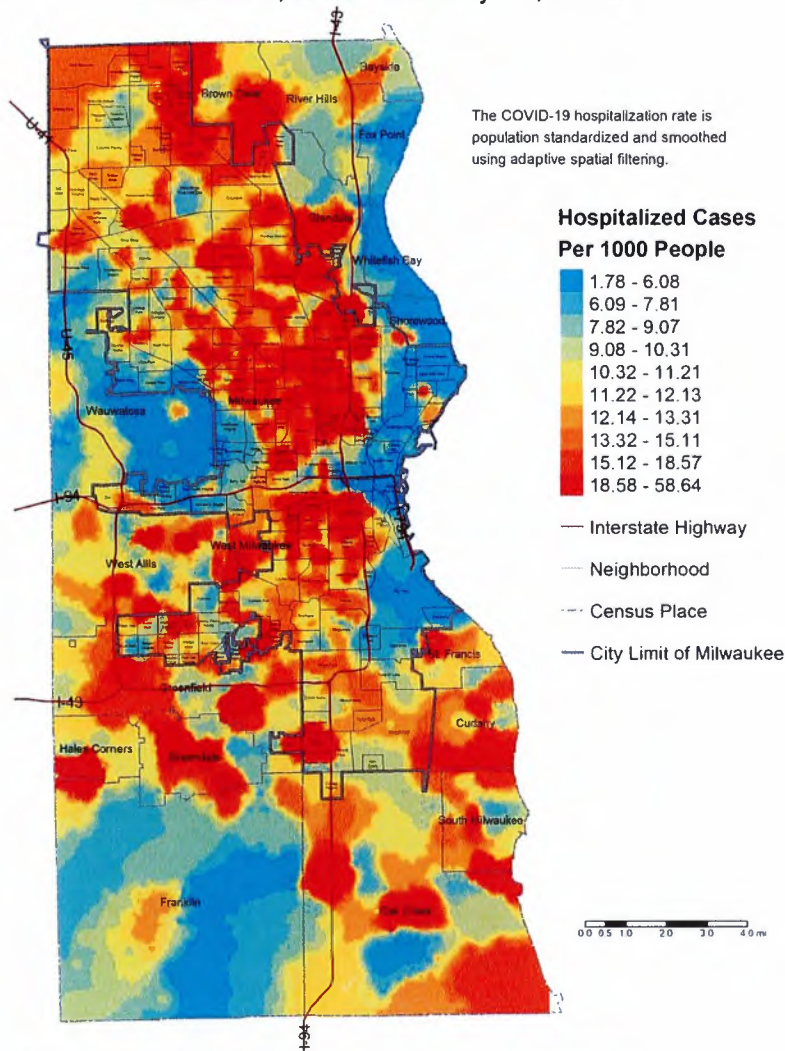
**Method:** A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 positive tests included.

**Data Sources:** Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
2018 American Community Survey (population data)  
City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
Census Bureau TIGER/Line Shapefiles (census place boundaries)

Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Decile Map 6: COVID-19 related hospitalizations

### COVID-19 Hospitalization Rate March 6, 2020 - January 11, 2022

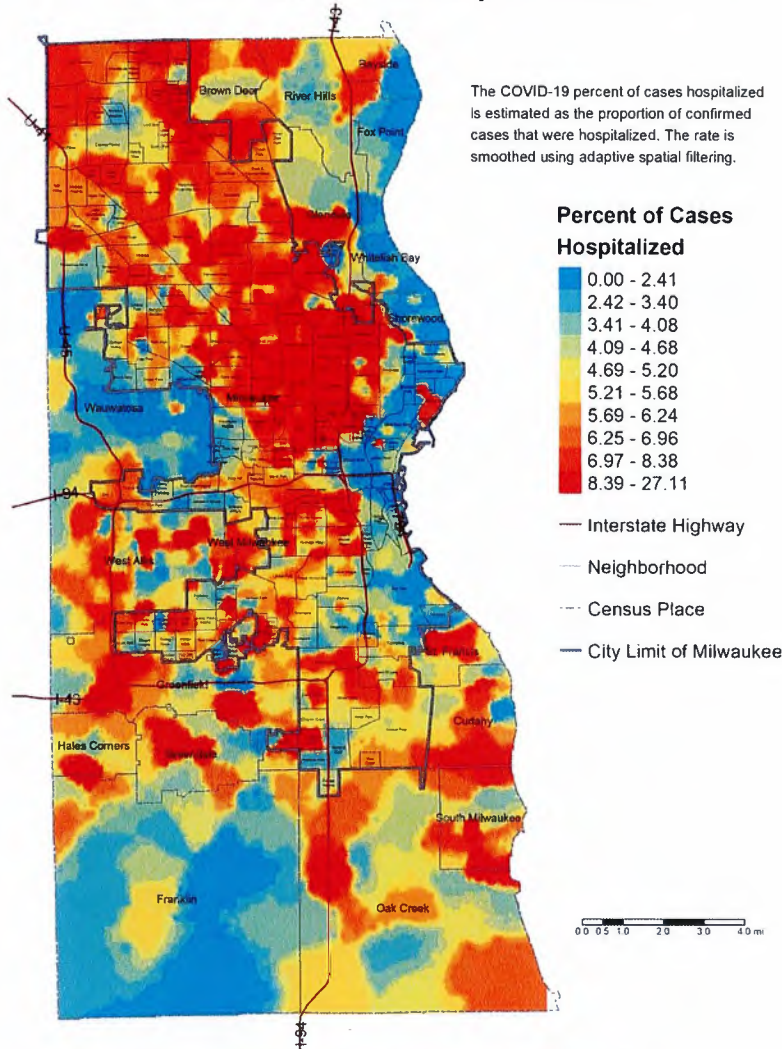


Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 hospitalized cases included.  
 Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
 2018 American Community Survey (population data)  
 City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
 Census Bureau TIGER/Line Shapefiles (census place boundaries)  
 Created by the Milwaukee County Covid-19 Epidemiology Intel Team



## Decile Map 7: Percentage of COVID-19 cases that were hospitalized

### COVID-19 Percent of Cases Hospitalized March 6, 2020 - January 11, 2022



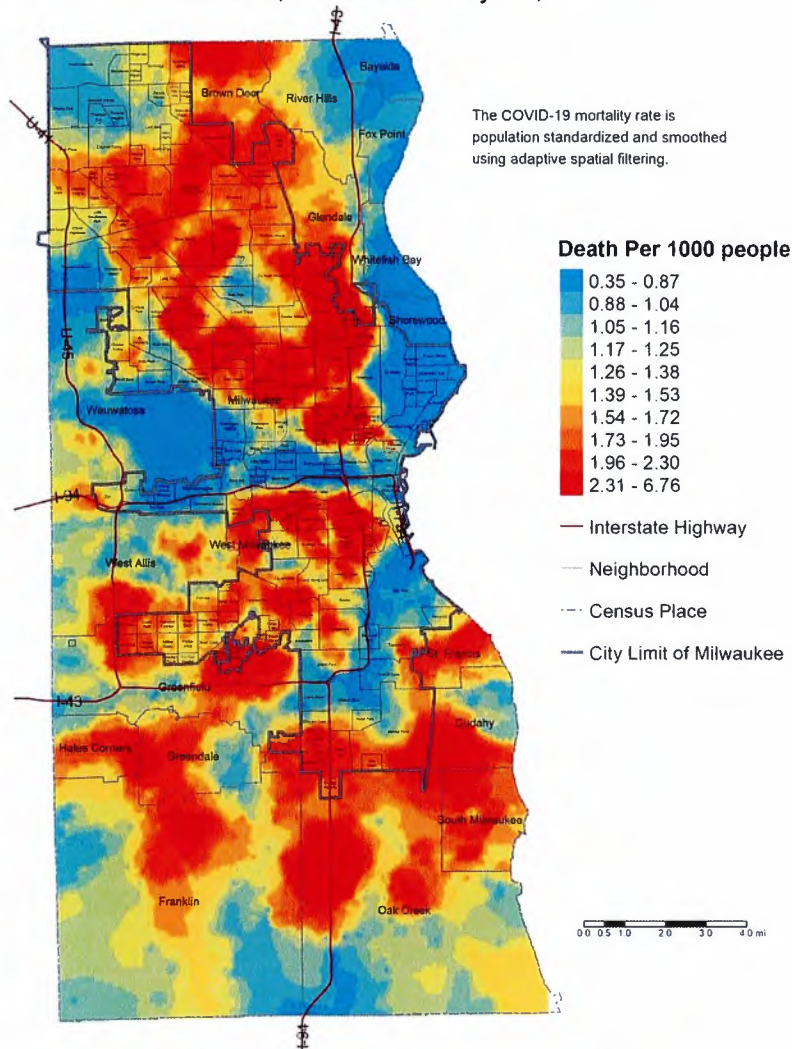
**Method:** A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 15 confirmed cases included.

**Data Sources:** Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
2018 American Community Survey (population data)  
City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
Census Bureau TIGER/Line Shapefiles (census place boundaries)

Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Decile Map 8: COVID-19 mortality rate (group-quarter cases excluded)

### COVID-19 Mortality Rate March 6, 2020 - January 11, 2022



Method: A grid of points is used to estimate rates continuously across the map, based on the nearest cases with a minimum of 10 death cases included.

Data Sources: Wisconsin Electronic Disease Surveillance System (WEDSS) (incidence data)  
2018 American Community Survey (population data)  
City of Milwaukee Map Milwaukee Portal (neighborhood boundaries)  
Census Bureau TIGER/Line Shapefiles (census place boundaries)

Created by the Milwaukee County Covid-19 Epidemiology Intel Team

## Data Sources & Acknowledgments

This report was created by faculty and staff in the Medical College of Wisconsin (MCW) Institute for Health and Equity (IHE) in partnership with representatives from local health departments and faculty from the University of Wisconsin-Milwaukee Zilber School of Public Health. Data sources include the Wisconsin Electronic Disease Surveillance System (WEDSS), the US Census Bureau, the Milwaukee County Medical Examiner's office, the Emergency Medicine Resource, and publicly available data obtained from local health and emergency response agencies. Data from the Wisconsin Electronic Data Surveillance System (WEDSS) summarized for the week includes data from January 5, 2022 through January 11, 2022.

## Contact Information

For additional questions on this report, please contact Darren Rausch, Health Officer/Director, Greenfield Health Department, and Lead, Milwaukee County COVID-19 Epidemiology Intel Team:  
[Darren.Rausch@greenfieldwi.us](mailto:Darren.Rausch@greenfieldwi.us) or (414) 329-5275.

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><i>1/18/2022</i></p>
<p style="text-align: center;"><b>REPORTS AND RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>Request Council Approval to Adjust Authorized Staffing Full-Time Equivalencies (FTEs) to Replace the Sole Current Firefighter-Emergency Medical Technician (EMT) with a Firefighter-Paramedic.</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><b>G.3.</b></p>
<p><b>Background:</b></p> <p>The current and Previous Fire Department administrations have strived to improve the level of service and care provided to residents and visitors to the city of Franklin and our surrounding Mutual Aid/Shared Services communities by increasing the number of Paramedic-level (“Advanced”) care providers versus Emergency Medical Technicians (“Basic”) providers.</p> <p>Basic EMT training is currently approximately 200 hours, whereas most Paramedic programs represent the equivalent of an Associate Degree, including significant ride-along and internship time to facilitate a high number of patient-contacts.</p> <p>This investment in higher trained and qualified employees has offered the department significantly greater flexibility in staffing/ deployment, as nearly every provider on every piece of apparatus can perform the most intensive patient assessment, and perform any authorized medical intervention or procedure. FFD’s survival rates for cardiac arrest are consistently among the highest in the County and FFD administration firmly believes this statistic is due to the number of Paramedics present on these critical calls.</p> <p><b>Request:</b></p> <p>The Fire Department’s sole remaining Firefighter-EMT is retiring effective February, 3<sup>rd</sup>, 2022. The Fire Department is seeking approval to replace the single FF-EMT authorized FTE with an additional FF-Paramedic, and to suspend the Firefighter-EMT job description indefinitely. While there is a slight cost increase due to pay premiums, this will make FFD the first and only truly all-Paramedic municipal fire department in the County, and likely the entire state, and is indicative of the department’s and the City of Franklin’s commitment to providing the highest quality care to our stakeholders.</p>		
<p style="text-align: center;"><b>COUNCIL ACTION REQUESTED</b></p> <p style="text-align: center;">Request Council Approval to Adjust Authorized Staffing Full-Time Equivalencies (FTEs) to Replace the Sole Current Firefighter-Emergency Medical Technician (EMT) position with an additional Firefighter-Paramedic position.</p>		

**FFD Current Authorized FTE Staffing:**

<b>Authorized Positions (FTE)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Fire Chief	1.00	1.00	1.00	1.00	1.00	1.00
Assistant Chief	1.00	1.00	1.00	2.00	2.00	2.00
Battalion Chief	3.00	3.00	3.00	3.00	3.00	3.00
Fire Marshal	0.00	0.00	0.00	0.00	0.00	0.00
Fire Prevention Specialist	1.00	1.00	1.00	1.00	1.00	1.00
Part-time Inspector	.00	.00	.50	.50	.50	.50
Supervisor of Equipment	1.00	1.00	1.00	1.00	1.00	1.00
Fire Lieutenant	6.00	6.00	6.00	6.00	6.00	6.00
Paramedic Lieutenant	3.00	3.00	3.00	3.00	3.00	3.00
EMT/Firefighter	2.00	1.00	1.00	1.00	1.00	1.00
Paramedic/Firefighter	27.00	28.00	28.00	28.00	28.00	28.00
Confidential Admin. Asst.	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total Regular FTE</b>	<b>46.00</b>	<b>46.00</b>	<b>46.50</b>	<b>47.50</b>	<b>47.50</b>	<b>49.50*</b>

**2022 Proposed FTE Staffing:**

<b>Authorized Positions (FTE)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Fire Chief	1.00	1.00	1.00	1.00	1.00	1.00
Assistant Chief	1.00	1.00	1.00	2.00	2.00	2.00
Battalion Chief	3.00	3.00	3.00	3.00	3.00	3.00
Fire Marshal	0.00	0.00	0.00	0.00	0.00	0.00
Fire Prevention Specialist	1.00	1.00	1.00	1.00	1.00	1.00
Part-time Inspector	.00	.00	.50	.50	.50	.50
Supervisor of Equipment	1.00	1.00	1.00	1.00	1.00	1.00
Fire Lieutenant	6.00	6.00	6.00	6.00	6.00	6.00
Paramedic Lieutenant	3.00	3.00	3.00	3.00	3.00	3.00
EMT/Firefighter	2.00	1.00	1.00	1.00	1.00	0.00
Paramedic/Firefighter	27.00	28.00	28.00	28.00	28.00	29.00
Confidential Admin. Asst.	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total Regular FTE</b>	<b>46.00</b>	<b>46.00</b>	<b>46.50</b>	<b>47.50</b>	<b>47.50</b>	<b>49.50*</b>

APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 1-18-22
REPORTS & RECOMMENDATIONS	Project Updates for Ballpark Commons	ITEM NUMBER G.4.

Representatives from Ballpark Commons will present an update on the development.

**COUNCIL ACTION REQUESTED**

No action requested. This presentation is only for providing updates on the Ballpark Commons project.

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<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>January 18, 2022</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO ALLOW A 310,485 SQUARE FOOT “OFFICE/LIGHT INDUSTRIAL FLEX SPACE” TO DEVELOP A FOOD PROCESSING OPERATION, INCLUDING THE PROVISION OF MATERIALS DELIVERY, PROCESSING, PACKAGING AND DISTRIBUTION OF FOOD PRODUCTS, WITH SUPPORTING OFFICE AND EMPLOYEE WELFARE FACILITIES UPON PROPERTY LOCATED ON THE EASTERN HALF OF THE PARCEL AT THE INTERSECTION OF WEST OAKWOOD ROAD AND SOUTH 27TH STREET (LOT 2 OF CERTIFIED SURVEY MAP NO. 9362) (BY SAPUTO CHEESE USA INC., APPLICANT, HSA COMMERCIAL, INC., D/B/A HSA COMMERCIAL REAL ESTATE, PROPERTY OWNER)</b>	<b>ITEM NUMBER</b>  <b>G.5.</b>

At the regular meeting of the Plan Commission on January 6, 2022, following a properly noticed public hearing, the following action was approved: a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow a 310,485-square foot “Office/Light Industrial Flex Space” to develop a food processing operation, including the provision of materials delivery, processing, packaging and distribution of food products, with supporting office and employee welfare facilities upon property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27<sup>th</sup> Street, otherwise known as Lot 2 of Certified Survey Map No. 9362. The Plan Commission’s recommendations in regard to the Special Use has been reflected in the attached draft Resolution.

At said meeting of the Plan Commission, a Site Plan for the property was also approved with conditions including waivers and modifications to the PDD-39 Gateway Area Design Standards and the South 27<sup>th</sup> Street Design Overlay District Design Standards.

Also added to the consideration of this project was a motion to continue discussions between the City and the applicant for the addition of a water main to be constructed along South 27<sup>th</sup> Street, and the construction of sidewalk along the same street. These discussions will likely be presented to Common Council at a later date.

**COUNCIL ACTION REQUESTED**

A motion to approve Resolution 2020-\_\_\_\_\_, imposing conditions and restrictions for the approval of a Special Use to allow a 310,485-square foot “Office/Light Industrial Flex Space” to develop a food processing operation, including the provision of materials delivery, processing, packaging and distribution of food products, with supporting office and employee welfare facilities upon property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27<sup>th</sup> Street, otherwise known as Lot 2 of Certified Survey Map No. 9362., zoned Planned Development District No. 39 (Mixed Use Business Park).



## RESOLUTION NO. 2022-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW A 310,485  
SQUARE FOOT "OFFICE/LIGHT INDUSTRIAL FLEX SPACE" TO DEVELOP  
A FOOD PROCESSING OPERATION, INCLUDING THE PROVISION OF  
MATERIALS DELIVERY, PROCESSING, PACKAGING AND DISTRIBUTION  
OF FOOD PRODUCTS, WITH SUPPORTING OFFICE AND EMPLOYEE  
WELFARE FACILITIES UPON PROPERTY LOCATED ON THE EASTERN HALF  
OF THE PARCEL AT THE INTERSECTION OF WEST OAKWOOD ROAD AND  
SOUTH 27TH STREET (LOT 2 OF CERTIFIED SURVEY MAP NO. 9362)  
(BY SAPUTO CHEESE USA INC., APPLICANT, HSA COMMERCIAL, INC., D/B/A  
HSA COMMERCIAL REAL ESTATE, PROPERTY OWNER)

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WHEREAS, Saputo Cheese USA Inc. having petitioned the City of Franklin for the approval of a Special Use within the Gateway Area of Planned Development District No. 39 (Mixed Use Business Park), to allow a 310,485 square foot "Office/Light Industrial Flex Space" (Office/Light Industrial Flex Space requires a Special Use per Section 15-3.0444A B.3.a. of Ordinance No. 2016-2238) to develop a food processing operation on the subject property, including the provision of materials delivery, processing, packaging and distribution of food products, with supporting office and employee welfare facilities, upon property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 of Certified Survey Map No. 9362, recorded on November 5, 2021), zoned Planned Development District No. 39 (Mixed-Use Business Park). The property which is the subject of the application bears Tax Key No. (part of) 951-9994-001 and is more particularly described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 36; thence South 00°21'57" East along the west line of said Northeast 1/4, 60.01 feet to the Point of the Beginning; Thence North 88°34'35" East, 2544.13 feet; Thence South 00°11'51" East, 1079.38 feet; Thence South 88°38'08" West, 192.33 feet; Thence South 00°11'51" East, 160.00 feet; Thence North 88°38'08" East, 192.33 feet; Thence South 00°11'51" East, 30.00 feet to the south line of the North 1/2 of said Northeast 1/4; Thence South 88°38'08" West along said south line, 2540.35 feet to the aforesaid west line of said Northeast 1/4; Thence North 00°21'57" West along said west line, 1266.68 feet to the Point of the Beginning. Containing 3,192,244 square feet (73.2838 acres) of land Gross, more or less (subsequent thereto upon recording of a certified survey map, the property is now described as Lot 2 of CSM #9362, recorded 11/5/2021); and

SAPUTO CHEESE USA INC. – SPECIAL USE  
RESOLUTION NO. 2022-\_\_\_\_\_

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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 6th day of January, 2022, 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 Saputo Cheese USA 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:

1. That this Special Use is approved only for the use of the subject property by Saputo Cheese USA Inc., successors and assigns, for an “Office/Light Industrial Flex Space” food processing operation use, which shall be developed in substantial compliance with, and operated and maintained by Saputo Cheese USA Inc., pursuant to those plans dated November 4, 2021, most recently updated December 22, 2021 and annexed hereto and incorporated herein as Exhibit A.
2. Saputo Cheese USA 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 Saputo Cheese USA Inc. “Office/Light Industrial Flex Space” food processing operation use, 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 the Saputo Cheese USA Inc.

SAPUTO CHEESE USA INC. – SPECIAL USE  
RESOLUTION NO. 2022-\_\_\_\_\_

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“Office/Light Industrial Flex Space” food processing operation use for the property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 of Certified Survey Map No. 9362): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

BE IT FURTHER RESOLVED, that in the event Saputo Cheese USA 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SAPUTO CHEESE USA INC. – SPECIAL USE  
RESOLUTION NO. 2022-\_\_\_\_\_

Page 4

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

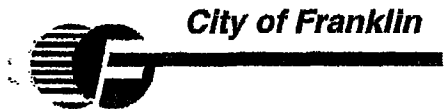
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

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

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

Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
 Email: [generalplanning@franklinwi.gov](mailto:generalplanning@franklinwi.gov)



Phone: (414) 425-4024  
 Fax: (414) 427-7691  
 Web Site: [www.franklinwi.gov](http://www.franklinwi.gov)

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

## SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

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

<p><b>Applicant (Full Legal Name[s]):</b>          Name: <u>Jeff Allmann</u>          Company: <u>Saputo Cheese USA, Inc.</u>          Mailing Address: <u>317 N. Rosera Street</u>          City / State: <u>Lena, WI</u> Zip: <u>54139</u>          Phone: <u>920-829-5881</u>          Email Address: <u>jeff.allmann@saputo.com</u></p> <p><b>Project Property Information:</b>          Property Address: <u>8W Corner of W Oakwood &amp; S 27th St</u>          Property Owner(s): <u>HSA Commercial Real Estate</u></p> <p>Mailing Address: <u>100 S Wacker Dr, Suite 950</u>          City / State: <u>Chicago, IL</u> Zip: <u>60606</u>          Email Address: <u>ecogden@hsacommercial.com</u></p>	<p><b>Applicant is Represented by: (contact person)(Full Legal Name[s])</b>          Name: <u>Dave Koenes, Jason Daye</u>          Company: <u>Excol Engineering Inc</u>          Mailing Address: <u>100 Camelot Dr</u>          City / State: <u>Fond du Lac, WI</u> Zip: <u>54935</u>          Phone: <u>920-828-9800</u>          Email Address: <u>david.k@excolengineer.com, jason.d@excolengineer.com</u></p> <p>Tax Key Nos: <u>Part of 951 9994 001</u></p> <p>Existing Zoning: <u>PDD 99</u>          Existing Use: <u>Vacant</u>          Proposed Use: <u>Food Conversion Facility = Office/Light Industrial</u>          Future Land Use Identification: <u>Mixed Use</u></p>
<p>*The 2025 Comprehensive Master Plan <u>Future Land Use Map</u> is available at: <a href="http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm">http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm</a></p>	


**Special Use/Special Use 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
  - \$1500, New Special Use over 4,000 square feet
  - \$1000 Special Use Amendment
  - \$750, New Special Use under 4,000 square feet
- Legal Description for the subject property (WORD.doc or compatible format).
- One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at [www.franklinwi.gov](http://www.franklinwi.gov).
- 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.*
  - Three (3) 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 17-7.0101, 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.)*
  - Four (4) folded reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.
- One colored copy (11"x17") of the building elevations, if applicable.
- Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 & 15 7.0201 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  
 \*Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

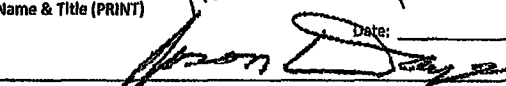
The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge, (2) the applicant and property owner(s) has/have read and understand all information 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) Eric Ogden, Owner  
 Date: 11/4/21

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

Signature - Applicant  
  
 Name & Title (PRINT) Steven Damjanovic, SUP Operations Saputo Cheese USA  
 Date: \_\_\_\_\_

Signature - Applicant's Representative  
  
 Name & Title (PRINT) Jason Daye, Principal - Civil  
 Date 11/02/21

## **WEST OAKWOOD ROAD & 27<sup>TH</sup> STREET DEVELOPMENT – FRANKLIN, WI**

### **SAPUTO PROJECT SUMMARY:**

The proposed development includes the construction of a new consumer food product converting facility of approximately 310,485 square feet. The facility and site development are designed to follow food safety approaches in all aspects of layout and design. As such, a number of steps have been taken limit potential risk points for contamination and introduction of foreign material to the site and into the facility.

The building façade will be constructed using a combination of insulated precast concrete wall panels with integral color pigment, accent banding, and horizontal spanning insulated metal wall panel on its exterior walls. A conventional steel framing and open web joist roof structure will be supported by a combination of steel and precast concrete building columns. The facility will have a fully adhered membrane roof system. Exterior walls will extend beyond the roof line elevation to form an integral roof perimeter guard. A shallow conventional foundation system is anticipated.

The proposed design for the building includes a prominent corner entry with storefront and covered walkways on the northeast corner. The northeast portion of the facility will house a two-story welfare and office area supporting the production facility. Additional windows are provided along the façade of the office and employee service areas on both proposed levels. There are no windows into the production or cold storage areas keeping in line with good manufacturing practices for food processing facilities. Auto traffic has been separated from truck traffic for safety purposes and to control on site movements following industry approaches to ensure food safety. Auto parking is in front of the building to the North and East between the building façade and the public street, with access into the site from West Oakwood Road. Auto parking is also proposed to have an exit discharge along South 27<sup>th</sup> Street on the east frontage of the site. Truck maneuvering and loading is located on the West and South sides of the building and not readily visible from the street. Screen walls have been proposed to shield these areas from public view. A single accessible route will connect the building entrance to West Oakwood Road for pedestrian and bike access.

Stormwater ponds are located on the north and south sides of the site for onsite stormwater management and provide visual amenities. The proposed stormwater elements have been designed to account for potential future expansion of key areas of the facility to accommodate growth for Saputo.

The estimated project value for the development of the building and site work is \$85,000,000. The anticipated project schedule is to break ground on the buildings in the spring of 2022.

**DIVISION 15-3.0700**

**SPECIAL USE STANDARDS AND REGULATIONS**

**SECTION 15-3.0701**

**GENERAL STANDARDS FOR SPECIAL USES**

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

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

Response: The proposed facility located at the intersection of West Oakwood and South 27<sup>th</sup> Street is situated the Gateway Area district. The development will house operations for Saputo Cheese USA. It will be a world class food production facility house state of the art processes for the develop of consumer goods. The current Gateway Area zoning approves Office/Light Industrial use classifications including indoor warehousing, distribution, and storage as permitted accessory uses. The proposed development is in line with the approved permitted uses and aligns with the businesses that are expanding in the area which will enhance the long-term property value and maximize assessed property increment to help support TID-4. This development will provide a large number of new jobs withing the Gateway Area.

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

Response: The proposed development is located at the intersection of West Oakwood Road to the north and 27<sup>th</sup> Street to the east. The development is bordered on the west by a proposed commercial development and a wood area with small ponds. To the south the site is an existing trucking cross dock facility. A single-family residence is located adjacent to the far southeast corner of the site between the site and the trucking cross dock facility. This development is well planned for maintaining the site to ensure no harborage of pest and to ensure ease of maintenance to maintain food safety. Traffic entering and leaving site will be routed to maintain one way traffic through the site to the greatest extent possible.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate

vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: The proposed development maintains a building height in line with the surrounding development. The appearance and location of the facility on the site are in line with adjacent developments.

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

Response: The development will be adequately serviced by all existing public utilities, infrastructure and services including the 16" watermain in Oakwood; 16" sanitary sewer w/ 6" lateral stubs in Oakwood just west of South 27<sup>th</sup> Street. This 16" main connects to 24" MMSD sewage interceptor that flows north.

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

Response: The development is laid out to encourage access to site by right only avoiding traffic crossing to enter the site following already establish roadways and traffic patterns. In addition, site discharge is intended to be by right turn for all truck traffic as on-site truck traffic patterns are being established as one way, routing traffic from West Oakwood to South 27<sup>th</sup> Steet. There should be no reason for traffic entering and leaving the site to utilize residential neighborhoods.

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

Response: The proposed development will be located on an unimproved site within the Gateway Area district. The proposed development will have on-site detention ponds and will follow all requirements of the NRPP. There are no historic features associated with the site.

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



Division and Ordinance authorizing such use.

As part of our application and this submittal, we are requesting some exceptions to the applicable design standards. If required exceptions are stated below within the response to each item.

**PDD No. 39 Design Standards, Section 15-3.0444A.D. Gateway Area Design Standards**

**Item 1a.**

Parking required and location regulated

Not more than fifty (50) percent of the off-street parking spaces shall be located directly between the front façade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street, and/or additional enhanced landscaping or decorative fencing is used to screen such parking. Such additional buildings and/or landscaping or fencing must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.

**Request:** We are requesting relief for parking restrictions to separate auto and truck traffic. All parking is directly between the North and East Façade and Oakwood Road and South 27<sup>th</sup> street. The West and South side of the building is for truck maneuvering, loading docks, maintenance & utility, and additional service functions. Ponds, landscape plantings, and berms are incorporated into the design to screen the parking from the street.

**Item 2a**

Site furnishings required and coordination regulated

Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.

**Response:** Site furnishing are in line with the proposed development for a food processing facility. The interconnecting bike and pedestrian pathway to West Oakwood Road. The exterior employee courtyard and covered walkways complement the charter of the building while maintaining the hygienic design approaches for a facility of this nature.

**Item 2b, i**

New streets proposed as part of new developments shall provide "bicycle" and pedestrian friendly" streetscapes.

**Response:** Site improvements do not include any new streets to be constructed. Owner will be adding sidewalk to the existing south side of West Oakwood Road.

**Item 2b, ii**

Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.

Response: A single pedestrian walkway will extend from West Oakwood Road to the walkway to be located at the north side of the facility. A single walkway allows for employee access to the site and allows controlled access to the site a food safety measure.

**Item 2b, iii**

Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities.

Response: Sidewalks are provided on the north and east facades of the employee welfare and office areas which serve as the controlled point of entry for the facility. Pedestrian and bike path are connected from West Oakwood Road to these elements.

We are requesting relief from the foundation planting requirements on the basis of food safety concerns. Such foundation planting represents pest harborage and nesting locations which does not support good manufacturing practices or aspects of the food safety modernization act which promote removal of harborage point near such facilities.

**Item 3a, i.**

Landscaping required and location regulated

Each development which contains a building over forty thousand (40,000) square feet in area shall provide extensive building foundation landscaping for all building frontages facing public streets or parking lots to provide visual breaks in the mass of the building.

Request: Due to the sensitive nature of a food production facility foundation plantings cannot be used in the landscape design. We are proposing no plantings between the parking lot and the building façade. We are requesting relief from the foundation planting requirements on the basis of food safety concerns.

Foundation plantings provide habitat for rodents and other small mammals both which must be kept away from the building over food safety concerns. Landscaping is provided around the stormwater ponds near Oakwood Road and at the landscape berms near South 27th Street.

**Item 3b.**

Central Areas/Features required. Each development which contains a building over forty thousand (40,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such area shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site and maintained over the life of the building and project.

**Request:** We are requesting relief from the Central Areas/Features as the facility is not open to the public and such features present some food safety concerns. Stormwater detention ponds between the building and Oakwood Road will provide water features visible from the public way. Landscape berms are provided between the parking lot and South 27th Street focus on those areas. The building has an external employee courtyard which will have patio/seating areas but is not accessible to the public. Due to security and food safety concerns a pedestrian plaza accessible to the public is not desired.

**Item 4a, i.**

All principal buildings shall be multi-story and exhibit quality architectural design. Corner buildings shall also serve as landmarks with distinctive architectural character, including such features as towers, rounded walls, recessed entries, or other unique features.

**Response:** The office portion of building corner near intersection of South 27th street and West Oakwood Road meets the intent of this requirement.

**Item 4a, ii.**

All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.

**Response:** The building meets this intent using banded pigmented precast and horizontal insulated metal panels at warehouse areas fronting the street.

**Item 4a, iii.**

Brick and stone are preferred primary materials for the solid (non-window) portion of new buildings or additions.

**Response:** The primary building elevation material for the northeast corner office is an articulated pigmented precast concrete with a sandblast finish, including banding with an integrated water wash finish and additional banding at the lower 9'-8" of the wall using an exposed aggregate finish. The Covered walkway leading to the corner entries consists of stone masonry piers. The façade at the industrial portions of the building incorporates horizontal insulated metal panels with accent bands to continue the banding accents used on the precast

walls. There will be a slight variation in color from the precast concrete portions of the building to the insulated metal panel portions of the building.

**Item 4a, iv.**

Precast concrete, cast stone, concrete masonry units, terra cotta, stucco, and wood siding are acceptable accent and secondary materials for the solid portion of new buildings or additions.

Request: We are requesting approval of the use of precast concrete wall panels and insulated metal panels are the primary building materials.

**Item 4a, v.**

Other materials may be allowed subject to Plan Commission approval.

Request: We are requesting approval of the use of precast concrete wall panels and insulated metal panels are the primary building materials. The materials incorporated in the design are standard in the food processing industry.

**Item 4a, vi.**

Color choice shall complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.

Response: See building renderings and elevations included in the submittal package.

**Item 4a, vii.**

Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.

Response: Loading docks and recycling docks along with mechanical equipment are screened from view using a combination of architectural screen walls and landscaping.

**Item 4a, viii.**

Roof mounted equipment shall be so located and/or screened to minimize visibility from adjacent streets and sites.

Response: All roof mounted equipment is located and screened as to not be readily visible from the street.

**Item 4a, ix.**

All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.

Response: The façade uses insulated metal panel to compliment the primary office area façade. There is diminishing level of detail provided at the south and west façade that are not readily visible from South 27th Street or West Oakwood Road.

**Item 4a, x.**

For each building more than 40,000 square feet in area, building massing that creates modulation and articulation is required.

Response: Proposed design complies with this intent. See building renderings and elevations included in the submittal package

**Item 4a, xi.**

Commercial buildings shall have at least 60% of their ground floor front elevation with transparent windows.

Request: We are requesting an exception to this requirement be applied to the primary office façade on the North and East elevation have a combined 53.4% glazing along the façade. There are no glazed openings in the warehouse and process area portions of the façade.

**Item 5 SIGNAGE STANDARDS**

All signs must be in accordance with the Municipal Code, as amended, approved by the Plan Commission, and be subject to issuance of a Sign Permit through the Inspection Department. On-site directional signage may be allowed in any area needed to control traffic or parking provided such signage has received approval from the Department of City Development.

Response: A single monument sign will be located at the northeast corner of the site. In addition, traffic control signage will be located at the auto and truck entrance to control traffic flow within the site. No building mounted signage is proposed.

**Item 6 Lighting Standards**

All exterior lighting shall be provided as set forth in Division 15-5.0400 of the Unified Development Ordinance.

Response: See point by point lighting plans included with the submittal for information related to this requirement.

**Village of Franklin Zoning, Chapter UDO, Part 3, Division 15-3.0350, Section 15-3.0351  
– South 27th Street Design Overlay District**

**SECTION 15-3.0351 SOUTH 27th STREET DESIGN OVERLAY DISTRICT**

Section does not apply to this development; Section 15-3.03051; section states intent of this division of the UDO.

**SECTION 15-3.0352 PARKING REQUIREMENTS**

A. Parking required and location regulated

Not more than fifty (50) percent of the off-street parking spaces shall be located directly between the front façade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street. Such additional buildings must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.

Response: To provide for separation between automobile and truck traffic, all auto parking is directly between the North and East Façade and Oakwood Road and South 27th street. The West and South side of the building is for loading docks, maintenance & utility, and additional service functions. A combination of ponds (stormwater), landscape plantings, and berms are incorporated into the site design to effectively screen the parking from the street.

B. Number of parking spaces limited

Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required under Section 15-5.0203 are not permitted.

Request: The number of parking spaces provided on the site plan indicate the requirements of the manufacturing and office functions which will be located on site. Employee counts have been provided by owner for anticipated full employment at the facility. The facility will be operated in 3 shifts with 200 plant employees per shift. Additionally, 50 office staff will be present on first shift. The parking lot has been designed to include adequate space for shift changes and office staff (200 + 200 + 50). See parking calculations on the attached site plans.

**SECTION 15-3.0353 LANDSCAPE AND SITE DESIGN GENERAL STANDARDS**

A. Vision Clearance Necessary

Landscaping and site amenities shall be provided to satisfy the requirements of this Division. All site improvements shall be designed and undertaken in such a way that clear lite lines are maintained for the safety and convenience of all pedestrian and vehicular users.

Response: The site layout and landscaping maintain vision clearance/clear sight lines for safety and convenience of all pedestrian and vehicular users.

**A. Coordination of site furnishing**

Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building and provide an attractive and strong relationship with adjoining properties and the public sidewalk.

**Response:** Furnishing will be coordinated with the character of the building. Elements are located to control access to the site following common food safety practices for facilities of this nature.

**B. Pedestrian considerations**

1. New streets proposed as part of new developments shall provide “pedestrian friendly” streetscapes.

**Response:** No new streets included with this development.

2. Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.

**Response:** Walkways are provided within the parking area.

3. The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.

**Response:** Access path is provided at a single point off West Oakwood Road to main site security in line with common food safety approaches.

4. Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds.

**Response:** Sidewalks are provided along the main facades of the facility.

5. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.

**Response:** Walkway provided from West Oakwood Road to facility.

6. Internal pedestrian walkways shall be distinguished from driving surfaces.

Response: Walkways are identified within the parking areas.

7. The building shall provide awnings or other weather protection features within thirty (30) feet of all customer entrances along a building.

Response: Awnings and canopies are provided at the primary entrance locations for the facility at the office and welfare area located in the northeast corner of the facility.

**C. Reducing the impact of vehicular use areas**

For properties such as gas stations – where vehicular circulation is dominant on the site – walkways, landscaping, architectural features and lighting shall be provided to make these areas more attractive and inviting. Decorative fences, walls and/or landscaped edges shall screen front parking areas from the public sidewalk. Screening shall not exceed 3’6” in height.

Response: Section does not apply to this development.

**D. Bicycle and pedestrian amenities required**

The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location.

Response: The development provides bicycle parking, pedestrian furniture for the employees of the facility. Public access and use of site will not be provided in line with the nature of the operation on site and following food safety approaches. We request an exception from the requirements related to public amenities.

**E. Landscaping**

On-site landscaping shall be provided per the landscaping requirements found in Section 15-5.0302. In addition, the project shall provide:

1. Extensive building foundation landscaping for all building frontages facing public streets, parking lots, or residential districts to provide visual breaks in the mass of the building. Building foundation landscaping shall be placed so that, at maturity, the plant’s drip line is within ten (10) feet of the foundation. Canopy/shade trees shall not be used to meet this requirement.

Response: Exception required as stated previously for food safety/sanitation/rodent reduction reasons.

2. Screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties.

Response: Screening via landscape buffers will be provided for buffering as well as security reasons.



3. Off-street parking area landscaping as set forth in Section 15-5.0302.

Response: The referenced code section contains minimum standards for plant units per each ten (10) parking stalls (quantity, type/species, and size, and species distribution). Section also includes standards for bufferyards when the proposed development abuts or is across the street. Will are requesting an exception to parking lot landscaping locational standards for purposes of food safety/sanitation concerns and note enhanced perimeter landscaping proposed.

**F. Central Areas/Features**

Each development which contains a building over fifty thousand (50,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project.

Response: We are requesting an exception to this standard. Amenities will be provided for employees but for site security and food safety reasons, these amenities will not be available to the public.

**SECTION 15-3.0354 LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING AREAS**

Request: We are requesting exception to several of the landscaping requirements listed below. Due the nature of the food processing operations at the facility we are proposing the landscaping as indicated on the attached plans. Food safety concerns as outlined in the food modernization act strongly encourages that landscaping be limited to avoid pest and rodent habitat anywhere close to the facility. To ensure the elimination habitat and harborage areas we are proposing all landscaping on the site be removed from the foundation of the building and that plants within the parking areas be as limited as possible. The attached plans indicate the limits of landscaping desired by the owner based on their current operational needs for the site and facility.

**A. Required Trees for Parking Lot Perimeter and Interior Applications**

- I. Shade or decorative trees are required within the vehicular use area at a ratio of one tree for every fifteen (15) parking spaces or fraction thereof, unless the Plan Commission grants an exception. The trees must be evenly distributed throughout the vehicular use

area.

2. Existing trees of desirable species and quality that can be preserved, where grading does not cut them off from a reasonable supply of water and where the area under the canopy remains undisturbed, shall count toward the tree requirements for off-street parking areas on a tree-for-tree basis.
3. Where a landscape border or other landscape area abuts the vehicular use area, shade or decorative trees within those landscaped areas may count toward the vehicular use area requirement, provided:
  - a. The trees are located within ten (10) feet of the vehicular use area.
  - b. The number of trees that are provided within the vehicular use area is not reduced by more than fifty (50) percent of the amount required; and
  - c. There is a minimum of one tree provided within the vehicular use area.
4. Trees shall be planted in such a way that they are protected from vehicle damage.

**B. Interior Landscaping for Off-street Parking Areas**

The interior parking lot landscaping standards of this section shall apply to all off-street parking lots and their vehicular use areas containing twenty (20) or more parking spaces. The intent of this section is to require landscaping within vehicular use areas; therefore, landscaping screens, planting strips and landscaping surrounding buildings shall not be considered as interior landscaping. Interior parking lot landscaping is required as follows:

1. A minimum of twenty (20) square feet of interior landscaped island shall be provided per parking stall.
2. The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area. Landscaped islands shall be three (3) feet shorter than the depth of any adjacent space. A landscaped island 9 feet in width and 30 feet in length with rounded ends, placed alongside two parking stalls each 18 feet in depth placed end to end, would meet all dimensional requirements for landscaped islands, provided the dimensions are measured from the inside of any curbs.

3. The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows and generally mitigate the visual impact of the parking lot while maintaining clear site lines for safety purposes.
4. Plants in landscaped islands shall be underlain by soil (not base course material), and shall be protected by curbing or other protective treatment.
5. The interior parking lot landscaping shall be composed of a combination of hardy trees, shrubs, perennials, and groundcover that are able to tolerate winter salt and snow. Where islands are used as retention/infiltration areas for storm water management, they should be landscaped appropriately for that purpose. Decorative mulch and weed barriers may be utilized when shown on an approved landscape plan.
6. Landscaped islands that function as storm water retention/infiltration areas shall be subject to the following:
  - a. Landscaped islands shall be a minimum of fifteen (15) feet in width if used for this purpose.
  - b. Parking areas will sheet drain into the landscaped islands through curb cuts or other apertures.
  - c. Proposed plantings shall be tolerant of flood conditions.

**C. Screening for Off-street Parking Areas**

The perimeter parking lot screening standards of this section shall apply to all off-street parking areas for six (6) or more vehicles or larger than 2,000 square feet in area. Off-street parking areas, including aisles and driveways, shall be effectively screened year round as follows:

1. Perimeter planting areas shall be designed to maintain and protect visibility at driveways and access points.
2. On-site perimeter greenbelts at least ten (10) feet in width shall be installed along any street side and along all interior lot lines when parking is located on that side of any building on the site.
  - a. Street side greenbelts shall contain dense landscape screening which provides plantings at least eighteen (18) inches high at planting and thirty (30) inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season.

- b. Interior side lot line greenbelts for non-residential uses when adjacent to residential uses shall contain dense landscape screening which provides plantings at least thirty-six (36) inches high at planting and forty-eight (48) inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season.
    - c. Other greenbelts not specifically described above shall contain a minimum of one tree or shrub for each fifteen (15) feet of perimeter to be planted in effective groupings within said strip. The remainder of the strip shall be planted in grass, ground cover or other effective landscape treatment.
  3. Berms may be utilized as part of the perimeter landscaping.

## **SECTION 15-3.0355 ARCHITECTURAL REQUIREMENTS**

### **A. Building Character and Design**

#### **15-3.0355. A.1.**

Buildings located on prominent sites -- such as key intersections, corners, terminations of street vistas, and on high points -- shall be multi-story and exhibit quality architectural design to serve as landmarks.

**Response:** The northeast corner of the facility is multi-story and is design as the focal point of the facility. The production of areas have reduced architectural focus but have been design primarily based on food safety requirements.

#### **15-3.0355. A.2.**

All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.

**Response:** Exterior materials are primarily insulated precast wall panels with varying surface textures and insulated metal wall panels appropriate for the nature of the facility.

#### **15-3.0355. A.3.**

Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.

Response: Please reference response to PDD 39 - Item 4a -iii above.

**15-3.0355. A.4.**

The use of false brick or other “faux” sidings is discouraged.

Response: No false brick or faux siding is used on the building façade.

**15-3.0355. A.5.**

Color choice shall complement the style and materials of the building’s facade and provide a pleasing relationship with adjoining buildings.

Response: The color selection is consistent with other buildings in the district and promotes the corporate colors of the owner.

**15-3.0355. A.6.**

Painting of brick and stone is discouraged.

Response: The precast concrete elements and masonry accents at walkways utilized pigmented systems which do not require painting.

**15-3.0355. A.7.**

Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.

Response: Loading docks and recycling docks along with mechanical equipment are screened from view using a combination of architectural screen walls and landscaping.

**15-3.0355. A.8.**

All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.

Response: Please reference response to PDD 39 - Item 4a -ix above.

**15-3.0355. A.9.**

Building massing that creates modulation and articulation is encouraged.

Response: Proposed design complies with this intent. See building renderings and elevations included in the submittal package

**15-3.0355. A.10.**

Multi-story buildings that allow for a mix of retail, office or residential uses are preferred.

Request: The building is designed to be occupied by a single user for the purposes of food processing, storage, and shipping. Office functions within the building are in direct support of the food processing operations. The development will not include any retail, tenant office spaces, or residential uses.

**B. Design Standards for Non-Residential Buildings [20,000 Square Feet or less in Area]**

Section B does not apply to this development as the building is greater than 20,000 s.f. in area.

**C. Design Standards for Non-Residential Buildings [Greater than 20,000 Square Feet in Area]**

**15-3.0355. C.1. Purpose and Intent**

The design standards for buildings greater than 20,000 square feet are intended to ensure that large buildings, and the sites they occupy, are properly located and compatible with the surrounding area and community character of the South 27th Street Design Overlay District. Such projects shall also be subject to the more general standards for the approval of Special Use Permits or PUD Districts when applicable.

The following requirements are applicable to all new buildings in excess of twenty thousand (20,000) gross square feet. These requirements are also applicable when additions to non-residential and mixed-use buildings built either before or after the effective date of this Division, bring the total building size to over twenty thousand (20,000) gross square feet.

Response: None

**15-3.0355. C.2. Waiver of Standards**

The Plan Commission may waive any of the following standards by a  $\frac{3}{4}$  vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form and provide an explanation as to the nature of the standards for which the waiver is requested.

Response: There are several standards as stated throughout this document that the proposed development is seeking adjust or waiver of for the reasons stated. The design and layout of the facility and site have been completed to ensure food safety as the paramount concern while making the site and facility attractive and prominent given the site location. If additional elements or information is required by the plan commission specifically to any of the request made in this application package, please let us know.

**15-3.0355. C.3. Compatibility with City Plans**

The applicant shall provide, through a written report submitted with the petition for a Site Plan adequate evidence that the proposed building and overall development project shall be

compatible with the City's community character, urban design, natural area preservation, commercial development, redevelopment, or community facility objectives as expressed in adopted elements of the City's Comprehensive Master Plan.

**Response:** Preliminary review discussions with the Mayor, Alderwoman, Economic Development and Planning representatives have stated that the proposed development is very compatible with the City plans. No written report is being submitted.

**15-3.0355. C.4.** Building Materials

Building materials shall be unified throughout the building, and shall complement other buildings in the vicinity. Exterior building materials shall be of high and comparable aesthetic quality on all sides. Building materials such as glass, brick, decorative concrete block, or stucco shall be used. Decorative architectural metal with concealed fasteners may be approved if sensitively incorporated into the overall design of the building.

**Response:** The building materials are noted on the included renderings and elevations. The design and selection of building materials has been done to achieve a well balanced and unified appearance to all facades of the facility.

**15-3.0355. C.5.** Building Design

The building exterior shall be unified in design throughout the structure and shall complement other buildings in the vicinity. The building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale. A minimum of twenty (20) percent of all of the combined façades of the structure shall employ actual façade protrusions or recesses. A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet for buildings over fifty thousand (50,000) square feet. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor facades that face and are on properties that are in any part within one hundred (100) feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is strongly encouraged.

**Response:** We request relief from portions of the above design requirement based on the percentages and elements described here. Due to the nature of the operation proposed at this facility, the production of consumer food products, large segments of the facades cannot be provided with windows and decorative elements. The building envelope is critical to the internal operations of the facility and for food safety reasons limiting openings in that envelope is critical.

East Façade:

The East façade provides façade articulation that consists of various wall panel recesses/projections, parapet height changes, and a stone pier arcade. East façade recess/projection area is approximately 50% of the overall East façade. A stone pier arcade with covered walkway is shown along approximately 8% of the overall East facade. The proposed design also provides varying parapet heights of 5'-0" at the entrance area, and 5'-6" at the screening walls. The varied parapet heights occur over approximately 29% of the overall East façade.

**North Façade:**

The North façade provides façade articulation that consists of various wall panel recesses/projections, parapet height changes, and a stone pier arcade. North façade recess/projection area is approximately 30% of the overall North façade. A stone pier arcade with covered walkway is shown along approximately 11.1% of the overall North facade. And the Employee courtyard is shown along approximately 9.5% of the North façade. The proposed design also provides varying parapet heights of 5'-0" at the entrance area, 5'-0" from the office to production area, and down 10'-6" at the screening walls. The varied parapet heights occur over approximately 30.5% of the overall North façade.

**15-3.0353. C.6. Building Entrances**

Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Unless exempted by the Plan Commission, all sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two (2) sides of any building.

**Response:** The building consists of a single public access into the main lobby on the North façade. Further façade articulation in the form of canopies and external employee areas occur on the East façade to create a public appearance along South 27<sup>th</sup> Street. The building will have controlled access at all points of entry.

**15-3.0353. C.7. Building Color**

Building façade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors on façades shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.

**Request:** None

**15-3.0353. C.8. Building Location**



Modest building setbacks are encouraged. Where buildings are proposed to be distant from a public street, the overall development design shall include smaller buildings on pads or outlots closer to the street.

**Request:** This project is a single development to be occupied by a single end user for the converting of consumer food products. Building setbacks are large to provide segregation between employee auto traffic and operational truck traffic by placement of parking areas between West Oakwood Road and South 27<sup>th</sup> Street and the building. No outlots are proposed.

**15-3.0353. C.9.** Screening

Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.

**Response:** Loading docks and recycling docks along with mechanical equipment are screened from view using a combination of architectural screen walls and landscaping.

**15-3.0353. C.10.** Traffic Impact

All projects that include buildings over twenty thousand (20,000) square feet shall have direct access to an arterial or collector street, or shall dedicate public roads which have direct access to a public street. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks. The site design shall provide direct connections to adjacent land uses if required by the City. Prior to development approval, the applicant's traffic engineer shall complete and present a traffic impact analysis following Wisconsin Department of Transportation guidelines. Where the project will cause off-site public roads, intersections, or interchanges to function below level of service C, as defined by the Institute of Transportation Engineers, the City may deny the application, require a size reduction in the proposed development, or require that the developer construct and/or pay for required off-site improvements.

**Response:** TIA was previously completed, and site plan has been provided to the traffic engineer for review and consultation with WisDOT. Proposed development will have access to West Oakwood Road and South 27<sup>th</sup> Street.

**15-3.0353. C.11.** Natural Resources Protection

Existing natural features shall be integrated into the site design as a site and community amenity.

Response: Site design shall follow all requirements stated in the Natural Resources Protection Plan. Non-exempt wetlands will not be distributed with this development. Working with the DNR wetlands (drainage ditches along South 27<sup>th</sup> Street) will be modified as part of the stormwater management for the overall site. These wetlands are eligible for exemption as artificial wetlands.

**15-3.0353. C.12.** Signage

The plan for exterior signage shall provide for modest, coordinated, and complimentary exterior sign locations, configurations, and colors throughout the development. All freestanding signage within the development shall compliment on-building signage. Monument style ground signs are strongly preferred over pole signs, and consolidated signs for multiple users are strongly preferred over multiple individual signs. The City may require the use of muted corporate colors on signage if proposed colors are not compatible with the City's design objectives for the area.

Response: A monument sign will be located at the northeast corner of the site. In addition, traffic control signage will be located at the auto and truck entrance to control traffic flow within the site. No building signage is proposed.





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1000 Wisconsin Ave., Suite 200  
Franklin, WI 53140  
Phone: 414.770.1000  
www.excelinc.com



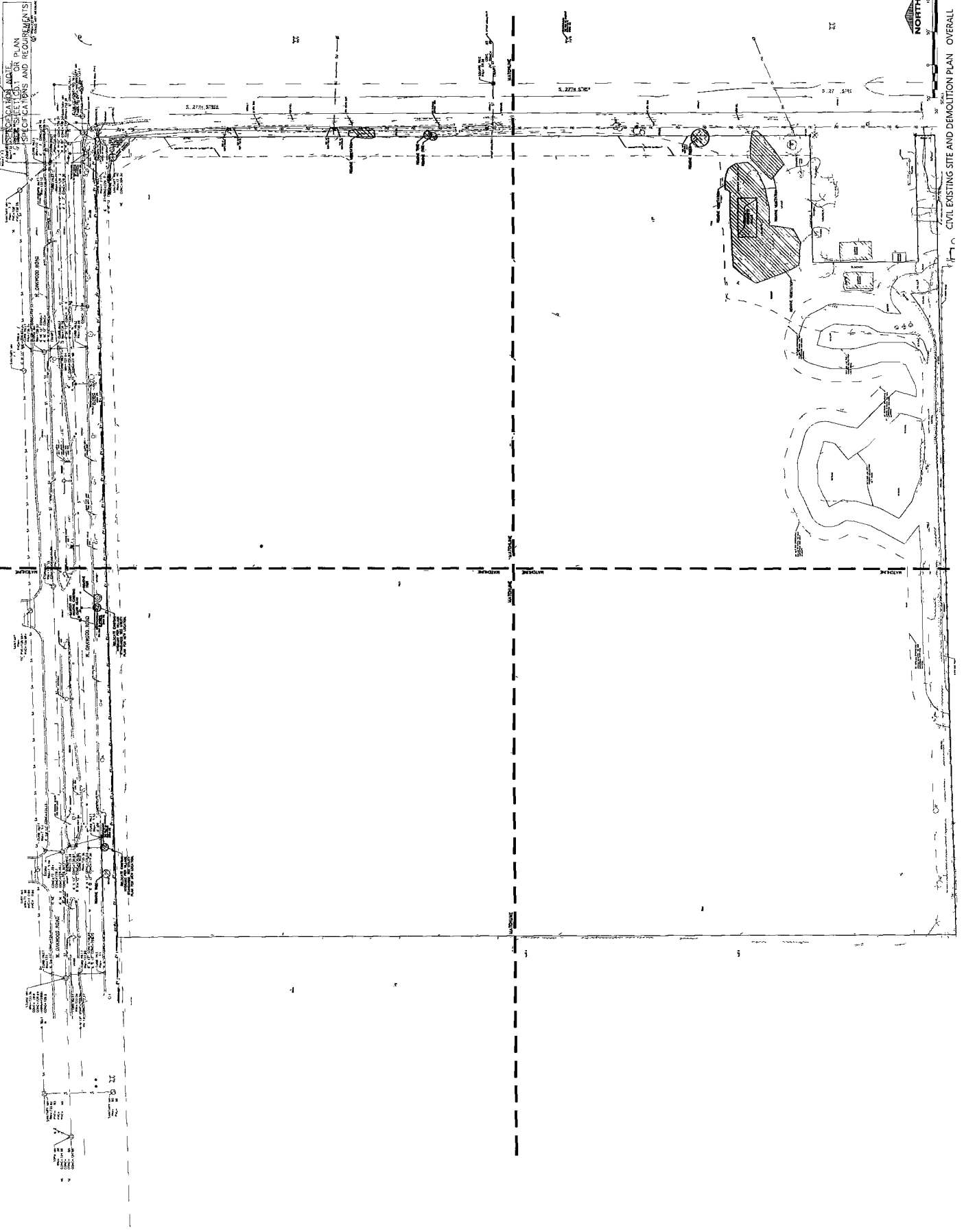
PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PREPARED BY  
DATE

NOT FOR CONSTRUCTION  
ISSUE NO. 2  
DATE: NOV 22, 2021  
PROJECT NO. 2113260

DATE: NOV 4, 2021  
DATE: NOV 22, 2021  
DATE: DEC 22, 2021  
SHEET NO. 18  
TOTAL SHEETS 28  
**C1.0**



PROPOSED GARAGE AND  
SPECIFICATIONS AND REQUIREMENTS

CIVIL EXISTING SITE AND DEMOLITION PLAN - OVERALL



AND  
 CIVIL  
 ENGINEERS  
**ALVIN G. HART**  
 1000 EAST WISCONSIN  
 FRANKLIN, WI 53140  
 PHONE: 414.333.4400  
 FAX: 414.333.4401  
 WWW: AEGI.ORG



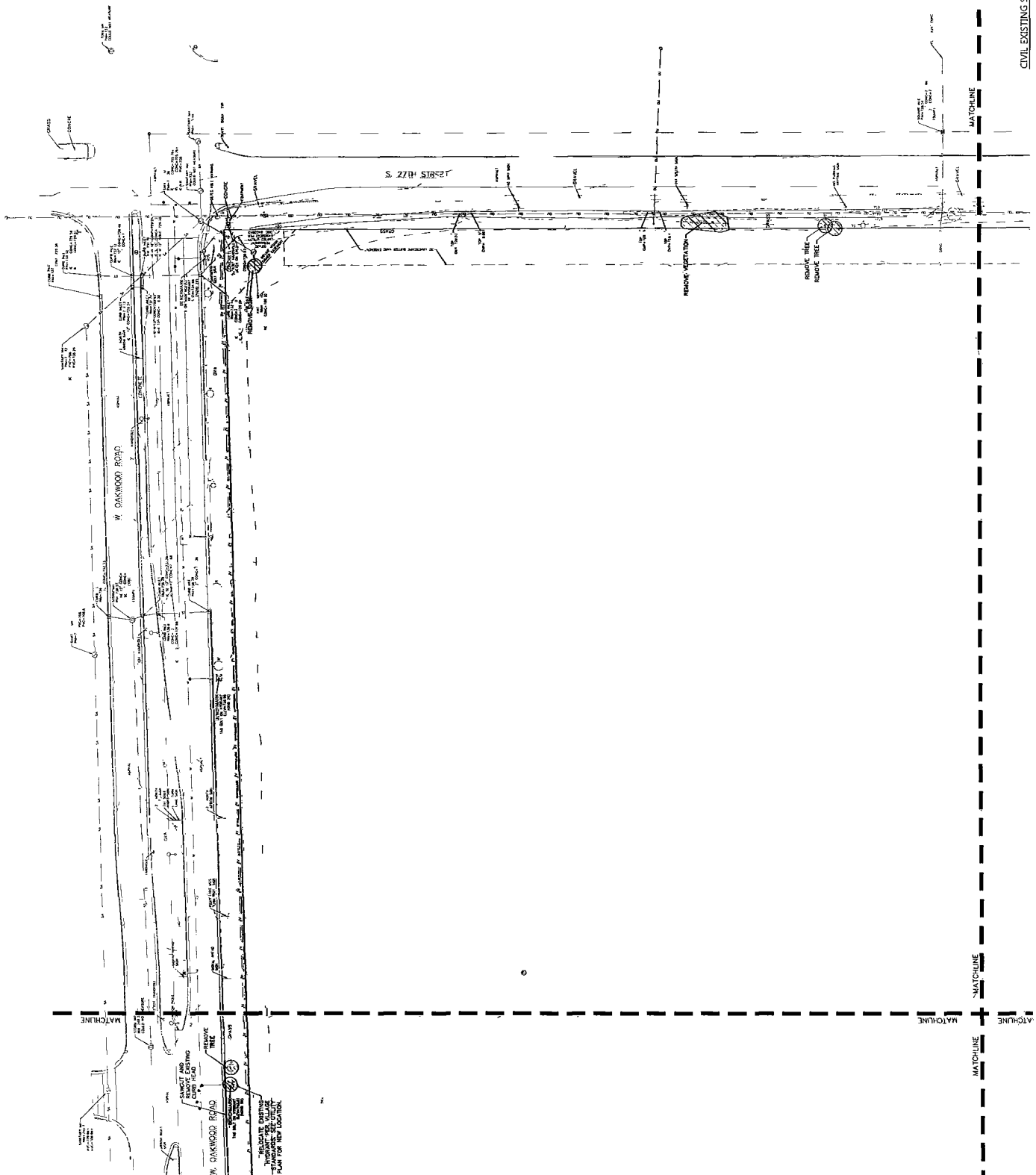
PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

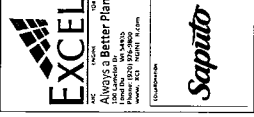
NOT FOR CONSTRUCTION  
 DATE: NOV 22 2021  
 JOB NUMBER: 2113260

DATE: NOV 22 2021  
 JOB NUMBER: 2113260  
**C1.0A**

SPECIFICATION NO. 10  
 SEE SHEET CO. 1 FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS



NORTH  
 0' 10' 20' 30' 40' 50'  
 CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A



**PROJECT INFORMATION**

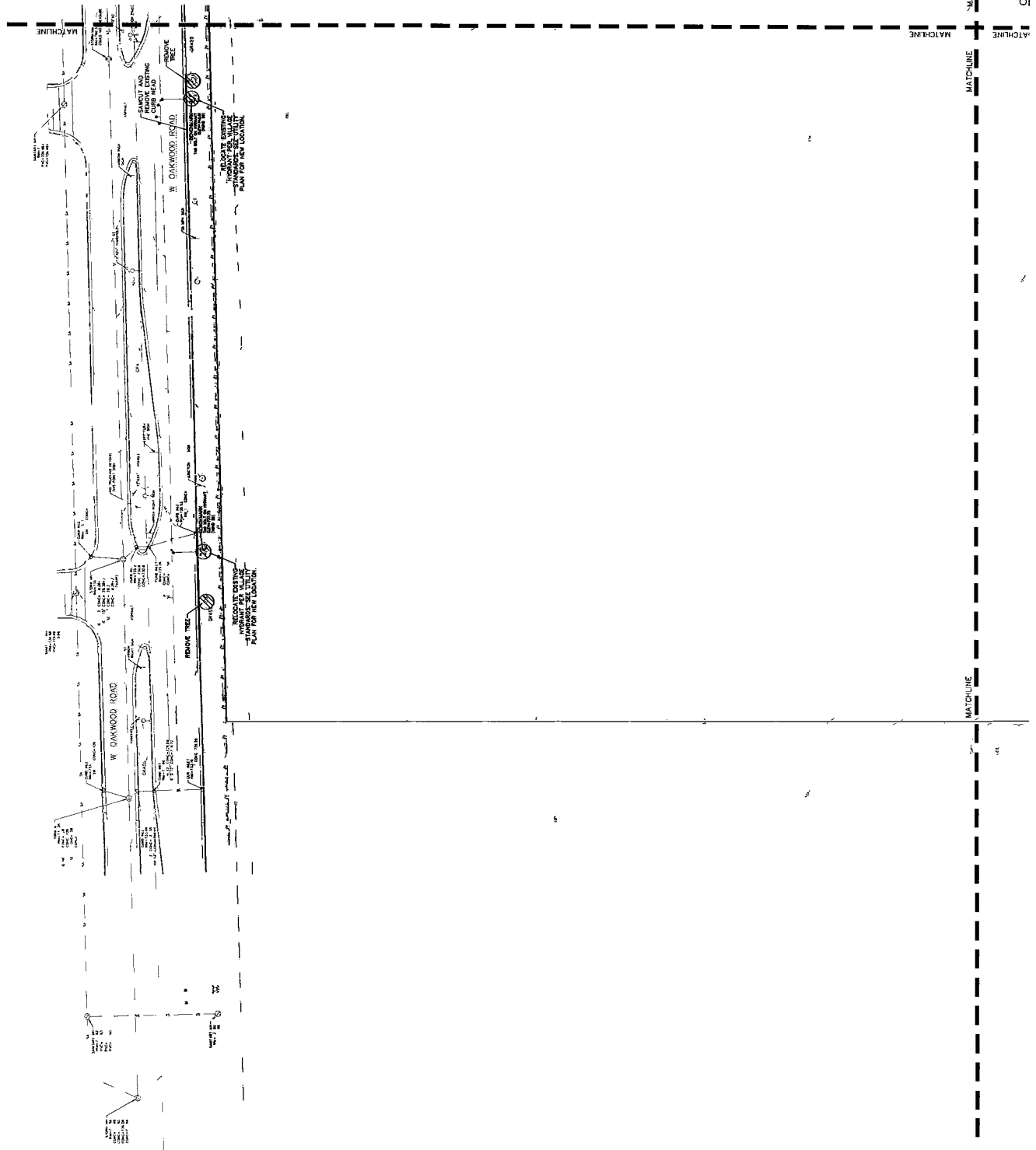
WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

**NOT FOR CONSTRUCTION**

DATE: NOV 22 2021  
 DEC 27 2021

JOB NUMBER: 2113260  
 SHEET NUMBER: **C1.0B**

SPECIFICATION NOTE:  
 SEE SHEET C01 FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS



SCALE: AS SHOWN

**EXCEL**  
 INC. LLC  
 1000 W. WISCONSIN STREET  
 MILWAUKEE, WI 53211  
 PHONE: 414.333.4400  
 WWW.EXCELINC.COM

**Saputo**

**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

**NOT FOR CONSTRUCTION**

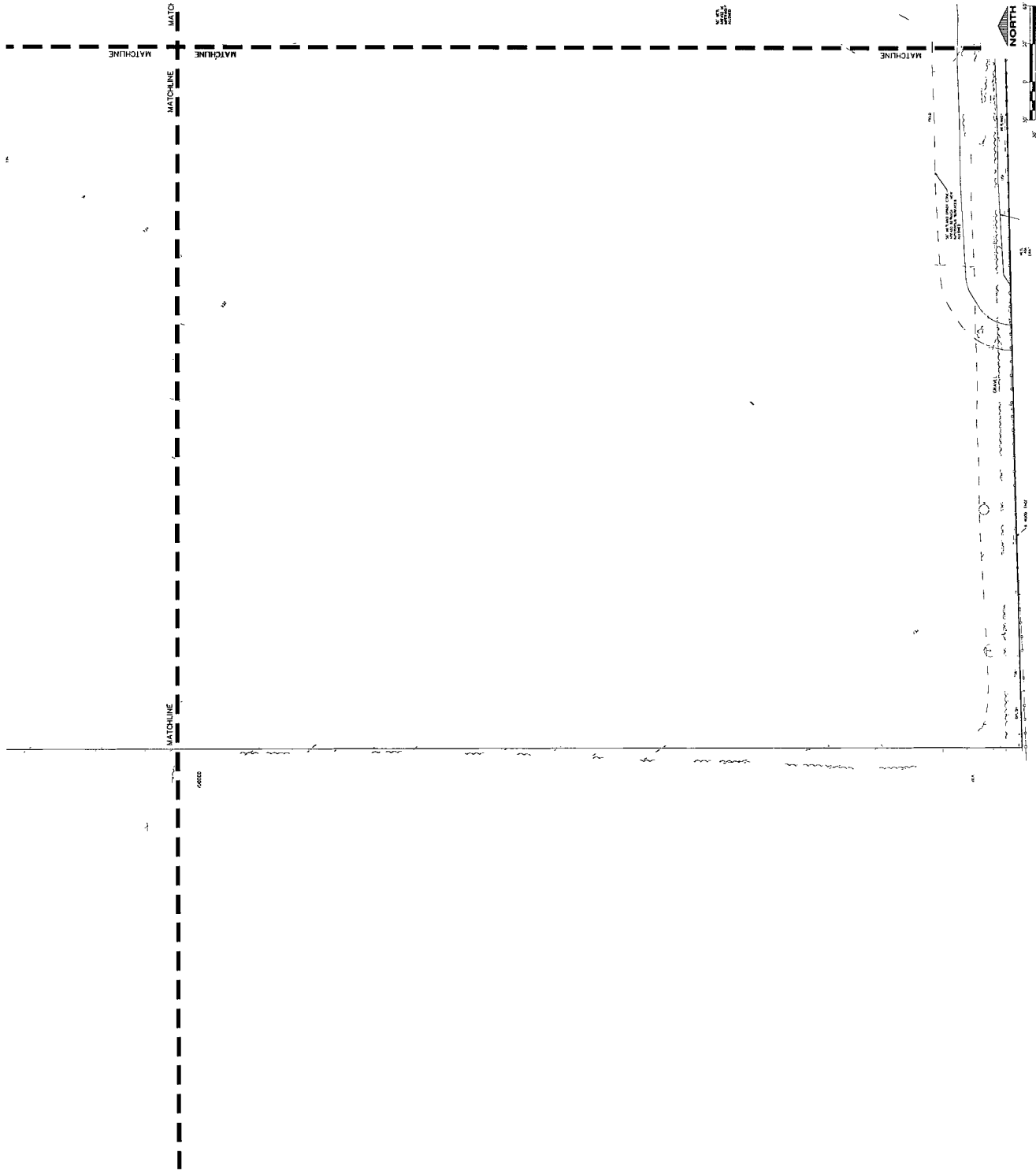
**REVISIONS**

NOV 22 2021  
 DEC 22 2021

**JOB NUMBER**  
 2113260

**SHEET NUMBER**  
**C1.0C**

SPECIFICATION NO. 101  
 SEE SHEET C01 FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS



CIVIL EXISTING SITE AND DEMOLITION PLAN AREA C

1. SPECIFICATION, NOTES, PLAN SET FOR CONSTRUCTION AND REQUIREMENTS

**EXCEL**  
 1000 W. INDUSTRIAL AVENUE  
 SUITE 100  
 MILWAUKEE, WI 53212  
 PHONE: 414.224.2000  
 FAX: 414.224.2001  
 WWW.EXCEL-ENGINEERING.COM

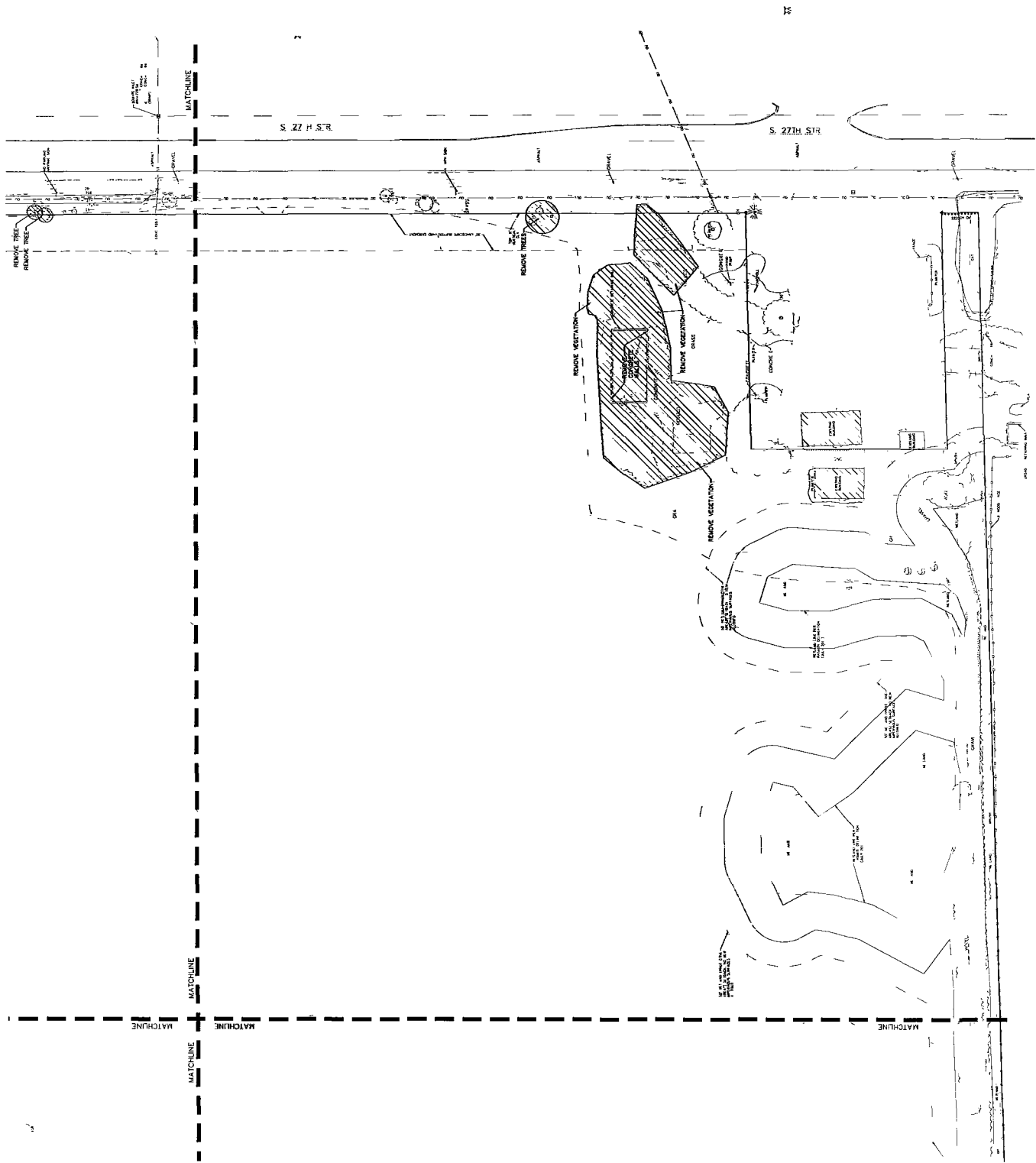
**Saputo**

PROJECT INFORMATION  
 WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
 SAPUTO CHEESE USA, INC.  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

DATE: 11/11/2021  
 TIME: 10:00 AM

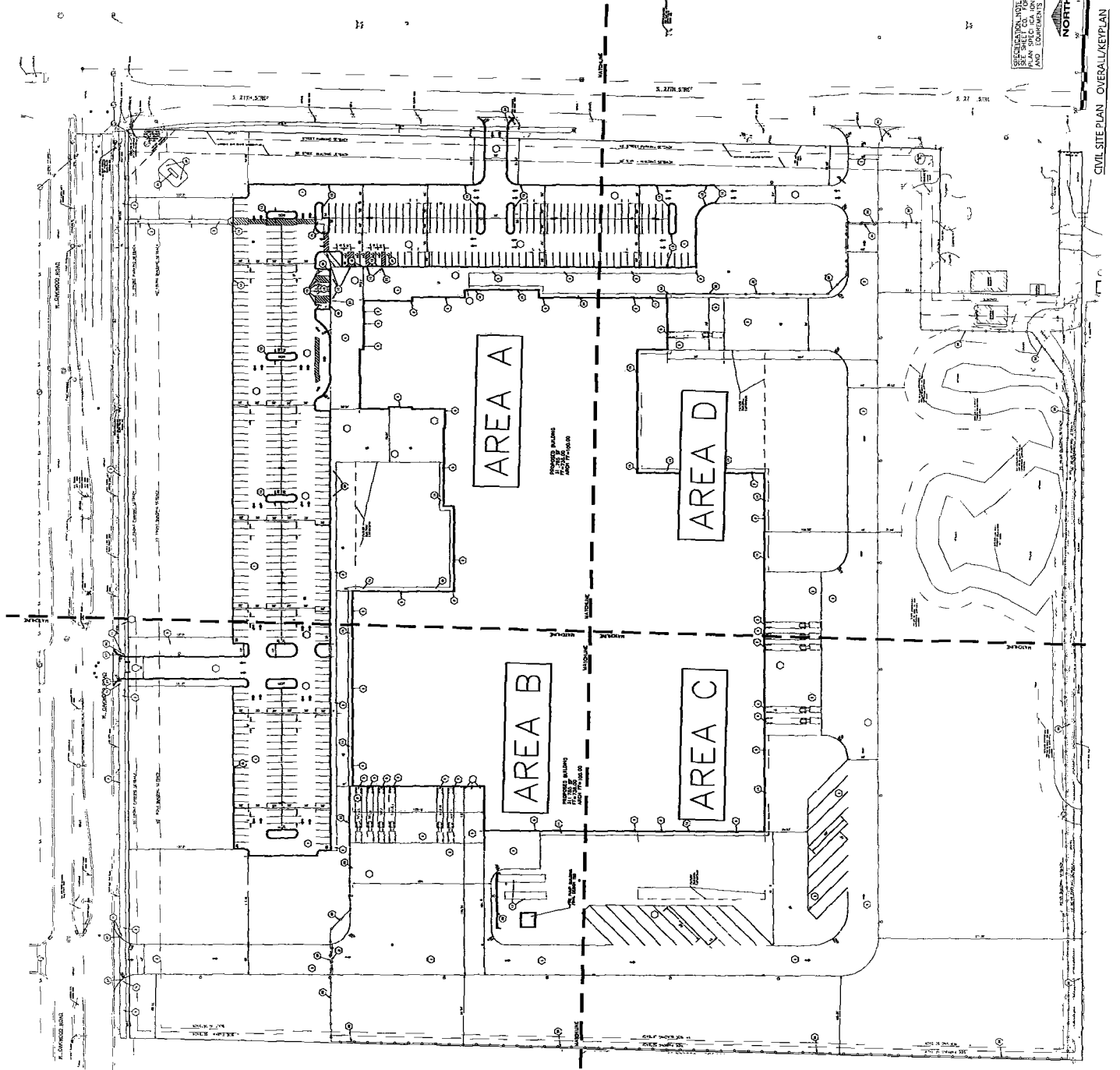
NOT FOR CONSTRUCTION  
 DATE: NOV 11 2021  
 TIME: 10:00 AM

PROJECT NUMBER: 2113260  
 SHEET NUMBER: C1.0D



CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D





**NOTES:**  
 1. CONTRACTOR TO REMOVE ANY IMPACTS TO THE LAND BUFFER AND SET BACK WAREHOUSE EIT FOLLOWING PERMITS. CONTRACTOR TO PUT THE EQUIPMENT AS SHOWN IN THE PERMITS. FENCE INSTALLATION SHALL BE AS TO NOT VIOLATE ANY REGULATORY REQUIREMENTS OR THE WISCONSIN BUFFER MAP.

