

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 20, 2023, 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 March 23, 2023.

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

1. **XUEJUN WANG AND AILING TONG DECK INSTALLATION [recommendation to Board of Zoning and Building Appeals].** Application by Xuejun Wang and Ailing Tong for an Area Exception from Table 15-3.0206 of the Unified Development Ordinance to allow for the installation of a deck onto an existing single-family residence (21.19% lot coverage (2,852 square feet)), exceeding the 20% (2,691 square feet) maximum lot coverage standard in an R-5 Suburban Single-Family Residence District, by approximately 1.19% , for property located at 7911 West Oakwood Way, property zoned R-5 Suburban Single-Family Residence District; Tax Key No. 934-0108-000. **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. **FIREWISE BARBECUE COMPANY FOOD TRUCK OPERATION.** Temporary Use application by Alexander M. Obradovich, owner of Firewise Barbecue Company LLC, to allow for a food truck operation in the Menards parking lot located at 10925 West Speedway Drive (the tow vehicle is 22 feet in length and the food trailer is 30 feet in length (both vehicles are 8.5 feet wide) and will occupy 9 parking stalls), from April 1, 2023 through October 31, 2023, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.) [the applicant is planning to operate at this location 1 to 2 days per week but is requesting permission for 7 days a week], property zoned M-1 Limited Industrial District; Tax Key No. 704-1007-000.

2. **OAKWOOD INDUSTRIAL LLC LOT DIVISION.** Certified Survey Map application by Stewart M. Wangard, member of Oakwood Industrial LLC, (Wangard Partners, Inc., property owner), to separate a portion of a parcel of land with frontage on West Oakwood Road from the portion of the property to the south for future development of a 300,000 square foot building on the newly created southern parcel (the northern portion contains approved development including a special use and site plan), property located at 3617 West Oakwood Road, zoned Planned Development District 39 (Mixed Use Business Park); Tax Key No. 950-9997-002.
3. **FAITHWAY RESERVE SUBDIVISION EXTERIOR BOUNDARY CORRECTION.** Affidavit of Correction application by Rick J. Przybyla (property owner), for Faithway Reserve Subdivision, Lot 8, to change the side yard setback on the recorded plat from 30 feet to 10 feet, property located at 7780 West Faith Drive, zoned R-6 Suburban Single-Family Residence District; Tax Key No. 792-0272-000.
4. **HOME DEPOT (STORE 4907) OUTDOOR SALES.** Temporary Use application by Home Depot USA, Inc., for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) and FW Floodway District, located at 6489 South 27th Street; Tax Key No. 714-9996-015.

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: May 4, 2023

**City of Franklin
Plan Commission Meeting
March 23, 2023
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the March 23, 2023 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 and Kevin Haley, City Engineer Glen Morrow and Alderwoman Shari Hanneman. Absent was Commissioners Adam Burckhardt and Patricia Hogan. Also present was Principal Planner Regulo Martinez-Montilva, Associate Planner Marion Ecks, Economic Development Director, John Regetz and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meetings of March 9, 2023.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the March 9, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

1. UNIFIED DEVELOPMENT ORDINANCE ZONING AND LAND DIVISION ADMINISTRATIVE FEE SCHEDULE UPDATE [CITY-

WIDE]. Unified Development Ordinance Text Amendment application by the City of Franklin, to amend Section 15-9.0401. Administrative Fees A. Fee Schedule to adjust the application fees to today’s prices with the Consumer Price Index (CPI) of the U.S. Bureau of Labor Statistics [the last update to the fee schedule was in 2004, the average increase from January 2004 to November 2022 is approximately 1.6 times using the CPI Inflation Calculator available at the website of the U.S. Bureau of Labor Statistics].

The Official Notice of Public Hearing for a Unified Development Ordinance Text Amendment was read in to the record by Principal Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:03 p.m. and closed at 7:05 p.m..

Principal Planner Regulo Martinez-Montilva presented the request by the City of Franklin, to amend Section 15-9.0401. Administrative Fees A. Fee Schedule to adjust the application fees to today’s prices with the Consumer Price Index (CPI) of the U.S. Bureau of Labor Statistics [the last update to the fee schedule was in 2004, the average increase from January 2004 to November 2022 is approximately 1.6 times using the CPI Inflation Calculator available at the website of the U.S. Bureau of Labor Statistics].

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text in section 15-9.0401 Administrative Fees A. Fee Schedule to adjust the application fees to today’s prices with the Consumer Price Index (CPI) of the U.S. Bureau of Labor Statistics, and add a section that requires staff to annually adjust according to CPI, subject to Common Council Approval. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

D. Business Matters

1. KRONES, INC. PRODUCT DEMONSTRATION AND TRAINING FACILITY LAND COMBINATION. Land Combination application by Krones, Inc., to combine parcel 1 located at 5601 West Ryan Road and 9600 South 58th Street, Tax Key No. 899-9990-067 (18.02 acres) with parcel 2 located at West Airways Avenue, Tax Key No. 899-9990-065 (1.06 acres), for a solar array project crossing the common lot line between these two parcels, property zoned M-1 Limited Industrial District.

Principal Planner Regulo Martinez-Montilva presented the request by Krones, Inc., to combine parcel 1 located at 5601 West Ryan Road and 9600 South 58th Street, Tax Key No. 899-9990-067 (18.02 acres) with parcel 2 located at West Airways Avenue, Tax Key No. 899-9990-065 (1.06 acres), for a solar array project crossing the common lot line between these two parcels, property zoned M-1 Limited Industrial District.

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for Tax Key Nos. 899-9990-067 and 899-9990-065 (5601 West Ryan Road/9600 South 58th Street and West Airways Avenue). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

2. VACATE APPROXIMATELY 0.57 ACRES OF RIGHT-OF-WAY PREVIOUSLY USED FOR SERVICE ROAD PURPOSES WHICH ABUTS THE SOUTH SIDE OF WEST RYAN ROAD (STH 100) FROM SOUTH 60TH STREET TO SOUTH 58TH STREET AND WHICH IS ABUTTED ON ITS SOUTH BOUNDARY BY THE 5921 WEST RYAN ROAD (TAX KEY NO. 899-9991-002), 5921 WEST RYAN ROAD (TAX KEY NO. 899-9991-003) AND 5825 WEST RYAN ROAD (TAX KEY NO. 899-9991-004) PROPERTIES. The right-of-way vacation process was commenced by the Common Council by the introduction of a Resolution therefore on January 3, 2023. The deliberation process by the City includes that the Plan Commission prepare a report of its recommendation upon the right-of-way vacation and deliver the report to the Common Council.

City Engineer Glen Morrow presented the request by Common Council by the introduction of a Resolution therefore on January 3, 2023. The deliberation process by the City includes that the Plan Commission prepare a report of its recommendation upon the right-of-way vacation and deliver the report to the Common Council.

Commissioner Leon moved and Alderwoman Hanneman seconded a motion to recommend to the Common Council to approve the Street Vacation pursuant to the Resolution it introduced therefore, as amended pursuant to staff recommendations, to vacate a total of approximately 0.57 acres of right-of-way previously used for service road purposes which abuts the south side of West Ryan Road (STH 100) from South 60th Street to South 58th Street and which is abutted on its south boundary by the 5921 West Ryan Road (Tax Key No. 899-9991-002), 5921 West Ryan Road (Tax Key No. 899-9991-003) and 5825 West Ryan Road (Tax Key No. 899-9991-004) properties, and to direct the City Engineer to prepare and deliver the Plan Commission report that the Street Vacation is reasonable and is being processed pursuant to law. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

3. UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE TASK FORCE: session with project consultants Houseal Lavigne Associates and Birchline Planning, re: articles: 10. Planned Development Districts and 11. Nonconforming Structures, Lots and Uses.

Discussion only. No action taken.

Adjournment

Alderwoman Hanneman moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of March 23,

2023 at 8:30 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-2).

DRAFT



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item C.1.

Meeting of April 20, 2023

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:	Wang and Tong, Area Exception
Property Owner:	Xuejun Wang and Ailing Tong
Applicant:	Xuejun Wang and Ailing Tong
Property Address/TKN:	7911 W. Oakwood Way / 934 0108 000
Aldermanic District:	District 1
Zoning District:	R-5 – Suburban Single-Family Residence District
Staff Planner:	Régulo Martínez-Montilva, AICP CNUa, Principal Planner
Submittal date:	10-25-2022
Application number:	PPZ22-0169

INTRODUCTION:

Area Exception to allow for a lot coverage of 21.19% (2,852 square feet) for the installation of a deck, exceeding by 160 sq. ft. the R-5 maximum lot coverage standard of 20% (2,692 square feet). The area of the subject property is 13,458 square feet. The existing residence and garage cover approximately 2,692 sq. ft. and the proposed deck and stairs have an area of 160 sf.

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 13,458 square feet (sq. ft.).
- Per UDO Table 15-3.0206, the maximum lot coverage is 20% in the R5 Suburban Single-Family Residence District where the subject property is located. Based on the property area, the maximum lot coverage for this property is 2,692 sq. ft.
- The existing lot coverage of the principal building and attached garage is 20.00% (2,692 sf).
- The proposed deck and stairs for which this Area Exception has been requested would be 160 sq. ft., with a resulting lot coverage of 21.19% (2,852 sq. ft.).
- With approval of an Area Exception, the maximum lot coverage may be increased up to 20% over the maximum permitted lot coverage in this zoning district (20%), resulting in 24% (3,229 sq. ft.). Therefore, this request falls within the allowable increase if the Area Exception is granted.

	Description	Lot coverage	
		Percent of lot area Lot area: 13,458 sf	Measured in square feet (sq. ft.)
Existing conditions	Existing principal building and attached garage	20.00%	2,692 sq. ft.
Proposal	Existing structures and new deck	21.19%	2,852 sq. ft.
Maximum permitted by right	Maximum lot coverage in the R-5 zoning district without the need of an Area Exception	20.00%	2,692 sq. ft.
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%	24.00%	3,229 sq. ft.

Engineering Department comments

- *Keep in mind, per the approved SWMP, maximum impervious surface (house, garage, porch, deck & stairs, patio, concrete walk, driveway, etc.) cannot exceed 4,229 square feet.*

Note: Show the calculated area of the proposed concrete patio.

