

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JULY 7, 2022, 7:00 P.M.

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

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

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

B. **Approval of Minutes**

1. Approval of regular meeting of June 23, 2022.

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

1. **DANIEL M. AHLER AND CHARMAINE AHLER SINGLE-FAMILY RESIDENCE BUILDING ADDITION [recommendation to Board of Zoning and Building Appeals].** Application by Daniel M. Ahler and Charmaine Ahler for an Area Exception (in conjunction with a Variance to be reviewed by the Board of Zoning and Building Appeals only) from Table 15-3.0203 of the Unified Development Ordinance to allow for the addition of a new master suite, a laundry room and mudroom on the first floor of the existing single-family residence as well as a larger attached garage (17.87% lot coverage (2,612 square feet)), exceeding the 15% (2,098 square feet) maximum lot coverage standard in an R-3 Suburban/Estate Single Family Residence District, by approximately 2.87%, for property located at 10605 West Monastery Drive, property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0066-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **FIDUCIARY REAL ESTATE DEVELOPMENT, INC. MULTI-FAMILY APARTMENT COMPLEX WITH A CLUBHOUSE DEVELOPMENT.** Certified Survey Map application by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), to combine the existing tax parcels into a single parcel for the development of the previously approved multi-family development to be called “The Seasons at Franklin”, properties located at

Franklin Plan Commission Agenda

7/7/22

Page 2

9801 South 27th Street and 9605 South 29th Street, zoned B-4 South 27th Street
Mixed-Use Commercial District: Tax Key Nos. 902-9965-006 and 902-9966-
001.

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: July 21, 2022

City of Franklin
Plan Commission Meeting
June 23, 2022
Minutes

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the June 23, 2022, regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon, Kevin Haley, Adam Burckhardt and Patricia Hogan, Alderwoman Shari Hanneman and Assistant City Engineer Tyler Beinlich. Also present was Assistant Planner Marion Ecks.

B. Approval of Minutes

1. Regular Meeting of June 9, 2022.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the June 9, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

C. Public Hearing Business Matters

1. FACE PALETTE AESTHETICS BY L.E. LLC BEAUTY SALON. Special Use application by Lourdes Hernandez, owner, d/b/a Face Palette Aesthetics by L.E. LLC, to operate a two employee beauty salon specializing in skincare and waxing services, with hours of operation generally from 8:00 a.m. to 7:00 p.m., Monday through Friday, in Suite 220 of the multi-tenant building located at 11113 West Forest Home Avenue, property zoned M-1 Limited Industrial District; Tax Key No. 704-9978-002.

The Official Notice of Public hearing for a Special Use was read in to the record by Assistant Planner Marion Ecks and the Public Hearing was opened at 7:02 p.m. and closed at 7:06 p.m.

Assistant Planner Marion Ecks presented the request by Lourdes Hernandez, owner, d/b/a Face Palette Aesthetics by L.E. LLC, to operate a two employee beauty salon specializing in skincare and waxing services, with hours of operation generally from 8:00 a.m. to 7:00 p.m., Monday through Friday, in Suite 220 of the multi-tenant building located at 11113 West Forest Home Avenue, property zoned M-1 Limited Industrial District; Tax Key No. 704-9978-002.

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a beauty salon use upon property located at 11113 West Forest Home Avenue, Suite 220. On voice vote, all voted ‘aye’; motion carried (6-0-0).

D. Business Matters

1. None.

Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of June 23, 2022 at 7:07 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-2).



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item C.1.

Meeting of July 7, 2022

Area Exception

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

Project Name:	Ahler, Area Exception for lot coverage increase
Project Address:	10605 W. Monastery Dr.
Applicant:	Ahler, Daniel M.
Property Owner:	Ahler, Daniel M. & Charmaine
Agent:	Baugnet, John
Current Zoning:	R-3 Suburban/Estate Single Family Residence District
Use of Surrounding Properties:	Residential single-family zoned R-3 to the north, south and west, and conservancy to the east.
Applicant’s Action Requested:	Recommendation for approval of Area Exception
Planner:	Régulo Martínez-Montilva, AICP, Principal Planner

INTRODUCTION:

The applicant is requesting this Area Exception to allow for a lot coverage of 17.87% (2,501 square feet), exceeding the R-3 Suburban/Estate Single Family Residence District maximum lot coverage standard of 15% (2,098 square feet). The area of the subject property is 13,989 square feet. According to the applicant’s calculations, the current lot coverage of the existing dwelling and shed is 11.7% (1,637 square feet).

The applicant has also applied for a Variance to allow for a reduced front setback of 36.2 feet, while the minimum front setback in the R-3 zoning district is 45 feet. The current setback from the dwelling to the front property line is approximately 42.1 feet. This Variance request is scheduled for the July 20, Board of Zoning and Building Appeals meeting, Plan Commission recommendation is not necessary for variances.

PROJECT ANALYSIS:

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

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

Lot coverage is defined as “the area of a zoning lot occupied by the principal building or buildings, accessory structure(s) and accessory building(s)”. For example, structures that count towards lot coverage include: principal buildings or dwellings, garages, sheds, swimming pools and associated paved surfaces within 4 feet from the pool, decks, any structures with a cover or canopy, etc. This Lot Coverage definition should not be confused with Impervious Surface Ratio (ISR) as driveways and walkways count towards ISR but not for lot coverage.

Maximum lot coverage calculation:

- The property area is 13,989 square feet (sf).
- Per UDO Table 15-3.0204, the maximum lot coverage is 15% in the R3 Suburban/Estate Single-Family Residence District where the subject property is located. Based on the property area, the maximum lot coverage for this property is 2,098 sf.
- The existing lot coverage is 11.7% (1,637 sf), specifically the footprints of the house (1,493 sf) and shed (144 sf).
- The proposed additions for which this Area Exception has been requested would increase the house footprint to 2,357 sf.
- The resulting lot coverage of the enlarged house footprint and existing shed would be 17.8% (2,501 sf).
- With approval of an Area Exception, the maximum lot coverage may be increased up to 20% over the maximum permitted lot coverage in the zoning district where the property is located (15%), resulting in 18% (2,518 sf). Therefore, this request falls within the allowable increase if the Area Exception is granted.

	Description	Lot coverage	
		Percent of lot area Lot area: 13,989 sf	Measured in square feet (sf)
Existing conditions	House and shed	11.70%	1,637 sf
Proposal	Enlarged house footprint and existing shed	17.87%	2,501 sf
Maximum permitted by right	Maximum lot coverage in the R3 Suburban/Estate Single-Family Residence District without the need of an Area Exception	15.00%	2,098 sf
Maximum increase with Area Exception	Per UDO Section 15-10.0209, Area Exceptions may be granted to increase the maximum lot coverage by no more than 20%.	18.00%	2,518 sf

Engineering Department comments

1. No comments per the submitted site plan.

2. Keep in mind that Green Infrastructure is required once the impervious surface reaches 5,000 SF or more.

Inspection Services Department comments

1. Other than "permitting" requirements, Inspection Services has no comments on the proposal at this time.
2. Project will require separate Building, HVAC, Plumbing and Electrical Permits.

Police Department comments

1. The PD has no comment regarding this request.

Fire Department comments

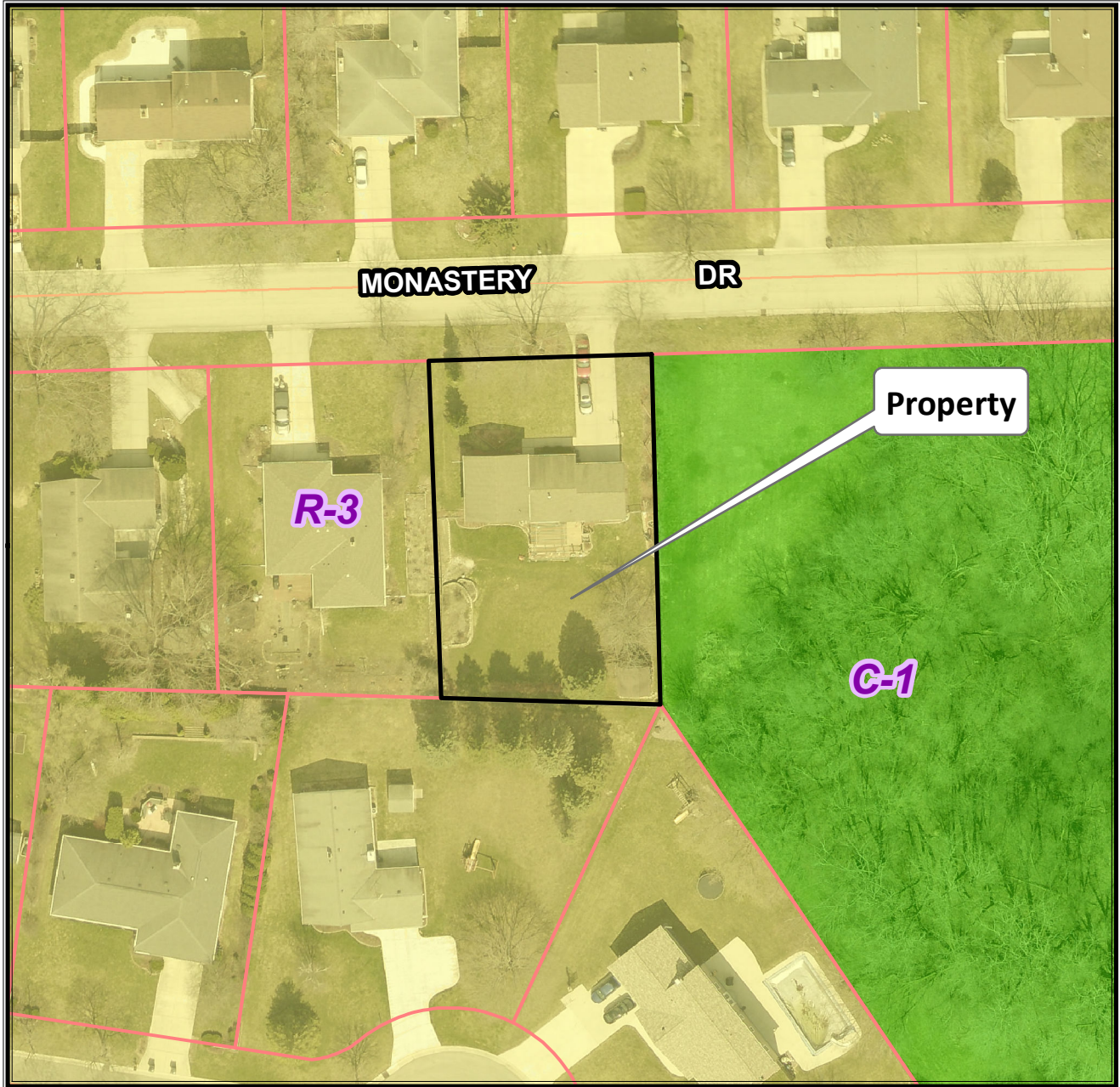
1. The fire department has no comments.

STAFF RECOMMENDATION

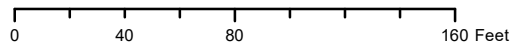
City Development Staff recommends review of the Findings and Factors and Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.

This Area Exception is scheduled for the July 20, Board of Zoning and Building Appeals meeting for decision.

10605 W. Monastery Drive
TKN 795 0066 000



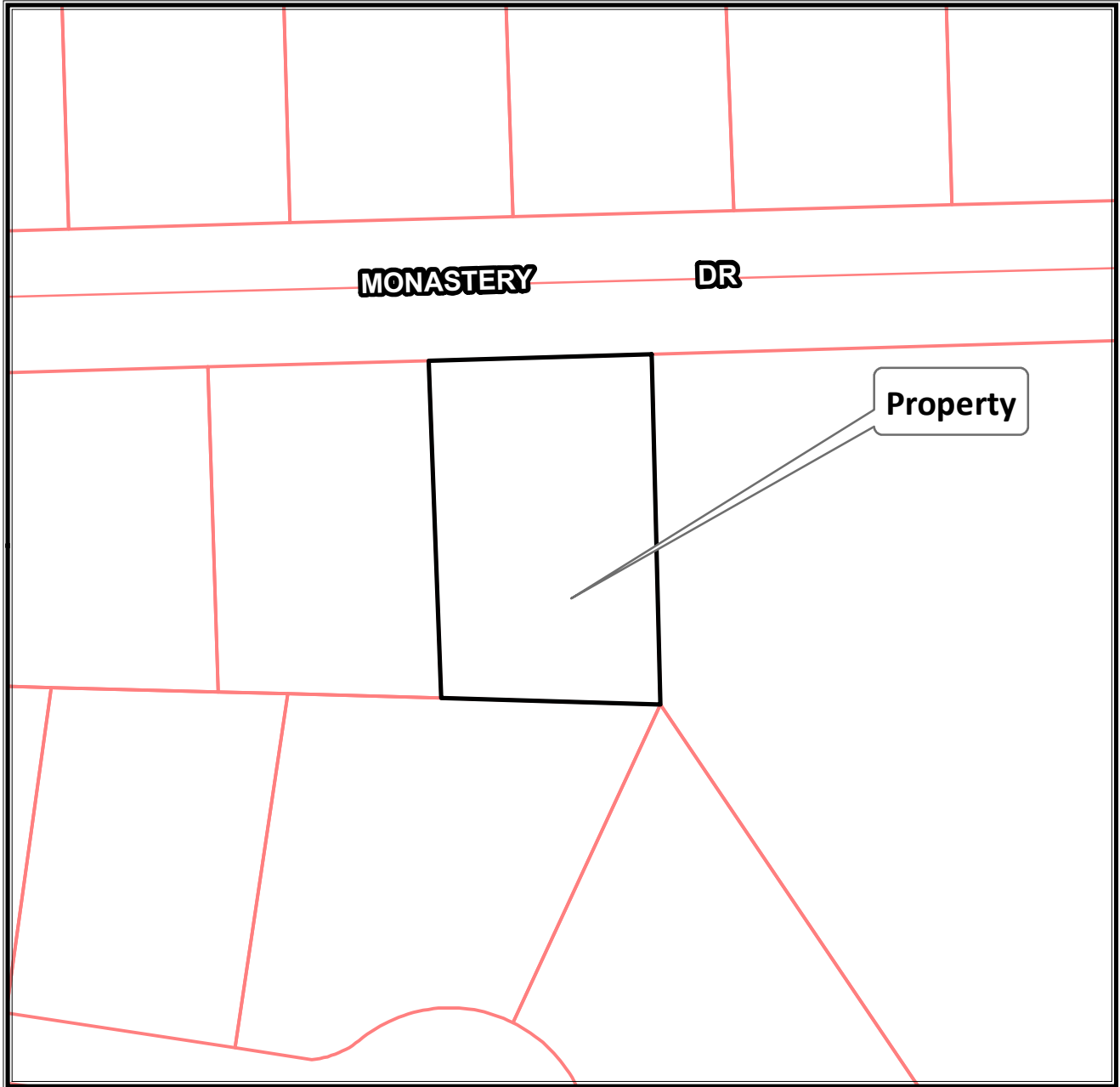
Planning Department
(414) 425-4024



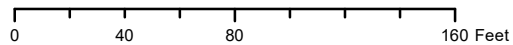
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



10605 W. Monastery Drive
TKN 795 0066 000



Planning Department
(414) 425-4024



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



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



APPLICATION DATE: _____
 STAMP DATE: **Franklin**
APR 15 2022

City Development

BOARD OF ZONING AND BUILDING APPEALS REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]		APPLICANT IS REPRESENTED BY [CONTACT PERSON]	
NAME: Daniel Ahler		NAME: JOHN BAUGNET	
COMPANY:		COMPANY: BAUGNET DESIGN STUDIO	
MAILING ADDRESS: 10605 W. Monastery Dr		MAILING ADDRESS: 3310 CULLEN DR.	
CITY/STATE: Franklin, WI ZIP: 53132		CITY/STATE: BROOKFIELD, WI ZIP: 53005	
PHONE: 414 881 1620		PHONE: (414) 852-3189	
EMAIL ADDRESS: DANAHLER@GMAIL.COM		EMAIL ADDRESS: BAUGNETDESIGN@GMAIL.COM	

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 10605 W. Monastery Drive	TAX KEY NUMBER: 795-0066-000
PROPERTY OWNER: Daniel M. Ahler	PHONE: 414 881 1620
MAILING ADDRESS: 10605 W. Monastery Drive	EMAIL ADDRESS: DANAHLER@GMAIL.COM
CITY/STATE: Franklin, WI ZIP: 53132	DATE OF COMPLETION: _____

APPLICATION TYPE

Please check the application type that you are applying for

Area Exception Minor Variance Sign Variance and Appeals Variance and Appeals

Most requests require Board of Zoning and Building Appeals approval.

Applicant is responsible for providing Board of Zoning and Building Appeals resubmittal materials up to 12 copies pending staff request and comments.

SIGNATURES

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

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

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

PROPERTY OWNER SIGNATURE: Daniel M. Ahler	DATE: 3/23/2022	APPLICANT SIGNATURE: Daniel M. Ahler	DATE: 3/23/2022
NAME & TITLE:	DATE:	NAME & TITLE:	DATE:
PROPERTY OWNER SIGNATURE: Chun Ahler	DATE: 3/23/2022	APPLICANT REPRESENTATIVE SIGNATURE: John Baugnet	
NAME & TITLE:	DATE:	NAME & TITLE: JOHN BAUGNET - DESIGNER	DATE: 3/22/22

CITY OF FRANKLIN APPLICATION CHECKLIST

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

→ AREA EXCEPTION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details). ✓
- \$300 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property. ✓
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) the Plat of Survey, Site Plan, Building Elevations, and Outdoor Lighting Plans, as appropriate, and any other supporting documents, which illustrate the Area Exception request. *ALL plans must be collated and folded into 9x12-inch sets.*
- Two (2) photographs of the subject structure from different views, when applicable.
- Completed Standards in the Review of Area Exceptions form (section 15-10.0209G. of the UDO). ✓
- Three (3) Affidavit forms with original and notarized signatures (facilities and copies will not be accepted).
- Email or flash drive with all plans / submittal materials.
 - All Area Exceptions require a public hearing at Plan Commission, Plan Commission recommendation to BZBA, and BZBA review and approval.
 - If a building permit is not issued within twelve (12) months of approval, the Area Exception will be null and void.

MINOR VARIANCE APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$250 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) copies of the form "Questions to be Answered by the Applicant" per Section 15-9.0107 Minor Variances of the UDO
 - Three (3) full size, drawn to scale copies of the Plat of Survey, Site Plan, and Building Elevations, as appropriate, photographs supporting the application and any other supporting documents, which illustrate the Variance request.
- Three (3) Affidavit Forms with original and notarized signatures (facilities and copies will not be accepted).
- Completed "Finding and Factors in the Review of Minor Variances" form from Sections 15-10.0206C.2. of the UDO.
- Email or flash drive with all plans / submittal materials.
 - A Building Permit must be issued within six (6) months of approval or the variance will be null and void.

Variance Type Requested [check one]: Accessory Structure (150 square feet or less) Deck Fence

SIGN VARIANCE AND APPEALS APPLICATION MATERIALS

- Copy of the Sign Permit "Letter of Denial". (Appeals within 30 days after said denial; Variances within 60 days after said denial.)
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$250 Application fee payable to the City of Franklin [\$250 per appeal or variance from Sign Code]
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) Sign elevations, drawn to scale not less than 1/2" = 1', plans folded to a maximum size of 9x12 inches. The elevations should denote the sign dimensions and area. Identify the colors, materials, finishes and lighting method (if applicable).
 - Three (3) Site Plan, showing the location of the proposed signage relative to (1) any existing or proposed structures; (2) parking stalls and/or driveways; (3) proposed landscaping and outdoor lighting; (4) the setback distance from the street right-of-way at the proposed location; (5) height of sign above the finished grade; and (6) the vision triangle distances described in Section 15-5.0201 of the Unified Development Ordinance.
- Three (3) Affidavit Forms with original and notarized signatures (facilities and copies will not be accepted).
- Email or flash drive with all plans / submittal materials.
 - Permits for construction are REQUIRED after approval. Contact the Building Inspector (414-425-0084) for additional information.

→ VARIANCE AND APPEALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$250 Application fee payable to the City of Franklin
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded full size, copies of the Plat of Survey, Site Plan, Building Elevations, Landscape Plan and Outdoor Lighting Plan, drawn to scale as appropriate, Photographs and any other supporting documents, which illustrate the Variance request.
- Three (3) Affidavit Forms with original and notarized signatures (facilities and copies will not be accepted).
- Completed "Findings and Factors in the Review of Variances" form from Sections 15-10.0206C.1. and 15-10.0211 of the UDO.
- Completed "Findings and Factors in the Review of Land Division Variances" form from Sections 15-9.0310B.1 of the UDO).
- Email or flash drive with all plans / submittal materials.