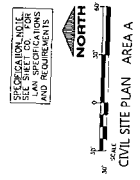
**SITE INFORMATION**

DATE OF PLAN	NOV 8, 2022
PROJECT NAME	WISCONSIN PACKAGING AND CUTTING FACILITY FOR SAPUTO CHEESE USA, INC.
PROJECT LOCATION	SOUTH 27TH AND WEST OAKWOOD ROAD, FRANKLIN, WI
PROJECT NUMBER	2113260
PROJECT STATUS	NOT FOR CONSTRUCTION
PROJECT OWNER	SAPUTO CHEESE USA, INC.
PROJECT ARCHITECT	EXCEL CIVIL
PROJECT ENGINEER	EXCEL CIVIL
PROJECT SURVEYOR	EXCEL CIVIL
PROJECT CONSULTANT	EXCEL CIVIL

**C S INCL. ALL DATA**

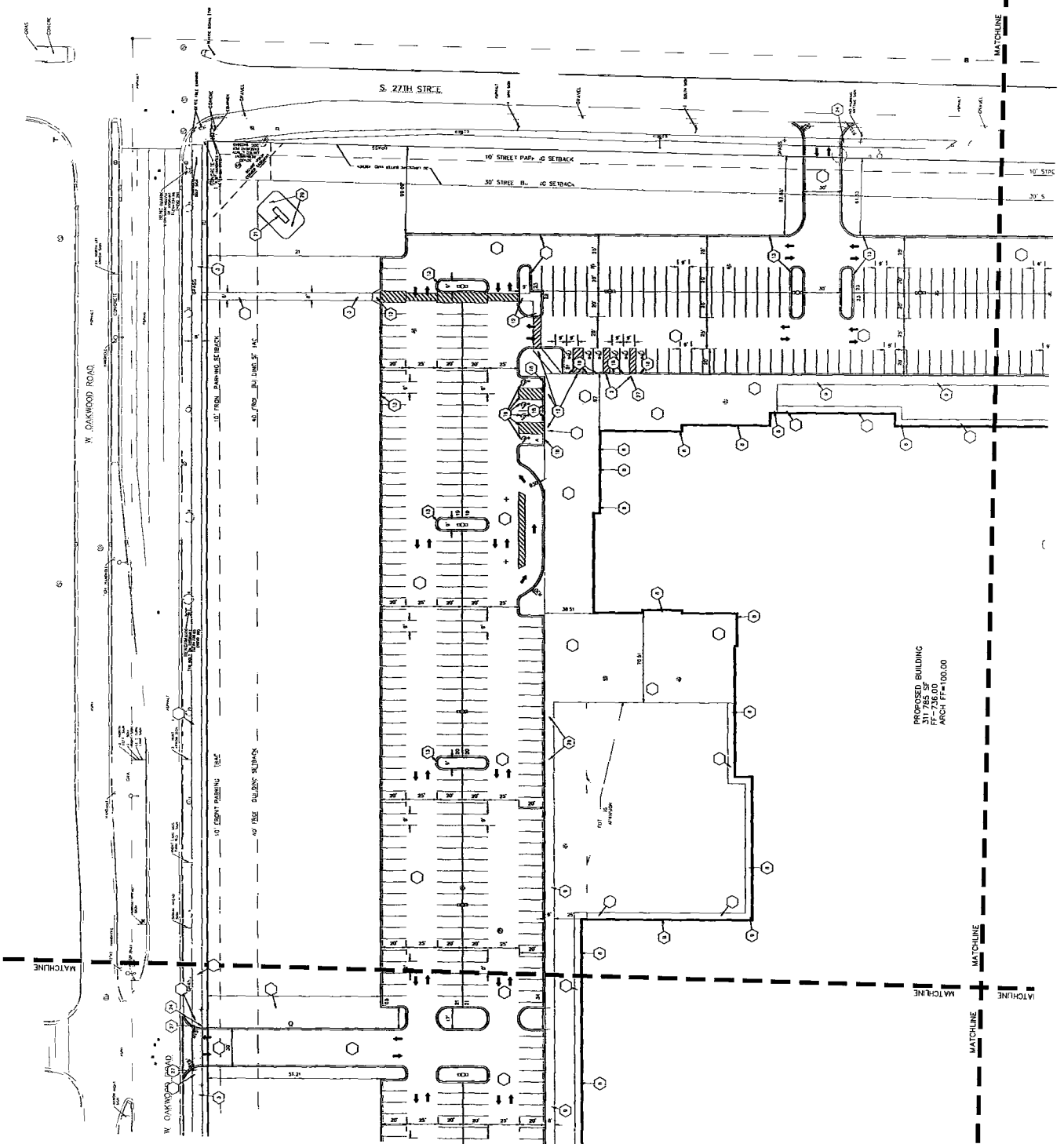
DATE	NOV 8, 2022
PROJECT NAME	WISCONSIN PACKAGING AND CUTTING FACILITY FOR SAPUTO CHEESE USA, INC.
PROJECT LOCATION	SOUTH 27TH AND WEST OAKWOOD ROAD, FRANKLIN, WI
PROJECT NUMBER	2113260
PROJECT STATUS	NOT FOR CONSTRUCTION
PROJECT OWNER	SAPUTO CHEESE USA, INC.
PROJECT ARCHITECT	EXCEL CIVIL
PROJECT ENGINEER	EXCEL CIVIL
PROJECT SURVEYOR	EXCEL CIVIL
PROJECT CONSULTANT	EXCEL CIVIL

CIVIL SITE PLAN - OVERALL/KEEP PLAN



**SITE PLAN KEYNOTES:**

- STANDARD ASPHALT, 5/8" DIA. (TYP)
- HEAVY DUTY ASPHALT, 5/8" DIA. (TYP)
- CONCRETE SIDEWALK (TYP)
- ID. DUTY CONCRETE (TYP)
- LOADING DOCK LOGS ON SEC. ARCH PLANS
- LOADING DOCK CONCRETE (TYP)
- BRAMP COMPACTOR LOGS ON SEC. ARCH PLANS
- CONCRETE STOP (TYP) SEE ARCH. PLANS FOR DETAILS
- PAVED WALK (TYP)
- LIQUID WALK (TYP)
- GRASS PUMP (TYP)
- ADA RAMP (TYP)
- IF CURB & GUTTER (TYP)
- 5" STONY STOP SEE CC #1
- CURB ASER (TYP)
- CURB CUT (TYP)
- CONCRETE TRANSFORMER PAD BY U.S. SUPPLIER CONSTRUCTION
- HANDICAP SIGN (TYP)
- PELTING WALL WITH 1/2" DIA. SEC. RIGID INSULATION, PLANS (SEE A.S. INCL. LOGS ON & CC ON PRIOR TO CONSTRUCTION)
- SCREEN WALL SEE ARCH. PLANS
- STOP SIGN (TYP)
- FLAGPOLE (TYP)
- BASE PAINT TYPE & COLOR BY OWNER
- RECTANGULAR MARKING PAINT
- TRAIL LOW ARROWS COUP TO MATCH PARKING S.A. SIGNIFICANT SECURITY FENCING
- MECHANICAL SIGN FOR DOG OF DAY SIGN
- BARRIERS AROUND ANY ACCESS FOR TRUCK DRIVE





**EXCEL**  
 12000 W. OAKWOOD ROAD  
 SUITE 100  
 FRANKLIN, WI 53140  
 PHONE: 414.441.1100  
 FAX: 414.441.1101  
 WWW.EXCEL-ENGINEERS.COM



**Saputo**

**PROJECT INFORMATION**

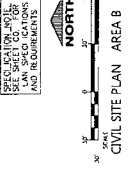
WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

**NOT FOR CONSTRUCTION**

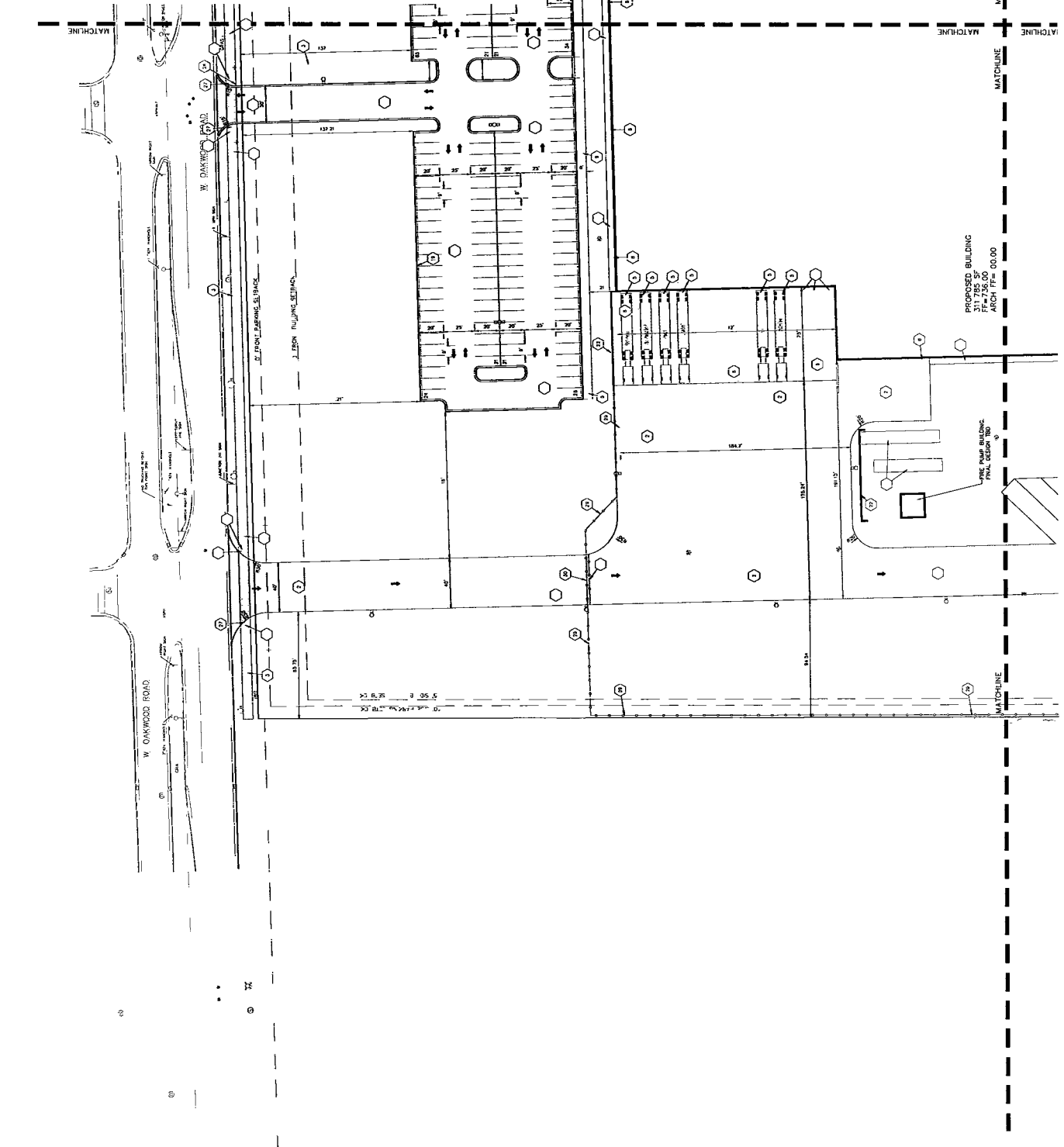
DATE: 11/22/2021  
 NOV 22, 2021  
 DEC 22, 2021

**C1.1B**

DATE: 11/22/2021  
 JOB NUMBER: 2113260



- SITE PLAN NOTES**
1. ANCHOR BOLTS, SECTION 10
  2. READY CUT ASPHALT SETTOP 1/2"
  3. CONCRETE SUBGRADE 1/2"
  4. 1/2" DOT CONCRETE 1/2"
  5. LEADING DOOR LOCAL, SEE ARCH PLANS
  6. LEADING DOOR CONCRETE 1/2"
  7. TRUCK COMPACTOR LOCAL, SEE ARCH PLANS
  8. CONCRETE SLOOP (1/2") SEE ARCH PLANS FOR DEAILS
  9. BASED WALK 1/2"
  10. LIPS WALK 1/2"
  11. CURB RAMP 1/2"
  12. ADA RAMP 1/2"
  13. 8" CURB & GUTTER 1/2"
  14. 5" STONE STRIP SEE DE AL
  15. CURB 1/2"
  16. CONCRETE WALKWAYS PAD BY UT SURFPLATE TO VERIFY FINAL LOCAL, LOCAL & DESIGN WASH TO CONSTRUCTION
  17. 6" CONC. ON 1/2"
  18. WALKWAY SEAL & FINISHING PER STATE CODE
  19. 1/2" WALKWAY SEAL WITH FINISH SEE ARCH AND STRUCTURAL PLANS FOR DEAILS
  20. PREP. WALL SEE ARCH PLANS
  21. 6" CONCRETE BOLTS SEE DE AL ON ARCH PLAN
  22. 8" CONCRETE ON 1/2"
  23. LAP JOINT 1/2"
  24. BRICK BACK TILE & COLOR BY OWNER
  25. DETECTABLE WARNING PLATE
  26. TRAFFIC FLOW ARROWS COLOR TO MATCH PARKING TAIL FINISHING
  27. MECHANICAL SILE GATE FOR END OF DAY SECURE
  28. SHARED AREA WITH 1/2" PERCEAL FOR TRUCK ENTRY



PROPOSED BUILDING  
 211 726 SF  
 ARCH REF: 00.00

EXIST. FIRE PUMP BUILDING  
 FINAL DESIGN TBD





**EXCEL**  
Always a Better Plan  
10000 W. Oakwood Road  
Franklin, WI 53120  
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Fax: 262.338.3301  
www.excelcivil.com

**Saputo**

PROJECT INFORMATION  
**WISCONSIN PACKAGING AND CUTTING FACILITY FOR SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PREPARED BY  
 DATE

PRELIMINARY DATE  
 NOV 4, 2021  
 NOV 22, 2021  
 DEC 27, 2021

NOT FOR CONSTRUCTION  
 SHEET NUMBER  
 2113260  
**C1.2A**

**SELECTION NOTE FOR PLAN TASKS SPECIFICATIONS AND REQUIREMENTS**

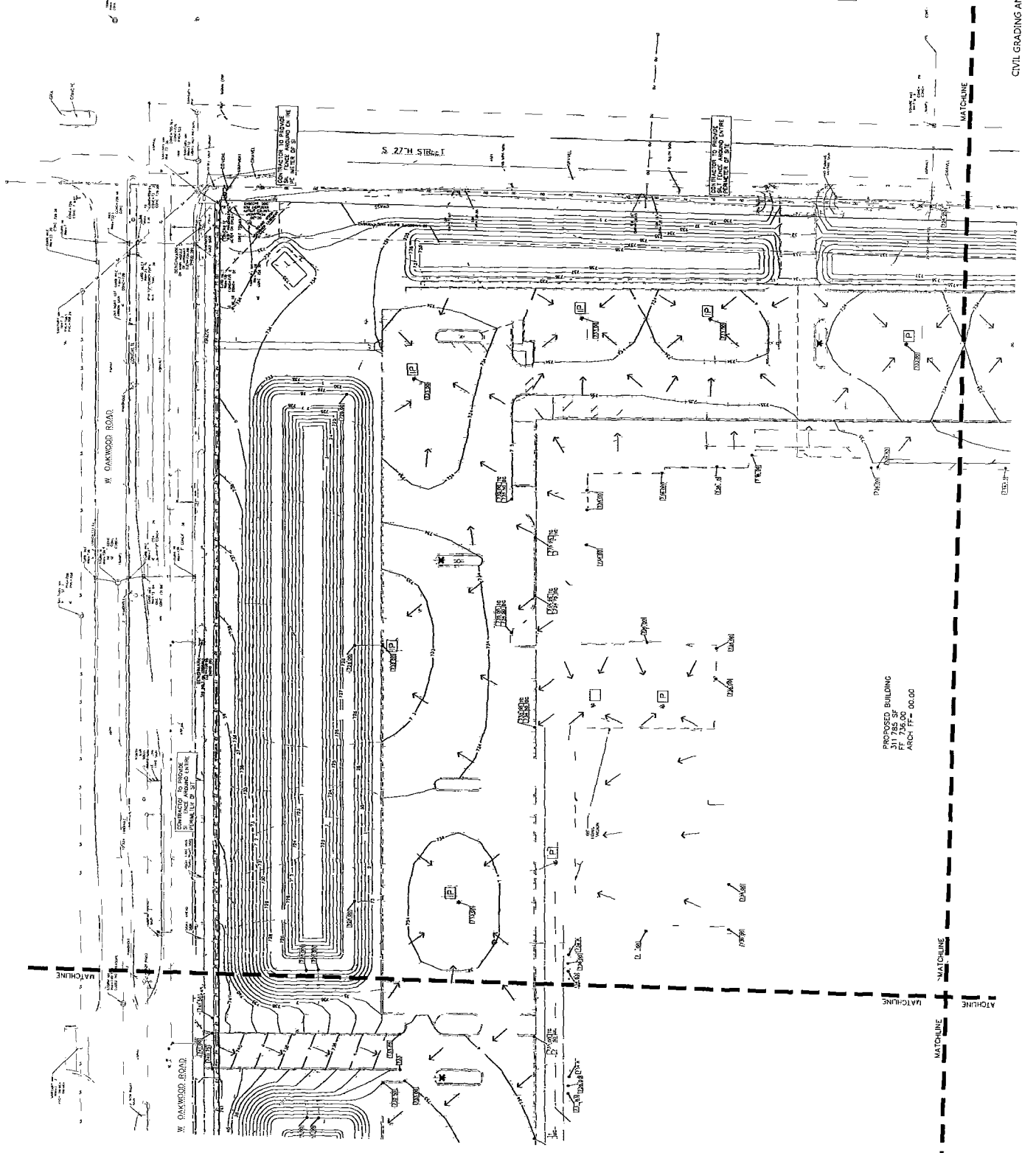
**NOTES:**

1. VERIFY ALL UTILITY AND ACCESS ASSES SHALL BE CONDUCTED AND SHOWN ON ALL ACCESS AREAS PRIOR TO CONSTRUCTION. ALL REQUIREMENTS SHALL BE MET PRIOR TO CONSTRUCTION.
2. CONCRETE SHALL BE 4000 PSI AND SHALL BE PLACED AND FINISHED WITH A 1/2" THICKNESS OF FINISH TOP SURFACE.

**INLET PROTECTION NOTE:**  
 CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT INLET PROTECTION TO ALL CURBS, DRAINAGE DITCHES, AND ALL OTHER OPENINGS AT THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
 CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCES TO ALL AREAS OF UNPAVED SURFACE AS REQUIRED BY CODE.

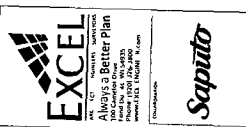
**CONCRETE INSULATION NOTE:**  
 CONTRACTOR SHALL PROVIDE CONCRETE INSULATION TO ALL AREAS OF UNPAVED SURFACE AS REQUIRED BY CODE.



PROPOSED BUILDING  
 311' x 245'  
 FT 736.00  
 ARCH. FF = 00.00

**CIVIL GRADING AND EROSION CONTROL PLAN AREA A**

DATE: 11/22/21



WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

NOT FOR CONSTRUCTION  
 SHEET NUMBER: 2113260  
 DATE: NOV 22, 2024  
 JOB NUMBER: 2113260  
 PROJECT INFORMATION

**C1.2B**  
 NORTH  
 CIVIL GRADING AND EROSION CONTROL PLAN AREA B

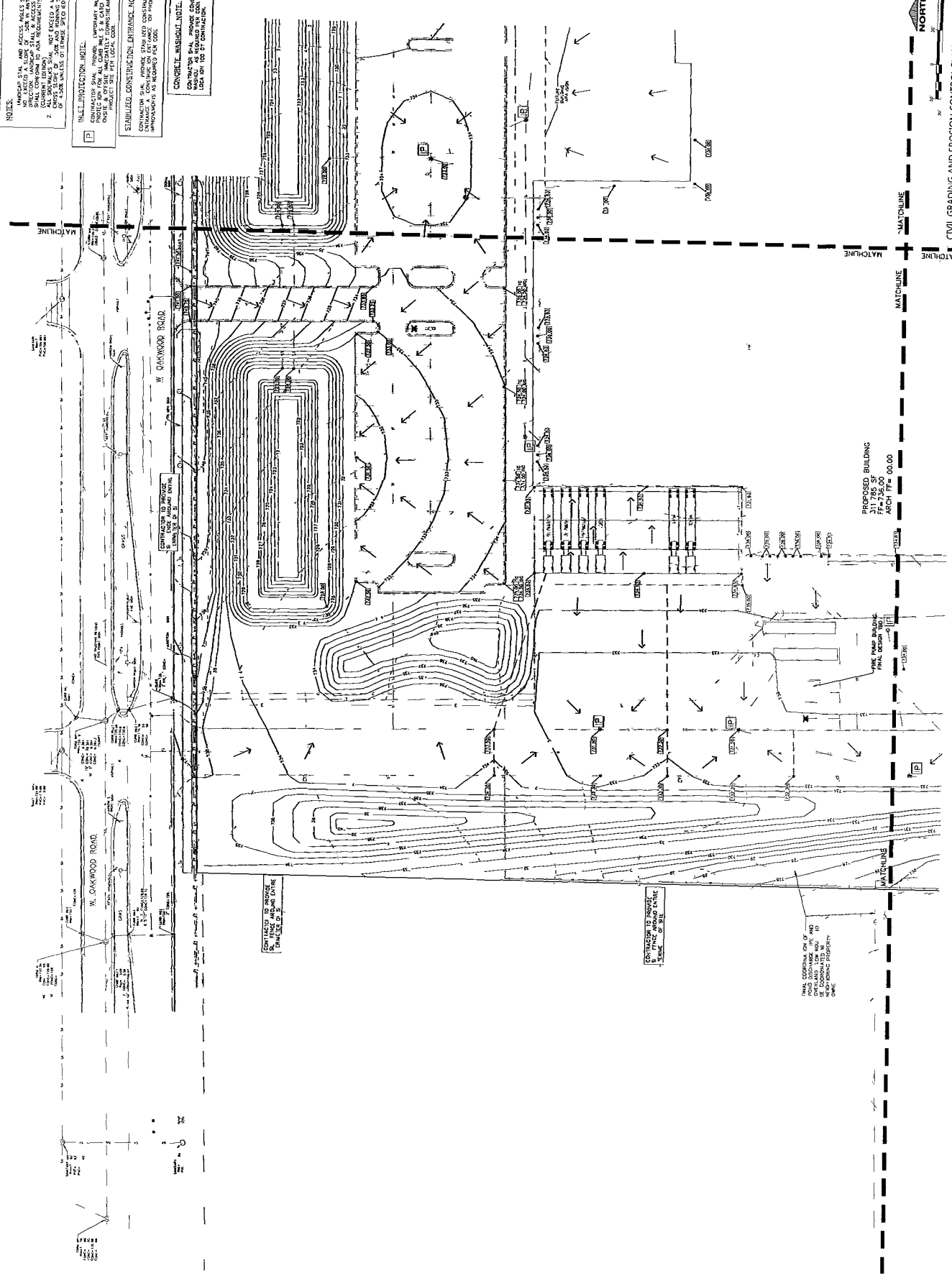
**SPECIFICATION NOTE**  
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.

**NOTES:**  
 1. MANHOLES, STAIRS, AND ACCESS RACES SHALL BE INSTALLED AS SHOWN ON THIS PLAN. ALL CONCRETE SHALL BE 3000 PSI COMPACTED IN 4" LIFTS. ALL SURFACES SHALL BE FINISHED TO A MAXIMUM OF 1/8" PER 10' GRADE. ALL CONCRETE SHALL BE FINISHED TO A MAXIMUM OF 1/8" PER 10' GRADE.

**INLET PROTECTION NOTE:**  
 PROVIDE INLET PROTECTION AT ALL MANHOLES AND ACCESS RACES. PROVIDE INLET PROTECTION AT ALL MANHOLES AND ACCESS RACES. PROVIDE INLET PROTECTION AT ALL MANHOLES AND ACCESS RACES.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
 CONSTRUCTION SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON THIS PLAN.

**CONCRETE MATERIAL NOTE:**  
 CONCRETE SHALL PROVIDE CONCRETE MATERIAL AS SHOWN ON THIS PLAN.

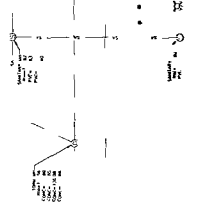


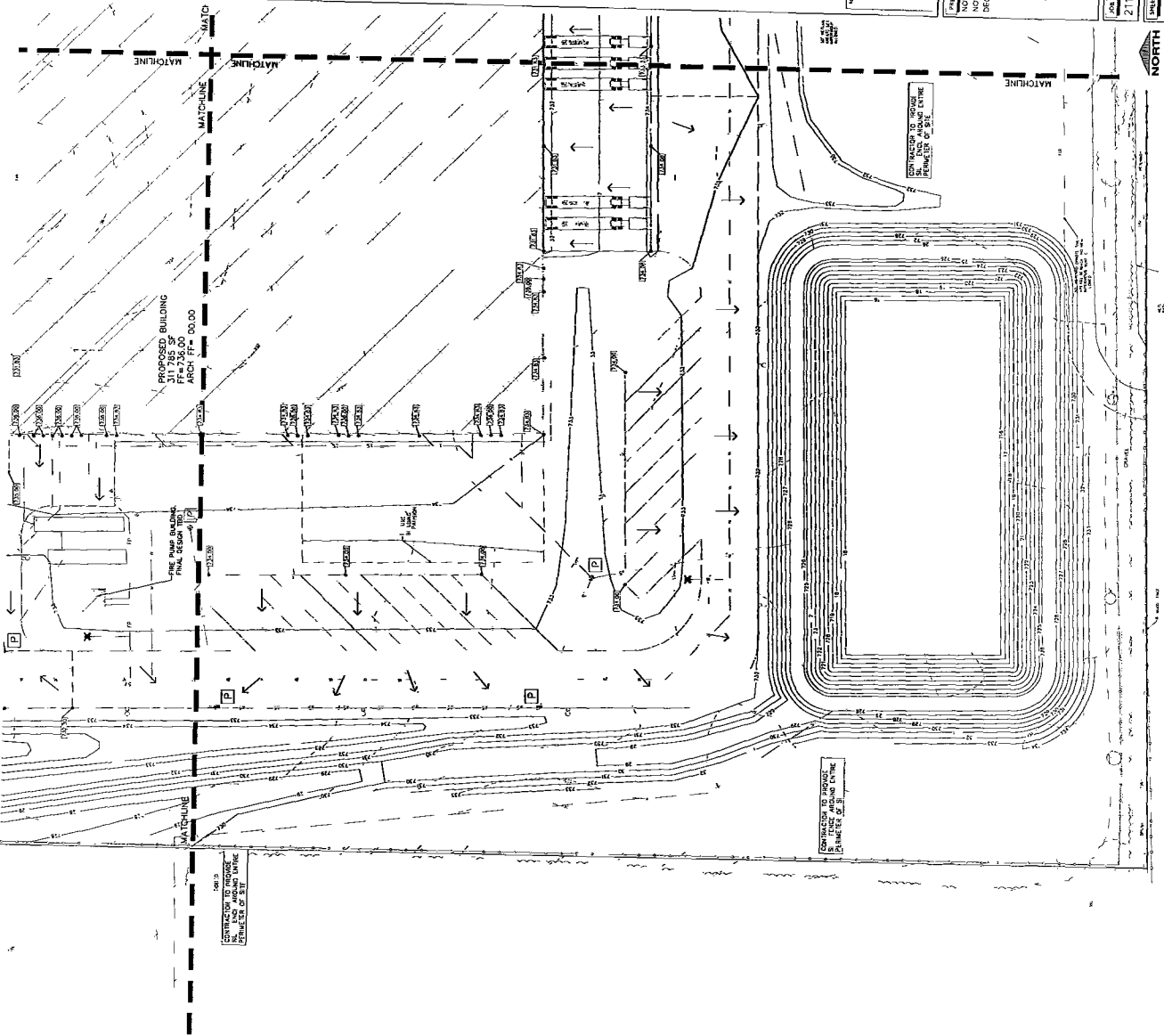
PROPOSED BUILDING  
 FF = 7256.00  
 ARCH FF = 00.00

THIS CONSTRUCTION PLAN AND ALL INFORMATION HEREON IS TO BE COORDINATED BY THE CLIENT WITH THE LOCAL AGENCIES AND THE STATE OF WISCONSIN.

CONSTRUCTION IS PROHIBITED WITHIN THE ZONE OF 30 FEET.

CONCRETE AND ASPHALT DRIVEWAY





**SPECIAL NOTES:**  
 SEE SPEC. AND PLAN FOR SPECIFICATIONS AND REQUIREMENTS

**NOTES:**

1. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND REQUIREMENTS.

**INSTALLATION NOTE:**  
 CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES TO MAINTAIN STABILITY OF PROPOSED CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION PERIOD.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
 CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION PERIOD TO MAINTAIN STABILITY OF PROPOSED CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION PERIOD.

**CONCRETE WORKSHEET NOTE:**  
 CONTRACTOR SHALL PROVIDE WORKSHEET FOR ALL CONCRETE WORK.



**EXCEL**  
 Always Do Better Plan  
 1000 W. Wisconsin Ave.  
 Franklin, WI 53120  
 Phone: 414.779.4000  
 Fax: 414.779.4001  
 Website: www.excelinc.com

**Saputo**

**PROJECT INFORMATION**

**WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
 SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

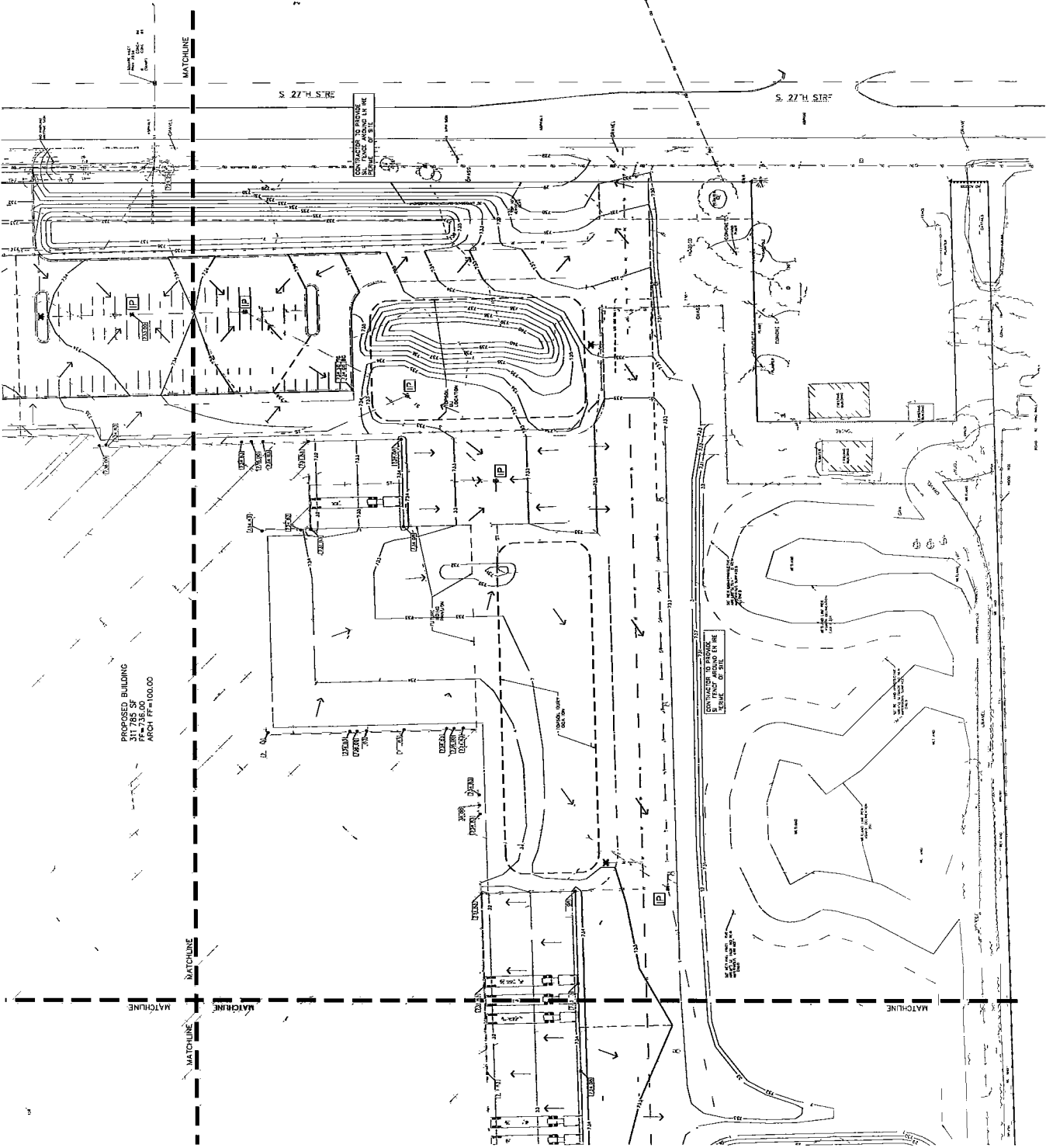
**REVISIONS**

**NOT FOR CONSTRUCTION**

DATE: NOV 22, 2021  
 DATE: DEC 22, 2021

**2113260**

**C1.2D**



**REGISTRATION NOTE**  
 SEE SHEET C0 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

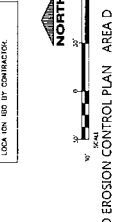
**NOTES:**

- CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND TO MAINTAIN NEIGHBORING PROPERTIES. CONTRACTOR SHALL NOT EXCEED A MAXIMUM COVER AREA OF 10% UNLESS OTHERWISE SPECIFIED.

**INLET PROTECTION NOTE:**  
 CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PROVIDE PERMANENT INLET PROTECTION AS SHOWN ON THIS PLAN.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
 CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN.

**CONCRETE WASTEWATER NOTE:**  
 CONTRACTOR SHALL PROVIDE CONCRETE WASTEWATER TREATMENT AS SHOWN ON THIS PLAN.



CIVIL GRADING AND EROSION CONTROL PLAN - AREA D

**EXCEL**  
ARCHITECTS & ENGINEERS, S.C.  
Always a Better Plan  
1400 South Park Drive, Suite 200  
Franklin, WI 53140  
www.excelinc.com

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PROJECT INFORMATION  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

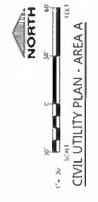
WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**

PROJ. NO. 2019-001  
DATE: 11/04/2021

PRELIMINARY DATES  
NOV 4, 2021  
DEC 22, 2021

NOT FOR CONSTRUCTION

NO. 2019-001  
SHEET NUMBER  
**C1.3A**

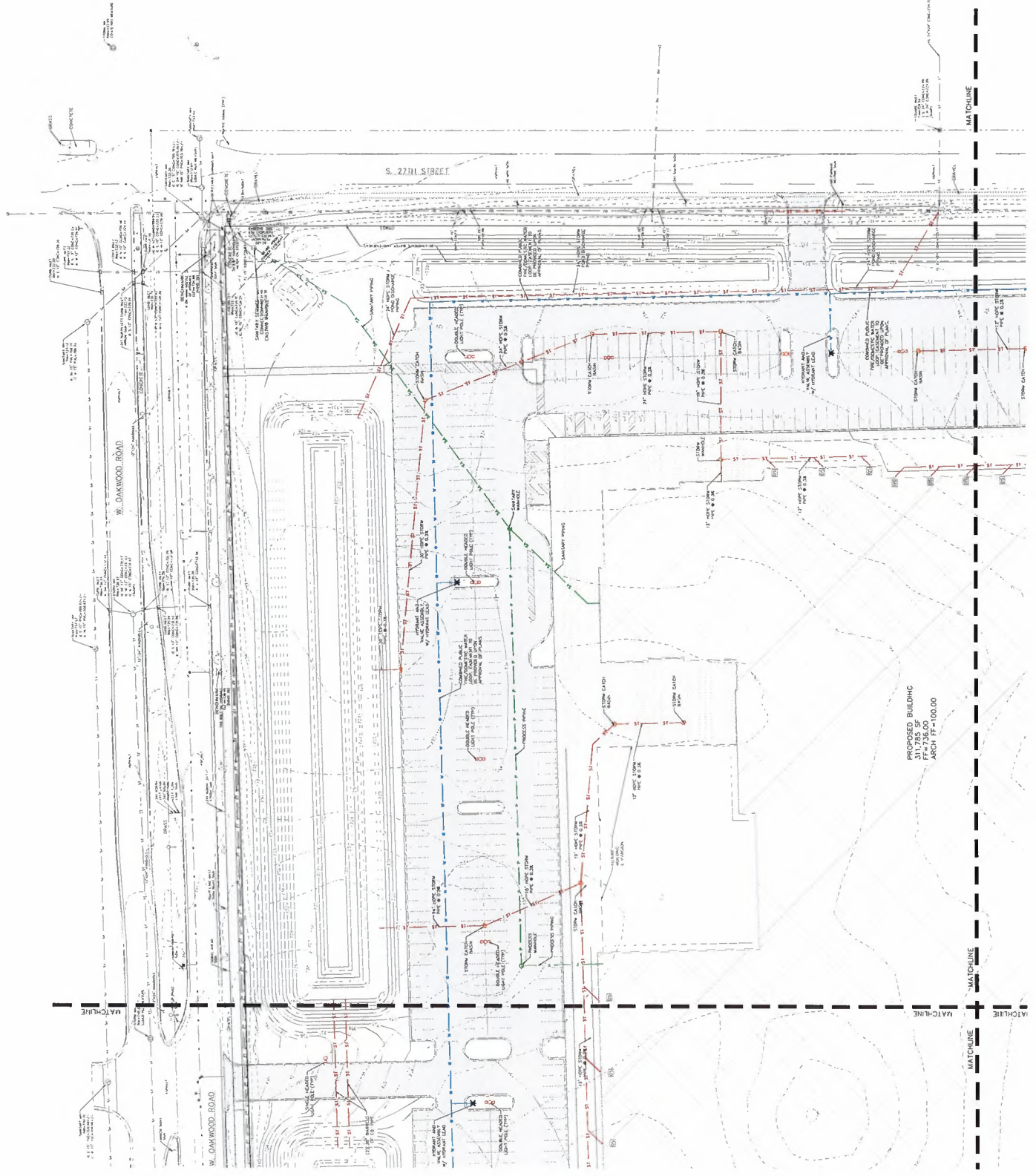


CIVIL UTILITY PLAN - AREA A

**SPECIFICATION NOTE:**  
SEE SHEET C01 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**CONSTRUCTION:**

- (R) - REMOTE POINTOUT TO EXISTING UTILITIES FOR FIELD LOCATIONS FOR FIELD LOCATIONS
- (S) - SEE SHEET C01 FOR PLAN SPECIFICATIONS AND REQUIREMENTS
- (D) - DENSES LOCATIONS WHERE UTILITIES ARE NOT SHOWN



PROPOSED BUILDING  
FF = 736.00  
ASCH FF = 100.00

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE



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1400 W. WISCONSIN AVENUE  
FRANKLIN, WI 53141  
PHONE: 262.221.1000  
WWW.EXCEL-ENGINEERS.COM



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PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

DATE: 11/11/2021

PROJECT NO: 2113260

DATE: 11/11/2021

NOT FOR CONSTRUCTION

DATE: 11/11/2021

PROJECT NO: 2113260

JOB NUMBER: 2113260

SHEET NUMBER: C1.3B

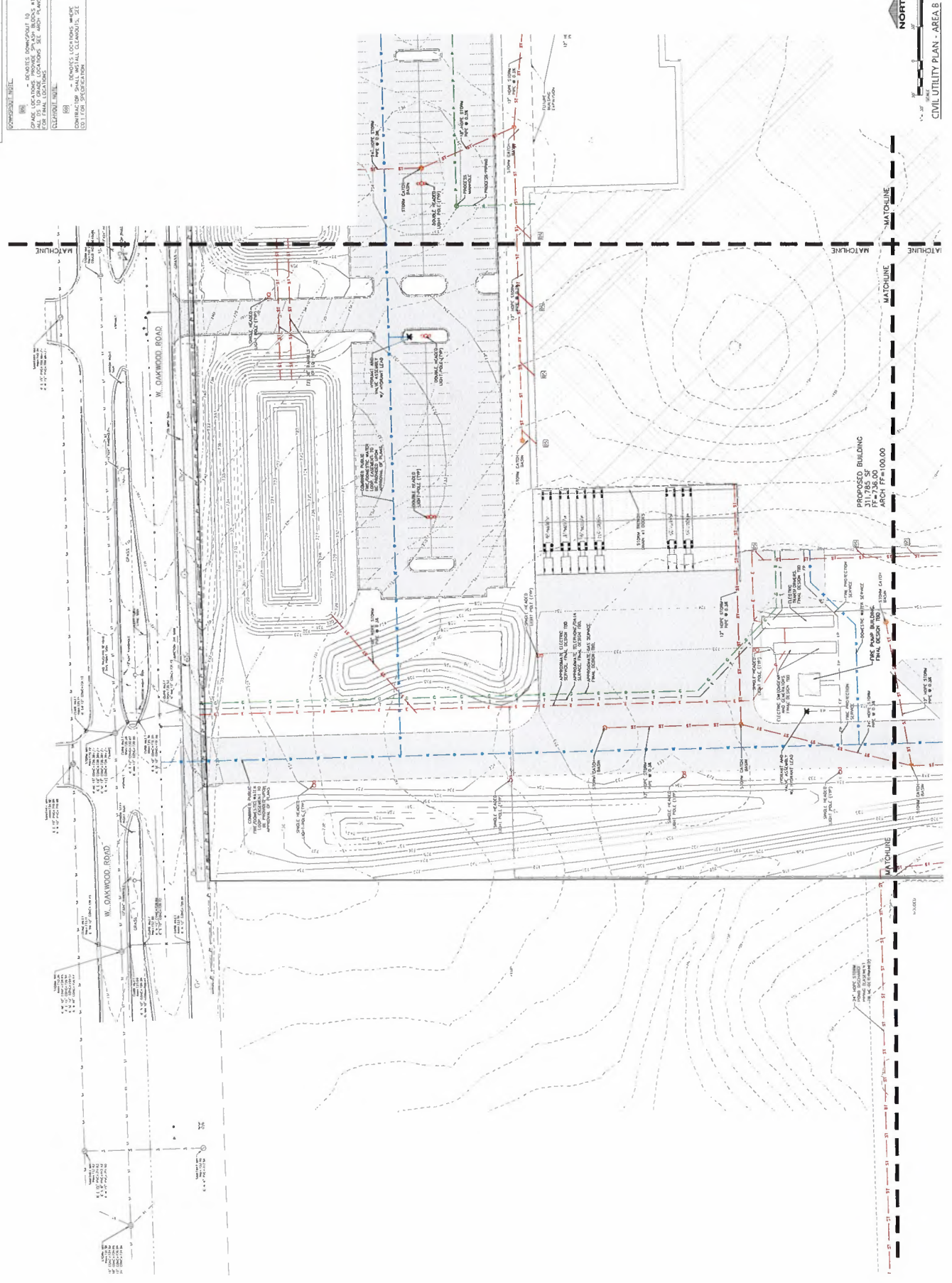
**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**CONTRACTOR SHALL INSTALL CLEANOUTS SEE ALL LIDS FOR REQUIREMENTS**

**CONTRACTOR SHALL PROVIDE 3" x 3" x 1/2" GALVANNEED STEEL PLATE FOR ALL LIDS**

**CONTRACTOR SHALL PROVIDE 1/2" x 1/2" x 1/2" GALVANNEED STEEL PLATE FOR ALL LIDS**

**CONTRACTOR SHALL PROVIDE 1/2" x 1/2" x 1/2" GALVANNEED STEEL PLATE FOR ALL LIDS**



CIVIL UTILITY PLAN - AREA B



**EXCEL**  
 ARCHITECTURAL ENGINEERING  
 1001 W. WISCONSIN STREET  
 MILWAUKEE, WI 53233  
 PHONE: 414.224.3000  
 FAX: 414.224.3001  
 WWW.EXCEL-ENGINEERS.COM

**Saputo**

PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PRELIMINARY DATES  
 NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 27, 2021

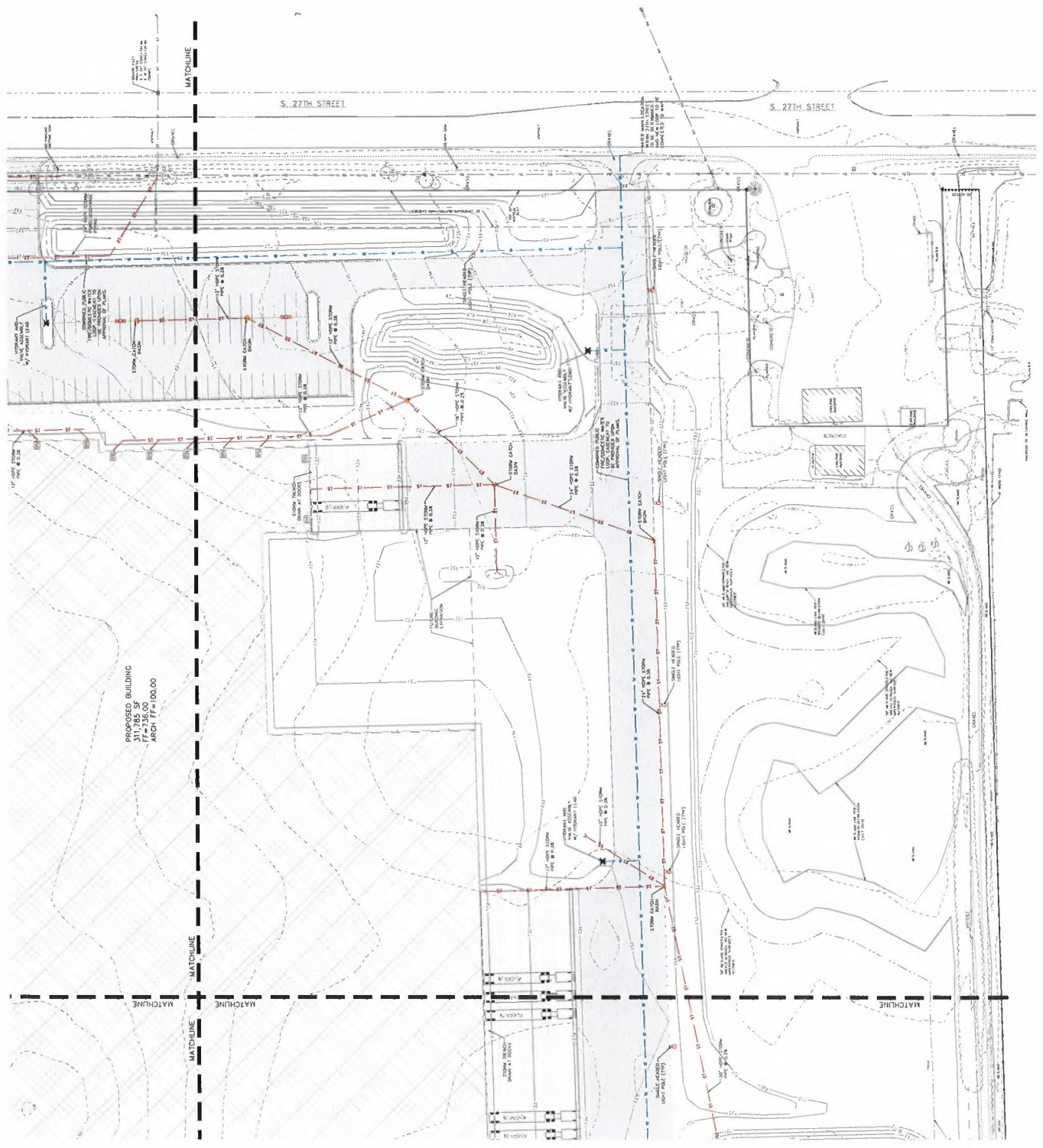
NOT FOR CONSTRUCTION

JOB NUMBER: 2113260  
 SCALE: 1" = 40'-0"

**C1.3D**

SEE CIVIL PLAN DATE: \_\_\_\_\_  
 SEE CIVIL PLAN FOR R.I. PLAN  
 SPECIFICATIONS AND REQUIREMENTS

CONSTRUCTION: \_\_\_\_\_  
 (S) \_\_\_\_\_  
 (M) \_\_\_\_\_  
 (E) \_\_\_\_\_  
 (L) \_\_\_\_\_  
 (C) \_\_\_\_\_  
 (D) \_\_\_\_\_  
 (O) \_\_\_\_\_  
 (T) \_\_\_\_\_  
 (P) \_\_\_\_\_  
 (S) \_\_\_\_\_  
 (I) \_\_\_\_\_  
 (N) \_\_\_\_\_





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 AN IRVING-CLOUD COMPANY  
 10000 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53224  
 PHONE: 414.774.1000  
 FAX: 414.774.1001  
 WWW.IR-CLD.COM

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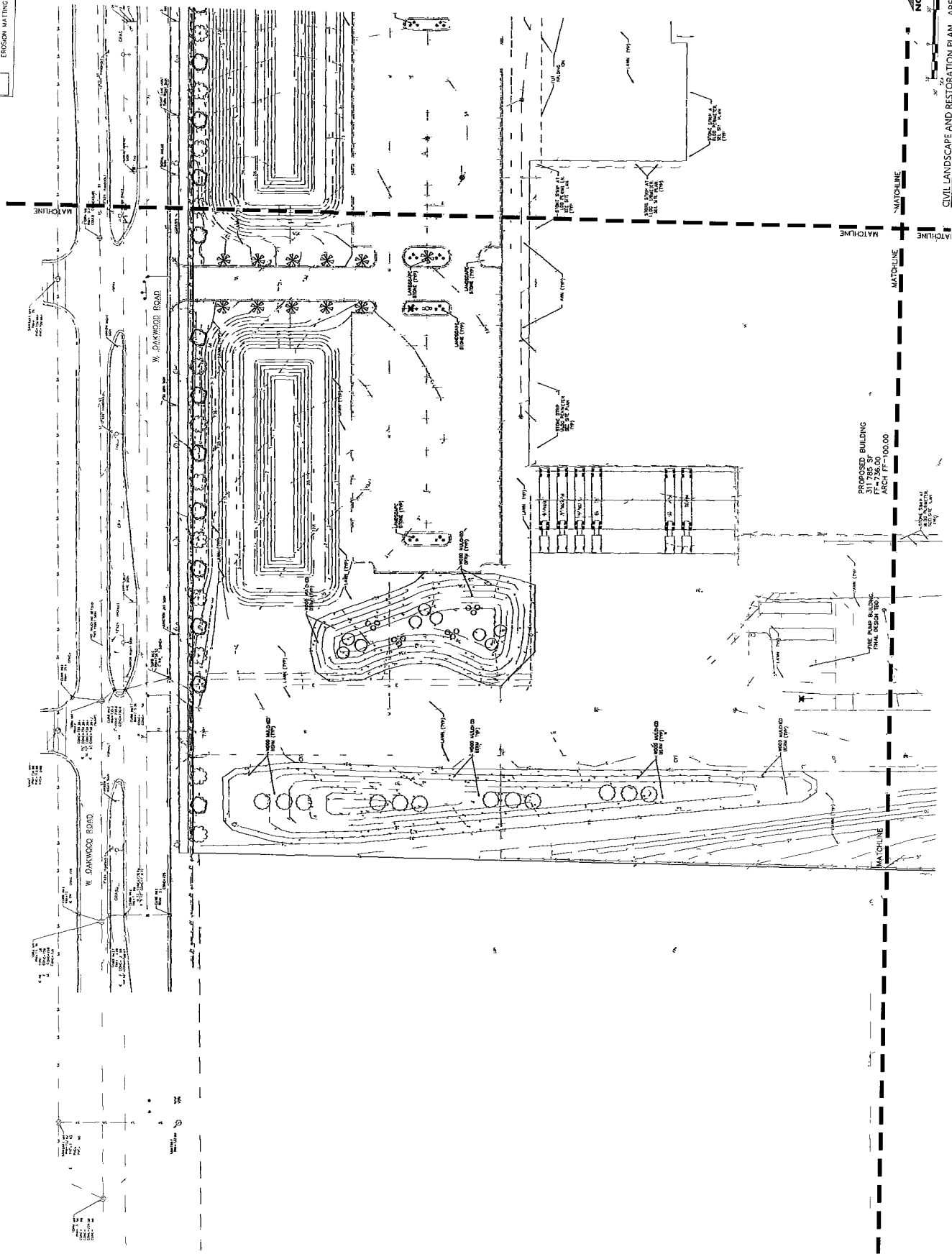
PROJECT INFORMATION  
 WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

NOT FOR CONSTRUCTION  
 ESTIMATE DATES:  
 NOV 22 2021  
 NOV 22 2021  
 DEC 27 2021

SHEET NUMBER  
 2113260

**C1.4B**

SPECIFICATION, NOT FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS  
 EROSION MATING LOCK IN



CIVIL LANDSCAPE AND RESTORATION PLAN AREA B

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 1000 W. Wisconsin Ave.  
 Suite 200  
 Franklin, WI 53128  
 Phone: 414.441.4400  
 Fax: 414.441.4401  
 www.excelinc.com

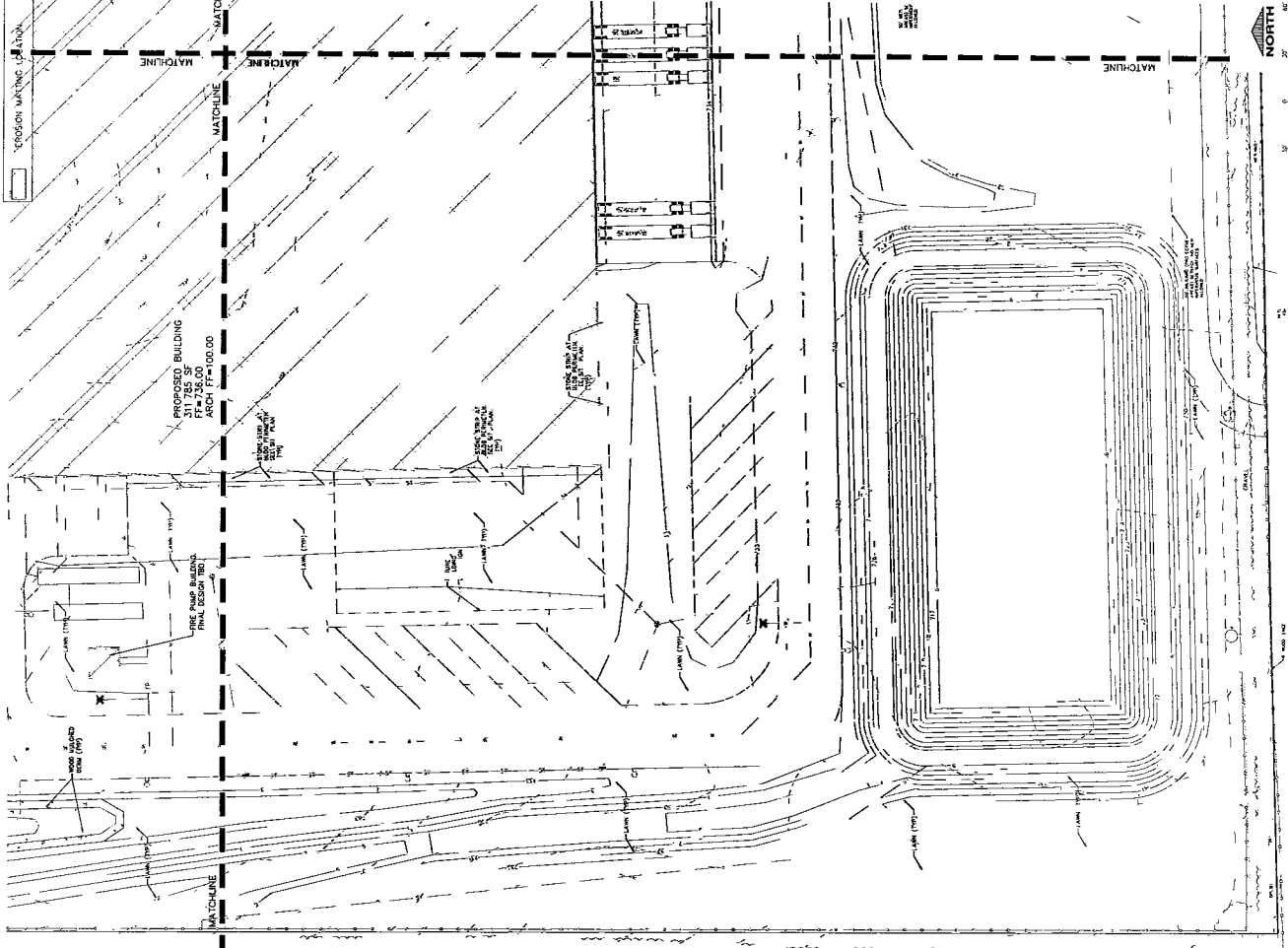
**Saputo**  
 Construction

PROJECT INFORMATION  
 WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

NOT FOR CONSTRUCTION  
 PRELIMINARY DATES  
 NOV 4 2021  
 DEC 2 2021  
 DEF 22 2021

JOB NUMBER  
 2113260  
 SHEET NUMBER  
**C1.4C**

SPECIFICATION NO. 7  
 SEE SHEET CO. FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS



NORTH  
 0 50 100  
 FEET  
 CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C

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**EXCEL**  
 LANDSCAPE ARCHITECTURE  
 1000 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EXCELARCHITECTURE.COM

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**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

**PRELIMINARY DATES**  
 NOV. 4, 2021  
 DEC. 22, 2021

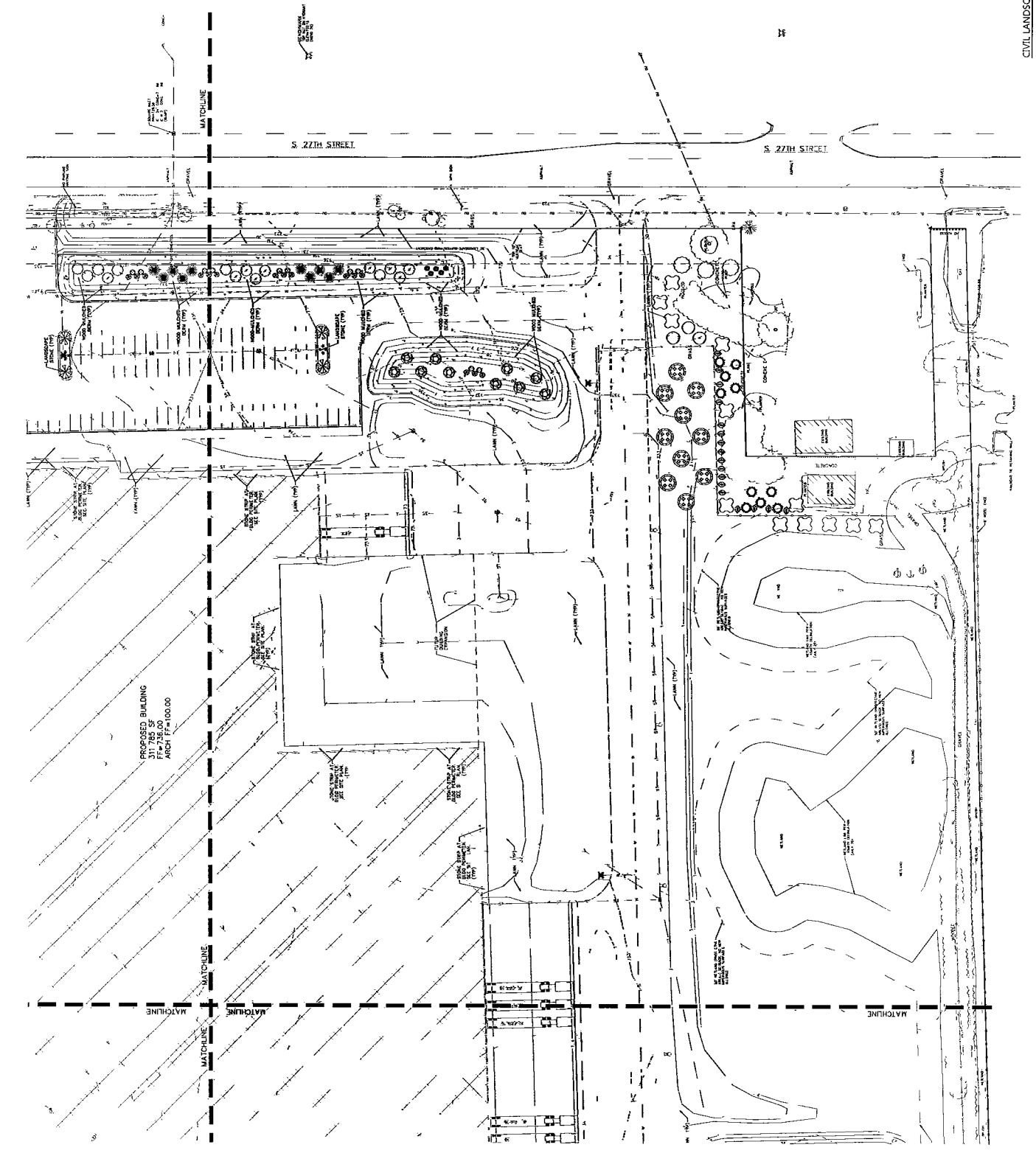
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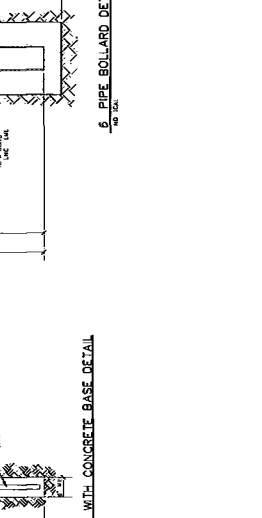
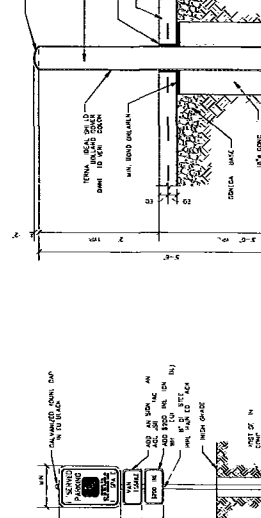
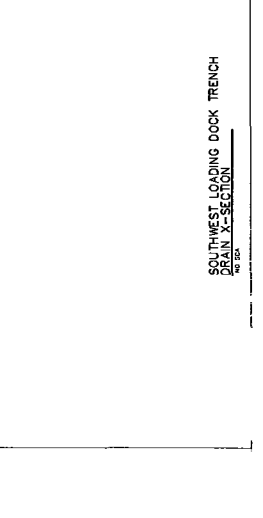
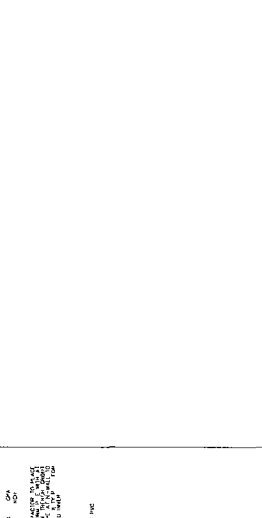
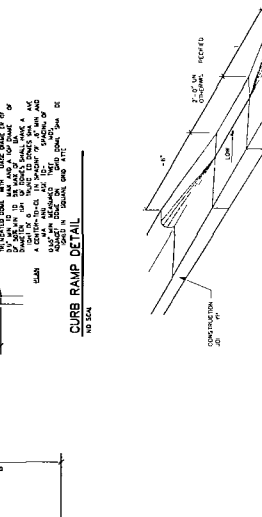
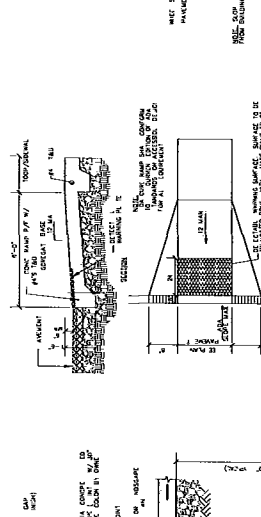
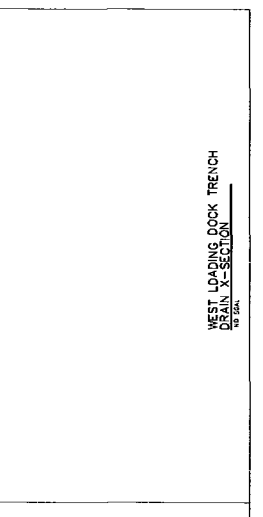
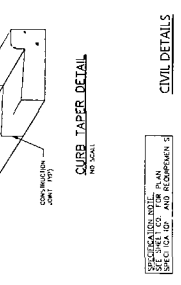
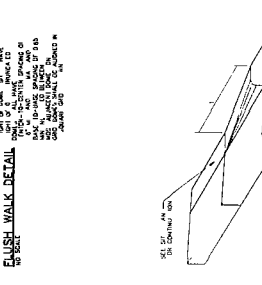
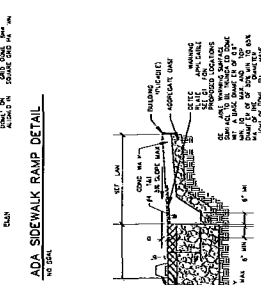
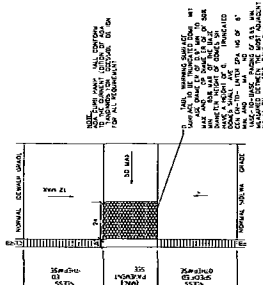
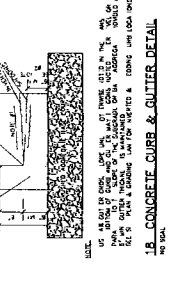
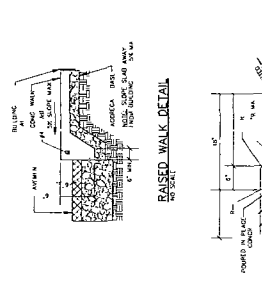
**JOB NUMBER**  
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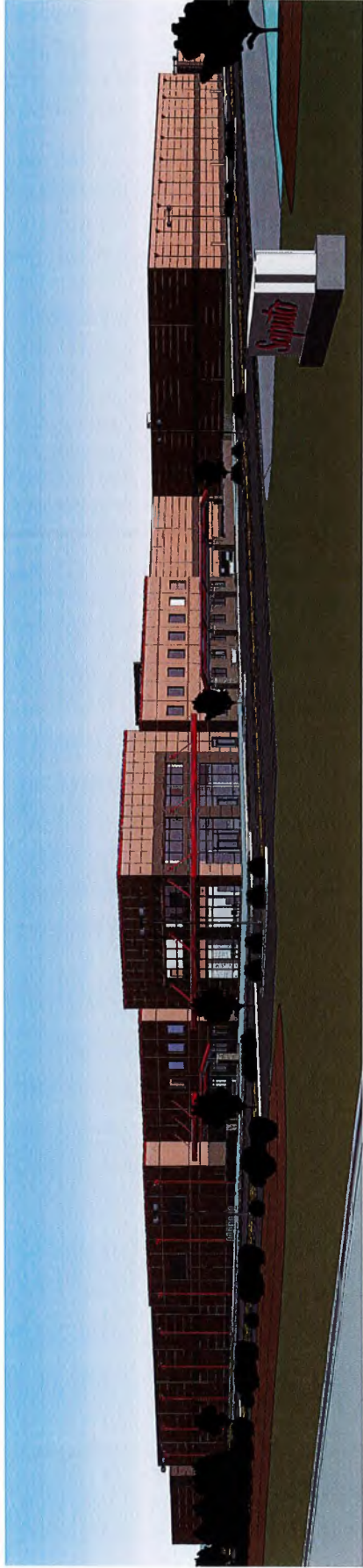
**SHEET NUMBER**  
**C1.4D**