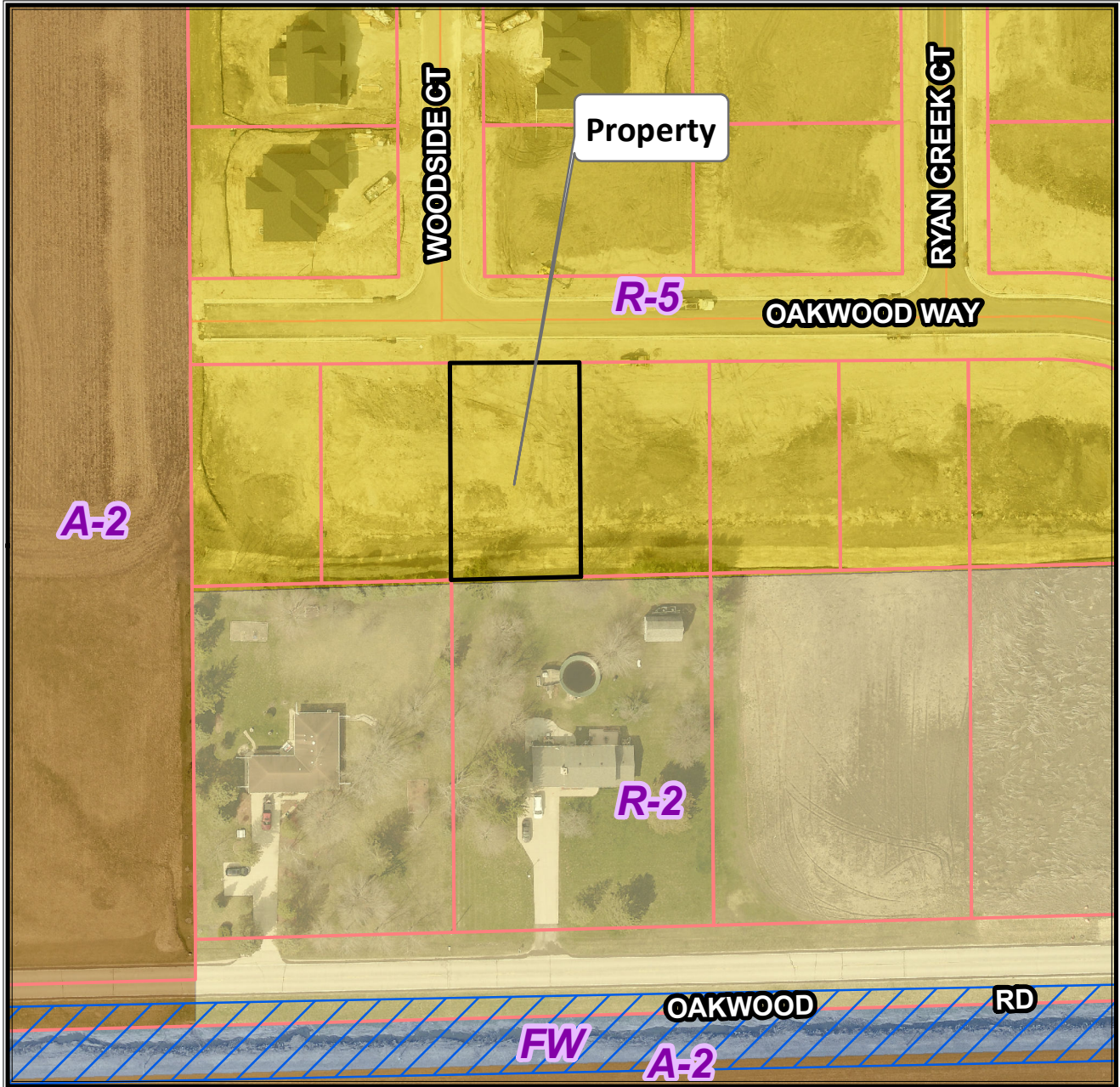
Inspection Services Department comments

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

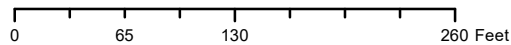
STAFF RECOMMENDATION

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.

7911 W. Oakwood Way
TKN: 934 0108 000

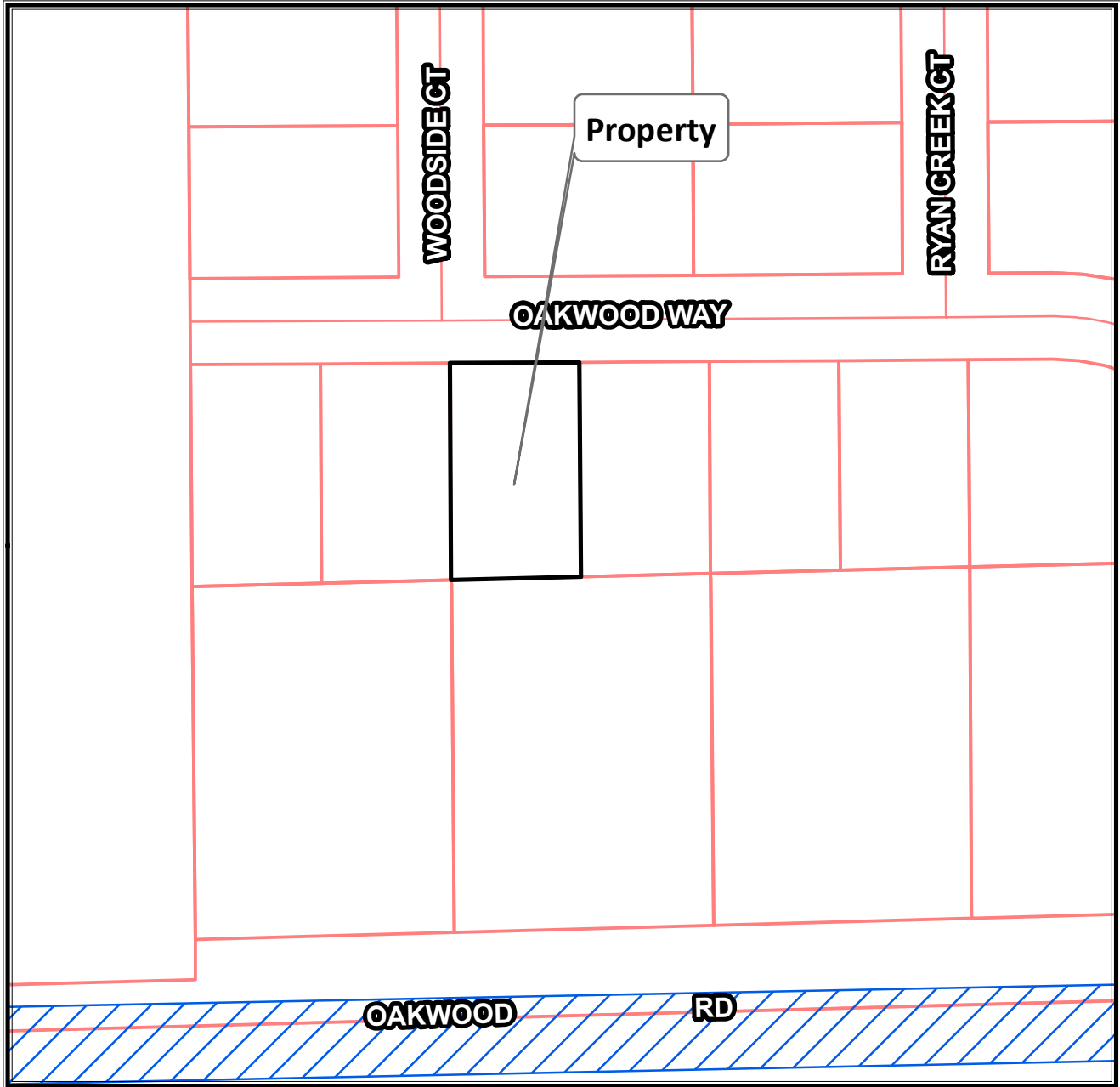


Planning Department
(414) 425-4024

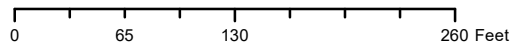


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

7911 W. Oakwood Way
TKN: 934 0108 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.



NORTH
2021 Aerial Photo

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



City of Franklin

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

Standards in the Review of Area Exceptions

Date: Oct. 25, 2022

Case No. _____

Property Owner: Xuejun Wang

Property Address: 7911 W Oakwood Way, Franklin 53132

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

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

That the area exception is located right behind my house and it's in my own backyard. It will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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.

That the area exception is located right behind my house and it's in my own backyard. 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.

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.

That the area exception is located right behind my house and it's in my own backyard. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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.

That the area exception is located right behind my house and it's in my own backyard. 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.

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

That the area exception is located right behind my house and it's in my own backyard. That the area exception shall be in perfect harmony with the general purpose and intent of this Unified Development Ordinance.

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



APPLICATION DATE: Aug 16, 2022

STAMP DATE: city use only

BOARD OF ZONING AND BUILDING APPEALS REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Xuejun Wang and Ailing Tong	NAME:
COMPANY:	COMPANY:
MAILING ADDRESS: 7911 W Oakwood Way	MAILING ADDRESS:
CITY/STATE: Franklin ZIP: 53132	CITY/STATE: ZIP:
PHONE: 314-461-2683	PHONE:
EMAIL ADDRESS: wang.xuejun@icloud.com	EMAIL ADDRESS:

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 7911 W Oakwood Way, Franklin WI, 53132	TAX KEY NUMBER:
PROPERTY OWNER: Xuejun Wang	PHONE:
MAILING ADDRESS: 7911 W Oakwood Way	EMAIL ADDRESS:
CITY/STATE: Franklin ZIP: 53132	DATE OF COMPLETION: office use only

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: <i>Xuejun Wang</i>	APPLICANT SIGNATURE: <i>Xuejun Wang</i>
NAME & TITLE: Mr. Xuejun Wang DATE: Aug. 16, 2022	NAME & TITLE: Mr. Xuejun Wang DATE: Aug. 16, 2022
PROPERTY OWNER SIGNATURE: <i>Ailing Tong</i>	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE: Ms. Ailing Tong DATE: Aug. 16, 2022	NAME & TITLE: DATE:

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.