Variance Type Requested [check one]: Administrative Appeal Area Variance Use Variance Non-conforming Use(s) Land Division Variance

STATEMENT OF INTENT

Project Address:

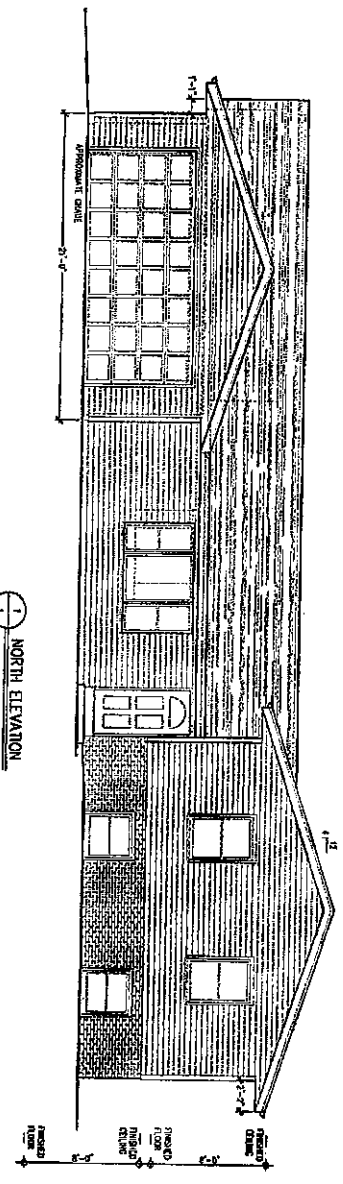
10605 W Monastery Dr.
Franklin, WI 53132
Dan and Charmaine Ahler

Date: April 8, 2022

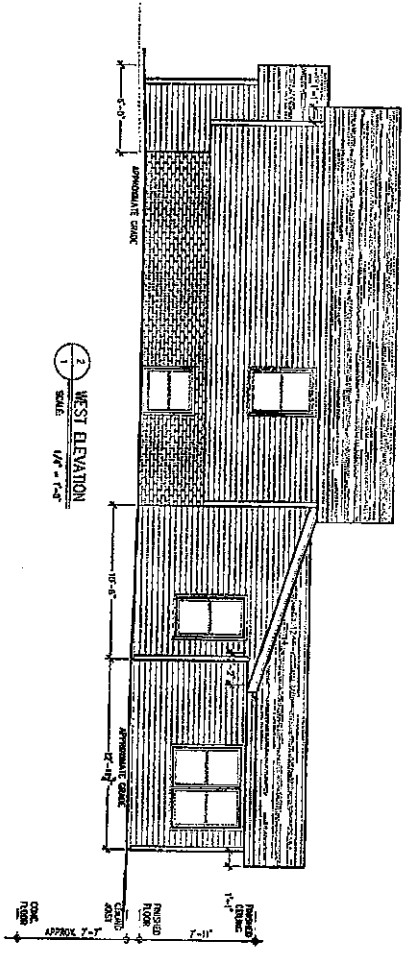
Phone: (414) 881-1620

The purpose of this addition is to provide for a new master suite with another full bathroom, a full laundry room, and a mudroom on the first floor. The addition will also include a larger attached garage space. The existing home is a tri-level that does not have a bedroom on the first floor. The home, when finished, will be easier for the Owner and future Owners to use with the ageing-in-place first floor suite. The kitchen is also to be enlarged to allow for better use and flow through and around it for anyone that may be disabled.

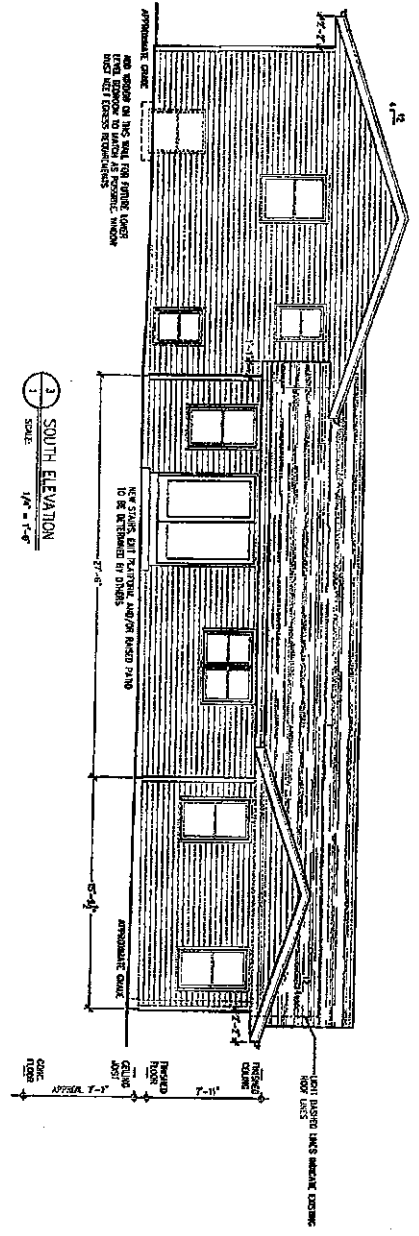
NOTE: GOOD LINES INDICATE NEW OR ALTERED STUDIOS AND NECESSARY PARTS OF THE BUILDING SHALL BE CLOSE TO THIS



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

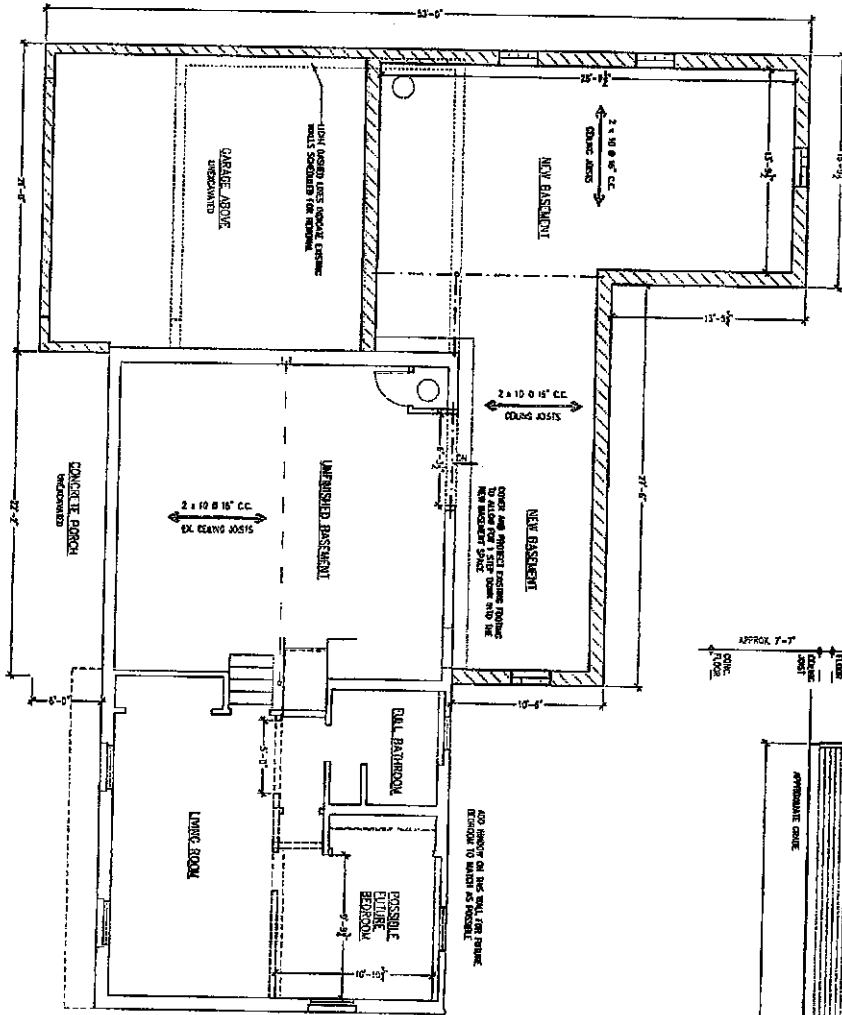
SHEET 1 OF 2

PROPOSED DRAWINGS FOR:
DAN AND CHARMAINE AHLER
 10605 W. MONASTERY DRIVE
 FRANKLIN, WI 53132
MASTER SUITE AND KITCHEN ADDITION
NORTH, WEST AND SOUTH EXTERIOR ELEVATIONS

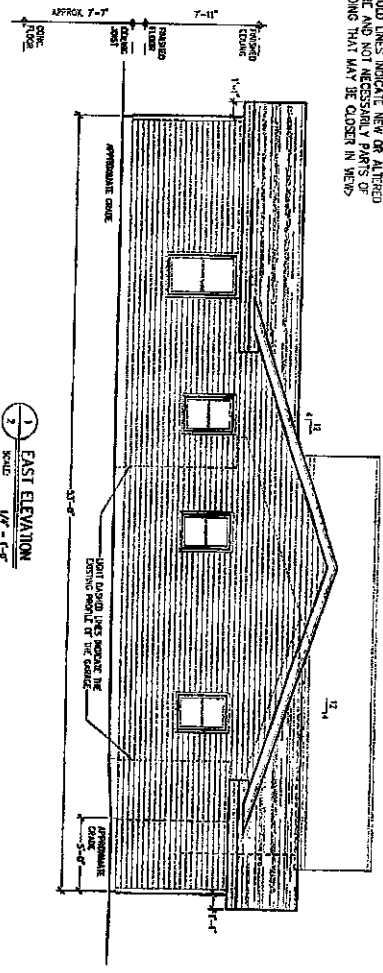
baugnet design studio
 Residential & Commercial Design Services (414) 852-3189
 3310 CULLEN DRIVE BROOKFIELD, WI 53005

DATE:	REVISIONS (DATE AND REVISION DESCRIPTION)	BY:
JULY 21, 2021	10-27-21 EXTENSIVE REVISIONS THROUGHOUT	ASB
	4-8-22 CHANGES IN OVERALL FOOTPRINT	ASB

All working conditions are to be verified prior to construction or fabrication including but not limited to proper soil bearing conditions and site specific use, etc. This plan and drawings are the sole property of Baugnet Design Studio. They may not be released or used for any other project without the written consent of Baugnet Design Studio or a written release or consent from a court of law. All drawings are subject to copyright and intellectual property laws.



1 LOWER LEVEL AND BASEMENT FLOOR PLANS
 SCALE: 1/4" = 1'-0"
 2 LOWER LEVEL AND BASEMENT FLOOR PLANS
 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: BOLD LINES INDICATE NEW OR ALTERED STRUCTURE AND NOT NECESSARILY PARTS OF THE BUILDING THAT MAY BE CLOSER IN VIEW

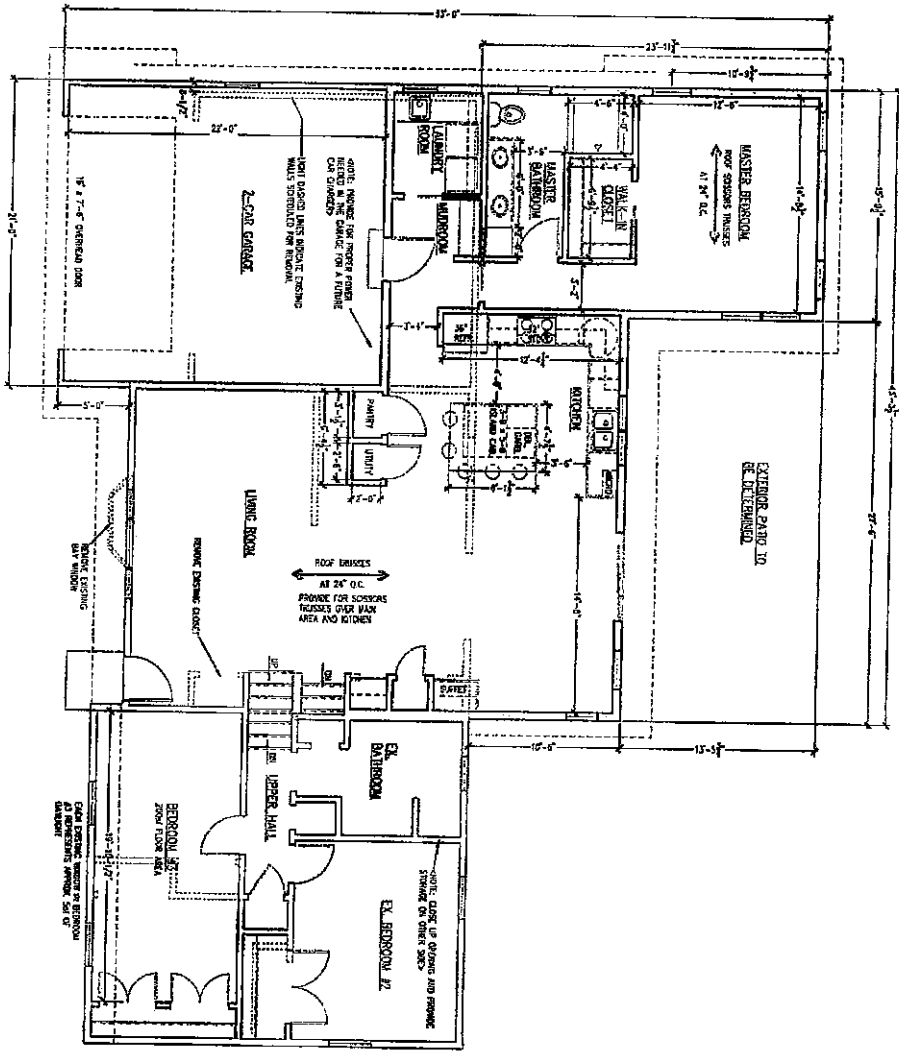
2
 SHEET 2 OF 2


PROPOSED DRAWINGS FOR :
DAN AND CHARMAINE AHLER
 10605 W. MONASTERY DRIVE
 FRANKLIN, WI 53132
MASTER SUITE AND KITCHEN ADDITION
EAST ELEVATION AND BASEMENT PLAN

baugnet design studio
 Residential & Commercial Design Services (414) 838-3189
 33-D CUSHEN DRIVE BROOKFIELD, WI 53005

DATE:	JULY 21, 2021
REVISION (Draw and Detail Drawings)	
10-27-21	EXTENSIVE REVISIONS THROUGHOUT
4-5-22	CHANGES IN OVERALL FOOTPRINT

All drawings are to be verified prior to construction or installation. The contractor is responsible for ensuring that all work is done in accordance with the approved drawings. The drawings are the sole property of Baugnet Design Studio. All drawings are to be released in writing form by the date of the project. All drawings are to be released in writing form by the date of the project. All drawings are to be released in writing form by the date of the project.





FIRST AND SECOND FLOOR PLANS

 SCALE:

 1/4" = 1'-0"

 1/8" = 1'-0"

 3/16" = 1'-0"

 1/32" = 1'-0"

SHEET 3

3

PROPOSED DRAWINGS FOR :
DAN AND CHARMAINE AHLER
 10605 W. MONASTERY DRIVE
 FRANKLIN, WI 53132
MASTER SUITE AND KITCHEN ADDITION
FIRST AND SECOND FLOOR PLANS

baugnet design studio
 Residential & Commercial Design Services (414) 652-3189
 5310 CULLEN DRIVE PROVO, WI 53005

DATE:	NO.
JULY 21, 2021	1
REVISIONS DATE AND DESCRIPTION	JOB
10-27-21 EXTENSIVE REVISIONS THROUGHOUT	102
4-4-22 CUT BACK OF OVERALL FOOTPRINT	103
4-4-22 CUT BACK OF OVERALL FOOTPRINT	104

All drawings and conditions are to be written prior to construction or fabrication, including but not limited to, proper soil bearing conditions and site specific requirements. Drawings are prepared for the sole property of Baugnet Design Studio. Design may vary as indicated in written form by the owner of Baugnet Design Studio or it may be required on each sheet in blue-inked corners. All drawings are subject to copyright and intellectual property laws.



Standards In the Review of Area Exceptions

Date: 1/11/22 Case No. _____

Property Owner: DAN & CHARMAINE AHLER

Property Address: 10605 W. MONASTERY DR.

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

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

THE PROPOSED PROJECT COMPLIES WITH STANDARD CONSTRUCTION METHODS AND WILL NOT CAUSE ANY HEALTH OR SAFETY ISSUES

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

THE AREA EXCEPTION WILL ALLOW FOR BETTER USE OF THIS PROPERTY & ALLOW FOR BETTER WATER MANAGEMENT ON THE HIGHER SIDE OF THE PROPERTY

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

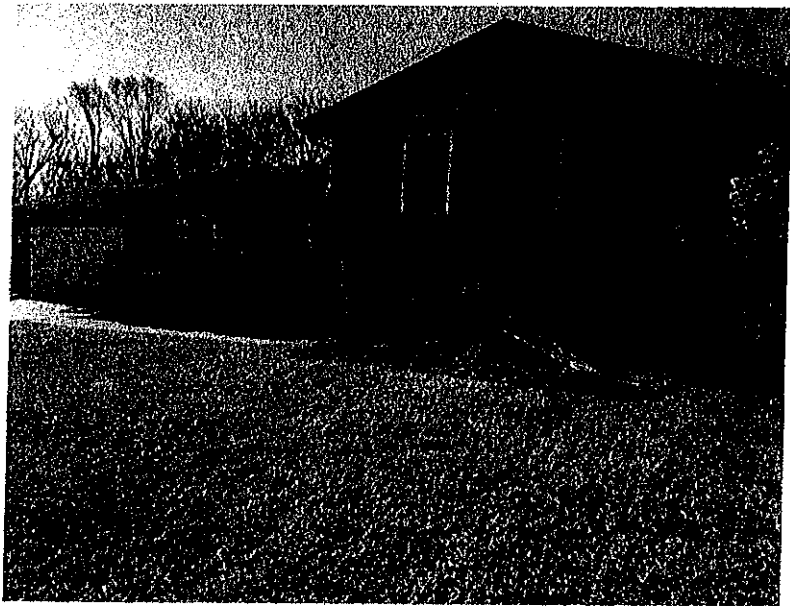
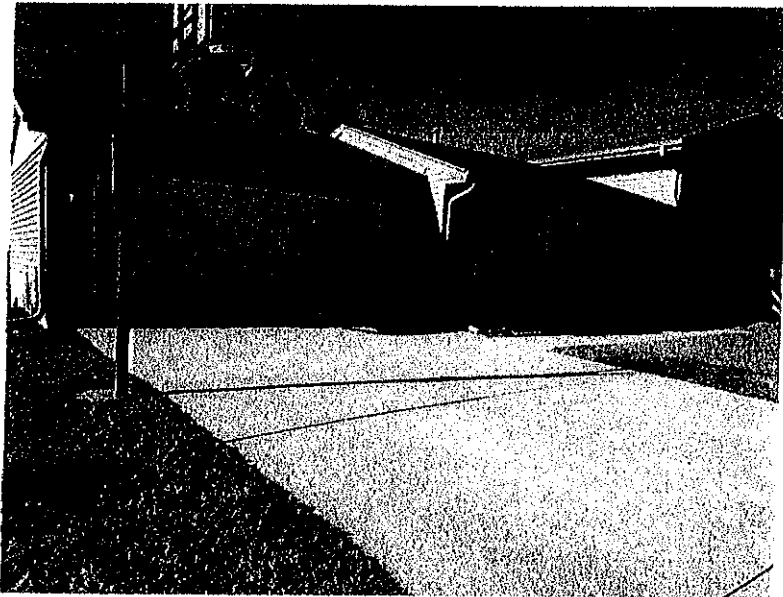
THE ADDITION DOES NOT ADVERSELY AFFECT ADJOINING PROPERTIES IN ANY WAY

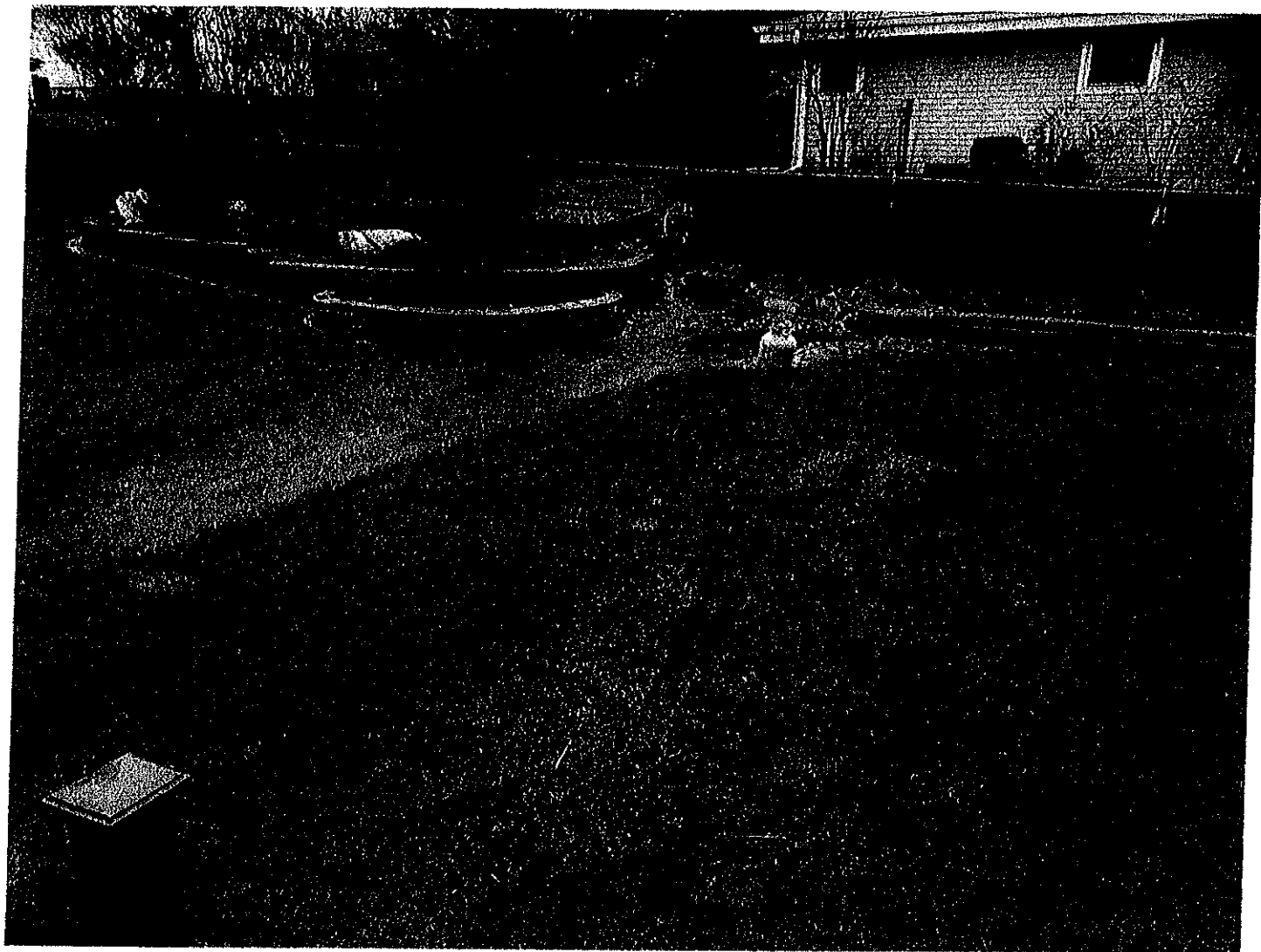
4. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.