**SPECIFICATION NOTE:**  
 SEE SHEET C01 FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS

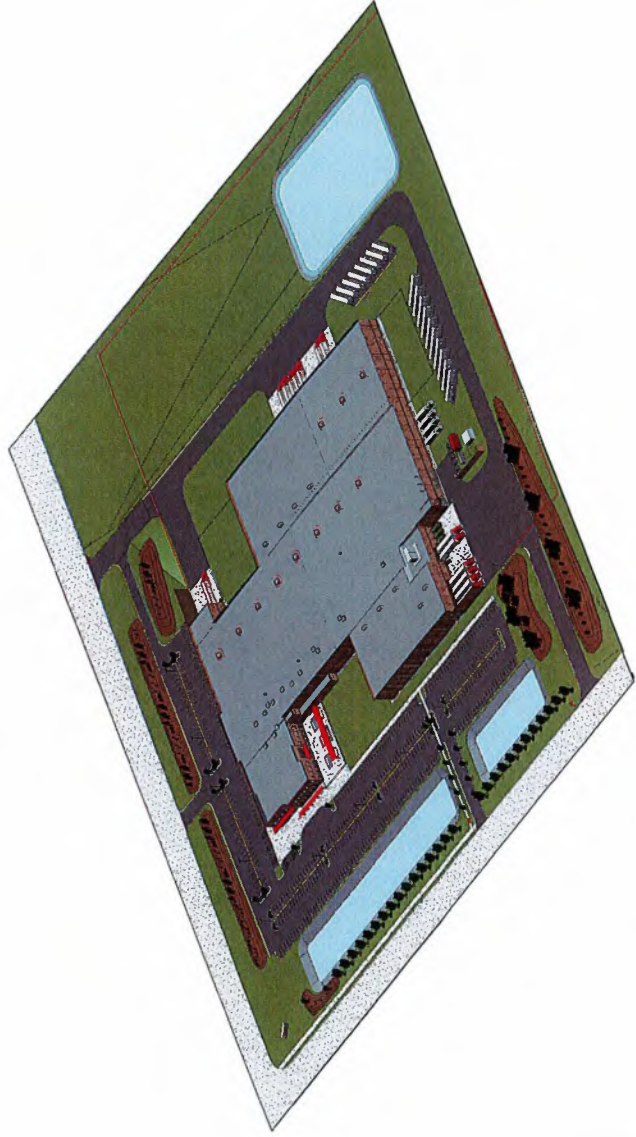
EROSION MATING LOCAL ON



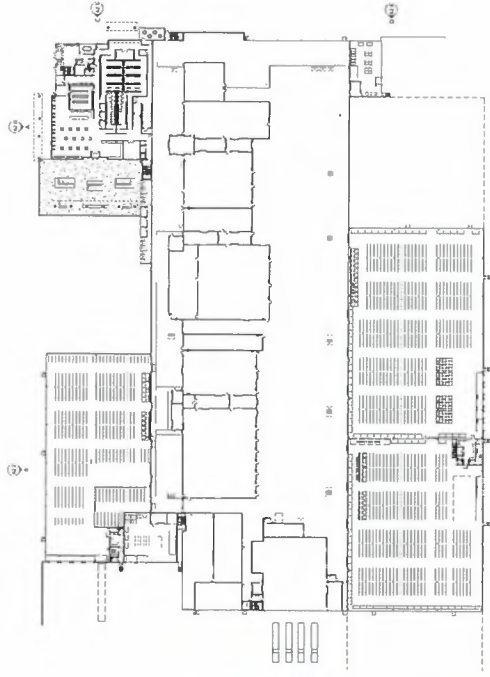




PERSPECTIVE VIEW LOOKING SOUTHWEST - INTERSECTION OF 27TH AND OAKWOOD DRIVE



ISOMETRIC VIEW LOOKING NORTHWEST



ELEVATION KEY PLAN

ARCHITECTURAL ELEVATION KEY PLAN & PERSPECTIVES

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 EXCELLENCE IN DESIGN  
 Always a Better Plan  
 1000 Lakeside Drive  
 Madison, WI 53703  
 Phone: 608.278.0000  
 www.excelarchitect.com

**Saputo**

PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PREPARED FOR THE CLIENT

PREPARED BY:  
 NOV 11, 2021

NOT FOR CONSTRUCTION

JOB NUMBER:  
 2113260

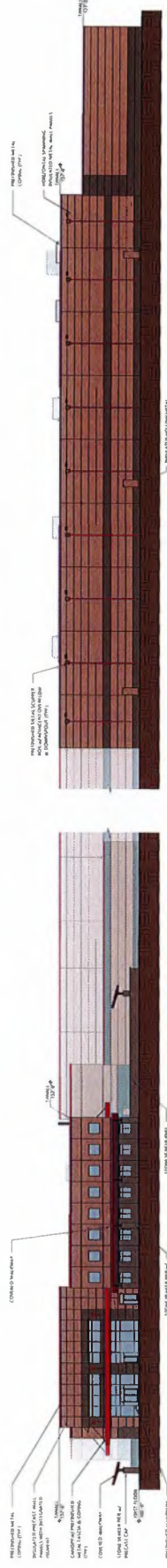
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**EXTERIOR FINISH KEY**

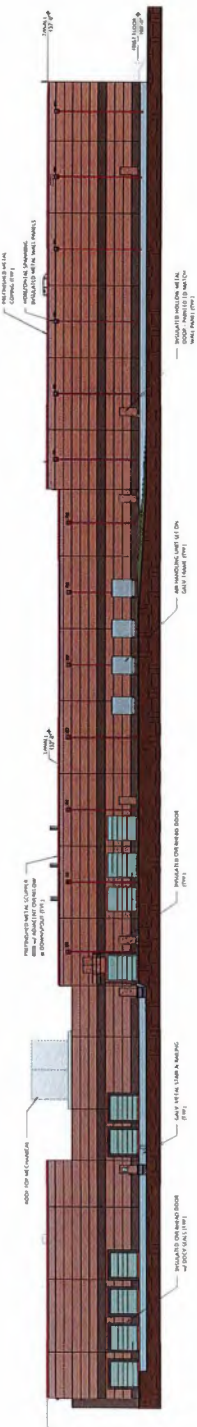
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1	INSULATED 1/2" EPS PANEL CLADDING OVER 1/2" SANDSTONE COLOR: SANDSTONE
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99	PRECAST ARCHITECTURAL CONCRETE COLOR: SANDSTONE
100	PRECAST ARCHITECTURAL CONCRETE COLOR: SANDSTONE



**EAST ELEVATION**  
SCALE: 1" = 20'-0"



**NORTH ELEVATION**  
SCALE: 1" = 20'-0"



**WEST ELEVATION**  
SCALE: 1" = 20'-0"

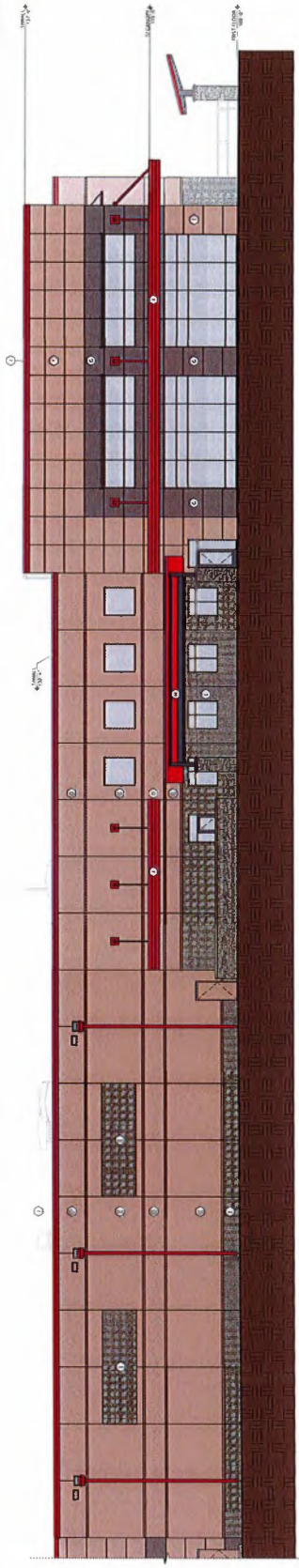


**SOUTH ELEVATION**  
SCALE: 1" = 20'-0"

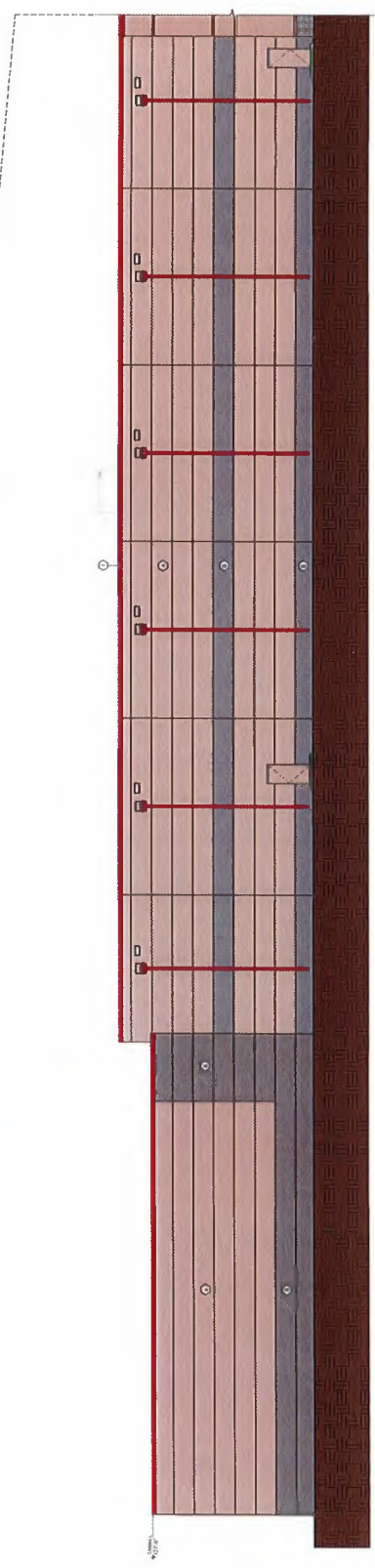


**EXTERIOR FINISH KEY**

1	POURED WITH PAINT LEADING
2	CENTRAL SANDSTONE
3	CLAY TILE - PAINT LEADING
4	CLAY TILE - PAINT LEADING
5	CLAY TILE - PAINT LEADING
6	CLAY TILE - PAINT LEADING
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100	CLAY TILE - PAINT LEADING



ELEVATION - ENLARGED EAST OFFICE  
 1/4" = 1'-0"



ELEVATION - ENLARGED EAST WAREHOUSE  
 1/4" = 1'-0"



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 MILWAUKEE, WI 53233  
 PHONE: 414.224.1000  
 FAX: 414.224.1001  
 WWW.EXCEL-TECHNICAL.COM

*Saputo*

PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

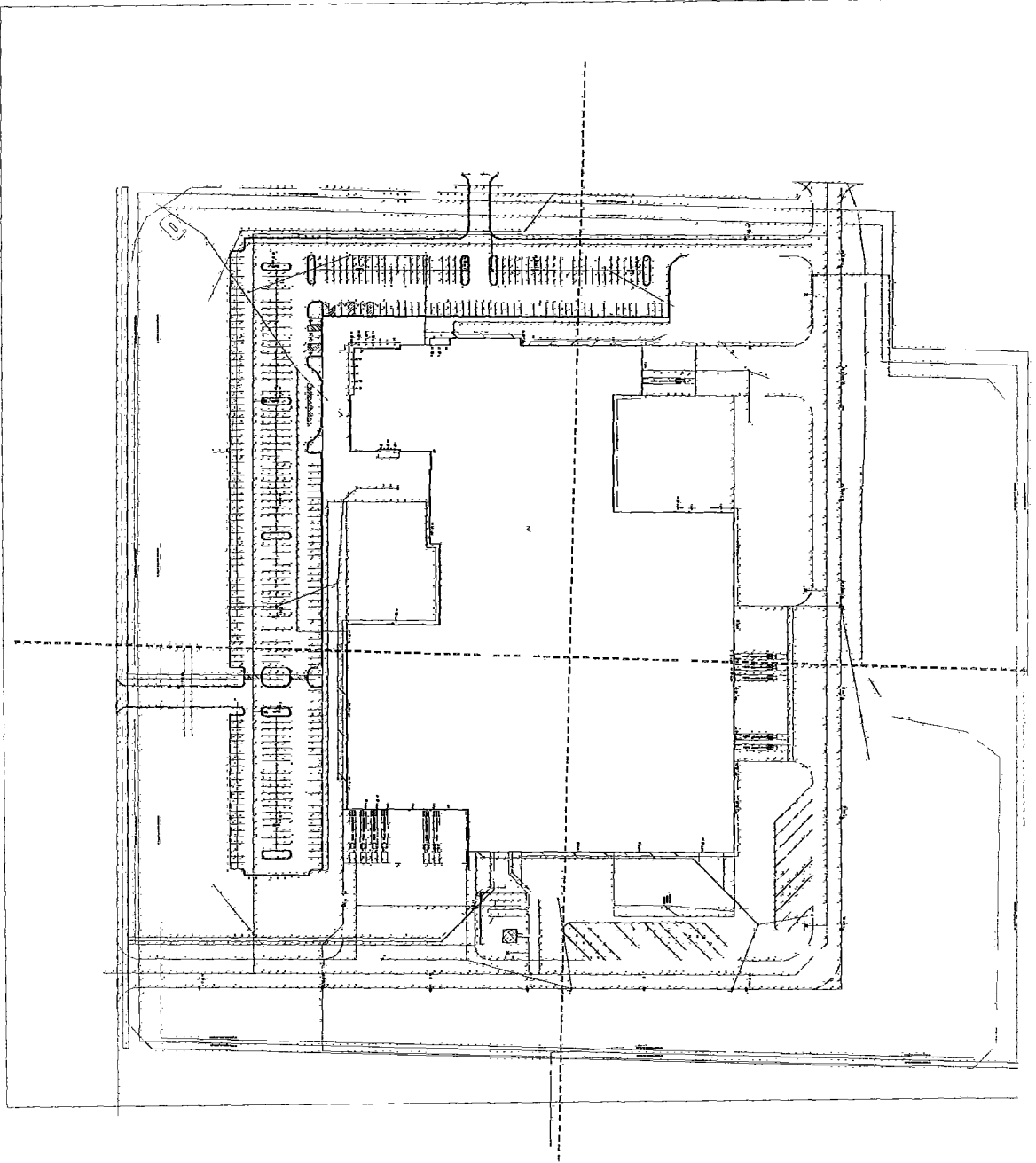
PROJECT NUMBER

NOT FOR CONSTRUCTION  
 PREPARED FOR DATES  
 NOV 4 '20

JOB NUMBER  
 2113260

SHEET NUMBER  
**PXP1**

SCALE: 1/8" = 1'-0"



SITE PLAN PHOTOMETRIC OVERALL





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 1000 W. Wisconsin Ave.  
 Suite 200, Franklin, WI 53140  
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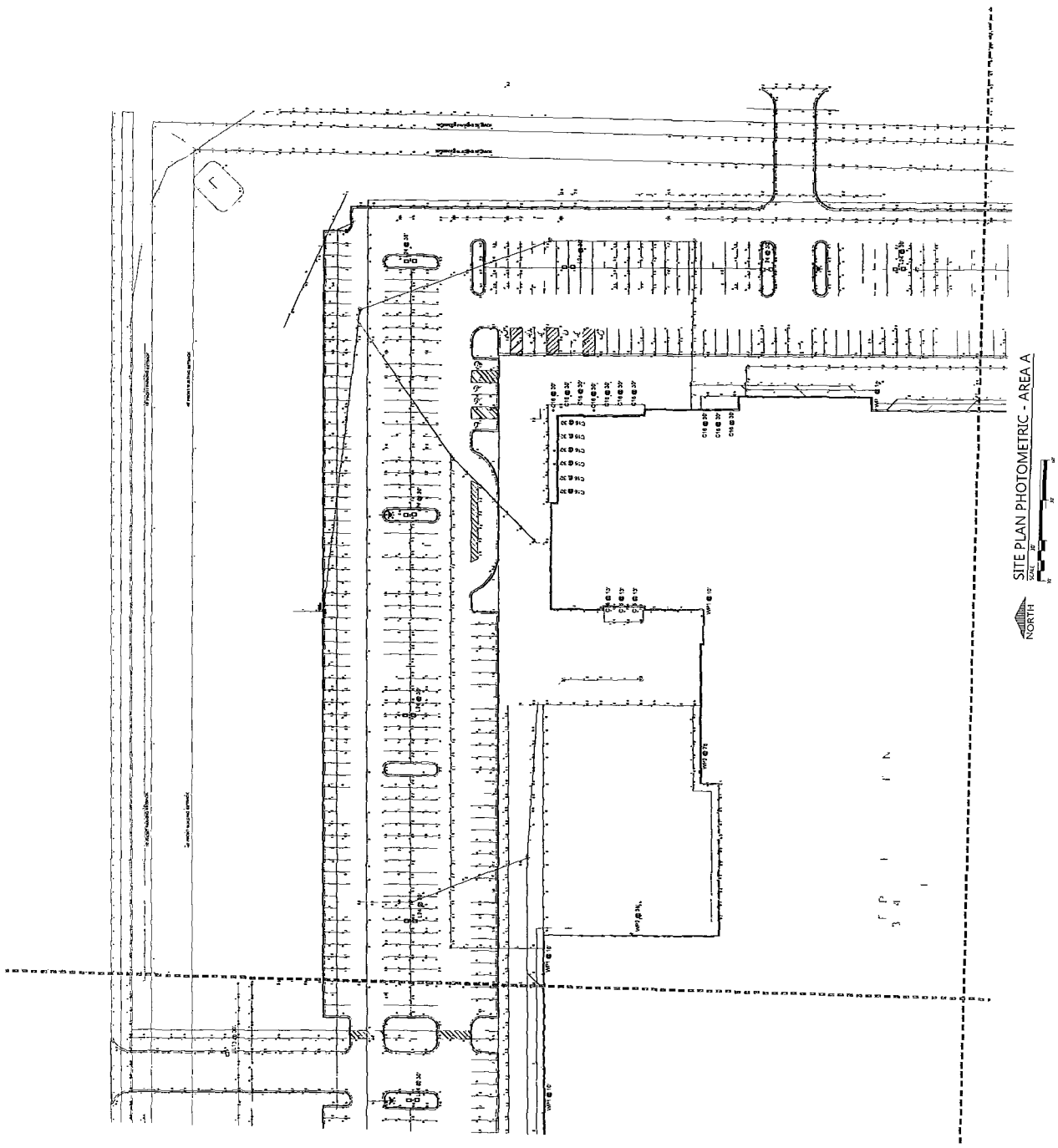
PROJECT INFORMATION  
 WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

DATE: 11/04/2017

NOT FOR CONSTRUCTION  
 PRELIMINARY DATES:  
 NOV. 4, 2017

PER NUMBER:  
 2113260

SHEET NUMBER:  
**PXP1A**



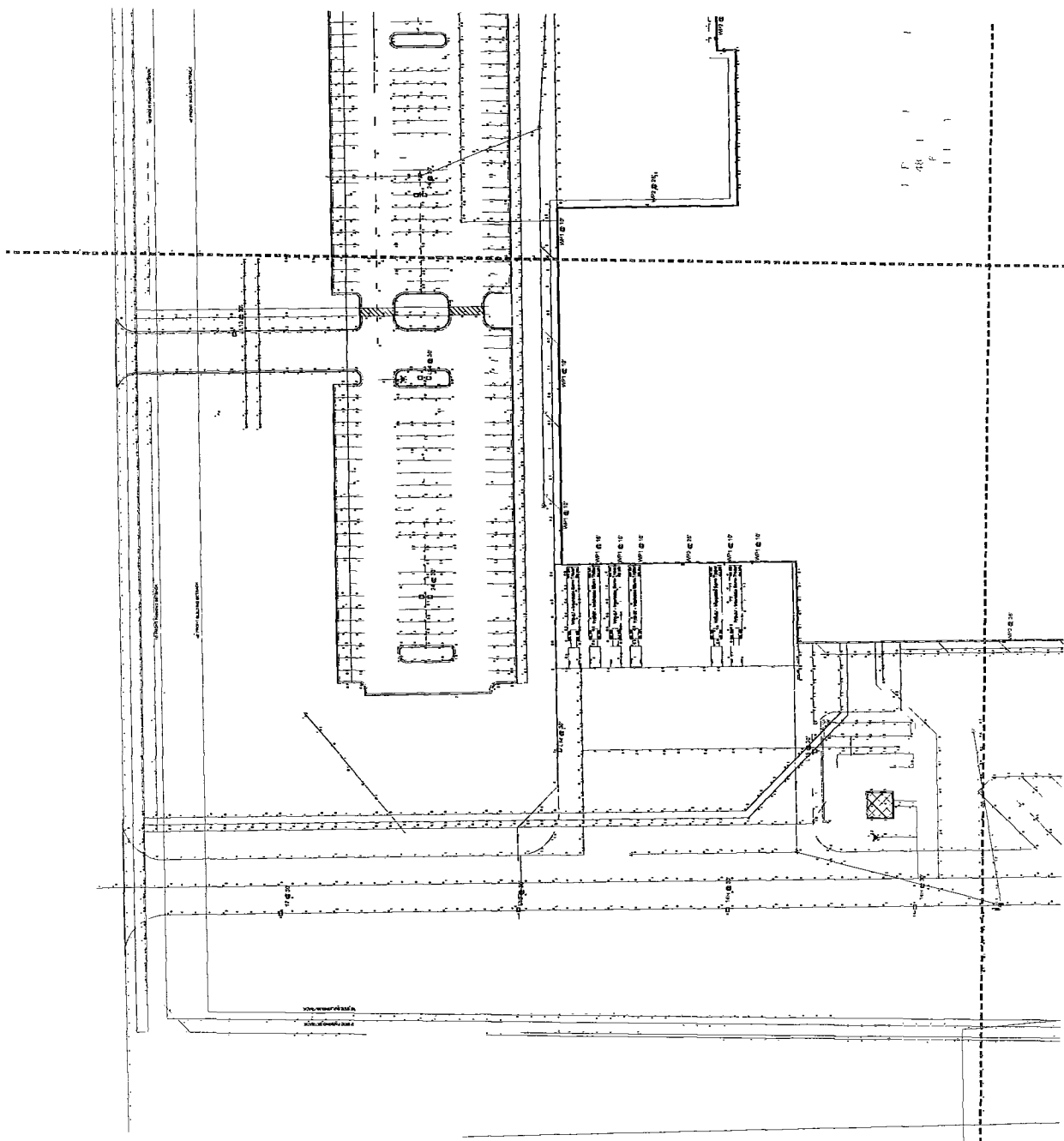
**EXCEL**  
 Always a Better Plan  
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 Franklin, WI 53128  
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 Fax: 414.441.1001  
 www.excelplan.com

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**PROJECT INFORMATION**  
 WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

**NOT FOR CONSTRUCTION**  
 PRELIMINARY DATE:  
 NOV. 4, 2012

JOB NUMBER: 2113260  
 SHEET NUMBER: **PXP1B**



**SITE PLAN PHOTOMETRIC AREA B**

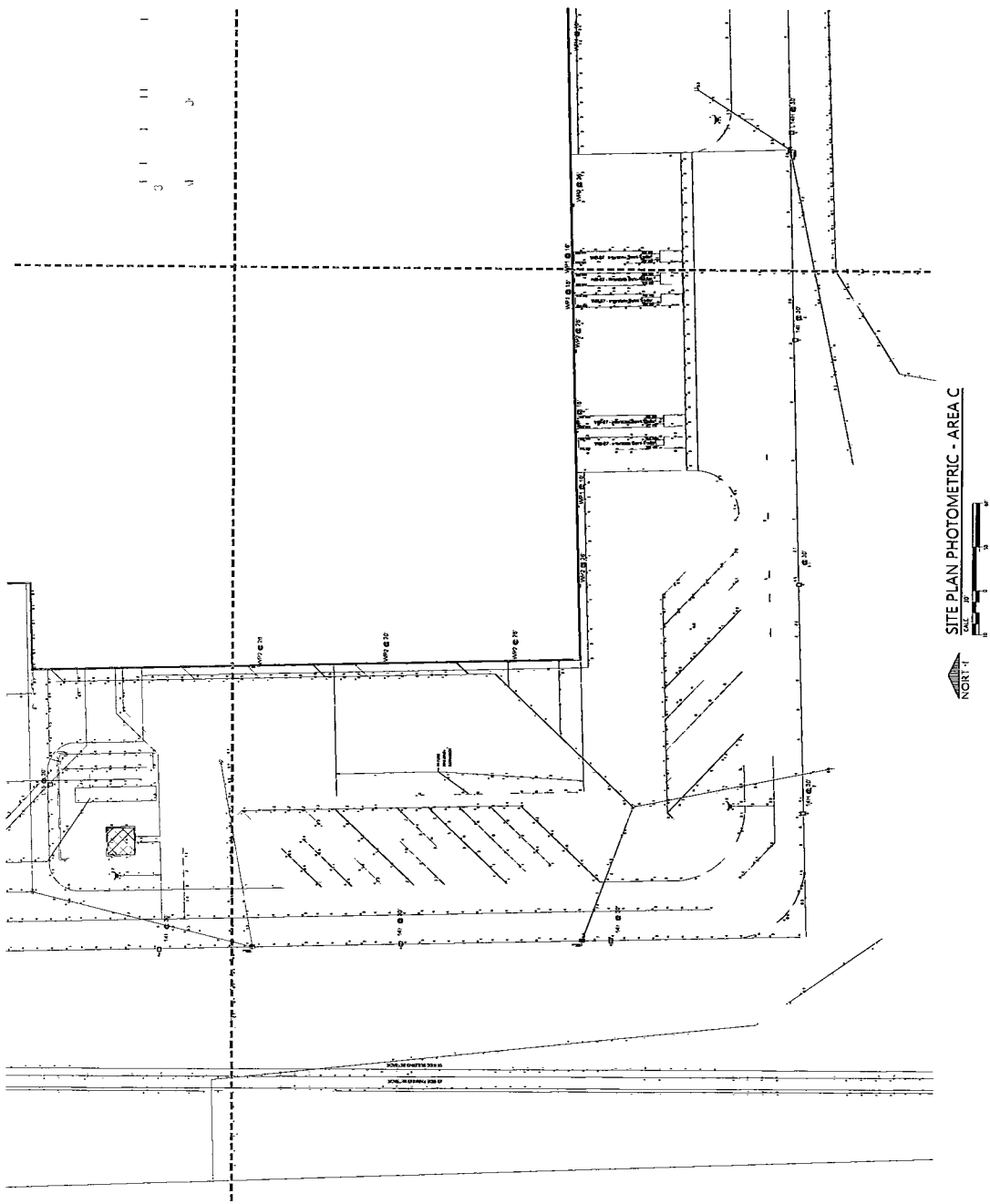
**EXCEL**  
 CONSTRUCTION SERVICES  
 Always a Better Plan  
 10000 W. 100th Street  
 Overland Park, KS 66204  
 Phone: 913.241.1000  
 Fax: 913.241.1001  
 Website: www.excelcs.com

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PROJECT INFORMATION:  
**SAPUTO CHEESE USA, INC.**  
 WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

NOT FOR CONSTRUCTION  
 PRELIMINARY DATE:  
 NOV. 4, 2002

FOR NUMBER: 211-3260  
 SHEET NUMBER: **PXP1C**



**EXCEL**  
 AN IRVING-CLOUD COMPANY  
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 PROJECT: SAPUTO CHEESE USA, INC.  
 PROJECT NO: 21132260  
 PROJECT ADDRESS: SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI  
 WWW.EXCEL-TECHNOLOGIES.COM  
 EXCEL-TECHNOLOGIES.COM

**Saputo**

**PROJECT INFORMATION**

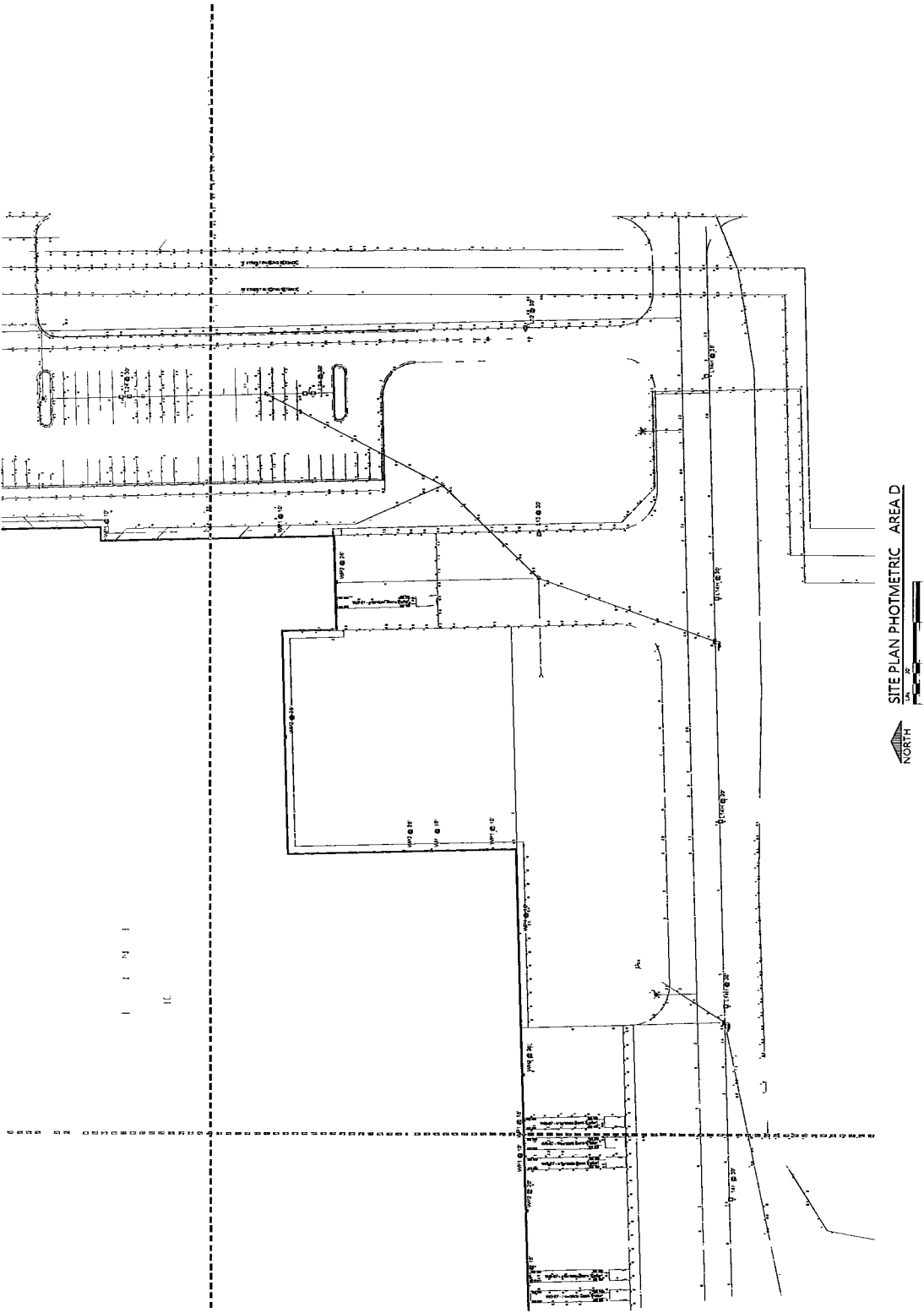
WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
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NOT FOR CONSTRUCTION

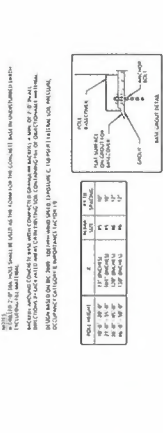
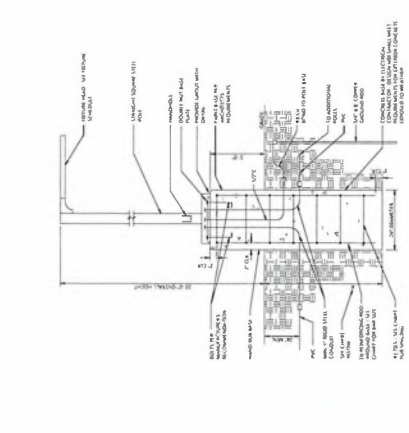
PRELIMINARY DATES  
 NOV 4, 2010

JOB NUMBER  
 21132260

SHEET NUMBER  
**PXP1D**



**SITE PLAN PHOTOMETRIC AREA D**



**LIGHT POLE DETAIL**  
NOT SCALE

NOTES:  
1. LIGHT POLE SHALL BE MADE OF 100% GALVANIZED STEEL.  
2. LIGHT POLE SHALL BE 15' HIGH TO THE TOP OF THE LUMINAIRE.  
3. LIGHT POLE SHALL BE 4" DIA. AT THE TOP OF THE LUMINAIRE.  
4. LIGHT POLE SHALL BE 4" DIA. AT THE BASE OF THE LUMINAIRE.  
5. LIGHT POLE SHALL BE 4" DIA. AT THE BASE OF THE LUMINAIRE.  
6. LIGHT POLE SHALL BE 4" DIA. AT THE BASE OF THE LUMINAIRE.

ITEM	QTY	UNIT	DESCRIPTION
1	1	EA	15' GALVANIZED STEEL LIGHT POLE
2	1	EA	4" DIA. GALVANIZED STEEL LUMINAIRE
3	1	EA	4" DIA. GALVANIZED STEEL MOUNTING ARM
4	1	EA	4" DIA. GALVANIZED STEEL BASE
5	1	EA	4" DIA. GALVANIZED STEEL BRACKET
6	1	EA	4" DIA. GALVANIZED STEEL FITTING
7	1	EA	4" DIA. GALVANIZED STEEL WELD
8	1	EA	4" DIA. GALVANIZED STEEL GROUNDING
9	1	EA	4" DIA. GALVANIZED STEEL BUSHING
10	1	EA	4" DIA. GALVANIZED STEEL NUT
11	1	EA	4" DIA. GALVANIZED STEEL WASHER
12	1	EA	4" DIA. GALVANIZED STEEL LOCKWASHER
13	1	EA	4" DIA. GALVANIZED STEEL SPRING WASHER
14	1	EA	4" DIA. GALVANIZED STEEL SCREW
15	1	EA	4" DIA. GALVANIZED STEEL BOLT
16	1	EA	4" DIA. GALVANIZED STEEL WELD BUSHING
17	1	EA	4" DIA. GALVANIZED STEEL WELD NUT
18	1	EA	4" DIA. GALVANIZED STEEL WELD LOCKWASHER
19	1	EA	4" DIA. GALVANIZED STEEL WELD SPRING WASHER
20	1	EA	4" DIA. GALVANIZED STEEL WELD SCREW
21	1	EA	4" DIA. GALVANIZED STEEL WELD BOLT
22	1	EA	4" DIA. GALVANIZED STEEL WELD BUSHING
23	1	EA	4" DIA. GALVANIZED STEEL WELD NUT
24	1	EA	4" DIA. GALVANIZED STEEL WELD LOCKWASHER
25	1	EA	4" DIA. GALVANIZED STEEL WELD SPRING WASHER
26	1	EA	4" DIA. GALVANIZED STEEL WELD SCREW
27	1	EA	4" DIA. GALVANIZED STEEL WELD BOLT
28	1	EA	4" DIA. GALVANIZED STEEL WELD BUSHING
29	1	EA	4" DIA. GALVANIZED STEEL WELD NUT
30	1	EA	4" DIA. GALVANIZED STEEL WELD LOCKWASHER
31	1	EA	4" DIA. GALVANIZED STEEL WELD SPRING WASHER
32	1	EA	4" DIA. GALVANIZED STEEL WELD SCREW
33	1	EA	4" DIA. GALVANIZED STEEL WELD BOLT
34	1	EA	4" DIA. GALVANIZED STEEL WELD BUSHING
35	1	EA	4" DIA. GALVANIZED STEEL WELD NUT
36	1	EA	4" DIA. GALVANIZED STEEL WELD LOCKWASHER
37	1	EA	4" DIA. GALVANIZED STEEL WELD SPRING WASHER
38	1	EA	4" DIA. GALVANIZED STEEL WELD SCREW
39	1	EA	4" DIA. GALVANIZED STEEL WELD BOLT
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43	1	EA	4" DIA. GALVANIZED STEEL WELD SPRING WASHER
44	1	EA	4" DIA. GALVANIZED STEEL WELD SCREW
45	1	EA	4" DIA. GALVANIZED STEEL WELD BOLT
46	1	EA	4" DIA. GALVANIZED STEEL WELD BUSHING
47	1	EA	4" DIA. GALVANIZED STEEL WELD NUT
48	1	EA	4" DIA. GALVANIZED STEEL WELD LOCKWASHER
49	1	EA	4" DIA. GALVANIZED STEEL WELD SPRING WASHER
50	1	EA	4" DIA. GALVANIZED STEEL WELD SCREW

**FEATURE TYPE W92**  
D-Series Size 2 LED Wall Luminaire

**DESCRIPTION:** The D-Series Size 2 LED Wall Luminaire is a high-quality, energy-efficient lighting fixture. It features a modern, minimalist design and is available in multiple finishes. The luminaire is designed for use in a variety of applications, including residential, commercial, and industrial settings. It is available in two sizes: 12" and 18". The luminaire is made of die-cast aluminum and is finished with a powder-coat finish. It is available in multiple finishes, including brushed nickel, chrome, and black. The luminaire is designed to be mounted on a wall and is available in two mounting options: surface mount and recessed mount. The luminaire is available in two beam angles: 30° and 60°. The luminaire is available in two wattages: 15W and 30W. The luminaire is available in two color temperatures: 3000K and 4000K. The luminaire is available in two dimming options: non-dimmable and dimmable. The luminaire is available in two mounting heights: 48" and 60". The luminaire is available in two mounting depths: 12" and 18". The luminaire is available in two mounting widths: 12" and 18". The luminaire is available in two mounting heights: 48" and 60". The luminaire is available in two mounting depths: 12" and 18". The luminaire is available in two mounting widths: 12" and 18".

ITEM	QTY	UNIT	DESCRIPTION
1	1	EA	12" D-SERIES SIZE 2 LED WALL LUMINAIRE
2	1	EA	18" D-SERIES SIZE 2 LED WALL LUMINAIRE

**FEATURE TYPE W91**  
Lumark DORISTAR LED

**DESCRIPTION:** The Lumark DORISTAR LED luminaire is a high-quality, energy-efficient lighting fixture. It features a modern, minimalist design and is available in multiple finishes. The luminaire is designed for use in a variety of applications, including residential, commercial, and industrial settings. It is available in two sizes: 12" and 18". The luminaire is made of die-cast aluminum and is finished with a powder-coat finish. It is available in multiple finishes, including brushed nickel, chrome, and black. The luminaire is designed to be mounted on a wall and is available in two mounting options: surface mount and recessed mount. The luminaire is available in two beam angles: 30° and 60°. The luminaire is available in two wattages: 15W and 30W. The luminaire is available in two color temperatures: 3000K and 4000K. The luminaire is available in two dimming options: non-dimmable and dimmable. The luminaire is available in two mounting heights: 48" and 60". The luminaire is available in two mounting depths: 12" and 18". The luminaire is available in two mounting widths: 12" and 18".

ITEM	QTY	UNIT	DESCRIPTION
1	1	EA	12" LUMARK DORISTAR LED WALL LUMINAIRE
2	1	EA	18" LUMARK DORISTAR LED WALL LUMINAIRE

**FEATURE TYPE W92**  
D-Series Size 2 LED Wall Luminaire

**DESCRIPTION:** The D-Series Size 2 LED Wall Luminaire is a high-quality, energy-efficient lighting fixture. It features a modern, minimalist design and is available in multiple finishes. The luminaire is designed for use in a variety of applications, including residential, commercial, and industrial settings. It is available in two sizes: 12" and 18". The luminaire is made of die-cast aluminum and is finished with a powder-coat finish. It is available in multiple finishes, including brushed nickel, chrome, and black. The luminaire is designed to be mounted on a wall and is available in two mounting options: surface mount and recessed mount. The luminaire is available in two beam angles: 30° and 60°. The luminaire is available in two wattages: 15W and 30W. The luminaire is available in two color temperatures: 3000K and 4000K. The luminaire is available in two dimming options: non-dimmable and dimmable. The luminaire is available in two mounting heights: 48" and 60". The luminaire is available in two mounting depths: 12" and 18". The luminaire is available in two mounting widths: 12" and 18".

ITEM	QTY	UNIT	DESCRIPTION
1	1	EA	12" D-SERIES SIZE 2 LED WALL LUMINAIRE
2	1	EA	18" D-SERIES SIZE 2 LED WALL LUMINAIRE

**FEATURE TYPE C18**  
LITHONIA LIGHTING LDN6

**DESCRIPTION:** The LITHONIA LIGHTING LDN6 luminaire is a high-quality, energy-efficient lighting fixture. It features a modern, minimalist design and is available in multiple finishes. The luminaire is designed for use in a variety of applications, including residential, commercial, and industrial settings. It is available in two sizes: 12" and 18". The luminaire is made of die-cast aluminum and is finished with a powder-coat finish. It is available in multiple finishes, including brushed nickel, chrome, and black. The luminaire is designed to be mounted on a wall and is available in two mounting options: surface mount and recessed mount. The luminaire is available in two beam angles: 30° and 60°. The luminaire is available in two wattages: 15W and 30W. The luminaire is available in two color temperatures: 3000K and 4000K. The luminaire is available in two dimming options: non-dimmable and dimmable. The luminaire is available in two mounting heights: 48" and 60". The luminaire is available in two mounting depths: 12" and 18". The luminaire is available in two mounting widths: 12" and 18".

ITEM	QTY	UNIT	DESCRIPTION
1	1	EA	12" LITHONIA LIGHTING LDN6 WALL LUMINAIRE
2	1	EA	18" LITHONIA LIGHTING LDN6 WALL LUMINAIRE

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10000 W. WISCONSIN AVE. SUITE 100  
FRANKLIN, WI 53146  
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**Scaputo**

**PROJECT INFORMATION**

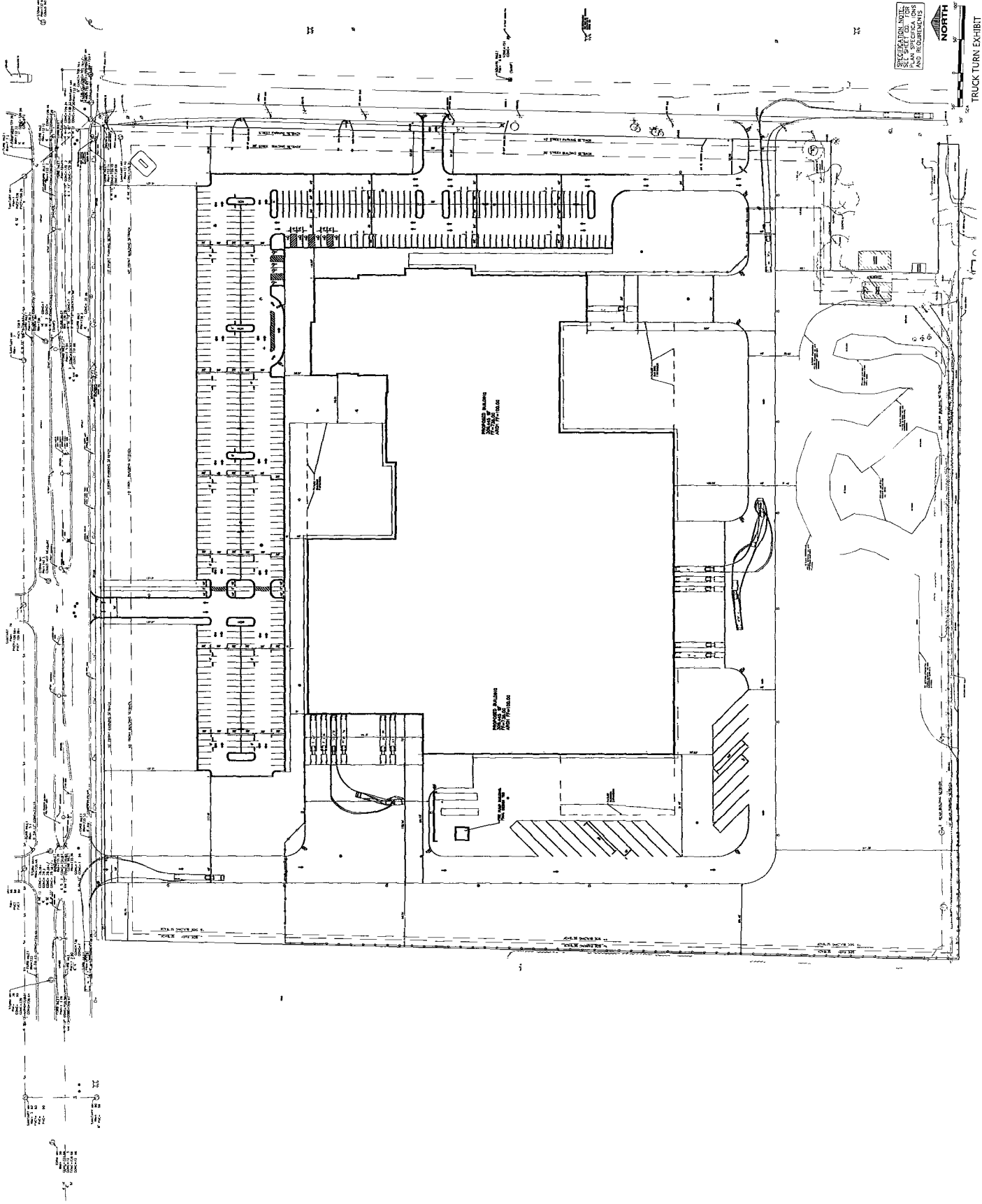
WISCONSIN PACKAGING AND CUTTING FACILITY FOR  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

NOT FOR CONSTRUCTION

ILLUSTRATION DATE: NOV 11, 2007

JOB NUMBER: 2113260

SHEET NUMBER: **TT**



TRUCK TURN EXHIBIT

SECTION TITLE: TRUCK TURN EXHIBIT  
PLAN NUMBER: 2113260  
DATE: NOV 11, 2007



**REPORT TO THE PLAN COMMISSION**

**Meeting of January 6, 2022**

**SPECIAL USE/SITE PLAN**

**RECOMMENDED MOTIONS:** Department of City Development Staff recommends the following: (1) Provide an approval recommendation to the Common Council on the Special Use Application; (2) Approve the 37 waivers/modifications requested from the PDD-39 Design Standards and South 27<sup>th</sup> Street Design Overlay District requirements as indicated below and in the attached Site Plan Resolution; (3) Approve the Site Plan Application based on the conditions as provided in the attached Site Plan Resolution, or modify said Resolution as determined by the Plan Commission.

**Applicant:** Saputo Cheese USA, Inc.

**Property Address/Tax Key Number:** SW corner West Oakwood Road at South 27<sup>th</sup> Street  
Part of 951-9994-001

**Aldermanic District:** District 4

**Agent:** Jeff Allmann, Saputo Cheese USA, Inc.  
Dave Koenes, P.E., Excel Engineering, Inc.

**Zoning District:** PDD-39 (Mixed Use Business Park)  
South 27<sup>th</sup> Street Design Overlay District

**Use of Surrounding Properties:** **North:** Ascension Hospital zoned B-7 South 27<sup>th</sup> Street Mixed Use-Office District  
**West:** Vacant and conservancy land zoned PDD-39  
**South:** XPL Logistics and Residential zoned PDD-39  
**East:** Noncommercial Assembly zoned I-1 and Residential zoned Rs-2

**Special Use Request:** To permit an “Office/Light Industrial Flex Space” for a new consumer food product converting facility.

**Site Plan Proposal:** To permit construction of a 310,485 square foot office and industrial building and requisite roadway access, parking, loading, and bufferyard and parking area landscaping, with requests for various waivers/modifications to the PDD 39 Design Standards and the South 27<sup>th</sup> Street Design Overlay District.

**Staff Planner:** Heath Eddy, AICP, Planning Manager

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

## **APPLICANT'S REQUEST**

The applicant is requesting approval of a Special Use to permit an "Office/Light Industrial Flex Space" for a new consumer food product converting facility, and approval of a Site Plan to permit construction of a 310,485-square foot office and industrial building including the roadway accesses to both West Oakwood Road (a City-owned and maintained roadway) and South 27<sup>th</sup> Street (a WisDOT maintained roadway), 459 parking spaces, loading and unloading areas, and landscaping and security fencing for Lot 2 of CSM #9362, which was approved by the Common Council on October 19, 2021. As part of the Site Plan Application, the applicant requests waivers or modifications to PDD-39 Design Standards and the design requirements of the South 27<sup>th</sup> Street Design Overlay District.

The Special Use Application is subject to a public hearing, which requires a Class 2 Notice under State Statute. The Public Notice was provided to the South NOW weekly publication on December 13, 2021 and ran on December 22 and December 29, 2021. Notices were mailed to the requisite adjacent property owners by City Development staff on December 17, 2021.

## **CHARACTER OF THE SITE AND SURROUNDING AREA**

The subject property is a formerly active farm that is currently owned by H.S.A. Commercial Real Estate. The property was the subject of a 3-lot CSM that includes two development sites and an outlot that will be almost entirely covered by a Conservation Easement. The subject property for these applications is Lot 2, which is a 34.39-acre site. The property primarily consists of maintained field area with a small concentration of wetland features located along the south property line adjacent the property currently occupied by XPL Logistics. The surrounding area includes a residence to the southeast; a couple of institutional properties and a residential neighborhood to the east; Ascension hospital to the north; and Lot 1 of the same CSM and the conservancy outlot to the west.

## **DESCRIPTION OF THE APPLICATION**

On November 8, 2021, the applicant submitted applications for a Site Plan and a Special Use to develop the proposed food converting facility and offices in Planned Development District (PDD)-39. Because the property is located in the Gateway Area of PDD-39, it requires a Special Use approval to operate a use that is a combination of light industrial and office space. The proposed use category "Office/Light Industrial Flex Space" is most consistent with the proposed use of the site.

The applicant's proposal is for 310,485 square feet of new building (with space retained for additional building area), along with 459 parking spaces and delivery and loading areas along the west and south of the proposed facility. The applicant's proposal includes separate accesses for employee arrivals and departures from those of materials deliveries and distribution facilities, and therefore there are 2 proposed access points to West Oakwood Road and 2 additional access points to South 27<sup>th</sup> Street.

To address the provision for buffering the trucking area, the applicant proposes berming located to the northwest of the facility to block the view from West Oakwood Road, and again along the southeast corner of the proposed facility to block the view from South 27<sup>th</sup> Street. Both berms will be landscaped along the peak to aid in the screening effect. Additionally, the applicant proposes bufferyard landscaping along South 27<sup>th</sup> Street and West Oakwood Road against the proposed employee parking areas. However, the applicant also proposes to maintain a view shed from the Oakwood Road/27<sup>th</sup> Street intersection into the property at the focal point of the office portion of the facility.

The applicant's proposed facility design is intended to provide for food safety and minimization of rodents and other contaminants. These design requirements are the primary impetus for the



waivers/modifications requested, and detailed below. The facility is designed with a two-story profile at the northeast corner of the building opposite the aforementioned intersection. This corner is the office and employee welfare areas of the proposed facility, and is designed with windows and brick-type facades along with canopy overhangs at the entrance to enhance the appearance. The majority of the facility is devoted to the food processing operation, which includes secured facades, no windows, and no foundation plantings of landscaping materials beyond ground vegetation to minimize potential contaminants. The food processing portion of the facility is further enclosed with a security fence which will run due west from the northwest corner of the facility, south along the western lot line, then along the southern lot line, then north again to the southeast corner of the facility. This fence is a requirement for food safety.

The applicant's requests for waivers/modifications are consistent with the proposed operation. There are a total of 37 requested waivers or modifications, 13 to the PDD-39 Gateway Area Design Standards and 24 to the South 27<sup>th</sup> Street Design Overlay District standards. Of these requests, there are a total of 7 design waivers and 30 design modifications to provide an alternative to the precise requirements in the design standards.

### **NOTED HIGHLIGHTS**

There are couple of discussion points for consideration.

1. **Parking Reduction.** The applicant is requesting a reduction of the required parking for this proposed use. The nearest requirement is consistent with "Warehouse" which is 2 spaces/1,000 square feet of building area, which would yield a minimum of 621 parking spaces. The applicant proposes a total of 459 parking spaces, which according to the applicant is based on a maximum of 200 food production employees per shift, three shifts, with up to 50 office employees in the daytime shift only. The total amount of parking accounts for the overlapping of shift employees. Staff recommends approval of this reduction.
2. **Sidewalk along South 27<sup>th</sup> Street.** This item is notable as there is no sidewalk shown/proposed on the attached Site Plan. While it is normally a requirement, the applicant does have a justification that is two-fold: (1) the existing profile of South 27<sup>th</sup> Street is a four-lane rural boulevard, with no curb/gutter and an open drainage swale adjacent to the shoulder. Installing sidewalk in this condition would either require building in or on the shoulder or behind the swale; and (2) there currently is no sidewalk on South 27<sup>th</sup> Street south of Villa Drive, which is approximately 2.8 miles north of the subject property. Staff believes the sidewalk should be provided if possible though it should be noted that there are no connections south of the subject property except for Elm Road, which currently includes no sidewalk (though proposed for a trail when the City reconstructs this facility). Staff recommends including the sidewalk but defers to the Plan Commission on placing this requirement on the Site Plan Resolution.
3. **Fencing in Wetland Buffers/Setbacks.** The proposed security fence will include a portion that runs through the wetland buffer and setback areas along the south property line. Approximately 258 linear feet of the fence will run through wetland buffer and 526 linear feet will run through wetland setback. The Natural Resource Features Special Exception (NRSE) process was not designed for this kind of limited impact (both duration and area). As shown on the Site Plan, the fence will include 72 posts in the wetland buffer and setback, which would account for maybe 180 square feet of permanent post footings, and a somewhat larger 600 or so cubic feet of disturbance, which would be completed in a fairly short time process. Staff recommends that the fencing be permitted, with the conditions that (1) the applicant is required to restore the wetland buffer and setback from any disturbance consistent with the requirements of UDO §15-4 0102I, and (2) the applicant shall not use heavy construction equipment for the fence

installation through the wetland buffer and setback (i.e. a small backhoe or similar construction vehicle would be considered suitable)

## **UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS**

This application is subject to the following provisions of the UDO. Subject to the development conditions of approval, the special use and site plan shall meet these standards:

- §15-3.0701 General Standards for Special Uses
- §15-7.0102 Principles and Standards of Review, Site Plans

Attached are the applicant's statements in support of the proposed Special Use. Below are staff's review comments based on the General Standards for Special Uses.

### **GENERAL STANDARDS FOR SPECIAL USES (§15-3.0701)**

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

**Staff's Findings:** The applicant's proposal is a type of food processing facility (light industrial) which is fully internal operation. In fact, per regulatory standards this type of operation requires entirely indoor operations. The proposed use includes a significant office facility located proximate to the West Oakwood Road/South 27<sup>th</sup> Street intersection for maximum visibility. This is consistent with the intent of the PDD-39 Gateway Area. In addition, the proposed use is consistent with the "Business Park" designation for the property on the City of Franklin 2025 Comprehensive Master Plan Future Land Use Map.

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

**Staff's Findings:** The proposed use will function entirely internal to the facility. The operation includes delivery of material for sorting and modification, then packaged and shipped. Therefore, the operation itself will present no undue or substantial adverse effect to the area.

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

**Staff's Findings:** The applicant's proposed facility will be over 310,000 square feet in area, with potential additions to bring the total to over 350,000 square feet. However, the subject property is over 34 acres in area, and the proposed facility is set back from both West Oakwood Road and South 27<sup>th</sup> Street and visually buffered with proposed stormwater ponds, berms, and landscaping. The net effect of the proposed development will not dominate the area and should easily blend with the surrounding development.

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

**Staff’s Findings:** The proposed facility will be tied to public sewer and water services, and is located on two multi-lane roadway facilities. The access will include truck access from West Oakwood Road and truck departures from South 27<sup>th</sup> Street, with connection to I-94. The proposed facility should have little impact on police and fire protection services, will provide for secure refuse disposal, and should be a net positive to local parks, the Franklin City Library, the local schools, and other public facilities.

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

**Staff’s Findings:** The proposed facility will operate with three shifts of 200 employees, with one shift with an additional 50 office employees during the daytime. Therefore, the highest point of traffic impact will be at the change of each shift with a total of no more than 450 vehicles entering or exiting the subject property over a span of roughly 30-60 minutes. The other traffic impact is large trucks entering the site from West Oakwood Road, which would be accessed from South 27<sup>th</sup> Street, a 4-lane rural arterial boulevard at this location. Staff sees no undue traffic congestion from this proposed use.

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

**Staff’s Findings:** The applicant’s Natural Resource Protection Plan shows that the only significant protected natural resource on the subject property are four small wetlands on the south side, none of which will be impacted from the proposed use or development of the site. Staff previously discussed the location of the security fence in the wetland buffer and setback area of these wetlands, but not in the wetland itself.

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

**Staff’s Findings:** The application meets the area and bulk regulations of PDD-39, and additional requests for modifications and waivers by the applicant are to be adjudicated with consideration of the Site Plan. Therefore, staff finds this standard is met.

The following is staff’s analysis of the proposed Site Plan based on the Principles and Standards of Review of Site Plans, as well as assessments of the applicant’s requested waivers or modifications to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay District.

## **PRINCIPLES AND STANDARDS OF REVIEW OF SITE PLANS (§15-7.0102)**

**Standard A. Conformity of Use to Zoning District.** The standard states that *“the proposed use(s) conform(s) to the use permitted as either a “Permitted Use” or “Special Use” in the zoning district ”*

**Staff’s Findings:** The applicant’s proposal is compliant with the standards of the PDD-39 District.

**Standard B: Dimensional Requirements.** The standard states that *“the dimensional arrangement of buildings and structures conform to the required area, yard, setback and height restrictions of the Ordinance ”*

**Staff’s Findings:** The proposed 310,485-square foot industrial building and associated parking are compliant with the area, yard, setback and height restrictions of PDD-39.

**Standard C: Site Intensity and Site Capacity Calculations to be Reviewed.** The standard states that *“the requirements of Division 15-3 0500 of this Ordinance shall be met In this respect, the necessary worksheets for determining the maximum site intensity, or development capacity, of the site shall be submitted to the Plan Commission for review and approval ”*

**Staff’s Findings:** The application is compliant with the requirements of Division 15-3.0500 of the UDO.

**Standard D: Use and Design Provisions.** The standard states that *“the proposed use conforms to all use and design provisions and requirements as found in this Ordinance for the specified uses ”*

**Staff’s Findings:** The applicant has requested a series of waivers and modifications to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay Standards. Beyond those requests, the applicant’s site plan proposal is compliant with other provisions of those requirements. In addition, staff concurs with the waiver/modification requests as provided by the applicant.

**Standard E: Relation to Existing and Proposed Streets and Highways.** The standard states that *“there is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic In the case of arterial streets and highways not under the jurisdiction of the City of Franklin, that the applicable highway authority (County, State or Federal) has been contacted and the needed permits have been obtained and submitted to the City for review ”*

**Staff’s Findings:** The applicant meets the standards for access to West Oakwood Road and should follow the access requirements for South 27<sup>th</sup> Street (WisDOT jurisdiction). Staff added a condition of approval to the Site Plan Resolution specifying that WisDOT access approval shall be submitted for permitting purposes.

**Standard F: Impacts on Surrounding Uses.** The standard states that *“the proposed on-site buildings, structures and entry ways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress and interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this Ordinance or any other codes or laws ”*

**Staff’s Findings:** The overall design of the site should present no negative impacts on the surrounding properties once construction is completed.

**Standard G: Natural Resource Features Protection.** The standard states that *“Natural features of the landscape are retained to enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood. The requirements set forth in Divisions 15-4 0100, 15-7 0100, and 15-11 0100 are to be met. Where required, a “Natural Resource Protection Plan” meeting the requirements set forth in Division 15-7 0100 has also been submitted for Plan Commission review and approval.”*

**Staff’s Findings:** The Natural Resource Protection Plan is generally compliant with the standards of the UDO. No impacts are proposed to the wetland features onsite, and will have minor impact to the wetland buffer and setback.

**Standard H: Required Landscaping and Landscape Bufferyards.** The standard states that *“Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by design and installation of landscape bufferyards to provide for appropriate screening, fencing, or landscaping as required in Division 15-5 0300 of this Ordinance. Where required, a “Landscape Plan” meeting the requirements set forth in Division 15-5 0300 has also been submitted for Plan Commission review and approval.”*

**Staff’s Findings:** Except where waivers are requested, the applicant has provided landscaping in compliance with Division 15-5.0300 of the UDO and with the PDD-39 Design Standards.

**Standard I: Provision of Emergency Vehicle Accessibility.** The standard states *“land, buildings, and structures are readily accessible to emergency vehicles and the handicapped.”*

**Staff’s Findings:** The applicant has proposed 360 access to the building for all emergency vehicles and adequate access for handicapped and other-abled persons in compliance with the ADA.

**Standard J: Building Location.** The standard states *“No building shall be permitted to be sited in a manner which would unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.”*

**Staff’s Findings:** The design is generally in compliance with the expectations of PDD-39, excepting the requested waivers and modifications as discussed below.

**Standard K: Location and Design of On-Site Waste Disposal and Loading Facilities.** The standard states *“No on-site waste disposal and/or loading facility shall be permitted to be designed or sited in a manner which would unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of the existing structures on adjoining properties.”*

**Staff’s Findings:** The proposed loading and dumpster areas are found along the western and southern (rear) property line, which is adjacent to other industrial uses or to a wooded conservancy area.

**Standard L: Consistency with the Intent of the City of Franklin Unified Development Ordinance.** The standard states *“The Site Plan is consistent with the intent and purposes of the City of Franklin*

*Unified Development Ordinance which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, to facilitate the implementation of the City of Franklin Comprehensive Master Plan, or component thereof, and those other purposes and intents of this Ordinance set forth in Division 15-1 0100 of this Ordinance ”*

**Staff’s Findings:** The site plan application is generally consistent with the intent of the UDO, pending review of waivers and modifications to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay Standards. Denial of waivers would be incorporated as conditions of approval in the Site Plan Resolution.

**Standard M: Consistency with the Intent of the City of Franklin Comprehensive Master Plan.** The standard states *“The Site Plan is consistent with the public goals, objectives, principles, standards, policies, and urban-design criteria set forth in the City-adopted Comprehensive Master Plan or component thereof ”*

**Staff’s Findings:** The site plan application is generally consistent with the City of Franklin Comprehensive Master Plan.

**Standard N: Plan Commission Reserves the Right to Determine a Site “Unsuitable” for Planned Use.** The standard states *“Pursuant to the requirements of § 15-2 0103(B)(3) of this Ordinance, the Plan Commission reserves the right to declare land or structures unsuitable for planned use during the site plan review process ”* Such conditions amount to site suitability, involving conditions where there is inadequate street right-of-way or street improvements; lack of adequate public sewer or public water; lack of separation distance between incompatible uses; and/or crossing of lot lines with improvements.

**Staff’s Findings:** Staff believes the site is suitable for the proposed use and development.

## **REQUESTED WAIVERS AND MODIFICATIONS**

The Applicant is requesting waivers or modifications to the following standards. Staff suggestions and recommendations are noted below.

### **PDD-39 Design Standards, Section 15-3.0444A.D. Gateway Area Design Standards**

1. §15-3.0444A.D.1.a. states *“Not more than fifty (50) percent of the off-street parking spaces shall be located directly between the front façade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street, and/or additional enhanced landscaping or decorative fencing is used to screen such parking Such additional buildings and/or landscaping or fencing must be sufficient in size, location and number to provide an effective visual break between the public street and the parking lot ”*

**Staff’s Recommendation:** The applicant requests this requirement be waived, so as to have all employee and visitor parking in front of the buildings. Staff concurs that separation of the public and employee traffic from heavy vehicles would be appropriate given the type of use proposed, and recommends approval of this waiver

2. §15-3.0444A.D.2.a. states “*Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc ) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.*”

**Staff’s Recommendation:** The applicant requests a modification to note that all site furnishings are intended for employees only. Staff concurs with this request and recommends approval of this modification

3. §15-3.0444A.D.2.b.ii. which state “*Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting, and furnishings to create a pedestrian-friendly character* ”

**Staff’s Recommendation:** The applicant requests a modification to require one (1) walkway which is located near the West Oakwood Road/South 27<sup>th</sup> Street intersection and runs through the parking area, and lines up to the main entrance. Staff recommends approval.

4. §15-3.0444A.D.2.b.iii. which state “*Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities* ”

**Staff’s Recommendation:** The applicant requests modifying this requirement to provide sidewalk as shown on the Site Plan, which limits the sidewalk to the area primarily in front of the proposed office/employee welfare area, rather than including in front of the production/industrial facility area. Staff recommends approval

- 5 §15-3.0444A.D.3.a.i. states “*Each development which contains a building over forty-thousand (40,000) square feet in area shall provide extensive building foundation landscaping for all building frontages facing public streets or parking lots to provide visual breaks in the mass of the building.*”

**Staff’s Recommendation:** The applicant requests a waiver of this requirement, because foundation plantings often result in harboring/nesting areas for animals and other creatures that would provide a food safety hazard. Staff recommends approval, with the condition that the bufferyard along South 27<sup>th</sup> Street and adjacent to the residence southeast of the site at TKN 951-9995-000 be enhanced The applicant has already provided a proposed enhancement on the attached Site Plan.

6. §15-3.0444A.D.3.b. states “*Each development which contains a building over forty-thousand (40,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project* ”

**Staff’s Recommendation:** The applicant requests a modification to this requirement only that it is provided for employees only, and not as a public amenity. Staff recommends approval

7. §§15-3.0444A.D.4.a.i., 4.a.ii., 4.a.iii., 4.a.iv., 4.a.v., and 4.a.xi., which state

- a. *“i All principal buildings shall be multi-story and exhibit quality architectural design. Corner buildings shall also serve as landmarks with distinctive architectural character, including such features as towers, rounded walls, recessed entries, or other unique features.”*
- b. *“ii All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use ”*
- c. *“iii Brick and stone are preferred primary materials for the solid (non-window) portion of new buildings or additions ”*
- d. *“iv Precast concrete, cast stone, concrete masonry units, terra cotta, stucco, and wood siding are acceptable accent and secondary materials for the solid portion of new buildings or additions ”*
- e. *“v Other materials may be allowed subject to Plan Commission approval ”*
- f. *“xi Commercial buildings shall have at least 60% of their ground floor front elevation with transparent windows ”*

**Staff’s Recommendation:** The applicant requested modifications to the above subsections for the following: (1) require the multi-story feature for the office/employee welfare portion of the facility only; (2) permit pigmented precast concrete as the principle façade material around the industrial/distribution portion of the facility; (3) permit precast concrete in lieu of stone and brick, and as the principle material for the industrial/distribution portion of the facility; (4) require transparent windows on the office/employee welfare portion of the facility only. Staff recommends approval

8. §15-3.0444A.D.5., which states *“All signs must be in accordance with the Municipal Code, as amended, approved by the Plan Commission, and be subject to issuance of a Sign Permit through the Inspection Department. On-site directional signage may be allowed in any area needed to control traffic or parking provided such signage has received approval from the Department of City Development.”*

**Staff’s Recommendation:** The applicant requests waiver of the Plan Commission review of the proposed signs for the site, and defer such review and approval to the Department of City Development under a Sign Permit Application. Staff recommends approval

The applicant requests certain waivers listed under the PDD-39 Design Standards (§15-3.0444A.D.7) but are addressed below as waiver/modification requests of the South 27<sup>th</sup> Street Design Overlay District (Division 15-3.0350).

**UDO, Part 3, Division 15-3.0350, Section 15-3.0351 – South 27th Street Design Overlay District**

The South 27<sup>th</sup> Street Design Overlay District ordinance states that the overlay’s intent is for South 27<sup>th</sup> Street to “be a local, regional and statewide destination for people to work, live, shop, recreate, and interact with one another.” Many of the standards encourage design features geared towards an attractive commercial, public-facing aesthetic. They are not appropriate for industrial users, and staff believes it would be appropriate to waive or modify the sections as requested.