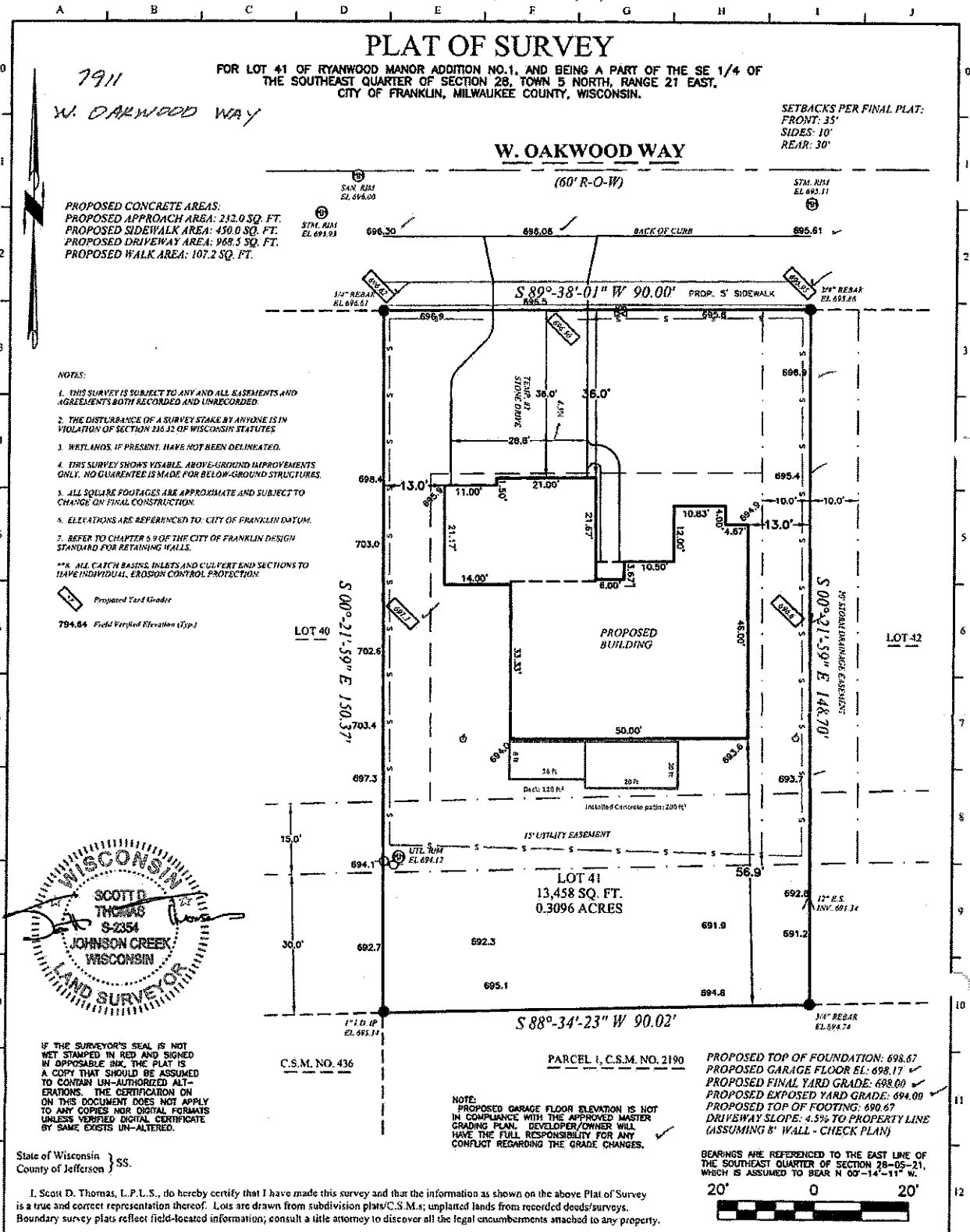
VARIANCE AND APPEALS

- 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

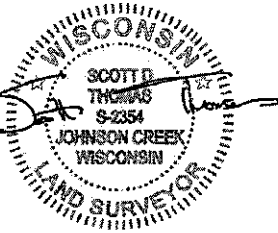
HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305



PROPOSED CONCRETE AREAS:
 PROPOSED APPROACH AREA: 232.0 SQ. FT.
 PROPOSED SIDEWALK AREA: 450.0 SQ. FT.
 PROPOSED DRIVEWAY AREA: 968.5 SQ. FT.
 PROPOSED WALK AREA: 107.2 SQ. FT.

- NOTES:
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
 2. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
 3. WET LINES, IF PRESENT, HAVE NOT BEEN DELINEATED.
 4. THIS SURVEY SHOWS VISIBLE ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE FOR BELOW-GROUND STRUCTURES.
 5. ALL SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE ON FINAL CONSTRUCTION.
 6. ELEVATIONS ARE REFERENCED TO: CITY OF FRANKLIN DATUM.
 7. REFER TO CHAPTER 5.9 OF THE CITY OF FRANKLIN DESIGN STANDARD FOR RETAINING WALLS.
 8. ALL CATCH BASINS, INLETS AND CULVERT END SECTIONS TO HAVE INDIVIDUAL EROSION CONTROL PROTECTION.



IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES OR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

State of Wisconsin }
 County of Jefferson } SS.

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

LEGEND: These standard symbols may be found in the drawing.

● Lot Corner (Found) w/desc.	⊥ Lateral End
○ 18" X 3/4" Dia. Rebar (Set)	⊕ Offset Stake
□ Elec. Trans. Box	--- Platted Utility Easement
⊕ Man Hole	--- Building Setback Line
○ Utility Pedestal	--- Proposed Silt Fence
⊕ Fire Hydrant	
⊕ Water Valve	
⊕ Catch Basin	

REVIEWED

FINISHED GRADE ELEVATION = 698.17

AT GARAGE FLOOR CITY OF FRANKLIN DATUM

(Signature) PER *(Signature)* 8-10-2010

CITY ENGINEER PER DATE

PROJECT: 73-041

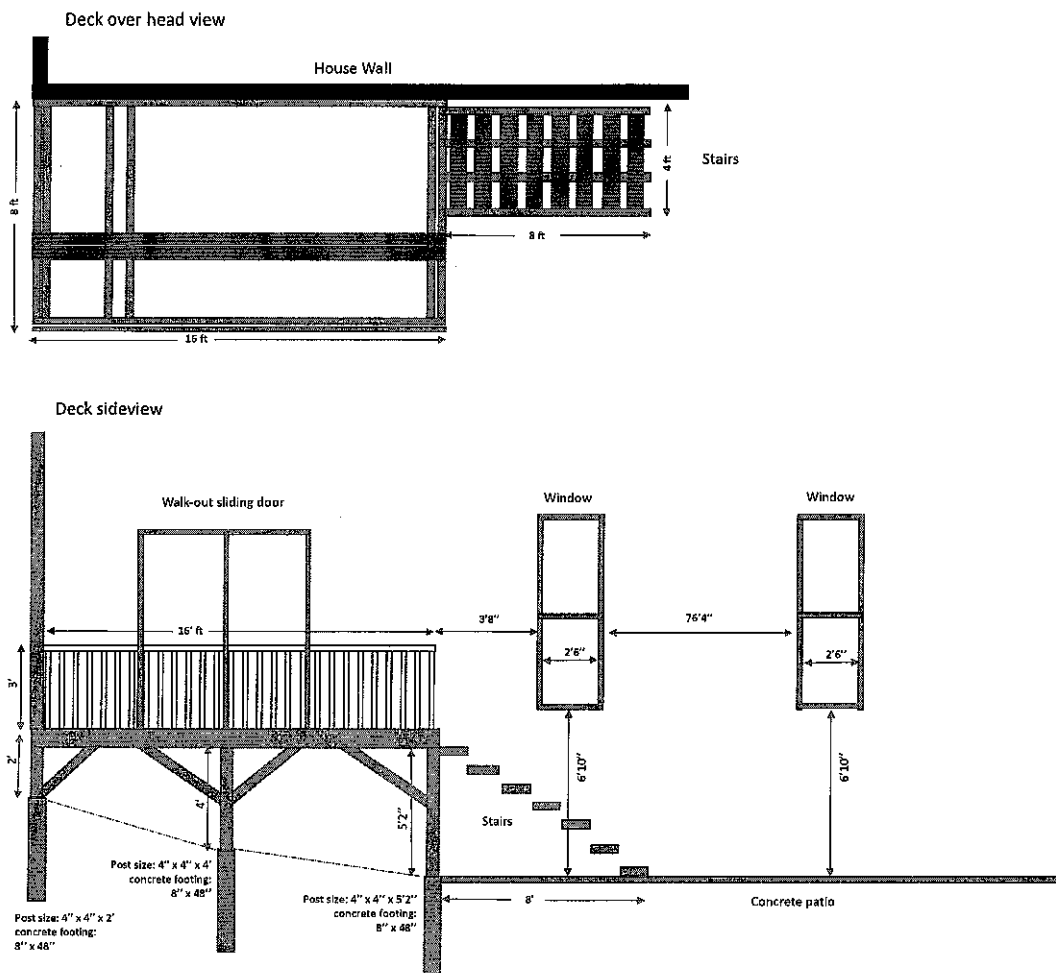
BUILDER: Tim O'Brien Homes
 N27 W24075 Paul Ct.
 Suite 100
 Pewaukee, WI 53072
 Ph: (262) 542-5750
 Fax: (262) 542-9780

Digitally signed by
 Scott D. Thomas
 Date: 2020.07.08
 12:17:06 -05'00'

Three (3) project narratives

The subject property is a width 8' x long 16' deck x tall 5'2" deck which locates in my backyard. This will connect living room sliding door to backyard patio.

Property address: 7911 W Oakwood Way, Franklin WI 53132.



Stringer: 8-Step Ground Contact Pressure Treated Pine Stair Stringer OR similar. Width: 4', tread depth: 10". Rise: 7". Height: 5'2". Span: 8'. Stringer size: 2" x 12".

Guard rail: 36 in. x 6 ft. White Powder Coated Aluminum Preassembled Deck Railing OR similar ones.

Ledger size: 2" x 12" x 16' prime ground contact pressure-treated lumber.

Beam size: 2" x 12" x 16'. 2 plys. prime ground contact pressure-treated lumber.

Decking boards: Fiberon ArmorGuard 15/16" x 5-1/4" x 16'. Brazilian Walnut Grooved Edge Capped Composite Decking Boards.

Joist: WeatherShield 2" x 10" x 8' prime pressure treated ground contact southern pine lumber. Spacing: 12".

Simpson strong-tie LUS ZMAX Galvanized Face-Mount Joist Hanger to connector beams and ledger boards.

Hot Dipped Galvanized Steel Lateral Anchor System for Deck to Ledger Connections and Stair Stringers. DTT ZMAX Galvanized Deck Tension Ties. Use Simpson strong-tie CC Column Cap to connect post and beams.

Fastener: 1/4 in. 3-5/8 in. LedgerLok External Hex Drive, Hex Head Ledger Board Wood Screw Fasteners (50-Pack) OR similar ones.



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item D.1.

Meeting of April 6, 2023

Temporary Use

RECOMMENDATION: Department of City Development staff recommends approval of this Temporary Use from April 1 to October 31, 2023.