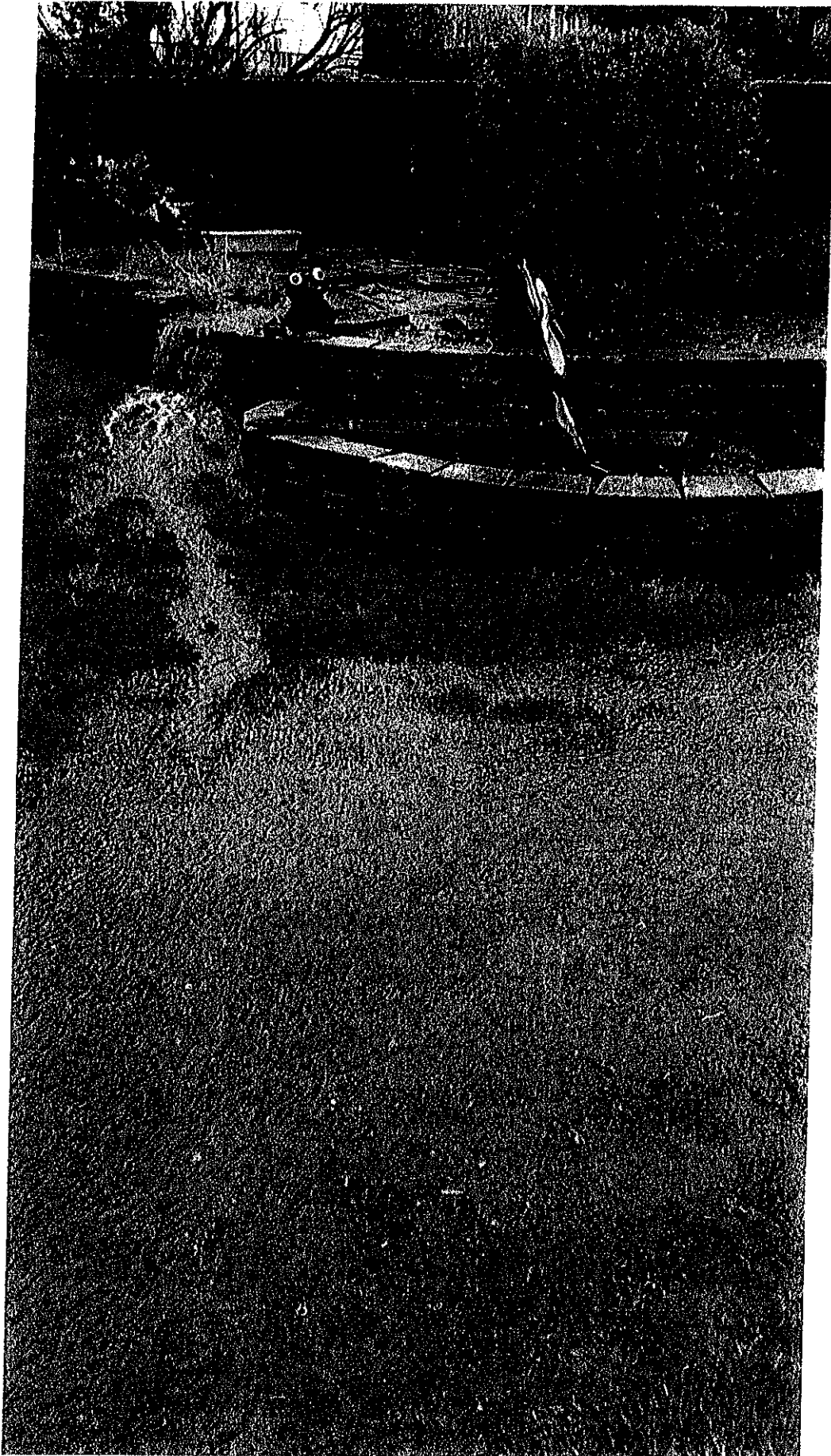
THIS PROJECT DOES NOT CAUSE ANY ISSUES WITH ADJOINING PROPERTIES OR INCREASE CONGESTION IN THE STREETS. THERE IS NO CONCERN OF ANY ADDED FIRE DANGER.

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

THE EXCEPTION ALLOWS FOR BETTER USE OF THIS PROPERTY WITH AN AGEING IN PLACE ADDITION SUITABLE FOR THIS OWNER AND ANY FUTURE OWNERS







Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



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

Affidavit

I hereby depose and say that all the statements contained in any and all papers submitted herewith this Application are true.

Signature of Property Owner 1: Daniel Ahler Signature of Property Owner 2: Charmaine Ahler

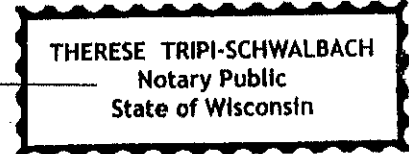
Name and Title: Daniel Ahler Name and Title: Charmaine Ahler

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF April, 2022

NOTARY PUBLIC
MILWAUKEE COUNTY, WISCONSIN

My Commission Expires: April 28, 2025



STAFF USE ONLY: DISPOSITION BY BOARD OF ZONING AND BUILDING APPEALS

Application Received (Date): _____ Hearing No. _____

Property Owner(s) Name: _____

Property Address: _____

3ZBA Meeting Date: _____

Approved Denied

Signature of Board Members

Print Name: _____ Yes ___ No ___ Abstain ___ Recues ___

Print Name: _____ Yes ___ No ___ Abstain ___ Recues ___

Print Name: _____ Yes ___ No ___ Abstain ___ Recues ___

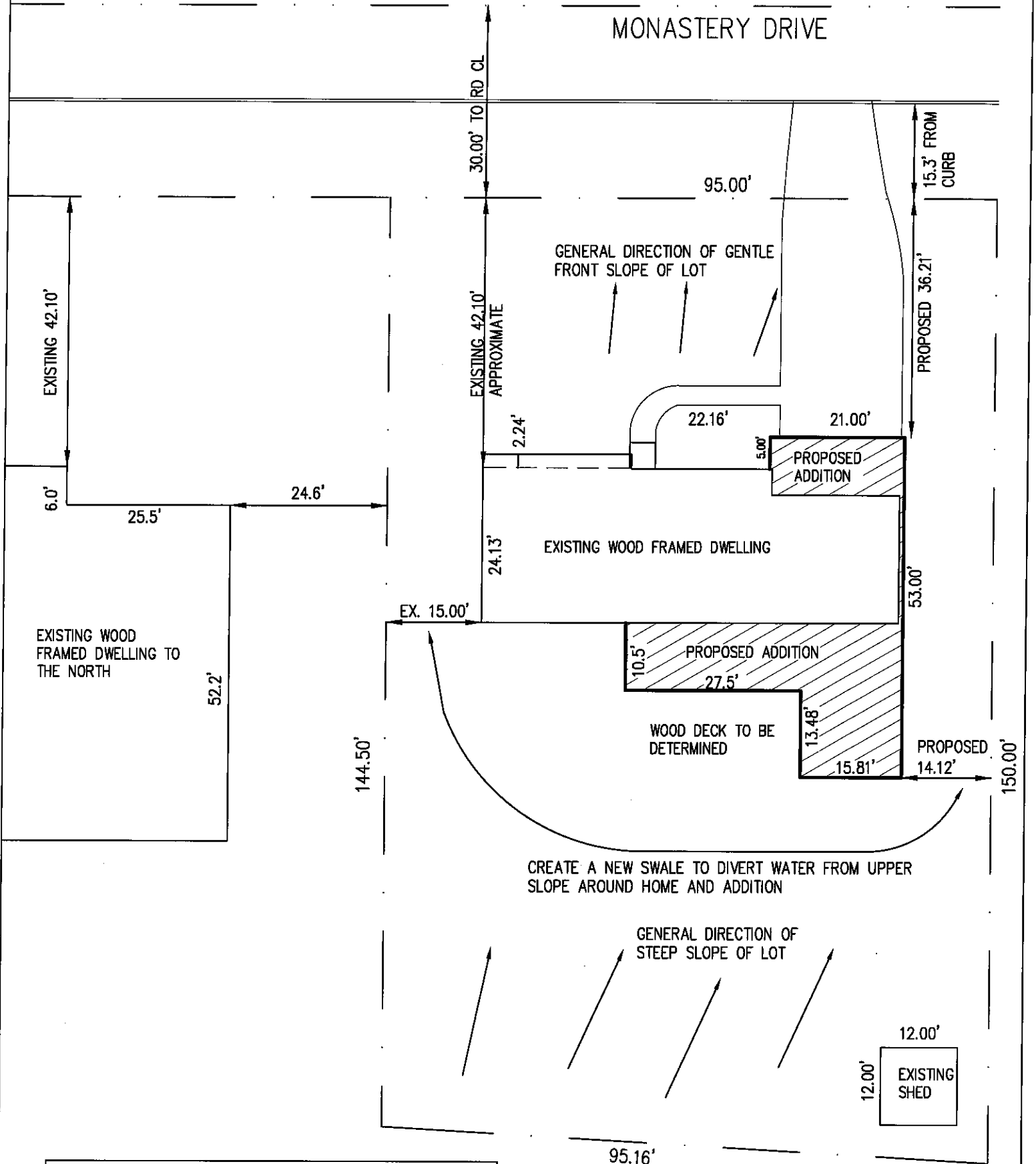
Print Name: _____ Yes ___ No ___ Abstain ___ Recues ___

Print Name: _____ Yes ___ No ___ Abstain ___ Recues ___

SCALE: 1"=20'-0"

DESCRIPTION OF PROPERTY: LOT 66 IN MISSION HILLS, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY.

<NOTE: SOME OF THE INFORMATION IN THIS SITE PLAN WERE DERIVED FROM AN OLD SURVEY DATED AUGUST 25TH, 1986. THIS SITE PLAN IS TO BE USED ONLY AS A REFERENCE FOR THE GENERAL SIZING AND LOCATION OF STRUCTURES ON THIS PROPERTY ALONG WITH SOME WATER MANAGEMENT INFORMATION>



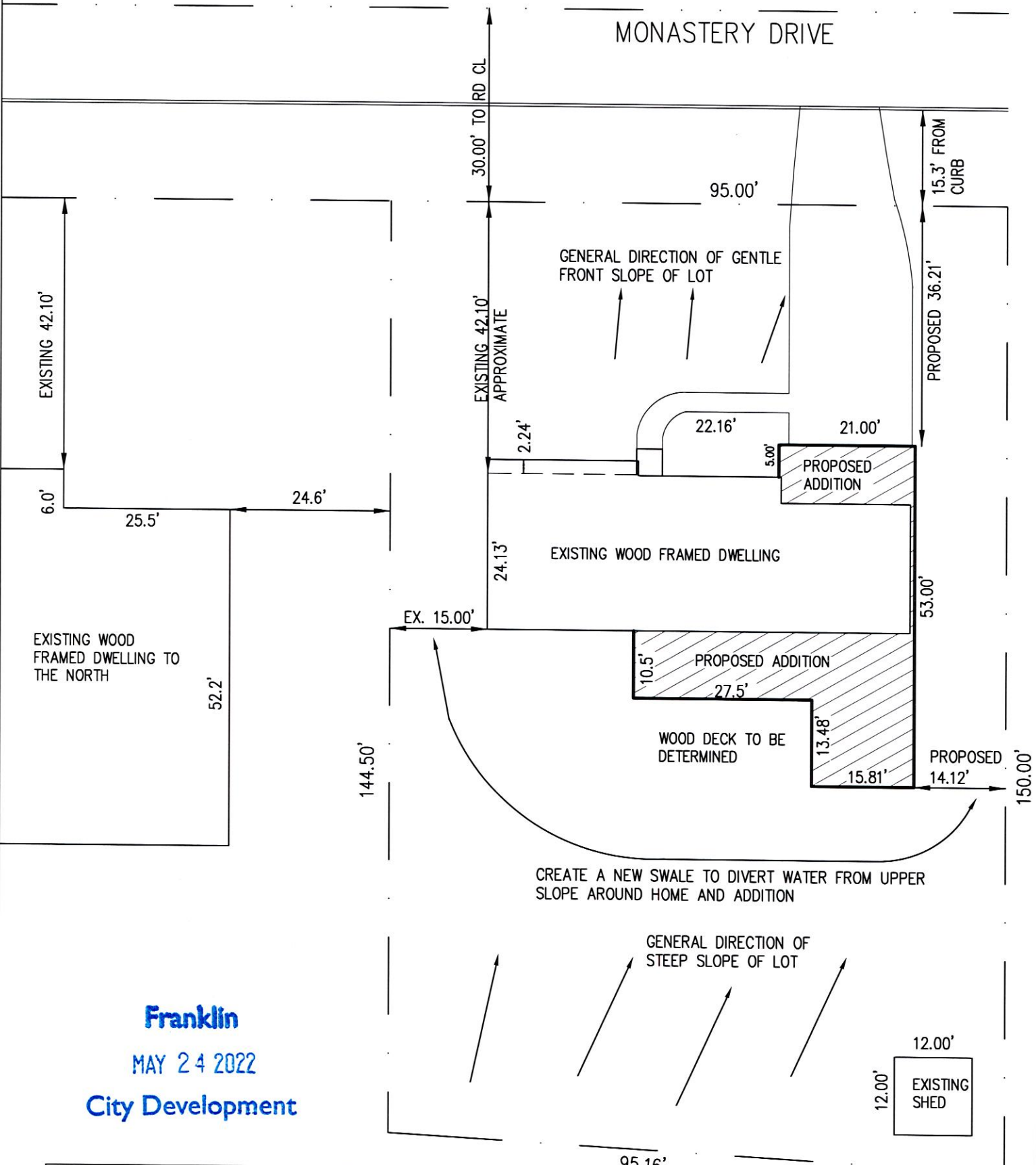
EXISTING LOT INFORMATION
13,989sf LOT

SITE PLAN

SCALE: 1"=20'-0"

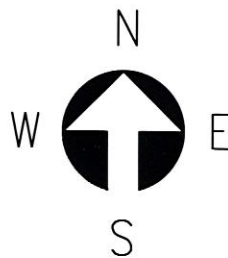
DESCRIPTION OF PROPERTY: LOT 66 IN MISSION HILLS, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ¼ OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY.

<NOTE: SOME OF THE INFORMATION IN THIS SITE PLAN WERE DERIVED FROM AN OLD SURVEY DATED AUGUST 25TH, 1986. THIS SITE PLAN IS TO BE USED ONLY AS A REFERENCE FOR THE GENERAL SIZING AND LOCATION OF STRUCTURES ON THIS PROPERTY ALONG WITH SOME WATER MANAGEMENT INFORMATION>



Franklin
MAY 24 2022
City Development

EXISTING LOT INFORMATION
13,989sf LOT
1,493sf EXISTING HOUSE FOOTPRINT WITH BAY = 10.67%
144sf EXISTING SHED FOOTPRINT = 1.03%
LOT COVERED WITH EXISTING HOUSE AND SHED = 11.7%
LOT WITH REQUESTED IMPROVEMENT
2,357SF PROPOSED HOUSE FOOTPRINT = 16.8%
144sf EXISTING SHED FOOTPRINT = 1.03%
2,501SF PROPOSED HOUSE FOOTPRINT INCL. SHED = 17.87%



MEMORANDUM

Date: May 20, 2022
To: Daniel Ahler
From: Régulo Martínez-Montilva, AICP, Principal Planner
Department of City Development
RE: Area Exception and Variance requests – 10605 W. Monastery Dr.

Review comments are as follows for the Area Exception and Variance applications submitted on April 25, 2022:

City Development Department comments

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

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

Lot coverage is defined as “the area of a zoning lot occupied by the principal building or buildings, accessory structure(s) and accessory building(s)”. For example, structures that count towards lot coverage include: principal buildings or dwellings, garages, sheds, swimming pools and associated paved surfaces within 4 feet from the pool, decks, any structures with a cover or canopy, etc. This Lot Coverage definition should not be confused with Impervious Surface Ratio (ISR) as driveways and walkways count towards ISR but not for lot coverage.

Maximum lot coverage calculation:

- The property area is 13,989 square feet (sf).
- Per UDO Table 15-3.0204, the maximum lot coverage is 15% in the R3 Suburban/Estate Single-Family Residence District where the subject property is located. Based on the property area, the maximum lot coverage for this property is 2,098 sf.
- The existing lot coverage is 11.7% (1,637 sf), specifically the footprints of the house (1,493 sf) and shed (144 sf).
- The proposed additions for which this Area Exception has been requested would

18% (2,518 sf). Therefore, your request falls within the allowable increase if the Area Exception is granted.

2. Revise lot coverage calculations in the site plan, if the proposed house footprint is 2,357 sf and the existing shed is 144 sf; the resulting lot coverage should be 2,501 sf, not 2,612 sf. Please clarify.

EXISTING LOT INFORMATION
13,989sf LOT
1,493sf EXISTING HOUSE FOOTPRINT WITH BAY = 10.67%
144sf EXISTING SHED FOOTPRINT = 1.03%
LOT COVERED WITH EXISTING HOUSE AND SHED = 11.7%
LOT WITH REQUESTED IMPROVEMENT
2,357SF PROPOSED HOUSE FOOTPRINT = 16.8%
144sf EXISTING SHED FOOTPRINT = 1.03%
2,612SF PROPOSED HOUSE FOOTPRINT INCL. SHED = 17.87%

Engineering Department comments

1. No comments per the submitted site plan.
2. Keep in mind that Green Infrastructure is required once the impervious surface reaches 5,000 SF or more.

Inspection Services Department comments

1. Other than "permitting" requirements, Inspection Services has no comments on the proposal at this time.
2. Project will require separate Building, HVAC, Plumbing and Electrical Permits.

Police Department comments

1. The PD has no comment regarding this request.

Fire Department comments

1. The fire department has no comments.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of July 7, 2022

Certified Survey Map

RECOMMENDATION: City Development Staff recommends the Plan Commission forward this application to the Common Council for decision based on the recommended draft Resolution as attached.

Property Owner:	CCM-9801 27 th Franklin LLC
Applicant:	Fiduciary Real Estate Development, Inc.
Property Address/Tax Key Number:	9801 S. 27 th Street/902-9965-006 9605 S. 29 th Street/902-9966-001
Aldermanic District:	District 4
Agent:	Anthony DeRosa, Fiduciary Real Estate Development, Inc.
Zoning District:	B-4 South 27 th Street Mixed Use-Commercial
Use of Surrounding Properties:	West: Residential zoned R-3 South: Medical office and hospital zoned B-7, Small scale business/service uses zoned B-4 North: Floodplain and hotel zoned PDD-33 East: Business/industrial uses zoned M-1 (City of Oak Creek)
Application Request:	To permit a combination of the existing separate parcels into a single tax key parcel.
Staff Planner:	Heath Eddy, AICP, Planning Manager

APPLICANT'S REQUEST

The applicant requested approval of a Certified Survey Map (CSM) to combine multiple separate tax parcels into a single parcel.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is a former landscaping business known as Nature's Nook, and currently contains the former commercial building along with available parking on-site, and the remainder disturbance areas of outdoor storage of landscaping materials. The property has been variably commercial in orientation, though the extent of use of the property included the wetland complex on the east half of the property. The attached Natural Resource Protection Plan shows that there is a 2.22-acre wetland complex located primarily on the east-northeast side of the site adjacent to a County-owned former gas station and near South 27th Street (STH 241). The property also includes a woodland area along the south and west lot lines.

The surrounding area includes a set of variable uses and protection areas. Immediately north of the site is a conserved floodplain area for Oak Creek, north of which is a hotel and commercial uses located along Ryan Road (STH 100). The area east of South 27th Street is the Southbranch Industrial Park in

the City of Oak Creek. The area immediately southeast includes a former residence and a software development company, while due south is the Ascension Hospital and medical park area. The major influence on the site from a buffering perspective are the row of single-family residences fronting South 31st Street, which are west of the subject property.

DESCRIPTION OF THE APPLICATION

The proposed CSM would combine the property listed as 9801 S. 27th Street (TKN 902 9965 006, approx. 23.54 acres in area) and 9605 S. 29th Street (TKN 902 9966 001, approx. 0.58 acres in area). This would enable development of the property across the shared property line.

Prior approvals involving these properties include

- Wetland General Permit (via WDNR GP-SE-2021-41-04248) on December 23, 2021;
- Site Plan (via Plan Commission Resolution No. 2022-008) on March 3, 2022;
- Special Use (via Common Council Resolution No. 2022-7841) on March 15, 2022;
- Natural Resource Special Exception (via Common Council approval of the Standards, Findings, and Decision) on May 3, 2022;

The applicant has already submitted building permit applications for all approved multi-family apartment buildings; detached accessory garages; and the clubhouse building, all of which were included with the Special Use and Site Plan approvals.

PROJECT ANALYSIS

Staff provided the applicant with staff comments on June 7, 2022. City Development staff referenced the review comments from the Milwaukee County Register of Deeds, as well as providing submission of the required Conservation Easement documents for review and approval by Common Council, and noted the legal description (submitted as a separate Word document) was confusing, though City Engineering staff verified it was accurate.

Other Department review comments include as follows:

Engineering Department

1. Use South Zone NAD 83 datum as specified on the proposed plans.
2. Show the Northing & Easting coordinated of the section corners.
3. Show emergency access easement along the north property line and its supporting easement document.
4. Submit easement documents (water, sewer, conservation, etc.) for review and approval.
5. Show line table for the utility easements.
6. Show wetlands within the 30-foot Wetland Buffer and 50-foot Wetland Setback.
7. Show wetlands line table.
8. On Sheet 7 of 9, on the last two lines of the last paragraph, remove the “Part 7 of” and replace it with “**and of the City of Franklin Unified Development Ordinance – Division 15**” in surveying, dividing and mapping the same.

The CSM as revised was reviewed by Engineering and additional comments were created, though these were minor technical changes.

Staff Comment: The above will be reflected in the Conditions of Approval in the Common Council Resolution.

Fire Department

The Fire Department has no comments regarding this project.

Police Department

The police department has no comment regarding this project.

Inspection Services Department

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

STAFF RECOMMENDATION

The Department of City Development staff recommends the Plan Commission forward this application to the Common Council for decision based on the recommended draft Resolution as attached.