1. §15-3.0352A. states *“Not more than 50% of the off-street parking spaces shall be located directly between the front façade of the building and the public street ”*

**Staff’s Recommendation:** The applicant requests this requirement be waived, so as to have all employee and visitor parking in front of the buildings. Staff concurs that separation of the public



and employee traffic from heavy vehicles would be appropriate given the type of use proposed, and recommends approval of this waiver.

2. §15-3.0352C.2. states *“If a parking reduction is request for any reason other than shared parking. technical documentation shall be furnished by the applicant during the site plan review process to indicated, to the satisfaction of the Plan Commission, that actual off-street parking for that particular use is less than the required amount ”*

**Staff’s Recommendation:** The applicant requests a reduction of required parking from 621 parking spaces to 459 spaces based on the applicant’s stated shift employment, as noted earlier in this report. Staff recommends approval of this reduction request.

3. §15-3.0353A. states *“Landscaping and site amenities shall be provided to safety the requirements of this Division All site improvements shall be designed and undertaken in such a way that clear site lines are maintained ”*

**Staff’s Recommendation:** The applicant requests a modification to this requirement only that it is provided for employees only, and not as a public amenity. Staff recommends approval

4. §§15-3.0353B.2., B.3., B.4., and B.5. which state
  - a. *“2 Large parking areas shall include walkways to allow safe pedestrian access to the building entrance .”*
  - b. *“3 The entire development shall provide for safe pedestrian and bicycle access to all uses ”*
  - c. *“4 Sidewalks shall be provided along the entire length of any façade. ”*
  - d. *“5 Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks ”*

**Staff’s Recommendation:** The applicant requests (1) a modification to subsection B.2. to require one (1) walkway which is located near the West Oakwood Road/South 27<sup>th</sup> Street intersection and runs through the parking area, and lines up to the main entrance; (2) a waiver of subsection B.3. because the proposed facility is not for public use or interaction, and such facilities are to be provided for employee use only; (3) a modification to subsection B.4. to reduce the sidewalk along the façade of the office/employee welfare area only; and (4) a modification to subsection B.5. to reduce the requirement from walkways (plural) to walkway (singular) for the single walkway as shown on the attached Site Plan. Staff recommends approval of the modifications to subsections B 2 , B 4 , and B 5 , and the waiver to subsection B 3

5. §15-3.0353D. states *“The development shall provide secure, integrated bicycle parking and pedestrian furniture ”*

**Staff’s Recommendation:** The applicant requests a modification to provide bicycle facilities and pedestrian accommodations for employees only. Staff recommends approval of this modification

6. §§15-3.0353.E.1. and E.3. which state
  - a. *“1 Extensive building foundation landscaping for all building frontages facing public streets, parking lots or residential districts to provide visual breaks in the mass of the building*
  - b. *“3 Off-street parking area landscaping as set forth in Section 15-5 0302 ”*

**Staff's Recommendation:** The applicant requests a waiver of the requirement in subsection E.1. because foundation plantings often result in harboring/nesting areas for animals and other creatures that would provide a food safety hazard. Staff recommends approval, with the condition that the bufferyard along South 27<sup>th</sup> Street and adjacent to the residence southeast of the site at TKN 951-9995-000 be enhanced The applicant has already provided a proposed enhancement on the attached Site Plan. Regarding subsection E.3., the applicant requests to modify the requirement for parking lot landscaping to shift those requirements to the bufferyards, again for food safety reasons. Staff recommends approval of this modification.

7. §15-3.0353F. states *“Each development which contains a building over fifty thousand (50,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project ”*

**Staff's Recommendation:** The applicant requests to modify this requirement to provide such facilities for employees only. Staff supports this modification request

8. §15-3.0354A. states *“Interior and perimeter buffer landscaping is required for all off-street parking lots and their associated vehicular use areas ”*

**Staff's Recommendation:** The applicant requests to modify this requirement to shift such landscaping to the bufferyards and limit interior parking lot landscaping for food safety reasons. Staff recommends approval of this modification, as stipulated under the request for Section 15-3.0444A D 3 a 1

9. §15-3.0354B.1. states *“Shade or decorative trees are required within the vehicular use area at a ratio of one tree for every fifteen (15) parking spaces, unless the Plan Commission grants an exception ”*

**Staff's Recommendation:** The applicant requests to modify this requirement to reduce the number of trees (decorative only) to approximately one tree for every 39 parking spaces, primarily for food safety reasons. Staff recommends approval of this modification, again with the stipulation to provide more tree materials in the bufferyards The applicant has already provided such on the attached Site Plan.

10. §§15-3.0354C.1., C.2., and C.5., which state
  - a. *“1 A minimum of twenty (20) square feet of interior landscaped island shall be provided per parking stall ”*
  - b. *“2 The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area ”*
  - c. *“5 The interior parking lot landscaping shall be composed of a combination of hardy trees, shrubs, perennials and groundcover ”*

**Staff's Recommendation:** The applicant requests (1) a modification of subsection C.1. to provide approximately 13 square feet of interior landscaped island per parking stall; (2) a modification to subsection C.2. to permit interior landscaped islands that exceed the dimensions stated in this section (up to 9 feet wide and 40 feet long); and (3) a modification of subsection C.5. to not require

hardy trees or shrubs in the parking lot interior landscaped islands, relying on decorative trees, perennials and groundcover. Staff supports all three modification requests

11. §§15-3.0354D.2.a. and 2.c. which state

- a. *“a Street side greenbelts shall contain dense landscape screening which provides plantings ”*
- b. *“c Other greenbelts not specifically described above shall contain a minimum of one tree or shrub for each fifteen (15) feet of perimeter ”*

**Staff’s Recommendation:** The applicant requests modifications to both subsections such that the greenbelts are not required to be opaque (as in 2.a.) and to not require the minimum number of materials and provide for berming along South 27<sup>th</sup> Street in lieu of plantings, and stormwater ponds and streets trees along West Oakwood Road in lieu of this standard, and as depicted on the attached Site Plan. Staff recommends approval of both modifications

12. §§15-3.0355A.1., A.2., and A.3., which state

- a. *“1 Buildings located on prominent sites – such as key intersections, corners, terminations of street vistas, and on high points – shall be multi-story and exhibit quality architectural design to serve as landmarks ”*
- b. *“2 All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use ”*
- c. *“3. Brick, stone and terra-cotta are preferred primary materials for new buildings or additions ”*

**Staff’s Recommendation:** The applicant requests modifications to these subsections as follows: (1) for subsection A.1. to require the multi-story area for the office/employee welfare portion of the proposed facility and not the whole structure; (2) for subsection A.2. to permit pigmented precast concrete in lieu of stone, wood or other external materials; and (3) for subsection A.3. to permit pigmented precast concrete as the primary material in lieu of brick, stone or terra-cotta. Staff recommends approval of these modifications

13. §15-3.0355.C.5. states *“The building exterior shall be unified in design throughout the structure, and shall complement other buildings in the vicinity The building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale A minimum of 20% of all the combined facades of the structure shall employ actual façade protrusions or recesses A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differenced being 6 feet or more as measured eave to eave or parapet to parapet for buildings over 50,000 square feet Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective Ground floor facades that face and are on properties that are in any part within 100 feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length The integration of windows into building design is strongly encouraged ”*

**Staff’s Recommendation:** The applicant requests to modify the requirements specific to the placement of windows and decorate elements due to the nature of the food processing use and that portion of the proposed facility. The applicant proposes articulation and varied projection areas and parapet heights of 30 to 50 percent for the projections and 29 to 30.5 percent for the parapet heights.

14. §15-3.0355C.8. states “*Modest building setbacks are encouraged Where buildings are proposed to be distance from the public street, the overall development design shall include smaller buildings on pads or outlots closer to the street*”

**Staff’s Recommendation:** The applicant requests to waive this requirement because (1) the proposed facility is for essentially the same activity, and therefore creating multiple smaller buildings would create potential food safety hazards; and (2) the larger setback is to permit the parking in front in order to separate employee and delivery/distribution traffic and provide addition security around the food processing portion of the proposed facility. Staff recommends approval of this waiver

15. §15-3.0355C.11. states “*Existing natural features shall be integrated into the site design as a site and community amenity*”

**Staff’s Recommendation:** The applicant requests a modification of this subsection in order to install a security fence through 258 linear feet of wetland buffer and 526 linear feet of wetland setback, in large part because (a) 80 percent of the proposed fence will be located over an existing gravel driveway, and (b) nearby fencing already encroaches on this disturbed wetland area (located on the adjacent property to the south). Staff recommends approval of this modification, with the following conditions that (1) the applicant is required to restore the wetland buffer and setback from any disturbance consistent with the requirements of UDO §15-4 0102I, and (2) the applicant shall not use heavy construction equipment for the fence installation through the wetland buffer and setback (i.e. a small backhoe or similar construction vehicle would be considered suitable)

#### **STAFF RECOMMENDATIONS:**

Based on the above review comments and discussion, staff recommends the following actions:

1. An approval recommendation for the Special Use application, subject to the proposed conditions incorporated in the attached Special Use Resolution.
2. Approval of the following 13 requested waivers/modifications to the PDD-39 Gateway Area Design Standards:
  - a. §15-3.0444A.D.1.a. waiver request for parking location due to nature of proposed operation
  - b. §15-3.0444A.D.2.a., modification to provide furnishings, etc. for employee use only.
  - c. §15-3.0444A.D.2.b.ii., modification to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
  - d. §15-3.0444A.D.2.b.iii., modification to reduce sidewalk along façade primarily to area adjacent to office/employee welfare-court yard areas
  - e. §15-3.0444A.D.3.a.i., waive building foundation plantings, with stipulation that bufferyards are enhanced along South 27<sup>th</sup> Street and adjacent the residence southeast of site at TKN 951 9995 000.
  - f. §15-3.0444A.D.3.b. modification that central areas/feature are intended for employees and not as a public amenity.
  - g. §15-3.0444A.D.4a.i., modification to require multi-story specific to office/employee welfare portion of facility
  - h. §15-3.0444A.D.4.a.ii., modification to permit primarily pigmented precast concrete as principle material around the industrial/distribution portion of facility
  - i. §15-3.0444A.D.4.a.iii., modification to permit precast concrete in lieu of stone and brick for the industrial/distribution portion of facility.

- j. §15-3.0444A.D.4.a.iv., modification to permit precast concrete as principal material for the industrial/distribution portion of facility
  - k. §15-3.0444A.D.4.a.v., modification to permit pigmented precast concrete.
  - l. §15-3.0444A.D.4.a.xi., modification to include transparent windows on the office portion of the facility
  - m. §15-3.0444A.D.5, waive Plan Commission review of proposed signs and defer to staff approval with the Sign Permit Application
3. Approval of the following requested 24 waivers/modifications of the South 27<sup>th</sup> Street Design Overlay District:
- a. §15-3.0352A., waiver request for parking location due to nature of proposed operation
  - b. §15-3.0352C.2., request reduction of required parking from 621 to 459 spaces based on applicant's stated shift employment justification.
  - c. §15-3.0353A., modification to provide furnishings, etc. for employee use only.
  - d. §15-3.0353B.2., modification to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
  - e. §15-3.0353B.3., waive connections with other uses for pedestrian and bicycle access except for employees only.
  - f. §15-3.0353B.4., modification to reduce sidewalk along façade primarily to area adjacent to office/employee welfare-courtyard areas
  - g. §15-3.0353B.5., modification to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
  - h. §15-3.0353D., modification to provide bicycle facilities for employees only.
  - i. §15-3.0353E.1., waive building foundation plantings, with stipulation that bufferyards are enhanced along South 27<sup>th</sup> Street and adjacent the residence southeast of site at TKN 951 9995 000.
  - j. §15-3.0353E.3., modification to shift required parking landscaping to bufferyard areas.
  - k. §15-3.0353F., modification that central areas/feature are intended for employees and not as a public amenity.
  - l. §15-3.0354A., modification to what is presented on Site Plan, as updated through December 22, 2021.
  - m. §15-3.0354B.1., modification requirement for trees to a reduced to one tree every 39 parking spaces.
  - n. §15-3.0354C.1., modification to provide less than 20 sq.ft. per parking space (approximately 13 sq.ft. per space)
  - o. §15-3.0354C.2., modification to permit larger parking islands (size and dimensions) vs. the requirement here.
  - p. §15-3.0354C.5., modification to reduce types of materials to decorative trees, perennials and ground cover as shown on Site Plan Application.
  - q. §15-3.0354D.2.a., modification to permit less than opaque street-side greenbelts,
  - r. §15-3.0354D.2.c., modification to reduce the number of planting elements but otherwise compensate with berming along South 27<sup>th</sup> Street.
  - s. §15-3.0355A.1., modification to permit partial use of multi-story façade on office/employee welfare portion of the facility.
  - t. §15-3.0355A.2., modification to permit pigmented precast concrete in lieu of stone or wood.
  - u. §15-3.0355A.3., modification to permit pigmented precast concrete in lieu
  - v. §15-3.0355C.5., modification this requirement with specific elements and mix to that proposed by applicant on Site Plan Application.
  - w. §15-3.0355C.8., waive this requirement as multiple smaller buildings are not consistent with the intent of proposed facility.

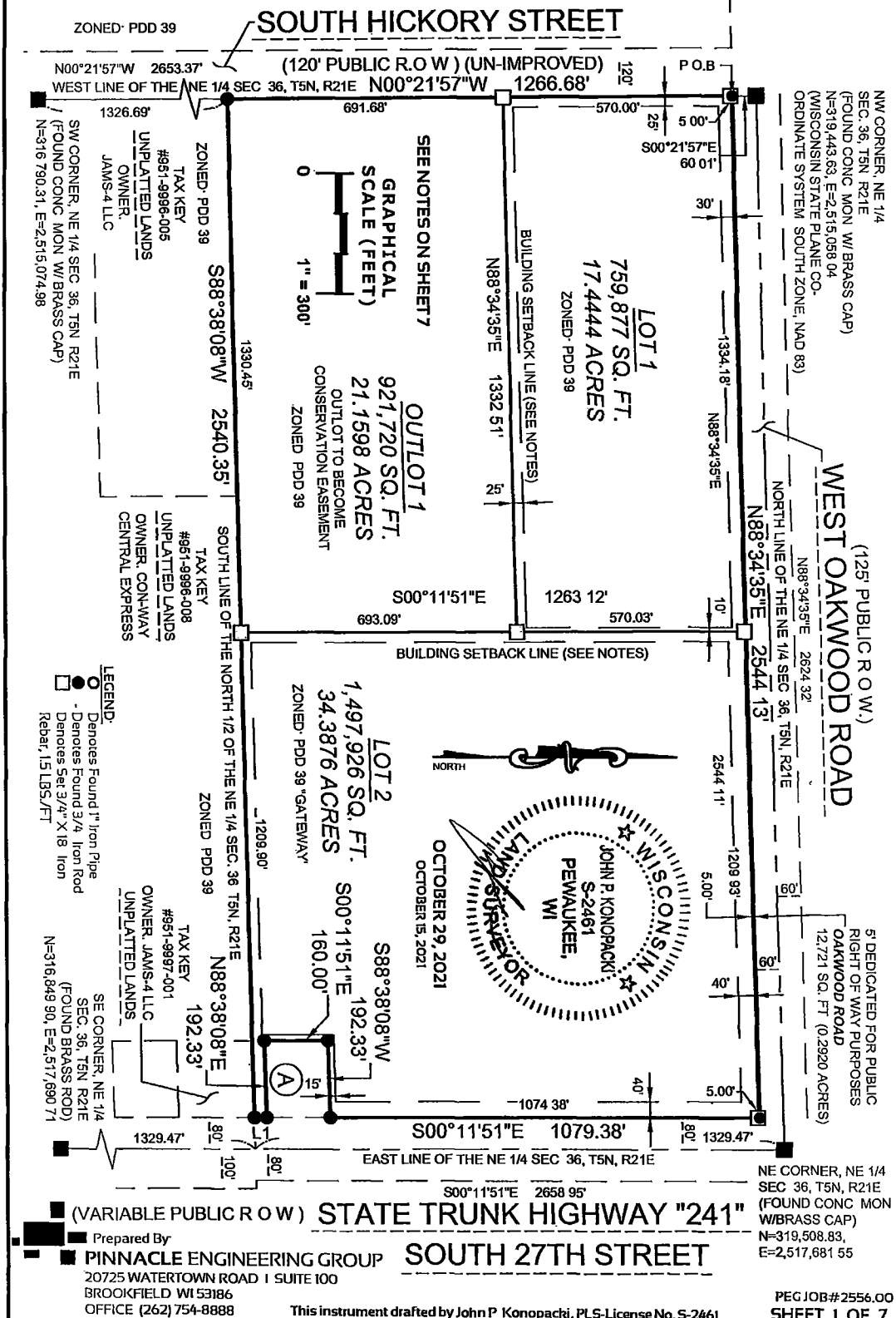
- x. §15-3.0355C.11., modification to permit location of security fence through 258 linear feet of wetland buffer and 526 linear feet of wetland setback, in large part because (a) 80% of proposed fence will be located over an existing gravel driveway and (b) nearby fencing already encroaches on this disturbed wetland area. Staff suggests conditions to ensure restoration as appropriate and limits on type of equipment used to install fence to reduce impact on pervious areas of delineated wetland, buffer, and setback.
4. Approval of the Site Plan Application with the proposed conditions reflecting adjudication of the waiver/modification requests above, and based on the submitted Site Plan (Complete Civil Plan Set and Architectural Plan Set) dated November 4, 2021, as updated December 22, 2021.

#### **APPENDICES**

1. City of Franklin Plan Commission Special Use Resolution No. 2022-\_\_, draft dated December 20, 2021.
2. City of Franklin Common Council Site Plan Resolution No. 2022-\_\_, draft dated December 20, 2021.
3. Planning Maps of Subject Property
4. Special Use Application, dated November 2, 2021
5. Site Plan Application, dated November 2, 2021
6. Proposal Summary and Responses to Standards, submitted November 8, 2021
7. Applicant's Responses to Staff Comments, dated December 23, 2021
8. Legal Description of Subject Property.
9. CSM No. 9362, as recorded November 5, 2021
10. Natural Resource Protection Plan (summary and map), dated December 15, 2021
11. Preliminary Stormwater Memorandum, dated November 4, 2021
12. Complete Civil Plan Set, dated November 4, 2021, as updated December 22, 2021
13. Architectural Plan Set, as submitted November 4, 2021

**CERTIFIED SURVEY MAP NO. 9362**

Being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 36, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



(VARIABLE PUBLIC R O W) **STATE TRUNK HIGHWAY "241"**

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

**SOUTH 27TH STREET**

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

NE CORNER, NE 1/4  
 SEC. 36, T5N, R21E  
 (FOUND CONC MON  
 WBRASS CAP)  
 N=319,508.83,  
 E=2,517,681.55

PEG JOB#2556.00  
**SHEET 1 OF 7**

December 23, 2021

City of Franklin

Attn: Heath Eddy  
Department of City Development  
9229 W Loomis Road  
Franklin, WI 53132

Re: Special Use and Site Plan Review Staff Comments

Dear Mr. Eddy,

This letter is in response to emailed comments received on December 14, 2021 regarding the site plan and special use submittal reviews for the proposed Saputo Cheese USA development located at the SW Corner of West Oakwood Road and South 27<sup>th</sup> Street.

**Department of City Development**

1. **Natural Resource Protection Plan.** Staff is still awaiting the required Natural Resource Protection Plan as required under UDO Division 15-7.0200 and based on the requirements of Division 15.4.0100.  
**Excel Response: The NRPP has been submitted since receipt of these comments.**
2. **Parking Reduction Request Noted.** Staff will note for the public hearing coming up that the applicant is requesting a reduction from the required 621 parking spaces to 459 parking spaces, a 26.1% reduction request. Normally, such requests are subject to UDO section 15-5.0203B which permits a reduction of up to 25 percent below the minimum required. However, in this case Section 15-3.03452C.2 (see below) is how this request will need to be processed.  
**Excel Response: Noted.**
3. **Landscaping Additional Requirements.** Staff notes the following in addition to the requirements included in the PDD-39 Design Standards and South 27<sup>th</sup> Street Design Overlay District:
  - a) As the east lot line is “adjacent” or across from institutional and residential uses (on the Oak Creek side of South 27<sup>th</sup> Street) as well as the residential unit on the southeast corner, per UDO Section 15-5.0302C. the normal landscaping requirements are increased by 20 percent. In this case, the normal requirement is 46 each of canopy/shade trees, evergreen trees, decorative trees, and shrubs, but with the increase each required element would be 55.  
**Excel Response: Additional landscaping has been added to meet the requirement.**
  - b) Also note: UDO Section 15-5.0302F requires at least 4 different species of each type of landscape material, with a minimum of 10 plants for each species. Also, no more than 35 percent of each material can be any one plant species.  
**Excel Response: Additional landscaping has been added to meet the requirement.**
  - c) Staff will recommend that soil substrate is sufficient for landscaping installation along with the required irrigation as specified in UDO Section 15-5.0303.



Excel Response: Topsoil specification is included on Sheet C0.1 within section 32 30 00. The specification conforms with/exceeds WISDOT standards for thickness and organics.

- d) Finally, please check to make sure no trees (shade, decorative or evergreen) are located within 10 feet of any water, sewer, or storm sewer pipeline. I noted a few such items along the South 27<sup>th</sup> Street berms, specifically along the storm sewer line running to the roadside swale.

Excel Response: Plantings have been adjusted to stay away from the storm line.

4. **PDD 39 Design Standards.** PDD 39 includes a specific set of design requirements in Section 15-3.0444A.D. (Gateway Area Design Standards) in addition to those contained in UDO §§15-5.0200 (Parking); 15-5.0300 (Required Landscaping); 15-5.0400 (Lighting Standards); and the requirements of the Sign Code (Municipal Code Chapter 210). Staff notes several waivers/modifications requested below, which are identified (**bold/italics**) along with staff's review comments. Staff recommendations for proposed revisions are in **bold/italics/underline**.

1. PARKING STANDARDS

Off-street parking, loading, and unloading shall be provided as set forth in Division 15-5.0200 of the Unified Development Ordinance. The following additional standards also apply:

- a. ***Parking required and location regulated. Not more than fifty (50) percent of the off-street parking spaces shall be located directly between the front façade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street, and/or additional enhanced landscaping or decorative fencing is used to screen such parking. Such additional buildings and/or landscaping or fencing must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.***

Excel Response: Noted.

Staff Comment: This waiver request is logical given the limitations required for food safety. Staff supports with proviso that landscaping fronting South 27<sup>th</sup> Street and Oakwood Road is designed to mitigate the viewshed into the site.

Excel Response: Noted.

2. GENERAL SITE DESIGN STANDARDS

The following additional site furnishings and bicycle and pedestrian amenities standards apply:

- a. ***Site furnishings required and coordination regulated. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.***
- b. Bicycle and pedestrian amenities required
- i. New streets proposed as part of new developments shall provide "bicycle and pedestrian friendly" streetscapes.
- ii. ***Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.***

- iii. **Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities.**

*Staff Comments: Staff understands the applicants' rationale; 2.a. is intended for a facility with a public interface and this will be a private facility (employees only). Making sure the employee experience is supported while also promoting food safety is proposed. The applicant is proposing a single proposed walkway from Oakwood Road sidewalk. This is a minimum necessary, and the location makes the travel distance over 600 feet from Oakwood Road to the employee entrance. It would be more desirable to locate the proposed walkway closer to the Oakwood/27<sup>th</sup> Street intersection. Finally, the request to modify 2.b.iii to limit sidewalks along the facades is also acceptable.*

**Excel Response: The proposed sidewalk access connecting to the Oakwood sidewalk has been moved closer to the intersection.**

### 3. LANDSCAPE STANDARDS

Landscaping shall be provided as set forth in Division 15-5.0300 of the Unified Development Ordinance. The following additional standards also apply:

- a. Landscaping required and location regulated
  - i. **Each development which contains a building over forty-thousand (40,000) square feet in areas shall provide extensive building foundation landscaping for all building frontages facing public streets or parking lots to provide visual breaks in the mass of the building.**
  - b. **Central Areas/Features required. Each development which contains a building over forty-thousand (40,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project.**

*Staff Comments: The waiver request for foundation planting based on food safety and potential harboring of animals is understandable. Staff recommends making sure the viewshed along Oakwood Road and South 27<sup>th</sup> Street is enhanced to compensate for minimal landscaping near the building, particularly the area southwest of the proposed monument sign, which is currently proposed as maintained lawn.*

**Excel Response: The viewsheds from 27<sup>th</sup> Street and Oakwood have been heavily landscaped with berms, plantings, and the site stormwater ponds. The viewshed from the intersection has been kept relatively free of plantings to allow the northeast corner of the building to be seen as an architectural accent of the building.**

*In regards to 3.b. waiver request: the lack of public accessibility is a requirement for food safety; therefore, staff supports this with the caveat that the employee courtyard is suitable as an environment for staff breaks outdoors.*

**Excel Response: Noted.**

### 4. ARCHITECTURAL STANDARDS

The following additional building character and design standards apply:

- a. Building Character and Design regulated

- i. **All principal buildings shall be multi-story and exhibit quality architectural design. Corner buildings shall also serve as landmarks with distinctive architectural character, including such features as towers, rounded walls, recessed entries, or other unique features.**
- ii. **All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.**
- iii. **Brick and stone are preferred primary materials for the solid (non-window) portion of new buildings or additions.**
- iv. **Precast concrete, cast stone, concrete masonry units, terra cotta, stucco, and wood siding are acceptable accent and secondary materials for the solid portion of new buildings or additions.**
- v. **Other materials may be allowed subject to Plan Commission approval.**
- vi. Color choice shall complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.
- vii. Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
- viii. Roof mounted equipment shall be so located and/or screened to minimize visibility from adjacent streets and sites.
- ix. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.
- x. For each building more than 40,000 square feet in area, building massing that creates modulation and articulation is required.
- xi. **Commercial buildings shall have at least 60% of their ground floor front elevation with transparent windows.**

*Staff Comments: The applicant requests modifications rather than waivers, in lieu of what is presented. Staff supports these requests, given that the proposed facility and use are (1) private and industrial in character rather than a public/consumer-oriented facility; (2) consistent with similar kinds of facilities previously reviewed/approved/constructed in the City and region; (3) materials and arrangement are logical and reasonable. In addition, Standard 4.a.xi. is not appropriate for the processing/industrial portion of the facility, but including something similar to this standard for the office portion of the facility is appropriate.*

**Excel Response: Noted.**

## 5. SIGNAGE STANDARDS

All signs must be in accordance with the Municipal Code, as amended, approved by the Plan Commission, and be subject to issuance of a Sign Permit through the Inspection Department. On-site directional signage may be allowed in any area needed to control traffic or parking provided such signage has received approval from the Department of City Development.

*Staff Comment: Sign review will be completed with a Sign Permit Application. What the applicant has provided is consistent with this type of facility. Staff recommends that Plan Commission defer review and approval for the sign permit and any directional or other signage to City Development staff. Note:*

the sign requirements of Chapter 210 are not waivable by the Plan Commission.

**Excel Response: Noted.**

#### 6. LIGHTING STANDARDS

All exterior lighting shall be provided as set forth in Division 15-5.0400 of the Unified Development Ordinance.

*Staff Comment: Staff notes that the submitted materials are consistent with the requirements of Division 15-5.0400. Those requirements are not waivable by the Plan Commission.*

**Excel Response: Noted.**

#### 7. SUPPLEMENTAL DESIGN GUIDELINES (see Comment #5 below)

5. **South 27<sup>th</sup> Street Design Overlay District Requirements.** PDD 39 requires compliance with the South 27<sup>th</sup> Street Design Overlay District standards. Staff notes several waivers/modifications requested below, which are identified (bold/italics) along with staff's review comments. Staff recommendations for proposed revisions are in bold/italics/ underline.

##### **15-3.352 Parking Requirements.**

- A. Parking required and Location Regulated. Not more than 50% of the off-street parking spaces shall be located directly between the front facade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street. Such additional buildings must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.***

*Staff Comment: This request is logical given the limitations required for food safety. Staff supports with proviso that landscaping fronting South 27<sup>th</sup> Street and Oakwood Road is designed to mitigate the viewshed into the site.*

**Excel Response: Noted.**

- B. Number of Parking Spaces Limited. Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required under §15-5.0203 are not permitted.***

*Staff Comment: The applicant's proposed parking makes sense based on the operational expectation of the use (three shifts of 200 each plus 59 extra for office staff and shift changes).*

**Excel Response: Noted.**

##### C. Potential Parking Reductions.

1. Shared Parking. The Plan Commission may authorize as much as a 40% reduction in the area to be paved for non-residential off-street parking stalls when parking is shared by two or more uses provided:
  - a. The reduction does not exceed 40% of the required parking.
  - b. The uses that are sharing parking have peak parking demand at different times.
  - c. Pedestrian sidewalks or paths are provided as safe connections between any uses sharing the parking area.
  - d. A shared parking agreement, signed by all parties, is approved by the City Council, following receipt of Plan Commission recommendations. The agreement shall state a minimum time frame for the agreement to be in effect; provide for ingress/egress easements; and be recorded with the County as a covenant.

2. Other Requested Parking Reductions. If a parking reduction is requested for any reason other than shared parking, or a parking reduction beyond 40% is requested for shared parking arrangements, technical documentation shall be furnished by the applicant during the site plan review process to indicate, to the satisfaction of the Plan Commission, that actual off-street parking demand for that particular use is less than the required amount or that sufficient on-street parking is available in the area.

*Staff Comment: Subsection 2 above is how the applicant's requested reduction in required parking will need to be approved.*

**Excel Response: Noted.**

- C. Land-Banking of Reserved Parking Area. When a parking reduction has been authorized, the Plan Commission may require that sufficient area on the property be held in reserve for the potential future development of paved off-street parking to meet the full requirements. When required, this reserve off-street parking area shall be shown and noted on the site plan, maintained as open space, and developed with paved off-street parking spaces when the City determines that such off-street parking is necessary due to parking demand on the property which exceeds original expectations. The reserve parking area may not be counted as part of any required green space area, nor may it be used as the location of landscaping that is required under § 15-5.0302. The City may require that a letter of credit or other approved financial surety be provided at the time of permit issuance in an amount not to exceed 125% of the estimated cost of parking lot completion, to be exercised at City discretion, should the need for parking lot completion be determined.

*Staff Comment: The applicant is proposing no land banking of reserved parking for this project.*

### **15-3.0353 Landscape and Site Design General Standards.**

- A. Vision Clearance Necessary. Landscaping and site amenities shall be provided to satisfy the requirements of this Division. All site improvements shall be designed and undertaken in such a way that clear sight lines are maintained for the safety and convenience of all pedestrian and vehicular users.

*Staff Comment: There appear to be no conflicts between proposed landscaping locations and sight lines on-site or with respect to current and future rights-of-way.*

- A. **Coordination of Site Furnishings. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.**

*Staff Comment: As per above, the applicant's request to modify this requirement for on-site employee support is logical.*

- B. Pedestrian Considerations.
  1. New streets proposed as part of new developments shall provide "pedestrian friendly" streetscapes.
  2. **Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or**

*textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.*

3. *The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.*
4. *Sidewalks shall be provided along the entire length of any facade containing a public entrance, leaving room for foundation planting beds.*
5. *Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.*
6. Internal pedestrian walkways shall be distinguished from driving surfaces.
7. The building shall provide awnings or other weather protection features within 30 feet of all customer entrances along a building.

*Staff Comments: The request to modify #2 is consistent with an earlier request above. Same with #3. Same with #4. The request for #5 is similar to #2 and #3. Staff notes that there will be a requirement to place sidewalk along South 27<sup>th</sup> Street. However, staff does not expect to require the applicant to connect a walkway with that street sidewalk. **Staff notes also that there is no sidewalk proposed along South 27<sup>th</sup> Street, and the City standard is to require such along each frontage.***

*Excel Response: South 27<sup>th</sup> street is currently a rural section type road with ditches, and without curb/gutter and storm sewer. WisDOT would need to upgrade the road to an urban section in order to allow for sidewalk installation. Additionally, no sidewalk exists along South 27<sup>th</sup> Street in the near vicinity of the site.*

- c. Reducing the Impact of Vehicular Use Areas. For properties such as gas stations — where vehicular circulation is dominant on the site — walkways, landscaping, architectural features and lighting shall be provided to make these areas more attractive and inviting. Decorative fences, walls and/or landscaped edges shall screen front parking areas from the public sidewalk. Screening shall not exceed three feet six inches in height.

*Staff Comment: This standard doesn't apply to this proposed facility.*

**D. Bicycle and Pedestrian Amenities Required. The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location.**

*Staff Comment: The applicant's waiver request relates to the "public" provision of such facilities. The applicant proposes such amenities for employees.*

- E. Landscaping. On-site landscaping shall be provided per the landscaping requirements found in § 15-5.0302. In addition, the project shall provide:
  1. ***Extensive building foundation landscaping for all building frontages facing public streets, parking lots, or residential districts to provide visual breaks in the mass of the building. Building foundation landscaping shall be placed so that, at maturity, the plant's drip line is within 10 feet of the foundation. Canopy/shade trees shall not be used to meet this requirement.***
  2. Screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties.
  3. ***Off-street parking area landscaping as set forth in §15-5.0302.***

*Staff Comments: The applicant's waiver requests above are logical and consistent with the desire to design for food safety and prevent the harboring of pests. Staff anticipates the applicant will supplement the borders along Oakwood Road and South 27<sup>th</sup> Street, and also recommends the applicant provide some kind of bufferyard adjacent to the existing residence southeast of the site.*

*Excel Response: A substantial bufferyard has been provided adjacent to the southeast residence.*

- F. Central Areas/Features.** *Each development which contains a building over 50,000 square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project.*

*Staff Comment: This waiver request is consistent with the one provided earlier. Staff supports the applicant's alternative design.*

- G. Cart Returns.** *A minimum of one 200 square foot cart return area shall be provided for everyone 100 parking spaces for any establishment utilizing carts. Cart corrals shall be of durable, all season construction, and shall be designed and colored to be compatible with the building and parking lot light standards. Exterior cart return or cart storage areas shall be situated for the safety and convenience of users, however no such facilities shall be located within 25 feet of the building.*

*Staff Comment: Not applicable for this project.*

15-3.0354 Landscaping Requirements for Off-Street Parking Areas.

- A. Parking Lot Landscaping Required.** *Interior and perimeter buffer landscaping is required for all off-street parking lots and their associated vehicular use areas, with the exception of those infill and redevelopment projects that have been granted an exception by the Plan Commission. These regulations stipulate the design and placement of such plantings. The actual number of plant units utilized in such plantings may be counted toward the total number of plant units required on-site as determined under § 15-5.0302.*

*Staff Comments: Staff understands the applicant's request. The plan shows that there is interior landscaping provided in the parking area, but these are primarily perennial plants with some decorative trees within the parking islands around the office portion of the building. The applicant is proposing to provide berms along the streetscapes in lieu of locating around the perimeter of the parking area especially adjacent the industrial portion of the building. Staff has no issues with this, again with the expectation the streetscapes account for the additional required elements in UDO Section 15-5.0302.*

- B. Required Trees for Parking Lot Perimeter and Interior Applications.**

- 1. Shade or decorative trees are required within the vehicular use area at a ratio of one tree for every 15 parking spaces or fraction thereof, unless the Plan Commission grants an exception. The trees must be evenly distributed throughout the vehicular use area.**
- 2. Existing trees of desirable species and quality that can be preserved, where grading does not cut them off from a reasonable supply of water and where the area under the canopy**

*remains undisturbed, shall count toward the tree requirements for off-street parking areas on a tree-for-tree basis.*

3. *Where a landscape border or other landscape area abuts the vehicular use area, shade or decorative trees within those landscaped areas may count toward the vehicular use area requirement, provided:*
  - a. *The trees are located within 10 feet of the vehicular use area.*
  - b. *The number of trees that are provided within the vehicular use area is not reduced by more than 50% of the amount required; and*
  - c. *There is a minimum of one tree provided within the vehicular use area.*
4. *Trees shall be planted in such a way that they are protected from vehicle damage.*

*Staff Comments: The applicant requests a waiver to these requirements. The plan shows a total of 12 decorative trees located within the parking lot interior; B.1. above would require 31 within 10 feet of the parking lot perimeter. There are no areas where bufferyard plantings would substitute for these requirements.*

**C. Interior Landscaping for Off-street Parking Areas.** *The interior parking lot landscaping standards of this section shall apply to all off-street parking lots and their vehicular use areas containing 20 or more parking spaces. The intent of this section is to require landscaping within vehicular use areas; therefore, landscaping screens, planting strips and landscaping surrounding buildings shall not be considered as interior landscaping. Interior parking lot landscaping is required as follows:*

1. *A minimum of 20 square feet of interior landscaped island shall be provided per parking stall.*
2. *The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area. Landscaped islands shall be three feet shorter than the depth of any adjacent space. A landscaped island nine feet in width and 30 feet in length with rounded ends, placed alongside two parking stalls each 18 feet in depth placed end to end, would meet all dimensional requirements for landscaped islands, provided the dimensions are measured from the inside of any curbs.*
3. *The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows and generally mitigate the visual impact of the parking lot while maintaining clear site lines for safety purposes.*
4. *Plants in landscaped islands shall be underlain by soil (not base course material), and shall be protected by curbing or other protective treatment.*
5. *The interior parking lot landscaping shall be composed of a combination of hardy trees, shrubs, perennials, and groundcover that are able to tolerate winter salt and snow. Where islands are used as retention/infiltration areas for storm water management, they should be landscaped appropriately for that purpose. Decorative mulch and weed barriers may be utilized when shown on an approved landscape plan.*
6. *Landscaped islands that function as storm water retention/infiltration areas shall be subject to the following:*
  - a. *Landscaped islands shall be a minimum of 15 feet in width if used for this purpose.*
  - b. *Parking areas will sheet drain into the landscaped islands through curb cuts or other apertures.*
  - c. *Proposed plantings shall be tolerant of flood conditions.*



Staff Comments: The applicant proposes the following

- A total of approximately 6,000 square feet of parking islands (9,180 square feet required under C.1. above);
- Parking islands that are generally close to 400 square feet each rather than the 350-270 square feet is provided in C.2. above;
- Each parking island is bordered by concrete curbing; several of the islands in the parking lot have decorative trees which should aid in delineating them visually for incoming motor vehicles.

a) **The applicant would need to stipulate to C.4 regarding soil.**

Excel Response: Topsoil specification is included on Sheet C0.1 within section 32 30 00. The specification conforms with/exceeds WISDOT standards for thickness and organics. Additionally, the landscape installation details found on C1.4A-D include provisions for subgrade work at planting areas

- The applicant's proposal reduces the variety of plant materials to decorative trees and perennial plantings in lieu of the variety required in C.5. above.
- Total interior parking landscaping is 22 decorative trees and 58 perennial plants within the landscaped islands (including the 10 decorative trees along the vehicular access drive from Oakwood Road).

**D. Screening for Off-street Parking Areas. The perimeter parking lot screening standards of this section shall apply to all off-street parking areas for six or more vehicles or larger than 2,000 square feet in area. Off-street parking areas, including aisles and driveways, shall be effectively screened year-round as follows:**

- 1. Perimeter planting areas shall be designed to maintain and protect visibility at driveways and access points.**
- 2. On-site perimeter greenbelts at least 10 feet in width shall be installed along any street side and along all interior lot lines when parking is located on that side of any building on the site.**
  - a. Street side greenbelts shall contain dense landscape screening which provides plantings at least 18 inches high at planting and 30 inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season,**
  - b. Interior side lot line greenbelts for non-residential uses when adjacent to residential uses shall contain dense landscape screening which provides plantings at least 36 inches high at planting and 48 inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season.**
  - c. Other greenbelts not specifically described above shall contain a minimum of one tree or shrub for each 15 feet of perimeter to be planted in effective groupings within said strip. The remainder of the strip shall be planted in grass, ground cover or other effective landscape treatment.**
- 3. Berms may be utilized as part of the perimeter landscaping.**

Staff Comments: Staff notes as follows:

- Perimeter planting areas are designed to mitigate views to the truck-centered loading areas along the west side and southeast sides of the building. Therefore, a significant percentage of

the required shade trees are devoted to buffering along the west property line, along with berming north and east of the building truck entrances. **Staff is not certain there needs to be such a concentration of shade trees adjacent a (1) conservancy area and (2) future spec industrial development. Would it be more advantageous to move the shade trees to the east/northeast side of the site?**

Excel Response: A significant amount of landscaping was added/moved to the southeast corner of the site to provide buffer with the residence.

- The greenbelts are clearly in evidence on both street frontages. However, beyond the street trees located along Oakwood Road, the only other planting in the greenbelts are 40 evergreen trees and 62 evergreen and deciduous shrubs along South 27<sup>th</sup> Street, which will be planted generally in a row along the top of 2 berms straddling the motor vehicle access on that frontage.
- Per D.2. above (particular b. and c.), the total length of the off-street parking areas is 1,600 linear feet, so technically the minimum number of plantings should be 114. The applicant's proposal is short of this but the berms provided (2 to 3 feet in height along South 27<sup>th</sup> Street) would mitigate some of this.
- Staff notes also that there are no Street Trees provided along South 27<sup>th</sup> Street.

#### 15-3.0355 Architectural Requirements.

##### A. Building Character and Design.

1. **Buildings located on prominent sites — such as key intersections, corners, terminations of street vistas, and on high points — shall be multi-story and exhibit quality architectural design to serve as landmarks.**
2. **All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.**
3. **Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.**
4. The use of false brick or other "faux" sidings is discouraged.
5. Color choice shall complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.
6. Painting of brick and stone is discouraged.
7. Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
8. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.
9. Building massing that creates modulation and articulation is encouraged.
10. **Multi-story buildings that allow for a mix of retail, office or residential uses are preferred.**

Staff Comments: The applicant proposes waivers/modifications for the sections above in favor of the proposed design. Staff has no issues with these requests.

##### B. Design Standards for Non-Residential Buildings [20,000 Square Feet or Less in Area]. **Not**

*applicable.*

- C. Design Standards for Non-Residential Buildings [Greater than 20,000 Square Feet in Area].
1. Purpose and Intent. The design standards for buildings greater than 20,000 square feet are intended to ensure that large buildings, and the sites they occupy, are properly located and compatible with the surrounding area and community character of the South 27th Street Design Overlay District. Such projects shall also be subject to the more general standards for the approval of Special Use Permits or PUD Districts when applicable.

The following requirements are applicable to all new buildings in excess of 20,000 gross square feet. These requirements are also applicable when additions to non-residential and mixed-use buildings built either before or after the effective date of this Division, bring the total building size to over 20,000 gross square feet.

2. Waiver of Standards. The Plan Commission may waive any of the following standards by a 3/4 vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.
3. Compatibility with City Plans. The applicant shall provide, through a written report submitted with the petition for a Site Plan adequate evidence that the proposed building and overall development project shall be compatible with the City's community character, urban design, natural area preservation, commercial development, redevelopment, or community facility objectives as expressed in adopted elements of the City's Comprehensive Master Plan.
4. Building Materials. Building materials shall be unified throughout the building, and shall complement other buildings in the vicinity. Exterior building materials shall be of high and comparable aesthetic quality on all sides. Building materials such as glass, brick, decorative concrete block, or stucco shall be used. Decorative architectural metal with concealed fasteners may be approved if sensitively incorporated into the overall design of the building.

*Staff Comment: The applicant's proposal is consistent with other designs proposed in this area.*

5. ***Building Design. The building exterior shall be unified in design throughout the structure, and shall complement other buildings in the vicinity. The building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale. A minimum of 20% of all of the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six feet or more as measured eave to eave or parapet to parapet for buildings over 50,000 square feet. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor facades that face and are on properties that are in any part within 100 feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The integration of windows into building design is strongly encouraged.***

*Staff Comment: The applicant requested a modification of this requirement specific to placement of windows and decorative elements due to the nature of the proposed facility. Staff agrees with the applicant's justification.*

6. Building Entrances. Public building entryways shall be clearly defined and highly visible on the

building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Unless exempted by the Plan Commission all sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two sides of any building.

*Staff Comment: The proposed facility makes it clear where employees and applicants would enter the facility.*

7. **Building Color.** Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors on facades shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.

*Staff Comment: The proposed façade colors are consistent with the design of other facilities in the City.*

8. **Building Location.** Modest building setbacks are encouraged. Where buildings are proposed to be distant from a public street, the overall development design shall include smaller buildings on pads or outlots closer to the street.

*Staff Comment: The applicant requests a waiver to this requirement and staff agrees with the applicant's justification.*

9. **Screening.** Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.

*Staff Comment: The proposed design complies with this requirement.*

10. **Traffic Impact.** All projects that include buildings over 20,000 square feet shall have direct access to an arterial or collector street, or shall dedicate public roads which have direct access to a public street. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks. The site design shall provide direct connections to adjacent land uses if required by the City. Prior to development approval, the applicant's traffic engineer shall complete and present a traffic impact analysis following Wisconsin Department of Transportation guidelines. Where the project will cause off-site public roads, intersections, or interchanges to function below level of service C, as defined by the Institute of Transportation Engineers, the City may deny the application, require a size reduction in the proposed development, or require that the developer construct and/or pay for required off-site improvements.

*Staff Comment: The proposed design complies with this requirement.*

11. Natural Resources Protection. Existing natural features shall be integrated into the site design as a site and community amenity.

*Staff Comment: The applicant has not yet submitted the required Natural Resource Protection Plan. Staff notes that the submitted site plan shows two small wetland features along the south lot line and two smaller areas along the South 27<sup>th</sup> Street right-of-way. The applicant proposes minimal grading in the wetland setback area on the south side, but also proposes border/security fencing that runs through the wetland buffer and setback; a total of 258 linear feet through the wetland buffer and another 526 linear feet through the wetland setback. The proposed fence would be a temporary construction impact. Staff doesn't recommend a full required Natural Resource Features Special Exception for this type of impact, however:*

- **The applicant should be required to restore any impacts on the wetland buffer and setback as required under UDO Section 15-4.0102I.**

**Excel Response: Understood, has been noted on sheet C1.1.**

- **The applicant's equipment usage for installing said fencing shall be that which is minimally necessary.**

**Excel Response: Understood, has been noted on sheet C1.1.**

12. Signage. The plan for exterior signage shall provide for modest, coordinated, and complimentary exterior sign locations, configurations, and colors throughout the development. All freestanding signage within the development shall compliment on-building signage. Monument style ground signs are strongly preferred over pole signs, and consolidated signs for multiple users are strongly preferred over multiple individual signs. The City may require the use of muted corporate colors on signage if proposed colors are not compatible with the City's design objectives for the area.

*Staff Comments: The applicant's minimal discussion of proposed signage is consistent with this requirement. Staff recommends final sign permit review should be delegated to City Development staff.*

#### **Engineering Department Comments**

6. *The Engineering Dept. will provide more thorough review when full engineering submittal is provided*

- *Need Storm Water Management Plan*

**Excel Response: SWMP will be completed at a later date during engineering approvals.**

- *Need erosion control and construction sequencing*

**Excel Response: These items will be completed at a later date during engineering approvals.**

- *WDNR permit*

**Excel Response: These items will be completed at a later date during engineering approvals.**

- *Any work in 27th Street (STH 241) requires coordination with Wisconsin DOT*

**Excel Response: Understood, coordination efforts have been started.**

- *Need more detailed erosion control plans*

**Excel Response: These items will be completed at a later date during engineering approvals.**

- *Need water main easement, water main plan and profile*

**Excel Response: These items will be completed at a later date during engineering approvals.**

**Fire Department Comments**

7. *FD has no comments on the special use application. Further comments/requirements will be forthcoming upon specific plan submissions.*

**Health Department Comments**

8. *Facility will need to obtain licensing from WI DATCP for Food Processing Facility.*  
**Excel Response: Understood, these items will be completed at a later date.**

**Police Department Comments**

9. *The police department has no issues with this project.*

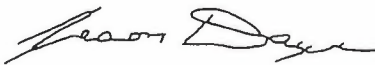
**Inspection Services Department Comments**

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

The resubmittal documents have been revised per your comments above. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

**Excel Engineering, Inc.**



**Jason Daye, P.E.**

STATE OF WISCONSIN

CITY OF FRANKLIN  
PLAN COMMISSION

MILWAUKEE COUNTY

RESOLUTION NO. 2022-001

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SITE PLAN FOR CONSTRUCTION OF AN APPROXIMATELY 310,485 SQUARE FOOT CONSUMER FOOD PRODUCT CONVERTING FACILITY, INCLUDING A TWO-STORY WELFARE AND OFFICE AREA SUPPORTING THE PRODUCTION FACILITY AT THE NORTHEAST PORTION OF THE FACILITY, 459 PARKING SPACES FOR CARS IN FRONT OF THE BUILDING ON WEST OAKWOOD ROAD AND SOUTH 27TH STREET, LOADING AREAS FOR TRUCKS ON THE WEST AND SOUTH FACING SIDES OF THE PROPOSED BUILDING AND STORMWATER PONDS ON THE NORTH AND SOUTH SIDES OF THE SITE FOR ONSITE STORMWATER MANAGEMENT AND VISUAL AMENITIES (THE PROPOSED STORMWATER ELEMENTS HAVE BEEN DESIGNED TO ACCOUNT FOR POTENTIAL FUTURE EXPANSION OF KEY AREAS OF THE FACILITY TO ACCOMMODATE GROWTH FOR SAPUTO) UPON PROPERTY ZONED PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED-USE BUSINESS PARK) LOCATED ON THE EASTERN HALF OF THE PARCEL AT THE INTERSECTION OF WEST OAKWOOD ROAD AND SOUTH 27TH STREET IN THE GATEWAY AREA DISTRICT OF PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED-USE BUSINESS PARK) (LOT 2 OF CERTIFIED SURVEY MAP NO. 9362, RECORDED ON NOVEMBER 5, 2021) (PART OF TAX KEY NO. 951-9994-001, OTHERWISE KNOWN AS LOT 2 OF CERTIFIED SURVEY MAP NO. 9362) (SAPUTO CHEESE USA, APPLICANT, H.S.A. COMMERCIAL REAL ESTATE, PROPERTY OWNER)

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WHEREAS, Saputo Cheese USA having applied for approval of a proposed site plan for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities property located on Lot 2 of Certified Survey Map No. 9362, which was recorded on November 5, 2021; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of

SAPUTO CHEESE USA – SITE PLAN

RESOLUTION NO. 2022-001

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Franklin, Wisconsin, that the Site Plan for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities, as depicted upon the plans dated November 4, 2021, most recently updated December 22, 2021, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area, on plans dated November 4, 2021, most recently updated December 22, 2021.
2. Saputo Cheese USA, successors and assigns, and any developer of the Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area, 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 Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area, 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 the Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area for the property located at Lot 2 of Certified Survey Map No. 9362: (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. That the Saputo Cheese USA consumer food product converting facility, including a two-story employee welfare and office area shall be developed and constructed pursuant to such Site Plan 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.



SAPUTO CHEESE USA – SITE PLAN  
RESOLUTION NO. 2022-001

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5. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.1.a. (Parking required and location regulated) to permit parking in front of the building façades facing West Oakwood Road and South 27th Street.
6. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.2.a. (Site furnishings required and coordination regulated) to provide site furnishings for employees only.
7. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Sections 15-3.0444A.D.2.b.ii. and 2.b.iii. (Bicycle and pedestrian amenities required) to require one walkway connection only to West Oakwood Road to the main entrance of the facility and to only require sidewalk in front of the office/employee welfare portion of the facility.
8. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.3.a. (Landscaping required and location regulated), provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.
9. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.3.b. (Central Areas/Features required) to provide central gathering areas for employees and authorized company visitors only.
10. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Sections 15-3.0444A.D.4.a.i., 4.a.ii., 4.a.iii., 4.a.iv., 4.a.v., and 4.a.xi. (Building Character and Design regulated) to only require a multi-story building for the office/employee welfare portion of the facility; transparent windows on the office/employee welfare portion of the facility; to permit pigmented precast concrete as the primary material for the office/general welfare portion of the facility; and to permit horizontal spanning colored insulated metal wall panels as the primary façade material for the industrial/distribution portion of the facility.

SAPUTO CHEESE USA – SITE PLAN  
RESOLUTION NO. 2022-001

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11. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.E. (Signage Standards) to waive Plan Commission review of proposed signs and defer to Department of City Development staff approval with the Sign Permit Application.
12. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0352A. (Parking required and location regulated) to permit parking in front of the façades facing West Oakwood Road and South 27th Street.
13. The applicant shall obtain a parking reduction from 621 parking spaces to 459 parking spaces from the Plan Commission as provided in the South 27th Street Design Overlay District Standards Section 15-3.0352C.2. (Parking required and location regulated).
14. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353A. (Coordination of site furnishings) to provide site furnishings for employees and authorized company visitors only.
15. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353B.3. (Pedestrian Considerations) to not require pedestrian and bicycle connections.
16. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Sections 15-3.0353B.2., B.4., and B.5. (Pedestrian Considerations) to provide one walkway connection to West Oakwood Road, to reduce the sidewalk in front of the building to that area in front of the office/employee welfare portion of the facility.
17. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353D. (Bicycle and pedestrian amenities required) to provide bicycle facilities for employees and company visitors only.
18. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.035E.1. (Foundation area landscaping), provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.

SAPUTO CHEESE USA – SITE PLAN  
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19. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353E.3. (Off-street parking area landscaping) to shift parking lot landscaping to bufferyard areas.
20. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353F. (Central Areas/ Features) to provide central areas for employees and authorized company visitors only.
21. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0354A. (Parking Lot Landscaping Required) provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.
22. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0354B.1. (Required Trees for Parking Lot Perimeter and Interior Applications) provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.
23. The applicant shall obtain modifications from the Plan Commission of the South 27th Street Design Overlay District Standards Sections 15-3.0354C.1, C.2., and C.5. (Interior Landscaping for Off-Street Parking Areas) to provide 13 square feet of parking island space per parking stall, to permit larger parking islands (up to 9 feet wide and 40 feet long) and to reduce required planting materials in parking islands to decorative trees, perennials, and groundcover.
24. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0354.D.2.a. and D.2.c. (Screening for Off-Street Parking Areas) to not require an opaque planted street-side greenbelt, and to reduce the number of planting elements and substitute planted berms in lieu.
25. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355A.1., A.2., and A.3. (Building Character and Design) to permit partial use of a multi-story facility for the office/general welfare portion of the facility only; to permit pigmented precast concrete as the primary façade material for the office/general welfare portion of the facility; and to permit horizontal spanning colored insulated metal wall panels as the primary façade material for the industrial/distribution portion of the facility.

SAPUTO CHEESE USA – SITE PLAN  
RESOLUTION NO. 2022-001

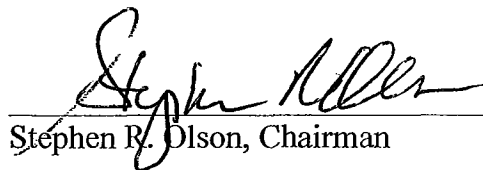
Page 6

26. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.5. (Building Façades) to permit use of specific elements and mix of elements as provided on the attached Site Plan dated November 4, 2021, most recently updated December 22, 2021.
27. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.8. (Building Location) to permit large building setbacks and a single-structure facility.
28. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.11. (Natural Resources Protection), provided that:
  - a. The applicant shall restore the wetland buffer and setback from any disturbance consistent with the requirements of UDO §15-4.0102I; and
  - b. The applicant shall not use heavy construction equipment for the fence installation through the wetland buffer and setback (i.e., a small backhoe or similar construction vehicle would be considered suitable).
29. The applicant shall submit conservation easements for areas of preserved natural resources (per City of Franklin Unified Development Ordinance §15-7.0603B) for Common Council review and approval, prior to any land disturbing activities.
30. The applicant shall obtain approval of the Stormwater Management Plan, Utilities Construction Plan, and driveway access from the City Engineering Department prior to the issuance of the building permit.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 6th day of January, 2022.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 6th day of January, 2022.

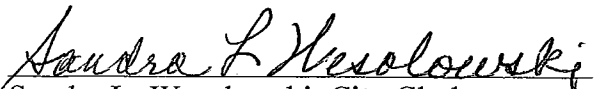
APPROVED:

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

SAPUTO CHEESE USA – SITE PLAN  
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ATTEST:

  
Sandra L. Wesolowski, City Clerk

AYES 5 NOES 0 ABSENT 1 (Commissioner Burckhardt)

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">January 18, 2022</p>
<p style="text-align: center;">REPORTS &amp; RECOMMENDATIONS</p>	<p style="text-align: center;"><b>AN ORDINANCE TO CREATE SECTION 15-3.0445 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 40 (CAPE CROSSING) AND TO REZONE PROPERTY FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND C-1 CONSERVANCY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 40</b></p> <p style="text-align: center;"><b>(12200 WEST RYAN ROAD)</b></p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><b>G.6.</b></p>

At the December 21, 2021 meeting, the Common Council tabled the Planned Development District (Rezoning) Application to request more information from the applicant, Neumann Developments, Inc. The list of questions and additional information request from Council members is attached as a memorandum sent to the applicant on January 3, 2022. The applicant has submitted responses to Council's questions and has provided material including the following:

- A Revised Concept Plan (in color and also non-color version), showing 130 lots (down from 142) and a total of 42% open space (up from 37%), dated January 13, 2022;
- A preliminary plat based on the revised Concept Plan (1 sheet), dated January 13, 2022.
- A preliminary stormwater management plan, dated December 7, 2021.
- Revised Site Intensity Calculations, dated January 5, 2022
- A full civil engineered set (26 pages at full scale drawing design (including 7 Grading Plan pages, 12 pages of utility profiles, and 6 pages of landscaping), based on the previous design.
- A Landscape Plan, revised based on the Concept Plan, dated January 13, 2022.
- A page of example building elevations for new homes (front facades only);
- A Supplementary Traffic Analysis memorandum from TADI dated January 7, 2022;
- Draft Declaration of Protective Covenants for Cape Crossing, dated January 12, 2022.

Attached to this Action Sheet are the Applicant's Response to Council Questions, received January 13, 2022, along with a revised Ordinance (dated January 14, 2022) reflecting the changes as proposed by the applicant; the Revised Concept Plan (in color and without color); the revised Preliminary Plat; the revised Site Intensity Calculations; and the Supplementary Traffic Analysis. Previously materials from the December 9, 2021 Plan Commission and December 21, 2021 Common Council meetings can be found in the information linked on the City website. Materials identified above that are not included with this sheet can be found in the project file and are available for public inspection in the office of the Department of City Development.

As noted at the prior meeting, on December 9, 2021, the Plan Commission carried a motion to recommend approval of an Ordinance to create section 15-3.0445 of the Franklin Unified Development Ordinance establishing Planned Development District No. 40 (Cape Crossing) and to rezone property from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 40 (12200 West Ryan Road), and to remove conditions #1 and #4, and amend condition #3 to replace "Preliminary Plat" for "Final Plat". The vote was 4-1-1, four "ayes", one "nay" and one absent. The draft ordinance as recommended by the Plan Commission is dated December 10, 2021.

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance 2022-\_\_\_\_\_, to create Section 15-3.0445 of the Franklin Unified Development Ordinance establishing Planned Development District No. 40 (Cape Crossing) and to rezone property from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 40 (12200 West Ryan Road).

Department of City Development RMM/HRE

ORDINANCE NO. 2022-\_\_\_\_\_

AN ORDINANCE TO CREATE SECTION 15-3.0445 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 40 (CAPE CROSSING) AND TO REZONE PROPERTY FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND C-1 CONSERVANCY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 40 (12200 WEST RYAN ROAD)

WHEREAS, a petition for zoning change having been filed to change the zoning on a tract of land from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to a Planned Development District, which tract of land is located at 12200 West Ryan Road, bearing Tax Key Nos. 890-9991-001 and 890-9991-002, and which is more particularly described below; and

WHEREAS, the Plan Commission having determined that the proposed Planned Development District No. 40 (Cape Crossing) is in conformance with the City of Franklin Comprehensive Master Plan and contains more than 3 acres; and

WHEREAS, a Public Hearing was held before the Plan Commission on the 9th day of December, 2021, and the Plan Commission having reviewed the Planned Development District No. 40 petition and having found that the proposed Planned Development District conforms to the standards for adoption of a Planned Development District, and having recommended to the Common Council that the creation of Planned Development District No. 40 be approved; and

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Development District No. 40 will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 40 (Cape Crossing) as is created under SECTION 2 of this ordinance:



LEGAL DESCRIPTION: Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 19, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows: Beginning at the southwest corner of the Southwest 1/4 of said Section 19; thence North 01°22'14" West along the west line of said Southwest 1/4, 2658.45 feet to the northwest corner of said Southwest 1/4; thence South 89°33'48" East along the north line of said Southwest 1/4, 1413.03 feet to the east line of the west 1/2 of said Southwest 1/4 as described by the Original Section Survey; thence South 00°36'57" East along said east line, 2174.70 feet to the northwesterly line of The Milwaukee Electric Railway and Light Company (now Wisconsin Electric Power Company) as recorded in the Register of Deeds office for Milwaukee County, in Volume 1395, Page 367 and a point on a curve; thence southwesterly 599.21 feet along the arc of said curve to the right, whose radius is 7777.60 feet and whose chord bears South 36°38'24" West, 599.06 feet to the south line of said Southwest 1/4; thence North 89°31'45" West along said south line, 1015.31 feet to the Point of Beginning.

ALSO

That part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows: Commencing at the southwest corner of the Southwest 1/4 of said Section 19; thence South 89°31'45" East along the south line of said Southwest 1/4, 1142.36 feet to the southeasterly line of The Milwaukee Electric Railway and Light Company (now Wisconsin Electric Power Company) as recorded in the Register of Deeds office for Milwaukee County, in Volume 1395, Page 367, a point on a curve and the Point of Beginning 2; Thence northeasterly 387.26 feet along the arc of said curve to the left, whose radius is 7877.60 feet and whose chord bears North 36°51'54" East, 387.22 feet to the east line of the west 1/2 of said Southwest 1/4 as described by the Original Section Survey; thence South 00°36'57" East along said east line, 311.75 feet to the south line of said Southwest 1/4; thence North 89°31'45" West along said south line, 235.67 feet to the Point of Beginning 2.

SECTION 2: §15-3.0445 of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby created to read as follows:

Section 15-3.0445 PLANNED DEVELOPMENT DISTRICT NO. 40 (*CAPE CROSSING*)

A. **Exhibits.**

This Planned Development District shall be constructed, operated and maintained in conformance with the following listed Exhibits, all containing matters approved hereunder or by the separate approval of the Common Council as set forth below, and all applicable terms and provisions of the Municipal Code and the Unified Development Ordinance not enumerated herein and not contrary to the terms or provisions of this ordinance, including, but not limited to such permits as are required under Division 15-8.0200 Construction, Division 15-8.0300 Construction Site Erosion Control and Division 15-8.0600, as well as the Development Agreement required as a condition of approval of Exhibit A, below. The plans contained in the following listed Exhibits may be adjusted in minor detail and so noted prior to construction upon the written approval of the City Engineer or City Planning manager in order to comply with all of the conditions of this Ordinance.

1. **Exhibit A:** Concept Plan entitled “Cape Crossing” prepared by Anthony Zanon, Pinnacle Engineering Group, dated November 23, 2021.
2. **Exhibit B:** Natural Resource Protection Plan prepared by Eric C. Parker, Stantec Consulting Services, Inc. dated August 14, 2017.
3. **Developer:** The applicant, Neumann Developments, Inc.

B. **District Intent.** It is the intent of the Planned Development District No. 40 (Cape Crossing) to allow for single-family residential development with reduced lot size and increased lot coverage. The Planned Development District No. 40 consists of two (2) areas with different development standards: The Estates Area and The Villas Area.

C. **General Requirements.**

1. The site shall be developed in substantial compliance with the district standards and specific development standards for The Estates Area and The Villas Area set forth in this Ordinance.

D. **District Standards.** Planned Development District No. 40 is further intended to have the following development standards:

- |                            |   |
|----------------------------|---|
| (a) Permitted uses:        | Single-family residential, clubhouse and amenity areas depicted in Exhibit A. |
| (b) Total lots:            | 130 lots, maximum   |
| (c) Maximum gross density: | 1.70 dwelling units/acre  |
| (d) Maximum net density:   | 2.61 dwelling units/acre  |

- (e) Minimum open space ratio: 0.42

**E. The Estates Area.**

1. **Development Standards.** The Estates Area is further intended to have the following development standards:

- (a) Lots: 54 lots, maximum
- (b) Minimum lot size: 12,000 square feet
- (c) Minimum lot width, 85 feet, measured at setback line
- (d) Minimum front setback: 25 feet
- (e) Minimum corner setback: 25 feet
- (f) Minimum side setback: 10 feet
- (g) Minimum rear setback: 25 feet
- (h) Maximum lot coverage: 0.25
- (i) Maximum building height,
  - Principal structure: 2.5 stories / 30 feet, whichever is greater
  - Accessory structure: 1 story / 15 feet, whichever is greater

**F. The Villas Area.**

1. **Development Standards.** The Villas Area is further intended to have the following development standards:

- (a) Lots: 76 lots, maximum
- (b) Minimum lot size: 9,000 square feet
- (c) Minimum lot width, 70 feet/ 90 feet for corner lots, measured at setback line
- (d) Minimum front setback: 25 feet
- (e) Minimum corner setback: 25 feet
- (f) Minimum side setback: 7.5 feet
- (g) Minimum rear setback: 25 feet
- (h) Maximum lot coverage: 0.30
- (i) Maximum building height,
  - Principal structure: 2.5 stories / 30 feet, whichever is greater
  - Accessory structure: 1 story / 15 feet, whichever is greater

**D. Plat Review.**

1. The applicant shall be responsible for filing a Preliminary Plat of Subdivision consistent with all requirements of the Unified Development Ordinance.
2. The applicant shall submit a Landscape Plan and Lighting Plan, as defined in the Unified Development Ordinance as part of the Preliminary Plat submittal.
3. The applicant shall be responsible for filing a Final Plat of Subdivision consistent with all requirements of the Unified Development Ordinance.
4. The applicant shall be responsible for filing a Subdivision Development Agreement consistent with all regulations of the Unified Development Ordinance and Municipal Code, as may be amended, for the Final Plat. Said Subdivision Development Agreement shall be approved by the Common Council.
5. A Homeowner Association document shall accompany the Final Plat including deed restrictions specifying the maintenance of common areas. Said document shall be recorded after approval by the City of Franklin Attorney.
6. Grading, stormwater management, erosion control and utility plans shall be subject to review by the Engineering Department.
7. All protected natural resources indicated in the Natural Resource Protection Plan, including wetlands, wetland buffers, wetland setbacks and mature woodlands shall be protected by a conservation easement in accordance with the Unified Development Ordinance.

**H. Conditions of Approval.**

The development of PDD No. 40 upon the adoption of 15-3.0445 shall occur and be in compliance with the Exhibit A Concept Plan (including the conditions of approval below, which are to be completed prior to the approval of the Final Plat).

1. The drainage easement along the west property line (or city limits) should include landscaping screening between lots 6-15 as long as it is acceptable to the Engineering Department. The applicant should submit a landscape plan for this area should with the Preliminary Plat.
2. The applicant should submit written approval from the holder of the 15-foot West Shore pipe line easement (Doc. 3875551) as a requirement for the grading plans associated with the Final Plat.

SECTION 3: 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 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: 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 \_\_\_\_\_



MEMORANDUM

To: Bryan Lindgren, Neumann Developments, Inc.

From: Heath Eddy, AICP, Planning Manager

CC: Mayor Steve Olson  
City of Franklin Common Council  
Jesse Wesolowski, City Attorney  
Sandi Wesolowski, City Clerk  
Glen Morrow, City Engineer  
Steve DeCleene, Neumann Developments, Inc.  
Eric Obarski, Neumann Developments, Inc.

**Re: Cape Crossing PDD Application, located at 12200 West Ryan Road  
Council Questions for Follow-up**

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In follow-up to the Council meeting of December 21, 2021, Council members elected to table the proposed PDD Rezoning Application to the January 18, 2022 meeting, and requested additional information from the applicant. Staff acknowledges that an email dated 12/29/2021 from Bryan Lindgren stated that an updated site plan was being prepared to address some of the Council comments, along with a request for an updated traffic study, and that the applicant is attempting to receive a full soils report in time for the January 18 meeting.

Staff has received several questions for the Applicant to address. However, staff has one subject to clarify.