Project Name:	Firewise Barbecue Food Truck
Project Address:	10925 W Speedway Drive
Applicant:	Alex Obradovich. Firewise Barbecue Company, LLC.
Property Owner:	Menard, Inc.
Current Zoning:	M-1 Limited Industrial District
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	Commercial zoned M-1 to the north and south, vacant properties zoned M-1 to the east and west, multi-family residential to the south
Applicant’s Action Requested:	Approval of Temporary Use from April 1 to October 31, 2023
Planner:	Régulo Martínez-Montilva, AICP, CNUa, Principal Planner

Introduction:

Temporary Use application to allow for food truck operation in the Menards parking lot at 10925 W. Speedway Dr. The proposed food truck operation is from April 1 to October 31, 2023, with food service from 11:00 am to 6:00 pm and food truck parking from 9:00 am to 6:30 pm. The applicant is planning to operate at this location 1 to 2 days per week but requesting permission for 7 days a week.

The applicant received a Temporary Use permit in 2021 and 2022 for food truck operation at this location and the same period of time. This temporary use permit requires Plan Commission approval because the requested period of operation is over 30 calendar days and is located in the M-1 Limited Industrial zoning district.

It is worth noting that City Development staff conditionally approved this Temporary Use application on March 24 (attached), limited from April 1 to April 6, to allow for food truck operation while awaiting for Plan Commission review and approval.

Similar to 2021 and 2022, the tow vehicle and food trailer would occupy 9 parking stalls as indicated in the submitted site plan, the operator would use orange cones to block the service side of the trailer where customers order, cones would be flush to parking stalls. Precedents of approved temporary use permits for this property include:

- Christmas Tree Sales (2004-2006).
- Tree-Ripe Citrus Co. (2013-2019).

- Gypsy Fruit (2015).

Analysis

City Development staff reviewed this application for compliance with the Unified Development Ordinance (UDO) Section 15-3.0804.B “Temporary Miscellaneous Outdoor Sales”:

1. *Location. No display, sales or parking is permitted in any street right-of-way, except such parking on-street as is regularly permitted. In addition, no display, sales or parking shall obstruct pedestrian or vehicular traffic. All display areas or temporary structures shall comply with the minimum required yard setbacks for the zoning district for the property upon which the temporary miscellaneous outdoor sale occurs.*
 - City Development staff has no concerns with the proposed location.
2. *Parking. All parking shall be on-site, except such on-street parking as is regularly permitted. The applicant must demonstrate that there will be adequate parking for the existing uses as well as the proposed temporary miscellaneous outdoor sale.*
 - All parking must be within the property.
3. *Trash and Debris. The applicant must demonstrate and provide adequate facilities to dispose of all trash or other waste generated by the temporary miscellaneous outdoor sale.*
 - City Development staff recommends that the operator must provide at least one (1) trash receptacle for customers.
4. *Signage. All signage shall be in accordance with the sign regulations set forth in this Ordinance.*
 - City Development staff has no concerns with the food truck lettering as presented in submitted pictures. Advertising of products/services that are not incidental to the food truck use are prohibited per Municipal Code Section 210-10 “Signs on vehicles”.
5. *Temporary Outdoor Structures. All proposed temporary outdoor structures (tents, canopies) are subject to review and approval of the Fire Inspector and the Building Inspector.*
 - This standard does not apply as no tents/canopies are proposed.
6. *Temporary Miscellaneous Outdoor Sales Shall be Limited to 14 Consecutive Days. Owners must obtain a Temporary Use Permit for each temporary miscellaneous outdoor sale before the use is permitted. Each such uses shall not exceed 14 consecutive calendar days. The total days of such temporary uses during a calendar year shall not exceed 30 calendar days.*
 - If approved, the temporary use permit will be valid from April 1 to October 31, 2023, a separate temporary use permit will be required for any operations beyond this time frame.
7. *A Site Plan is Required. A site plan showing location of existing buildings, locations of proposed structures for the sales/events, locations of parking spaces, signage, hours of operation, what merchandise is being sold and any other information pertinent to the*

review of the sales/events and as may be so required by the Zoning Administrator or designee of the City Planning Department or the Plan Commission, as applicable, shall be submitted as part of the application for a commercial temporary outdoor sale use.

- Submitted application materials have been deemed complete for review.

Staff recommendation

Department of City Development staff recommends approval of this Temporary Use from April 1 to October 31, 2023, subject to the conditions set forth in the attached resolution.

RESOLUTION NO. 2023-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR
THE APPROVAL OF A TEMPORARY USE FOR A FIREWISE BARBECUE
COMPANY FOOD TRUCK OPERATION IN THE PARKING LOT OF THE
MENARDS STORE LOCATED AT 10925 WEST SPEEDWAY DRIVE
(ALEXANDER M. OBRADOVICH, OWNER OF FIREWISE
BARBECUE COMPANY LLC, APPLICANT)

WHEREAS, Alexander M. Obradovich, owner of Firewise Barbecue Company LLC having petitioned the City of Franklin for the approval of a Temporary Use to allow for a food truck operation in the Menards parking lot located at 10925 West Speedway Drive (the tow vehicle is 22 feet in length and the food trailer is 30 feet in length (both vehicles are 8.5 feet wide) and will occupy 9 parking stalls), from April 1, 2023 through October 31, 2023, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.);

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Alexander M. Obradovich, owner of Firewise Barbecue Company LLC for the approval of a Temporary Use to allow for a food truck operation, for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use from April 1, 2023 through October 31, 2023, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.), and all approvals granted hereunder expiring at 6:30 p.m. on October 31, 2023.
2. The Firewise Barbecue Company truck and trailer shall be parked within the 9 parking spaces in the Menard's parking lot as shown on the Site Plan, City file-stamped February 24, 2023.
3. The applicant must submit a valid lease or authorization from the property to the Department of City Development, prior to the operation of the food truck.
4. A minimum of one (1) trash receptacle must be provided to properly dispose of any waste generated by this use.

ALEXANDER M. OBRADOVICH, OWNER OF FIREWISE BARBECUE COMPANY
LLC – TEMPORARY USE
RESOLUTION NO. 2023-_____

Page 2

5. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles must be maintained at all times to allow safe and efficient vehicular access throughout the Menard’s parking lot.
6. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but is not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office and Health Department.
7. Any signage other than lettering on the truck and trailer shall be subject to issuance of a Sign Permit from the City of Franklin Building Inspection Department.
8. The lettering on the truck and trailer is limited to advertising incidental to the food truck operation and any other advertising is prohibited per Municipal Code Section 210-10 “Signs on Vehicles”.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2023.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2023.

APPROVED:

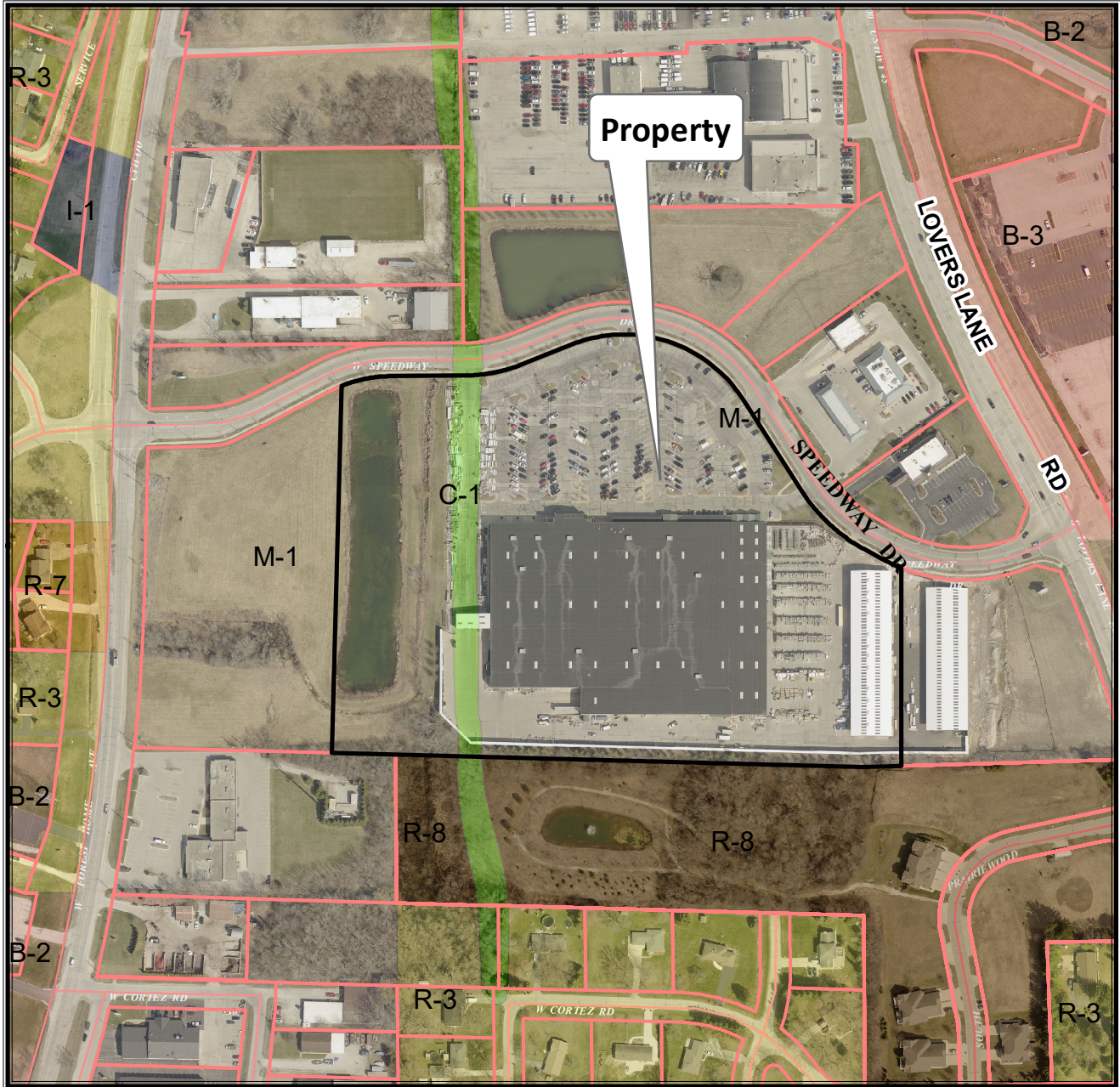
Stephen R. Olson, Chairman

ATTEST:

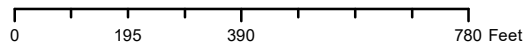
Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