RESOLUTION NO. 2022-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026244, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN (FIDUCIARY REAL ESTATE DEVELOPMENT, INC., APPLICANT) (9801 SOUTH 27TH STREET AND 9605 SOUTH 29TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being Parcel 1 of Certified Survey Map No. 6044, recorded on Reel 3419, Images 833-835, as Document No. 7026244, and lands, in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 25, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, more specifically, of the property located at 9801 South 27th Street and 9605 South 29th Street, bearing Tax Key Nos. 902-9965-006 and 902-9966-001, Fiduciary Real Estate Development, Inc., applicant, CCM-9801 27th Franklin, LLC, property owner; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Fiduciary Real Estate Development, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

FIDUCIARY REAL ESTATE DEVELOPMENT, INC. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2022-_____

Page 2

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. Fiduciary Real Estate Development, Inc., successors and assigns, and any developer of the Fiduciary Real Estate Development, Inc. 2 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Fiduciary Real Estate Development, Inc. and the 2 lot certified survey map project for the property located at 9801 South 27th Street and 9605 South 29th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. That the technical corrections noted by the Engineering Department in memorandum dated June 7, 2022 and Milwaukee County Register of Deeds in letter and markup dated June 1, 2022, must be addressed prior to recording of this Certified Survey Map.
7. That all utility easements (sewer, water, stormwater) shall be reviewed by City staff and approved by the Common Council prior to recording.
8. That a conservation easement shall be reviewed by City staff and approved by the Common Council prior to recording.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, CCM-9801 27th Franklin, LLC, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

FIDUCIARY REAL ESTATE DEVELOPMENT, INC. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2022-_____

Page 3

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, CCM-9801 27th Franklin, LLC, with the Office of the Register of Deeds for Milwaukee County.

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

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

APPROVED:

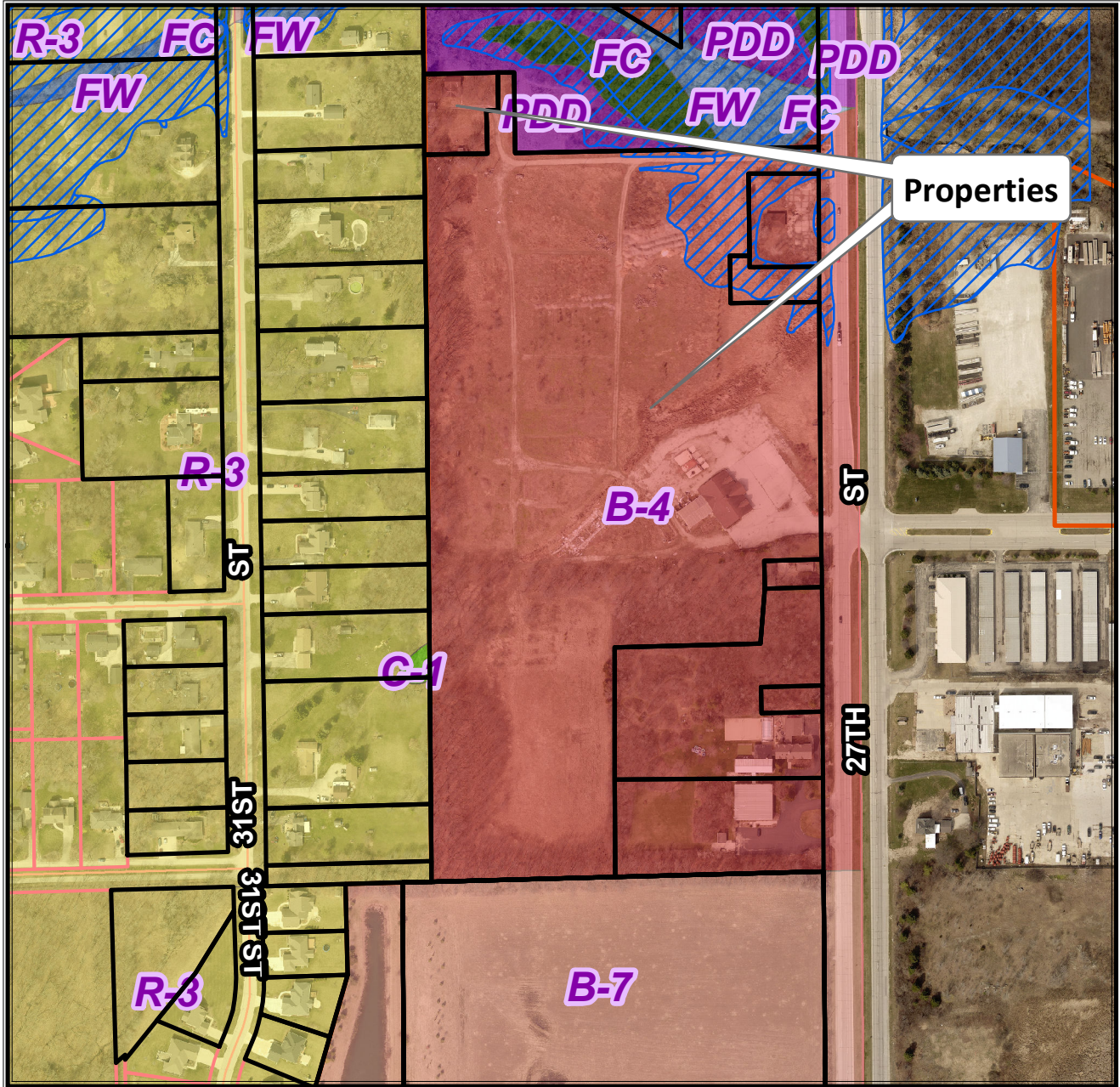
Stephen R. Olson, Mayor

ATTEST:

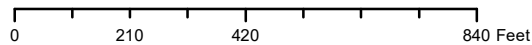
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

9801 S. 27th Street & 9605 S. 29th Street
 TKNs 902 9965 006 & 902 9966 001

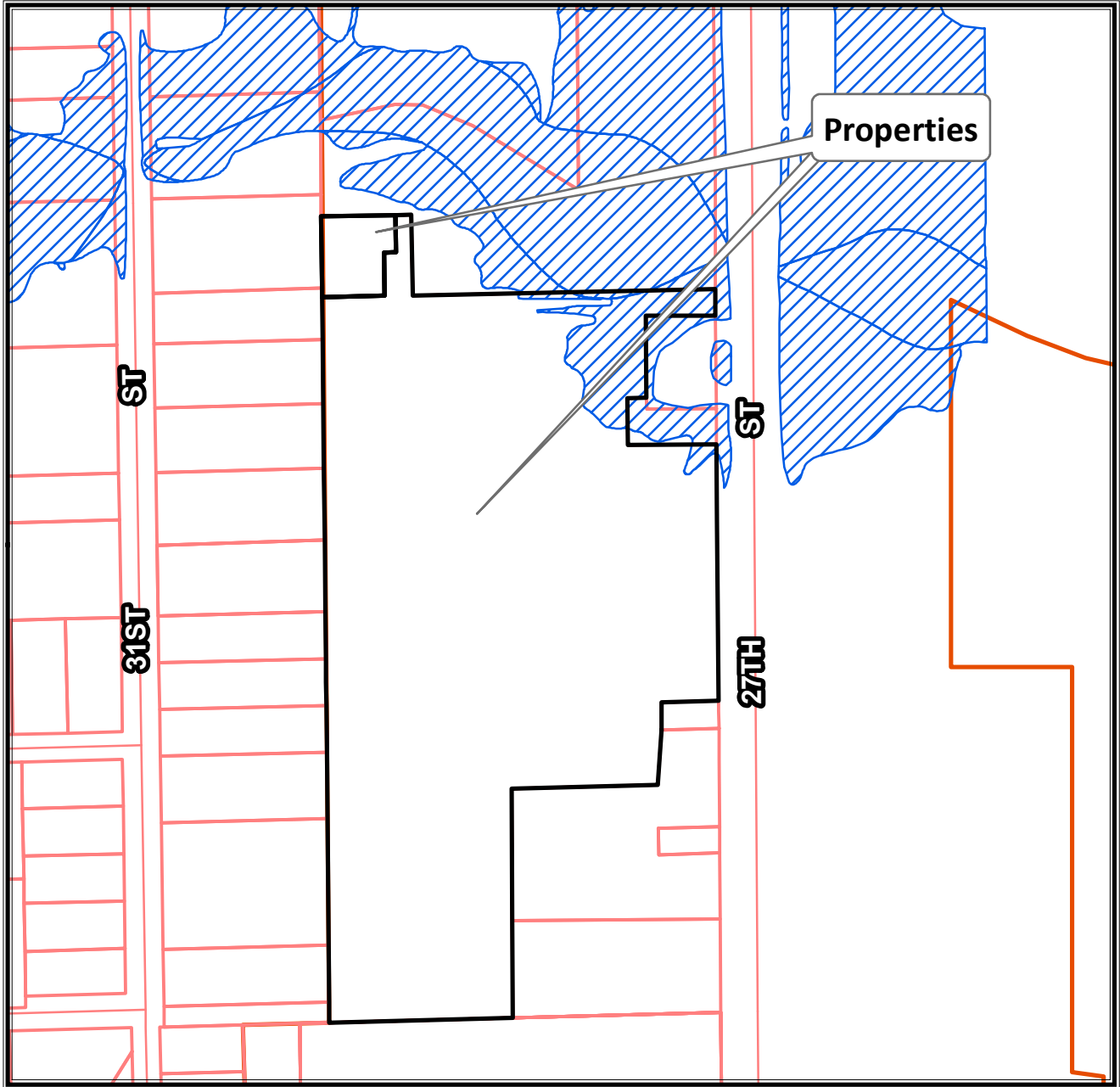


Planning Department
 (414) 425-4024

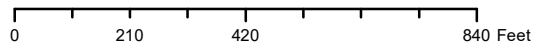


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9801 S. 27th Street & 9605 S. 29th Street
 TKNs: 902 9965 006 & 902 9966 001



Planning Department
(414) 425-4024



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



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



APPLICATION DATE: _____

STAMP DATE: _____ city use only _____

LAND DIVISION REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Anthony DeRosa	NAME:
COMPANY: Fiduciary Real Estate Development, Inc.	COMPANY:
MAILING ADDRESS: 789 North Water Street, Suite 200	MAILING ADDRESS:
CITY/STATE: ZIP: Milwaukee, WI 53202	CITY/STATE: ZIP:
PHONE: 414-246-8402	PHONE:
EMAIL ADDRESS: tderosa@fred-inc.com	EMAIL ADDRESS:

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 9801 S 27th Street & 9605 S 29th Street	TAX KEY NUMBER: 902-9965-006 & 902-9966-001
PROPERTY OWNER: CCM-9801 27th Franklin LLC	PHONE:
MAILING ADDRESS: 901 S 70th St.	EMAIL ADDRESS: eschwenker@cardinalcapital.us
CITY/STATE: ZIP: West Allis, WI 53214	DATE OF COMPLETION: office use only

APPLICATION TYPE

Please check the application type that you are applying for

- Affidavit of Correction (Plat)
 Certified Survey Map
 Condominium Plat
 Land Combination
 Right of Way Vacation
 Final Subdivision Plat
 Preliminary Subdivision Plat

Most requests require Plan Commission review and Common Council approval.

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

SIGNATURES

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

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

I, the applicant, certify that I have read the following page detailing the requirements for land division approvals and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 4/22/22	APPLICANT SIGNATURE:
NAME & TITLE: Erich Schwenker	NAME & TITLE: Anthony DeRosa - Vice President
DATE: 4/22/22	DATE: 4/21/2022
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE:	NAME & TITLE:
DATE:	DATE:

CITY OF FRANKLIN APPLICATION CHECKLIST

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

AFFIDAVIT OF CORRECTION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$125 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded full size, drawn to scale copies of the Plat of Affidavit of Correction *(See Section 59.43(2)(m) of the Wisconsin Statutes for information that must be included on the correction instrument.*
- Email or flash drive with all plans / submittal materials.
 - Applications for an Affidavit of Correction shall comply with Section 236.295 of the Wisconsin Statutes.

CERTIFIED SURVEY MAP APPLICATION MATERIALS

- \$75 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds
 - One (1) map copy for Milwaukee County Review, *prepared at 8 1/2" X 14" on durable white paper and must be clearly legible.*
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$1,500 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - One (1) original and two (2) copies, *prepared at 8 1/2" X 14" on durable white paper and must be clearly legible.*
 - As may be required, three (3) copies of a Natural Resource Protection Plan and Report, *see Division 15-9.0309D of the UDO.*
 - If applicable, three (3) copies of a Landscape Plan for any buffer yard easement areas.
- If applicable, one (1) copy of the Site Intensity and Capacity Calculations, *see Division 15-3.0500.*
- Email or flash drive with all plans / submittal materials.
 - All Certified Survey Map requests shall comply with Chapter 236 of the Wisconsin State Statutes.
 - Applicants are responsible for review copies for the county subject to Milwaukee County Requirements

CONDOMINIUM PLAT APPLICATION MATERIALS

- \$100 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$1,000 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) full size copies of the Condominium Plats/Plans, *drawn to scale, on 14" X 22" paper, per s. 703.11 (2) (d) Wis. Stats.*
- If applicable, Two (2) copies of the Declarations and By-Laws *per UDO Section 15-7.0603A. For administrative review and approval.*
- Email or flash drive with all plans / submittal materials.
 - Within 60 days of the date of complete filing, Common Council shall approve, conditionally approve, or reject the Final Plat, unless the time is extended by agreement with the Subdivider.

LAND COMBINATION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$400 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) copies of a boundary survey of the parcels *to be combined graphically showing the relationship to street access and to adjoining properties.*
- Email or flash drive with all plans / submittal materials.
 - Review and consideration of Land Combination approvals shall be in accordance with Section 15-9.0312(B) of the Unified Development Ordinance.

PROJECT PROPERTY #2
PROPERTY ADDRESS:
TAX KEY NUMBER:

RIGHT-OF-WAY VACATION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$125 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) Plat of Survey of the area to be vacated, *drawn to scale at least 11" X 14"*.
- Email or flash drive with all plans / submittal materials.
 - Common Council will set a Public Hearing date, take final action, and record the document of approval with Milwaukee County Register of Deeds.

FINAL SUBDIVISION PLAT APPLICATION MATERIALS

- \$100 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds *[only applicable if Preliminary Plat was not submitted]*
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$1,000 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- One (1) copy of the Department of Administration "Letter of Certification"
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) full size copies of the Final Plat, *drawn to scale on 22" X 30" paper, per s. 236.25(2) (a) Wis. Stats, and Division 15-7.600 FINAL PLAT of the UDO*
- Email or flash drive with all plans / submittal materials.
 - Within 60 days of the date of complete filing, Common Council shall approve, conditionally approve, or reject the Final Plat, unless the time is extended by agreement with the Subdivider.

PRELIMINARY SUBDIVISION PLAT APPLICATION MATERIALS

- \$150 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds.
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$5,000 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- One (1) copy of the Department of Administration "Request for Land Subdivision Plat Review" and "WISDOT Subdivision Review Request" *if applicable. Per s. 236.12 (4m) Wis. Stats. The surveyor must submit copies of the plat directly to all approving agencies.)*
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) full size copies of the Preliminary Plat, *drawn to scale on 22" x 30" paper, per s. 236.25(2) (a) Wis. Stats.*
 - Three (3) full size copies of the Natural Resource Protection Plan [and report], *on 22" x 30" paper, per Division 15-7.0200 of the UDO, if applicable.*
 - Three (3) full size copies of the Landscape Plan, *on 22" x 30" paper for any landscape bufferyard easement areas per Division 15-7.0300 of the UDO.*
- One (1) copy of the Site Intensity and Capacity Calculations, *if applicable (see division 15-3.0500 of the UDO)*
- Email or flash drive with all plans / submittal materials.
 - Within 90 days of the date of complete filing, Common Council shall approve, conditionally approve, or reject the Plat, unless the time is extended by agreement with the Subdivider.



The Seasons at Franklin

Detailed Proposal Description



April 27, 2022



789 N. Water Street, Suite 200, Milwaukee, Wisconsin 53202
Phone 414.226.4535 • Fax 414.226.4523 • www.fred-inc.com

Subject Property

The subject property is located on the west side of South 27th Street at Southbranch Boulevard. The subject property is approximately 24.06 acres in size and contains the former Nature's Nook building and a single family home.



Proposed Multi-Family Development

The Seasons at Franklin is an institutional grade, market rate, amenity rich multifamily development designed with the end user in mind. The development has a true suburban feel with a significant amount of preserved open green space. The community will consist of two-story walkup buildings with 20 and 24 unit configurations. The buildings have been designed in a townhouse style which feature ground level, private direct entrances as well as attached garages for select apartments. The apartments, which include studio, one bedroom, two bedroom, and three bedroom floor plans, are strategically placed within the buildings.

Careful attention was taken to maximize floor plan efficiency, functionality, and flexibility to provide residents with a great value. Each of the 252 market rate apartment homes will feature modern finishes including open concept floor plans, designer cabinetry, expansive windows, quartz countertops, upgraded appliances, oversized balconies/patios, large walk-in closets and 9-foot ceilings. Flooring will consist of high-quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment. All apartments will include a split HVAC system (similar to what is in a new single family home), individual hot water heaters, energy efficient windows and a full-size washer and dryer to maximize efficiency and comfort.

In addition to the individual apartment features, the 5,000 square foot clubhouse has been designed to create an unparalleled resident experience with its resort style pool, 24-hour fitness center with high end cardio equipment and club room with an entertaining style kitchen.



Building and Unit Counts: The multifamily development will include twelve (12) freestanding buildings with 20 or 24 apartments per building for a total of 252 apartments. The unit mix consists of 30 studios (12% of total), 96 one-bedrooms (38% of total), 102 two-bedrooms (40% of total), and 24 three-bedrooms (10% of total).

Access and Circulation: Main access from South 27th Street will be provided via the intersection at Southbranch Boulevard. The existing South 29th Street that runs along the north side of the property will stay and be used as an emergency access point. This emergency access road is currently located within the floodplain limits and adjacent to higher quality wetlands.



About Fiduciary Real Estate Development, Inc.

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily projects. Founded in 1984, FRED's proven track record of successful investment management has grown the business into one of Wisconsin's largest property management companies. The company owns and manages more than 8,000 market rate apartments, with an owned portfolio conservatively valued at over \$1.5 billion.

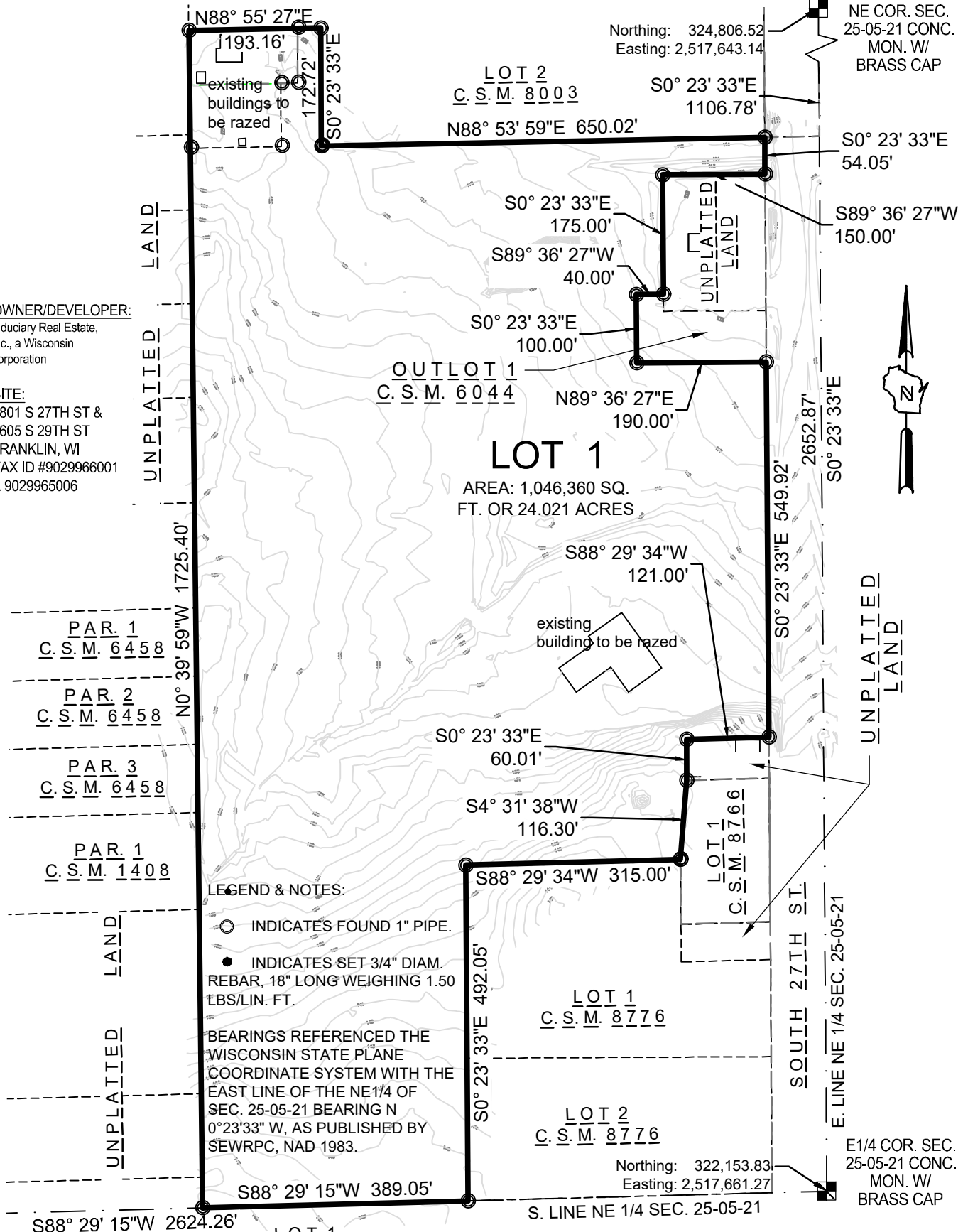
FRED's mission is to develop and manage exceptional residential communities that provide a distinctive living experience through enthusiastic service and dynamic teamwork. Visionary leadership, accountability with integrity and camaraderie and passion for people guide the vision of creating communities that are vibrant and enrich residents' lives.