**Calculation of Density.** Early in the Staff Report, staff mentioned that the density calculation for the site would result in a yield of 144 lots. This is incorrect. Staff notes, per question #2.a. below, that the acreage for the subject property (collectively) varies depending on the source, with a range of 81.56 to 84.01 acres. However, the calculation of density is based on the determination of the "Base Site Area," which is defined by the first section of the Site Intensity and Capacity Calculation (UDO Section 15-3.0502). Depending on the source data for the property size, this number varies slightly. Staff conducted this calculation using the applicant's information (submitted Plat of Survey) and using the City Assessor's total for assessment purposes (82.79 acres). Based on these two numbers, the yield of residential lots for the subject property would be as follows:

Applicant's Plat of Survey (84.01 acres):

PDD – 398 lots

R-3 Conventional – 131 lots

R-3 Open Space Option 1 – 135 lots (with 15% open space)

R-3 Open Space Option 2 – 132 lots (with 30% open space)  
City Assessor's Data (82.79 acres):  
~~———— PDD — 391 lots~~  
~~———— R-3 Conventional — 129 lots~~  
~~———— R-3 Open Space Option 1 — 133 lots (with 15% open space)~~  
~~———— R-3 Open Space Option 2 — 130 lots (with 30% open space)~~

**As explained further in 2.a. the surveyor's data should be relied upon and deemed accurate.**

**Council Questions/Concerns.** Below are questions submitted by Councilmembers, which staff has lightly edited for clarity. Staff insertions are in []. The questions are as follows:

1. **Master Plan and Zoning:**

- a. How does the proposed project meet the density intent of the [City of Franklin 2025 Comprehensive Master Plan], the current R-3 zoning, and in relation to the area as an underserved public service area?\* **The City of Franklin Future Land Use Map 2025 shows the property as “areas of natural resource features” and “residential”. A Natural Resource Protection Plan was prepared and the area outside of the identified natural resources is proposed to be residential. The current R-3 zoning would allow for 121-135 lots subject to which R-3 option is chosen. The current proposal is 130 lots.**

*\*Will the project cover the projected public service needs/costs i.e., more police, fire, schools, and does this benefit the current residents or provide community benefit required for meeting a new PDD rezoning approval?*

**The development of area at the fringe of the municipal boundary will always create distance to service concerns. In this case the feedback from the Police Department and Fire Department have been solicited and their support has been documented. Additionally, Fire Department location changes have been discussed and believed to be underway. It has been noted in previous meetings that no residential development is able to cover in full the cost of schools and other services provided by a municipality. However, there is data to support that higher density residential development comes closest to supporting itself financially. Logically, a new house on an acre lot may be assessed at \$750,000, two new houses per acre may be assessed at \$650,000 each and \$1.3M per acre in total, and three new houses per acre at \$500,000 each provide a tax increment of \$1.5 million per acre. For additional community benefit, a trail connection from the community to the future bike trail will be provided along with internal sidewalks and an internal trail system. This will allow neighbors a substantial area off Ryan Road to walk and bike.**

- b. How does the proposed project conform to [UDO] Sec. 15-3.0402 for the need to approve a PDD and Table 15-3.0402C footnote (a) as a benefit to the community? **Footnote (a) is regard to the Plan Commission and Common**

**Council approving densities higher than those noted in table 15-3.0402C. The developer is not requesting density over what would be allowed under a PDD so therefore the footnote does not apply. The request for a PDD is for modification of the minimum lot sizes, dimensions, and setbacks and not density related. The lot sizes, dimensions, and setbacks as proposed create a variety of housing options and a variety of price points. The code restricted lot sizes already exist in abundance within the City. A healthy residential housing stock relies upon a mixture of smaller lots and smaller houses for first time buyers and downsizers as well as estate sized lots for upward mobility and larger families. By reducing lot sizes and dimensions additional open space and amenities can be provided for the residents, both of which are provided in Cape Crossing.**

- c. Please demonstrate how the proposed project meets the PDD provisions under [UDO] Sec. 15-3.0401B to achieve *identical or lesser intensity land use* from the current R-3 zoning? **See the attached site intensity calculations dated 1/5/2022. Current R-3 zoning would allow between 121-135 lots subject to the R-3 option chosen. The current proposal is 130 lots.**
- d. The existing R-3 zoning of the development and surrounding areas is appropriate. Lots are currently required to be a minimum of 20,000 square feet. The proposed PDD would allow 9,000 or 12,000 square foot minimum lots and reduced building setbacks. Why is creation of the PDD instead of remaining R-3 in the best interests of the City? How does this proposal comply with the intent of the PDD in Sec. 15-3.0401 (including 15-3.0402) of the UDO? **Per Sec. 15-3.0401 General Intent. The PDD Planned Development Districts are intended to be created, pursuant to § 62.23(7)(b) of the Wisconsin Statutes as amended, for the purpose of permitting developments that will:**
  - i. **derive maximum benefit from coordinated area site planning** – The proposed PDD is working in conjunction with the desire of the City to establish a trail head on the property for the future multi use trail as well as the expansion of water service to this area and aiding in the ongoing sewer issues
  - ii. **diversified location of structures** – the proposed plan clusters lots into two loops pulling them away from natural resource features for their preservation as well as providing an increased percentage of connected open spaces
  - iii. **mixed compatible uses that result in the provision of a safe and efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and community facilities; and ensure adequate standards of construction and planning** – The proposed PDD mixes two lot sizes that are compatible residential uses, smaller lots to encourage first time home ownership and downsizing, and larger lots for move up



**owners. The reduction in lot sizes and clustering of lots allows for a much greater amount of open space (42%) than any of the conventional or conservation zoning options. This open space is being improved to offer the residents additional trails through green space, as well as recreational amenities like a pool and playground, and outdoor social interaction with their neighbors at the community fire pit. The design is economic in that it reduces the amount of infrastructure to maintain per lot, eliminating dead end streets and will be designed to meet all standards and specifications as will be reviewed and approved by city staff prior to construction.**

**2. Site Intensity and Calculations (15-3.0502):**

- a. The gross lot area should match other sources i.e., [City] tax data, [City GIS] Property Viewer, County data, ideally. How do you explain the discrepancy, and would it be possible to have the survey contain a certified land acreage? [Note: data sources and numbers are as follows: Applicant Plat of Survey = 84.01 acres, City GIS Property Viewer = 82.03 acres, City Assessor Tax Assessment = 82.79 acres, Milwaukee County = 82.97 acres, Stantec (Applicant's NRPP) = 81.56 acres]

**The property has been surveyed as part of the current work being completed. The area is 3,659,363 square feet (84.0074 acres) of land. When a property is not platted, GIS data and tax assessments are based on written legal descriptions without an actual survey being completed. When the NRPP was prepared, it is assumed Stantec used best mapping available for property boundaries and in their NRPP they list the lot area as approximate. When developing a property, an actual field survey is performed to determine the exact size of the property which is what has now occurred for this property. The surveyed area will be the area that is described on the plat.**

- b. Can you please verify the easements, natural resources, etc., calculations are correctly depicted on the Site Intensity calculation forms? For example, the NRPP report reads shoreland wetlands, zero reported, woodlands, etc. but these are not transferred correctly to Table 15-3.0503. [Note: Staff also noted a discrepancy in the acreage of the utility easements of approximately 0.40 acres. Please verify how the total provided in Step 2 of Table 15-3.0502 was established.] **Each area has been confirmed based on surveyed data and noted on the site intensity calculations dated 1/5/2022. The NRPP identified 0.79 acres of mature woodland, 0.69 acres of floodplain, 3.4 acres of wetland, and the associated wetland buffer. The wetland buffers are shown on Figure B of the report but the exact acreage of the buffers were not identified. The areas in the NRPP are based on the "gross site area". Table 15-3.0503 requires the areas within the "base site area". A portion of the noted resources are not in**

the “base site area” as they are located in the major utility easement area which is removed from the “base site area”. When preparing the worksheet for the calculation of the Resource Protection Land, if two areas overlap one another as is the case with the floodplain, woodland, and wetland, the area is to be listed in the most restrictive protection standard. In this case, the wetland.

- c. How much of the ‘open space’ will actually become "improved" lands dedicated to stormwater utilities? **The open space on the property will be the grass areas within the outlots outside of the major utility easements. The open space is 32.58 acres (42% of the base site area) of which approximately 6 acres will be utilized as storm water management ponds.**
- d. What are the typical deed restrictions placed on lands counted towards "open space"? **The open spaces will be fractionally owned by the owners in the development. The deed restrictions and covenants to be recorded will restrict the open spaces from future development as well as plan for their proper maintenance of any grass or landscaped areas as well as the management and maintenance of the common amenities. The storm water facilities within the open spaces will typically be managed by the homeowner’s association through the recordation of a storm water management agreement with the City. A draft of the Homeowner’s Declarations is included for review.**
- e. Given potential significant area changes since the early wetland report [2017 NRPP], would an update provide for better accuracy of the site conditions? **The Wisconsin DNR requires wetland delineations to be updated every 15 years. The Army Corps of Engineers and the City of Franklin require wetland delineations to be updated every five years. The DNR concurred with the wetland delineation in December 2017. The current wetland delineation is within the five-year requirement. The use of the site has not changed in the last five years, so it is generally assumed that little change has occurred with the wetland boundaries especially with the past dry years.**
- f. Based on verified figures, how many homes/dwelling units does the proposed project exceed the density of the current R-3 master plan/zoning? (How much higher density is the PDD request over current R-3?). **The proposed PDD does not exceed the densities/lot counts allowed under current R-3 zoning. Under the current R-3 zoning, the number of lots allowed is between 121-135 subject to which R-3 option is chosen. The current proposed plan is 130 lots.**

### 3. Traffic Impact and Access

- a. What is the traffic carrying capacity of Ryan [Road] for the road section between North Cape [Road] & Loomis [Road] [STH 36]? **Based on the Highway Capacity Manual (HCM) the directional capacity of Ryan Road between North Cape Road and Loomis Road is 1,700 vehicles per hour (vph). At full buildout of the proposed Cape Crossing residential development, the maximum directional**

**hourly volume on Ryan Road is projected to be 135 vph (145 vph with peak hour factor adjustments). This results in a directional v/c ration of .09 or 9%, indicating that traffic on Ryan Road is well under capacity. A significant increase in traffic volume would be required to reach the directional capacity of Ryan Road.**

- b. What is the current traffic on that section now [with all segments open], the total expected from the new homes, and total carrying capacity of Ryan Road in this section as a Collector road? **Traffic counts were completed again at the previously closed intersection and a supplemental technical memorandum to the Cape Crossing Traffic Impact Analysis has been provided. Comparing the recounted volumes to the adjusted volumes evaluated in the November 2021 TIA report shows that the recounted volumes are about 23% lower entering the Ryan Road/North Cape Road intersection and about 4% lower on the Ryan Road segment just east of the North Cape Road intersection. The post development maximum hourly volume of 135 vehicles per hour is only 9% of the 1,700 vehicle per hour capacity of the Ryan Road collector road.**
- c. Given much of the study uses data from 10 years previously, when could this road section exceed a Collector road capacity? **Post development the road section will be operating at just 9% of capacity. It is unknown when it could exceed capacity but it would take a significant increase in volume to be near capacity.**
- d. Is there enough ROW for the (staff) requested acceleration turn lanes at the drive/entrance and was the need for this additional ROW included in the ROW dedications within Table 15-3.0502 Step 2? **Yes, there is enough right-of-way. Plans were submitted to the City for review. The plans included the acceleration and deceleration lanes. If any additional right-of-way is requested by City staff, it will be provided. The additional right-of-way would be expanded right-of-way of the entrance road and that right-of-way is not included in Table 15-3.0502. Only the ultimate right-of-way of existing roads is included which for this project is West Ryan Road. The right-of-way that will be dedicated for West Ryan Road is 45 feet.**
- e. The Traffic Impact Analysis submitted by the developer states in the Summary & Recommendation Section that "the City of Franklin will require acceleration and deceleration lanes to be provided at the driveway". These lanes are not shown on the submitted plans nor has this safety concern been addressed in the discussions at Plan Commission or Council meetings. How will this be accomplished given the acknowledged spatial and infrastructure constraints along Ryan Road? Who will build/pay for this? **Details of construction are typically submitted for engineering review and approval after a development receives zoning and plat approval. However, preliminary construction plans have been submitted to the City, and the acceleration and deceleration lanes are included in this submittal. There is sufficient space for these lanes. There is**

**no underground work associated with these lanes so there is no impact to existing underground utilities in this area. The developer is responsible for the cost to install these lanes and the lanes will be constructed as part of the project.**

- f. Does the incorrect classification of 116<sup>th</sup> Street [as a Collector] in the Traffic Study create a higher area capacity carrying error within the traffic study? **According to the WisDOT Milwaukee County Functional Classification Map (dated 11/9/2015), 116<sup>th</sup> Street is classified as a Collector roadway.**
- g. Are there adequate (more than one) emergency access points to the Gas pipeline, which are outside of home lots? **The existing gas easement, where the gas pipeline is located, will not be impacted by this development. All lots will be at least ten feet from the easement. Access to the easement comes from West Ryan Road which will still be the case after this project is developed. There are no additional access points to the easement being proposed. It is not expected that West Shore pipeline will request changes to their current easement, but if they do, additional access can be provided through the open space outlots adjacent to the pipeline easement.**
- h. If wetland fill is expected for the entrance and/ or emergency access points, will there be fill approval from the State and U. S. Army Corps prior to rezoning? What's the plan if they are denied fill? **There is no wetland fill expected in the area of the proposed entrance road connection to Ryan Road. The only wetland impact will be to connect a path from the development to the potential trail head at the southeast corner of the property. If the wetland fill permit is denied, the connection will not be installed. The wetland fill permit application has not been submitted yet as we are waiting on the City review of the plans. The Army Corps of Engineers will not take jurisdiction of the wetland proposed for filling as it is not contiguous to a waterway. The DNR allows for up to 10,000 SF of filling under their General Permit. The estimated fill area for the emergency access drive area is about 660 SF and would be expected to be approved.**

#### 4. Soils

- a. With such small lots, water runoff from the golf course, hydric soils, etc. how much of the remaining lot/yard areas will be required to accommodate drainage/swale use? **The grading between buildings and within lots will conform to standard grading in residential subdivisions. Sideyards will drain away from the buildings and to the front or rear of the lots. Storm sewer and overflows that drain to storm water ponds will be in located in outlots. See the master grading plan that has been submitted to the City. The capacity of the storm water management areas will be sized to accommodate all onsite and off site area flows and reviewed by DNR staff and City staff prior to construction.**

- b. [UDO Section] 15-2.0304 Soil Suitability brings forth a reasonable need to ask if higher density development should be encouraged or discouraged in areas of hydric soils? **Please see the included soil borings and report. The same soil classifications can be found in Ryanwood Manor and Ryan Meadows as well as the surrounding homes and neighborhoods. The soil engineer describes the characteristics of the soils as well as construction best practices. Roads and commercial and residential buildings of all sizes are built on these soils throughout Franklin. The question is not one of density or use, but how to handle the soils. We rely on the expertise of the soil engineers and inspecting engineers to manage these soils properly.**
- c. What is the projected maintenance and HOA costs, such as future maintenance burden from the multiple number of Stormwater utilities required to support *extra density*, and continuous electric sump use for the protection of future homeowners? **For clarification, "extra density" is not being proposed. The proposed 130 lots falls within the allowable range of total units in the underlying R-3 zoning density options. The maintenance requirements of the Stormwater facilities will be described in the eventual storm water maintenance agreement. Typical routine maintenance includes the removal of woody vegetation or overgrowth as well as clearing of trash grates or any other debris that would obstruct the water flow or operation of the stormwater facilities. These are minor costs overall and incremental when shared by the number of owners in a homeowner's association. Long term maintenance removal of sediment or cleaning of structures is on an as needed basis. A small portion of typical HOA dues (typically \$20-\$30 per owner per year) is kept in reserves to account for future large maintenance projects. Yard grades and basement grades will be set per the grading plan and recommendations of the soil report. Proper free flowing drainage will prevent most wet basements. The elevation of the basement floors will be placed according to the soil report to minimize the running of sump pumps. These same processes were followed in Ryanwood Manor and no complaints have been brought to our attention.**
- d. Has the City reviewed and verified that the groundwater levels, hydrology and large areas of Hydric soils on the site are suitable for development of the proposed houses and related infrastructure? **This is a question for City staff. As is noted in Sec 15-2.0304 any conclusions of unsuitability based on fact need to be provided in writing by the Plan Commission. No such determinations have been made.**

## 5. Process

- a. Have all of the conditions of the [UDO] Sec. 15-9.0208 been complied with? Has the Developer or City verified with WDNR and Army Corps that the existing wetlands along Ryan Road and at the "Trailhead" can be filled to accommodate

the second/emergency access to the development and connection to the proposed 116th Trail? **The application for the Cape Crossing PDD has been deemed complete by City staff and recommended for approval by the Plan Commission. The WDNR and Army Corps have not yet been contacted. There is no wetland fill expected with the proposed road connection to Ryan Road. The only wetland impact will be to connect a path from the development to the potential trail head at the southeast corner of the property. If a wetland fill permit is denied, the connection will not be installed. The wetland fill permit application has not been submitted yet as we are waiting on the City review of the plans. The Army Corps of Engineers will not take jurisdiction of the wetland proposed for filling as it is not contiguous to a waterway. The DNR allows for up to 10,000 SF of filling under their General Permit. The estimated fill area for the emergency access drive area is about 660 SF and would be expected to be approved.**

- b. Have WE Energies, ATC and West Shore Pipe Line had an opportunity to review the proposed development plans and verify that they are comfortable with future routine maintenance and emergency access for power lines and pipeline? **WE Energies transfers maintenance responsibilities for overhead powerlines to ATC. The easements recorded for this property and all the properties that the power lines and gas pipeline cross address the maintenance and access requirements of these entities. This development will not impact the easement areas or interfere with the rights of the easement holders. No grading is proposed within the easement areas and only limited crossings. The easement holders have been contacted and have provided their requirements for review and approval of work within the easements. We have worked with these entities many times and are familiar with their requirements. Based on this experience and that of our design engineer we are confident that there will be no issues getting any necessary permits. Additionally, West Shore has been on site with the surveyor to field locate the gas pipeline. This information will be included in future construction plans and reviewed by West Shore when necessary.**
- c. Has the City been provided with preliminary Grading and Storm water Management Plans that demonstrate that the site, as proposed, can be developed and still comply with all State and Local requirements? **Yes, preliminary grading, road plan and profiles and a Storm Water Management Plan have been submitted to the City for review. Said plans show that local and state requirements will be met.**
- d. Have the adjacent Municipalities been notified of this Development consistent with UDO Section 15-9.0205 HEARINGS ? **This is a question for City staff.**



**REVISIONS**

1. CITY COMMENTS	08.01.21
2. CITY COMMENTS	08.16.21
3. REDESIGNED	08.13.21
4. REDESIGNED	08.13.21

**CONCEPT PLAN**

**CAPE CROSSING**

SW 1/4 & NW 1/4 OF THE SW 1/4 SEC. 19, T5N, R21E  
 CITY OF FRANKLIN, MILWAUKEE CO., WI

**PLAN I DESIGN I DELIVER I**

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | TURNKEY

3775 MATTHEW ROAD, SUITE 100  
 FRANKLIN, WI 53120  
 (608) 785-8800  
 WWW.PINNACLE-ENR.COM

**NEUMANN**  
 DEVELOPER

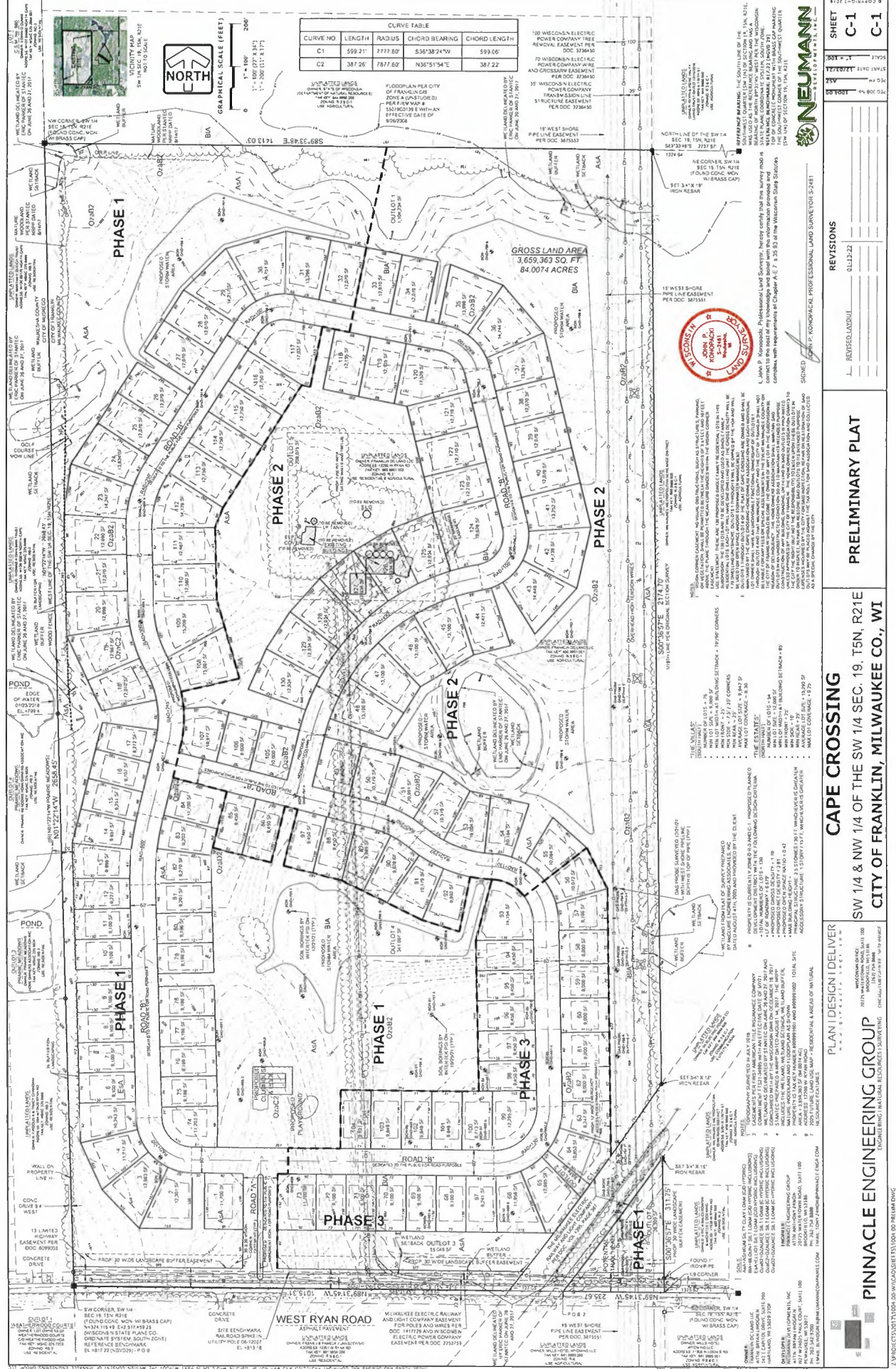
**CONCEPT PLAN**

**SHEET C-1 C-1**

DATE: 08.13.21  
 SCALE: AS SHOWN  
 DRAWN BY: JAW/JAW  
 CHECKED BY: JAW/JAW  
 PROJECT NO.: 2019-009







**NEUMANN**  
ENGINEERS & ARCHITECTS, INC.

1111 WEST WISCONSIN AVENUE, SUITE 100  
MILWAUKEE, WISCONSIN 53233

PHONE: 414.224.1111  
FAX: 414.224.1112  
WWW.NEUMANN-ENGINEERS.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/13/22	REVISED LAYOUT

**PRELIMINARY PLAN**

**CAPE CROSSING**  
SW 1/4 & NW 1/4 OF THE SW 1/4 SEC. 19, T5N, R21E  
CITY OF FRANKLIN, MILWAUKEE CO., WI

**PINNACLE ENGINEERING GROUP**  
1111 WEST WISCONSIN AVENUE, SUITE 100  
MILWAUKEE, WISCONSIN 53233  
PHONE: 414.224.1111  
FAX: 414.224.1112  
WWW.PINNACLE-ENR.COM

**PLAN DESIGN DELIVER**

1. PRELIMINARY PLAN  
2. PERMITS  
3. CONSTRUCTION PERMITS  
4. CONSTRUCTION

**SECTION 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 Section 15-3.0501 of this Ordinance.

Table 15-3.0502

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA  
 FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

<b>STEP 1:</b>	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property	<b>84.01</b> acres
<b>STEP 2:</b>	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	- <b>7.45</b> acres
<b>STEP 3:</b>	Subtract ( - ) land which, as a part of a previously approved development or land division, was reserved for open space	- <b>0.00</b> acres
<b>STEP 4:</b>	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract ( - ) the land proposed for nonresidential uses, <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract ( - ) the land proposed for residential uses	- <b>0.00</b> acres
<b>STEP 5:</b>	Equals "Base Site Area"	= <b>76.56</b> acres

(ROW for W Ryan Road(1.29) & gas/overhead easements (6 16))

**SECTION 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 Section 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 _____ = _____	_____
20-30%	0 65	0 75	0 70	X _____ = _____	_____
+ 30%	0 90	0 85	0 80	X _____ = _____	_____
Woodlands & Forests					
Mature	0 70	<b>0 70</b>	0 70	X <b>0.69</b> _____ = _____	<b>0.48</b> _____ _____
Young	0 50	0 50	0 50	X _____ = _____	_____
Lakes & Ponds	1	1	1	X _____ = _____	_____
Streams	1	1	1	X _____ = _____	_____
Shore Buffer	1	1	1	X _____ = _____	_____
Floodplains	1	<b>1</b>	1	X <b>0.01</b> _____ = _____	<b>0.01</b> _____
Wetland Buffers	1	<b>1</b>	1	X <b>2.12</b> _____ = _____	<b>2.12</b> _____
Wetlands & Shoreland Wetlands	1	<b>1</b>	1	X <b>3.16</b> _____ = _____	<b>3.16</b> _____
<b>TOTAL RESOURCE PROTECTION LAND</b> (Total of Acres of Land in Resource Feature to be Protected)					<b>5.77</b>

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

The area of the Natural Resources within the "base site area" of the property are noted below. The floodplain and wetland areas noted below are less than the areas shown in Natural Resource Protection Plan (NRPP) prepared by Stantec on 8/14/2017 because a portion of the floodplain and wetland areas noted in the NRPP are in the "gross site area" but not in the "base site area". A portion of these features are in the major utility easement area which is removed from the "base site area".

Woodland = 0.79 acres

Floodplain = 0.58 acres

Wetland buffer = 2.12 acres

Wetland = 3.16 acres

A majority of the floodplain and a small portion of the woodland are also wetland and wetland buffer so per the instructions under the table above, the wetland and wetland buffer have a more restrictive protection standard so the duplicate area was considered wetland and wetland buffer to be in the more restrictive standard.

**SECTION 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**

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard) X <u>0.35</u> <b>(TABLE 15-3.0402c)</b></p> <p>Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b> = <u>26.80</u> acres</p>	<p>26.80 acres</p>
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3 0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater - <u>26.80</u></p> <p>Equals <b>NET BUILDABLE SITE AREA</b> = <u>49.76</u> acres</p>	<p>49.76 acres</p>
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b></p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above) <u>49.76</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard) X <u>8.0</u> <b>(TABLE 15-3.0402c)</b></p> <p>Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b> = <u>398</u> D U s</p>	<p>398 D U s</p>
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard) X <u>6.10</u> <b>(TABLE 15-3.0402c)</b></p> <p>Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b> = <u>467</u> D U s</p>	<p>467 D U s</p>
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b></p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above)</p>	<p>398 D U s</p>

calculated gross density = proposed 130 lots / 76.56 ac (base site area)= 1.70  
 calculated net density = proposed 130 lots / 49.76 ac (net buildable area) = 2.61  
 calculated open space = 32.58 ac (open space is the sum of the 6 outlots (39.90 ac) minus the gas and overhead easement area (6.16 ac) and minus the proposed impervious area in the outlots (1.16 ac)) / 76.56 ac (base site area) = 0.42

**SECTION 15-3.0504**

**R-3 CONVENTIONAL  
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**

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard) X <u>0.0</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b> =</p>	<p><b>0.00</b> acres</p>
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3 0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater <u>- 5.77</u></p> <p>Equals <b>NET BUILDABLE SITE AREA</b> =</p>	<p><b>70.79</b> acres</p>
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b></p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above) <u>70.79</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard) X <u>1.718</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b> =</p>	<p><b>121</b> D U s</p>
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard) X <u>1.718</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b> =</p>	<p><b>131</b> D U s</p>
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b></p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above)</p>	<p><b>121</b> D U s</p>

**SECTION 15-3.0504**

**R-3 OPEN SPACE - OPTION 1  
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**

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard) X <u>0.15</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b> =</p>	<p align="right">11.48 acres</p>
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3 0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater <u>- 11.48</u></p> <p>Equals <b>NET BUILDABLE SITE AREA</b> =</p>	<p align="right">65.08 acres</p>
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b></p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above) <u>65.08</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard) X <u>2.081</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b> =</p>	<p align="right">135 D U s</p>
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard) X <u>1.769</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b> =</p>	<p align="right">135 D U s</p>
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b></p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above)</p>	<p align="right">135 D U s</p>

**SECTION 15-3.0504**

**R-3 OPEN SPACE - OPTION 2  
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**

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard) X <u>0.30</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b> =</p>	<p align="right">22.97 acres</p>
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3 0502) <u>76.56</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3 0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater <u>- 22.97</u></p> <p>Equals <b>NET BUILDABLE SITE AREA</b> =</p>	<p align="right">53.59 acres</p>
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b></p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above) <u>53.59</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard) X <u>2.48</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b> =</p>	<p align="right">132 D U s</p>
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3 0502) <u>76.56</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard) X <u>1.736</u> <b>(TABLE 15-3.0203)</b></p> <p>Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b> =</p>	<p align="right">132 D U s</p>
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b></p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above)</p>	<p align="right">132 D U s</p>



## TECHNICAL MEMORANDUM

**Date:** January 7, 2022

**To:** Bryan Lindgren  
Neumann Development

**From:** Tammi Czewski, P.E., PTOE  
Traffic Analysis & Design, Inc.

**Subject:** **Cape Crossing Residential Development**  
**Revised Analysis with new traffic count at Ryan Road/North Cape Road**  
**Franklin, WI**

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### Introduction

TADI prepared a traffic impact analysis (TIA) report on November 16, 2021 to evaluate intersections along Ryan Road for the proposed Cape Crossing residential development. For that study, the turning movement traffic count data at the study intersections were collected when North Cape Road was closed to through traffic on the north side of Ryan Road. Therefore, the peak hour volumes counted at the Ryan Road/North Cape Road intersection were adjusted upward using hourly volume counts from 2015 AADT volumes on North Cape Road.

This technical memorandum provides updated traffic counts (post road closure) and analysis of the Ryan Road/North Cape Road intersection. It also provides daily traffic volume and capacity estimates for the segment of Ryan Road between North Cape Road and Loomis Road.

### Traffic Volume Recount/Comparison of Revised Volumes

The Ryan Road/North Cape Road intersection was recounted on January 5 and 6, 2022, to determine the peak hour intersection volumes with North Cape Road fully opened to traffic. The recounted AM and PM peak hour volumes at the Ryan Road/North Cape Road intersection are shown on Exhibit 1. Comparing the recounted volumes to the adjusted volumes evaluated in the November 2021 TIA report shows that the recounted volumes are about 23% lower entering the Ryan Road/North Cape Road intersection and about 4% lower on the Ryan Road segment just east of the North Cape Road intersection. Therefore, the traffic analysis completed for the November 2021 TIA report is considered a conservative estimate of traffic operations with full buildout of the proposed Cape Crossing residential development.



## Existing and Future Daily Traffic on Ryan Road

The new trips expected from the Cape Crossing residential development (November 2021 TIA) were added to the revised existing traffic volumes shown on Exhibit 1. The revised Build traffic volumes are shown on Exhibit 2. Both exhibits also show the estimated daily traffic on Ryan Road, east of the proposed driveway. Using hourly-to-daily volume ratios from data collected for the November 2021 TIA report, the existing annual average daily traffic (AADT) on Ryan Road is estimated at 1,210 vehicles per day (vpd). The trip generation table from the November 2021 TIA estimates that 50% of the daily site trips (720 vpd) are expected to travel to/from the east on Ryan Road and 50% (720 vpd) are expected to travel to/from the west on Ryan Road. Therefore, the build (with development) AADT on Ryan Road is expected to increase to 1,930 vpd.

According to the WisDOT Milwaukee County Functional Classification Map (dated 11/9/2015),<sup>1</sup> Ryan Road (as well as 116<sup>th</sup> Street) is classified as a Collector roadway. Routes are classified using the functional classification criteria<sup>2</sup> updated April 2013. Functional classification criteria are not used as an analysis method in TIA reports, but are provided for reference only in the roadway description section. As functional classification for a route is typically determined from various geographic, population, and other factors in addition to roadway AADT, neither the Cape Crossing Residential Development TIA nor this traffic analysis update provides recommendations for threshold changes to the functional classifications of study area roadways.

## Ryan Road Capacity

Based on the Highway Capacity Manual (HCM), the directional capacity of Ryan Road between North Cape Road and Loomis Road is 1,700 vehicles per hour (vph). At full buildout of the proposed Cape Crossing residential development, the maximum directional hourly volume on Ryan Road is projected to be 135 vph (145 vph with peak hour factor adjustments). This results in a directional v/c ratio of .09, indicating that traffic on Ryan Road is well under capacity. A significant increase in traffic volume would be required to reach the directional capacity of Ryan Road.

## Updated Analysis of Ryan Road/North Cape Road

The Ryan Road/North Cape Road intersection was evaluated with the revised Existing and Build traffic volumes developed for this study. The peak hour delays, LOS, and queues for each lane group are shown in Table 1. In the November 2021 TIA, the Existing operations at this intersection were reported at LOS C or better during the peak hours, with delays increasing to LOS D or better with the additional traffic from the proposed Cape Crossing residential development. With the revised traffic volumes collected in January 2022, both the Existing and Build traffic volumes result in LOS C or better during the peak hours with very little difference in delays or queues for each lane group.

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<sup>1</sup> <https://wisconsindot.gov/Documents/projects/data-plan/plan-res/functional/urban/milwaukee.pdf>

<sup>2</sup> <https://wisconsindot.gov/Documents/projects/data-plan/plan-res/fc-criteria.pdf>

**Table 1. Revised Existing and Build Operations at Ryan Rd./North Cape Rd. Intersection**

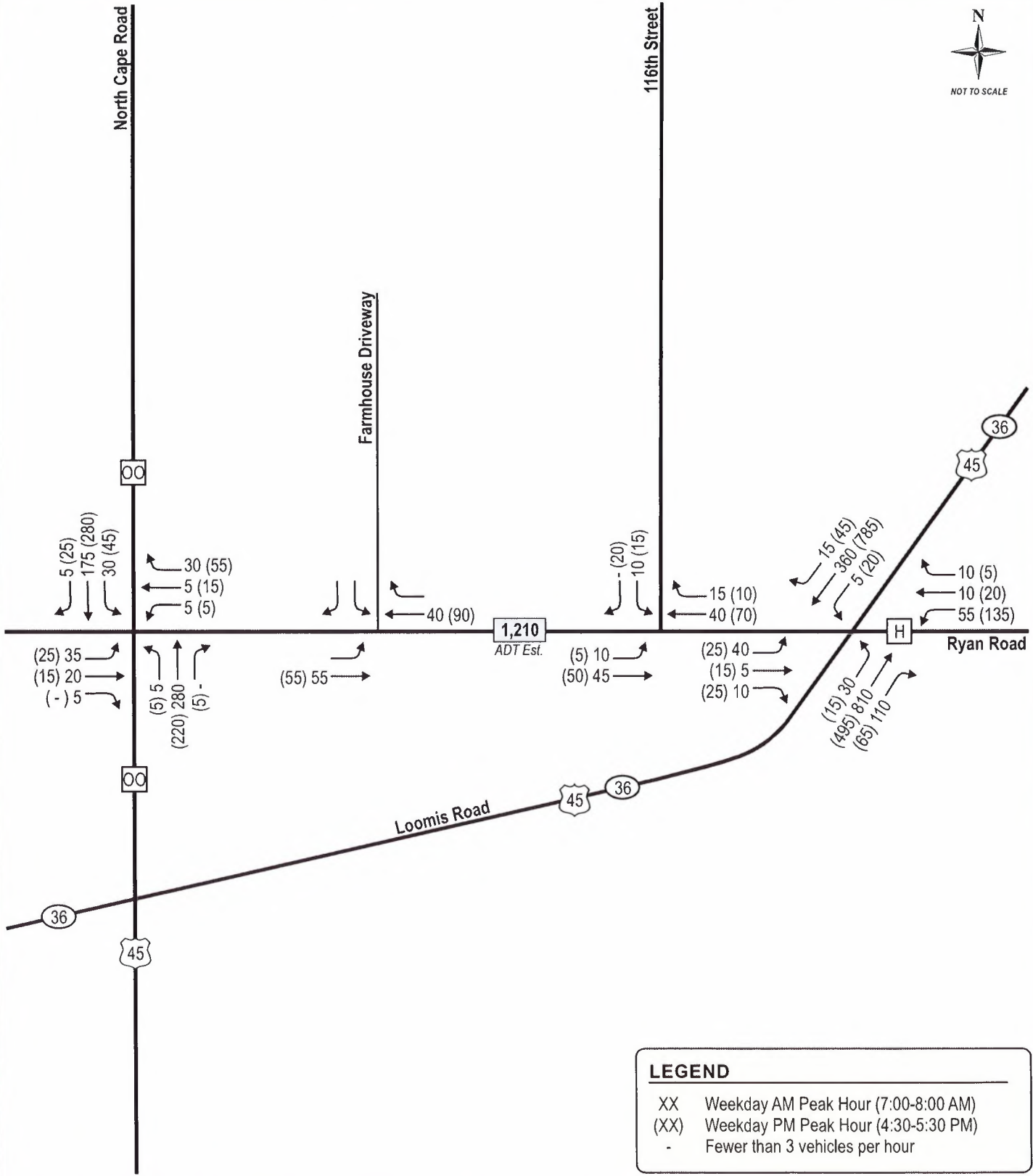
Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Node 100: Ryan Road & North Cape Road <i>Stop Sign Control (EB/WB)</i> <b>Existing Traffic Volumes</b>	1	<i>Lanes-&gt;</i>	1			1			1			1			
		LOS	C			B			A			*			A
		Delay	16.2			11.9			7.8			*			2.9
	2	Queue	15'			10'			0'			*			*
		LOS	C			B			A			*			A
		Delay	17.3			11.9			7.9			*			2.9
Node 100: Ryan Road & North Cape Road <i>Stop Sign Control (EB/WB)</i> <b>Build Traffic Volumes</b>	1	<i>Lanes-&gt;</i>	1			1			1			1			
		LOS	C			B			A			*			A
		Delay	16.9			14.2			7.8			*			3.8
	2	Queue	20'			20'			0'			*			*
		LOS	C			B			A			*			A
		Delay	19.3			13.5			7.9			*			3.5
		Queue	15'			20'			0'			*			*

(-) indicates a movement that is prohibited or does not exist; (\*) indicates a freeflow movement.  
 Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

### Conclusion

The January 2021 traffic counts collected at the Ryan Road/North Cape Road intersection are higher than what was collected during the North Cape Road closure in 2021, but lower than the adjusted traffic volumes (to account for the road closure) evaluated in the *November 16, 2021 Cape Crossing Residential Development TIA*. The new lower traffic volumes at the Ryan Road/North Cape Road intersection were re-evaluated and result in similar peak hour delays and queues between the Existing (no development) and Build (with development) traffic volumes.

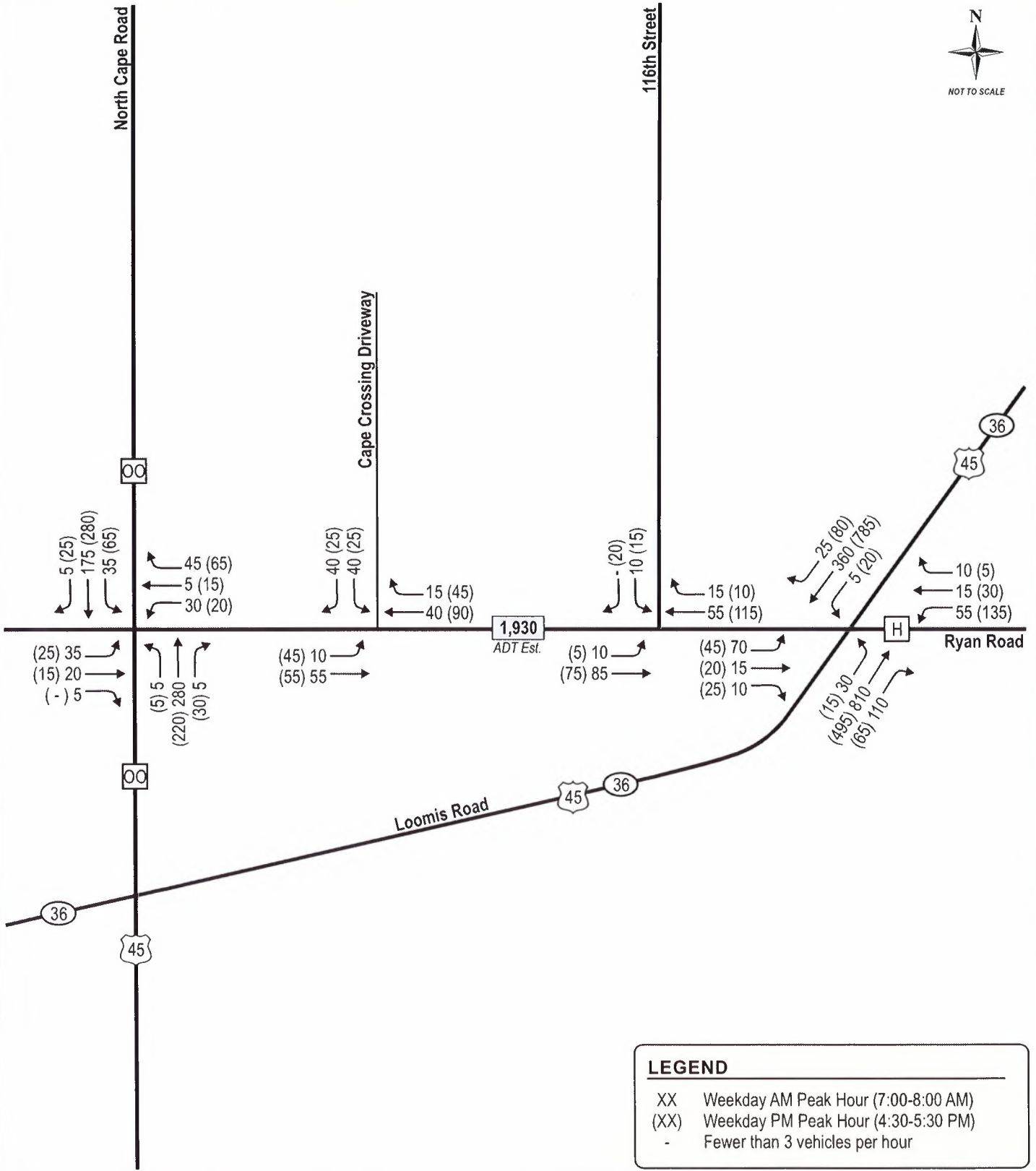
Based on evaluation in the HCM, the Existing and Build daily directional traffic volumes on Ryan Road are well under capacity (v/c of 0.09) for a typical two-lane undivided roadway.



LEGEND	
XX	Weekday AM Peak Hour (7:00-8:00 AM)
(XX)	Weekday PM Peak Hour (4:30-5:30 PM)
-	Fewer than 3 vehicles per hour



**EXHIBIT 1**  
**YEAR 2021 EXISTING TRAFFIC VOLUMES**  
**TRAFFIC RECOUNT (1/2022) AT RYAN ROAD/NORTH CAPE ROAD**  
**FRANKLIN, WISCONSIN**



# APPENDIX

**Ryan Road/North Cape Road Turning Movement Count – January 2022**

**Ryan Road HCS Segment Analysis**

**Ryan Road/North Cape Road Synchro Analysis – Revised Existing Traffic Volumes**

**Ryan Road/North Cape Road Synchro Analysis – Revised Build Traffic Volumes**

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# Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 13
Start Date:	Wednesday, January 5, 2022	Weekday	Schools in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

## Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: **North Cape Road and CTH H - Ryan Road**

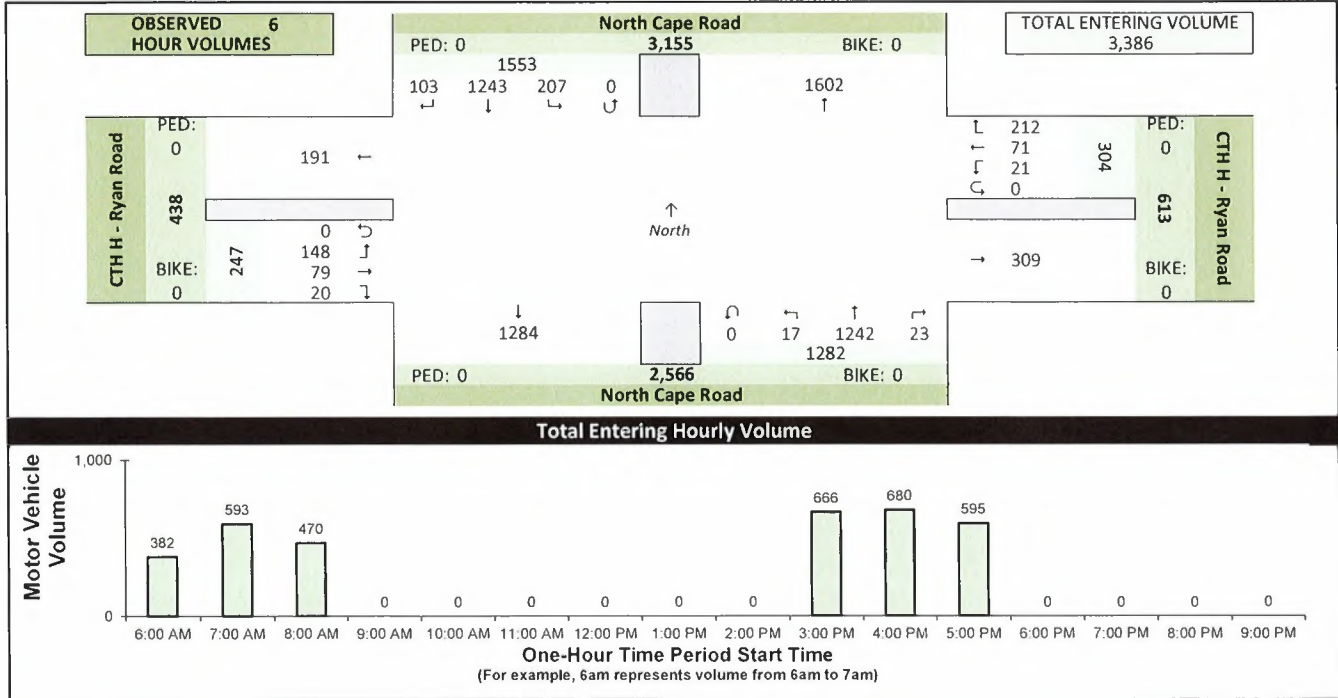
### Site Information

Municipality	City of Franklin		
County	Milwaukee	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names	North Direction ↑		
North Leg	North Cape Road		
East Leg	CTH H - Ryan Road		
South Leg	North Cape Road		
West Leg	CTH H - Ryan Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
	Pre-school children	None	
	Elementary school age children	None	
	Visually impaired (white cane/helper dog)	None	
	Elderly/disabled (except wheelchairs)	None	
	Wheelchairs/electric scooters	None	
Other (describe)		None	None

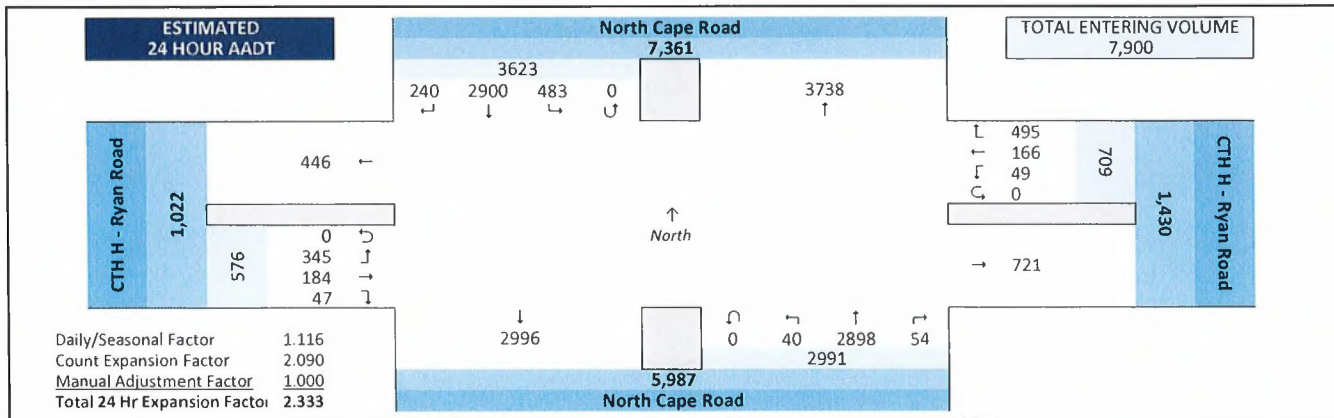
### Count Information

Hrs Counted:	6:00 AM-9:00 AM and 3:00 PM-6:00 PM		
1st Day of Count	Wednesday, January 5, 2022	Weather	
AM Peak Period	Thursday, January 6, 2022	Clear & Dry	
Middy Peak Period	Wednesday, January 5, 2022	Clear & Dry	
PM Peak Period	Wednesday, January 5, 2022	Clear & Dry	
Calculated Peak Hours			
	AM 7:00-8:00am	MD	PM 4:15-5:15pm
Peak Hours Selected for Analysis			
	AM 7:00-8:00am	MD	PM 4:30-5:30pm
Daily/Seasonal Adjustment Group	(2) Urban Arterials & Collectors		
Count Expansion Group	(2) Urban Arterials & Collectors		
Daily/Seasonal Adjustment Factor	1.116	Count Expansion Factor	2.090
Company Name	TADI, Inc.	Manual Adj.	1.000
Observers			
	AM Peak Period	Amy Scheuerlein	
	Middy Peak Period	None	
	PM Peak Period	Emily Eissens	
Comments	2019 DOT Seasonal Factors		

### Observed 6 Hour Volume Summary



### Estimated 24 Hour AADT



# Intersection Traffic Volume Report

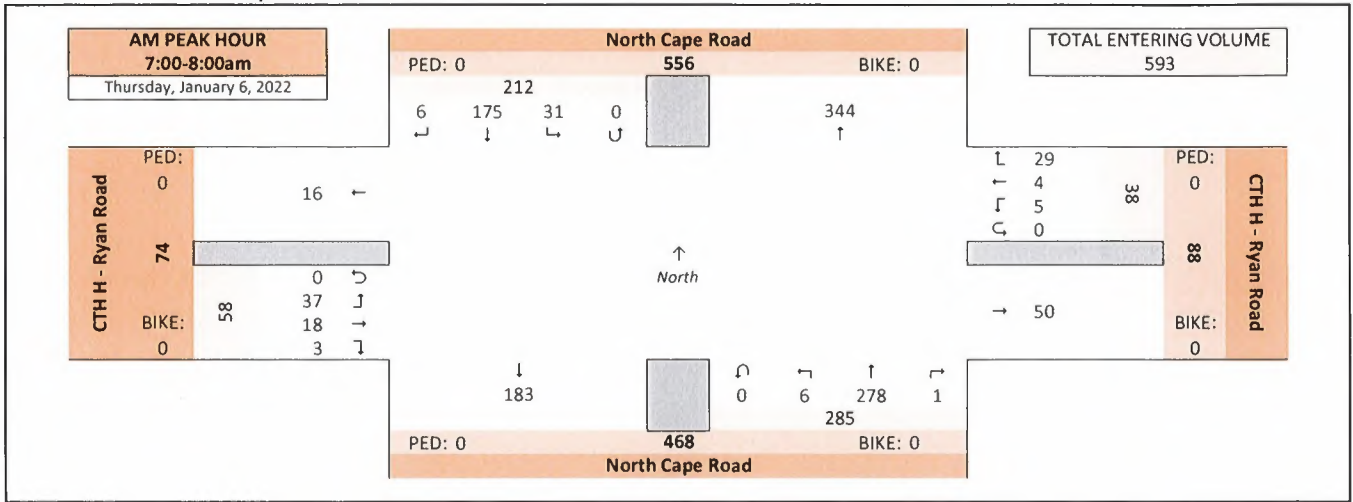
<b>Count Basics</b>		Page 2 of 13	
Start Date:	Wednesday, January 5, 2022	Weekday	Schools in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

## Peak Hour Volume Graphical Summary

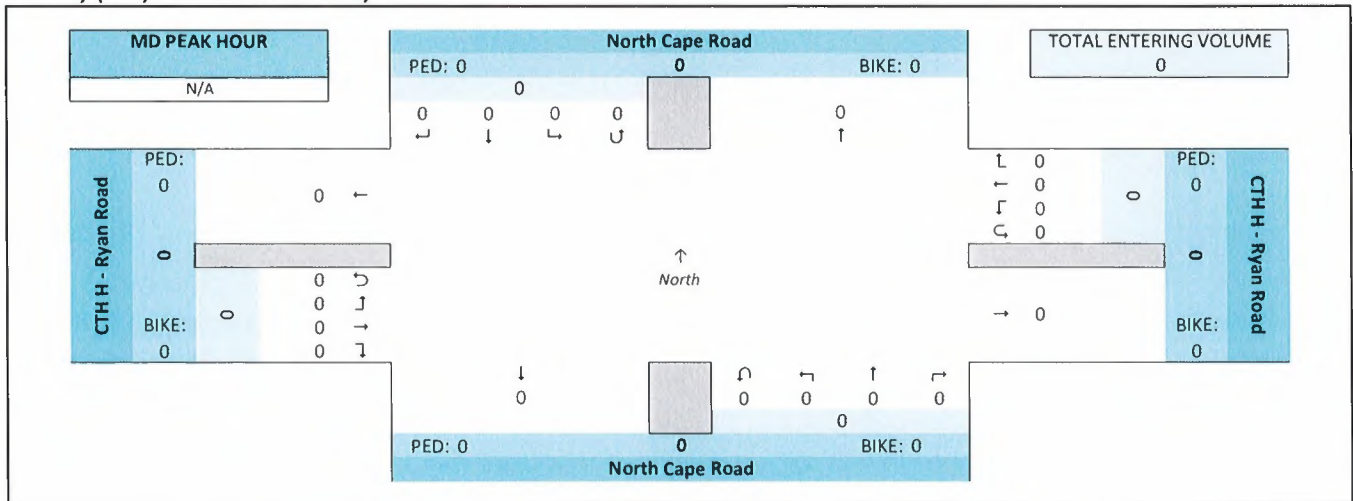
North Cape Road and CTH H - Ryan Road



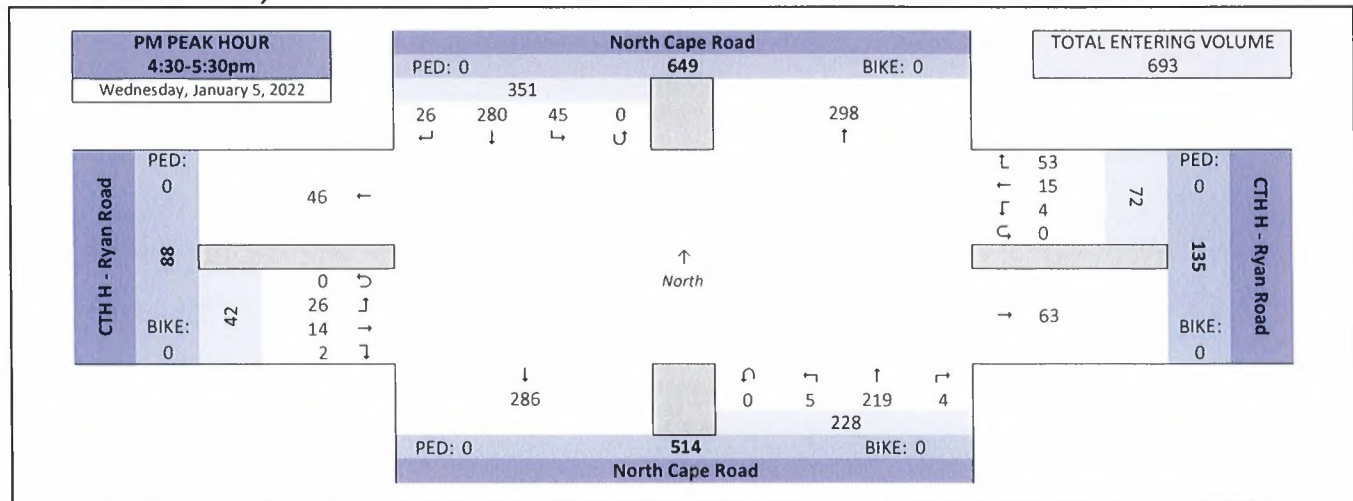
### AM Peak Hour Summary



### Midday (MD) Peak Hour Summary



### PM Peak Hour Summary







# Intersection Traffic Volume Report

## 15-Minute Motor Vehicle Data

### North Cape Road and CTH H - Ryan Road



#### 15-Minute Motor Vehicle Data

15-Minute Time Period Start Time	From North					From East					From South					From West					15-Min Totals	Hourly Sum	PHF
	North Cape Road					CTH H - Ryan Road					North Cape Road					CTH H - Ryan Road							
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
6:00 AM	0	14	7	0	21	3	0	0	0	3	0	29	0	0	29	0	2	3	0	5	58	382	0.78
6:15 AM	0	27	9	0	36	4	0	1	0	5	0	36	0	0	36	0	1	1	0	2	79	461	0.84
6:30 AM	0	27	9	0	36	4	0	2	0	6	1	65	0	0	66	2	4	8	0	14	122	522	0.93
6:45 AM	2	34	5	0	41	8	0	4	0	12	1	58	0	0	59	1	2	8	0	11	123	571	0.83
7:00 AM	1	38	6	0	45	7	0	2	0	9	1	65	1	0	67	2	4	10	0	16	137	593	0.87
7:15 AM	1	45	8	0	54	5	2	1	0	8	0	66	1	0	67	0	5	6	0	11	140	583	0.85
7:30 AM	1	53	10	0	64	9	0	2	0	11	0	78	4	0	82	0	5	9	0	14	171	564	0.82
7:45 AM	3	39	7	0	49	8	2	0	0	10	0	69	0	0	69	1	4	12	0	17	145	518	0.89
8:00 AM	3	46	8	0	57	3	2	0	0	5	3	50	0	0	53	0	5	7	0	12	127	470	0.93
8:15 AM	5	43	8	0	56	3	3	0	0	6	1	46	1	0	48	1	3	7	0	11	121		
8:30 AM	2	36	7	0	45	7	0	0	0	7	0	55	1	0	56	1	4	12	0	17	125		
8:45 AM	2	32	8	0	42	3	1	0	0	4	2	38	0	0	40	1	4	6	0	11	97		
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3:00 PM	9	87	11	0	107	9	2	2	0	13	1	45	0	0	46	1	4	3	0	8	174	666	0.96
3:15 PM	6	68	8	0	82	16	10	1	0	27	0	40	1	0	41	0	2	6	0	8	158	660	0.97
3:30 PM	9	73	8	0	90	7	3	0	0	10	2	52	0	0	54	4	2	4	0	10	164	673	0.98
3:45 PM	7	73	7	0	87	12	9	0	0	21	0	54	0	0	54	1	4	3	0	8	170	663	0.97
4:00 PM	6	60	14	0	80	19	8	1	0	28	3	45	0	0	48	2	3	7	0	12	168	680	0.91
4:15 PM	9	66	12	0	87	14	5	0	0	19	3	53	2	0	58	1	4	2	0	7	171	693	0.93
4:30 PM	7	61	14	0	82	8	3	1	0	12	1	48	1	0	50	0	3	7	0	10	154	693	0.93
4:45 PM	6	79	11	0	96	11	2	2	0	15	2	67	1	0	70	1	3	2	0	6	187	674	0.90
5:00 PM	5	70	9	0	84	19	3	0	0	22	0	54	2	0	56	1	7	11	0	19	181	595	0.82
5:15 PM	8	70	11	0	89	15	7	1	0	23	1	50	1	0	52	0	1	6	0	7	171		
5:30 PM	8	53	7	0	68	10	5	1	0	16	1	43	1	0	45	0	2	4	0	6	135		
5:45 PM	3	49	3	0	55	8	4	0	0	12	0	36	0	0	36	0	1	4	0	5	108		
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals	103	1243	207	0	1553	212	71	21	0	304	23	1242	17	0	1282	20	79	148	0	247	3386		

#### Peak Hour All Vehicle Volume Summary

Hourly Time Period Start Time	From North					From East					From South					From West					Total Hourly Volume	PHF
	North Cape Road					CTH H - Ryan Road					North Cape Road					CTH H - Ryan Road						
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM 7:00 AM	6	175	31	0	212	29	4	5	0	38	1	278	6	0	285	3	18	37	0	58	593	0.87
MD 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM 4:30 PM	26	280	45	0	351	53	15	4	0	72	4	219	5	0	228	2	14	26	0	42	693	0.93

# Intersection Traffic Volume Report

## 15-Minute Heavy Vehicle Data

North Cape Road and CTH H - Ryan Road



### 15-Minute Heavy Vehicle Data

15-Minute Time Period Start Time	From North					From East					From South					From West					15-Min Totals	Hourly Sum
	North Cape Road					CTH H - Ryan Road					North Cape Road					CTH H - Ryan Road						
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
6:00 AM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	31
6:15 AM	0	4	0	0	4	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	8	45
6:30 AM	0	2	0	0	2	0	0	1	0	1	0	6	0	0	6	0	0	0	0	0	9	53
6:45 AM	0	3	0	0	3	1	0	0	0	1	0	4	0	0	4	0	1	0	0	1	9	64
7:00 AM	0	9	0	0	9	1	0	0	0	1	1	7	0	0	8	0	1	0	0	1	19	72
7:15 AM	0	9	0	0	9	0	0	1	0	1	0	6	0	0	6	0	0	0	0	0	16	70
7:30 AM	0	8	1	0	9	1	0	1	0	2	0	8	0	0	8	0	1	0	0	1	20	75
7:45 AM	0	3	0	0	3	1	0	0	0	1	0	13	0	0	13	0	0	0	0	0	17	81
8:00 AM	1	11	0	0	12	0	1	0	0	1	1	3	0	0	4	0	0	0	0	0	17	74
8:15 AM	1	11	1	0	13	0	0	0	0	0	0	7	0	0	7	1	0	0	0	1	21	
8:30 AM	0	10	0	0	10	3	0	0	0	3	0	10	0	0	10	1	1	1	0	3	26	
8:45 AM	0	3	0	0	3	0	1	0	0	1	1	5	0	0	6	0	0	0	0	0	10	
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:00 PM	2	12	3	0	17	0	0	1	0	1	0	5	0	0	5	0	0	0	0	0	23	63
3:15 PM	0	5	0	0	5	0	0	1	0	1	0	4	0	0	4	0	0	1	0	1	11	51
3:30 PM	0	8	0	0	8	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	13	48
3:45 PM	0	6	3	0	9	0	1	0	0	1	0	6	0	0	6	0	0	0	0	0	16	45
4:00 PM	0	3	0	0	3	0	0	1	0	1	2	3	0	0	5	1	0	1	0	2	11	37
4:15 PM	0	1	0	0	1	1	0	0	0	1	1	3	0	0	4	1	1	0	0	2	8	32
4:30 PM	1	4	1	0	6	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	10	28
4:45 PM	0	2	0	0	2	0	0	0	0	0	0	5	1	0	6	0	0	0	0	0	8	22
5:00 PM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	6	19
5:15 PM	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
5:30 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	
5:45 PM	0	3	0	0	3	1	0	0	0	1	0	1	0	0	1	0	0	0	0	0	5	
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals	5	127	9	0	141	10	3	6	0	19	6	116	1	0	123	5	4	4	0	13	296	

### Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period Start Time	From North					From East					From South					From West					Total Hourly Volume	
	North Cape Road					CTH H - Ryan Road					North Cape Road					CTH H - Ryan Road						
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM 7:00 AM	0	29	1	0	30	3	0	2	0	5	1	34	0	0	35	0	1	1	0	2	72	
MD 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM 4:30 PM	1	12	1	0	14	1	0	0	0	1	0	11	1	0	12	1	0	0	0	1	28	

# HCS7 Two-Lane Highway Report

## Project Information

Analyst	TSC	Date	1/7/2022
Agency	TADI	Analysis Year	2022
Jurisdiction	Franklin	Time Analyzed	Build PM
Project Description	2765 Cape Xing TIA Update	Units	U S Customary

## Segment 1

## Vehicle Inputs

Segment Type	Passing Constrained	Length, ft	3700
Measured FFS	Measured	Free-Flow Speed, mi/h	45 0

## Demand and Capacity

Directional Demand Flow Rate, veh/h	145	Opposing Demand Flow Rate, veh/h	-
Peak Hour Factor	0 93	Total Trucks, %	1 00
Segment Capacity, veh/h	1700	Demand/Capacity (D/C)	0 09

## Intermediate Results

Segment Vertical Class	1	Free-Flow Speed, mi/h	45 0
Speed Slope Coefficient	2 51720	Speed Power Coefficient	0 41674
PF Slope Coefficient	-1 40834	PF Power Coefficient	0 71571
In Passing Lane Effective Length?	No	Total Segment Density, veh/mi/ln	1 0
%Improved % Followers	0 0	% Improved Avg Speed	0 0

## Subsegment Data

#	Segment Type	Length, ft	Radius, ft	Superelevation, %	Average Speed, mi/h
1	Tangent	3700	-	-	44 3

## Vehicle Results

Average Speed, mi/h	44 3	Percent Followers, %	29 8
Segment Travel Time, minutes	0 95	Follower Density, followers/mi/ln	1 0
Vehicle LOS	A		

## Facility Results

T	Follower Density, followers/mi/ln	LOS
1	1 0	A

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	↗
Traffic Vol, veh/h	35	20	5	5	5	30	5	280	1	30	175	5
Future Vol, veh/h	35	20	5	5	5	30	5	280	1	30	175	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	100	-	-	70
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	13	13	13	12	12	12	14	14	14
Mvmt Flow	40	23	6	6	6	34	6	322	1	34	201	6

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	624	604	201	621	609	322	207	0	0	323	0	0
Stage 1	269	269	-	334	334	-	-	-	-	-	-	-
Stage 2	355	335	-	287	275	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.23	6.63	6.33	4.22	-	-	4.24	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.23	5.63	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.23	5.63	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.617	4.117	3.417	2.308	-	-	2.326	-	-
Pot Cap-1 Maneuver	396	411	837	384	395	694	1307	-	-	1172	-	-
Stage 1	734	685	-	657	624	-	-	-	-	-	-	-
Stage 2	660	641	-	697	663	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	361	395	837	354	380	694	1307	-	-	1172	-	-
Mov Cap-2 Maneuver	361	395	-	354	380	-	-	-	-	-	-	-
Stage 1	730	662	-	653	620	-	-	-	-	-	-	-
Stage 2	618	637	-	646	641	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.2	11.9	0.1	1.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1307	-	-	391	567	1172	-	-
HCM Lane V/C Ratio	0.004	-	-	0.176	0.081	0.029	-	-
HCM Control Delay (s)	7.8	0	-	16.2	11.9	8.2	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.3	0.1	-	-

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	↕
Traffic Vol, veh/h	25	15	1	5	15	55	5	220	5	45	280	25
Future Vol, veh/h	25	15	1	5	15	55	5	220	5	45	280	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	100	-	-	70
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	1	1	1	5	5	5	4	4	4
Mvmt Flow	27	16	1	5	16	59	5	237	5	48	301	27

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	684	649	301	666	671	237	328	0	0	242	0	0
Stage 1	397	397	-	247	247	-	-	-	-	-	-	-
Stage 2	287	252	-	419	424	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.11	6.51	6.21	4.15	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.509	4.009	3.309	2.245	-	-	2.236	-	-
Pot Cap-1 Maneuver	363	389	739	374	379	804	1215	-	-	1313	-	-
Stage 1	629	603	-	759	704	-	-	-	-	-	-	-
Stage 2	720	698	-	614	589	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	313	370	739	347	360	804	1215	-	-	1313	-	-
Mov Cap-2 Maneuver	313	370	-	347	360	-	-	-	-	-	-	-
Stage 1	626	576	-	755	700	-	-	-	-	-	-	-
Stage 2	648	695	-	569	562	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.3	11.9	0.2	1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1215	-	-	337	602	1313	-	-
HCM Lane V/C Ratio	0.004	-	-	0.131	0.134	0.037	-	-
HCM Control Delay (s)	8	0	-	17.3	11.9	7.8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.5	0.1	-	-

Intersection												
Int Delay, s/veh	3.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	↗
Traffic Vol, veh/h	35	20	5	30	5	45	5	280	5	35	175	5
Future Vol, veh/h	35	20	5	30	5	45	5	280	5	35	175	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	100	-	-	70
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	13	13	13	12	12	12	14	14	14
Mvmt Flow	40	23	6	34	6	52	6	322	6	40	201	6

Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	647	621	201	633	621	322	207	0	0	328	0	0
Stage 1	281	281	-	334	334	-	-	-	-	-	-	-
Stage 2	366	340	-	299	287	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.23	6.63	6.33	4.22	-	-	4.24	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.23	5.63	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.23	5.63	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.617	4.117	3.417	2.308	-	-	2.326	-	-
Pot Cap-1 Maneuver	383	402	837	377	389	694	1307	-	-	1167	-	-
Stage 1	724	677	-	657	624	-	-	-	-	-	-	-
Stage 2	651	637	-	687	655	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	338	384	837	345	371	694	1307	-	-	1167	-	-
Mov Cap-2 Maneuver	338	384	-	345	371	-	-	-	-	-	-	-
Stage 1	720	651	-	653	620	-	-	-	-	-	-	-
Stage 2	593	633	-	633	629	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.9	14.2	0.1	1.3
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1307	-	-	371	484	1167	-	-
HCM Lane V/C Ratio	0.004	-	-	0.186	0.19	0.034	-	-
HCM Control Delay (s)	7.8	0	-	16.9	14.2	8.2	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0.7	0.1	-	-

Intersection												
Int Delay, s/veh	3.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	↕
Traffic Vol, veh/h	25	15	1	20	15	65	5	220	30	65	280	25
Future Vol, veh/h	25	15	1	20	15	65	5	220	30	65	280	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	100	-	-	70
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	1	1	1	5	5	5	4	4	4
Mvmt Flow	27	16	1	22	16	70	5	237	32	70	301	27

Major/Minor	Minor2		Minor1		Major1		Major2				
Conflicting Flow All	747	720	301	710	715	237	328	0	269	0	0
Stage 1	441	441	-	247	247	-	-	-	-	-	-
Stage 2	306	279	-	463	468	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.11	6.51	6.21	4.15	-	-	4.14	-
Critical Hdwy Stg 1	6.12	5.52	-	6.11	5.51	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.11	5.51	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.509	4.009	3.309	2.245	-	-	2.236	-
Pot Cap-1 Maneuver	329	354	739	350	357	804	1215	-	-	1283	-
Stage 1	595	577	-	759	704	-	-	-	-	-	-
Stage 2	704	680	-	581	563	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-
Mov Cap-1 Maneuver	273	329	739	318	331	804	1215	-	-	1283	-
Mov Cap-2 Maneuver	273	329	-	318	331	-	-	-	-	-	-
Stage 1	592	538	-	755	700	-	-	-	-	-	-
Stage 2	625	677	-	525	525	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.3	13.5	0.2	1.4
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1215	-	-	296	529	1283	-	-
HCM Lane V/C Ratio	0.004	-	-	0.149	0.203	0.054	-	-
HCM Control Delay (s)	8	0	-	19.3	13.5	8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.8	0.2	-	-



January 17, 2022

Neumann Development, Inc.  
N27 W24025 Paul Court, Suite 100  
Pewaukee, WI 53227

Attn: Mr. Bryan Lindgren  
Project Manager

Re: Summary Letter  
Geotechnical Exploration and Site Feasibility  
Proposed Cape Crossing Subdivision  
12200 W. Ryan Road  
Franklin, WI  
PSI Project No.: 00522910

Dear Mr. Lindgren:

This letter is a brief summary of our exploration at the Cape Crossing subdivision. This should be read and considered in complete context with the formal and in depth report which will be submitted at a later date. The overall subdivision includes 130 single family residential lots along with associated roadways, outlots, and stormwater management areas. The buildings are estimated to include basements and attached garages and be one to two stories tall. Spread foundations are estimated to be planned for the proposed buildings. Based on the plan provided, up to 6 stormwater management areas are proposed.

A description of the subsurface conditions encountered at the test boring locations is shown on the Soil Boring Logs and the Soil Evaluation – Storm Forms. The lines of demarcation shown on the logs represent approximate boundaries between the various soil classifications. It must be recognized that the soil descriptions are considered representative estimates for the specific test hole locations, but variations may occur between and beyond the sampling intervals and boring locations. Soil depths, topsoil, and layer thicknesses, and demarcation lines utilized for preconstruction planning should not be expected to yield exact and final quantities. A summary of the major soil profile components is described in the following paragraphs.

General Area Borings (RW-1 through RW-17) - USCS Classification

Surficial material encountered at the general area borings consisted of about 6 to 13 inches of silty clay or lean clay topsoil. Below the surficial topsoil was generally natural brown lean



clay to depths of about 5.5 to 20 feet below existing grades, overlying gray lean clay soils extending to the boring termination depths. Some of the near surface soils consisted of brown mottled gray lean clay before transitioning into the brown lean clay. All borings were performed to planned depths with the exception of B-4, where auger refusal on probable cobbles or boulders was encountered at a depth of about 13.5. The natural cohesive soils were generally stiff to hard in consistency.

#### Stormwater Management Area Borings (SW-1 through SW-13) - USDA Classification

Surficial material encountered at the stormwater management area borings consisted of about 7 to 24 inches of topsoil generally comprised of silt loam. Below the surficial soils were generally natural brown and gray silty clay loam, clay loam, and silty clay, with loamy sand and silt loam layers, extending to the boring termination depths.