10925 W. Speedway Drive
TKN: 704 1007 000



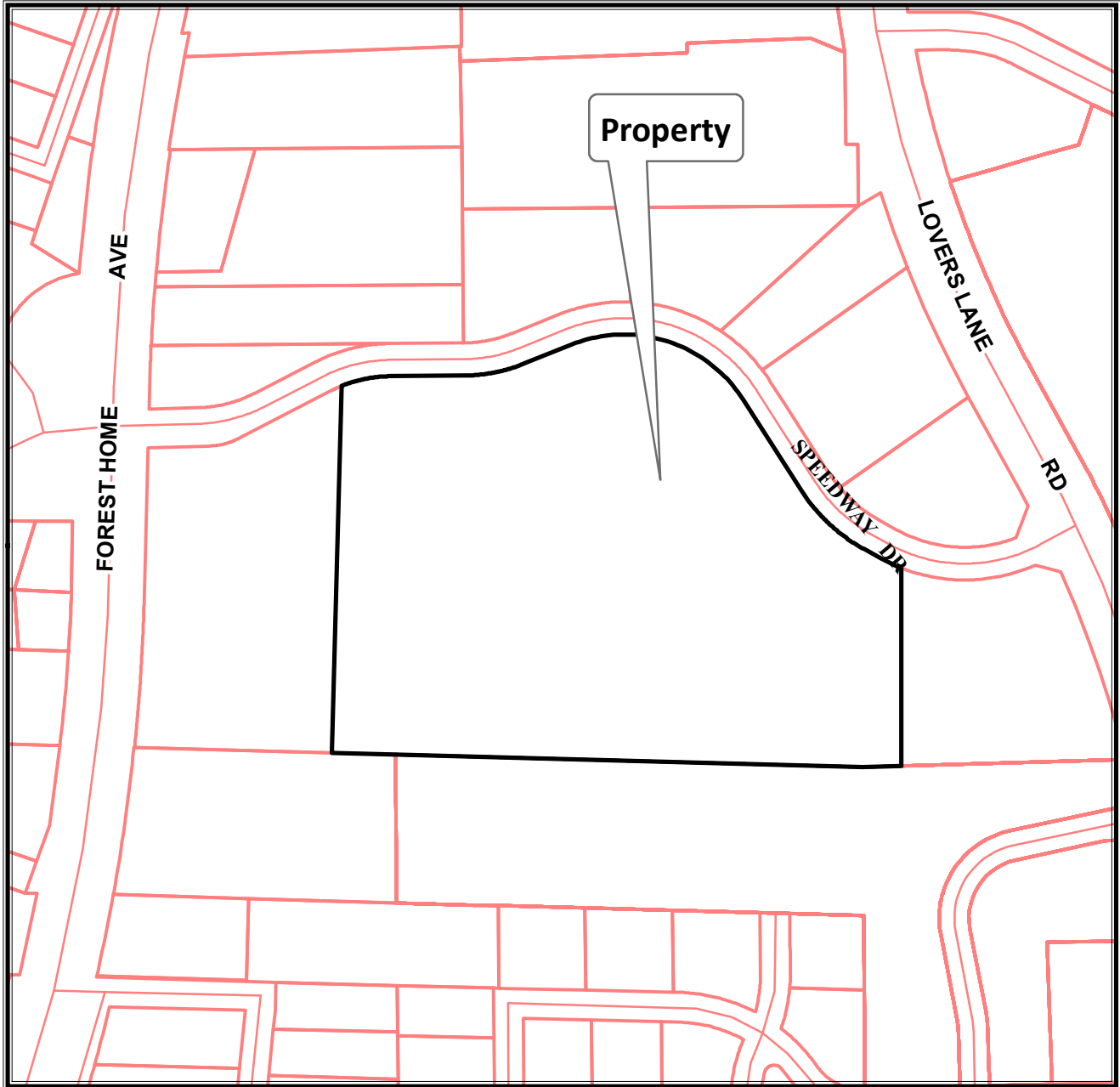
Planning Department
(414) 425-4024



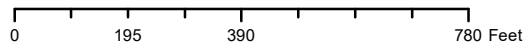
2021 Aerial Photo

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

10925 W. Speedway Drive
TKN: 704 1007 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.



Regulo Martinez-Montilva

From: Regulo Martinez-Montilva
Sent: Friday, March 24, 2023 2:11 PM
To: 'Alex Obradovich'
Cc: Angela Beyer; Gail Olsen
Subject: Firewise BBQ 2023 / Meeting date and limited approval

Alex,

Your Temporary Use permit application has been scheduled for the April 6, Plan Commission meeting to be held at Franklin City Hall, 7:00 p.m.

Given the proposed operation is starting on April 1, City Development staff is hereby approving your Temporary Use permit limited from April 1 to April 6 and subject to the following conditions:

1. This staff approval is limited from April 1, 2023 through April 7, 2023, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.). Food truck operation beyond this frame is subject to Plan Commission review and approval.
2. The Firewise Barbecue Company truck and trailer shall be parked within the 9 parking spaces in the Menard's parking lot as shown on the Site Plan, City file-stamped February 24, 2023.
3. A minimum of one (1) trash receptacle must be provided to properly dispose of any waste generated by this use.
4. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles and fire lanes must be maintained at all times to allow safe and efficient vehicular access throughout the Menards parking lot.
5. The operator must comply with any applicable State requirements pertaining to fire protection systems in mobile kitchens/food trucks.
6. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office, and Health Department.
7. Any signage other than lettering on the truck and trailer shall be subject to issuance of a Sign Permit from the City Development Department.
8. The lettering on the truck and trailer is limited to advertising incidental to the food truck operation, any other advertising is prohibited per Municipal Code Section 210-10 "Signs on Vehicles".

Please contact the Health Department (414-425-9101) for information about required licenses for food trucks.

Please contact me if you have any questions about this limited approval.

Thank you,

Régulo Martínez-Montilva, AICP, CNUa

Principal Planner - Department of City Development

City of Franklin

9229 W. Loomis Road

Franklin, WI 53132

Ph. (414) 425-4024 / 427-7564

CITY OF FRANKLIN APPLICATION CHECKLIST

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

BUILDING MOVE APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$200 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 (at least 8 ½" X 11") of the plat of survey, *showing the proposed building placement at the new location, indicate setbacks from property lines and locations of driveways and access points.*
NOTE: Single-Family homes require an attached 2-car garage.
 - Three (3) copies of color photographs of the building's current elevations.
- Other items as may be required for specific applications, per a city planner.
- Email or flash drive with all plans / submittal materials.
 - Applications for a Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.

SIGN REVIEW APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$40 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) colored copies of the sign elevations, drawn to scale not less than ½" = 1'. *Plans shall be folded to a maximum size of 9" X 12". The elevations should denote the sign dimension and area. Identify the colors, materials, finishes and lighting method (if applicable).*
 - Three (3) scaled copies of the 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.*
- Email or flash drive with all plans / submittal materials.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
 - Permits for construction are REQUIRED after approval. Contact Inspection Services (414-425-0084) for permit processes.

SITE PLAN / SITE PLAN AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
 - Tier 1: \$2000
 - Tier 2: \$1000 (*lot size ≤ 1 acre*)
 - Tier 3: \$500 (*≤ 10% increase or decrease in total floor area of all structures with no change to parking: or change to parking only*).
- 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 (at least 24" X 36") of the Site Plan / Site Plan Amendment package. *The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301, and 15-0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.)*
- One (1) colored copy of the building elevations on 11" X 17" paper, *if applicable.*
- 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.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.

TEMPORARY USE APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$50 Application fee payable to the City of Franklin.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narrative
 - Three (3) folded, scaled copies, of the Site Plan, *see section 15-3.0804 of the UDO for information that must be denoted on each respective plan.*
- Email or flash drive with all plans / submittal materials.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
 - Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and Inspection Services at (414) 425-0084.