CERTIFIED SURVEY MAP NO. _____

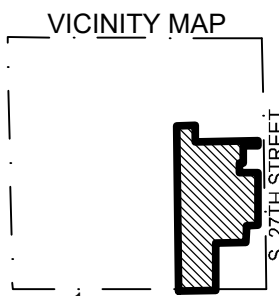
PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

OWNER/DEVELOPER:
Fiduciary Real Estate,
Inc., a Wisconsin
corporation

SITE:
9801 S 27TH ST &
9605 S 29TH ST
FRANKLIN, WI
TAX ID #9029966001
& 9029965006



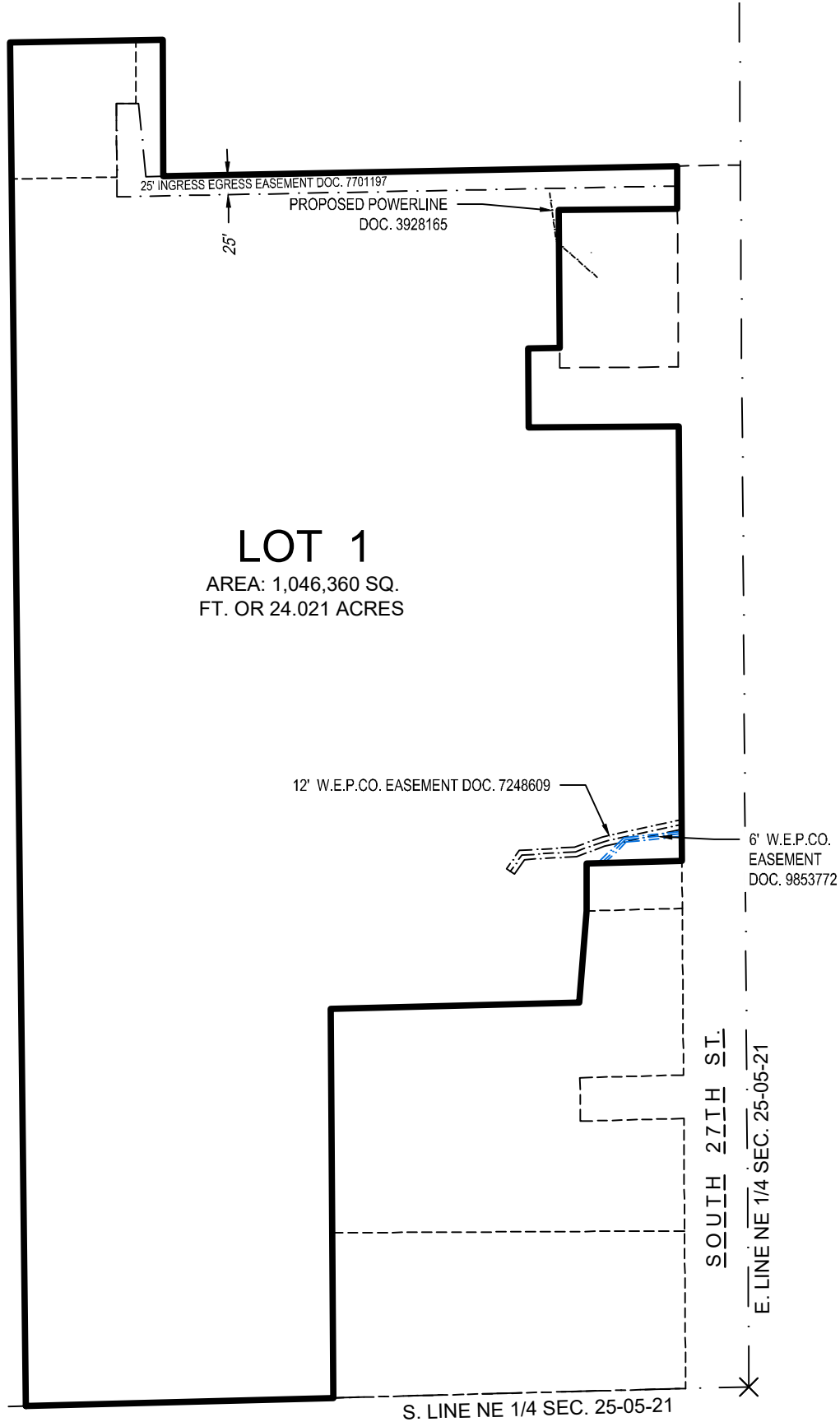
GRAPHIC SCALE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

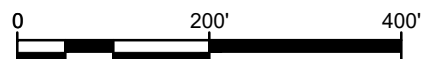
PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

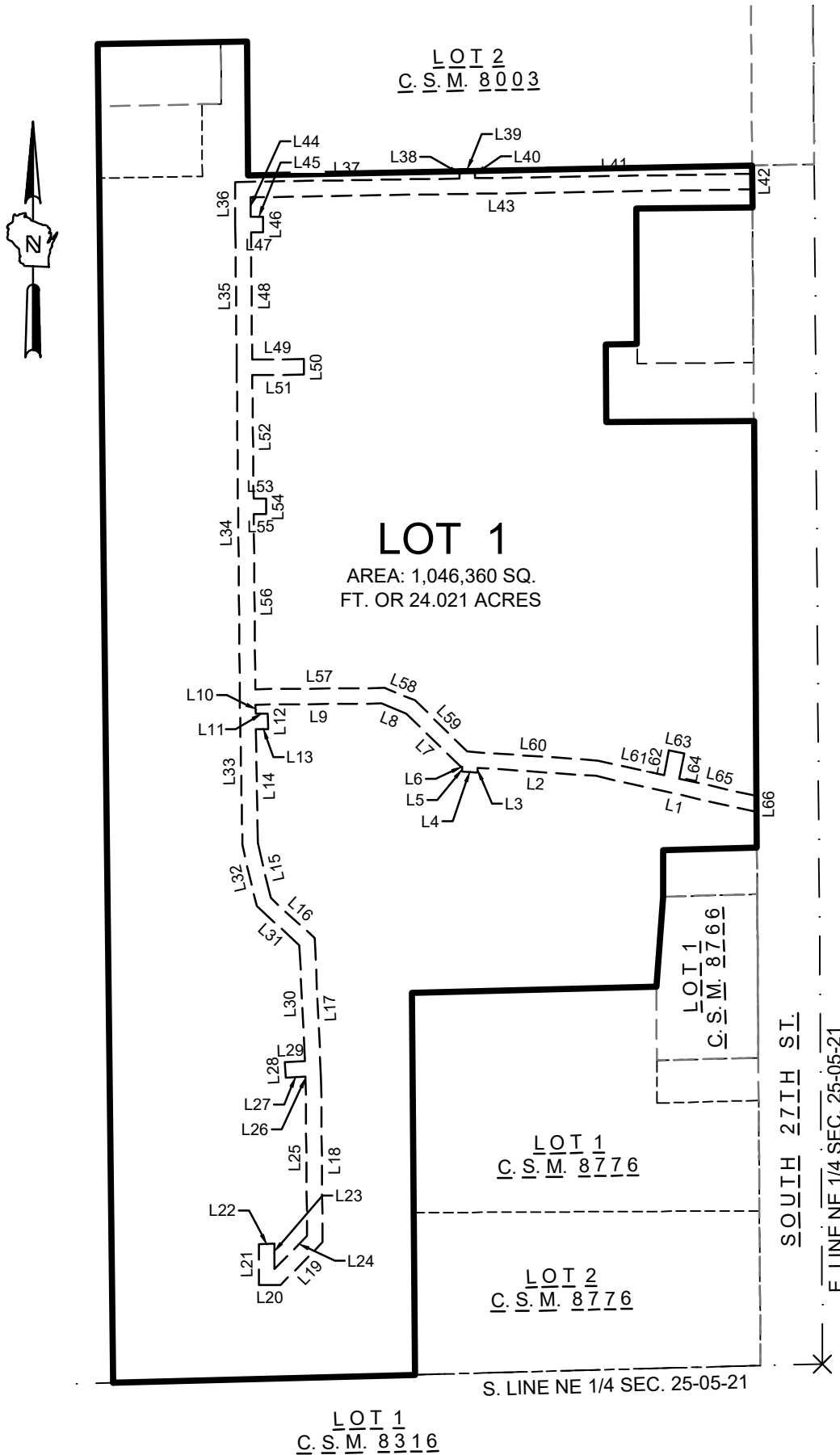
EXISTING EASEMENTS

GRAPHIC SCALE



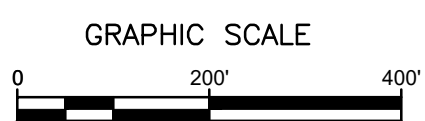
CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PUBLIC WATERMAIN
EASEMENT GRANTED TO
THE CITY OF FRANKLIN



CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Line Table		
Line #	Length	Direction
L1	212.39	N77° 20' 59"W
L2	152.83	N86° 04' 27"W
L3	6.00	S3° 55' 33"W
L4	20.00	N86° 04' 27"W
L5	6.00	N3° 55' 33"E
L6	2.19	N86° 04' 27"W
L7	97.61	N45° 32' 09"W
L8	34.75	N68° 02' 09"W
L9	162.45	S89° 27' 51"W
L10	11.62	S0° 56' 20"E
L11	15.75	N89° 28' 03"E
L12	20.00	S0° 31' 57"E
L13	15.61	S89° 28' 03"W
L14	146.31	S0° 56' 20"E
L15	73.03	S13° 06' 02"E
L16	76.74	S47° 40' 15"E
L17	181.66	S2° 37' 59"E
L18	210.69	S0° 31' 05"E
L19	77.12	S44° 27' 51"W
L20	27.83	S89° 27' 51"W
L21	53.08	N0° 32' 09"W
L22	20.00	N89° 27' 51"E
L23	32.63	S0° 32' 09"E
L24	59.91	N44° 27' 51"E
L25	202.04	N0° 31' 05"W
L26	3.08	N2° 37' 59"W
L27	25.53	S87° 19' 45"W
L28	20.00	N2° 40' 15"W
L29	25.54	N87° 19' 45"E
L30	149.92	N2° 37' 59"W
L31	74.67	N47° 40' 15"W
L32	81.38	N13° 06' 02"W
L33	190.17	N0° 56' 20"W

Line Table		
Line #	Length	Direction
L34	424.88	N0° 32' 09"W
L35	184.09	N0° 32' 09"W
L36	54.90	N0° 32' 09"W
L37	289.85	N89° 06' 04"E
L38	11.67	N0° 53' 56"W
L39	20.00	N89° 06' 04"E
L40	11.67	S0° 53' 56"E
L41	357.15	N89° 06' 04"E
L42	20.00	S0° 23' 33"E
L43	646.95	S89° 06' 04"W
L44	25.03	S0° 32' 09"E
L45	15.50	N89° 27' 51"E
L46	20.00	S0° 32' 09"E
L47	15.50	S89° 27' 51"W
L48	164.09	S0° 32' 09"E
L49	66.78	N89° 27' 51"E
L50	20.00	S0° 32' 09"E
L51	66.78	S89° 27' 51"W
L52	159.45	S0° 32' 09"E
L53	16.00	N89° 27' 51"E
L54	20.00	S0° 32' 09"E
L55	16.00	S89° 27' 51"W
L56	225.40	S0° 32' 09"E
L57	166.50	N89° 27' 51"E
L58	42.71	S68° 02' 09"E
L59	94.20	S45° 32' 09"E
L60	169.16	S86° 04' 27"E
L61	87.20	S77° 20' 59"E
L62	32.65	N11° 03' 48"E
L63	20.00	S78° 56' 12"E
L64	33.21	S11° 03' 48"W
L65	102.08	S77° 20' 59"E
L66	20.53	S0° 23' 33"E

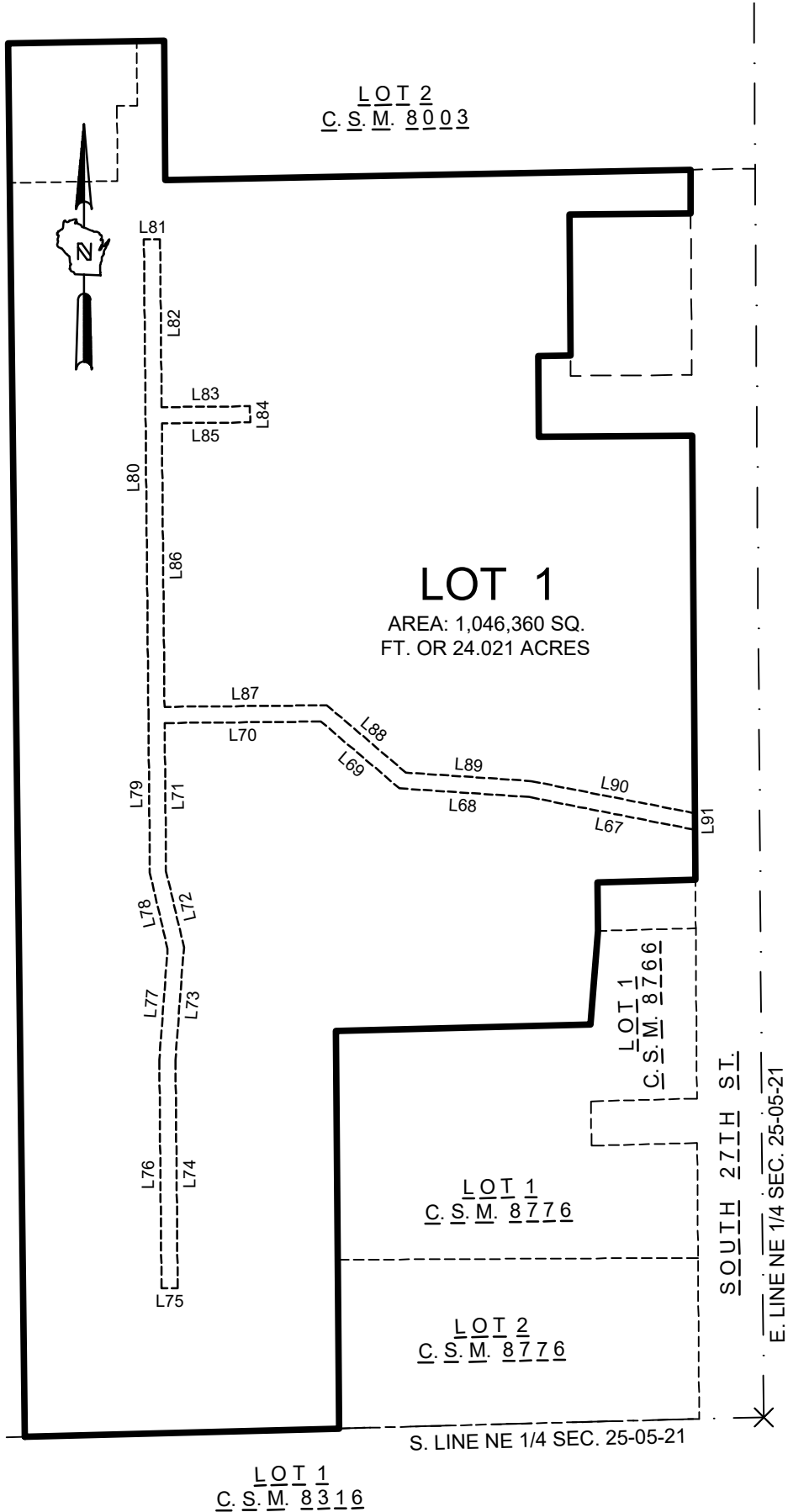


www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

PUBLIC WATERMAIN EASEMENT LINE TABLES

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



Line Table		
Line #	Length	Direction
L67	209.50	N78° 51' 00"W
L68	160.79	N86° 04' 27"W
L69	127.31	N49° 32' 09"W
L70	193.42	S89° 27' 51"W
L71	183.17	S0° 32' 26"E
L72	97.09	S13° 06' 02"E
L73	140.14	S4° 15' 03"W
L74	282.31	S0° 32' 09"E
L75	20.00	S89° 27' 51"W
L76	283.14	N0° 32' 09"W
L77	137.92	N4° 15' 03"E
L78	96.24	N13° 06' 02"W
L79	195.37	N0° 32' 26"W
L80	589.22	N0° 32' 09"W
L81	20.00	N89° 27' 51"E
L82	208.02	S0° 32' 09"E
L83	109.32	N89° 29' 20"E
L84	20.00	S0° 30' 40"E
L85	109.31	S89° 29' 20"W
L86	351.19	S0° 32' 09"E
L87	200.89	N89° 27' 51"E
L88	128.19	S49° 32' 09"E
L89	155.45	S86° 04' 27"E
L90	206.68	S78° 51' 00"E
L91	20.41	S0° 23' 33"E

THE SIGMA GROUP
Single Source. Sound Solutions.

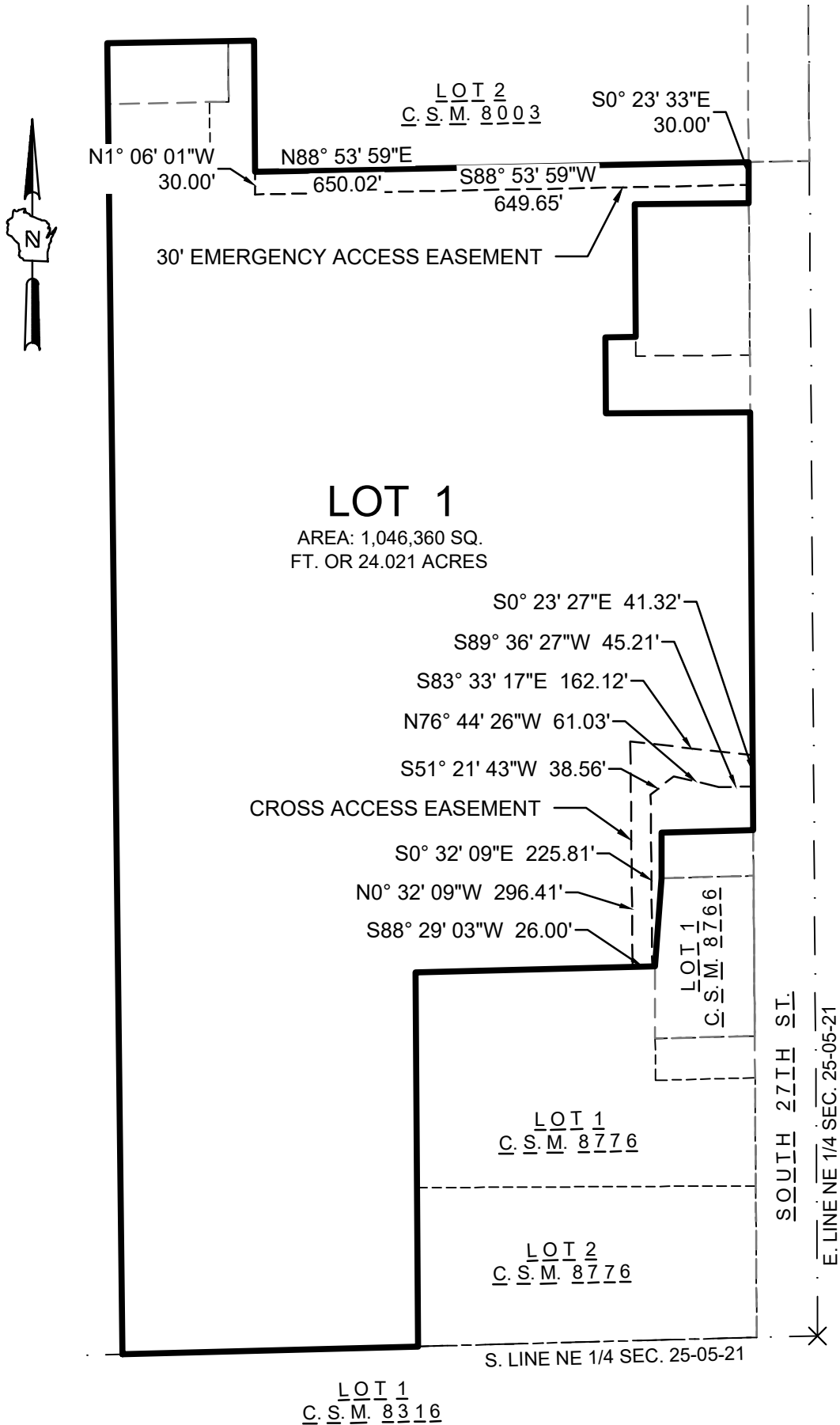
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