#### Groundwater Observations

Groundwater observations were made during the drilling operations, and in the open boreholes at completion. Groundwater was encountered during auger advancement within borings RW-2, RW-5, RW-7, RW-16, RW-17, SW-4, and SW-12 at depths of about 8 to 18.5 feet below existing grades. Upon completion of drilling and removal of the augers, water was encountered within borings RW-5, RW-7, and RW-13 at depths of about 12 to 17 feet below existing grade, above the caved soils.

The groundwater observations reported herein are considered approximate. It must be recognized that groundwater levels fluctuate with time due to variations in seasonal precipitation, lateral drainage conditions, and soil permeability characteristics.

## **EVALUATION AND RECOMMENDATIONS**

#### General Development Considerations

In view of the subsurface conditions encountered in the test borings, together with the structural loading criteria and development grades anticipated, conventional spread footings, along with conventional basement construction, can generally be used for support of the proposed structures. The removal of soft, wet, or otherwise unstable zones may be necessary if encountered.

Groundwater was encountered during auger advancement within some of the borings at depths of about 8 to 18 feet below existing grades. The transition from brown to gray soils can sometimes be an indication of the prevailing groundwater level at a site. This transition typically occurred at the RW borings at depths ranging from about 5.5 to 20

feet. The shallow gray mottling observed within some of the upper lean clay soils is likely a result of the slow infiltration of surface precipitation and is not likely a result of the underlying groundwater. Difficulty with groundwater and softening of subgrade soils may occur where excavations encroach upon or extend below the groundwater level or perched zones. It is recommended that basement slabs be placed above the groundwater level. It is recommended that grades be raised or that basements be eliminated for buildings where the basement slab is not above the groundwater level. Careful design planning will be essential when establishing surface grades and corresponding basement floor elevations across the site.

#### Groundwater Control

Groundwater observations were made during the drilling operations, and in the open boreholes at completion. Water was encountered within borings RW-2, RW-5, RW-7, RW-16, RW-17, SW-4, and SW-12 at depths of about 8 to 18.5 feet below existing grades. Upon completion of drilling and removal of the augers, water was encountered within borings RW-5, RW-7, and RW-13 at depths of about 12 to 17 feet below existing grade, above the caved soils.

Based on these observations, some difficulty with groundwater may be experienced during excavation work in at least some areas, depending upon final site grades. If excavations extend only a few inches or so below the groundwater or perched zones, filtered sump pumps or other conventional means may suffice to control the groundwater. However, for deeper utility excavations, or for substantial perched zones, prolonged dewatering with a series of sumps or well points and high-capacity sump pumps, or other more comprehensive means may be necessary to facilitate construction.

Since the foundation materials are subject to softening when exposed to free moisture, every effort should be made to keep excavations dry. Discharge water from roof drains should be directed away from buildings, and the site grading direct runoff to catch basins or other appropriate areas of the site, so that the potential for the softening of the foundation and pavement subgrade soils is reduced.

The groundwater observations reported herein are considered approximate, and preliminary. It must be recognized that groundwater levels fluctuate with time due to variations in seasonal precipitation, lateral drainage conditions, and soil permeability characteristics.

Stormwater Management Area Considerations

As requested by the client, borings SW-1 to SW-13 were performed within the stormwater management areas and the soils were visually classified in general accordance with USDA National Resources Conservation Service textural soil classification procedures. Based on the plan provided, up to 6 stormwater management areas are proposed with bottom elevations ranging from about EL 786 to EL 783.

Below the surficial topsoil material, the soils encountered at the stormwater management area borings generally consisted of natural brown and gray silty clay loam (SiCL), clay loam (CL), or silty clay (SiC) with loamy sand and silt loam layers, to the termination depths of the borings.

With regard to the above soil and groundwater conditions encountered at the borings, NR 151.124(4)(c)1 and 2 – *Infiltration rate exemptions* indicates that infiltration practices located in an area where the infiltration rate of the soil measured at the proposed bottom of the infiltration system is less than 0.6 inches per hour using a scientifically credible field test method; or where the least permeable soil horizon to 5 feet below the proposed bottom of the infiltration system using the USDA method of soils analysis consists of sandy clay loam, clay loam, sandy clay, silty clay or clay may be credited toward meeting the requirements, but the decision to infiltrate under these conditions is optional. In addition, NR 151.124(4)(b)1 – *Separation distances* indicates that infiltration practices shall be located so that the characteristics of the soil and the separation distance between the bottom of the infiltration system and the elevation of seasonal high groundwater or the top of bedrock are in accordance with the following Table (reproduced from NR 151.124)

<b>Table 3. Separation Distances and Soil Characteristics</b>		
<b>Source Area</b>	<b>Separation Distance</b>	<b>Soil Characteristics</b>
Industrial, Commercial, Institutional Parking Lots and Roads	5 feet or more	Filtering Layer*
Residential Arterial Roads	5 feet or more	Filtering Layer*
Roofs Draining to Surface Infiltration Practices	1 foot or more	Native or Engineered Soil with Particles Finer than Coarse Sand
Roofs Draining to Surface Infiltration Practices	Not Applicable	
All Other Impervious Source Areas	3 feet or more	Filtering Layer*

\*Defined in NR 151.002(14r) as a "soil that has at least a 3-foot deep layer with at least 20 percent fines, or at least a 5 foot deep layer with at least 10 percent fines or an engineered soil with an equivalent level of protection as determined by the regulatory authority for the site"

The information shown above is a selected excerpt from NR151 that is intended only as general guidance for considering stormwater management in conjunction with the encountered subsurface conditions at the borings. Basin design must be performed by a qualified and experienced firm. In addition, the entirety of Chapter NR151 of the Wisconsin Administrative Code, the Site Evaluation for Stormwater Infiltration (1002) document, and other applicable references; along with appropriate state, local or other municipal requirements must be consulted as part of site-specific stormwater design.

Stormwater management basins are not recommended to be placed in close proximity to basements or other below grade structures. Proper and careful consideration of soils and subsurface conditions must be given during site and design planning, and extreme care must be exercised during construction. It is recommended that the design engineer (or other appropriate representative) review applicable municipal requirements and verify the design normal and design high water elevations of stormwater basins with respect to planned basement slab elevations.

Sincerely,

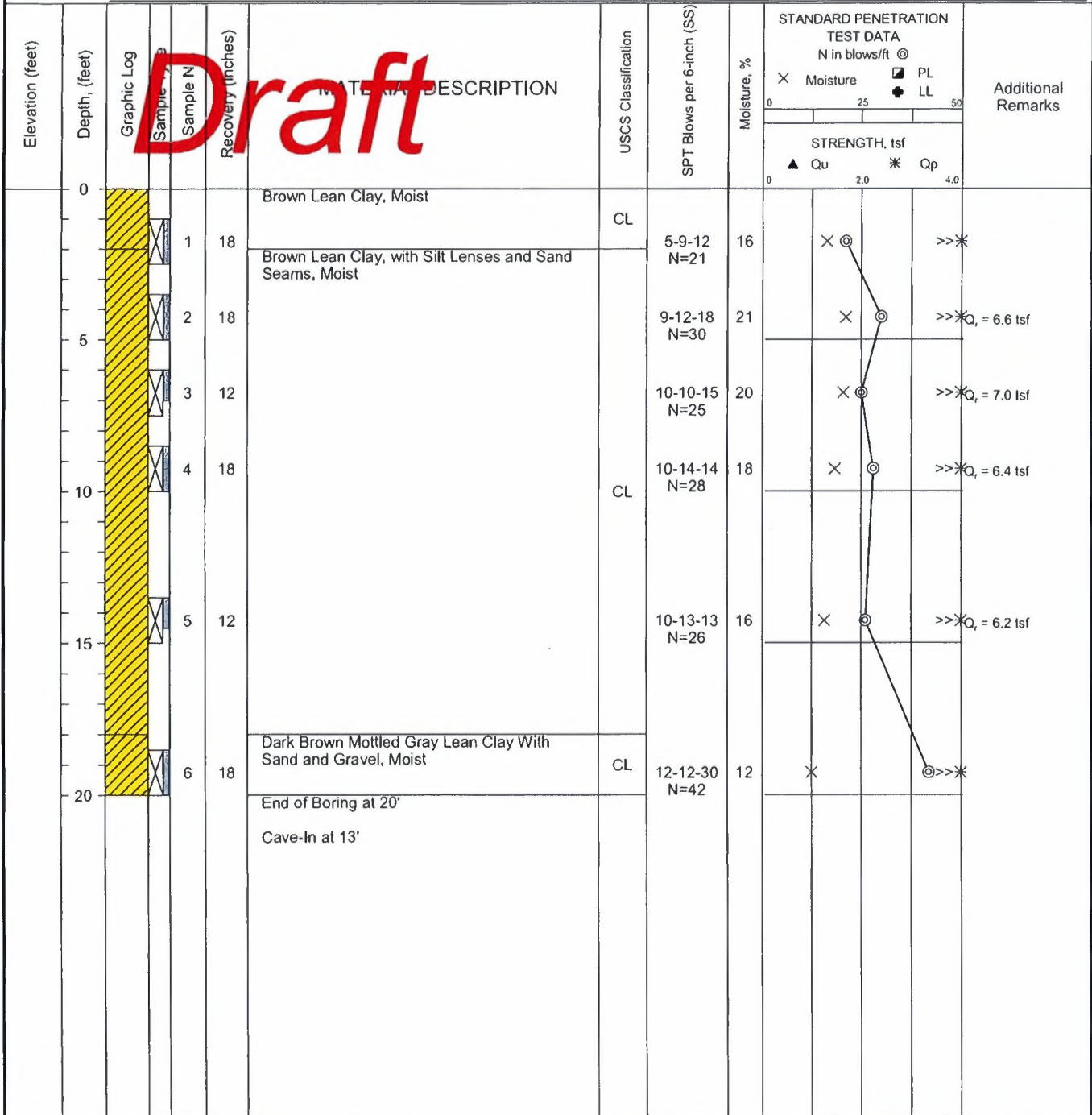
**PROFESSIONAL SERVICE INDUSTRIES, INC.**

*Bradley J. Broback*

Bradley J. Broback, P.E.  
Department Manager  
Geotechnical Services



DATE STARTED: 12/20/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-01</b>
DATE COMPLETED: 12/20/21	DRILLER: DT LOGGED BY: AM	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water: <input type="checkbox"/> While Drilling Not Obsvd
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LATITUDE:	HAMMER TYPE: Automatic	BORING LOCATION:
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A OFFSET: N/A	REVIEWED BY:	
REMARKS:		



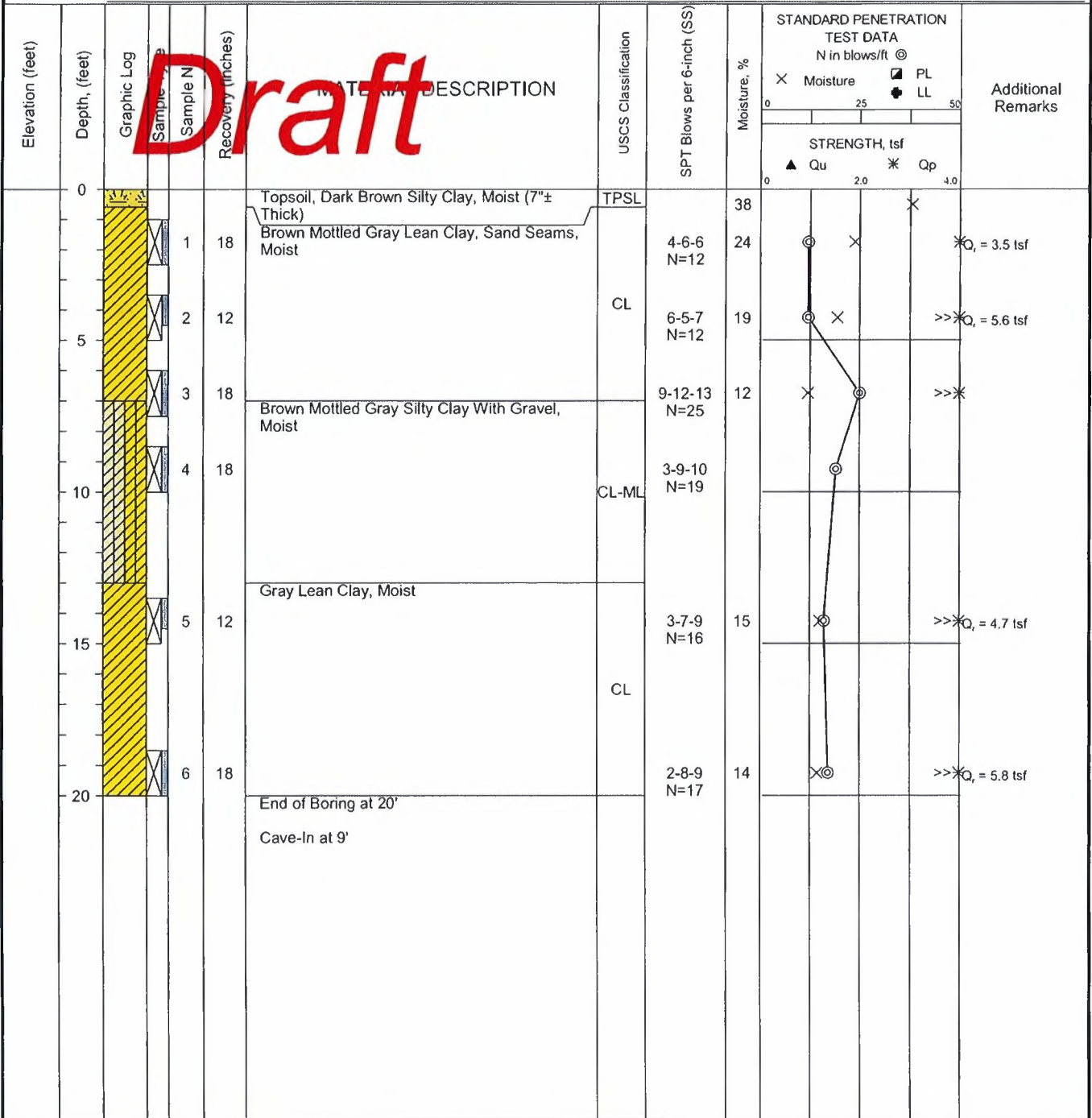
	Professional Service Industries, Inc.	PROJECT NO.:	00522910
	821 Corporate Court, Suite 100	PROJECT:	Proposed Cape Crossing Subdivision
Waukesha, WI 53189	LOCATION:	W Ryan Rd	
Telephone: (262) 521-2125		Franklin, WI	

DATE STARTED: _____	DRILL COMPANY: <u>PSI, Inc.</u>	<b>BORING RW-02</b>
DATE COMPLETED: _____	DRILLER: _____ LOGGED BY: _____	
COMPLETION DEPTH: <u>20.0 ft</u>	DRILL RIG: _____	Water <input type="checkbox"/> While Drilling 8 feet
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ELEVATION: <u>N/A</u>	SAMPLING METHOD: <u>2-in SS</u>	<input type="checkbox"/> Delay N/A
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LONGITUDE: _____	EFFICIENCY: <u>N/A</u>	
STATION: <u>N/A</u> OFFSET: <u>N/A</u>	REVIEWED BY: _____	
REMARKS: _____		

Elevation (feet)	Depth, (feet)	Graphic Log	Sample No.	Sample N	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STRENGTH, tsf	Additional Remarks
Draft											
0						Topsoil, Dark Brown Silty Clay, Moist (7"± Thick)	TPSL				
	1				10	Brown Mottled Gray Lean Clay, Sand Seams, Moist	CL	4-5-7 N=12	21	⊗	>> * $Q_t = 5.0$ tsf
	2				12	Brown Lean Clay, Moist	CL	5-7-7 N=14	22	⊗	* $Q_t = 4.7$ tsf
	3				18	Gray Lean Clay, Very Moist	CL	3-5-5 N=10	23	⊗	* $Q_t = 2.5$ tsf
	4				18	Gray Silty Sand, Wet	ML	3-3-7 N=10	16	⊗	
	5				18	Brown Mottled Gray Silty Clay With Sand, Moist	CL-ML	6-7-7 N=14	13	⊗	
	6				18			6-4-4 N=8	15	⊗	* $Q_t = 1.2$ tsf
						End of Boring at 20'					
						Cave-In at 8'					

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		LOCATION: <u>W Ryan Rd</u>
		<u>Franklin, WI</u>

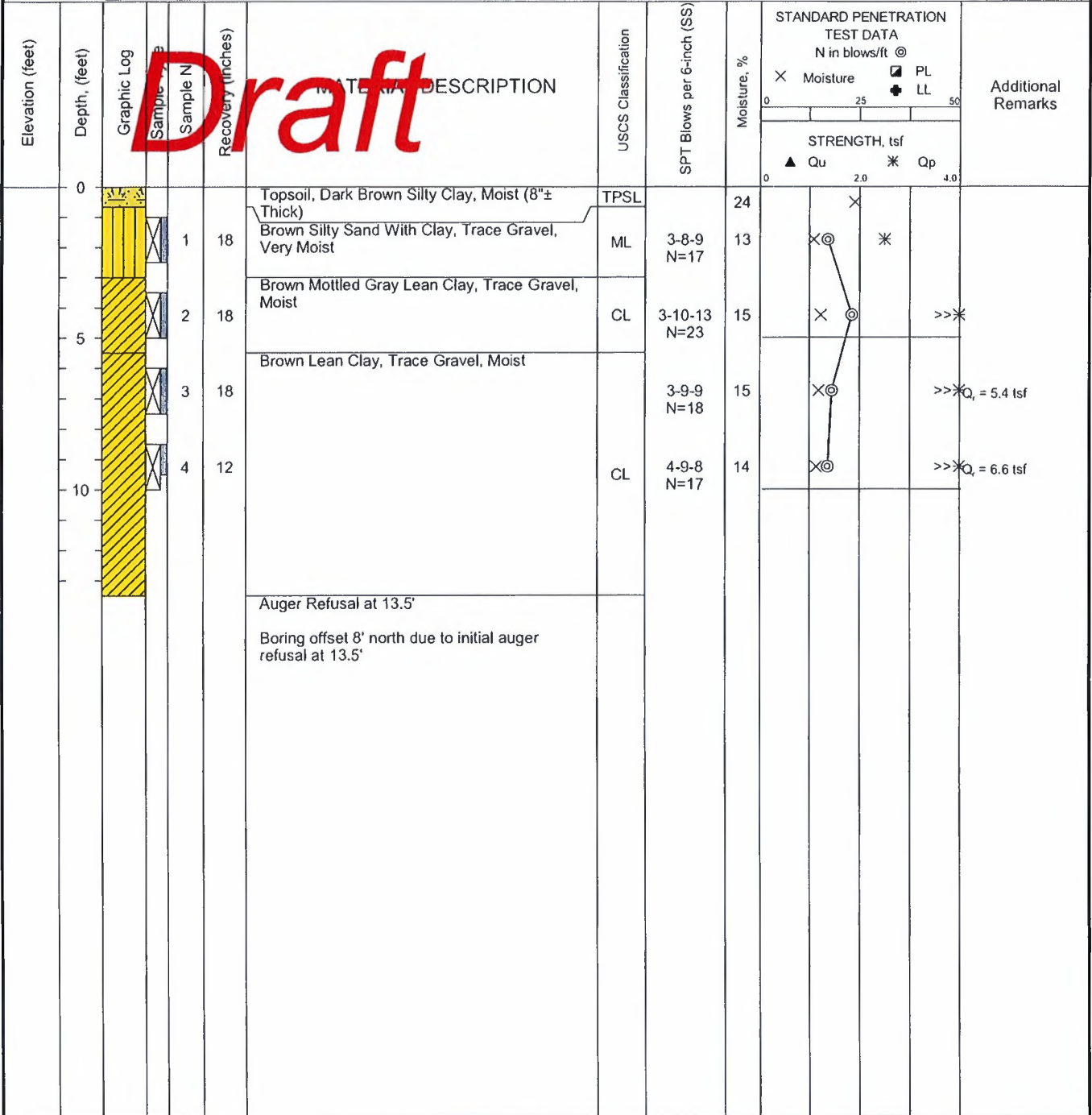
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DATE COMPLETED: 12/20/21	DRILLER: DT LOGGED BY: AM	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	While Drilling
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	Upon Completion
LATITUDE:	HAMMER TYPE: Automatic	Delay
LONGITUDE:	EFFICIENCY: N/A	Not Obsvd
STATION: N/A	REVIEWED BY:	Not Obsvd
REMARKS:		N/A



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	821 Corporate Court, Suite 100	PROJECT: Proposed Cape Crossing Subdivision
	Waukesha, WI 53189	LOCATION: W Ryan Rd
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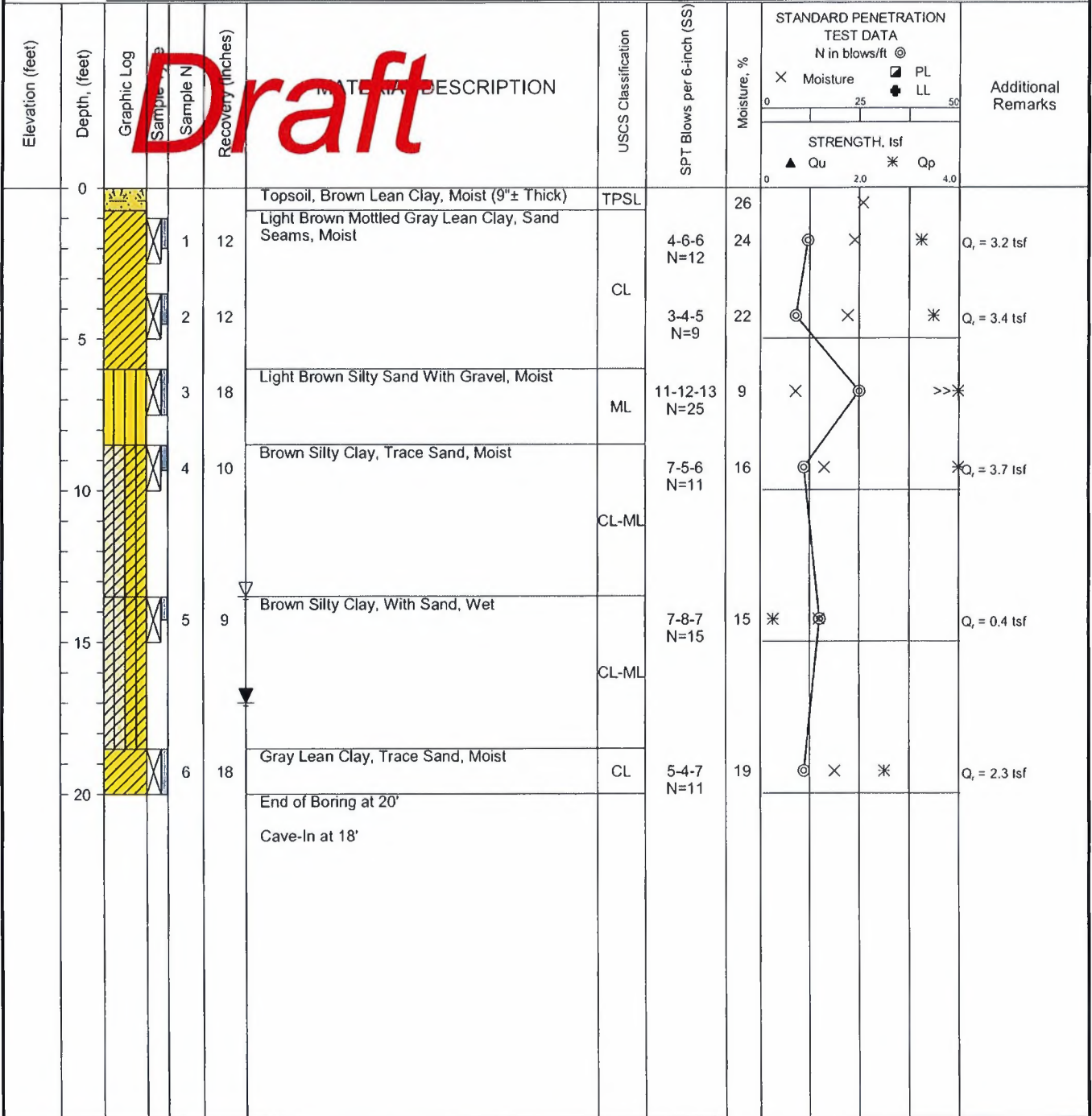
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DATE COMPLETED: 12/21/21	DRILLER: DT LOGGED BY: AM	
COMPLETION DEPTH: 13.5 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water <input type="checkbox"/> While Drilling Not Obsvd
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input type="checkbox"/> Upon Completion Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input type="checkbox"/> Delay N/A
LATITUDE:	HAMMER TYPE: Automatic	BORING LOCATION:
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A OFFSET: N/A	REVIEWED BY:	
REMARKS:		



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PROJECT NO.: 00522910  
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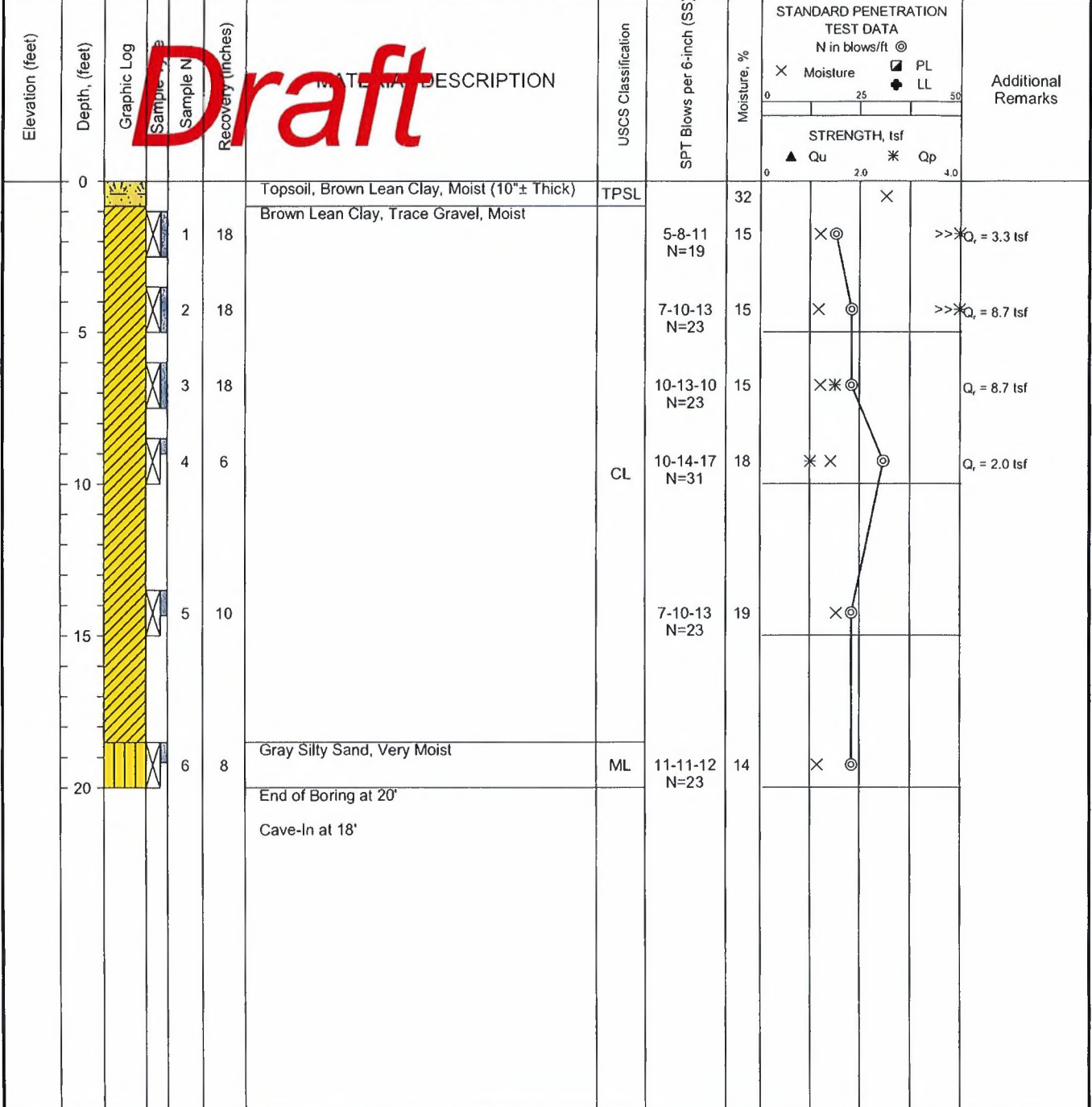
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BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input checked="" type="checkbox"/> Upon Completion 17 feet
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LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A OFFSET: N/A	REVIEWED BY:	
REMARKS:		



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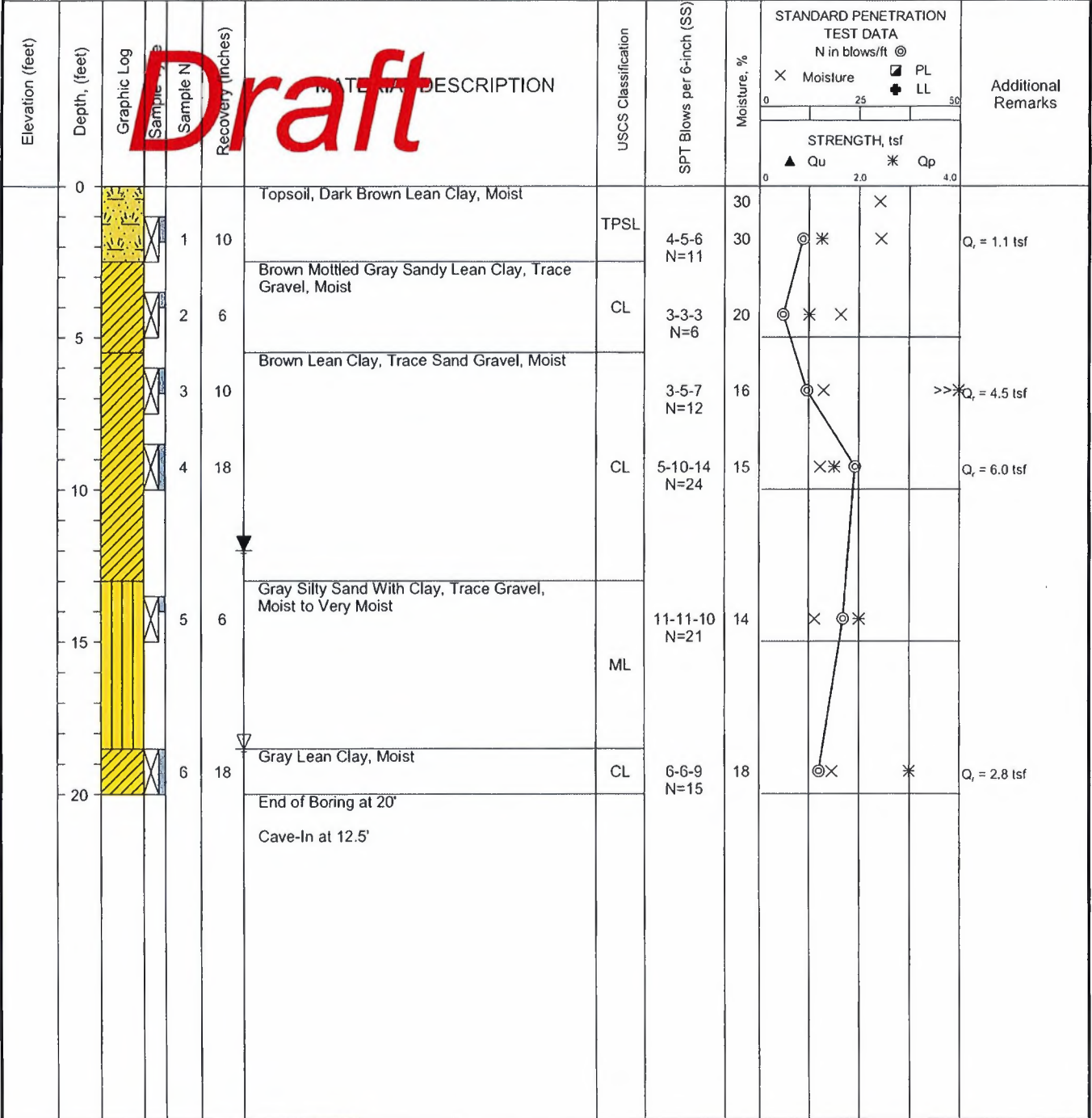
PROJECT NO.: 00522910  
PROJECT: Proposed Cape Crossing Subdivision  
LOCATION: W Ryan Rd  
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DATE STARTED: 12/21/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-06</b>
DATE COMPLETED: 12/21/21	DRILLER: PR LOGGED BY: AW	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water <input type="checkbox"/> While Drilling Not Obsvd
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input checked="" type="checkbox"/> Upon Completion Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input checked="" type="checkbox"/> Delay N/A
LATITUDE: _____	HAMMER TYPE: Automatic	BORING LOCATION: _____
LONGITUDE: _____	EFFICIENCY: N/A	_____
STATION: N/A OFFSET: N/A	REVIEWED BY: _____	_____
REMARKS: _____		



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		PROJECT: Proposed Cape Crossing Subdivision
		LOCATION: W Ryan Rd
		Franklin, WI

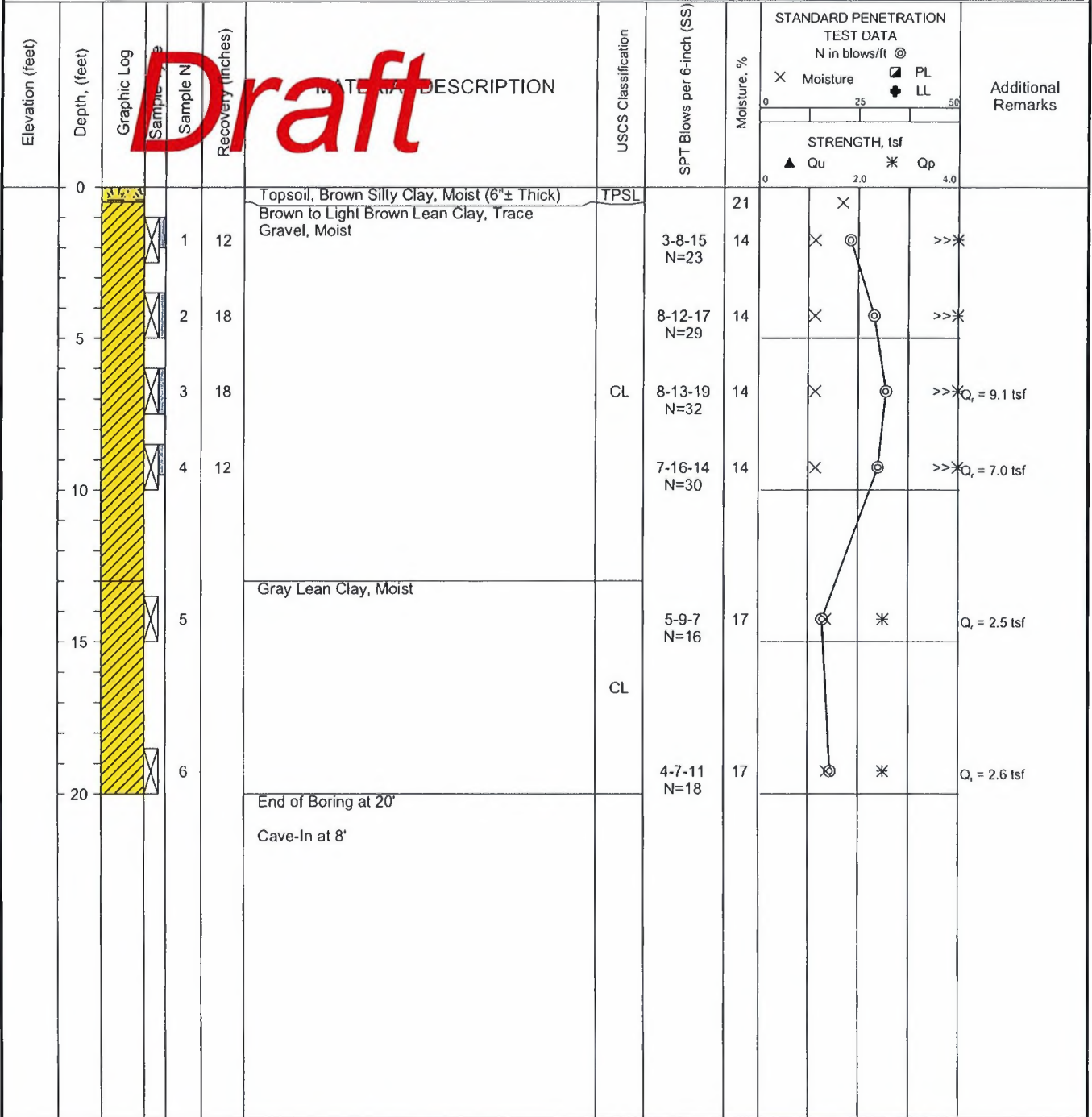
DATE STARTED: 12/21/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-07</b>
DATE COMPLETED: 12/21/21	DRILLER: PR LOGGED BY: AW	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	While Drilling 18.5 feet
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	Upon Completion 12 feet
LATITUDE:	HAMMER TYPE: Automatic	Delay N/A
LONGITUDE:	EFFICIENCY: N/A	BORING LOCATION:
STATION: N/A OFFSET: N/A	REVIEWED BY:	
REMARKS:		



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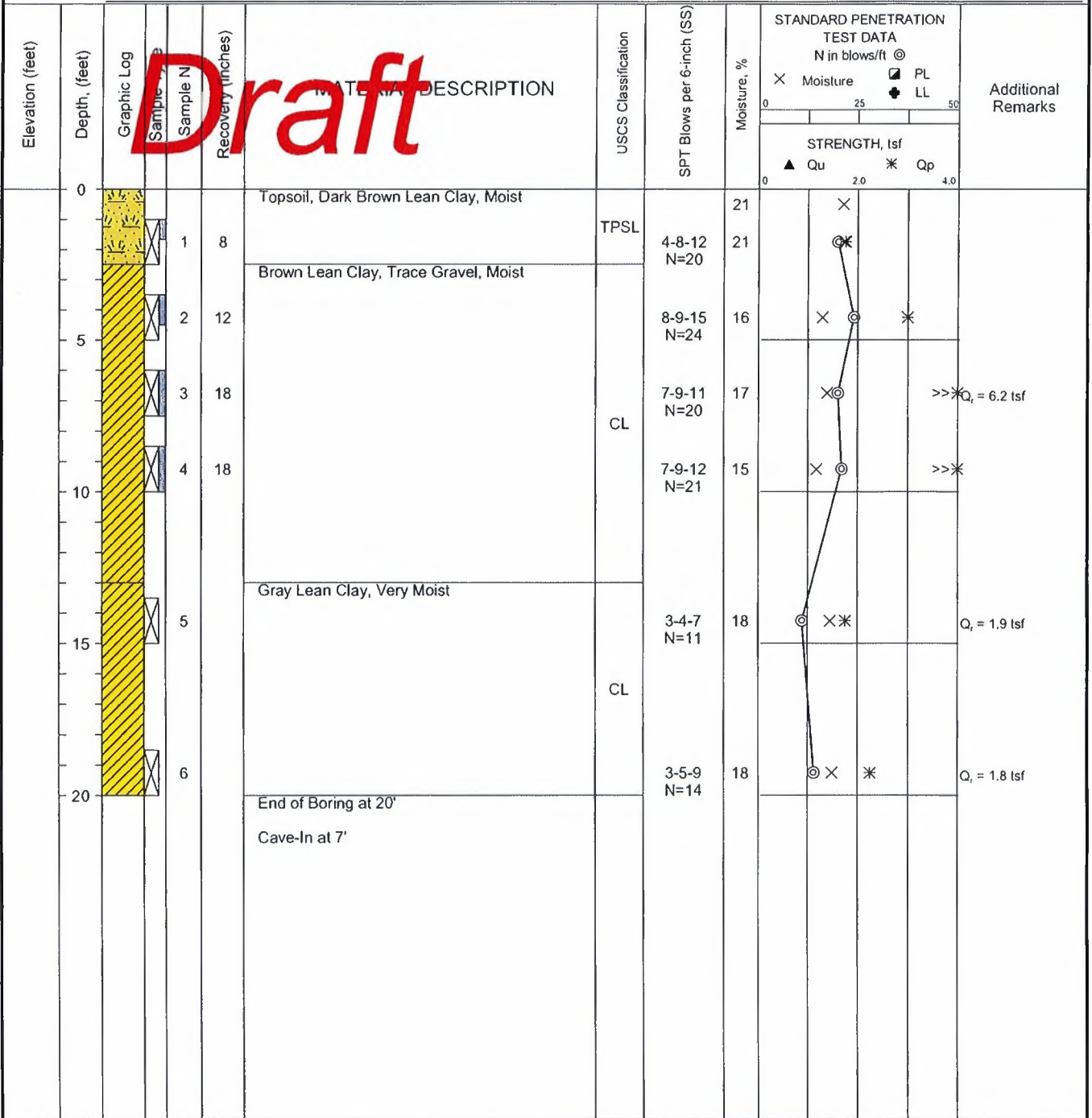
PROJECT NO.: 00522910  
 PROJECT: Proposed Cape Crossing Subdivision  
 LOCATION: W Ryan Rd  
 Franklin, WI

DATE STARTED: 12/20/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-08</b>
DATE COMPLETED: 12/20/21	DRILLER: DT LOGGED BY: AM	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	While Drilling
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	Upon Completion
LATITUDE:	HAMMER TYPE: Automatic	Delay
LONGITUDE:	EFFICIENCY: N/A	Not Obsvd
STATION: N/A OFFSET: N/A	REVIEWED BY:	Not Obsvd
REMARKS:		N/A



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DATE STARTED: 12/22/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-09</b>
DATE COMPLETED: 12/22/21	DRILLER: DT LOGGED BY: AM	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water <input type="checkbox"/> While Drilling Not Obsvd
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input checked="" type="checkbox"/> Upon Completion Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input checked="" type="checkbox"/> Delay N/A
LATITUDE: _____	HAMMER TYPE: Automatic	BORING LOCATION: _____
LONGITUDE: _____	EFFICIENCY: N/A	
STATION: N/A OFFSET: N/A	REVIEWED BY: _____	
REMARKS: _____		



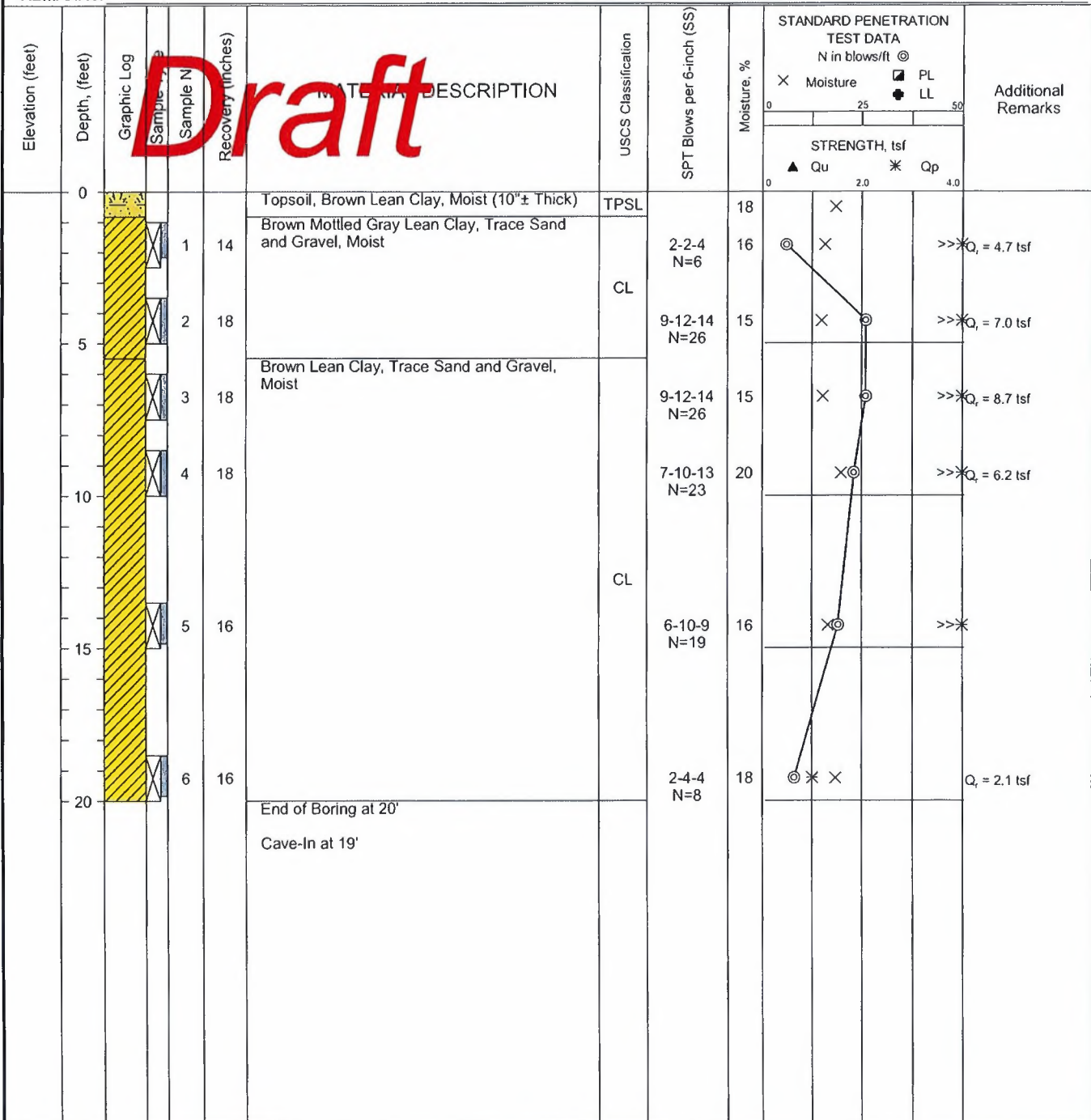
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	821 Corporate Court, Suite 100	PROJECT: Proposed Cape Crossing Subdivision
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	Telephone: (262) 521-2125	Franklin, WI

**DATE STARTED:** 12/22/21      **DRILL COMPANY:** PSI, Inc.  
**DATE COMPLETED:** 12/22/21      **DRILLER:** PR      **LOGGED BY:** AW  
**COMPLETION DEPTH:** 20.0 ft      **DRILL RIG:** Diedrich HD D-50 ATV - Rig #419  
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**REMARKS:** \_\_\_\_\_

### BORING RW-10

**Water**  
 While Drilling      Not Obsvd  
 Upon Completion      Not Obsvd  
 Delay      N/A

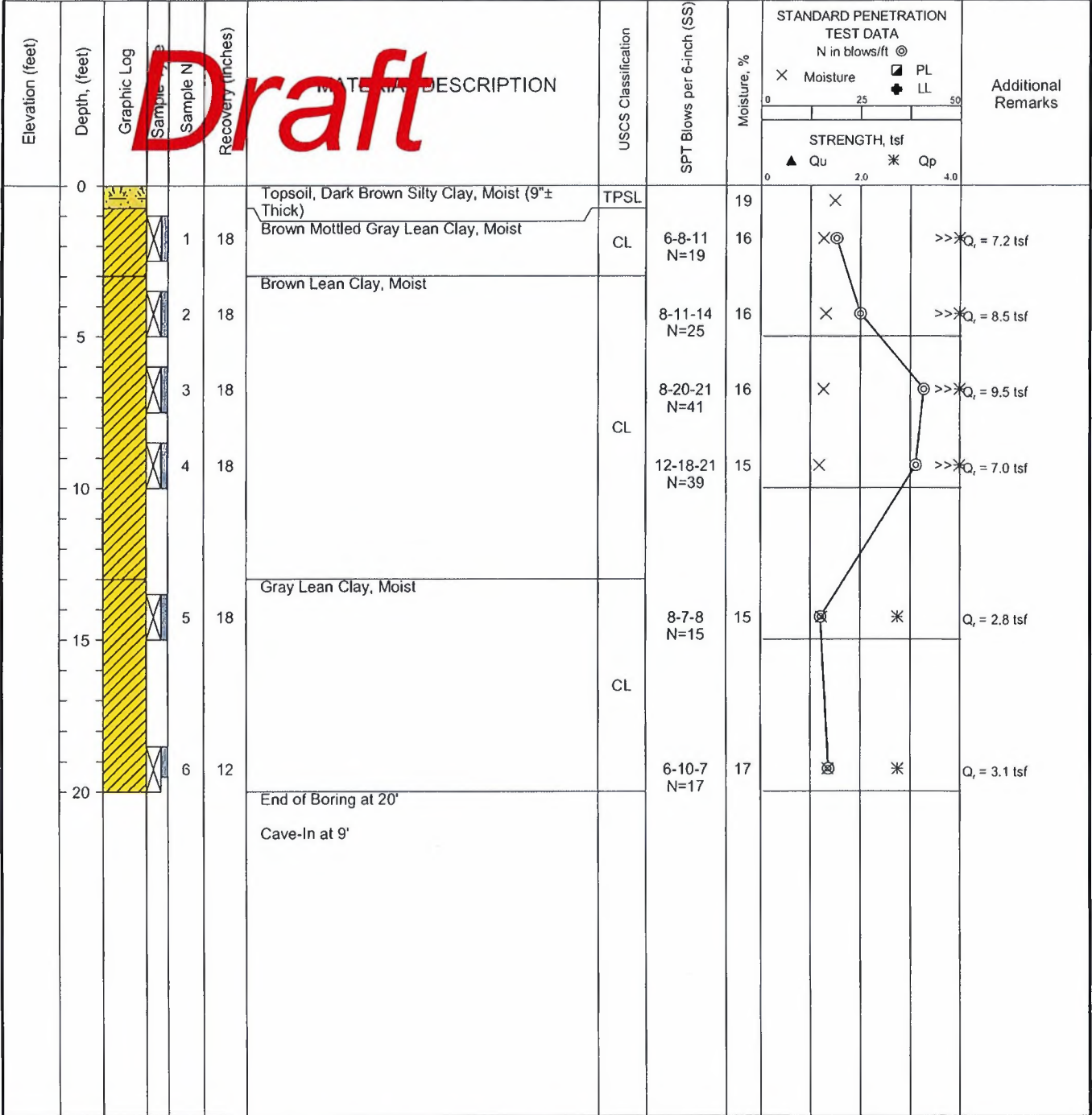
**BORING LOCATION:** \_\_\_\_\_



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**PROJECT NO.:** 00522910  
**PROJECT:** Proposed Cape Crossing Subdivision  
**LOCATION:** W Ryan Rd  
 Franklin, WI

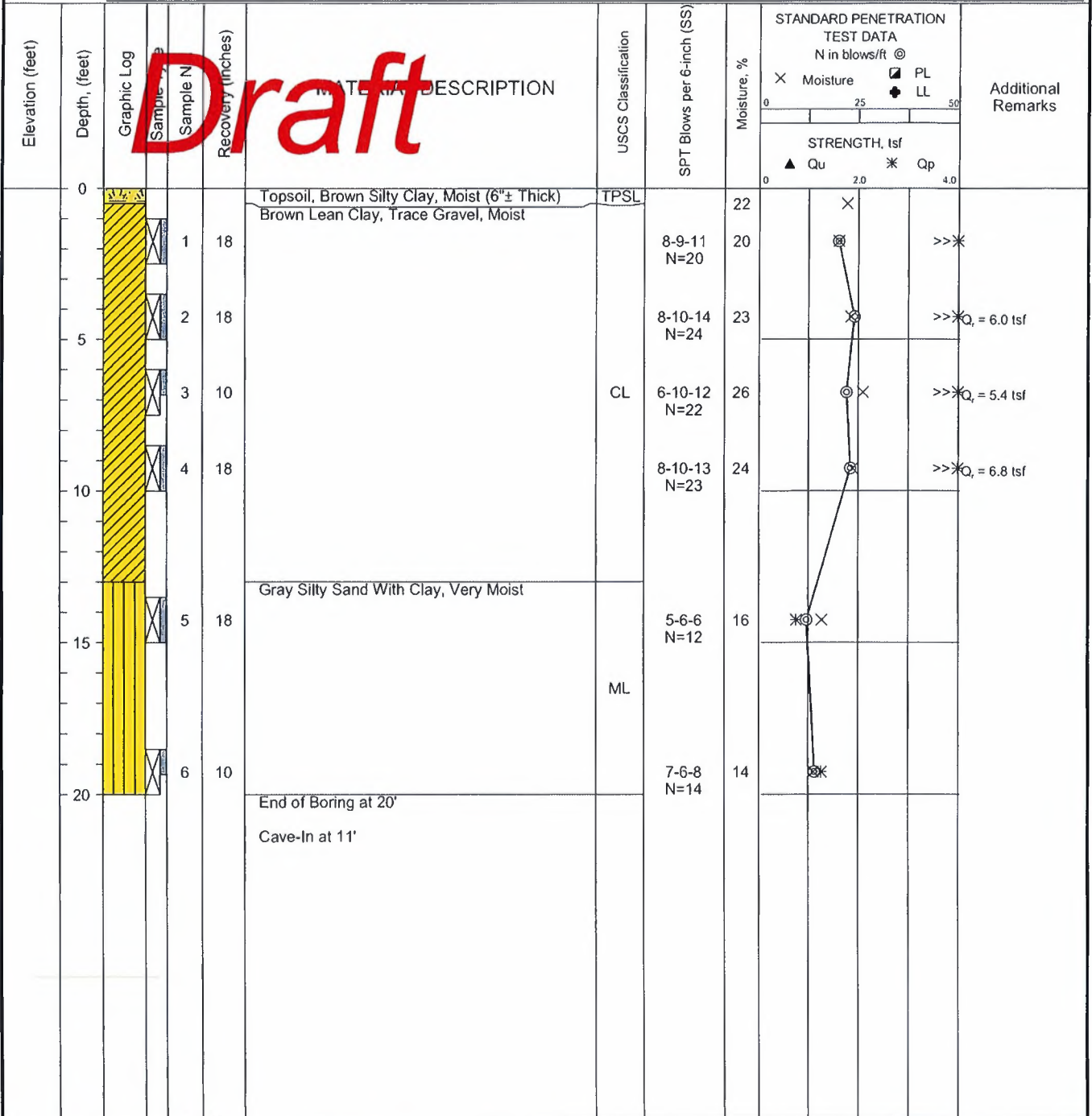
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DATE COMPLETED: 12/22/21	DRILLER: DT		
COMPLETION DEPTH: 20.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water	<input type="checkbox"/> While Drilling Not Obsvd <input type="checkbox"/> Upon Completion Not Obsvd <input type="checkbox"/> Delay N/A
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	BORING LOCATION:	
ELEVATION: N/A	SAMPLING METHOD: 2-in SS		
LATITUDE:	HAMMER TYPE: Automatic		
LONGITUDE:	EFFICIENCY: N/A		
STATION: N/A	OFFSET: N/A		
REMARKS:	REVIEWED BY:		



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	Waukesha, WI 53189	LOCATION: W Ryan Rd
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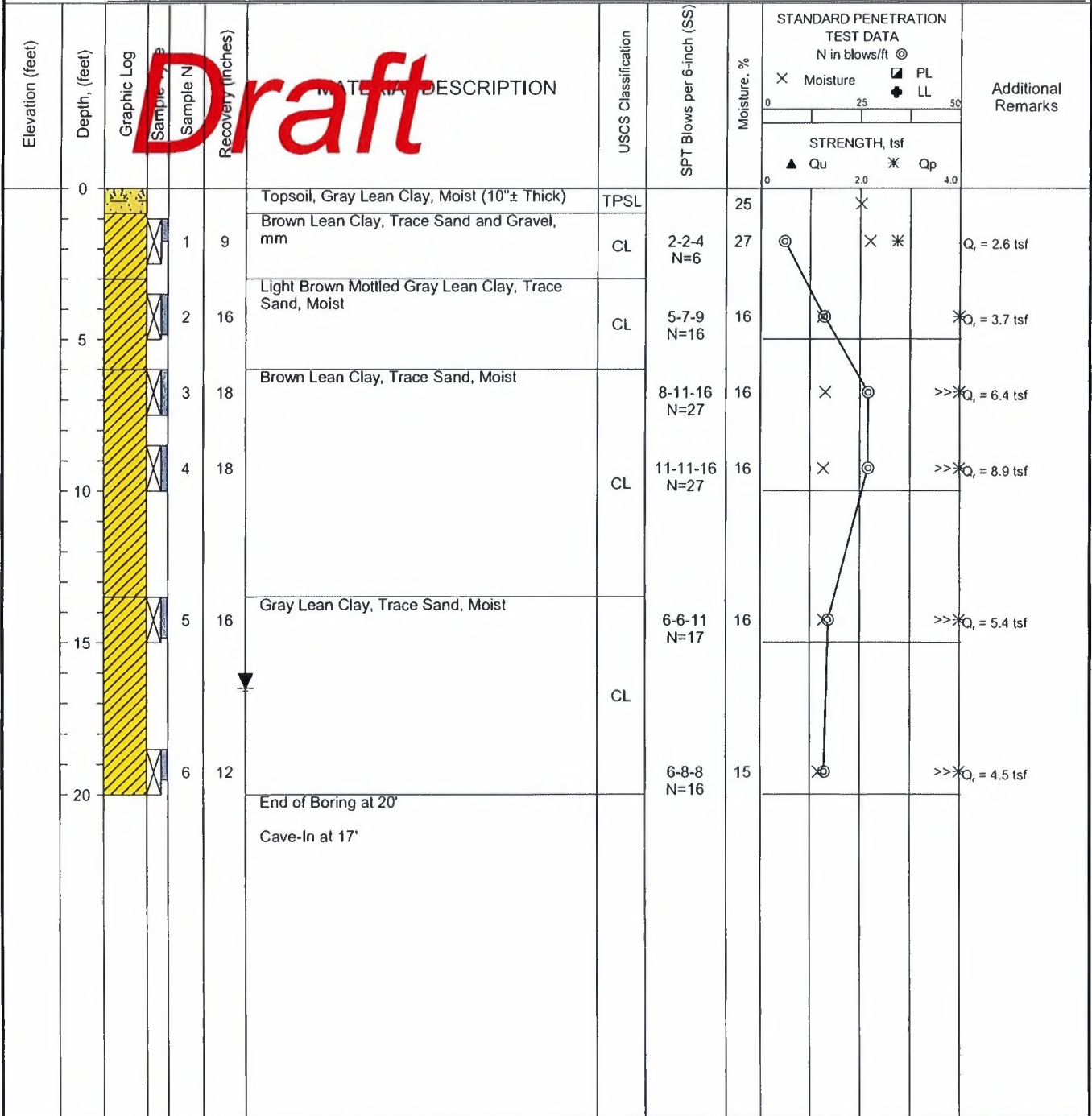


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DATE COMPLETED: 12/22/21	DRILLER: DT LOGGED BY: AM		
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BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	BORING LOCATION:	
ELEVATION: N/A	SAMPLING METHOD: 2-in SS		
LATITUDE:	HAMMER TYPE: Automatic		
LONGITUDE:	EFFICIENCY: N/A		
STATION: N/A OFFSET: N/A	REVIEWED BY:		
REMARKS:			



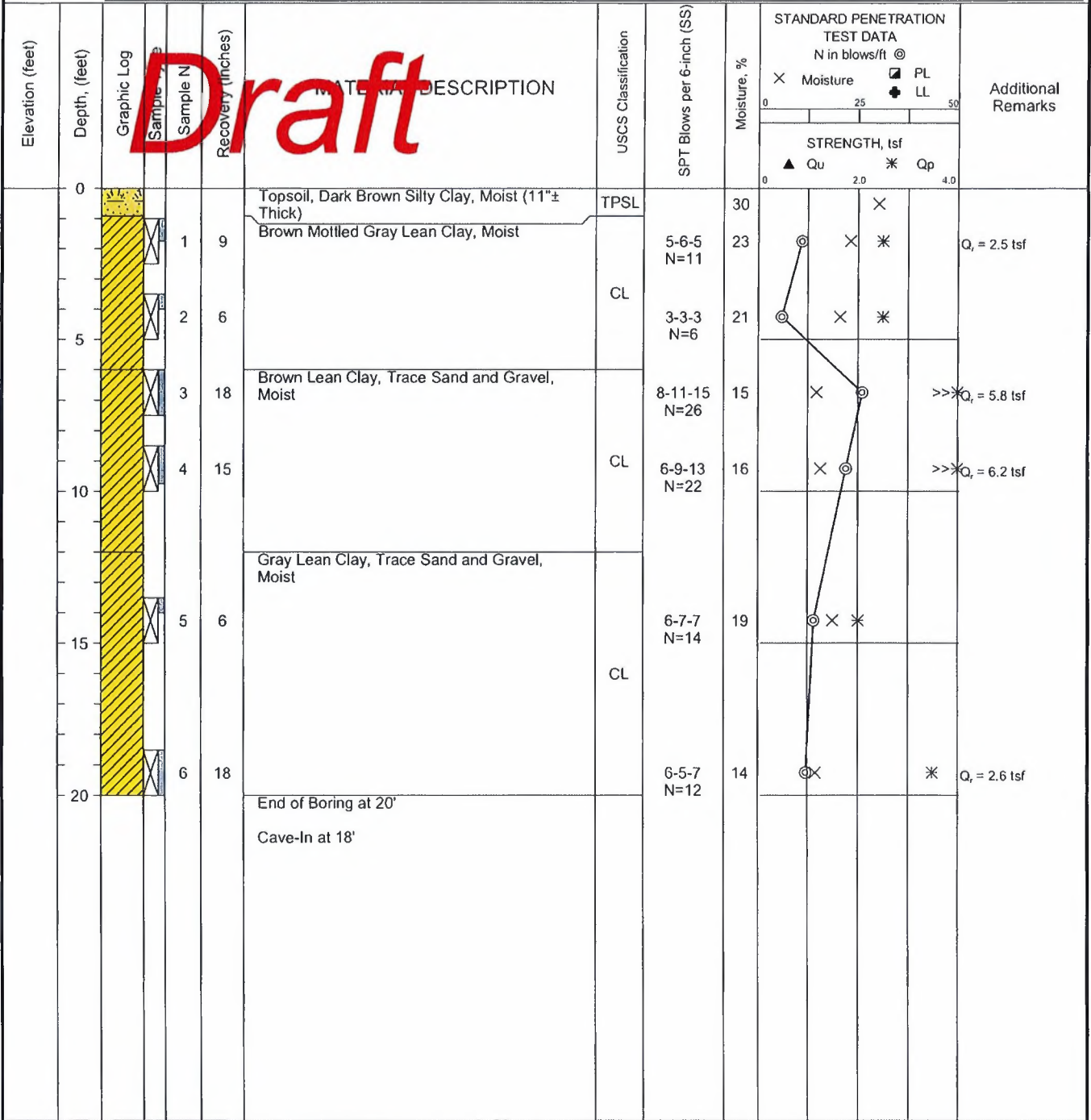
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DATE STARTED: 12/21/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-13</b>
DATE COMPLETED: 12/21/21	DRILLER: PR LOGGED BY: AW	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water: <input type="checkbox"/> While Drilling Not Obsvd
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input checked="" type="checkbox"/> Upon Completion 16.5 feet
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input type="checkbox"/> Delay N/A
LATITUDE: _____	HAMMER TYPE: Automatic	BORING LOCATION: _____
LONGITUDE: _____	EFFICIENCY: N/A	_____
STATION: N/A OFFSET: N/A	REVIEWED BY: _____	_____
REMARKS: _____		



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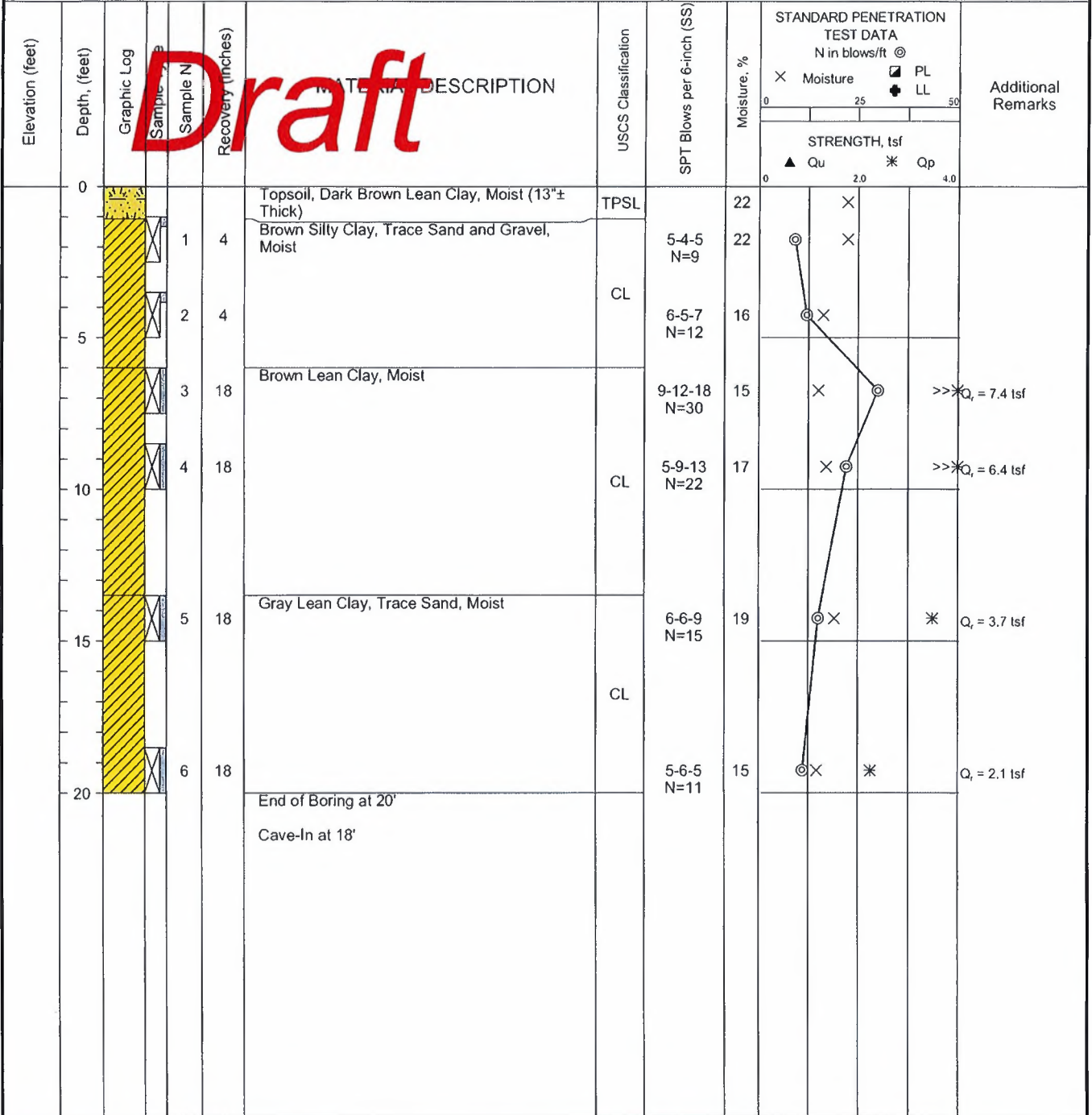
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BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	▽ While Drilling Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	▼ Upon Completion Not Obsvd
LATITUDE:	HAMMER TYPE: Automatic	⏸ Delay N/A
LONGITUDE:	EFFICIENCY: N/A	BORING LOCATION:
STATION: N/A OFFSET: N/A	REVIEWED BY:	
REMARKS:		



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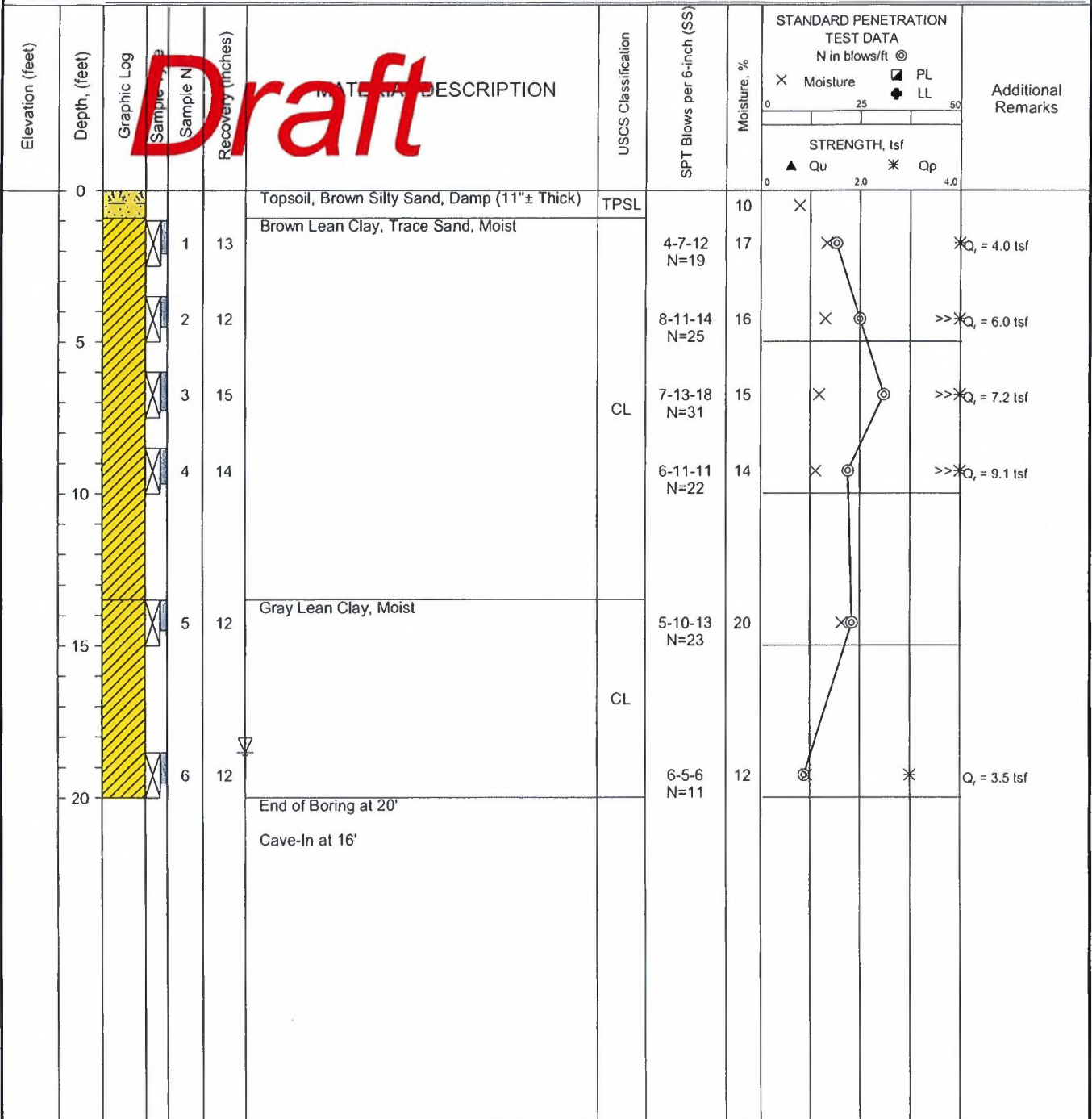
PROJECT NO.: 00522910  
 PROJECT: Proposed Cape Crossing Subdivision  
 LOCATION: W Ryan Rd  
 Franklin, WI

DATE STARTED: 12/21/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-15</b>
DATE COMPLETED: 12/21/21	DRILLER: PR    LOGGED BY: AW	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water  While Drilling    Not Obsvd Upon Completion    Not Obsvd Delay    N/A
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	BORING LOCATION:
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	
LATITUDE:	HAMMER TYPE: Automatic	
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A    OFFSET: N/A	REVIEWED BY:	
REMARKS:		



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		PROJECT: Proposed Cape Crossing Subdivision
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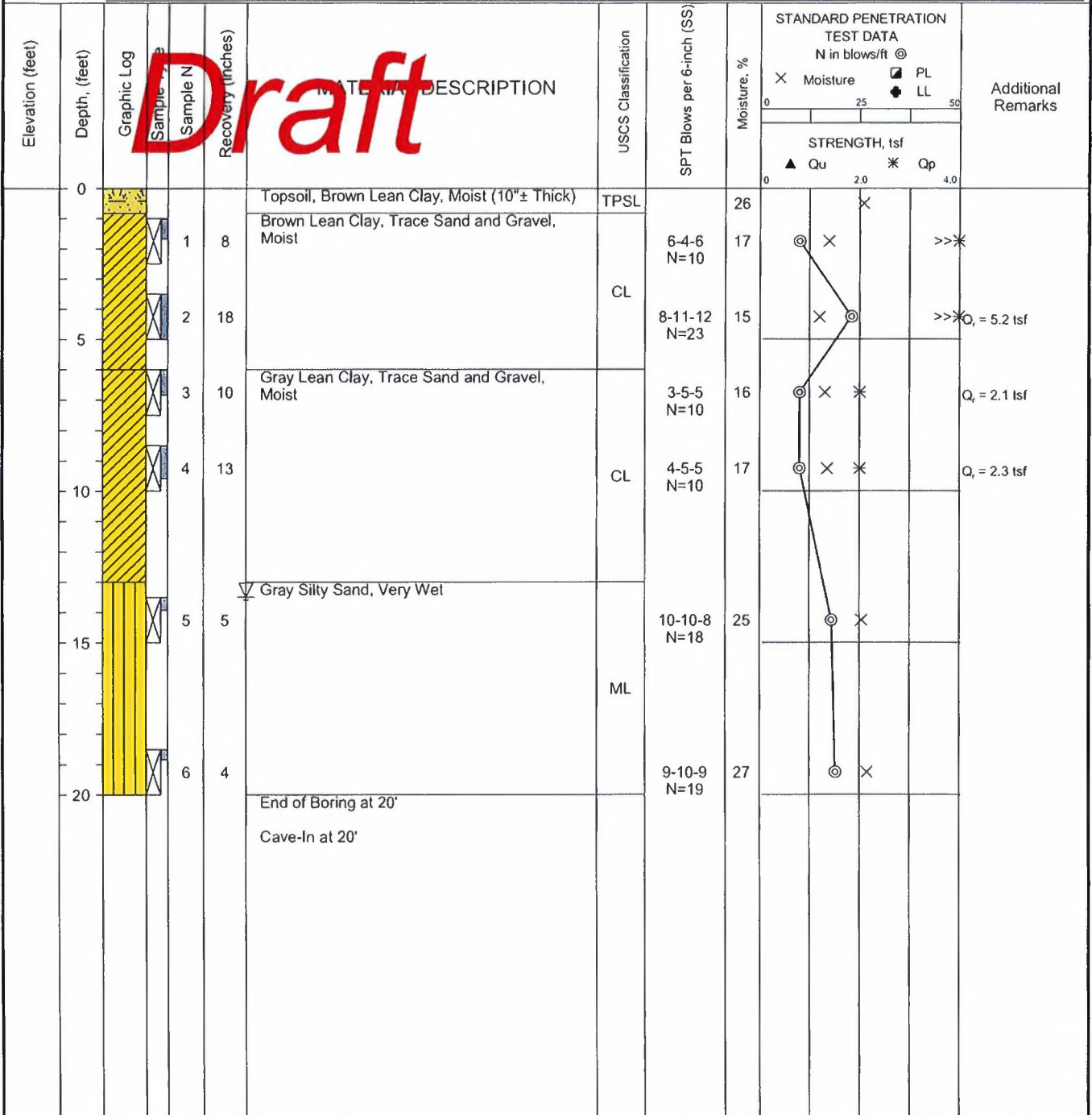
DATE STARTED: 12/23/21	DRILL COMPANY: PSI, Inc.	<b>BORING RW-16</b>
DATE COMPLETED: 12/23/21	DRILLER: DT LOGGED BY: PR	
COMPLETION DEPTH: 20.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water: <input type="checkbox"/> While Drilling 18.5 feet
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input checked="" type="checkbox"/> Upon Completion Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input type="checkbox"/> Delay N/A
LATITUDE:	HAMMER TYPE: Automatic	BORING LOCATION:
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A OFFSET: N/A	REVIEWED BY:	
REMARKS:		



Professional Service Industries, Inc.  
 821 Corporate Court, Suite 100  
 Waukesha, WI 53189  
 Telephone: (262) 521-2125

PROJECT NO.: 00522910  
 PROJECT: Proposed Cape Crossing Subdivision  
 LOCATION: W Ryan Rd  
 Franklin, WI

DATE STARTED: _____	DRILL COMPANY: <u>PSI, Inc.</u>	<b>BORING RW-17</b>
DATE COMPLETED: _____	DRILLER: _____ LOGGED BY: _____	
COMPLETION DEPTH <u>20.0 ft</u>	DRILL RIG: _____	Water  While Drilling <u>13.5 feet</u>
BENCHMARK: <u>N/A</u>	DRILLING METHOD: <u>Hollow Stem Auger</u>	Upon Completion <u>Not Obsvd</u>
ELEVATION: <u>N/A</u>	SAMPLING METHOD: <u>2-in SS</u>	Delay <u>N/A</u>
LATITUDE: _____	HAMMER TYPE: <u>Automatic</u>	BORING LOCATION: _____
LONGITUDE: _____	EFFICIENCY <u>N/A</u>	
STATION: <u>N/A</u> OFFSET: <u>N/A</u>	REVIEWED BY: _____	
REMARKS: _____		



	Professional Service Industries, Inc.	PROJECT NO.: <u>00522910</u>
	821 Corporate Court, Suite 100	PROJECT: <u>Proposed Cape Crossing Subdivision</u>
	Waukesha, WI 53189	LOCATION: <u>W Ryan Rd</u>
	Telephone: (262) 521-2125	<u>Franklin, WI</u>

DATE STARTED: _____	DRILL COMPANY: <u>PSI, Inc.</u>	<b>BORING SW-01</b>
DATE COMPLETED: _____	DRILLER: _____ LOGGED BY: _____	
COMPLETION DEPTH: <u>25.0 ft</u>	DRILL RIG: _____	Water <input type="checkbox"/> While Drilling Not Obsvd
BENCHMARK: <u>N/A</u>	DRILLING METHOD: <u>Hollow Stem Auger</u>	<input type="checkbox"/> Upon Completion Not Obsvd
ELEVATION: <u>N/A</u>	SAMPLING METHOD: <u>2-in SS</u>	<input type="checkbox"/> Delay N/A
LATITUDE: _____	HAMMER TYPE: <u>Automatic</u>	BORING LOCATION: _____
LONGITUDE: _____	EFFICIENCY: <u>N/A</u>	_____
STATION: <u>N/A</u> OFFSET: <u>N/A</u>	REVIEWED BY: _____	_____
REMARKS: _____		

Elevation (feet)	Depth, (feet)	Graphic Log	Sample N	Sample N	Recovery (Inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA N in blows/ft @	Moisture, %	Strength, tsf	Additional Remarks
									<input type="checkbox"/> Moisture <input type="checkbox"/> PL <input type="checkbox"/> <input type="checkbox"/> LL	<input type="checkbox"/> Qu <input type="checkbox"/> Qp		
0	0		1					38				
	21		2					19	X	*		>>⊙, = 2.7 tsf
	19		3					19	X	*		>>⊙, = 3.1 tsf
	19		4					19	*			>>⊙, = 1.7 tsf
	16		5					16	*			>>⊙
	11		6					11	X			>>⊙
	16		7					16	X	*		>>⊙, = 2.8 tsf
	16		8					16	X			>>⊙
	21		9					21	*	X		>>⊙
	17		10					17	X	*		>>⊙, = 3.8 tsf
	17		11					17	X	*		>>⊙
	17		12					17	X	*		>>⊙, = 3.6 tsf
	18		13					18	X			>>⊙, = 5.4 tsf



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PROJECT NO.: 00522910  
 PROJECT: Proposed Cape Crossing Subdivision  
 LOCATION: W Ryan Rd  
Franklin, WI

DATE STARTED: _____	DRILL COMPANY: <u>PSI, Inc.</u>	<b>BORING SW-02</b>									
DATE COMPLETED: _____	DRILLER: _____ LOGGED BY: _____										
COMPLETION DEPTH: <u>6.0 ft</u>	DRILL RIG: _____	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%; text-align: center;">Water</td> <td style="width:15%;"><input type="checkbox"/> While Drilling</td> <td style="width:80%;">Not Obsvd</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Upon Completion</td> <td>Not Obsvd</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Delay</td> <td>N/A</td> </tr> </table>	Water	<input type="checkbox"/> While Drilling	Not Obsvd		<input checked="" type="checkbox"/> Upon Completion	Not Obsvd		<input type="checkbox"/> Delay	N/A
Water	<input type="checkbox"/> While Drilling		Not Obsvd								
	<input checked="" type="checkbox"/> Upon Completion	Not Obsvd									
	<input type="checkbox"/> Delay	N/A									
BENCHMARK: <u>N/A</u>	DRILLING METHOD: <u>Hollow Stem Auger</u>	BORING LOCATION: _____									
ELEVATION: <u>N/A</u>	SAMPLING METHOD: <u>2-in SS</u>										
LATITUDE: _____	HAMMER TYPE: <u>Automatic</u>										
LONGITUDE: _____	EFFICIENCY: <u>N/A</u>										
STATION: <u>N/A</u> OFFSET: <u>N/A</u>	REVIEWED BY: _____										
REMARKS: _____											

Elevation (feet)	Depth (feet)	Graphic Log	Sample No	Sample No	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STRENGTH, tsf	Additional Remarks							
									<table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">Moisture</td> <td style="text-align: center;">■</td> <td style="text-align: center;">PL</td> </tr> <tr> <td style="text-align: center;">●</td> <td style="text-align: center;">LL</td> <td style="text-align: center;">*</td> <td style="text-align: center;">Qp</td> </tr> </table>	X	Moisture	■	PL	●	LL	*	Qp	
X	Moisture	■	PL															
●	LL	*	Qp															
0	0	X	1					17	X									
		X	2					18	X		>> Q <sub>p</sub> = 3.7 tsf							
		X	3					22	*	X	>> Q <sub>p</sub> = 1.1 tsf							
5	5	X						16	X		>> Q <sub>p</sub>							



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 LOCATION: W Ryan Rd  
Franklin, WI

The stratification lines represent approximate boundaries. The transition may be gradual.