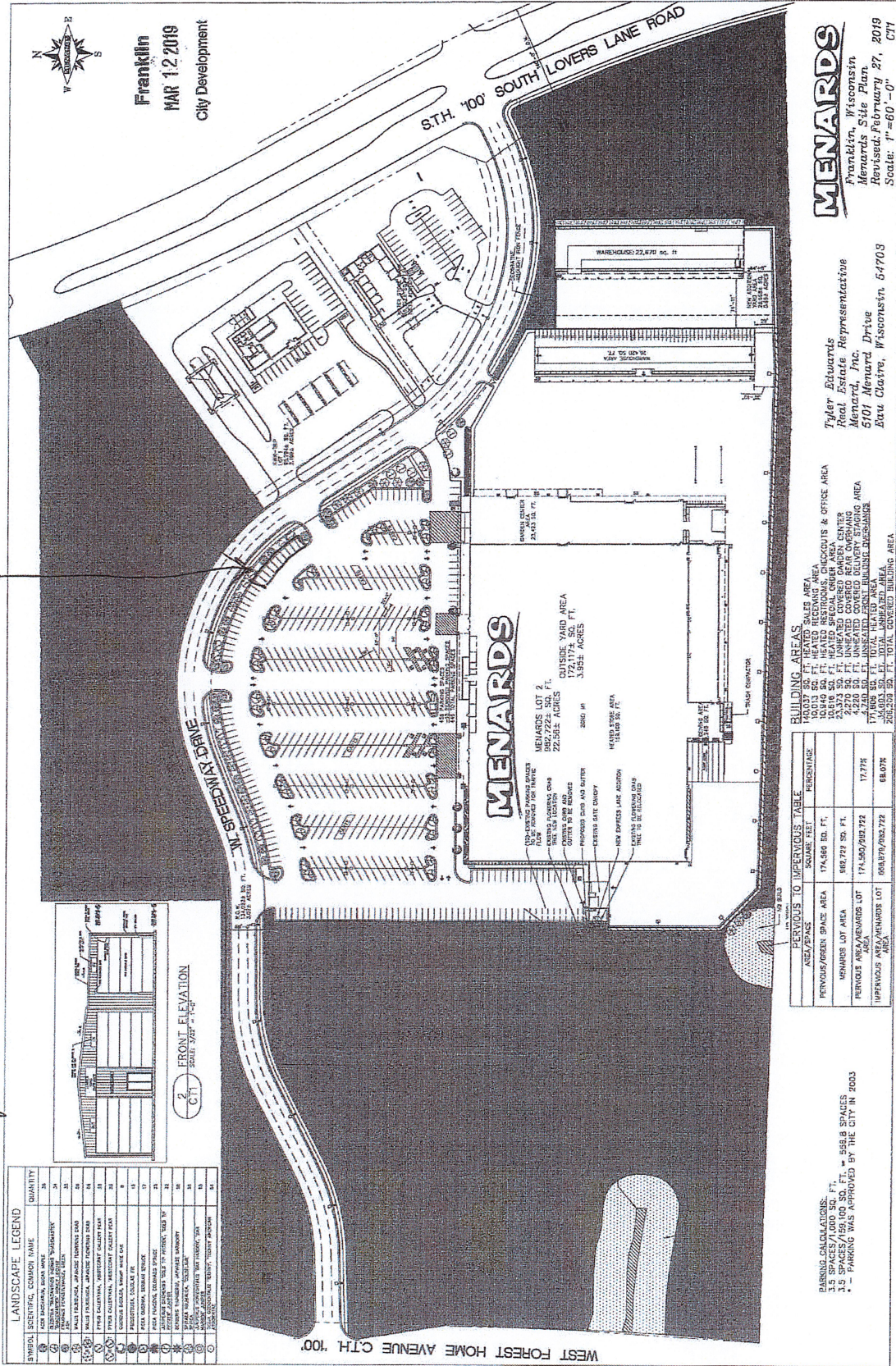
Project Narrative

Firewise BBQ food truck 2022 Franklin WI

Operating from April 1 2023 thru October 31 2023

We are requesting permission to park a food trailer in the Menards parking lot located at 10925 W. Speedway Dr Franklin WI 53132. Our lease with Menards will allow us permission to operate 7 days a week. We plan to only operate at that location 1-2 days per week. But would request the permit to allow all 7 days since the lease also does. We arrive onsite around 9:00am and leave by 6:30pm. We are open for business from 11:00am to 6:00 pm. We remove all trash from the site, and we are self-sufficient (no power or water needed from the site). We are fully insured and have demonstrated the ability to operate safely for almost 8 years now. We operate from April 1 2023 thru October 31st 2023. The food trailer along is 30 feet long. The tow vehicle is a 2006 GMC extended cargo van and is 22 feet long. Both are 8.5 feet wide. Trailer sits under 12 feet tall. We have no additional signage other than the outside of the trailer and van. Our only outdoor lighting is LED flood lights on the service side of the trailer and lighting on the porch ceiling. We use 4 orange cones to block off the service side of the trailer where customers order. The cones are flush to the end of the parking spaces and will not impede the car traffic flow around the lot. Aside from the cones we do not have any other fencing, barriers, or planters. All our food is to-go so we don't have any seating options available for customers. The parking lot has ample extra parking spaces for customer parking, so we don't specify specific spots. We have permission from Menards to use their restrooms.

Food Trucks + Tow Vehicle parking takes 9 parking spots



MENARDS
Franklin, Wisconsin
Menards Site Plan
Revised: February 27, 2019
Scale: 1" = 80' - 0"
C.T.

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Sau Claire, Wisconsin 54703

WAREHOUSE: 22,470 SQ. FT.
OFFICE: 22,552 SQ. FT.
TOTAL: 45,022 SQ. FT.

MENARDS LOT 2
OFFICE YARD AREA
22,552 ACRES
3.95± ACRES

100 existing parking spaces
1000 new parking spaces
TOTAL: 1100 SPACES

WEST FOREST HOME AVENUE C.T.H. 100
STH. 100
SOUTH LOVERS LANE ROAD

SERVICE SIDE

NOTE: OUTPUT ALL GRAPHICS AT 1000%



STREET SIDE: OPTION B

NOTE: OUTPUT ALL GRAPHICS AT 1000%



NOTE: OUTPUT ALL GRAPHICS AT 1000%

REAR



FRONT





REPORT TO THE PLAN COMMISSION

**Meeting of April 6, 2023
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:	WANGARD PARTNERS
Applicant:	Mark Lake, Wangard Partners
Property Address/Tax Key Number:	3617 W OAKWOOD RD. / 950 9997 002
Aldermanic District:	District 4
Agent:	Mark Lake, Wangard Partners, LLC
Zoning District:	PDD 39
Use of Surrounding Properties:	Residential and vacant zoned PDD 39 (east and south), County parklands zoned P-1 (west and north)
Application Request:	To permit a division of the existing parcel into one lot with an existing development and a new lot for future development.
Staff Planner:	Marion Ecks, AICP

APPLICANT’S REQUEST

The applicant requests approval of a Certified Survey Map (CSM) to permit a division of the existing parcel into one lot that is already developed and a new lot for future development.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property was formerly farmed fields. The lot now includes a recently approved industrial development on the northern half, and is bisected by stormwater facilities and a wetland complex. The applicants received approval of a Site Plan (PC RES 2021-007) and Special Use (RES 2021-7722) for these developments, and of a Natural Resource Special Exception (April 20, 2021) for impacts to wetland resources. The area to the west of the property is owned by Milwaukee County and is zoned as parkland, although it is not an active park. To the north is Oakwood Park Golf Course. The properties to the south and east are part of Planned Development District 39; to the east is a new industrial development, a natural resource area, and a WE Energies facility; to the south is a lot for future development, and areas of natural resources.

DESCRIPTION OF THE APPLICATION

The proposed Certified Survey Map (CSM) would produce two lot consistent with the requirements of PDD 39. Lot 1 will be 757,570 square feet (17.391 Acres). Lot 2 will be 1,059,970 square feet (24.334 Acres); there is no current proposal for development of this parcel. The land division will allow a future project by a different owner.

The applicant is aware that disturbances to or removal of wetlands or wetland buffer, or to other natural resources protected under this ordinance require a Natural Resource Special Exception (Table 15-4.0100). No new impacts are proposed for this land division. Natural resources and mitigation areas much be placed in conservation easements, that must still be recorded.

PROJECT ANALYSIS

Staff provided the applicant with staff comments on January 19, 2023, which are attached. Items that are not resolved will be reflected in the Conditions of Approval in the Common Council Resolution. Outstanding Planning review comments include:

1. Recording of conservation easements for those natural resources to be protected under the NRPP (§15- 4.0103.B.1.d, §15-7.0201.H, etc.)
2. Status of mitigation for impacts to natural resources approved under the NRSE.
3. The CSM was reviewed by Engineering; staff recommends inclusion of a condition requiring any necessary technical corrections.

Other Department review comments are included in the memo.

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.

The resolution reflects the above proposed conditions of approval.

RESOLUTION NO. 2023-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING THAT PART OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 21 EAST, SITUATED IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(STEWART M. WANGARD, MEMBER OF
OAKWOOD INDUSTRIAL LLC, APPLICANT)
(AT 3617 WEST OAKWOOD ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being that part of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 36, Township 5 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 3617 West Oakwood Road, bearing Tax Key No. 950-9997-002, Stewart M. Wangard, member of Oakwood Industrial LLC, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Stewart M. Wangard, member of Oakwood Industrial LLC, as described above, be and the same is hereby approved, subject to the following conditions:

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

STEWART M. WANGARD, MEMBER OF OAKWOOD INDUSTRIAL LLC –
CERTIFIED SURVEY MAP
RESOLUTION NO. 2023-_____

Page 2

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. Stewart M. Wangard, member of Oakwood Industrial LLC, successors and assigns, and any developer of the Stewart M. Wangard, member of Oakwood Industrial LLC 2 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Stewart M. Wangard, member of Oakwood Industrial LLC and the 2 lot certified survey map project for the property located at 3617 West Oakwood Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant shall resolve outstanding conditions of the DATE DATE Standards and Findings of the Common Council on the Natural Resource Special Exception to the Department of City Development prior to recording of the CSM.
 - a. The applicant must provide updated information on the status of mitigation areas.
 - b. The applicant shall remove invasive species from the landscaping and replace them with appropriate native species.
7. The applicant must resolve any technical corrections required by the Engineering or Planning Department, the City Attorney's Office, or Milwaukee County prior to the recording of the CSM.
8. Applications for Certified Survey Maps require that any natural resources protected under Part 4 be protected by conservation easements (§15-7.0702.P). All natural resources must be protected by conservation easements (§15-7.0702.P; §15-5.0109.A & B, etc). Easements must be recorded along with the CSM.

STEWART M. WANGARD, MEMBER OF OAKWOOD INDUSTRIAL LLC –
CERTIFIED SURVEY MAP
RESOLUTION NO. 2023-_____

Page 3

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

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, Wangard Partners, Inc., with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2023.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2023.

APPROVED:

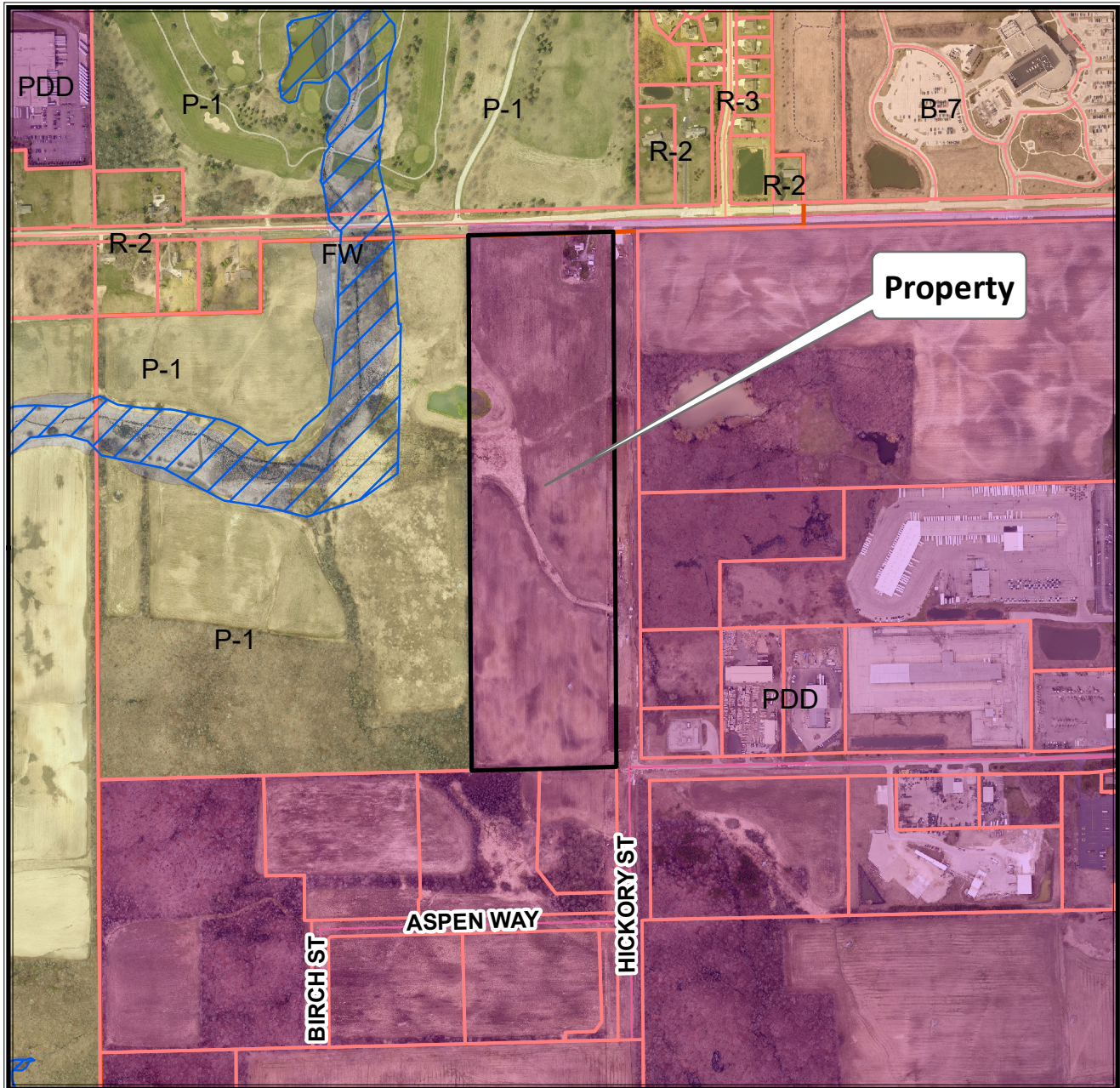
Stephen R. Olson, Mayor

ATTEST:

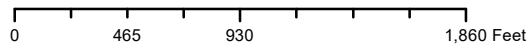
Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

3617 W. Oakwood Road
TKN: 950 9997 002



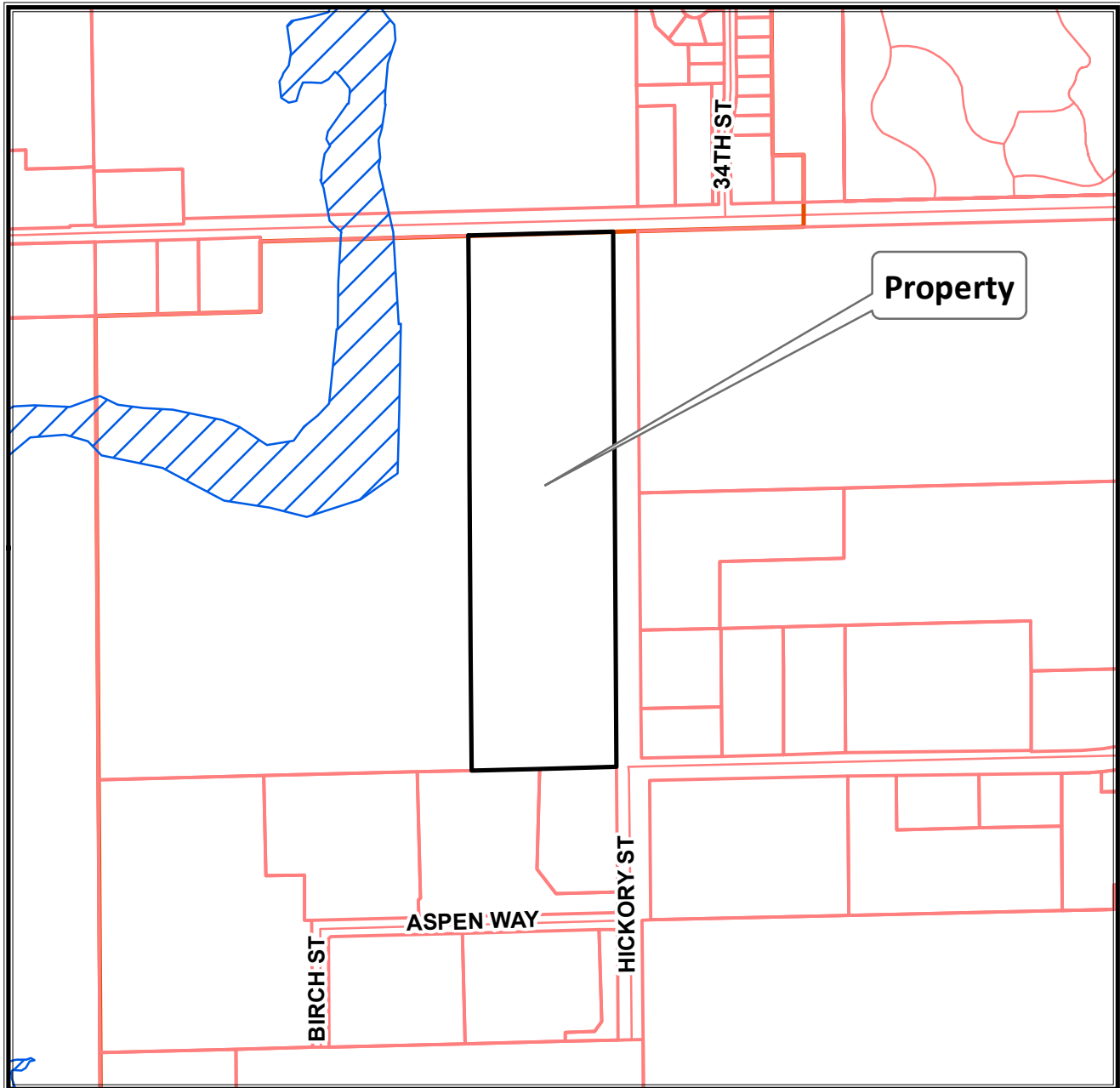
Planning Department
(414) 425-4024



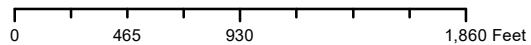
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



3617 W. Oakwood Road
TKN: 950 9997 002



Planning Department
(414) 425-4024



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



Project Narrative

In November 2016, recognizing that the State of Wisconsin was creating a new freeway interchange at Elm Road, the City of Franklin created PDD #39 establishing a new Business Park to take advantage of the Milwaukee-Chicago I-94 Development Corridor. The "Oakwood Industrial" project takes advantage of the new interchange and will allow us to develop the large light industrial, office, and or distribution missing in Franklin. Our project involves creating two new industrial buildings just south of Oakwood Road and west of the future South Hickory Street, which is in compliance with the City's Comprehensive Master Plan for this area of the City.

WP Property Acquisitions, LLC is working to develop the project site, and has already completed construction of a 235,000 Square Foot (SF) building in the northern half of the site and is proposing to construct a 300,000 SF building in the southern half of the site. The necessary parking and truck access roads to service the buildings will also be constructed. The parking will consist of 26-foot wide drive aisles with 9'x20' parking stalls, and be bounded by concrete curb and gutter. The truck access roads will also be 30-feet wide and the truck parking stalls will be 12'x60', both of which will also be bounded by concrete curb and gutter. Concrete sidewalks will be provided from the parking and access roads to the ingress/egress doors of the buildings. In addition to storm, sanitary and water laterals being provided to each building from S. Hickory Street, a water main loop will be provided around each building with fire hydrants for fire protection.

In order to accommodate the stormwater runoff associated with the new buildings and paved areas west of S. Hickory Street, three storm water ponds will constructed as part of this project.

Because of Franklin's need for more large scale industrial facilities, we are maximizing the square footage of the proposed buildings to get the increment needed by the City for this project. We believe development of a 235,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin's Tax Incremental Financing (TIF) District. The Increment is the taxable value after development minus the taxable value before. The City evaluates whether they can collect enough taxes within a certain period of time to pay off the debt.

Meeting the City's PDD #39's requirements, as well as the demands of Southeastern Wisconsin's industrial market, both buildings are planned to be light manufacturing/distribution centers. These types of industrial facilities rely heavily on the closeness of suppliers and a direct connection to the interstate highway system. The property is adjacent to existing industrial uses that the City is in the process of enhancing with the reconstruction of West Elm Road, which will include new curb and gutter, a median, new storm sewer, sanitary sewer, water main, fire hydrants, and new sanitary and water laterals for each property.

WP Property Acquisitions, LLC has already been approached by a number of highly interested tenants that wish to utilize this space as soon as possible, but construction of the southern building will be delayed due to the need to relocate the ATC overhead transmission line, within a 100-foot easement along the southern property line and western property line. The City of Franklin and WP Property Acquisitions, LLC are heavily invested in this property, are committed to providing adequate space for its intended users, and fully expect both buildings to be occupied in the short term. The northern 235k building has already been constructed, along with the three storm water ponds. The southern 300k building will be constructed after the ATC power line relocation is complete.

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.

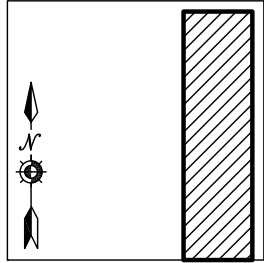
CERTIFIED SURVEY MAP NO. _____

Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE NORTH LINE OF THE NW 1/4 OF SECTION 36 T.5N., R.21E. BEARING N88°27'28"E.



NW 1/4 SEC. 36-05-21
W. OAKWOOD RD.