20' WIDE PUBLIC SANITARY
EASEMENT GRANTED TO
THE CITY OF FRANKLIN



CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

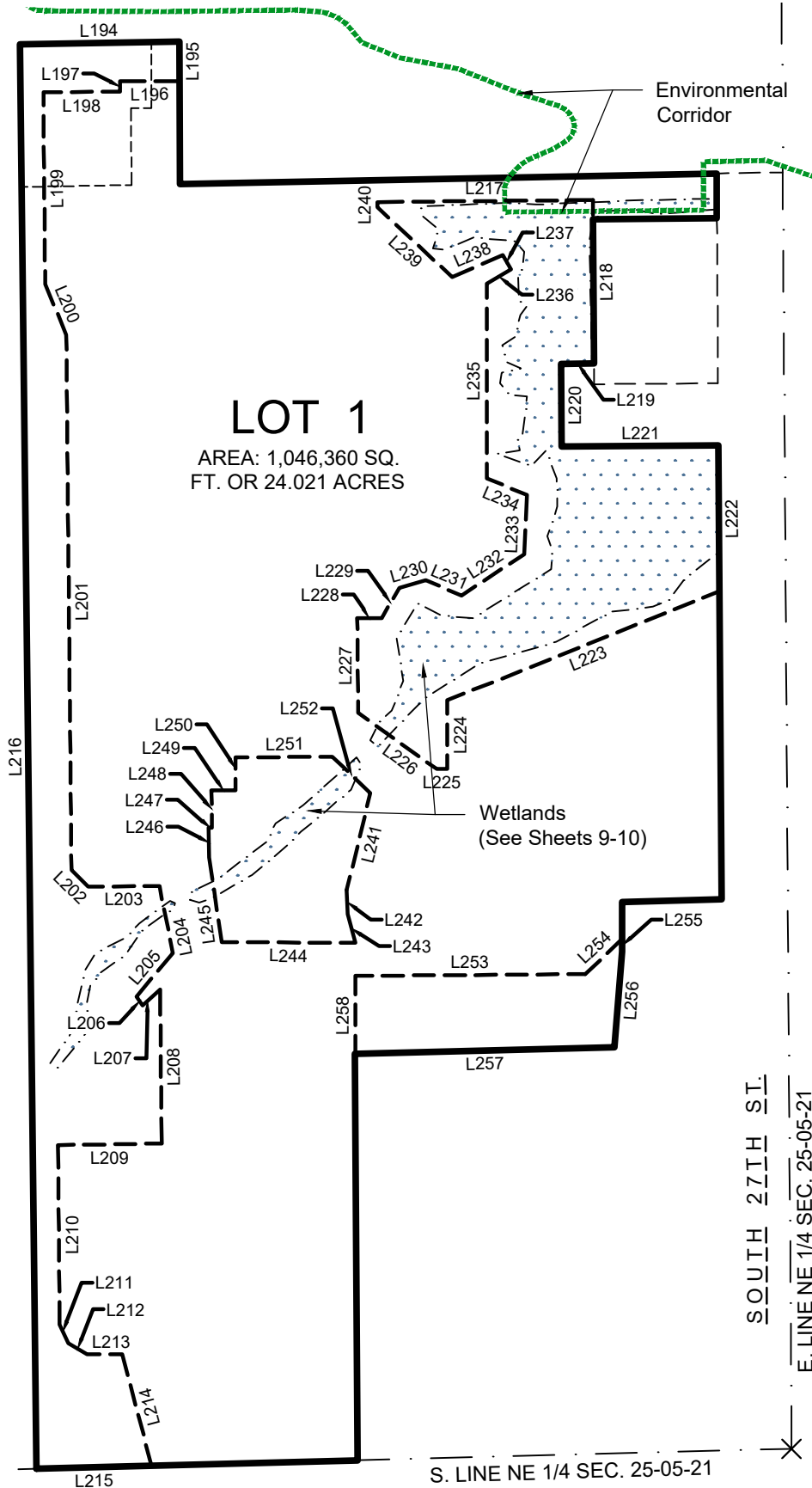
EMERGENCY ACCESS & CROSS ACCESS EASEMENTS

GRAPHIC SCALE



CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



THE SIGMA GROUP
Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

CONSERVATION EASEMENT
 GRANTED TO THE CITY OF
 FRANKLIN



CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Line Table		
Line #	Length	Direction
L194	193.20	N88° 56' 14"E
L195	47.98	S0° 23' 14"E
L196	72.02	S89° 33' 35"W
L197	12.33	S0° 32' 09"E
L198	93.08	S89° 27' 51"W
L199	232.17	S0° 32' 09"E
L200	66.56	S22° 37' 56"E
L201	648.66	S0° 32' 09"E
L202	28.28	S45° 32' 09"E
L203	86.47	N89° 27' 51"E
L204	82.79	S11° 17' 34"E
L205	68.55	S39° 34' 54"W
L206	12.63	S33° 55' 26"E
L207	28.62	N48° 10' 20"E
L208	186.67	S0° 30' 32"E
L209	125.59	S89° 09' 22"W
L210	217.62	S0° 32' 21"E
L211	24.78	S24° 48' 39"E
L212	26.51	S59° 41' 23"E
L213	42.57	N89° 27' 51"E
L214	139.75	S14° 40' 14"E
L215	139.25	S88° 29' 25"W
L216	1725.37	N0° 40' 01"W
L217	261.51	N89° 29' 03"E
L218	198.03	S0° 22' 55"E
L219	40.00	S89° 31' 21"W
L220	100.00	S0° 25' 47"E
L221	190.00	N89° 35' 53"E
L222	176.99	S0° 23' 27"E
L223	355.49	S68° 11' 59"W
L224	83.29	S0° 00' 13"E
L225	12.74	S89° 59' 47"W
L226	116.97	N54° 22' 06"W

Line Table		
Line #	Length	Direction
L227	115.08	N0° 32' 09"W
L228	29.38	S89° 55' 17"E
L229	42.69	N30° 53' 24"E
L230	32.97	N74° 34' 51"E
L231	46.65	S67° 05' 47"E
L232	90.84	N56° 53' 34"E
L233	71.85	N2° 32' 47"E
L234	52.67	N66° 56' 25"W
L235	235.85	N0° 01' 29"W
L236	33.93	N59° 50' 49"E
L237	20.00	N30° 09' 11"W
L238	66.42	S66° 14' 03"W
L239	124.36	N47° 04' 35"W
L240	6.42	N0° 30' 57"W
L241	121.07	S13° 39' 21"W
L242	29.20	S1° 57' 03"E
L243	36.09	S15° 34' 55"E
L244	162.17	N89° 35' 04"W
L245	103.19	N8° 28' 57"W
L246	36.10	N0° 56' 27"W
L247	3.85	N89° 03' 33"E
L248	45.36	N0° 36' 12"W
L249	29.38	N89° 27' 51"E
L250	39.55	N0° 32' 09"W
L251	117.32	N89° 27' 56"E
L252	63.84	S46° 19' 22"E
L253	278.09	N89° 33' 44"E
L254	61.75	N46° 38' 24"E
L255	14.87	S0° 23' 53"E
L256	116.28	S4° 31' 18"W
L257	314.07	S88° 29' 03"W
L258	94.57	N0° 01' 41"E
L259	80.01	S88° 53' 59"W

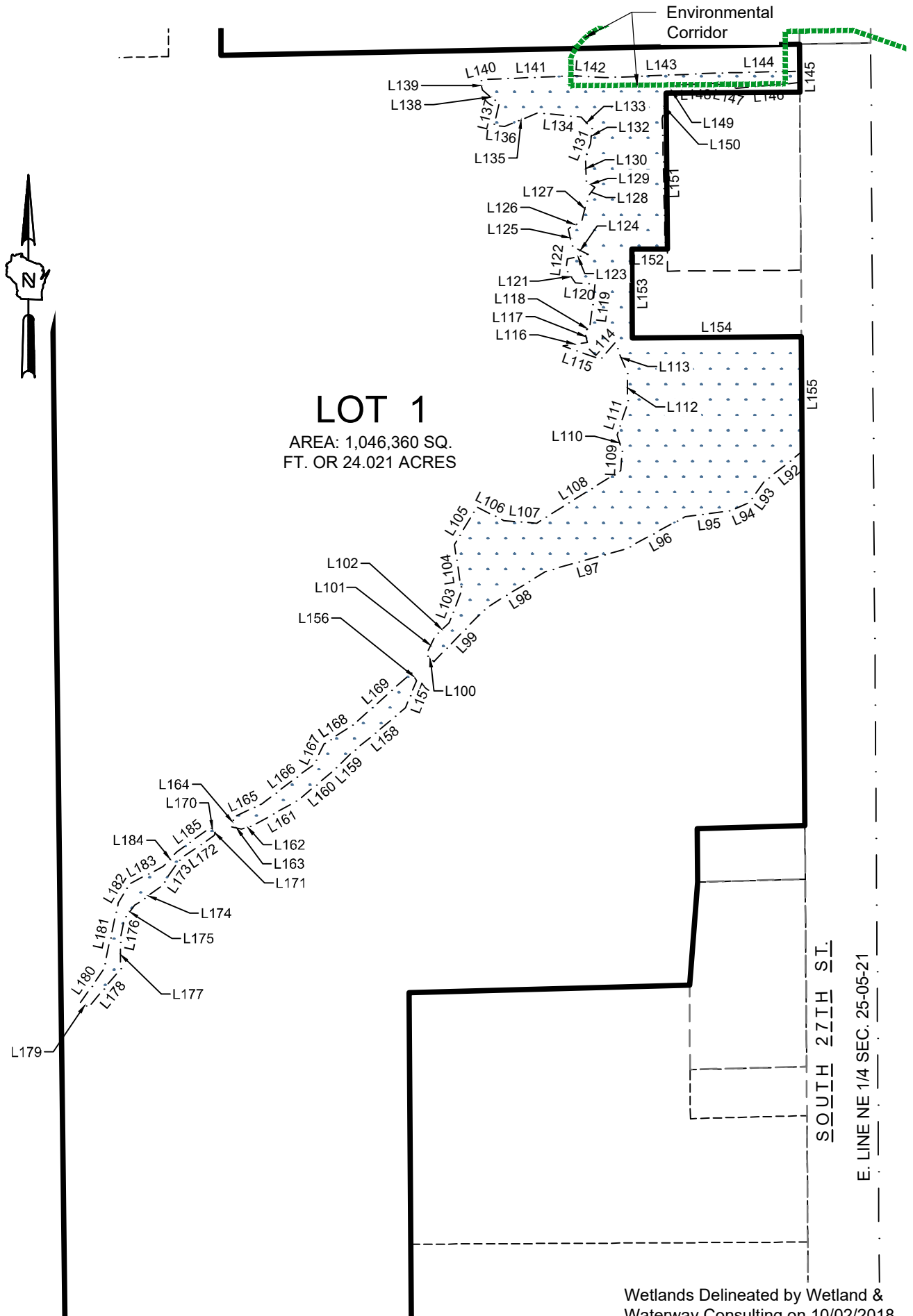


www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

CONSERVATION EASEMENT LINE TABLES

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



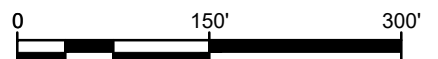
Wetlands Delineated by Wetland & Waterway Consulting on 10/02/2018



www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

WETLANDS

GRAPHIC SCALE



CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Line Table		
Line #	Length	Direction
L92	55.36	S51° 32' 12"W
L93	29.12	S36° 09' 24"W
L94	21.50	S66° 33' 18"W
L95	51.67	S82° 42' 05"W
L96	75.51	S61° 16' 14"W
L97	94.91	S74° 18' 44"W
L98	79.08	S58° 05' 31"W
L99	82.86	S44° 08' 56"W
L100	11.59	N49° 13' 36"W
L101	23.70	N25° 22' 06"E
L102	21.27	N46° 46' 54"E
L103	39.21	N21° 12' 31"E
L104	51.90	N9° 04' 32"W
L105	49.27	N30° 52' 17"E
L106	33.87	S63° 50' 34"E
L107	36.88	S85° 11' 27"E
L108	111.77	N58° 00' 14"E
L109	22.43	N3° 15' 15"E
L110	18.58	N17° 18' 16"W
L111	38.26	N18° 18' 46"E
L112	33.82	N1° 11' 59"W
L113	36.05	N22° 02' 15"W
L114	25.12	S42° 25' 32"W
L115	44.46	N70° 21' 51"W
L116	27.88	N81° 21' 15"E
L117	13.10	N13° 33' 43"W
L118	8.01	N49° 38' 18"E
L119	47.42	N7° 02' 05"E
L120	22.23	N84° 58' 11"W
L121	17.70	N36° 38' 36"W
L122	12.70	N6° 58' 40"E
L123	24.16	N77° 17' 00"E
L124	19.64	N65° 10' 52"W

Line Table		
Line #	Length	Direction
L125	20.72	N13° 27' 27"W
L126	18.11	N58° 16' 07"E
L127	27.81	N13° 46' 57"E
L128	12.82	N37° 33' 00"E
L129	12.13	N54° 36' 17"W
L130	28.05	N0° 58' 49"W
L131	15.29	N22° 16' 24"E
L132	17.17	N5° 05' 41"E
L133	18.04	N43° 44' 32"W
L134	48.74	N84° 52' 20"W
L135	40.10	S68° 07' 27"W
L136	12.24	N84° 09' 29"W
L137	24.77	N14° 22' 20"E
L138	24.45	N50° 47' 19"W
L139	10.65	N14° 52' 13"W
L140	7.71	N76° 52' 48"E
L141	99.48	N87° 33' 39"E
L142	33.32	S86° 02' 49"E
L143	128.76	N87° 37' 49"E
L144	90.37	N88° 46' 44"E
L145	12.79	S0° 23' 49"E
L146	71.22	S85° 00' 23"W
L147	26.25	N78° 19' 27"W
L148	41.10	S88° 01' 07"W
L149	17.41	S46° 40' 51"W
L150	26.47	S8° 46' 01"W
L151	146.64	S1° 17' 35"E
L152	37.60	S89° 36' 27"W
L153	100.00	S0° 23' 33"E
L154	190.00	N89° 36' 27"E
L155	128.92	S0° 25' 12"E
L156	10.34	N35° 03' 49"W
L157	33.24	N22° 15' 54"E

Line Table		
Line #	Length	Direction
L158	79.36	N50° 01' 40"E
L159	30.55	N45° 38' 45"E
L160	48.35	N50° 15' 34"E
L161	58.23	N60° 12' 00"E
L162	14.61	N72° 51' 40"E
L163	11.52	S75° 52' 37"E
L164	11.20	S13° 29' 48"W
L165	34.11	S64° 47' 27"W
L166	74.45	S53° 01' 08"W
L167	25.37	S25° 57' 32"W
L168	40.03	S56° 50' 34"W
L169	86.82	S48° 04' 35"W
L170	6.71	S67° 30' 22"E
L171	6.14	S10° 37' 58"W
L172	46.60	S55° 37' 30"W
L173	37.46	S34° 20' 18"W
L174	36.59	S54° 35' 23"W
L175	19.09	S37° 46' 13"W
L176	24.32	S11° 14' 38"W
L177	32.60	S0° 56' 46"E
L178	56.08	S39° 36' 56"W
L179	10.66	N61° 19' 26"W
L180	45.35	N34° 44' 01"E
L181	76.60	N12° 25' 47"E
L182	24.66	N30° 25' 22"E
L183	42.74	N62° 25' 57"E
L184	22.82	N43° 30' 30"E
L185	45.78	N53° 49' 05"E



www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

WETLANDS LINE TABLES

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, bounded and described as follows:

Commencing at the northeast corner of said Section 25; thence South 0°23'33" East, 1106.78 feet along the east line of the Northeast 1/4 of said Section 25; thence South 88°53'59" West, 80.01 feet to the west line of South 27th Street and to the point of beginning; thence South 0°23'33" East, 54.05 feet along said west line to a south line of Parcel 1 of said Certified Survey Map No. 6044; thence South 89°36'27" West, 150.00 feet along a south line of said Parcel 1 to an east line thereof; thence South 0°23'33" East, 175.00 feet along said east line to the north line of Outlot 1 of said Certified Survey Map No. 6044; thence South 89°36'27" West, 40.00 feet along said north line to the west line of said Outlot 1; thence South 0°23'33" East, 100.00 feet along said west line to the south line of said Outlot 1; thence North 89°36'27" East, 190.00 feet along said south line to the west line of aforesaid South 27th Street; thence South 0°23'33" East, 549.92 feet along said west line to a south line of aforesaid Parcel 1; thence South 88°29'34" West, 121.00 feet along said south line to an east line of said Parcel 1; thence South 0°23'33" East, 60.01 feet along said east line; thence South 4°31'38" West, 116.30 feet to the northeast corner of Lot 1 of Certified Survey Map No. 8776; thence South 88°29'34" West, 315.00 feet along the north line of said Lot 1 to the west line of said Lot 1; thence South 0°23'33" East, 492.05 feet along the west line of Lots 1 and 2 of said Certified Survey Map No. 8776 to the north line of Lot 1 of Certified Survey Map No. 8316; thence South 88°29'15" West, 389.05 feet along said north line; thence North 0°39'59" West, 1725.40 feet along the west line of aforesaid Parcel 1 of Certified Survey Map No. 6044 and it's extension to the south line of Lot 2 of Certified Survey Map No. 8003; thence North 88°55'27" East, 193.16 feet along said south line to a west line of said Lot 2; thence South 0°23'33" East, 172.72 feet along said east line to a south line of said Lot 2; thence North 88°53'59" East, 650.02 feet along said south line to the point of beginning

Said parcel contains 1,046,360 square feet or 24.021 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owners of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and of the City of Franklin Unified Development ordinance - Division 15 in surveying, dividing and mapping the same.

Kevin A. Slottke S-2503 June 18, 2022



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

ENTITY OWNER'S CERTIFICATE

FIDUCIARY REAL ESTATE, INC., a corporation duly organized and existing under the laws of the State of Wisconsin, as owner, caused the land described on this map to be surveyed, divided and mapped as represented on this map.

FIDUCIARY REAL ESTATE, INC., as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Franklin.

IN WITNESS WHEREOF, the said FIDUCIARY REAL ESTATE, INC., owner, has caused these presents to be signed,

at _____, Wisconsin, this ____ day of _____, 20____.

FIDUCIARY REAL ESTATE, INC.

By:

[signature]

[printed name & title]

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person who executed the foregoing instrument and to me known to be the _____ of FIDUCIARY REAL ESTATE, INC., and acknowledged that they executed the foregoing instrument as such member as the deed of said corporation, by its authority.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 07026224, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

CITY OF FRANKLIN COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION NO. _____

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN ON THIS ____ DAY OF _____, 20____,

STEPHEN R. OLSON, MAYOR

SANDRA L. WESOLOWSKI, CLERK



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

MEMORANDUM

Date: June 27, 2022
To: Department of City Development
CC: Anthony DeRosa, Ashley Poull, Fiduciary Real Estate Development, Inc.
From: The Sigma Group
RE: CSM, 9801 S. 27th Street/9605 S. 29th Street

Sigma responses are shown in **Red**:

Department of City Development

1. The CSM has been submitted for review to the Milwaukee County Register of Deeds and the Franklin-Oak Creek School District. Comments dated June 1, 2022 were just received from MCRD and are attached to this memorandum. **Sigma Response: Comments addressed**
2. This step should also include the submission of easement documents for utilities as well as the Conservation Easements as required by the NRSE approval. **Sigma Response: Easements have been added.**
3. I found the construction of the separate Word document legal description very confusing. I asked Engineering staff to review it against the CSM as drawn and they were able to verify that it is correct. **Sigma Response: understood.**

Engineering Department Comments

4. Use **South Zone NAD 83** the same datum as specified on the Site Plan. **Sigma Response: South Zone NAD 83 is now shown.**
5. Show the Northing & Easting coordinated of the section corners. **Sigma Response: Northing and Easting coordinates of section corners are shown!**
6. Show emergency access easement along the north property line and its supporting easement document. **Sigma Response: Easement is now shown.**
7. Submit easement documents (water, sewer, conservation, etc.) for review and approval. **Sigma Response: Easements have been provided**
8. Show line table for the utility easements. **Sigma Response: Line tables have been provided**
9. Show wetlands within the 30-foot Wetland Buffer and 50-foot Wetland Setback. **Sigma Response: wetlands within Wetland Buffer and Setback have been shown**
10. Show wetlands line table. **Sigma Response: Line table has been provided**
11. On Sheet 7 of 9, on the last two lines of the last paragraph, remove the “Part 7 of” and replace it with “**and of the City of Franklin Unified Development Ordinance – Division 15**” in surveying, dividing and mapping the same. **Sigma Response: Revised as requested**

Fire Department Comments

12. The Fire Department has no comments regarding this project. **Sigma Response: Understood**

Police Department Comments

13. The police department has no comment regarding this project. **Sigma Response: Understood**

Inspection Services Department Comments

14. Inspection Services has no comments on the subject proposal at this time. **Sigma Response: Understood**

Milwaukee County Comments

1. Correct the document number on all pages in the header to 7026224 & state Part 1 of Parcel 1 CSM No 6044. **Sigma Response: documents number updated to 07026224 and CSM number updated to 6044 on all sheets**
2. CSM No 6044 Parcel 1 is Now CSM No 8766 Lot 1 & Correct Outlot CSM 6044 inside of diagram to read Outlot 1. **Sigma Response: Updated**
3. Page 6 is missing data on easements. **Sigma Response: easement info added**
4. Preliminary states owner as Fiduciary Real Estate Development, Inc. Record deeds with correct owner's name prior to recording of CSM. The proposed CSM will not be processed with new parcel/tax key numbers if the ownership is not accurate. **Sigma Response: Understood – deeds with correct owner's name will be recorded prior to recording of CSM.**



REGISTER OF DEEDS

Milwaukee County

ISRAEL RAMÓN • Register of Deeds

June 1, 2022

City of Franklin
Attn: Gail Olsen
9229 W. Loomis Road
Franklin, WI 53132

\$75.00 Review Fee Paid

RE: Preliminary Review of Certified Survey Map
That Part of NE ¼ & SE ¼ of NE ¼ of SEC 25 T 5N, R21E, City of Franklin, County of Milwaukee, State of Wisconsin

Tax Key Number (s): 902-9965-006

Owners (s): CCM-9801 27TH FRANKLIN LLC per recorded document no 10815847

Tax Key Number (s): 902-9966-001

Owner (s): CCM-9801 27TH FRANKLIN LLC per recorded document no 10868295

Comment: Correct the document number on all pages in the header to 7026224 & state Part of Parcel 1 CSM No 6044.

Comment: CSM No 6044 Parcel 1 is Now CSM No 8766 Lot 1 & Correct Outlot CSM 6044 inside of diagram to read Outlot 1.

Comment: Page 6 is missing data on easements.

Comment: Preliminary states owner as Fiduciary Real Estate Development, Inc. Record deeds with correct owner's name prior to recording of CSM. The proposed CSM will not be processed with new parcel/tax key numbers if the ownership is not accurate.