DATE STARTED: _____	DRILL COMPANY: <u>PSI, Inc.</u>	<b>BORING SW-03</b>
DATE COMPLETED: _____	DRILLER: _____ LOGGED BY: _____	
COMPLETION DEPTH: <u>21.0 ft</u>	DRILL RIG: _____	<b>Water</b> <input type="checkbox"/> While Drilling Not Obsvd <input type="checkbox"/> Upon Completion Not Obsvd <input type="checkbox"/> Delay N/A
BENCHMARK: <u>N/A</u>	DRILLING METHOD: <u>Hollow Stem Auger</u>	BORING LOCATION: _____
ELEVATION: <u>N/A</u>	SAMPLING METHOD: <u>2-in SS</u>	
LATITUDE: _____	HAMMER TYPE: <u>Automatic</u>	
LONGITUDE: _____	EFFICIENCY: <u>N/A</u>	
STATION: <u>N/A</u> OFFSET: <u>N/A</u>	REVIEWED BY: _____	
REMARKS: _____		

Elevation (feet)	Depth, (feet)	Graphic Log	Sample N	Sample N	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA N in blows/ft @	Moisture, %	STRENGTH, tsf	Additional Remarks
									<input type="checkbox"/> Moisture <input type="checkbox"/> PL <input type="checkbox"/> LL	<input type="checkbox"/> Qu <input type="checkbox"/> Qp		
0	0	X	1					25	X*	>>⊙		
	2	X	2					30	X*	>>⊙ <sub>1.7</sub>		
5	3	X	3					28	X*	>>⊙		
	4	X	4					16	* X	>>⊙		
	5	X	5					12	X	>>⊙		
10	6	X	6					9	X	>>⊙		
	7	X	7					16	X*	>>⊙ <sub>3.9</sub>		
15	8	X	8					16	X*	>>⊙		
	9	X	9					18	* X	>>⊙		
	10	X	10					18	X	* >>⊙		
20	11	X	11					18	X	* >>⊙		



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 LOCATION: W Ryan Rd  
Franklin, WI

DATE STARTED: 12/23/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-04</b>
DATE COMPLETED: 12/23/21	DRILLER: DT    LOGGED BY: PR	
COMPLETION DEPTH: 10.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	<b>Water</b> <input type="checkbox"/> While Drilling                      8 feet <input type="checkbox"/> Upon Completion                      Not Obsvd <input type="checkbox"/> Delay    N/A
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	BORING LOCATION:
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	
LATITUDE:	HAMMER TYPE: Automatic	
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A    OFFSET: N/A	REVIEWED BY:	
REMARKS:		

Elevation (feet)	Depth (feet)	Graphic Log	Sample N	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA				Additional Remarks
								N in blows/ft		STRENGTH, tsf		
								Moisture, %				
								X Moisture    PL		* LL		
								▲ Qu    * Qp				
0	0		1	6			3-4-5-6 N=9	27		X	*	Q <sub>p</sub> = 4.5 tsf
			2	6			3-4-4-5 N=8	56		*	>>X	
5	5		3	13			3-2-2-3 N=4	13		X	*	Q <sub>p</sub> = 1.0 tsf
			4	7			4-3-4-6 N=7	14		X	*	Q <sub>p</sub> = 1.7 tsf
10	10		5	0			4-7-10-10 N=17	14		X	>>*	Q <sub>p</sub> = 7.4 tsf



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PROJECT: Proposed Cape Crossing Subdivision  
LOCATION: W Ryan Rd  
Franklin, WI

DATE STARTED: 12/23/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-05</b>
DATE COMPLETED: 12/23/21	DRILLER: DT    LOGGED BY: PR	
COMPLETION DEPTH: 10.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water <input type="checkbox"/> While Drilling    Not Obsvd
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input type="checkbox"/> Upon Completion    Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input type="checkbox"/> Delay    N/A
LATITUDE: _____	HAMMER TYPE: Automatic	BORING LOCATION: _____
LONGITUDE: _____	EFFICIENCY: N/A	_____
STATION: N/A    OFFSET: N/A	REVIEWED BY: _____	_____
REMARKS: _____		

Elevation (feet)	Depth, (feet)	Graphic Log	Sample N	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STRENGTH, tsf	Additional Remarks
0	0		1	5			4-6-6-5 N=12	29		Q <sub>r</sub> = 3.7 tsf
			2	3			3-2-4-6 N=6	14		
5			3	10			4-3-9-6 N=12	11		Q <sub>r</sub> = 1.2 tsf
			4	12			4-7-8-11 N=15	18		>> Q <sub>r</sub> = 5.0 tsf
10			5	10			7-11-10-13 N=21	18		>> Q <sub>r</sub> = 5.2 tsf

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		PROJECT: Proposed Cape Crossing Subdivision
		LOCATION: W Ryan Rd
		Franklin, WI

DATE STARTED: 12/22/21 DRILL COMPANY: PSI, Inc.  
 DATE COMPLETED: 12/22/21 DRILLER: DT LOGGED BY: AM  
 COMPLETION DEPTH: 16.0 ft DRILL RIG: ASV D-50 ATV - Rig #420  
 BENCHMARK: N/A DRILLING METHOD: Hollow Stem Auger  
 ELEVATION: N/A SAMPLING METHOD: 2-in SS  
 LATITUDE: HAMMER TYPE: Automatic  
 LONGITUDE: EFFICIENCY: N/A  
 STATION: N/A OFFSET: N/A REVIEWED BY:

### BORING SW-06

**Water**  
 ▽ While Drilling Not Obsvd  
 ▾ Upon Completion Not Obsvd  
 ▿ Delay N/A

BORING LOCATION:

Elevation (feet)	Depth, (feet)	Graphic Log	Sample N	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA		Additional Remarks
								N in blows/ft	Moisture, %	
0										
			1	8			3-4-5-6 N=9	22		Q <sub>p</sub> = 6.4 tsf
			2	14			2-4-6-9 N=10	15		>> Q <sub>p</sub> = 7.8 tsf
5			3	18			6-14-14-16 N=28	14		>> Q <sub>p</sub> = 8.0 tsf
			4	18			3-9-12-17 N=21	19		>> Q <sub>p</sub> = 6.0 tsf
			5	10			5-10-14-18 N=24	19		>> Q <sub>p</sub> = 3.8 tsf
10			6	18			13-16-19-18 N=35	22		Q <sub>p</sub> = 3.1 tsf
			7					22		>> Q <sub>p</sub> = 4.5 tsf
15			8							



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 LOCATION: W Ryan Rd  
 Franklin, WI

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DATE STARTED: 12/23/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-07</b>
DATE COMPLETED: 12/23/21	DRILLER: DT    LOGGED BY: PR	
COMPLETION DEPTH: 14.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	<b>Water</b> <input type="checkbox"/> While Drilling    Not Obsvd <input checked="" type="checkbox"/> Upon Completion    Not Obsvd <input type="checkbox"/> Delay    N/A
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	BORING LOCATION:
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	
LATITUDE:	HAMMER TYPE: Automatic	
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A    OFFSET: N/A	REVIEWED BY:	
REMARKS:		

Elevation (feet)	Depth, (feet)	Graphic Log	Sample N	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA N in blows/ft	Moisture, %	STRENGTH, tsf	Additional Remarks
0			1	10			3-3-5-4 N=8	22			
			2	14			4-5-7-10 N=12	15			>> *Q <sub>v</sub> = 7.4 tsf
5			3	16			6-7-9-11 N=16	17			>>> *Q <sub>v</sub> = 8.2 tsf
			4	14			6-11-16-18 N=27	20			>>> *Q <sub>v</sub> = 6.4 tsf
	10		5	16			5-6-7-12 N=13	24			* Q <sub>v</sub> = 4.3 tsf
			6	15			10-15-13-14 N=28	19			* Q <sub>v</sub> = 4.3 tsf
			7	12			13-12-14-12 N=26	23			* Q <sub>v</sub> = 3.5 tsf



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 Franklin, WI

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DATE STARTED: 12/22/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-08</b>
DATE COMPLETED: 12/22/21	DRILLER: PR    LOGGED BY: AW	
COMPLETION DEPTH: 12.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water: <input type="checkbox"/> While Drilling    Not Obsvd <input type="checkbox"/> Upon Completion    Not Obsvd <input type="checkbox"/> Delay    N/A
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	BORING LOCATION:
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	
LATITUDE:	HAMMER TYPE: Automatic	
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A    OFFSET: N/A	REVIEWED BY:	
REMARKS:		

Elevation (feet)	Depth, (feet)	Graphic Log	Sample N	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA N in blows/ft @ Moisture, % X Moisture    PL LL	STRENGTH, tsf ▲ Qu    * Qp	Additional Remarks
0	0	<b>Draft</b>	1	5			24			
			2	12		3-4-4-3 N=8		24		
			3	13		3-4-4-5 N=8		24		*Q <sub>p</sub> = 4.5 tsf
5			4	16		5-6-7-7 N=13		21		>>> Q <sub>p</sub> = 5.6 tsf
			5	15		13-17-21-19 N=38		24		*Q <sub>p</sub> = 4.0 tsf
10			6	15		10-12-13-14 N=25		21		>>> Q <sub>p</sub> = 4.7 tsf
					5-4-6-6 N=10		25			Q <sub>p</sub> = 2.9 tsf

	Professional Service Industries, Inc. 821 Corporate Court, Suite 100 Waukesha, WI 53189 Telephone: (262) 521-2125	PROJECT NO.: 00522910
		PROJECT: <u>Proposed Cape Crossing Subdivision</u>
		LOCATION: <u>W Ryan Rd</u>
		<u>Franklin, WI</u>

DATE STARTED: 12/22/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-09</b>
DATE COMPLETED: 12/22/21	DRILLER: PR    LOGGED BY: AW	
COMPLETION DEPTH: 16.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water: <input type="checkbox"/> While Drilling    Not Obsvd
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	Water: <input type="checkbox"/> Upon Completion    Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	Water: <input type="checkbox"/> Delay    N/A
LATITUDE:	HAMMER TYPE: Automatic	BORING LOCATION:
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A    OFFSET: N/A	REVIEWED BY:	
REMARKS:		

Elevation (feet)	Depth (feet)	Graphic Log	Sample N	Recovery (Inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA		Additional Remarks
								N in blows/ft	Moisture, %	
0			1	6		4-4-3-4 N=7		⊙		
			2	12		6-9-10-8 N=19		⊙		
5			3	16		6-8-7-7 N=15		⊙		
			4	10		9-17-9-9 N=26		⊙		
10			5	5		3-3-4-4 N=7		⊙		
			6	21		7-7-13-14 N=20		⊙		
			7	18		17-14-13-14 N=27		⊙		
15			8	12		12-11-13-12 N=24		⊙		

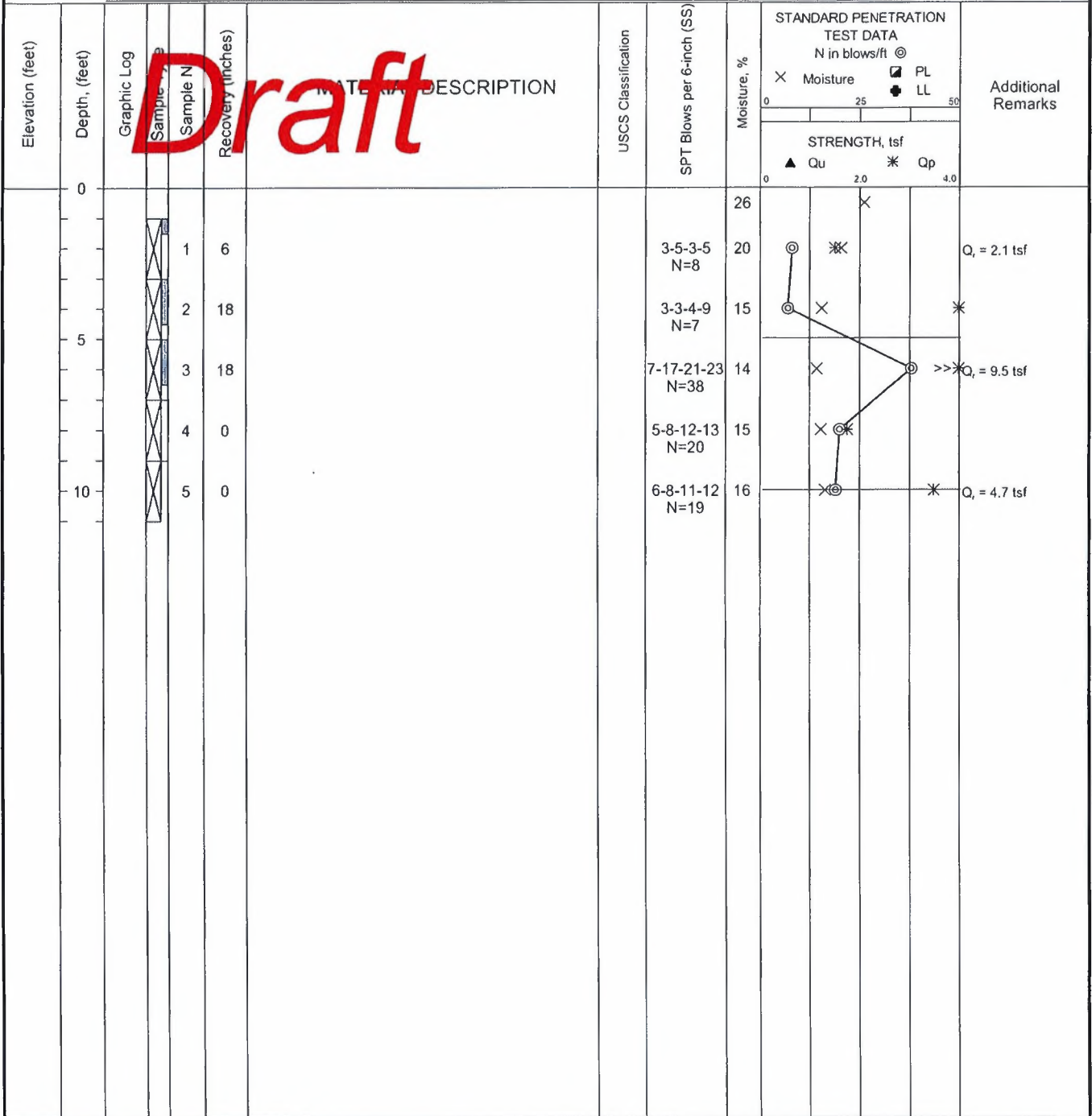


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PROJECT NO.: 00522910  
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 Franklin, WI

DATE STARTED: 12/22/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-10</b>
DATE COMPLETED: 12/22/21	DRILLER: DT LOGGED BY: AM	
COMPLETION DEPTH: 11.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	
LATITUDE: _____	HAMMER TYPE: Automatic	
LONGITUDE: _____	EFFICIENCY: N/A	
STATION: N/A OFFSET: N/A	REVIEWED BY: _____	BORING LOCATION: _____
REMARKS: _____		

<b>Water</b>	<input type="checkbox"/> While Drilling	Not Obsvd
	<input type="checkbox"/> Upon Completion	Not Obsvd
	<input type="checkbox"/> Delay	N/A

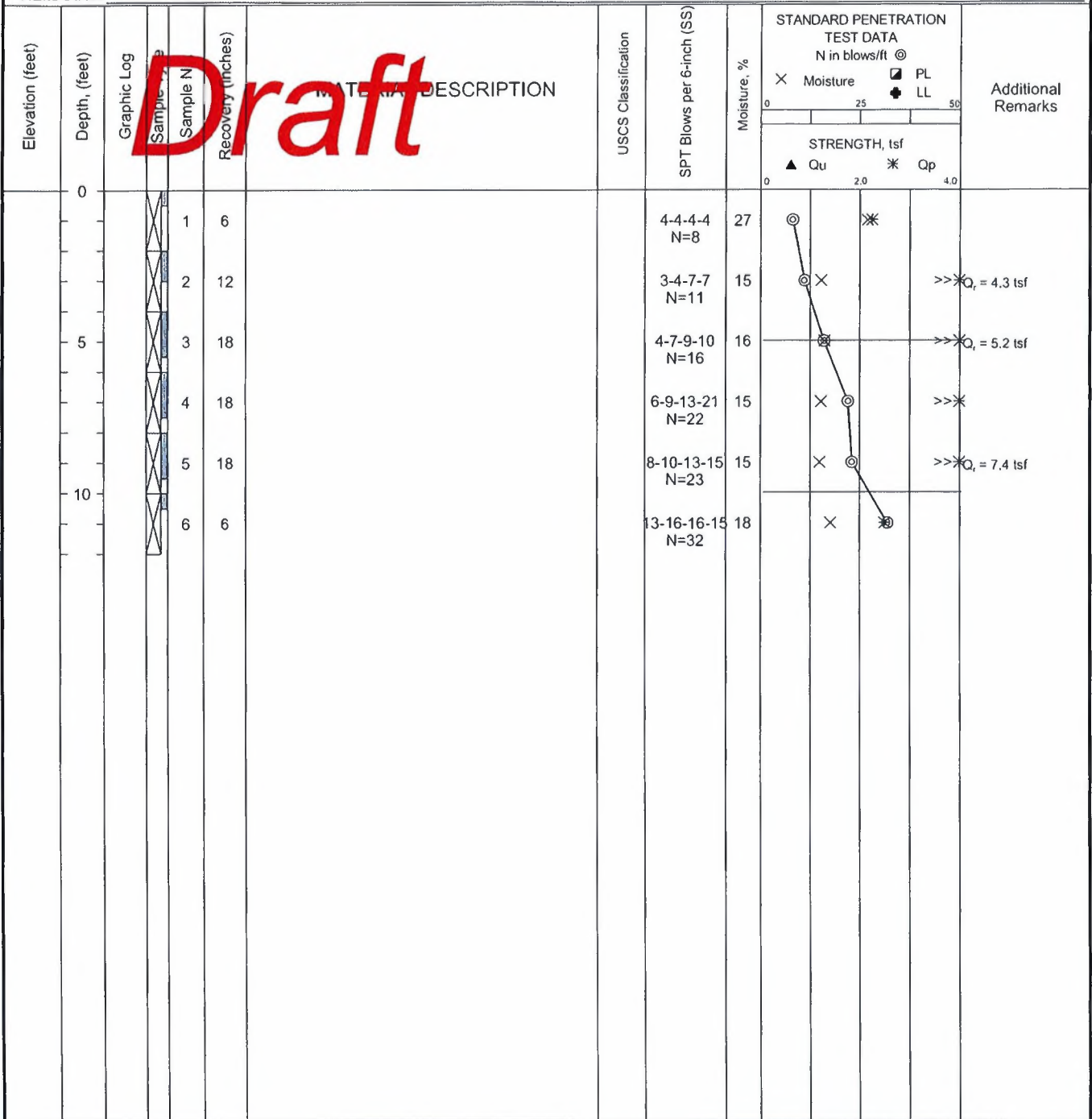


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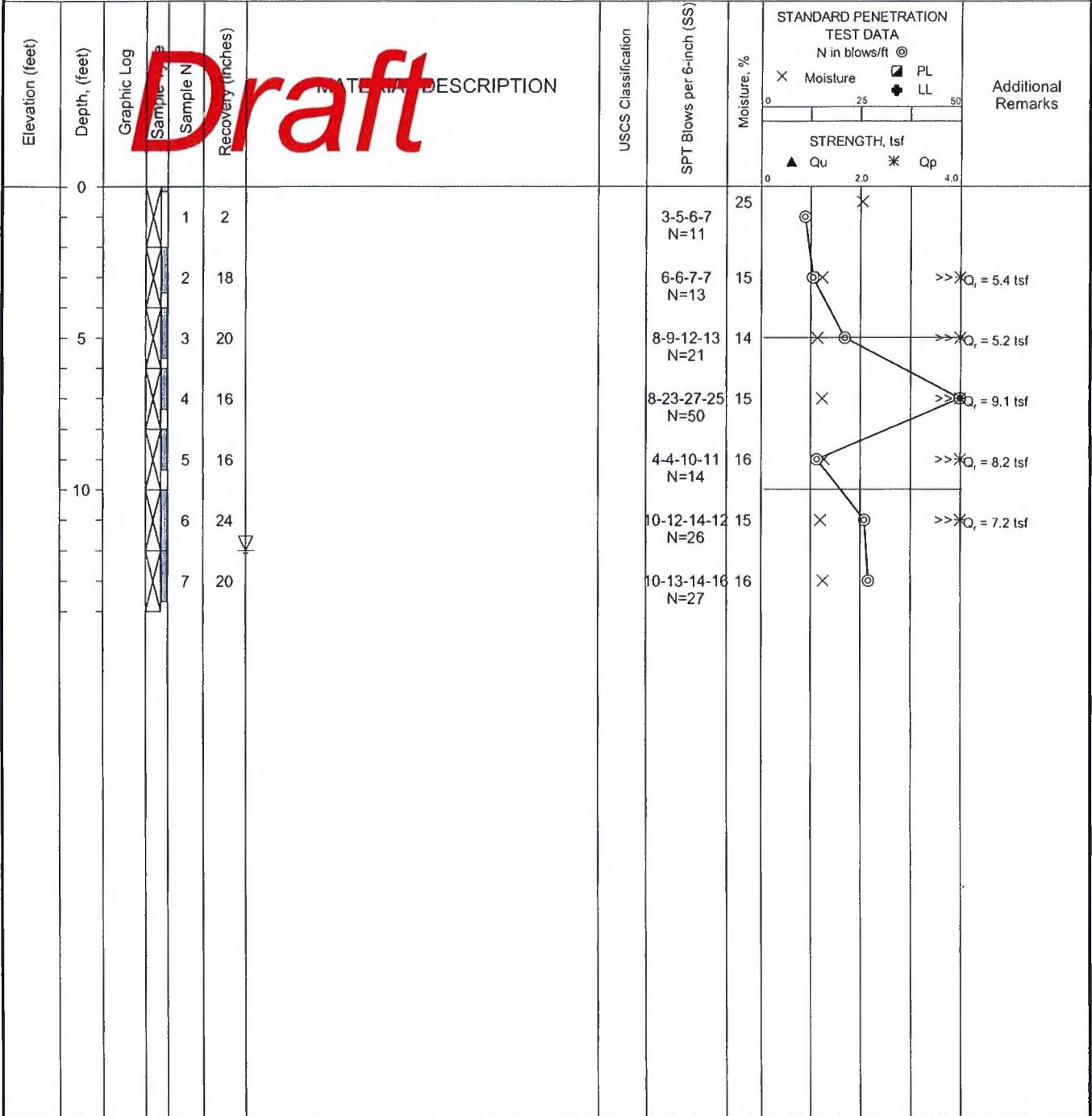
DATE STARTED: 12/22/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-11</b>
DATE COMPLETED: 12/22/21	DRILLER: DT LOGGED BY: AM	
COMPLETION DEPTH: 12.0 ft	DRILL RIG: ASV D-50 ATV - Rig #420	Water
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	While Drilling Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	Upon Completion Not Obsvd
LATITUDE:	HAMMER TYPE: Automatic	Delay N/A
LONGITUDE:	EFFICIENCY: N/A	BORING LOCATION:
STATION: N/A OFFSET: N/A	REVIEWED BY:	
REMARKS:		



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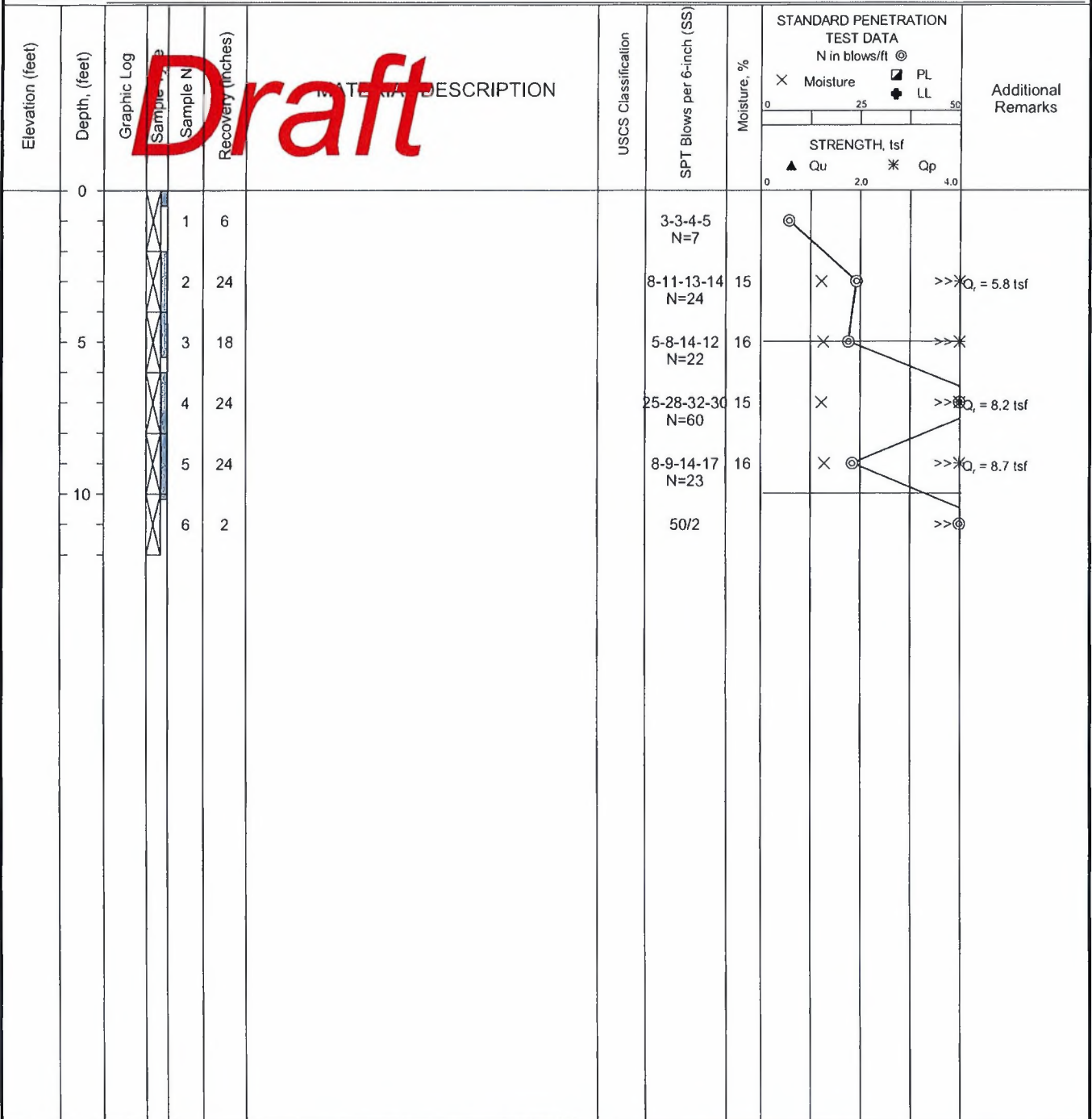
PROJECT NO.: 00522910  
PROJECT: Proposed Cape Crossing Subdivision  
LOCATION: W Ryan Rd  
Franklin, WI

DATE STARTED: 12/22/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-12</b>
DATE COMPLETED: 12/22/21	DRILLER: PR    LOGGED BY: AW	
COMPLETION DEPTH: 14.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water: <input type="checkbox"/> While Drilling    12 feet
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input type="checkbox"/> Upon Completion    Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input type="checkbox"/> Delay    N/A
LATITUDE:	HAMMER TYPE: Automatic	BORING LOCATION:
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A    OFFSET: N/A	REVIEWED BY:	
REMARKS:		



	Professional Service Industries, Inc.	PROJECT NO.: 00522910
	821 Corporate Court, Suite 100	PROJECT: Proposed Cape Crossing Subdivision
	Waukesha, WI 53189	LOCATION: W Ryan Rd
	Telephone: (262) 521-2125	Franklin, WI

DATE STARTED: 12/22/21	DRILL COMPANY: PSI, Inc.	<b>BORING SW-13</b>
DATE COMPLETED: 12/22/21	DRILLER: PR    LOGGED BY: AW	
COMPLETION DEPTH: 12.0 ft	DRILL RIG: Diedrich HD D-50 ATV - Rig #419	Water: <input type="checkbox"/> While Drilling    Not Obsvd
BENCHMARK: N/A	DRILLING METHOD: Hollow Stem Auger	<input type="checkbox"/> Upon Completion    Not Obsvd
ELEVATION: N/A	SAMPLING METHOD: 2-in SS	<input type="checkbox"/> Delay    N/A
LATITUDE:	HAMMER TYPE: Automatic	BORING LOCATION:
LONGITUDE:	EFFICIENCY: N/A	
STATION: N/A    OFFSET: N/A	REVIEWED BY:	
REMARKS:		



Professional Service Industries, Inc.  
 821 Corporate Court, Suite 100  
 Waukesha, WI 53189  
 Telephone: (262) 521-2125

PROJECT NO.: 00522910  
 PROJECT: Proposed Cape Crossing Subdivision  
 LOCATION: W Ryan Rd  
 Franklin, WI

### SOIL EVALUATION - STORM

In accordance with SPS 382.365 and 385 Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include but not be limited to vertical and horizontal reference point (BM) direction and percent slope scale or dimensions, north arrow and BM referenced to nearest road.

**Please print all information**

Personal information you provide may be used for secondary purposes (Privacy Law s 15.04 (1)(m))

County <b>Milwaukee</b>	
Parcel ID <b>8909991001 &amp; 8909991002</b>	
Reviewed by _____	Date _____

Property Owner <b>Franklin DC Land LLC</b>				Property Location <b>SW 1/4 &amp; NW 1/4 of the SW 1/4 SEC 19, T5N, R21E</b>			
Property Owner's Mailing Address <b>ATTN Bryan Lindgren, 142 E Capitol Dr, Suite 200</b>				Lot #	Block #	CSM#	
City <b>Hartland</b>	State <b>WI</b>	Zip Code <b>53029-2104</b>	Phone Number <b>( )</b>	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Village	<input type="checkbox"/> Town	Nearest Road <b>12200 W Ryan Rd</b>

Drainage area _____ <input type="checkbox"/> sq ft <input type="checkbox"/> acres	Hydraulic Application Test Method <input checked="" type="checkbox"/> Morphological Evaluation <input type="checkbox"/> Double Ring Infiltrometer <input type="checkbox"/> Other (specify) _____	Soil Moisture Date of Soil Borings 12 21 12 22 12 23 21 _____
Optional Test Site Suitable for (check all that apply) <input type="checkbox"/> Irrigation <input type="checkbox"/> Bioretention trench <input type="checkbox"/> Trench(es) <input type="checkbox"/> Rain garden <input type="checkbox"/> Infiltration Pond <input type="checkbox"/> Reuse <input type="checkbox"/> Infiltration trench <input type="checkbox"/> Retention Pond <input type="checkbox"/> Other _____		USDA-NRCS WETS Value <input type="checkbox"/> Dry = 1 <input checked="" type="checkbox"/> Normal = 2 <input type="checkbox"/> Wet = 3

1 Obs #  Boring SW 01  Pit  
 Ground surface elev 805.7 ft Depth to limiting factor 24 in Wet at 132 in

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-7	Topsol								
2	7-24	10YR 4/6 & 5/3		sicl	1 sbk f	mfi mf		<15	80-100	0.04
3	24-48	10YR 4/6	10YR 5/1 c 2 d	cl	2 abk m	mfi		<15	55-80	0.03
4	48-72	10YR 4/8 & 4/1		l	1 sbk m	mfr		<15	50-75	0.24
5	72-120	10YR 5/1		fsl	2 thin pl	mfr	-	<15	15-55	0.5
6	120-144	10YR 5/1		grls	0 m	mvfr		15-35	10-30	1.63
7	144-168	10YR 5/1		sicl	1 vy thin pl	mfi		<15	80-100	0.04
8	168-192	10YR 5/2		ls	0 m	mvfr	-	<15	10-30	1.63
9	192-300	10YR 5/1		sicl	1 vy thin pl	mfi		<15	80-100	0.04

2 Obs #  Boring SW-02  Pit  
 Ground surface elev 806.0 ft Depth to limiting factor 24 in

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-8	Topsol								
2	8-24	10YR 5/4 & 6/3		sicl	1 thin pl	mfi	-	<15	80-100	0.04
3	24-48	10YR 5/3 & 5/1		sicl	0 m	mfi	-	<15	80-100	0.04
4	48-72	10YR 5/3		sicl	1 sbk, f	mfi		<15	80-100	0.04

### SOIL EVALUATION - STORM

In accordance with SPS 382.365 and 385 Wis. Adm. Code

3 Obs #  Boring SW-03  Pit Ground surface elev 801.6 ft Depth to limiting factor Ground Surface Wet at 72 in

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-24	10YR 2/1		sil	1 thin, pl	mfr	-	<15	50-100	0.13
2	24-48	10YR 5/4 & 5/1		sicl	1 thin pl	mfi	-	<15	80-100	0.04
3	48-72	10YR 5/2		sicl	1 sbk, f	mfi	-	<15	80-100	0.04
4	72-144	10YR 5/1		grls	0 m	mvfr		15-35	10-30	1.63
5	144-240	10YR 5/1		sicl	1, vy thin pl	mfi		<15	80-100	0.04

4 Obs #  Boring SW-04  Pit Ground surface elev 789.0 ft Depth to limiting factor Ground Surface

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-10	Topsoil								
2	10-48	10YR 2/1		sicl	1 sbk, f	mfi	-	<15	80-100	0.04
3	48-72	10YR 5/1		fsl	1 sbk, f	mfr	-	<15	15-55	0.5
4	72-96	10YR 4/1		cl	1 sbk, f	mfi		<15	55-80	0.03
5	96-120	10YR 5/2		sicl	1 sbk, f	mfi		<15	80-100	0.04

5 Obs #  Boring SW-05  Pit Ground surface elev 788.7 ft Depth to limiting factor Ground Surface

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-9	Topsoil								
2	9-24	10YR 3/1		sil	1, sbk, f	mfr	-	<15	50-100	0.13
3	24-48	10YR 5/1 & 5/4		sicl	1 vy thin pl	mfr		<15	80-100	0.04
4	48-72	10YR 5/3		cl	1 sbk, f	mfr		<15	55-80	0.03
5	72-120	10YR 5/2		sicl	1 sbk, f	mfi		<15	80-100	0.04

6 Obs #  Boring SW-06  Pit Ground surface elev 793.3 ft Depth to limiting factor 96 in

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-24	10YR 2/1		sil	2 sbk, m	mfr		<15	50-100	0.13
2	24-48	10YR 5/4		sic	2 sbk, m	mfi	-	<15	80-100	0.07
3	48-96	10YR 5/4 & 4/4		sic	1 sbk, f	mfi		<15	80-100	0.07
4	96-120	10YR 5/2		sic	1 sbk, f	mfr		<15	80-100	0.07
5	120-192	10YR 5/1		sic	1 sbk, f	mfr		<15	80-100	0.07

### SOIL EVALUATION - STORM

In accordance with SPS 382.365 and 385 Wis Adm Code

7 Obs #  Boring SW-07  Pit  
Ground surface elev 790.6 ft Depth to limiting factor Ground Surface

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-10	10YR 2/1		sil	1 sbk f	mfr	-	<15	50-100	0.13
2	10-48	10YR 5/4 & 5/1		sicl	1, thin, pl	mfi		<15	80-100	0.04
3	48-96	10YR 5/2		sicl	1, sbk f	mfi		<15	80-100	0.04
4	96-168	10YR 5/1		sicl	1, sbk, f	mfi		<15	80-100	0.04

8 Obs #  Boring SW-08  Pit  
Ground surface elev 789.4 ft Depth to limiting factor Ground Surface

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-9	10YR 2/1		sil	1 sbk, f	mfr		<15	50-100	0.13
2	9-48	10YR 5/1 & 4/8		sil	1 sbk, f	mfi	-	<15	50-100	0.13
3	48-72	10YR 5/2		sicl	1 sbk f	mfi	-	<15	80-100	0.04
4	72-144	10YR 5/1		sicl	1 sbk f	mfi		<15	80-100	0.04

9 Obs #  Boring SW-09  Pit  
Ground surface elev 793.5 ft Depth to limiting factor 48 in Wet at 168 in

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-9	10YR 2/1		sil	1 sbk f	mfr		<15	50-100	0.13
2	9-24	10YR 4/3		sicl	1, sbk, f	mfr		<15	80-100	0.04
3	24-48	10YR 5/3		cl	1 sbk f	mfr		<15	55-80	0.03
4	48-96	10YR 5/3	10YR 5/1 c 2 d	cl	1 sbk f	mfr		<15	55-80	0.03
5	96-120	10YR 5/2		sl	1 sbk f	mfr		<15	15-55	0.5
6	120-144	10YR 5/4		ls	0 m	mvfr		<15	10-30	1.63
7	144-192	10YR 5/2		sic	1 sbk f	mfi		<15	80-100	0.07

10 Obs #  Boring SW 10  Pit  
Ground surface elev 788.8 ft Depth to limiting factor Ground Surface

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-12	10YR 2/1		sil	1 abk f	Mfr		<15	50-100	0.13
2	12-48	10YR 4/4 & 4/1		sil/sicl	2 vy thin pl	mfr	-	<15	50-100	0.04
3	48-132	10YR 4/3		sic	2 abk m	mfi		<15	80-100	0.07

### SOIL EVALUATION - STORM

In accordance with SPS 382.365 and 385 Wis Adm Code

11 Obs #  Boring SW-11  Pit  
Ground surface elev 789.6 ft Depth to limiting factor: Ground Surface

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-24	10YR 2/1		l	1 sbk f	mfi	-	<15	50-75	0.24
2	24-72	10YR 5/4	10YR 5/1, c 2 d	cl	1, vy thin pl	mfi		<15	55-80	0.03
3	72-96	10YR 5/3		cl	1, vy thin pl	mfi		<15	55-80	0.03
4	96-144	10YR 5/2		cl	1, vy thin pl	mfi		<15	55-80	0.03

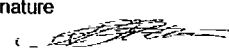
12 Obs #  Boring SW-12  Pit  
Ground surface elev 791.9 ft Depth to limiting factor 24 in Wet at 144 in

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-8	10YR 2/1		sil	1 sbk, f	mfr	-	<15	50-100	0.13
2	8-24	10YR 3/3 & 2/1		sicl	1 vy thin pl	mfi		<15	80-100	0.04
3	24-48	10YR 5/4	10YR 5/1, f 2 d	sicl	2 sbk f	mfi	-	<15	80-100	0.04
4	48-72	10YR 5/3		sicl	2, sbk, m	mfi		<15	80-100	0.04
5	72-144	10YR 5/2		sicl	2 sbk, m	mfi		<15	80-100	0.04
6	144-168	10YR 4/1		scl	0, m	mfi		<15	20-55	0.11

13 Obs #  Boring SW 13  Pit  
Ground surface elev 795.2 ft Depth to limiting factor >144 in

Horizon	Depth in	Dominant Color Munsell	Redox Description Qu Sz Cont. Color	Texture <sup>1</sup>	Structure Gr Sz Sh	Consistence	Boundary	% Rock Frag <sup>1</sup>	% Fines <sup>1,2</sup>	Hydraulic App Rate
										Inches/Hr (WDNR Table 2)
1	0-9	10YR 2/1		sil	1, sbk f	mfr		<15	50-100	0.13
2	9-24	10YR 5/3		sil	1 vy thin pl	mfr		<15	50-100	0.13
3	24-144	10YR 4/3		sicl	1 vy thin pl	mfi	-	<15	80-100	0.04

<sup>1</sup> Estimated based upon the visual classification and not based upon laboratory testing  
<sup>2</sup> Based on only the fraction of soil that passes through the No. 10 sieve  
<sup>3</sup> Actual infiltration rates can vary greatly from the table values within fill deposits

CST/PSS Name (Please Print)	Signature	WI CST Number
Patrick J Patterson P.E.		G 229
Address	Date Evaluation Conducted	Telephone Number
821 Corporate Court Waukesha Wisconsin 53189	1-12-22	262-521 2125

<p><b>APPROVAL</b></p> <p><i>Slw</i></p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>1/18/2022</b></p>
<p><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p><b>Franklin Senior Citizens Travel Program Update for 2021 Year End</b></p>	<p><b>ITEM NUMBER</b></p> <p><b>G.7.</b></p>

To fulfill the June 19, 2007 directive of the Common Council requesting that an update of the Franklin Seniors Travel Program be prepared semi-annually (January and July), attached is correspondence from Mr. Basil Ryan reporting on the July through December 2021 trip activity.

The Franklin Senior Travel Program is funded through the City's general "Recreation" operating fund, which for 2021 had a total budget amount of \$12,000. Three (3) trips were taken for the period January 1, 2021 through December 31, 2021 where the bus transportation was paid by the City, expending \$5,185 against the \$12,000 Senior Travel Program Budget for 2021.

**COUNCIL ACTION REQUESTED**

This item is being provided at the direction of the Common Council for its information. No action is being requested.



January 12, 2022

**Mayor and Common Council Members  
Franklin City Hall  
9229 West Loomis Road  
Franklin, WI 53132**

**Ladies and Gentlemen:**

**The Franklin Senior Travelers submit the following report for July-December 2021 activity. Franklin Senior Travelers were active in July, September and November.**

**July 29 – Cinderella, Fireside Theatre, Fort Atkinson – 112 seniors**

**September 9 – Joseph and the Amazing Technicolor Dreamcoat, Fireside Theatre, Fort Atkinson – 112 seniors**

**November 4 – Holiday Inn, Fireside Theatre, Fort Atkinson – 112 seniors**

**As a precaution, with the increased Covid-19 and Omicron activity, we did not take a chance of exposing seniors to any activity in December. Now that we have secured the balance of our 2020 and 2021 funds, we look forward to a busy year in 2022. This will all depend on Covid-19 activity.**

**Sincerely,**

**Basil Ryan  
Franklin Senior Travelers**

<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> 01/18/22
<b>REPORTS AND RECOMMENDATIONS</b>	<b>AUTHORIZATION FOR THE DEPARTMENT OF PUBLIC WORKS TO ACCEPT AND USE FUNDS AWARDED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES URBAN FORESTRY GRANT PROGRAM (2022)</b>	<b>G.8.</b>

**BACKGROUND**

The Wisconsin Department of Natural Resources (WDNR) Urban Forestry Grant program is designed to fund projects that improve a community's capacity to manage its trees. Projects that help conserve, protect, expand or improve the urban forest resource will also be prioritized. This grant was authorized by the Common Council at the August 16<sup>th</sup>, 2021 meeting, applied for October 1<sup>st</sup>, 2021, and awarded to the City of Franklin in December of 2021 for use in 2022.

**ANALYSIS**

In December of 2021, the City of Franklin was awarded a total grant amount of \$10,400.00. This grant required a previously approved 50% match from the City, in which the grant provides \$5,200.00 and the City provides a matching \$5,200.00 to be used as outlined in the grant.

Staff recommends proposed grant project as follows:

- \$5,000 Chainsaw Safety Training/Staff Training
- \$5,400 Urban Forestry Management Plan Update
- \$10,400 Total Project Cost

**FISCAL NOTE**

Staff wages and additional funds in the Operating budget for training can be used to match the \$5,200 that we are required to match in this grant.

**COUNCIL ACTION REQUESTED**

Authorization for the Department of Public Works to Accept and Use the Wisconsin Department of Natural Resources Urban Forestry Grant funds and matching funds provided by the City of Franklin.

**Notice:** Pursuant to US Public Law 95-313, s 6(b), s 23 097, Wis Stats , and ch NR 47, Wis Adm Code, this completed form is required to apply for an Urban Forestry Grant. The Department of Natural Resources (DNR) will be unable to process your application unless complete information is provided as requested. Information will be used to determine grant award lists, provide statistical information and potentially to use as an example for other grant applicants. Personally identifiable information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Law [ss 19 31-19 39, Wis Stats ]

**Resolution required with application submittal – see [sample](#)**

**Section I: Grant Type**

Select the appropriate grant type. Please note: a maximum of three urban forestry startup grants may be awarded to an applicant within the lifetime of the startup program. Click the link for more information related to each grant type

Regular Grant       Start-up Grant

**Section II: Applicant Information**

**A. Applicant Organization**

Applicant Organization Name

City of Franklin

Organization Address (same as Treasurer or W9)

9229 W. Loomis Road

City

Franklin

State

WI

ZIP Code

53132

Applicant organization is a (*check one*)

- City     Village     Town     County     Tribal Government     501(c)(3) nonprofit organization

Located in the county of Milwaukee

**DNR USE ONLY**    SE

**B. Applicant Authorized Representative**

Last Name

Riha

First Name

Thomas

MI

J

Position Title

City Forester

Phone Number

(414) 550-8154

FAX Number

Email

triha@franklinwi.gov

**C. Project Manager (if different from Authorized Representative)**

Last Name

First Name

MI

Position Title

Address

Phone Number

FAX Number

City

State

ZIP Code

Email

**D. Grant Request Summary – will automatically be populated from Section VII Calculations**

DNR Cost Share

\$5,200.00

Grantee Cost Share

\$5,200.00

Total Project Cost

\$10,400.00

**Section III. Community Urban Forestry Program Status**

Below are basic elements of a well-established municipal, county, or tribal urban forestry program. Select ONE option in each category that best describes your current urban forestry program.

Applicants for the Startup Grant will be redirected to a regular grant application if they select the top box in 3 or more of the categories. 501(c)(3) organizations omit this section UNLESS your project results in a municipality advancing to the top level in any of the categories. Then, list the municipality here and complete the grid to reflect that municipality's current urban forestry program.

Municipalities \_\_\_\_\_

Tree Inventory	We have a <u>current, complete tree inventory</u> <input checked="" type="radio"/>
	Our tree inventory is <u>incomplete or needs updating or upgrading</u> <input type="radio"/>
	We have <u>no formal inventory or other written records of our trees.</u> <input type="radio"/>
Urban Forest Management Plan	We have a <u>current, useful, written, inventory-based urban forest management plan</u> <input type="radio"/>
	Our <u>inventory-based, written urban forest management plan is incomplete or out of date</u> <input checked="" type="radio"/>
	We do not have a <u>written urban forest management plan based on our tree inventory data or on similar forest resource assessment</u> <input type="radio"/>
Program staffing	Urban forestry program management is done by <u>staff, contracted consultants &amp;/or volunteers who have a forestry degree, ISA certified arborist credentials, have completed WI Community Tree Management Institute, or have other advanced forestry training</u> <input checked="" type="radio"/>
	Urban forestry program management is done by <u>staff, contracted consultants &amp;/or volunteers who have experience or on-the-job training, but lack a forestry degree, ISA certified arborist credentials, Community Tree Management Institute completion certificate, or comparable advanced forestry training</u> <input type="radio"/>
	We have <u>no staff, contracted consultants or volunteers authorized to handle or advise our community on tree planting &amp; care</u> <input type="radio"/>
Tree ordinance	We have <u>one or more tree ordinance(s) that is/are useful for achieving community tree care and management goals</u> <input checked="" type="radio"/>
	Our tree ordinance(s) <u>is/are out-of-date or inadequate</u> <input type="radio"/>
	Our code ordinance contains <u>no provisions for tree management, care or protection. Tree language is limited to public safety or nuisance abatement</u> <input type="radio"/>
Advocacy	We have an <u>authorized citizen tree board or other organized group actively involved in advising our community urban forestry program</u> <input checked="" type="radio"/>
	We have <u>various groups (clubs, schools, committees) interested and involved in community tree care and management but not formally charged with advising our community urban forestry program- OR- We have an authorized but inactive citizen tree board</u> <input type="radio"/>
	The level of <u>involvement and support by residents and local elected officials for our community urban forestry program is low to non-existent.</u> <input type="radio"/>

Comments (optional)

With this grant we hope to update our existing management plan

**Section IV: Project Description**

**A. Project Overview**

Descriptive Project Title Staff Training/Education and Street Tree Management Plan Update

Describe the project using no more than 2000 characters (including spaces) Provide an overview that includes basics of who is doing what, where, how and why This can be a bulleted list

Describe how this project would establish a new program or advance an underdeveloped one.

We would like to hold another Chainsaw Safety Training for our staff. Our beginner class held last year went well and we would like to have a intermediate/advanced class this Spring. These funds would also be used to send 3-4 individuals to the Annual WAA Conference. Typically in the past only the City Forester has attended. We would like to promote the education aspect of the WAA and strengthen our groups knowledge in tree work.

Our existing current tree inventory will be analyzed to update our multi-year urban forest management plan that will assess the current condition of the Franklin urban forest, and make pointed recommendations to manage the health of our public trees into the future.

<p><b>B. Project Components</b>                  Choose from the dropdown boxes below                  Use the "OTHER" choice to type in alternatives (See a list of eligible project activities in the application guide)                  Click + at right to add another component                  Describe each project</p>	<p>Describe each project component</p> <ul style="list-style-type: none"> <li>• What are the expected outcomes (results)?</li> <li>• How will expected outcomes be measured, evaluated or shared?</li> </ul> <p><b>Note:</b> Complete a separate Cost Estimate Worksheet (CEW) in Section VII for each project component listed below. The CEW will transfer the total to the right-hand column below.</p>
--	--

<p><b>Select Component: Staff Training</b></p>	<p>Component Cost Estimate (\$) (field will auto-populate from detail on CEW)</p>	<p>\$5,000.00</p>
--	---	-------------------

**Description/Outcome:**  
 The outcome of this project would be increased knowledge in the safe use of chainsaws. With recent new hires not everyone is currently knowledgeable in chainsaw usage. The other component would to have more employees educated on industry standards for tree care

Target Measures (# of units, e g staff trained, trees treated, etc.)	Qty	Unit Type
	10	Employees educated in chainsaw usage
	4	Employees attending WAA conference

- Examples of components for Part B (selected in drop down box above):**
- 1 Information/Education/Outreach Information (e g , news media, print material development), Education (e g , classes, tree walks, seminars), Outreach (e g , citizen involvement in planning or implementation of Arbor Day celebration)
  - 2 Tree Maint Other Fertilization, storm damage mitigation, pest control, etc
  - 3 Plan Development (Emerald Ash Borer, management, strategic, storm response, pest response, planting)

<p><b>Select Component: Plan, Mgmt</b></p>	<p>Component Cost Estimate (\$) (field will auto-populate from detail on CEW)</p>	<p>\$5,400.00</p>
--	---	-------------------

**Description/Outcome:**  
 Wachtel will analyze the completed tree inventory to assess trends in the existing urban forest such as species diversity, age class distribution, and average tree condition. Wachtel will utilize industry best management practice resources to provide recommendations to manage the health of the City's public urban forest. The completed management plan will meet or exceed the WIDNR guidelines for preparing urban forest management plans.

**Examples of components for Part B (selected in drop down box above):**

- 1 Information/Education/Outreach Information (e.g., news media, print material development), Education (e.g., classes, tree walks, seminars), Outreach (e.g., citizen involvement in planning or implementation of Arbor Day celebration)
- 2 Tree Maint Other Fertilization, storm damage mitigation, pest control, etc.
- 3 Plan Development (Emerald Ash Borer, management, strategic storm response, pest response, planting)

**C. Project Location/Scope**

Land Ownership Affected (select all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Single private property                                      | <input type="checkbox"/> Single public property                                      |
| <input checked="" type="checkbox"/> Multiple private properties within a municipality | <input checked="" type="checkbox"/> Multiple public properties within a municipality |
| <input type="checkbox"/> Multiple private properties across multiple municipalities   | <input type="checkbox"/> Multiple public properties across multiple municipalities   |

**D. Applicant's Project Partners**

**Note:** Each of the applicant's partners **must** verify their involvement using a Partner Verification ([Form 8700-298A](#), linked here for your convenience) A Partner Verification form must be completed and sent in with this form for a complete application. If applicable, estimate the partner's donated amount on the appropriate CEW

List Partner Organization(s)	What specific service, product, or role will each partner contribute to the project?

**Section V: Alignment with DNR Urban Forestry Program Goals – Only applicable for Regular grants**

- 1 Describe the direct impact(s) your project has on urban tree canopy on private property N/A   
 Impact will be seen with the proper training of tree trimming crews. Emphasis on proper cutting and amount removed will benefit private property owners that have trees overhanging city right of ways
  
- 2 Describe how you will utilize an existing inventory in this project. If no inventory exists or the inventory is outdated, will an inventory be produced because of the grant? How will the new inventory be utilized? N/A   
 Our existing tree inventory will be utilized to help steer the updating our urban forest management plan. The last plan was completed in 2010 at the onset of EAB. We have currently removed all EAB infested trees and are focusing on replanting and species diversity.
  
- 3 If hosting a professional workshop or educational event, describe how your project will build capacity and/or partnerships for those attending. Will other communities be invited to attend? Have you reached out to neighboring communities to identify training demand? N/A   
 With the large amount of new staff we will keep the training to our employees only. This worked well last year as one instructor can typically handle a group of 10 individuals or less
  
- 4 Please select if your project will include N/A 

<input type="checkbox"/> EAB Management Plan	<input type="checkbox"/> Ash Tree removals	<input type="checkbox"/> Ash inventories (includes complete tree inventories)
<input type="checkbox"/> EAB Insecticide treatment	<input type="checkbox"/> Ash tree replacement planting	<input type="checkbox"/> EAB Education and Outreach

5 Please select if your project will result in

N/A

- A current, useful, written, inventory-based urban forest management plan
- One or more tree ordinance(s) that is/are useful for achieving your community tree care and management goal  
Type of ordinance planned to be developed or enhanced (i.e. general street tree, new development, tree protection, etc)
- An authorized citizen tree board or other organized group actively involved in advising your community urban forestry program
- Staff, tree service contractors &/or volunteers receiving a forestry degree, ISA certified arborist credentials, graduating from WI Community Tree Management Institute, or obtaining other advanced forestry training

6 Describe how each component of your project will have a long-term positive impact on the urban tree canopy and the benefits it provides (i.e. increased % canopy cover, or resiliency to pest/disease/storm, reduce liability) Quantify impacts to canopy or associated benefits wherever possible

Tie this narrative to the component listed in question #5

Properly trained staff is a key component to a well managed urban forestry program. Improper pruning can speed up an increase opportunity for insect and disease problems to establish and spread. Training on the safe use of chainsaws will decrease the chance of injuries and liability. Having the knowledge to identify weak tree structure and proper structural pruning will increase the resiliency of street trees during storm events

An updated urban forest management plan will provide the foundation for City staff to address immediate needs of the urban forest, and take proactive steps to diversify and improve the long term health of the urban forest

**Section VI: Additional Applicant Information – Only applicable for Regular grants**

1 Is the community where the project will be implemented a Green Tier Legacy Community?  Yes  No  N/A  
(<http://greentiercommunities.org/pilot-communities/>)

2 Is the community where the project will be implemented a Tree City USA?  Yes  No  N/A  
([www.arboday.org/programs/treeCityUSA/index.cfm](http://www.arboday.org/programs/treeCityUSA/index.cfm))

3 List any specific urban tree care or tree management training received, or conferences attended by your organization's staff or volunteers within the last three years Please list no more than 5 separate trainings

Date	Course Title	Training Description	Provider	Attendees
03/17/2021	FISTA Chainsaw Safety	Beginner/Intermediate Chainsaw Course	FISTA	10 City Employees
02/20/2021	WAA Virtual Conference	Annual Wisconsin Tree Conference	WAA/WIDNR	Tom Riha
02/21/2019	WAA Conference	Annual Wisconsin Tree Conference	WAA/WIDNR	Tom Riha

4 Have you received an Urban Forestry grant in the past 3 years?  Yes  No

If so, how is this project different than the project(s) completed previously?

This is the first time we have asked for funds to send individuals to the WAA conference We have not had our management plan updated since 2010.

5 Describe any additional significant aspects or outstanding features of this project that you would like us to know about

**Section VII: Cost Estimate Worksheets**

**A SEPARATE WORKSHEET IS PROVIDED FOR EACH COMPONENT CHOSEN IN SECTION IV.B.**  
 If more space is needed, return to Section IV B , click + to add another component, choose the same Component name again, enter "Continued" in the Description and return to this Section to complete your entry

Project Component. <b>Staff Training</b>	Estimated Cost	Donation Value
<b>Salary and Labor</b> (specify project tasks on lines below, as appropriate)		
Applicant Staff Labor	\$1,500.00	
Fringe Benefits		
Municipal Partner Labor Expense (Cooperative Agreement will be required)		
Volunteer Labor (\$15.00/hr)		
Other		
<b>Supplies</b> (specify items, as appropriate)		
Provided by Applicant's On-hand Inventory		
Donated by third parties		
<b>Equipment</b> (specify type of equipment and DOT class code on lines below, as appropriate) See application guidelines for a list of commonly used equipment codes.		
Provided by Applicant.		
Rented or Contracted Equipment		
Purchased Equipment (not to exceed \$5,000/item)		
Donated by third parties		
<b>Contractual/Consultant Services</b>		
Hired Consultants/Contractors/ FISTA Training Services (professional rate)	\$1,500.00	
Donated Consultants/Contractors/ Services (professional rate)		
<b>Other Project Purchases</b>		
Lodging/Conference Fees	\$2,000.00	
<b>Total</b>	<b>\$5,000.00</b>	
<b>Total Project Component Cost</b>	<b>\$5,000.00</b>	



**A SEPARATE WORKSHEET IS PROVIDED FOR EACH COMPONENT CHOSEN IN SECTION IV.B.**  
 If more space is needed, return to Section IV B , click + to add another component, choose the same Component name again, enter "Continued" in the Description, and return to this Section to complete your entry

Project Component: <b>Plan, Mgmt</b>	Estimated Cost	Donation Value
<b>Salary and Labor</b> (specify project tasks on lines below, as appropriate)		
Applicant Staff Labor		
Fringe Benefits		
Municipal Partner Labor Expense (Cooperative Agreement will be required)		
Volunteer Labor (\$15 00/hr)		
Other		
<b>Supplies</b> (specify items, as appropriate)		
Provided by Applicant's On-hand Inventory		
Donated by third parties		
<b>Equipment</b> (specify type of equipment and DOT class code on lines below, as appropriate) See application guidelines for a list of commonly used equipment codes.		
Provided by Applicant		
Rented or Contracted Equipment		
Purchased Equipment (not to exceed \$5,000/item)		
Donated by third parties		
<b>Contractual/Consultant Services</b>		
Hired Consultants/Contractors/ Services (professional rate)    Wachtel Tree & Science updating management plan	\$5,400.00	
Donated Consultants/Contractors/ Services (professional rate)		
<b>Other Project Purchases</b>		
<b>Total</b>	<b>\$5,400.00</b>	
<b>Total Project Component Cost</b>		<b>\$5,400.00</b>

**Total Project Cost**

	Cash	Donated
Salary	\$1,500.00	
Supplies		
Equipment		
Contractual/Consultant Services	\$6,900.00	
Other	\$2,000.00	
<b>Total</b>	<b>\$10,400.00</b>	
<b>Total Project Cost</b>	<b>\$10,400.00</b>	
<b>DNR Cost Share</b>	<b>\$5,200.00</b>	
<b>Applicant Cost Share</b>	<b>\$5,200.00</b>	

**Section VIII: Certification and Submission**

**Application form and required attachments must be received by 11:59 p.m. on the grant deadline date for the application to be eligible.**

**Attachments**

Provide a signed resolution that has been adopted by the applicant's governing body which gives the name of the applicant authorizes funding for the project, designates an authorized representative (position title) to act on behalf of the applicant and states that the applicant will provide documentation of work done and follow all relevant state and federal rules. A sample resolution is provided at <https://dnr.wi.gov/topic/UrbanForests/grants/documents/UFGrantsCombinedResolution.doc>  
Check all items you plan to attach.

- Authorizing Resolution attached
- By-laws & articles of incorporation (501[c]3 applicants only)
- Partner Verification Attached (8700-298A)

**Submission Instructions**

Review your application before continuing

Submission by Email strongly recommended. If not possible, contact the Urban Forestry Financial Specialist

By my signature below, I hereby certify to the best of my knowledge the information contained in this application and application attachments are correct and true. I understand and agree that any grant monies awarded as a result of this application shall be used in accordance with ch 23.097, Wis Stats and ch 47, Wis Adm Code

**NOTE:** Please type your name on the signature line. Your typed name, along with the email message generated from electronic submittal of this form, will be used as an electronic signature which is the legal equivalent to an actual signature

Signature of Authorized Representative	Date Signed	Applicant's Authorized Representative (print)
Thomas J Riha	9/30/21	Thomas J Riha
Position Title		
City Forester		

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

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



December 21, 2021

► **REQUIRES IMMEDIATE ACTION** ◀

Urban Forestry  
Grant# 22UF1476  
Grant Amount: \$5,200.00

Mr Tom J Riha  
City Forester  
City of Franklin  
9229 W Loomis Rd  
Franklin, WI 53132

Dear Mr. Riha:

Congratulations! On behalf of the Governor, we are pleased to forward to you a grant agreement for financial assistance for the following project: **STAFF TRAINING/EDUCATION & STREET TREE MANAGEMENT PLAN UPDATE**

Please review and print the agreement. Return the original signed and dated by the **Authorized Representative**, within **10 business days of this letter's date**, to:

**Mail hard copies:**

Wisconsin Department of Natural Resources  
Urban Forestry Grants  
518 W. Somo Ave  
Tomahawk, WI 54487

**Scan and Email:**

Scan the signed agreement and attach to an email addressed to  
[DNRUrbanForestryGrants@wisconsin.gov](mailto:DNRUrbanForestryGrants@wisconsin.gov)

**Contacts:**

Nicolle Spafford, Program Specialist  
719-896-7099

Keep a copy for your file.

Funds will be encumbered when the signed agreement is returned. Please read the items checked below. They apply to your project and grant award.

- Grant Award Time Period: January 1, 2022 through December 31, 2022.** All project activities must occur within this time period to be eligible. Do not incur costs prior to the Grant Award Start Date, regardless of the date on which this grant agreement is signed
- Changes to the approved project scope, time period, and/or budget may not be made without prior approval from the Department**
- An interim report of the project's activities will be due within 6 months of the Grant Award Start Date. A final report of the project's activities will be due within 90 days of grant expiration. Send the report to your Regional Urban Forestry Coordinator, Kim Sebastian, DNR – 1027 W St Paul Ave, Milwaukee, WI 53233.**
- Please check your local procedures to insure you comply with all applicable state laws regarding competitive bidding and awarding. If you have any questions regarding bidding and/or awarding procedures, contact your organization's or agency's attorney for advice. The *Proximately Guide for Local Governments Receiving Grants (State or Federal) from the Wisconsin Department of Natural Resources* explains the department's general bidding and contracting standards for grant projects.

Please note that any construction work or work performed by a consultant or other service provider totaling \$25,000 or more requires a written contract. The contract should specify the financial terms, contract duration and services to be rendered. The regional urban forestry coordinator should review the contract prior to signing. A copy of the contract should be submitted with or before the final report.

**GRANT CONDITIONS**

NOTICE: Collection of this information is authorized under s 26 145, Wis Stats , and chapter NR 47, subchapters I and VIII, Wis Admin Code. Personally identifiable information will be used for managing grants and is not intended to be used for other purposes.

Sponsor  <p style="text-align: center;"><b>City of Franklin</b></p>	Project Number  <p style="text-align: center;"><b>22UF1476</b></p>
---	--

Project Title  
  

**STAFF TRAINING/EDUCATION & STREET TREE MANAGEMENT PLAN UPDATE**

Period Covered by This Agreement  <p style="text-align: center;"><b>January 1, 2022 through December 31, 2022</b></p>	Name of Program  <p style="text-align: center;"><b>Urban Forestry Grant Program</b></p>
---	---

Project Scope and Description of Project

The City of Franklin shall participate in the Urban Forestry Grant Program by providing the following items as described in the project application.

Project Description: We would like to hold another Chainsaw Safety Training for our staff. Our beginner class held last year went well and we would like to have a intermediate/advanced class this Spring. These funds would also be used to send 3-4 individuals to the Annual WAA Conference. Typically, in the past only the City Forester has attended. We would like to promote the education aspect of the WAA and strengthen our groups knowledge in tree work. Our existing current tree inventory will be analyzed to update our multi-year urban forest management plan that will assess the current condition of the Franklin urban forest, and make pointed recommendations to manage the health of our public trees into the future.

Scope Details.

<table> <tr> <td colspan="2">Project Cost</td> </tr> <tr> <td>Total Cost</td> <td style="text-align: right;"><b>\$10,400.00</b></td> </tr> <tr> <td>Fund Support</td> <td style="text-align: right;"><b>50%</b></td> </tr> <tr> <td>State Aid Amount</td> <td style="text-align: right;"><b>\$5,200.00</b></td> </tr> <tr> <td>Sponsor Share</td> <td style="text-align: right;"><b>\$5,200.00</b></td> </tr> </table>	Project Cost		Total Cost	<b>\$10,400.00</b>	Fund Support	<b>50%</b>	State Aid Amount	<b>\$5,200.00</b>	Sponsor Share	<b>\$5,200.00</b>	<p>The following documents are hereby incorporated into and made part of this agreement</p> <ol style="list-style-type: none"> <li>Chapter NR 47, Subchapters I and V, Wisconsin Administrative Code</li> <li>Urban Forestry Grant Application and attachments dated September 30, 2021</li> </ol>
Project Cost											
Total Cost	<b>\$10,400.00</b>										
Fund Support	<b>50%</b>										
State Aid Amount	<b>\$5,200.00</b>										
Sponsor Share	<b>\$5,200.00</b>										

## **A. GENERAL CONDITIONS**

1. **PERFORMANCE.** The State of Wisconsin Department of Natural Resources (hereafter DEPARTMENT) and the City Of Franklin (hereafter PROJECT SPONSOR) mutually agree to perform this agreement in accordance with the Urban Forestry Grant Program and with the project proposal, application, terms, promises, conditions, plans, specifications, estimates, procedures, maps, and assurances attached hereto and made a part hereof.
2. **INDEPENDENT CONTRACTOR.** The PROJECT SPONSOR is an independent contractor for all purposes, not an employee or agent of the DEPARTMENT.
3. **ENTIRE GRANT AGREEMENT.** This agreement, together with any referenced parts and attachments, shall constitute the entire agreement and previous communications or agreements pertaining to the subject matter of this agreement are hereby superseded.
4. **GRANT AGREEMENT AMENDMENTS** Any cost adjustments must be made by a written amendment to this agreement, signed by both parties, prior to the expenditure of funds or the termination date of the agreement. Adjustments for time of performance or scope of work may be granted to the PROJECT SPONSOR by the DEPARTMENT in writing without the requirements of PROJECT SPONSOR's signature
5. **SUSPENSION OF OBLIGATIONS.** Failure by the PROJECT SPONSOR to comply with the terms of this agreement shall not cause the suspension of all obligations of the DEPARTMENT hereunder if, in the judgment of the Secretary of the DEPARTMENT, such failure was due to no fault of the PROJECT SPONSOR. In such cases, any amount required to settle at minimum costs any irrevocable obligations properly incurred shall be eligible for assistance under this agreement, at the DEPARTMENT's discretion.
6. **AFFIRMATIVE ACTION PLAN.** If this agreement is for an amount of at least twenty-five thousand dollars (\$25,000), the PROJECT SPONSOR agrees to submit a written affirmative action plan to the DEPARTMENT within 15 business days after the Agreement commences if an acceptable plan is not already on file with the State of Wisconsin. (PROJECT SPONSORS with an annual work force of fewer than twenty-five (25) employees are exempted from this requirement ) Failure to comply with the conditions of this clause may result in the termination of this agreement by the DEPARTMENT or withholding of payment
7. **The PROJECT SPONSOR agrees:**
  - a. **OFFER ACCEPTANCE.** To notify the DEPARTMENT, in writing, of acceptance of this offer by delivering to the Urban Forestry Grant Coordinator one original agreement duly signed by the authorized representative. Once signed, the agreement is binding.
  - b. **DECLINING OFFER** To notify the DEPARTMENT, in writing, of its decision to decline this offer of financial assistance at any time prior to the start of the project and before expending any funds. After the project has been started or funds expended, this agreement may be terminated, modified, or amended only by mutual agreement of both parties in writing
  - c. **EXECUTION OF AGREEMENT.** To execute the project described in the grant agreement in accordance with this agreement in consideration of the promises made by the DEPARTMENT herein.
  - d. **APPLICABLE LAW** To comply with all applicable Wisconsin Statutes and Wisconsin Administrative Codes in fulfilling the terms of this agreement
  - e. **BIDDING** To comply with all applicable local and state contract and bidding requirements. The PROJECT SPONSOR should consult its legal counsel with questions concerning contracts and bidding. The PROJECT SPONSOR may obtain the following document from the DEPARTMENT by calling the grant manager associated with this grant agreement *Procurement Guide for Local Governments Receiving DNR Grants*.
  - f. **ACCOUNTING AND FISCAL RECORDS; RECORDS RETENTION; ACCESS.** To comply with the Urban Forestry grant program procedures, a copy of which is attached hereto and made a part hereof.

## **B. SPECIAL CONDITIONS**

- 1 The PROJECT SPONSOR agrees to sign and return the grant agreement **within 10 business days** of receipt of this agreement.
- 2 The PROJECT SPONSOR agrees that it will charge only the actual fringe benefits eligible, not to exceed the rate established annually by the Department of Administration (DOA), as part of the sponsor's labor costs. For 2022 grant projects, the DOA maximum fringe benefit rate is 47.66 percent. Fringe benefits may include employee insurance, retirement plans, Social Security contributions, Worker Compensation Insurance, etc.
- 3 The PROJECT SPONSOR agrees to use the "DOT 2022 Classified Equipment Rates" to establish the eligible rate or estimated life of the equipment for any equipment usage charged to the grant.
- 4 The PROJECT SPONSOR agrees to provide to the DEPARTMENT for review **within 6 months of project commencement**, an interim report to contain details of progress, findings, problems and other information regarding the status of the project
- 5 The PROJECT SPONSOR agrees to provide to the DEPARTMENT for review **within 90 days of grant expiration** a final project summary to include
  - a Documentation of all project activities during the grant period
  - b. Documentation and justification of all project modifications
  - c Documentation of all public information and educational activities which were conducted
  - d Conclusions and results
  - e An appendix that includes all references and supporting documents for the final report. (A summary of any/all applicable state and federal laws and regulations shall also be made part of the appendix )
- 6 No funds from other state or federal sources may be used to match this grant except that community development block grants may be used to match urban forestry grants only when it can be demonstrated to the DEPARTMENT's satisfaction that there is a local commitment to, and involvement in, the project
7. Please note that any construction work or work performed by a consultant or other service provider totaling \$25,000 or more requires a written contract. The contract should specify the financial terms, contract duration and services to be rendered. The Urban Forestry Coordinator should review the contract prior to signing. A copy of the contract should be submitted with the reimbursement materials for the grant
- 8 Prior to training, the PROJECT SPONSOR agrees to provide to the DEPARTMENT, for review and approval, a description or outline of urban forestry training.
- 9 All published documents such as strategic or management plans, training materials, fact sheets, public awareness brochures, etc., must include the following statement in the introduction or other appropriate place: "This document was funded in part by an urban forestry grant from the State of Wisconsin Department of Natural Resources Forestry Program as authorized under s. 23.097, Wis Stat."
10. Prior to approval by the PROJECT SPONSOR's governing body, the PROJECT SPONSOR agrees to provide to the DEPARTMENT, for review and pre-approval, a copy of the following project document(s)  
Management Plan
- 11 Urban Forest Management Plans will be approved according to "Minimum Requirements for Grant Funded Urban Forest Management Plans" found in the enclosed department publication "A Technical Guide to Developing Urban Forestry Strategic Plans and Urban Forest Management Plans "
- 12 The PROJECT SPONSOR gives the DEPARTMENT permission to share products funded by this grant with other interested parties for instructional or educational purposes

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<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> 01-18-22
<b>REPORTS AND RECOMMENDATIONS</b>	<b>AUTHORIZATION FOR THE DEPARTMENT OF PUBLIC WORKS TO ACCEPT AND USE FUNDS AWARDED IN THE AMERICAN TRANSMISSION COMPANY COMMUNITY PLANTING PROGRAM GRANT (2022)</b>	<b>G.9.</b>

**BACKGROUND**

The American Transmission Company Community Planting Program provides financial support to eligible cities, villages, towns, counties and tribes in American Transmission Company’s service area for planting projects on public property, outside transmission line rights-of-way. Program funds can be used to plant trees and other tall-growing vegetation outside the transmission line rights-of-way.

American Transmission Company has awarded nearly 290 communities and organizations with funds totaling nearly \$500,000.00 since 2013.

To qualify for this program, communities must commit that all current and future planting plans and urban forestry activities near high-voltage electric transmission lines will comply with American Transmission Company’s maintenance standards.

**ANALYSIS**

The City of Franklin Department of Public Works applied for the American Transmission Company Community Planting Program Grant for 2022 in December of 2021, and was awarded this grant.

Total dollar amount awarded to the City of Franklin = \$3,000.00.

The City of Franklin Department of Public Works, via the City Forester, intends on using the funds for replacement plantings where invasive species have been removed from three of the City parks. Those parks include Ken Windl Park, Ernie Lake Park, and Legend Park.

**FISCAL NOTE**

The City of Franklin was awarded a \$3,000.00 non-matching funds grant, which does not require the City to provide matching funds in order to use the funds awarded.

**COUNCIL ACTION REQUESTED**

Approval to accept and use the American Transmission Company Community Planting Program grant funds as specified by the terms of the grant.



## Tom Riha

---

**From:** Lau, Jody <jlau@atcllc.com>  
**Sent:** Tuesday, December 14, 2021 4:52 PM  
**To:** Tom Riha  
**Subject:** ATC grant – action requested  
**Attachments:** 2022 CPP Grant\_Template.docx

Thomas,

Congratulations on your recent Community Planting Program grant from American Transmission Co.! We're excited about your project can't wait to see it come to life.

We'd like to partner with you to promote your project, beginning with an announcement of the grant to local media from your organization.

- Attached is a draft news release for your (and your communication person's) review. You're welcome to change your quote or anything about your organization and project. We're flexible on the timing but ask you to **distribute the news release to your local media by Feb. 28, 2022.**
- Let me know when you've scheduled your planting. We can provide a template media alert for you to invite your local media to the planting. We may also send a photographer to capture photos for our annual report, website or other materials.
- Take photos of the planting and send them to [jlau@atcllc.com](mailto:jlau@atcllc.com) for inclusion in an ATC blog post. Horizontal photos work best. Here are a sample of a few of last year's blog posts:
  - [ATC helps five Wisconsin communities replace lost trees](#)
  - [ATC supports urban forestry in Wisconsin](#)
  - [Kronenwetter, Marshfield and Stevens Point add trees with help from ATC](#)
  - [ATC helps replace trees lost to emerald ash borer](#)
  - [ATC supports three native oak savannas in southeast Wisconsin](#)
- Share the great news and project pictures on your social media platforms. If you use Twitter, please tag @AmerTransCo

Please don't hesitate to call me with any questions.

Thank you!

Jody

Jody Lau  
Corporate Communications Project Manager  
AMERICAN TRANSMISSION CO.  
P.O. Box 47  
Waukesha, WI 53187-0047

(262) 506-6788 direct  
(262) 366-4745 cell  
[jlau@atcllc.com](mailto:jlau@atcllc.com)

Follow us on [Twitter](#) | [LinkedIn](#) | [Blog](#) | [YouTube](#)

<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MTG. DATE</b> January 18, 2022
<b>Reports &amp; Recommendations</b>	<b>A RESOLUTION TO ENTER INTO A CONTRACT WITH HAUSCH DESIGN AGENCY, LLC TO DEVELOP A MESSAGING PROGRAM FOR FRANKLIN SEWER UTILITIES PROJECT/PRIVATE PROPERTY INFILTRATION &amp; INFLOW REDUCTION PROJECT FOR \$31,000</b>	<b>ITEM NO.</b> <b>G.10.</b>

**BACKGROUND**

On December 21, 2021, the Common Council directed Staff to implement Public Policy 3-2021, Private Property Inflow and Infiltration (PPII) reduction policy. This was following a May 18, 2021, direction to “...staff to submit a Statement of Intent to Milwaukee Metropolitan Sewer District allocating City of Franklin’s Milwaukee Metropolitan Sewer District (MMSD) Private Property Infiltration Inflow funds toward drafting a Private Property Infiltration and Inflow (PPII) reduction policy and program for the City of Franklin to perform home inspections and partial reimbursement of repairs, and direct Staff to create a committee of internal stakeholders to assist with drafting, reviewing, and implementing the policy/program ”

Additionally, Common Council was given some concept ideas by Hausch Design Agency, LLC and Platypus Advertising and Design for messaging the new PPII program.

**ANALYSIS**

The enclosed contract with Hausch (working in conjunction with Platypus) is a not to exceed contract that will allow them to develop a messaging program while working with the Board of Public Works and the internal working group consisting of:

- Shari Gilmeister, Utilities Administrative Assistant
- Shari Hanneman, Alderwoman
- Justin Ligocki, Chief Plumbing Inspector
- Glen Morrow, City Engineer
- Tim Reinbold- OTIE (consultant)
- Mike Roberts, Utility Superintendent
- Paul Retzenberg Bryan Tomczak, Director of Finance
- Scott Satula, Director of Inspection Services
- Becky Specht, MMSD Senior Project Manager

Hausch will work with the internal committee above and develop, as needed, the following:

- Program Branding: Create final name, logo, apply to business elements/ letterhead/ envelopes/ etc.
- Letters to Consumers: Concepts, develop content, voice, production/coordination.
- Dimensional Door Hanger: Introduction program, designed for consumers, follow brand look/ feel.
- Video: Includes filming, direction, production, post-editing to a 3-minute final video.
- Brochure: 4-8 pager designed for consumers, follow brand look, CTA drive to website.
- Website Landing Page: To be created in WIX.com, mimic feel of city site, intro new brand/ project.
- Clean Bill of Health: Certificate to present to homeowner.
- Newsletter Ad: Concepts, develop brand appropriate content, production/coordination.
- Events: Stage 1-2 awareness events for public/press, includes promotion (printing, materials TBD).

**OPTIONS**

Approve or Deny

**FISCAL NOTE**

This PPII program is in the 2022 Sewer Utility budget and primarily funded using Franklin's allotment of MMSD funds earmarked for this purpose. The non-MMSD-funds needed relate to a large portion of this messaging program and will use local sewer utility funds.

**RECOMMENDATION**

Resolution 2022-\_\_\_\_\_ a resolution to enter into a contract with Hausch Design Agency, LLC to develop a messaging program for Franklin Sewer Utilities Project/Private Property Infiltration & Inflow Reduction Project for a not to exceed amount of \$31,000.

Engineering Department: GEM

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2022- \_\_\_\_\_

RESOLUTION TO ENTER INTO A CONTRACT WITH HAUSCH DESIGN AGENCY, LLC  
TO DEVELOP A MESSAGING PROGRAM FOR FRANKLIN SEWER UTILITIES  
PROJECT/PRIVATE PROPERTY INFILTRATION & INFLOW REDUCTION PROJECT  
FOR \$31,000

-----

WHEREAS, Franklin is developing a program to encourage residential properties to comply with regulations related to discharging clear water into the sanitary sewer system; and

WHEREAS, Milwaukee Metropolitan Sewer District (MMSD) Private Property Infiltration Inflow (PPII) funds are earmarked for such use; and

WHEREAS, a professional messaging program is needed to successfully encourage participation from the residential property owners and eliminate as much clear water from the sanitary sewer collection system as possible; and

WHEREAS, the MMSD PPII funds will not fully reimburse the messaging portion of an approved PPII program; and

WHEREAS, Hausch Design Agency, LLC working with Platypus Advertising and Design are actively engaged in the development of this program and have proposed messaging ideas believed to make a successful campaign; and

WHEREAS, the Franklin Sanitary Sewer Utility has funding available to cover unreimbursed portions of the messaging work.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that Hausch Design Agency, LLC is to develop a messaging program for Franklin Sewer Utilities project/private property infiltration & inflow reduction project for a not-to-exceed amount of \$31,000.

Introduced at a regular meeting of the Common Council of the City of Franklin the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Alderman \_\_\_\_\_.

PASSED AND ADOPTED by the Common Council of the City of Franklin on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

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

ATTEST:

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

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

## A G R E E M E N T

This AGREEMENT, made and entered into this 19th day of January, 2022, between the City of Franklin, 9229 West Loomis Road, Franklin, Wisconsin 53132 (hereinafter "CLIENT") and Hausch Design Agency LLC (hereinafter "CONTRACTOR"), whose principal place of business is 11660 W. Woods Road, Franklin, Wisconsin 53132\_.

## W I T N E S S E T H

WHEREAS, the CONTRACTOR is duly qualified and experienced as a municipal services contractor and has offered services for the purposes specified in this AGREEMENT, and

WHEREAS, in the judgment of CLIENT, it is necessary and advisable to obtain the services of the CONTRACTOR to provide a MESSAGING PROGRAM FOR FRANKLIN SEWERS/PPI PROJECT

NOW, THEREFORE, in consideration of these premises and the following mutual covenants, terms, and conditions, CLIENT and CONTRACTOR agree as follows:

### I. BASIC SERVICES AND AGREEMENT ADMINISTRATION

- A. CONTRACTOR shall provide services to CLIENT for \$31,000.00, as described in CONTRACTOR's proposal to CLIENT dated January 5, 2021, annexed hereto and incorporated herein as Attachment A
- B. CONTRACTOR shall serve as CLIENT's professional representative in matters to which this AGREEMENT applies CONTRACTOR may employ the services of outside consultants and subcontractors when deemed necessary by CONTRACTOR to complete work under this AGREEMENT following approval by CLIENT.
- C. CONTRACTOR is an independent contractor and all persons furnishing services hereunder are employees of, or independent subcontractors to, CONTRACTOR and not of CLIENT. All obligations under the Federal Insurance Contribution Act (FICA), the Federal Unemployment Tax Act (FUTA), and income tax withholding are the responsibility of CONTRACTOR as employer. CLIENT understands that express AGREEMENTS may exist between CONTRACTOR and its employees regarding extra work, competition, and nondisclosure.
- D. During the term of this AGREEMENT and throughout the period of performance of any resultant AGREEMENT, including extensions, modifications, or additions thereto, and for a period of one (1) year from the conclusion of such activity, the parties hereto agree that neither shall solicit for employment any technical or professional employees of the other without the prior written approval of the other party.

## **II. FEES AND PAYMENTS**

CLIENT agrees to pay CONTRACTOR, for and in consideration of the performance of Basic Services further described in Attachment A, [at our standard billing rates] [with a not-to-exceed budget of \$31,000 00], subject to the terms detailed below:

- A CONTRACTOR may bill CLIENT and be paid for all work satisfactorily completed hereunder on a monthly basis. CLIENT agrees to pay CONTRACTOR's invoice within 30 days of invoice date for all approved work.
- B Total price will not exceed budget of \$31,000.00. For services rendered, monthly invoices will include a report that clearly states the hours and type of work completed and the fee earned during the month being invoiced.
- C In consideration of the faithful performance of this AGREEMENT, the CONTRACTOR will not exceed the fee for Basic Services and expenses without written authorization from CLIENT to perform work over and above that described in the original AGREEMENT
- D Should CLIENT find deficiencies in work performed or reported, it will notify CONTRACTOR in writing within thirty (30) days of receipt of invoice and related report and the CONTRACTOR will remedy the deficiencies within thirty (30) days of receiving CLIENT's review. This subsection shall not be construed to be a limitation of any rights or remedies otherwise available to CLIENT.

## **III. MODIFICATION AND ADDITIONAL SERVICES**

- A CLIENT may, in writing, request changes in the Basic Services required to be performed by CONTRACTOR and require a specification of incremental or decremental costs prior to change order agreement under this AGREEMENT. Upon acceptance of the request of such changes, CONTRACTOR shall submit a "Change Order Request Form" to CLIENT for authorization and notice to proceed signature and return to CONTRACTOR. Should any such actual changes be made, an equitable adjustment will be made to compensate CONTRACTOR or reduce the fixed price, for any incremental or decremental labor or direct costs, respectively. Any claim by CONTRACTOR for adjustments hereunder must be made to CLIENT in writing no later than forty-five (45) days after receipt by CONTRACTOR of notice of such changes from CLIENT.

## **IV. ASSISTANCE AND CONTROL**

- A Glen Morrow, City Engineer will coordinate the work of the CONTRACTOR, and be solely responsible for communication within the CLIENT's organization as related to all issues originating under this AGREEMENT.
- B CLIENT will timely provide CONTRACTOR with all available information concerning PROJECT as deemed necessary by CONTRACTOR
- C CONTRACTOR will appoint, subject to the approval of CLIENT, Joe Hausch, Hausch Design Agency/Gary Haas, Platypus Advertising & Design

CONTRACTOR's Project Manager and other key providers of the Basic Services. Substitution of other staff may occur only with the consent of CLIENT

## V. TERMINATION

- A. This AGREEMENT may be terminated by CLIENT, for its convenience, for any or no reason, upon written notice to CONTRACTOR. This AGREEMENT may be terminated by CONTRACTOR upon thirty (30) days written notice. Upon such termination by CLIENT, CONTRACTOR shall be entitled to payment of such amount as shall fairly compensate CONTRACTOR for all work approved up to the date of termination, except that no amount shall be payable for any losses of revenue or profit from any source outside the scope of this AGREEMENT, including but not limited to, other actual or potential agreements for services with other parties
- B. In the event that this AGREEMENT is terminated for any reason, CONTRACTOR shall deliver to CLIENT all data, reports, summaries, correspondence, and other written, printed, or tabulated material pertaining in any way to Basic Services that CONTRACTOR may have accumulated. Such material is to be delivered to CLIENT whether in completed form or in process. CLIENT shall hold CONTRACTOR harmless for any work that is incomplete due to early termination.
- C. The rights and remedies of CLIENT and CONTRACTOR under this section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other article of this AGREEMENT.

## VI. INSURANCE

The CONTRACTOR shall, during the life of the AGREEMENT, maintain insurance coverage with an authorized insurance carrier at least equal to the minimum limits set forth below:

A	Limit of General/Commercial Liability	\$3,000,000
B	Automobile Liability: Bodily Injury/Property Damage	\$1,000,000
C	Excess Liability for General Commercial or Automobile Liability	\$10,000,000
D.	Worker's Compensation and Employers' Liability	\$500,000
E	Professional Liability	\$2,000,000

Upon the execution of this AGREEMENT, CONTRACTOR shall supply CLIENT with a suitable statement certifying said protection and defining the terms of the policy issued, which shall specify that such protection shall not be cancelled without thirty (30) calendar days prior notice to CLIENT, and naming CLIENT as an additional insured for General Liability.

## VII. INDEMNIFICATION AND ALLOCATION OF RISK

- A. To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless CLIENT, CLIENT'S officers, directors, partners, and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable

court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of CONTRACTOR or CONTRACTOR'S officers, directors, partners, employees, and consultants in the performance of CONTRACTOR'S services under this AGREEMENT.

- B Nothing contained within this AGREEMENT is intended to be a waiver or estoppel of the contracting municipality CLIENT or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality CLIENT or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

### **VIII. TIME FOR COMPLETION**

CONTRACTOR shall commence work immediately having received a Notice to Proceed as of January 18, 2022

### **IX. DISPUTES**

This AGREEMENT shall be construed under and governed by the laws of the State of Wisconsin. The venue for any actions arising under this AGREEMENT shall be the Circuit Court for Milwaukee County. The prevailing party shall be awarded its actual costs of any such litigation, including reasonable attorney fees

### **X. RECORDS RETENTION**

CONTRACTOR shall maintain all records pertaining to this AGREEMENT during the term of this AGREEMENT and for a period of 3 years following its completion. Such records shall be made available by the CONTRACTOR to CLIENT for inspection and copying upon request.

### **XI. MISCELLANEOUS PROVISIONS**

- A **Professionalism.** The same degree of care, skill and diligence shall be exercised in the performance of the services as is possessed and exercised by a member of the same profession, currently practicing, under similar circumstances, and all persons providing such services under this AGREEMENT shall have such active certifications, licenses and permissions as may be required by law.
- B **Pursuant to Law.** Notwithstanding anything to the contrary anywhere else set forth within this AGREEMENT, all services and any and all materials and/or products provided by CONTRACTOR under this AGREEMENT shall be in compliance with all applicable governmental laws, statutes, decisions, codes, rules, orders, and ordinances, be they Federal, State, County or Local.
- C **Conflict of Interest.** CONTRACTOR warrants that neither it nor any of its affiliates has any financial or other personal interest that would conflict in any manner with the performance of the services under this Agreement and that neither it nor any of its affiliates will acquire directly or indirectly any such interest. CONTRACTOR warrants that it will immediately notify the CLIENT if any actual or potential conflict of interest arises or becomes known to the CONTRACTOR. Upon receipt of such



notification, a CLIENT review and written approval is required for the CLIENT to continue to perform work under this Agreement

- D. This AGREEMENT may only be amended by written instrument signed by both CLIENT and CONTRACTOR.

**XII. CONTROLLING TERMS AND PROVISIONS**

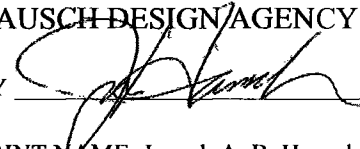
The aforesaid terms and provisions shall control over any conflicting term or provision of any CONTRACTOR proposal, Attachment, Exhibit, and standard terms and provisions annexed hereto.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed on the day and year first above written

CITY OF FRANKLIN, WISCONSIN

HAUSCH DESIGN AGENCY LLC

BY \_\_\_\_\_

BY  \_\_\_\_\_

PRINT NAME Stephen R Olson

PRINT NAME Joseph A B Hausch

TITLE Mayor

TITLE Owner/Member

DATE \_\_\_\_\_

DATE January 5, 2022

BY \_\_\_\_\_

PRINT NAME Sandra L Wesolowski

TITLE City Clerk

DATE \_\_\_\_\_

BY \_\_\_\_\_

PRINT NAME Brian Tomczak

TITLE Director of Finance and Treasurer

DATE \_\_\_\_\_

Approved as to form

\_\_\_\_\_  
Jesse A Wesolowski, City Attorney

DATE \_\_\_\_\_

**Attachment A**

Date 1 5 2022

**Proposal**

*Client*

City of Franklin/Sewer Utility  
9229 W Loomis Rd  
Franklin, WI 53132  
Attention Glen Morrow

**Hausch Design Agency  
11660 West Woods Road  
Franklin, WI 53132**

*Project*

*Estimate*

**FRA-220105**

**Franklin Sewer Utilities Project/Private Property Infiltration & Inflow Reduction Project**

*Description Final Proposal Estimate*

**Strategic/Creative Services:**

Includes meetings, phone calls, emails, vendor interaction.....**INCLUDED**

**Creative/Design Services:**

Design/Creative Concepts/Design Detail/Refinement 1 3 initial concepts for refinement, final presentation concepts for below  
All writing, editing, 2 rounds of refinements/changes included

<b>Program Branding</b> Create final name, logo, apply to business elements/letterhead/envelopes/etc	\$3,000 00
<b>Letters to Consumers</b> Concepts, develop content, voice, production/coordination*	\$2,000 00
<b>Dimensional Door Hanger:</b> Intro program, designed for consumers, follow brand look/feel*	\$4,000 00
<b>Video</b> / Includes, filming, direction, production, post editing to 3 min final video	\$8,000 00
<b>Brochure</b> 4-8 pager designed for consumers, follow brand look, CTA drive to website*	\$5,000 00
<b>Website Landing Page:</b> To be created in WIX com, mimic feel of city site, intro new brand/project*	\$3,500 00
<b>Clean Bill of Health</b> Certificate to present to homeowner	\$500 00
<b>Newsletter Ad*:</b> Concepts, develop brand appropriate content, production/coordination	\$500 00
<b>Events</b> Stage 1 2 awareness events for public/press, includes promotion (printing, materials TBD*)	\$4,000 00

Schedule: Accelerated process to completion Work to be executed between January 15, 2022 and July 15, 2022

Total cost NTE \$31,000 00 / pricing includes 10% multiple project/Preferred Client Discount

Team Includes (but not limited to) Hausch Design Agency LLC, Platypus Advertising & Design

\*NOTE All printing, supplies, materials, website hosting not included in this proposal TBD

Materials/Travel/Delivery/Admin .....	\$350.00
Licensing Typography/Font Usage .....	\$150.00
Photography/Photo Editing/Illustration.....	TBD
Wisconsin Sales Tax .....	\$.00

**Final Strategic/Creative Services billing:** .....NTE \$31,000.00

**X**

*Signature | Title | Date*

**T H A N K   Y O U !**

**Total This Contract: \$31,000.00**

**Terms of Payment Net 30 Days**

**Rights** The final produced concept, design and writing, created through our services or obtained within materials that we have been contracted by you to create become your property upon payment of buyout/usage rights Some photography/illustration/fonts or various other components may not be part of this buyout agreement It is the clients' responsibility to obtain rights for reproduction Prior to full payment, all concepts, designs, copyrights, trade names, trademarks, patents and other rights belong to the Hausch Design Agency LLC

# Price Guide

## HAUSCH DESIGN AGENCY

### Product/Service Low ..... High

#### Hourly Rates

Strategic	\$150	\$300
Creative	\$125	\$300
Production/Print/Electronic/Broadcast	\$75	\$150
Consultation/Training	\$150	\$350

Hausch Design Agency, LLC  
 11660 West Woods Road  
 Franklin, Wisconsin 53132  
[www.hauschdesign.com](http://www.hauschdesign.com)

#### Image Analysis

Review and report	\$500	\$1,500
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#### Corporate Identity

Naming / Branding	\$1,500	\$4,000
Logo/Word Mark	\$1,500	\$3,500
Application to Letterhead (5 Items)	\$1,000	\$3,500
Standards Manual	\$1,500	\$4,000

*We are a hybrid firm that strives to integrate graphic / product design, advertising, marketing & people*

#### Brochure

Small (6/8 panel)	\$750	\$1,500
8 1/2 x 11 (4 panel)	\$1,000	\$2,500
8 Page Brochure	\$2,000	\$8,000
12 Page Brochure	\$3,000	\$12,000
16 Page Brochure	\$3,500	\$15,000

#### Product/Cameo Sheets

8 1/2 x 11 1-2 sides	\$750	\$1,750
8 1/2 x 11 2 sides (4 or more)	\$500	\$2,000

#### Collateral Material

Pocket Folder	\$1,000	\$3,000
3 Ring Binder/Front and Spine	\$750	\$1,200
Proposal Cover/Tabs	\$500	\$1,500
Annual Report	\$5,000	\$30,000

#### Advertising

1/4 Page	\$500	\$1,200
1/2 Page	\$1,200	\$2,000
Full Page	\$1,800	\$3,000
Series of 4 1/4 Page	\$2,000	\$4,000

#### Newsletter

2 Panel / Format	\$1,500	\$3,000
4 Panel / Format	\$2,000	\$4,500

#### Direct Mail

Card (2 Sides)	\$800	\$1,500
Multiple Cards (4 Sides +)	\$1,200	\$3,000
Specialty	\$1,500	\$5,000

#### Specialty Advertising

Concepts	\$500	\$1,500
Product Production	As incurred + 20% standard mark-up	

#### Package Design

CD/DVD Package/Wrap/Label	\$1,000	\$3,000
Box Sets/Specialty	\$1,500	\$5,000
POP	\$2,000	\$10,000

#### Product Development

Styling	\$3,000	\$10,000
Human Factors	\$2,500	\$5,000
Graphics	\$1,500	\$3,000
Details/Supplier Coordination	\$2,000	\$10,000

#### Interior Design

Project/Direction	\$125 per hour	\$250 per hour
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#### Signage

Exterior (Single Sign/System)	\$500	\$15,000
Interior (Single Sign/System)	\$500	\$7,500

#### Exhibit

Design	\$1,500	\$15,000
Fabrication Coordination	\$750	\$4,000
Materials and incurred costs	As incurred + 20% standard mark-up	

#### Website

Design/Development	\$3,500	\$25,000
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This list provides a guide to approximate fees for Consultation, Concept Development, Design and Production. Large variation in price may be due to one or more of the following: scope of assignment, amount of initial concepts provided, size of organization and copyright or ownership issues.

**These prices do not include copy writing, photography, illustration, printing or outside material costs.**

<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MTG. DATE</b> January 18, 2022
Reports & Recommendations	<b>A RESOLUTION FOR A PROFESSIONAL SERVICES AGREEMENT WITH R.A. SMITH, INC. FOR A W. RYAN ROAD WATERMAIN PROJECT SERVING TAX INCREMENT DISTRICT NO. 6 FOR \$142,900</b>	<b>ITEM NO.</b> <b>G.11.</b>

**BACKGROUND**

The Tax Increment District (TID) No. 6 (2020 Amendment) includes utility service to parcels of land between W. Loomis Road and W. Ryan Road. There is currently a development with 14 condominiums planned for a parcel at 12000 W. Loomis Road. Staff proposes that this parcel is best served by a watermain on W. Ryan Road from the intersection of W. Loomis Road.

**ANALYSIS**

R.A. Smith Inc. has reviewed this project and prepared preliminary estimates for a Ryan Road Watermain. RA Smith is a qualified consulting firm who has successfully performed many past design projects for the City. However, it has been some time since they have completed a Franklin project of this magnitude.

The enclosed proposal is a time and expense, with a not to exceed fee of \$142,900. Staff believes that this fee is appropriate considering the complexities of coordination of a new watermain in W. Ryan Road that already includes the Ryan Creek Interceptor, Franklin Sanitary Sewer collection system, RCI Odor control efforts, Waukesha Water Utility GWA return lines, and other private utilities.

Considering the current construction occurring on W. Ryan Road, coordination efforts and permitting, this project would be designed to receive bids in October, 2022. The project would return to Common Council to award a construction contract. October is a worst case scenario, RA Smith is prepared to start survey as soon as weather allows, but there is still expected a long time for state permitting.

**FISCAL NOTE**

\$1.5 million is included in the amended TID 6 plan for utilities (water and sewer). It is believed that the construction of this watermain project may be as high as \$900,000.

**RECOMMENDATION MOTION**

A motion to adopt Resolution 2022-\_\_\_\_ a resolution for a professional services agreement with R.A. Smith, Inc. for a W. Ryan Road watermain project serving Tax Increment District No. 6 for \$142,900.

Also, direct Staff to bid project in 2022.

Engineering Department: GEM

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2022 - \_\_\_\_\_

RESOLUTION FOR A PROFESSIONAL SERVICES AGREEMENT WITH  
R.A. SMITH, INC. FOR A W. RYAN ROAD WATERMAIN PROJECT  
SERVING TAX INCREMENT DISTRICT NO. 6 FOR \$142,900

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WHEREAS, the City is developing a Tax Increment District (TID) No. 6 in the southwest portion of the City; and

WHEREAS, the 2020 Amended TID No. 6 Plan includes extension of utility services to properties within the TID.

WHEREAS, R.A. Smith, Inc. is a qualified engineering firm to provide potable water designs and has knowledge of the particular requirements to extend a water utility on W. Ryan Road between W. Loomis Road and a parcel with an address of 12000 W. Loomis Road.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, to authorize R.A. Smith, Inc. to design and bid a watermain project along W. Ryan Road for a not to exceed fee of \$142,900.

Introduced at a regular meeting of the Common Council of the City of Franklin the  
\_\_\_\_\_ day of \_\_\_\_\_, 2022, by Alderman \_\_\_\_\_.

PASSED AND ADOPTED by the Common Council of the City of Franklin on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

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

ATTEST:

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

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

## **AGREEMENT**

This AGREEMENT, made and entered into this \_\_\_ day of \_\_\_\_\_, between the City of Franklin, 9229 West Loomis Road, Franklin, Wisconsin 53132 (hereinafter "CLIENT") and R.A. Smith, Inc. (hereinafter "CONTRACTOR"), whose principal place of business is 16745 W. Bluemound Road, Brookfield, WI 53005.

## **WITNESSETH**

WHEREAS, the CONTRACTOR is duly qualified and experienced as a municipal services contractor and has offered services for the purposes specified in this AGREEMENT; and

WHEREAS, in the judgment of CLIENT, it is necessary and advisable to obtain the services of the CONTRACTOR to provide consulting engineering services for the Ryan Road Water Main Extension project;

NOW, THEREFORE, in consideration of these premises and the following mutual covenants, terms, and conditions, CLIENT and CONTRACTOR agree as follows:

### **I. BASIC SERVICES AND AGREEMENT ADMINISTRATION**

- A. CONTRACTOR shall provide services to CLIENT for Ryan Road Water Main Extension Project, as described in CONTRACTOR's proposal to CLIENT dated December 21, 2021, annexed hereto and incorporated herein as Attachment A.
- B. CONTRACTOR shall serve as CLIENT's professional representative in matters to which this AGREEMENT applies. CONTRACTOR may employ the services of outside consultants and subcontractors when deemed necessary by CONTRACTOR to complete work under this AGREEMENT following approval by CLIENT.
- C. CONTRACTOR is an independent contractor and all persons furnishing services hereunder are employees of, or independent subcontractors to, CONTRACTOR and not of CLIENT. All obligations under the Federal Insurance Contribution Act (FICA), the Federal Unemployment Tax Act (FUTA), and income tax withholding are the responsibility of CONTRACTOR as employer. CLIENT understands that express AGREEMENTS may exist between CONTRACTOR and its employees regarding extra work, competition, and nondisclosure.
- D. During the term of this AGREEMENT and throughout the period of performance of any resultant AGREEMENT, including extensions, modifications, or additions thereto, and for a period of one (1) year from the conclusion of such activity, the parties hereto agree that neither shall solicit for employment any technical or professional employees of the other without the prior written approval of the other party.

### **II. FEES AND PAYMENTS**

CLIENT agrees to pay CONTRACTOR, for and in consideration of the performance of Basic Services further described in Attachment A, at our standard billing rates with a budget of \$142,900.00, subject to the terms detailed below:

- A. CONTRACTOR may bill CLIENT and be paid for all work satisfactorily completed hereunder on a monthly basis. CLIENT agrees to pay CONTRACTOR's invoice within 30 days of invoice date for all approved work.
- B. Total price will not exceed budget of \$142,900.00. For services rendered, monthly invoices will include a report that clearly states the hours and type of work completed and the fee earned during the month being invoiced.
- C. In consideration of the faithful performance of this AGREEMENT, the CONTRACTOR will not exceed the fee for Basic Services and expenses without written authorization from CLIENT to perform work over and above that described in the original AGREEMENT.
- D. Should CLIENT find deficiencies in work performed or reported, it will notify CONTRACTOR in writing within thirty (30) days of receipt of invoice and related report and the CONTRACTOR will remedy the deficiencies within thirty (30) days of receiving CLIENT's review. This subsection shall not be construed to be a limitation of any rights or remedies otherwise available to CLIENT.

### **III. MODIFICATION AND ADDITIONAL SERVICES**

- A. CLIENT may, in writing, request changes in the Basic Services required to be performed by CONTRACTOR and require a specification of incremental or decremental costs prior to change order agreement under this AGREEMENT. Upon acceptance of the request of such changes, CONTRACTOR shall submit a "Change Order Request Form" to CLIENT for authorization and notice to proceed signature and return to CONTRACTOR. Should any such actual changes be made, an equitable adjustment will be made to compensate CONTRACTOR or reduce the fixed price, for any incremental or decremental labor or direct costs, respectively. Any claim by CONTRACTOR for adjustments hereunder must be made to CLIENT in writing no later than forty-five (45) days after receipt by CONTRACTOR of notice of such changes from CLIENT.

### **IV. ASSISTANCE AND CONTROL**

- A. Glen Morrow, P.E. – City Engineer will coordinate the work of the CONTRACTOR, and be solely responsible for communication within the CLIENT's organization as related to all issues originating under this AGREEMENT.
- B. CLIENT will timely provide CONTRACTOR with all available information concerning PROJECT as deemed necessary by CONTRACTOR.
- C. CONTRACTOR will appoint, subject to the approval of CLIENT, Chris M. Stamborski, P.E., CONTRACTOR's Project Manager and other key providers of

the Basic Services. Substitution of other staff may occur only with the consent of CLIENT.

## V. TERMINATION

- A. This AGREEMENT may be terminated by CLIENT, for its convenience, for any or no reason, upon written notice to CONTRACTOR. This AGREEMENT may be terminated by CONTRACTOR upon thirty (30) days written notice. Upon such termination by CLIENT, CONTRACTOR shall be entitled to payment of such amount as shall fairly compensate CONTRACTOR for all work approved up to the date of termination, except that no amount shall be payable for any losses of revenue or profit from any source outside the scope of this AGREEMENT, including but not limited to, other actual or potential agreements for services with other parties.
- B. In the event that this AGREEMENT is terminated for any reason, CONTRACTOR shall deliver to CLIENT all data, reports, summaries, correspondence, and other written, printed, or tabulated material pertaining in any way to Basic Services that CONTRACTOR may have accumulated. Such material is to be delivered to CLIENT whether in completed form or in process. CLIENT shall hold CONTRACTOR harmless for any work that is incomplete due to early termination.
- C. The rights and remedies of CLIENT and CONTRACTOR under this section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other article of this AGREEMENT.

## VI. INSURANCE

The CONTRACTOR shall, during the life of the AGREEMENT, maintain insurance coverage with an authorized insurance carrier at least equal to the minimum limits set forth below:

A. Limit of General/Commercial Liability	\$3,000,000
B. Automobile Liability: Bodily Injury/Property Damage	\$1,000,000
C. Excess Liability for General Commercial or Automobile Liability	\$10,000,000
D. Worker's Compensation and Employers' Liability	\$500,000
E. Professional Liability	\$2,000,000

Upon the execution of this AGREEMENT, CONTRACTOR shall supply CLIENT with a suitable statement certifying said protection and defining the terms of the policy issued, which shall specify that such protection shall not be cancelled without thirty (30) calendar days prior notice to CLIENT, and naming CLIENT as an additional insured for General Liability.

## VII. INDEMNIFICATION AND ALLOCATION OF RISK

- A. To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless CLIENT, CLIENT'S officers, directors, partners, and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent



acts or omissions of CONTRACTOR or CONTRACTOR'S officers, directors, partners, employees, and consultants in the performance of CONTRACTOR'S services under this AGREEMENT.

- B. Nothing contained within this AGREEMENT is intended to be a waiver or estoppel of the contracting municipality CLIENT or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality CLIENT or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

#### **VIII. TIME FOR COMPLETION**

CONTRACTOR shall commence work immediately having received a Notice to Proceed as of \_\_\_\_\_.

#### **IX. DISPUTES**

This AGREEMENT shall be construed under and governed by the laws of the State of Wisconsin. The venue for any actions arising under this AGREEMENT shall be the Circuit Court for Milwaukee County. The prevailing party shall be awarded its actual costs of any such litigation, including reasonable attorney fees.

#### **X. RECORDS RETENTION**

CONTRACTOR shall maintain all records pertaining to this AGREEMENT during the term of this AGREEMENT and for a period of 3 years following its completion. Such records shall be made available by the CONTRACTOR to CLIENT for inspection and copying upon request.

#### **XI. MISCELLANEOUS PROVISIONS**

- A. **Professionalism** The same degree of care, skill and diligence shall be exercised in the performance of the services as is possessed and exercised by a member of the same profession, currently practicing, under similar circumstances, and all persons providing such services under this AGREEMENT shall have such active certifications, licenses and permissions as may be required by law.
- B. **Pursuant to Law.** Notwithstanding anything to the contrary anywhere else set forth within this AGREEMENT, all services and any and all materials and/or products provided by CONTRACTOR under this AGREEMENT shall be in compliance with all applicable governmental laws, statutes, decisions, codes, rules, orders, and ordinances, be they Federal, State, County or Local.
- C. **Conflict of Interest.** CONTRACTOR warrants that neither it nor any of its affiliates has any financial or other personal interest that would conflict in any manner with the performance of the services under this Agreement and that neither it nor any of its affiliates will acquire directly or indirectly any such interest. CONTRACTOR warrants that it will immediately notify the CLIENT if any actual or potential conflict of interest arises or becomes known to the CONTRACTOR. Upon receipt of such notification, a CLIENT review and written approval is required for the CLIENT to

continue to perform work under this Agreement.

- D. This AGREEMENT may only be amended by written instrument signed by both CLIENT and CONTRACTOR.

**XII. CONTROLLING TERMS AND PROVISIONS**

The aforesaid terms and provisions shall control over any conflicting term or provision of any CONTRACTOR proposal, Attachment, Exhibit, and standard terms and provisions annexed hereto.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed on the day and year first above written.

CITY OF FRANKLIN, WISCONSIN

R.A. Smith, Inc.

BY \_\_\_\_\_

BY \_\_\_\_\_

PRINT NAME Stephen R Olson

PRINT NAME: Chris M. Stamborski, P.E.

TITLE Mayor

TITLE Assistant Director of Municipal Serv.

DATE \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

PRINT NAME Sandra L Wesolowski

TITLE City Clerk

DATE \_\_\_\_\_

BY \_\_\_\_\_

PRINT NAME Bryan Tomczak

TITLE Director of Finance and Treasurer

DATE \_\_\_\_\_

Approved as to form

\_\_\_\_\_  
Jesse A Wesolowski, City Attorney

DATE \_\_\_\_\_



R A Smith, Inc  
16745 W Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781 1000 | rasmith.com

## EXHIBIT A

December 21, 2021

Mr Glen Morrow, P E  
City Engineer / Director of Public Works / Utility Manager  
City of Franklin  
9229 W Loomis Road  
Franklin, WI 53132  
GMorrow@franklinwi.gov

Re Proposal for Ryan Road Water Main Extension  
raSmith Project No 2210819

Dear Glen

Thank you for allowing raSmith to provide you with a proposal for professional services. We are excited for the opportunity to work with the city of Franklin on the Ryan Road Water Main Extension. raSmith has the project management skills, relevant experience, and staff availability to deliver a successful project. Our team will review all aspects of your project, discuss your specific needs, and collaborate with you throughout the duration of your project. The contents of this proposal letter spell out the Project Understanding, Project Schedule, Scope of Services to be provided, the Professional Fees, and the Client Responsibilities/Assumptions under which this proposal is being made.

### Project Understanding

The city of Franklin has requested raSmith to provide engineering and surveying services for the 12-inch water main extension within the existing Ryan Road right of way from the east side of the abandoned railroad to a connection point within Loomis Road (STH 36) in order to serve existing and proposed development within the corridor. It is anticipated a separate development will extend the water main south, east of the abandoned railroad corridor.

The Waukesha Water Utility has a 30-inch return flow pipeline being installed within the same corridor which is slated for the south side of Ryan Road meandering between the eastbound outside pavement edge and the southern right of way line.

There exists two sanitary sewer lines within the corridor, one being the continuous Ryan Creek Interceptor running essentially the centerline of Ryan Road, and the other being an intermittent local collector sewer located approximately 5 feet north of the westbound outside pavement edge. Preliminarily it appears as though there is just over 16 feet of horizontal separation between the two existing sanitary sewers.

Existing overhead power and telecom lines are located approximately at the northern right-of-way line running parallel to Ryan Road as well as potential additional buried telecom lines within the vicinity as evidenced by telephone pedestals observed.

Given the location of the existing facilities within the corridor, one proposed preliminary water main location is between the two existing sanitary sewers, provided adequate horizontal separation is achievable on the northern edge of the westbound lanes for the western half of the project. The proposed preliminary water main route would then angle northeast and run parallel to Ryan Road, within the right of way, within the grassed back-slope.

and fore-slope of the existing ditch. The preliminary water main route will need confirmation after field survey is completed so as to minimize potential utility conflicts and/or potential wetland impacts as well as confirm horizontal separation requirements. The intent would be to keep the main toward the north side of the right of way as much as possible, thereby minimizing the proposed lateral lengths. Proposed water laterals would be extended to the right-of-way lines for future connection at an estimated 13 parcels.

Assessments for the proposed water main extension are being considered as part of the project for the approximately 14 parcels within the corridor and creating the assessment schedules will be required.

Below shows a picture of the proposed work area based on the current project understanding.



### Project Schedule

A	Pre-Design Field Services	Begin Week of April 4, 2022
	<ul style="list-style-type: none"> <li>• Field topographic survey,</li> <li>• Soil borings, and</li> <li>• Field wetland delineation (assuming the growing season has begun)</li> </ul>	
B	Construction Plan Design & Bidding Documents	Ready for Permit Submittal August 1, 2022
	<ul style="list-style-type: none"> <li>• Water main extension permits</li> <li>• Wetland permit (if required and amount of impact dependent)</li> <li>• WisDOT Utility Permit</li> </ul>	<p>six weeks (+),          six to ten weeks</p> <p>eight weeks (+)</p>
C	Advertisement	Two weeks October 13 & 20, 2022
D	Bid Opening	October 27, 2022



Mr. Glen Morrow, P.E.  
City Engineer / Director of Public Works / Utility Manager  
Page 3 / December 21, 2021

Exhibit A

Note: Schedule to fit client delivery needs and can be refined as needed  
**Scope of Services**

A. Pre-Design Field Services - The following services will be provided within the project limits:

- **Field Survey** - Perform topographic field survey including Digger's Hotline mapping and field locates throughout the project limits. Existing trees greater than six inches diameter at breast height shall be located. All other trees will be located as an outline. Existing right of way is assumed to be provided through the use of the City's GIS line work.
- **Wetland Delineation** - Perform a wetland delineation throughout the project corridor, Ryan Road right of way.

During the field study, wetland boundaries will be verified using the Routine On-Site Determination Method as defined in the 1987 Corps of Engineers Wetland Delineation Manual and in the Midwest Regional Supplement, and will be performed in accordance with Wisconsin Department of Natural Resources (WDNR) requirements. The delineation technique uses a multi-parameter approach, which requires evidence of wetland hydrology, hydric soils, and hydrophytic vegetation. raSmith ecologists will also consider topographic conditions and use professional judgment in performing the work. The boundaries of areas meeting wetland criteria will be flagged in the field and GPS-located with a Trimble Geo7x.

The findings from the field delineation will be documented in a wetland delineation report. Data sheets, a wetland boundary map, a soils map, aerial photographs, a Wisconsin Wetland Inventory map, and color copies of photographs will be included in the report. FSA Crops Slides and the results of the FSA crop slide review will also be included in the report. If during the course of this project, we identify potential wetland fill violations that are less than 10 years old, we must note the potential violations in the wetland report. A draft copy of the report will be e-mailed to you in pdf form prior to submittal to the WDNR. We recommend that the report also be sent to the U.S. Army Corps of Engineers if a permit is to be obtained.

- **Geotechnical Soil Borings**

Through a sub-consultant, provide five soil borings, 10-foot deep each at approximately 50-foot spacing with an anticipated total boring length of 50 feet. Borings will be performed with a truck-mounted drill rig. Upon completion, the holes will be backfilled with bentonite chips and the surface patched with cold-mix asphalt. Traffic control efforts are anticipated as flagging operations, cones and signs. Any fees charged by the City for the soil borings are not included within the scope and boring locations and surface elevations thereof are anticipated to be field located by raSmith.

The geotechnical report will include boring logs with field and laboratory data including pH and resistivity testing, stratification based on visual soil classification, groundwater levels observed during and after drilling completion, site and boring location plans, subsurface exploration procedures, description of subsurface conditions, summary of corrosivity tests results, pavement design parameters for redesign of pavement over utility trench, and recommendation for water main utility installation--including open-cut trench excavations, backfilling and dewatering if needed, as well as horizontal directional drilling recommendations.



Mr Glen Morrow, P E  
City Engineer / Director of Public Works / Utility Manager  
Page 4 / December 21, 2021

Exhibit A

**B Construction Plan Design & Specifications, Coordination & Bidding - Complete in close coordination with the City's Engineering Department the following**

- 50% plans showing water main, hydrants, valves in plan and profile view, services are anticipated to be shown in plan view only,
- Provide utility notifications and plans to utility owners within the project corridor and coordinate with utility companies within the project corridor on the proposed design to determine existing facility locations and status Prepare any necessary special provisions for utility coordination in the construction plans and contract Coordination, proposed layouts and special provisions are key to avoiding conflicts and keeping the project on schedule,
- 90% plans showing water main in plan and profile view and preliminary opinion of construction costs for the work,
- Complete permit applications and attain permits required for project construction Anticipated potential project permits include WDNR Water Main Relay, WDNR Wetland GP2 water main/lateral extension, and WisDOT Utility (within right of way) permit, (Milwaukee County and SEWRPC approvals are not anticipated for the project),
- Final construction plans including City specifications, bidding documents and opinion of construction costs for the work Final Plans are anticipated to include Title sheet, Notes sheet, Overview sheet, Water Main Plan and Profile sheets, Traffic Control sheets, Detour sheet, and Erosion Control, Pavement and Turf Restoration, and Water Main Details sheets (approximately 15 sheets) Specifications are anticipated to include bidding and contract documents, general requirements, and special provisions detailing the specific components of the project It is anticipated the specifications will be based off City specifications, and
- Provide bidding documents and accommodate the electronic bidding of the project through QuestCDN, answer questions during bidding, hold the bid opening, review submitted bids, and prepare an award recommendation for the City to use in the City's construction contract award process

**C Post-Bid Activities and Construction Related Services**

- Provide and release all necessary digital files for use by the City and/or their Contractor,
- Prepare cost of proposed improvements based on bid results and schedule of assessments for each parcel (14 parcels anticipated),
- Provide Construction Administration including coordination of the construction contract documents, general contract administration, conduct preconstruction meeting, preparation and provide recommendations for all pay requests, review and make recommendations on proposed change orders, provide schedule updates, perform visits throughout construction to ensure work is progressing as specified in the project specifications, punch list preparation and project closeout
- Construction observation will be provided when the contractor is on site performing work Observations will be documented in electronic format and a pdf copy will be emailed to City Staff



Mr Glen Morrow, P E  
City Engineer / Director of Public Works / Utility Manager  
Page 5 / December 21, 2021

Exhibit A

- Staking for the water main, related appurtenances, and erosion control measures based on the Contract Drawings

### Professional Fees

The above services will be provided for on an hourly, time-and-expense basis with a cost not to exceed **\$142,900.00**, broken down as follows

A	Pre-Design Field Services	\$26,500 00
B	Construction Plan Design & Bidding Documents	\$66,500 00
C	Post-Bid Activities and Construction Related Services	\$49,900 00

The estimated cost to complete the Construction Related Services is based on typical contractor production rates Services will be billed each month based on the work completed All usual and customary expenses such as mileage, printing, delivery, permit fees and postage are not included in the above fee and will be billed at cost as a reimbursable expense

This proposal does not include any services beyond those described in the above scope of services raSmith offers an array of supplemental services that are available at your request Please refer to Attachment A for a complete list of our services

### Client Responsibilities/Assumptions

- A The terms and conditions set forth herein are valid for 90 days from the date of this proposal and are conditioned upon our completion of all services as stated in the project schedule
- B The hourly rates shown on the Professional Fees Rate Schedule are subject to change on an annual basis
- C The Client shall provide any existing data relevant to the proposed project including, but not limited to, electronic AutoCAD base files of Survey (including horizontal and vertical reference datum data), any original Design or As-Built Plans, and/or GIS electronic data Verification of information provided by others is not a part of the Scope of Services, therefore, any problems arising out of the use of such information shall not be the responsibility of raSmith
- D All pricing assumes a "no snow" condition at the time of survey
- E Easements are not anticipated for the project, however, any easements required for the project will be prepared and acquired by the Client
- F Hazardous materials investigations and environmental documentation (such as WisDOT format) are not part of the scope of services
- G Water main flow testing for flow calculations are not included in this proposal and are anticipated to be provided by the Client
- H No additional Geotechnical work is included beyond the Pre-Design Field Services

# Smith

Mr Glen Morrow, P E  
City Engineer / Director of Public Works / Utility Manager  
Page 6 / December 21, 2021

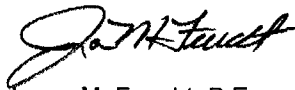
Exhibit A

- I Construction Related Services fees are based on full days of uninterrupted work to the extent that can reasonably be expected for this type of project Any unanticipated mobilization resulting from requests for partial days will result in additional fees which are not included
- J After work has commenced, any revisions requested by the Client, or necessitated by conditions beyond our control, will be considered extra work requiring additional compensation

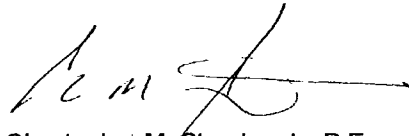
If you would like to authorize raSmith to proceed with your project, please contact me at (262) 317-3356 or jason.feucht@rasmith.com and we can finalize a contract at that time We are available to answer any questions you may have regarding this proposal

Thank you again for your consideration of raSmith to work on your project

Sincerely,  
raSmith



Jason M. Feucht, P E  
Senior Project Manager



Christopher M. Stamborski, P E.  
Assistant Director of Municipal Services

Enclosures Corporate Overview – Attachment A  
Rate Schedule - 2022



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APPROVAL <i>slw</i>	<b>REVISED</b> <b>REQUEST FOR COUNCIL ACTION</b>	<b>MTG. DATE</b> January 18, 2022
Reports & Recommendations	A PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS GRANTED BY SECTION 207-15 OF THE MUNICIPAL CODE AND SECTION 66.0701 OF THE STATE STATUTES FOR INSTALLATION OF A WATER MAIN ON S. 50 <sup>TH</sup> STREET FROM THE INTERSECTION OF W. MINNESOTA AVENUE TO A POINT OF CONNECTION APPROXIMATELY 250 FEET SOUTH ON S. 50 <sup>TH</sup> STREET AND ALSO ALONG W. MINNESOTA AVENUE FROM A POINT OF CONNECTION AT THE INTERSECTION OF S. 51 <sup>ST</sup> STREET TO A POINT OF TERMINATION APPROXIMATELY 250 FEET EAST OF S. 50 <sup>TH</sup> STREET AND SETTING THE PUBLIC HEARING DATE FOR APRIL 5, 2022 AT 6:30 P.M.	<b>ITEM NO.</b> <b>G.12.</b>

### BACKGROUND

On August 20, 2019, Common Council directed Staff to develop a water main extension project along S. 50th Street and W. Minnesota Avenue and an Engineer's Report in accordance with Municipal Code §207-15. for special assessment of 5003 W. Minnesota Avenue and vacant lot (now 5000 W. Minnesota Avenue) (Tax Key Nos: 795-0034-000 and 759-0024-003).

This issue was interwoven in related work of two developments, now one, and the design/construction of W. Marquette Avenue. The related work is at a point such that it is now appropriate to complete the widening/improvement of S. 50th Street and the looping and extension of the watermain to homes along W. Minnesota Avenue.

Pursuant to Municipal Code Section 207-15, it is necessary to adopt a preliminary resolution with intention to exercise special assessment powers for the project. A Public Hearing must be conducted after an Engineer's Report is prepared.

### ANALYSIS

**This neighborhood has already been surveyed and a personal meeting with the residents and Alderwoman Wilhelm expanded the number of properties previously in favor of this project. This neighborhood was surveyed prior to August 20, 2019 direction to Staff. After August 20, 2019, a personal meeting with the affected residents and Alderwoman Wilhelm was held. As a result of that personal meeting, two property owners who voted "no" changed their mind and expressed a desire to be included in the project, thus the number of properties previously in favor of this project has been expanded.**

The **five** benefited properties include 4932, 4939, 4951, 5000 and 5003 W. Minnesota Avenue. Other properties are believed to be existing water utility customers or have access to the water distribution system. These five property owners would be notified of a public hearing.

There is a dated estimate for the water improvements. Considering the volatility of recent construction costs, it is advisable that a new estimate be prepared. A contract for a consultant to finalize the plans and specifications, bid and administer the construction is expected to be ready for authorization at the February 2, 2022, Common Council meeting. To facilitate the new estimate, an Engineer's report for this project should be ready by the March 1, 2022 Common Council meeting.

It is recommended that a public hearing for this project be established for the Common Council meeting on March 1, 2022, at 6:30 p.m.

Pursuant to past practice, it is recommended that these property owners also will be offered an optional 10-year interest free deferment if they don't wish to connect at this time, then a 6%, 12-year payment that starts when deferment ends or connection occurs, whichever is earliest.

One could note that it has been a few years since the previous survey was conducted. There may be other properties that are interested in public water service. Common Council may consider delaying this project process long enough to resurvey the neighboring properties to the east. Note that 1) a survey is not a binding commitment and not an obligation for Common Council to do/not do a project. And 2) a long delay in the process may put ability to construct this project in 2022.

**FISCAL NOTE:**

Per the previous estimate, there is ~~\$60,000~~ **\$140,000** in the 2022 budget for this project and an additional ~~\$500,000~~ **\$200,000** for miscellaneous water extension projects.

The project would also include roadway improvements for S. 50<sup>th</sup> Street that would not be part of the special assessment, per past practice.

**OPTIONS:**

- A. Proceed with special assessment process to prepare engineering report and notify affected property owners
- B. Resurvey- or Survey additional properties.
- C. Other direction to Staff

**RECOMMENDATION**

**(Option A)** Motion to adopt Resolution 2022-\_\_\_\_\_ a preliminary resolution declaring intent to exercise special assessment powers granted by Section 207-15 of the Municipal Code and Section 66.0701 of the State Statutes for installation of a water main on S. 50<sup>th</sup> Street from the intersection of W. Minnesota Avenue to a point of connection approximately 250 feet south on S. 50<sup>th</sup> Street and also along W. Minnesota Avenue from a point of connection at the intersection of S. 51<sup>st</sup> Street to a point of termination approximately 250 feet east of S. 50<sup>th</sup> Street and setting the Public Hearing date for April 5, 2022 at 6:30 p.m.

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2022- \_\_\_\_\_

A PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS GRANTED BY SECTION 207-15 OF THE MUNICIPAL CODE AND SECTION 66.0701 OF THE STATE STATUTES FOR INSTALLATION OF A WATER MAIN ON S. 50<sup>TH</sup> STREET FROM THE INTERSECTION OF W. MINNESOTA AVENUE TO A POINT OF CONNECTION APPROXIMATELY 250 FEET SOUTH ON S. 50<sup>TH</sup> STREET AND ALSO ALONG W. MINNESOTA AVENUE FROM A POINT OF CONNECTION AT THE INTERSECTION OF S. 51<sup>ST</sup> STREET TO A POINT OF TERMINATION APPROXIMATELY 250 FEET EAST OF S. 50<sup>TH</sup> STREET AND SETTING THE PUBLIC HEARING DATE FOR APRIL 5, 2022 AT 6:30 P.M.

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WHEREAS, the Common Council has determined that it is expedient and necessary for the best interests of the City, its people and the property affected thereby that the following permanent improvements be made as described in this preliminary resolution.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the City of Franklin.

1. The Common Council declares its intent to exercise police powers granted to it by law and adjudge that it is necessary for the health, safety and welfare of the public and affected property owners that a public work of improvement be made for the installation of water main on S. 50<sup>th</sup> Street from the intersection of W. Minnesota Avenue to a point of connection approximately 250 feet south on S. 50<sup>th</sup> Street and also along W. Minnesota Avenue from a point of connection at the intersection of S. 51<sup>st</sup> Street to a point of termination approximately 250 feet east of S. 50<sup>th</sup> Street.
2. The Common Council in this process exercises its power to levy special assessments under its police power as authorized in Section 207-15 of the Municipal Code and Section 66.0701 of the Wisconsin Statutes.
3. The Common Council further declares that all assessments may be paid in one (1) payment when the work is completed, or in the next succeeding tax roll, or in the number of annual installments as determined by the Common Council.
4. The Common Council further declares that the amount assessed against any property for this improvement shall be upon a reasonable basis as determined by the Common Council.
5. That the City Engineer and/or his authorized representative is directed to prepare the report as described in Section 207-15.E. of the Municipal Code for the installation of a water main in the location described above.
6. Upon completion of such report the City Engineer and/or his authorized representative is directed to file a copy thereof in the Office of the City Clerk for public inspection.

7. That the City Clerk is directed to schedule and give notice of a Public Hearing to be conducted by the Mayor and Common Council in accordance with the provisions of Section 207-15.I. of the Municipal Code.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

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

ATTEST:

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

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

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">1/18/2022</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>Consideration of an Amendment to Tax Incremental District No. 7 Development Agreement Between the City of Franklin and Velo Village Apartments LLC (Developer), Velo Village - Franklin, Wisconsin (Project). The Common Council may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon a Potential Amendment to Tax Incremental District No. 7 Development Agreement Between the City of Franklin and Velo Village Apartments LLC (Developer), the negotiation of Agreement terms and the investing of public funds in relation thereto, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><b>G.13.</b></p>

**COUNCIL ACTION REQUESTED**

A motion to enter closed session pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon a Potential Amendment to Tax Incremental District No. 7 Development Agreement Between the City of Franklin and Velo Village Apartments LLC (Developer), the negotiation of Agreement terms and the investing of public funds in relation thereto, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

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<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> 1/18/2022
<b>LICENSES AND PERMITS</b>	<b>MISCELLANEOUS LICENSES</b>	<b>ITEM NUMBER</b> H.

See attached listing from meeting of January 18, 2022.

**COUNCIL ACTION REQUESTED**

As recommended by the License Committee.





414-425-7500

**License Committee  
Agenda\*  
Alderman Room  
January 18, 2022 – 6:10 p.m.**

<b>1.</b>	<b>Call to Order &amp; Roll Call</b>	<b>Time:</b>
<b>2.</b>	<b>Applicant Interviews &amp; Decisions</b>	
<b>License Applications Reviewed</b>		<b>Recommendations</b>

<b>Type/ Time</b>	<b>Applicant Information</b>	<b>Approve</b>	<b>Hold</b>	<b>Deny</b>
<b>Operator 2021-2022 New</b>	<b>Corcoran, Shannon M</b> Iron Mike's			
<b>Operator 2021-2022 New</b>	<b>Deangelis, Jessica M</b> No Location			
<b>Operator 2021-2022 New</b>	<b>Losiniecki, Amanda N</b> Milwaukee Burger Company			
<b>Operator 2021-2022 New</b>	<b>Obarski, Jena L</b> Walgreens #05459			
<b>Day Care 2021-2022 New</b>	<b>Mrs. Rikki's Structured Daycare</b> 11224 W Forest Home Ave Lisa Norgel, President			
<b>3.</b>	<b>Adjournment</b>	<b>Time</b>		

\*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.

<b>APPROVAL</b> <i>RT skew</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>1/18/2022</b>
<b>Bills</b>	<b>Vouchers and Payroll Approval</b>	<b>ITEM NUMBER</b> <b>I</b>

Attached are vouchers dated December 30, 2021 and January 2<sup>nd</sup> through January 13, 2022 Nos 186027 through Nos 186464 in the amount of \$ 997,909.56 Also included in this listing are EFT's Nos 4804 through Nos. 4808, Library vouchers totaling \$ 6,324 75, Tourism vouchers totaling \$ 425.00, Water Utility vouchers totaling \$ 60,301.29 and Property Tax vouchers totaling \$ 172,487 69. Voided checks in the amount of (\$ 10,280 99) are separately listed

Early release disbursements dated January 2, 2022 through January 12, 2022 in the amount of \$ 488,362 58 are provided on a separate listing and are also included in the complete disbursement listing These payments have been released as authorized under Resolution 2013-6920

The net payroll dated January 14, 2022 is \$ 530,393 98, previously estimated at \$ 460,000 Payroll deductions dated January 14, 2022 are \$ 305,413.68, previously estimated at \$ 246,000

The estimated payroll for January 28, 2022 is \$ 425,000 with estimated deductions and matching payments of \$ 608,000.

Attached is a list of property tax disbursements EFT's Nos 397 through Nos 400 dated December 31, 2021 through January 13, 2022 in the amount of \$ 30,367,419 99 \$ 30,200,000 represent transfers to temporary investment accounts and \$ 167,419 99 represents refund reimbursements. These payments have been released as authorized under Resolution 2013-6920.

*\*\*\*Included in this distribution listing is a transfer to temporary investment accounts in the amount of \$7,700,000 which was approved at the Council meeting on January 4, 2022*

Approval to release property tax settlements in the amount of \$ 56,889,648 04 once approved internally

Approval to release payment to Milliman Inc in the amount of \$ 8,000 for GASB accounting results for 2021 once approved

## **COUNCIL ACTION REQUESTED**

Motion approving the following

- City vouchers with an ending date of January 14, 2022 in the amount of \$ 997,909 56 and
- Payroll dated January 14, 2022 in the amount of \$ 530,393 98 and payments of the various payroll deductions in the amount of \$ 305,413 68, plus City matching payments and
- Estimated payroll dated January 28, 2022 in the amount of \$ 425,000 and payments of the various payroll deductions in the amount of \$ 608,000, plus City matching payments and
- Property Tax disbursements with an ending date of January 14, 2022 in the amount of \$ 30,267,419 99 and
- Approval to release property tax settlements in the amount of \$ 56,889,648.04.
- Approval to release payment to Milliman Inc in the amount of \$8,000.

**ROLL CALL VOTE NEEDED**