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

Sincerely,

[Rosita Ross](#)

Rosita Ross
Real Property Supervisor

Cc: File
Ronnie Asuncion, Engineering Technician
Joel Dietl, Planning Manager
Sigma Single Source Solutions Group/Baiba M. Rozite

(PRELIM CSM)

CLOSURE ERROR IS GOOD (KB) 6.122

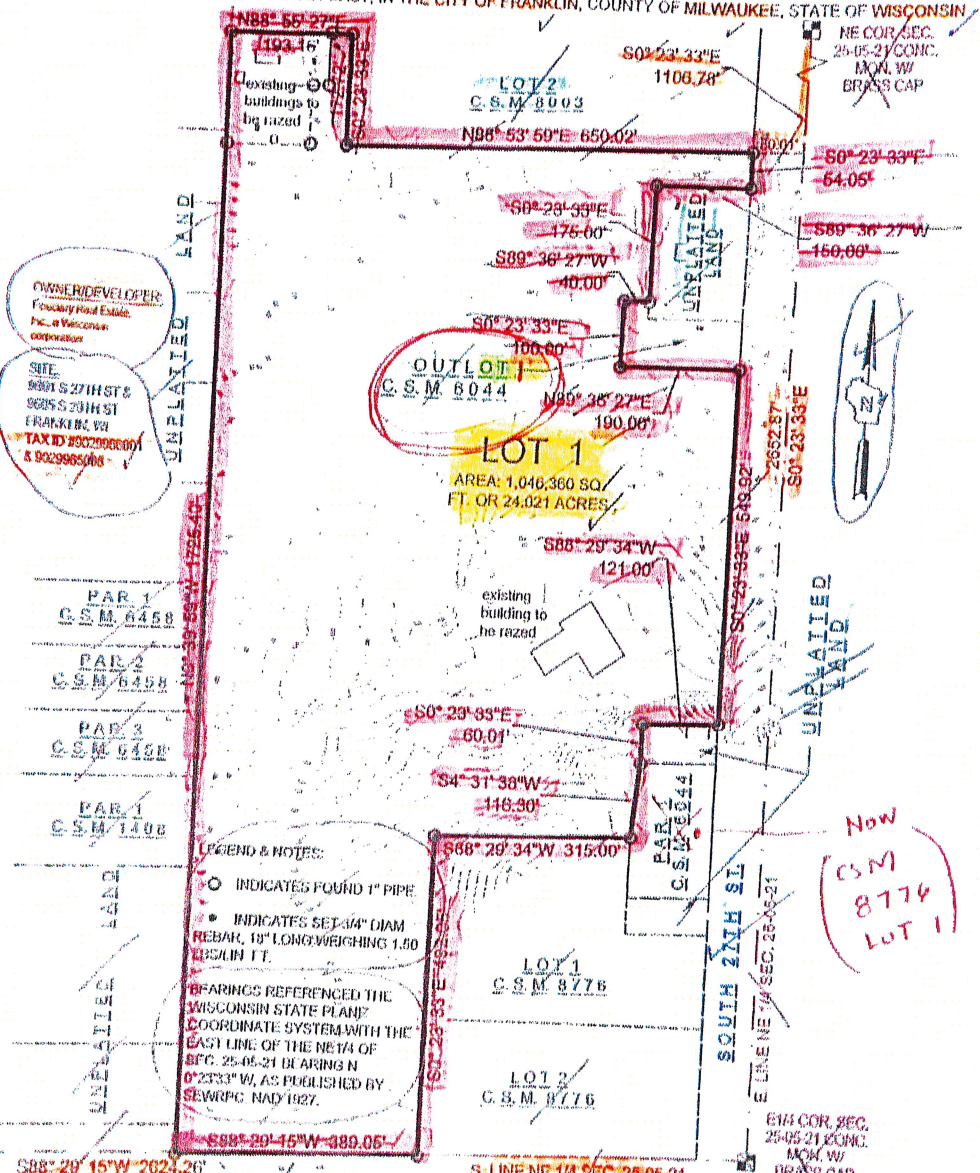
#07026274

(521 251)✓

CERTIFIED SURVEY MAP NO.

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026244, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

P4



OWNER/DEVELOPER
 Foxbury Road Estate, Inc., a Wisconsin corporation

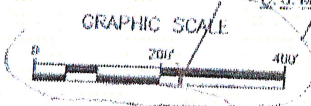
SITE
 8801 S 27th St
 8805 S 20th St
 FRANKLIN, WI
 TAX ID 8002906000
 & 8002906006

- PAR 1 C.S.M. 6458
- PAR 2 C.S.M. 6459
- PAR 3 C.S.M. 6459
- PAR 4 C.S.M. 1108

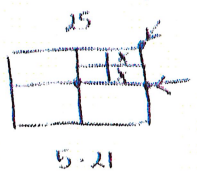
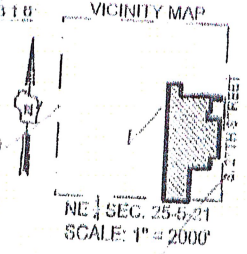
LEGEND & NOTES:

- INDICATES FOUND 1" PIPE
- INDICATES SET 3/4" DIAM REBAR, 18" LONG, WEIGHING 1.50 LB/RAIN FT.
- BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE EAST LINE OF THE NE 1/4 OF SEC. 25-05-21 BEARING N 0°23'33" W, AS PUBLISHED BY SEWRPC NAD 1987.

Now
 CSM
 8776
 LOT 1



SIGMA GROUP
 Single Source Social Solutions
 www.thegroup.com
 1368 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-6200
 Fax: 414-643-9210

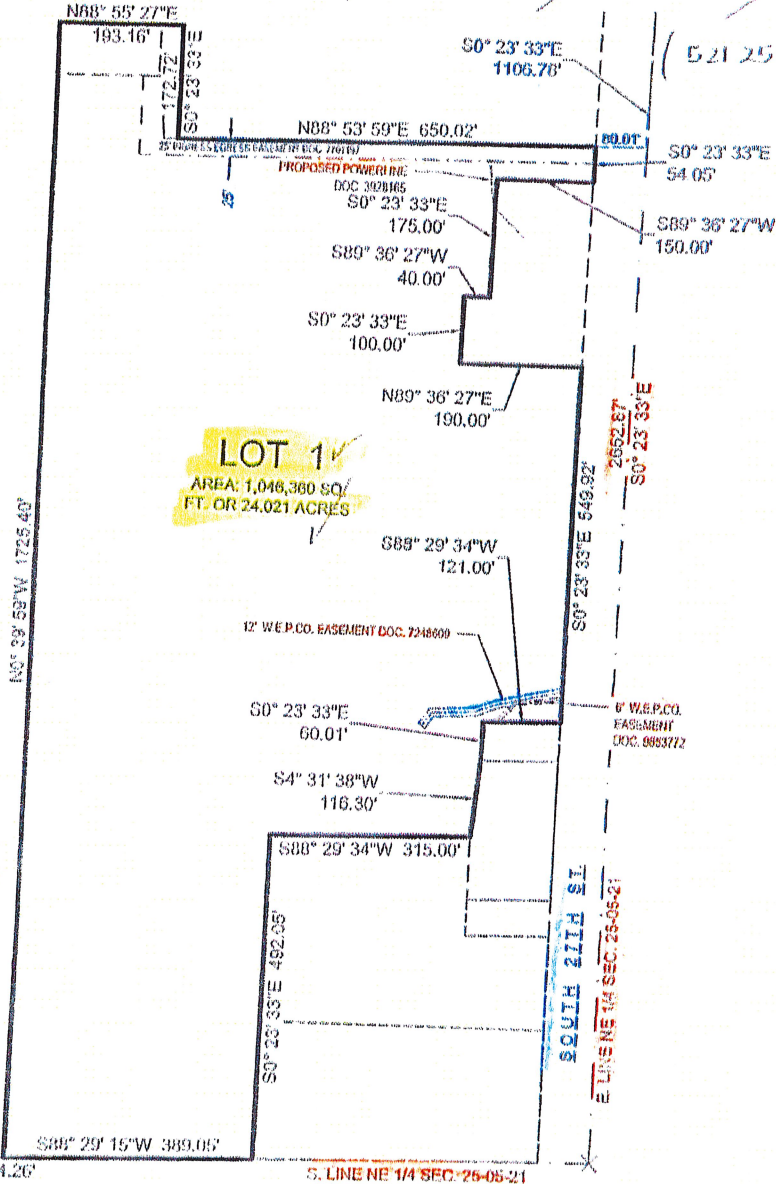
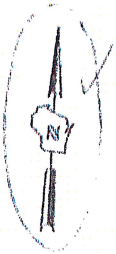


PROJECT NUMBER 20282 DRAFTED BY B. ROZITE

Sheet 1 of 9

CERTIFIED SURVEY MAP NO.

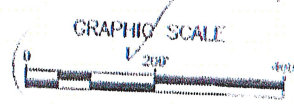
PARCELS OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026244, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



(521 251) ✓

SIGMA GROUP
 Single Source Total Solutions
 www.sigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4700
 Fax: 414-643-4210

EXISTING EASEMENTS

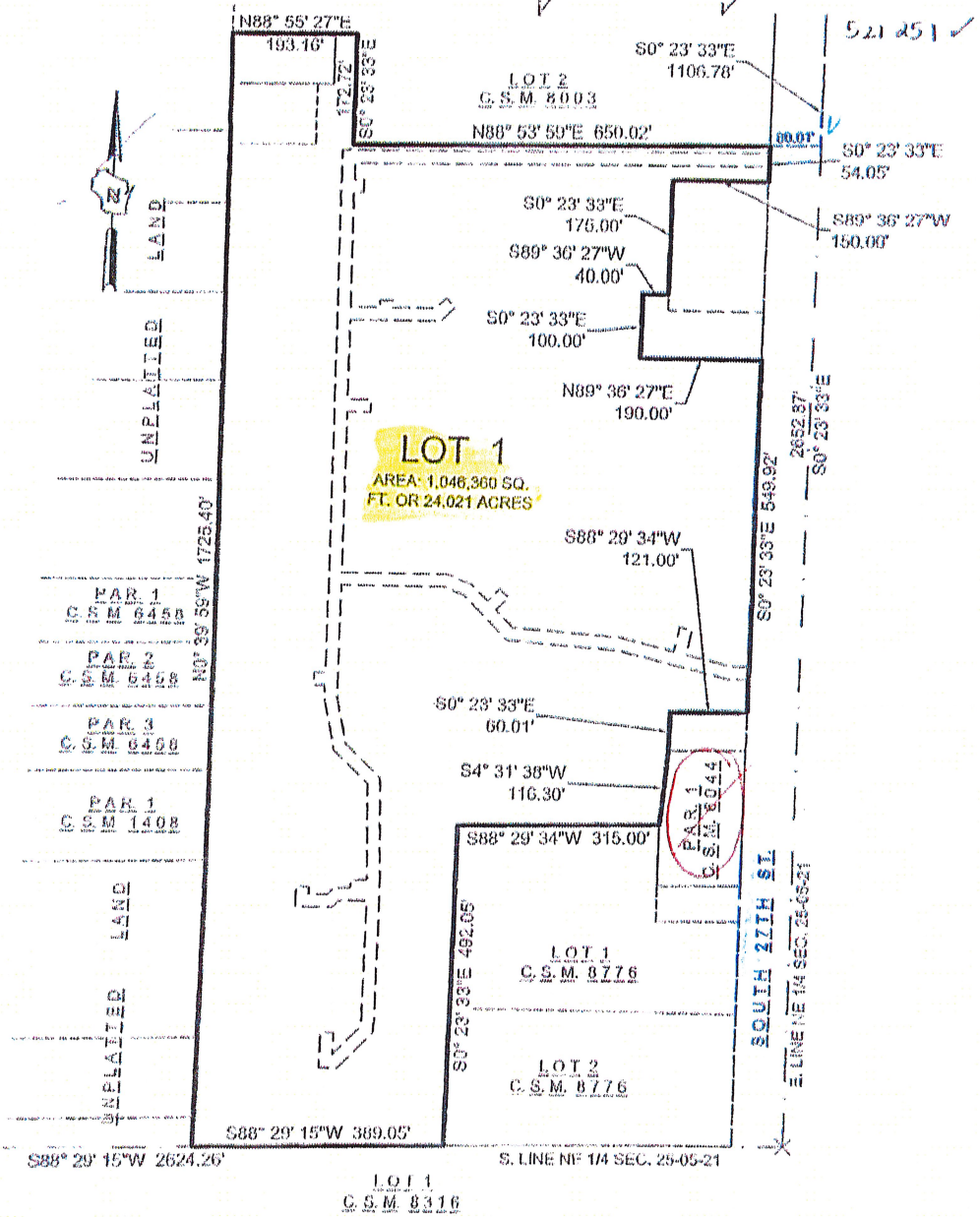


PROJECT NUMBER 20202 DRAFTED BY B. ROZITE

Sheet 2 of 9

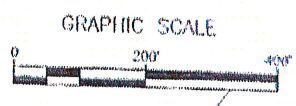
CERTIFIED SURVEY MAP NO. _____

PARCEL OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026244, LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



SIGMA GROUP
 Sigma Source. Smart Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

PUBLIC WATERMAIN EASEMENT GRANTED TO THE CITY OF FRANKLIN

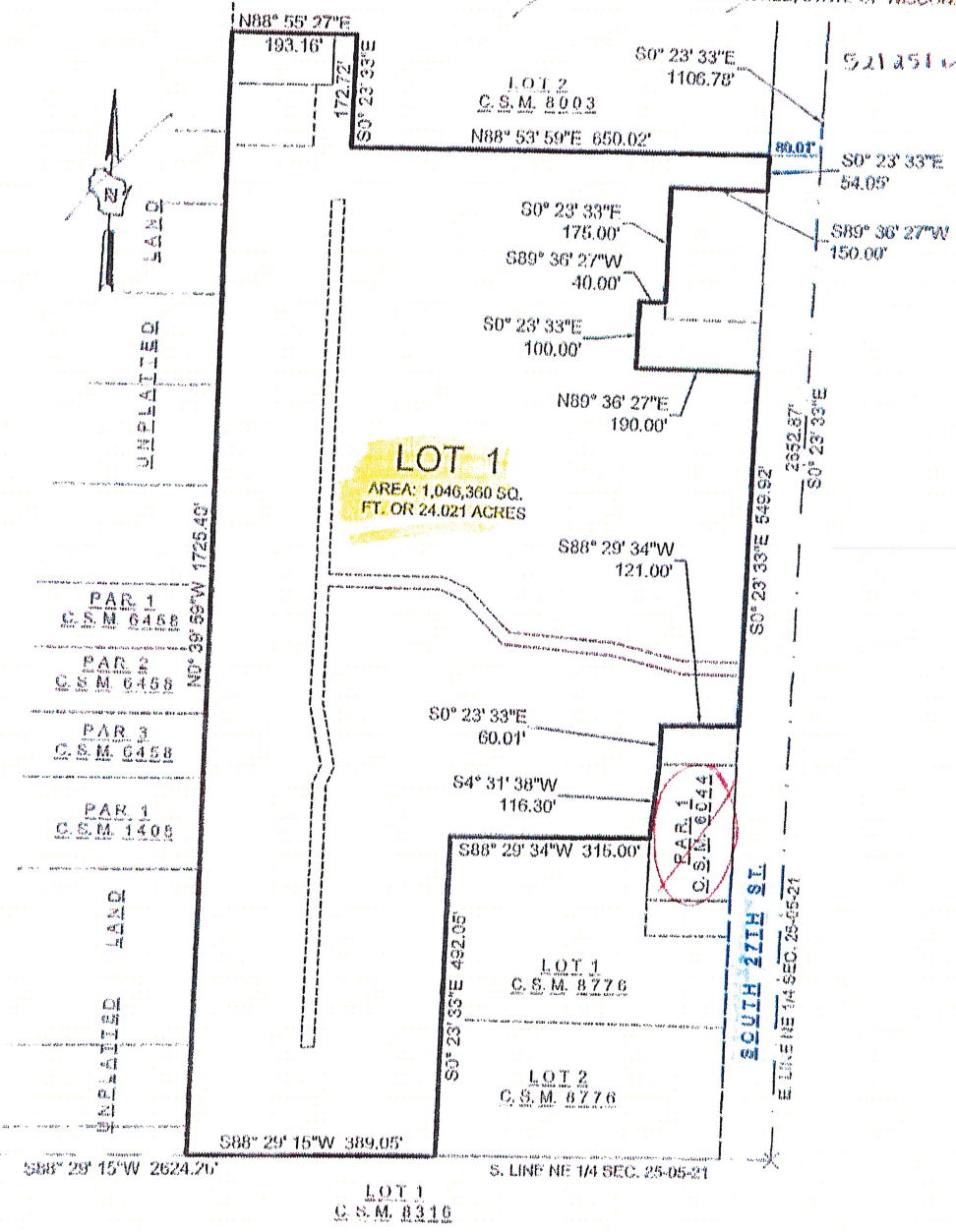


PROJECT NUMBER 20262 DRAFTED BY D. ROZITE

Sheet 3 of 9

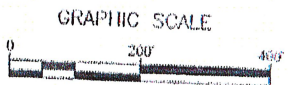
CERTIFIED SURVEY MAP NO. 6044

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGE-S 833-835, AS DOCUMENT NO. 7020244, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



SIGMA GROUP
 Single Source Smart Solutions
 www.bossmagnatop.com
 5300 West Canal Street
 Milwaukee, WI 53223
 Phone: 414-643-4200
 Fax: 414-643-4210

20' WIDE PUBLIC SANITARY
 EASEMENT GRANTED TO
 THE CITY OF FRANKLIN



PROJECT NUMBER 20202 DRAFTED BY B. ROZITE

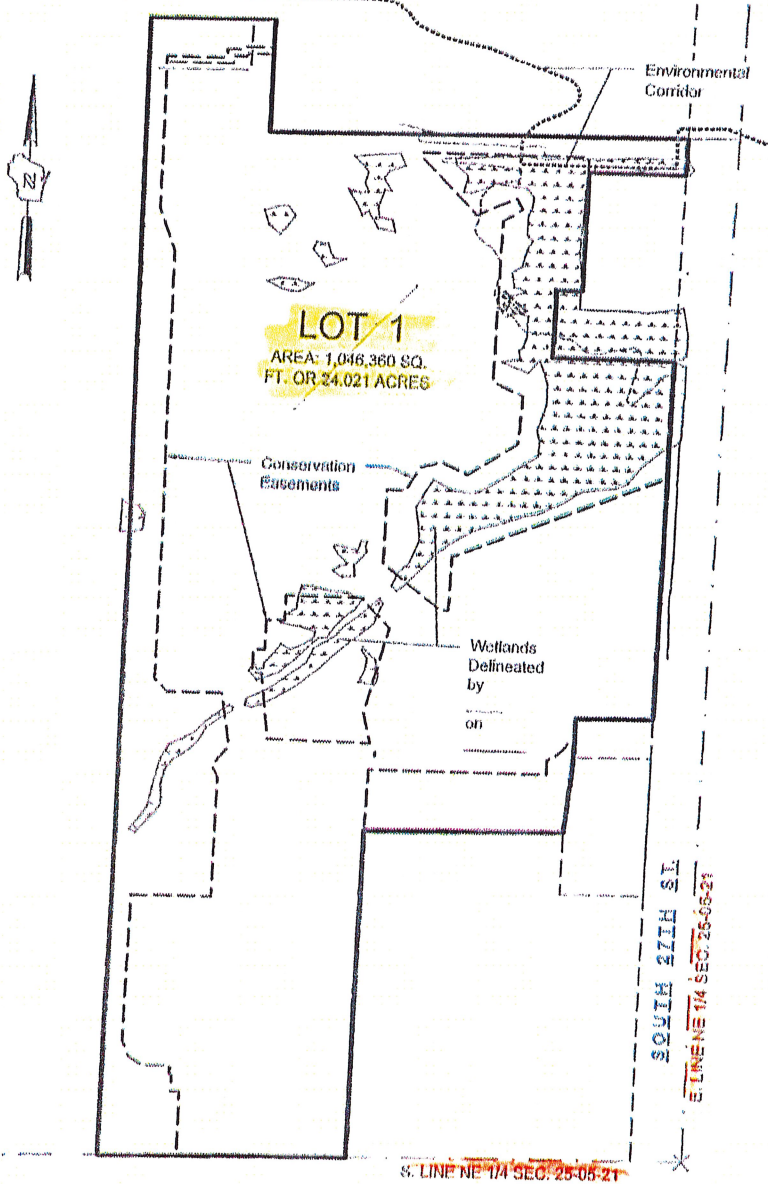
Sheet 4 of 9

521 291 ✓

fix

CERTIFIED SURVEY MAP NO. _____

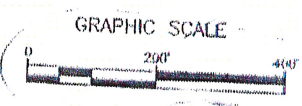
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 8044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026244, **WETLANDS**, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



SIGMA
GROUP
Shape. Source. Sound. Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4216

CONSERVATION EASEMENT
GRANTED TO THE CITY OF
FRANKLIN

PROJECT NUMBER 20282 DRAFTED BY B. ROZITE



Sheet 5 of 9

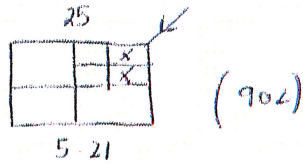
07026224

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026244, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)



I, **Baliba M. Rozite**, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044, RECORDED ON REEL 3419, IMAGES 833-835, AS DOCUMENT NO. 7026244, AND LANDS, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, bounded and described as follows:

Commencing at the northeast corner of said Section 25; thence South 0°23'33" East, 1106.78 feet along the east line of the Northeast 1/4 of said Section 25; thence South 88°53'59" West, 80.01 feet to the west line of South 27th Street and to the point of beginning; thence South 0°23'33" East, 54.05 feet along said west line to a south line of Parcel 1 of said Certified Survey Map No. 6044; thence South 89°36'27" West, 150.00 feet along a south line of said Parcel 1 to an east line thereof; thence South 0°23'33" East, 175.00 feet along said east line to the north line of Outlot 1 of said Certified Survey Map No. 6044; thence South 89°36'27" West, 40.00 feet along said north line to the west line of said Outlot 1; thence South 0°23'33" East, 100.00 feet along said west line to the south line of said Outlot 1; thence North 89°36'27" East, 190.00 feet along said south line to the west line of aforesaid South 27th Street; thence South 0°23'33" East, 549.92 feet along said west line to a south line of aforesaid Parcel 1; thence South 88°29'34" West, 121.00 feet along said south line to an east line of said Parcel 1; thence South 0°23'33" East, 60.01 feet along said east line; thence South 4°31'38" West, 116.30 feet to the northeast corner of Lot 1 of Certified Survey Map No. 8776; thence South 88°29'34" West, 315.00 feet along the north line of said Lot 1 to the west line of said Lot 1; thence South 0°23'33" East, 402.05 feet along the west line of Lots 1 and 2 of said Certified Survey Map No. 8776 to the north line of Lot 1 of Certified Survey Map No. 8316; thence South 88°29'15" West, 389.05 feet along said north line; thence North 0°39'59" West, 1725.40 feet along the west line of aforesaid Parcel 1 of Certified Survey Map No. 6044 and its extension to the south line of Lot 2 of Certified Survey Map No. 8003; thence North 88°55'27" East, 193.16 feet along said south line to a west line of said Lot 2; thence South 0°23'33" East, 172.72 feet along said east line to a south line of said Lot 2; thence North 88°53'58" East, 650.02 feet along said south line to the point of beginning

Said parcel contains 1,046,360 square feet or 24.021 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owners of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Part 7 of the City of Franklin Unified Development ordinance in surveying, dividing and mapping the same.

BAIBA M. ROZITE S-2351

DATE

SIGMA
GROUP
www.sigmapro.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 20202 DRAFTED BY B. ROZITE

Sheet 7 of 9

Table 15-3.0502
WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	24.02 Acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed <i>residential use</i> , subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed <i>nonresidential use</i> , subtract (-) the land proposed for residential uses.	0 acres
STEP 5:	Equals "Base Site Area"	= 24.02 acres

**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 <u> 0 </u> =	0
20-30%	0.65	0.75	0.70	X <u> 0 </u> =	
+ 30%	0.90	0.85	0.80	X <u> 0 </u> =	
					<u> 0 </u>
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u> 2.03 </u> =	1.42
Young	0.50	0.50	0.50	X <u> 2.97 </u> =	1.49
Lakes & Ponds	1	1	1	X <u> 0 </u> =	0
Streams	1	1	1	X <u> 0 </u> =	0
Shore Buffer	1	1	1	X <u> 0 </u> =	0
Floodplains/Floodlands	1	1	1	X <u> 0.75 </u> =	0.75
Wetland Buffers	1	1	1	X <u> 2.17 </u> =	2.17
Wetland Setback	--	--	--	X <u> 1.25 </u> =	1.25
Wetlands & Shoreland Wetlands	1	1	1	X <u> 2.22 </u> =	2.22
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					9.30

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.

Table 15-3.0504

**WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND
CAPACITY FOR RESIDENTIAL DEVELOPMENT**

<p>STEP 1:</p>	<p>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>24.02</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0.35</u></p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =</p>	<p align="center">8.41 acres</p>
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>24.02</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>9.30</u></p> <p>Equals NET BUILDABLE SITE AREA =</p>	<p align="center">14.72 acres</p>
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>14.72</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>8.00</u></p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE =</p>	<p align="center">117.76 D.U.s</p>
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>24.02</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>6.10</u></p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE =</p>	<p align="center">146.52 D.U.s</p>
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</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="center">117.76 D.U.s</p>

SOIL

- Contractor shall provide high-quality topsoil for all new turfgrass lawn and planting bed areas in the following depths:
 - For seeded lawns: 4-inches minimum; 8-inches in areas where high bedrock is present
 - For planting beds: 12-inches
 - For tree pits and/or trees planted in planting beds: 24-inches or the depth of the rootball, whichever is greater.
 - No topsoil is required under any areas that are exclusively stone cobbles/stone materials. Topsoil shall be loam to sandy loam and free of rocks, gravel, wood, debris, litter, and of noxious weeds and their seeds. It shall be cleaned, salvaged or imported material capable of passing the 1" sieve.

- Additional Properties of Imported Topsoil or Manufactured Topsoil: Screened and free of stones 1/2 inch or larger in any dimension; free of roots, plants, sod, clods, clay lumps, pockets of coarse sand, paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials harmful to plant growth; free of obnoxious weeds and invasive plants including quackgrass, Johnsongrass, poison ivy, nutsedge, nimblewill, Canada thistle, bindweed, bentgrass, wild garlic, ground ivy, perennial sorrel, and bromegrass; not infested with nematodes; grubs; or other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens; friable and with sufficient structure to give good tilth and aeration. Continuous, air-filled pore space content on a volume/volume basis shall be at least 15 percent when moisture is present at field capacity. Soil shall have a field capacity of at least 15 percent on a dry weight basis.

- Sand: Provide sand for sand/topsoil blend meeting the gradation requirements of USDA Coarse Sand (0.02-0.04 inches) or ASTM C33 (Fine Aggregate Concrete Sand) or WisDOT SSHSC Section 501.2.5.3.4 (Fine Aggregate Sand). Pre-blend sand and topsoil uniformly off-site prior to delivery and installation on-site and only install where specifically indicated in the drawings.

- All topsoil shall be verified by field review at the location of the topsoil stockpile prior to delivery or spreading on the site. Field review may consist of visual inspection, hand test for clay, etc. Each different soil source (stockpiled from existing site, imported, stockpiled off-site, etc) is subject to a separate inspection and approval.

- Refer to Civil plans for subterranean bioretention island materials and constructions.

- Till or disc the exposed subsoils/subgrades to a depth of 2"-4" to allow aeration before placing topsoil. An Owner's Project Representative shall examine all subgrades prior to the delivery or installation of topsoil for any and all detrimental conditions including compaction, contamination by deleterious materials, presence of large construction debris, and/or any other negative conditions. Soil materials shall not be placed until all subgrade deficiencies have been corrected. Contractor will be held responsible for negative results from improper subgrade preparation if soil materials are placed with disregard to inadequately prepared subgrades.

- Place an initial lift of topsoil to a 4-inch depth and gently till into the top layer of decompacted subgrades. Place subsequent layers of topsoil also in 4-inch lifts and lightly tamp to account for settling. Topsoil depths listed in these sheet notes are final depths, **taking into account settling**; Contractor shall account for a slight overage of topsoil volumes ordered and delivered to the site to account for material settling.

- Do not apply topsoil to saturated or frozen subgrades.

- Finish grade topsoil surfaces to the following tolerances where topsoiled area(s) meets adjacent pavements:
 - For seeded lawns: Hold topsoil 1/2-inch below top surface of adjacent pavement.
 - For planting beds: Hold topsoil 2-inches below top surface of adjacent pavement and taper bark mulch down so that top surface of bark mulch is held even or slightly below top surface of adjacent pavement.

PLANTS

- Protect all existing trees to remain on or near the construction boundaries. If any existing trees to remain are damaged or need to be removed to accommodate construction, the appraised value of the tree(s) will need to be paid to the Owner.

- All plant material shall conform to the American Standards of Nursery Stock and be true to the species and variety/hybrid/cultivar specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. All material shall be well-rooted into its specified container size. Nursery-dug material shall be freshly dug and properly prepared for planting.

- If discrepancies occur between the written Plant Schedule and the actual plant count from the planting symbols placed on the plans, the quantities in the plans shall govern over the quantities indicated in the Plant Schedule. Plants shall conform to the measurements specified within the contract documents.

- Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.

- Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.

- Planting Restrictions: Plant between April 15 and October 1 and after ground has completely thawed. Any planting proposed outside of this planting window shall receive written approval from an Owner's Project Representative.

- Do not fertilize newly planted material in the first year of planting.

- During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown off a truck or loader.

- Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within one day of delivery to site.

- An Owner's Project Representative and Landscape Architect must inspect all plant material delivered to the site to verify health, form and conformance to the size and species requirements prior to planting. Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, damaged, or installed incorrectly.

- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 60 mph. During any time of the guarantee period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect. All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.

PLANTS, CONTINUED...

- Set plants plumb into the center of plant holes or excavated plant bed area, **making sure that the root flare is 1-inch above adjacent finished grades**; plants set too low will require re-planting at no additional cost to the Owner. **Remove wire basket, burlap, twine, pots, and/or any other material completely from the rootball.** Gently scarify rootballs of shrubs and/or perennials that have pot-bound roots. Trees with girdling roots will be rejected. Remove all twine and labels and prune any dead or broken branches.

- Backfill around rootballs in 6-inch to 8-inch lifts, tamping gently to settle soil and eliminate voids and air pockets. Fine grade all planting bed surfaces after installation and prior to mulching to re-distribute topsoil from plant hole excavations in an even, smooth surface level with adjacent grades. Provide a granular pre-emergent herbicide [Basis of Design: Preen Garden Weed Preventor by Preen] across the surface of all planting beds and/or tree pit areas in accordance with manufacturer's written instructions. Thoroughly water plants and planting bed surfaces (exposed soil areas that will be covered with bark mulch) immediately after planting and before mulching.

- Organic Mulch is to be shredded hardwood or cedar bark, free of material detrimental to healthy plant growth. Recycled bark, shredded pallets or other non-virgin material will be rejected. Individual pieces of shredded bark mulch shall not exceed 2-1/2" in size. Color shall be natural. Basis of Design: "Single Cut Hardwood" by Kissar Stone, or approved equal.
 - Provide a 3-inch depth, continuous layer of shredded hardwood bark mulch for all planting beds indicated.
 - Provide a shredded hardwood bark mulch ring at the base of all trees planted in lawn areas. Size (diameter) of the ring varies based on tree species and locations. Refer to plans for diameter of tree rings.

- Provide a 6" deep x 2" wide spaded edge, backfilled with shredded hardwood bark mulch around the perimeter of all mulch rings for trees planted in lawn areas.

- Provide a 6" deep x 6" wide shovel cut edge (trenched edge), backfilled with shredded hardwood bark mulch, for all planting beds adjacent to lawn areas.

- Maintenance for plant material shall be 90 days. Contractor will be responsible for beginning initial maintenance for all plants and landscape materials as soon as the material is installed. Actual maintenance period will start at the end of installation on the date considered substantial completion by an Owner's Representative. Any days of maintenance period after October 15 of any given year will roll into the spring of the next year, Starting May 1. For example, a project completed on September 15 would be responsible for maintenance from September 15 to October 15 (30 days) and then from May 1 to July 1 (60 days) the following season.

- During the maintenance period, the Contractor will be responsible for (at a minimum), watering with Contractor-supplied supplemental water, staking leaning trees, re-settling plant material/topsoil areas/seeded areas that settle, pruning, dead-heading, weeding, and removing trash and debris from planting and landscape areas, re-setting stone materials and/or edging, repairing areas of washout, and ensuring all landscape construction is on the path to successful short and long-term establishment. Whenever possible, utilize integrated pest management practices; hand-weeding will be required. Apply pesticides and chemical products only as required to prevent widespread outbreaks of a particular weed species and only after receiving written approval from the Owner. Contractor shall plan to make weekly maintenance visits to the site during the maintenance period and shall provide documentation to the Owner of the maintenance activities performed and observations of any deleterious nature for each maintenance visit.

- Stake any trees planted on slopes of 3:1 or greater, in areas of high winds, and/or as determined by the Contractor or Owner's Representative to be in the best interest of the tree's immediate and long-term health and survivability.

SEEDING

- Provide the following seed types from Agrecol LLC 10101 N. Casey Road Evansville, Wisconsin 53536:

- Agrecol's 'Upland Meadow Seed Mix for areas shown as 'WETLAND BUFFER SEED MIX'
- Agrecol's 'Savannah/Woodland Edge Seed Mix' for areas shown as 'WOODLAND EDGE SEED MIX'
- Agrecol's 'Rainwater Renewal Mix' for areas shown as 'WETLAND SEED MIX'
- Reinder's 'Deluxe 50 Seed Mix' for areas shown as 'SEEDED TURFGRASS LAWN'

Refer to DETAIL 5/6/7/8, L200, for Seed Mix composition.

- Refer to Civil plans for locations and extents of erosion control mat. In general, provide Curlex Net Free for seeded areas with slopes of 4:1 or less and Curlex II erosion control mat in all other seeded areas. Provide manufacturer's standard biodegradable anchoring stakes (or alternative source for biodegradable stakes, if approved in writing by Owner's Representative). Install per manufacturer's written installation instructions.

- Anchored straw mulch may only be used for seeding small areas of repair unless approved by the Owner.

- Seed shall be delivered to the site in its original, unopened container, labeled as to weight, analysis, and manufacturer. Store any seed delivered prior to use in a manner safe from damage from heat, moisture, rodents, or other causes.

- The Contractor shall guarantee the germination of seed installed during the regular seeding season. Seeding windows for the project are April 1 - June 15 and/or September 1 to October 15. Seeding outside of these windows requires written approval from Owner and may require additional material and/or maintenance costs.

- Fertilizer + Preemergent: Provide 21-22-4 Fertilizer-Mesotrione Herbicide blend by The Andersons, or approved equal, for application over bare soils before seeding or sodding for all turfgrass seeded areas. Apply at 40 lbs. / 11,000 square feet.

- Starter Fertilizer: In addition to fertilizer+preemergent blend, provide a granular, non-burning fertilizer of 18-12-6 composition by Spring Valley, or approved equal, for all turfgrass seeded areas. Apply at manufacturer's recommended rate(s).

- Contractor will be responsible for beginning initial maintenance for all lawns and erosion control materials as soon as the material is seeded/installed. Actual maintenance period will start at the end of installation on the date considered substantial completion by an Owner's Representative. Any days of maintenance period after October 15 of any given year will roll into the spring of the next year, Starting May 1. For example, a project completed on September 15 would be responsible for maintenance from September 15 to October 15 (30 days) and then from May 1 to July 1 (60 days) the following season.

- Maintain and establish lawn areas by watering, fertilizing, weeding, mowing, trimming, replanting, and any other operations to ensure all lawns are on a path to short-term establishment and vigorous, long-term health. Roll, regrade, and replant bare or eroded areas and repair displaced erosion control materials to produce a uniformly smooth lawn. Contractor shall plan to make weekly maintenance visits to the site during the maintenance period and shall provide documentation to the Owner of the maintenance activities performed and observations of any deleterious nature for each maintenance visit.

VEGETATION MONITORING AND MANAGEMENT

NATIVE SEED INSTALLATION:

NATIVE SEED SHALL BE MIXED THOROUGHLY BY VENDOR OR SEED INSTALLATION CONTRACTOR. SEED SHALL BE INSTALLED BY MEANS OF MECHANICAL AND/OR BROADCAST METHODS TO ASSURE EVEN DISTRIBUTION OF SEEDS THROUGHOUT ALL DESIGNATED SEEDING AREAS. IMMEDIATELY AFTER SEED PLACEMENT, SEED SHALL BE SOWN INTO THE SOIL'S SURFACE BY MEANS OF LIGHT RAKING OR HARROWING AND THEN LIGHTLY MULCHED WITH CLEAN, WEED-FREE STRAW. A COVER CROP OF ANNUAL RYE GRASS SHALL BE USED TO COMPLIMENT NATIVE SEEDING AREAS AT THE RATE OF FIVE (5) POUNDS PER ACRE.

MANAGEMENT AND MONITORING:

THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY. INVASIVE AND WEEDY PLANT SPECIES WILL NEED TO BE CONTROLLED UNTIL THE DESIRED NATIVE PLANT COMMUNITIES ARE ESTABLISHED. THIS TYPICALLY WILL TAKE THREE (3) TO FIVE (5) YEARS AFTER SOWING OR PLUG INSTALLATION.

UNDESIRABLE PLANT CONTROL:

OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS, IRRIGATION, STRATEGIC MOWING TO REDUCE WEED COVER AND PREVENT WEED SEED SET, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION(S), AND MECHANICAL WEED CONTROL (HAND PULLING AND SEED HEAD REMOVAL). SELECTED HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY AND ONLY WHEN NECESSARY. SELECTION OF HERBICIDE FOR USE MUST CONSIDER THE PROXIMITY TO THE WATERWAY, IN COMPLIANCE WITH STATE AND APPLICABLE FEDERAL LAW.

SHORT-TERM VEGETATION MANAGEMENT:

SHORT-TERM VEGETATION MANAGEMENT (2 YEARS AFTER SEEDING/PLUG INSTALLATION) OCCURS WHILE THE LANDSCAPE CONTRACTOR OR SPECIALTY SEEDING/ RESTORATION CONTRACTOR IS RESPONSIBLE TO THE PROJECT OWNER FOR THE GUARANTEE OF ALL PLANTINGS TO BE ALIVE AND IN VIGOROUS GROWING CONDITIONS. SEEDING SHOULD ACHIEVE AN AVERAGE OF 80% VEGETATION COVERAGE FROM SPECIFIED SEED MIXES. IF UNSATISFACTORY PLANTS ARE FOUND ON SITE, THEY SHOULD BE REPLACED BY THE LANDSCAPE CONTRACTOR OF SPECIALTY SEEDING/RESTORATION CONTRACTOR DURING THE FIRST MONTH OF THE NEXT FAVORABLE PLANTING SEASON. SUPPLEMENTAL SEEDING WILL BE NEEDED TO FILL IN BARE SPOTS WHERE NATIVE SEED GERMINATION IS POOR. IT IS ALSO THE LANDSCAPE CONTRACTOR / SPECIALTY SEEDING/RESTORATION CONTRACTOR'S RESPONSIBILITY TO ELIMINATE ALL NOXIOUS WEED GROWTH FROM THE SITE DURING THIS GUARANTEE PERIOD.

INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO PROPERLY DOCUMENT ANY INVASIVE SPECIES, WEEDS, DEHYDRATION, DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER CON- DITIONS ARE APPROPRIATE. THE INSPECTIONS AND SUBSEQUENT ACTIONS SHOULD BE PROPERLY DOCUMENTED AND GRAPHICALLY IDENTIFIED ON THE APPROVED LANDSCAPE PLAN FOR THE PROJECT.

AT THE END OF THE GUARANTEE PERIOD, OWNERSHIP AND MAINTENANCE ACTIVITIES WILL BE TRANSFERRED TO THE PROJECT OWNERSHIP/MANAGEMENT ASSOCIATION.

LONG TERM VEGETATION MANAGEMENT:

LONG-TERM MANAGEMENT (AFTER 2 YEARS) WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/MANAGEMENT ASSOCIATION. LONG-TERM VEGETATION MANAGEMENT TASKS WILL INCLUDE MOWING, RESEEDING OR REPLANTING DAMAGED AREAS, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION AND MECHANICAL WEED CONTROL (HAND-PULLING AND SEED HEAD REMOVAL) AND REPAIR OF EROSION AREAS. SELECTIVE HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY. INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO IDENTIFY ANY INVASIVE SPECIES, WEEDS, DEHYDRATION DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER AND GROWING CONDITIONS ARE APPROPRIATE.

MOWING FREQUENCIES:

MOWING FREQUENCIES WILL DEPEND ON FIELD CONDITIONS. THE NATIVE SEEDLING/GRASS AREAS SHOULD NEVER BE MOWED SHORTER THAN SIX (6) INCHES. GROWTH OF THE VEGETATION ALONG THE WATER'S EDGE (WHERE APPLICABLE) WILL PROVIDE BANK STABILIZATION. THE VEGETATION SHOULD PREVENT NUISANCE LEVELS OF GEESSE IN WATERWAYS, WHICH WOULD ADD TO THE NUTRIENT LEVEL IN THE WATER AND FURTHER DEGRADE THE WATER QUALITY. IN ADDITION, THE GROUND SLOPE ABOVE NORMAL WATER ELEVATION SHOULD PROVIDE GOOD DRAINAGE OF THE SURFACE SOILS REDUCE PONDING, AND THUS MOSQUITO HABITAT. THE NATIVE VEGETATION WILL PROVIDE HABITAT CONDUCIVE TO THE BREEDING AND ESTABLISHMENT OF EFFECTIVE MOSQUITO PREDATORS SUCH AS DRAGONFLIES.

MOWING SHOULD BE DONE THREE (3) TIMES DURING THE ESTABLISHMENT PERIOD:

ACTIVITY	TIMING	SUGGESTED MOWING HEIGHTS	REASON
FIRST MOWING	LATE MAY- EARLY JUNE	NO LESS THAN (6) INCHES	TARGET EARLY WEEDS
SECOND MOWING	EARLY AUGUST	NO LESS THAN (12) INCHES	CONTROL WARM SEASON WEED GROWTH
THIRD MOWING	LATE OCTOBER		VEGETATION SHOULD BE DORMANT

MOWING TIMES ARE APPROXIMATE: ACTUAL MOWING TIMES SHOULD BE BASED ON THE GROWTH OF NATURAL GRASSES AND UNDESIRABLE WEEDS.

AFTER THE DESIRED VEGETATION HAS BECOME ESTABLISHED THE FIRST AND SECOND MOWINGS (MAY, AUGUST) MAY NOT BE NECESSARY. THE THIRD MOWING (OCTOBER), HOWEVER, SHOULD BE DONE ANNUALLY. BURNING: THE NORTH AMERICAN PRAIRIE EVOLVED UNDER THE INFLUENCE OF FIRE. MANY TIMES, THESE FIRES WERE IGNITED BY LIGHTNING FROM STORMS SWEEPING ACROSS THE PLAINS STATES. BURNING IS AN EFFECTIVE WAY TO CONTROL INVASIVE WEED SPECIES (THEY OFTEN CANNOT SURVIVE THE HEAT AND FLAMES), AND ALSO CAN BE A MECHANISM FOR DISBURSAL OF SEEDS FROM DESIRED PLANT SPECIES WITHING THE PRAIRIE. PROPERLY CONDUCTED, A "OPNTROLLED BURN" IS SAFE AND EFFECTIVE.

PRIOR TO BURNING, CONTACT WITH THE LOCAL MUNICIPALITY / FIRE DEPARTMENT IS REQUIRED. SOME MUNICIPALITIES MAY HAVE RESTRICTIONS ON OPEN BURNING, OR ONLY ALLOW SUCH PRACTICES AT CERTAIN TIMES. ADDITIONALLY, A PERMIT TO BURN MAY BE REQUIRED IN SOME MUNICIPALITIES. THE SUPERVISING CREW SHOULD BE COMPRISED OF EXPERIENCED PROFESSIONALS WHO ARE TRAINED AND CERTIFIED IN THESE TYPES OF PRESCRIBED BURNS.

IF ALLOWED BY LOCAL CODE AND ORDINANCES, ONLY BURN WHEN THE DEAD VEGETATION MATTER CAN SUSTAIN FIRE. WET OR DAMP PLANT MATTER IS NOT EFFECTIVE IN A CONTROL BURN SETTING. IT MAY TAKE UP TO THREE (3) YEARS FOR A NEWLY PLANTED PRAIRIE TO HAVE ENOUGH "FUEL" TO STAGE AN EFFETIVE CONTROLLED BURN.



FIDUCIARY RE - FRANKLIN
 27TH STREET
 FRANKLIN, WI

LANDSCAPE SPECIFICATIONS

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SCALE:	
PROJECT NO:	20282
DESIGN DATE:	----
PLOT DATE:	1/27/2022
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

L300