LOCATION MAP
NOT TO SCALE

LEGEND:

- = 1-1/4" O.D. IRON PIPE FOUND
- = 1-1/4" O.D. X 24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT.
- R.A. = RECORDED AS
- = EXISTING BUILDING OUTLINE

NOTES:

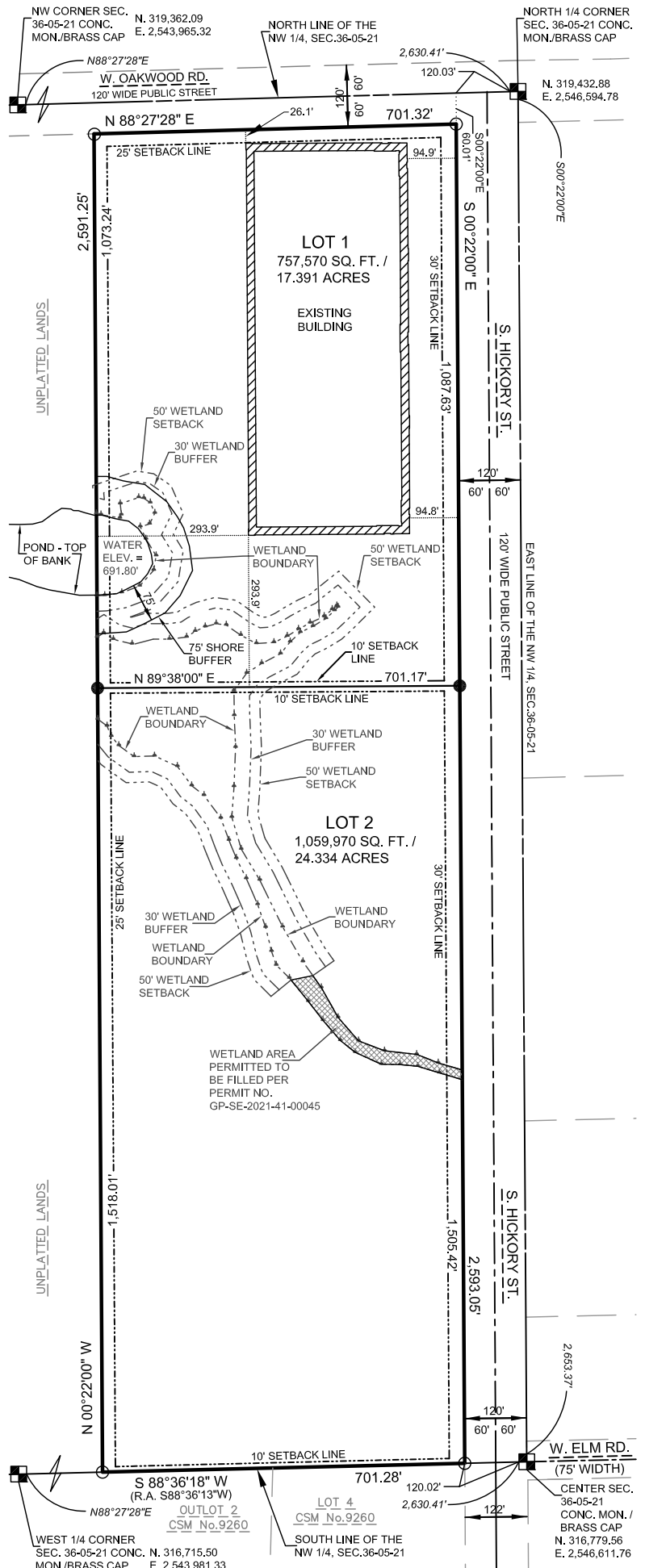
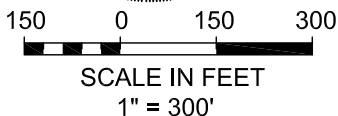
- ◆ LOTS 1 & 2, ARE SERVED BY PUBLIC SEWER AND WATER.
- ◆ WETLANDS AS SHOWN HEREON, PER WETLAND DELINEATION PERFORMED BY SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION ON 8/27/2015 AND VERIFIED ON 4/20/2020.
- ◆ THE AREA SHOWN WITHIN SURVEY BOUNDARY IS DETERMINED TO BE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP No. 55079C0227E, EFFECTIVE DATE 09/26/2008. THE BASE FLOOD ELEVATION, (THE COMPUTED ELEVATION TO WHICH FLOODWATER IS ANTICIPATED TO RISE DURING THE BASE FLOOD) IS SHOWN AS 682 PER FLOOD MAP No. 55079C0226E, EFFECTIVE DATE 09/26/2008, WEST OF SAID FEMA FLOOD MAP No. 55079C0227E.
- ◆ THE APPROXIMATE ORDINARY HIGH WATER MARK, USED TO DETERMINE THE 75' SHORE BUFFER, IS THE TOP OF BANK OF THE POND. APPROXIMATE ORDINARY HIGH WATER MARK IS SHOWN FOR REFERENCE ONLY.
- ◆ SEE SHEETS 2-5, FOR EXISTING AND PROPOSED CONTOURS AND BORING LOCATIONS.
- ◆ VERTICAL DATUM = NGVD 29'.

ZONING:

PLANNED DEVELOPMENT DISTRICT 39
BUSINESS PARK AREA
MINIMUM SETBACK REQUIREMENTS PER TABLE 15-3.0444B:
FRONT YARD: 30'
SIDE YARD: 10'
SIDE YARD CORNER LOT 25'
REAR YARD: 25'



01.31.2023
REVISED
03.22.2023




SAVE DATE: 3/25/2023 11:34 PM PLOT DATE: 3/25/2023 11:36 PM S:_SiteDesign\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg

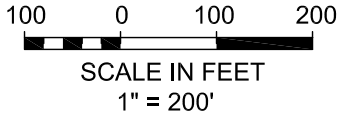
226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

CERTIFIED SURVEY MAP NO. _____

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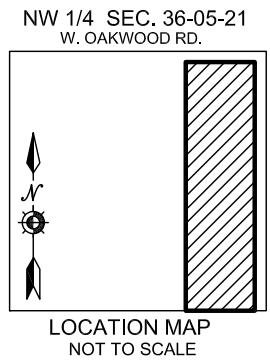
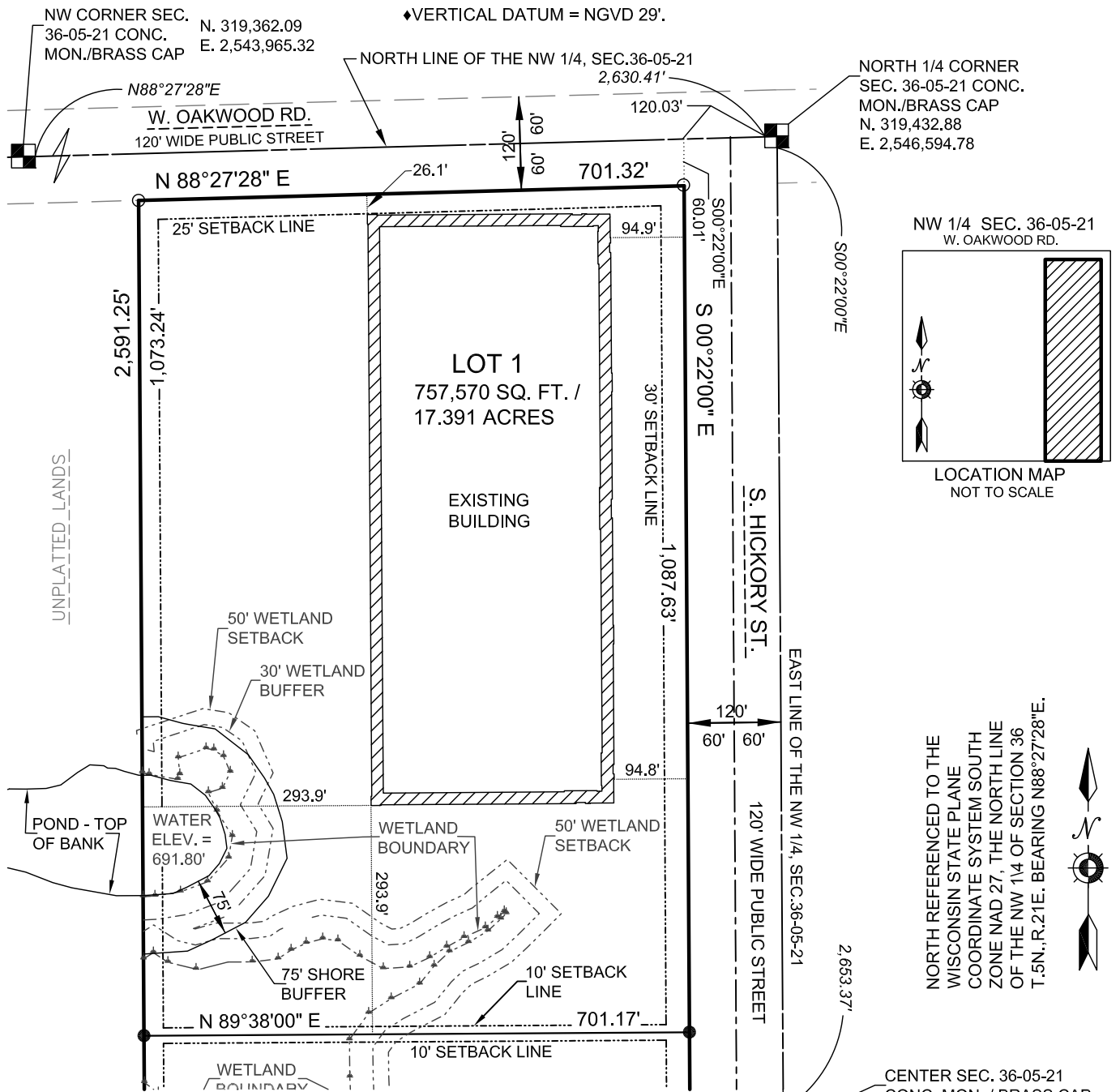
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- R.A. = RECORDED AS
-  = EXISTING BUILDING OUTLINE



NOTES:

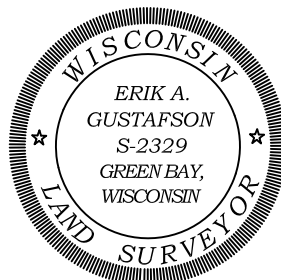
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- ◆ VERTICAL DATUM = NGVD 29'.



NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE NORTH LINE OF THE NW 1/4 OF SECTION 36 T.5N., R.21E. BEARING N88°27'28"E.

ZONING:

PLANNED DEVELOPMENT DISTRICT 39
 BUSINESS PARK AREA
 MINIMUM SETBACK REQUIREMENTS PER TABLE 15-3.0444B:
 FRONT YARD: 30'
 SIDE YARD: 10'
 SIDE YARD CORNER LOT 25'
 REAR YARD: 25'



01.31.2023
 REVISED 03.22.2023



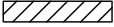
226 W. WISCONSIN AVE.
 APPLETON, WI 54911
 kapurinc.com

S:_SiteDesign\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg SAVE DATE: 3/25/2023 11:34 PM PLOT DATE: 3/25/2023 11:38 PM

CERTIFIED SURVEY MAP NO. _____

Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

LEGEND:

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- R.A. = RECORDED AS
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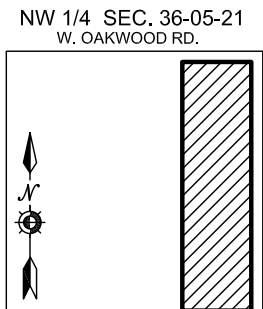
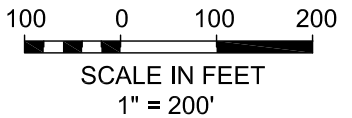
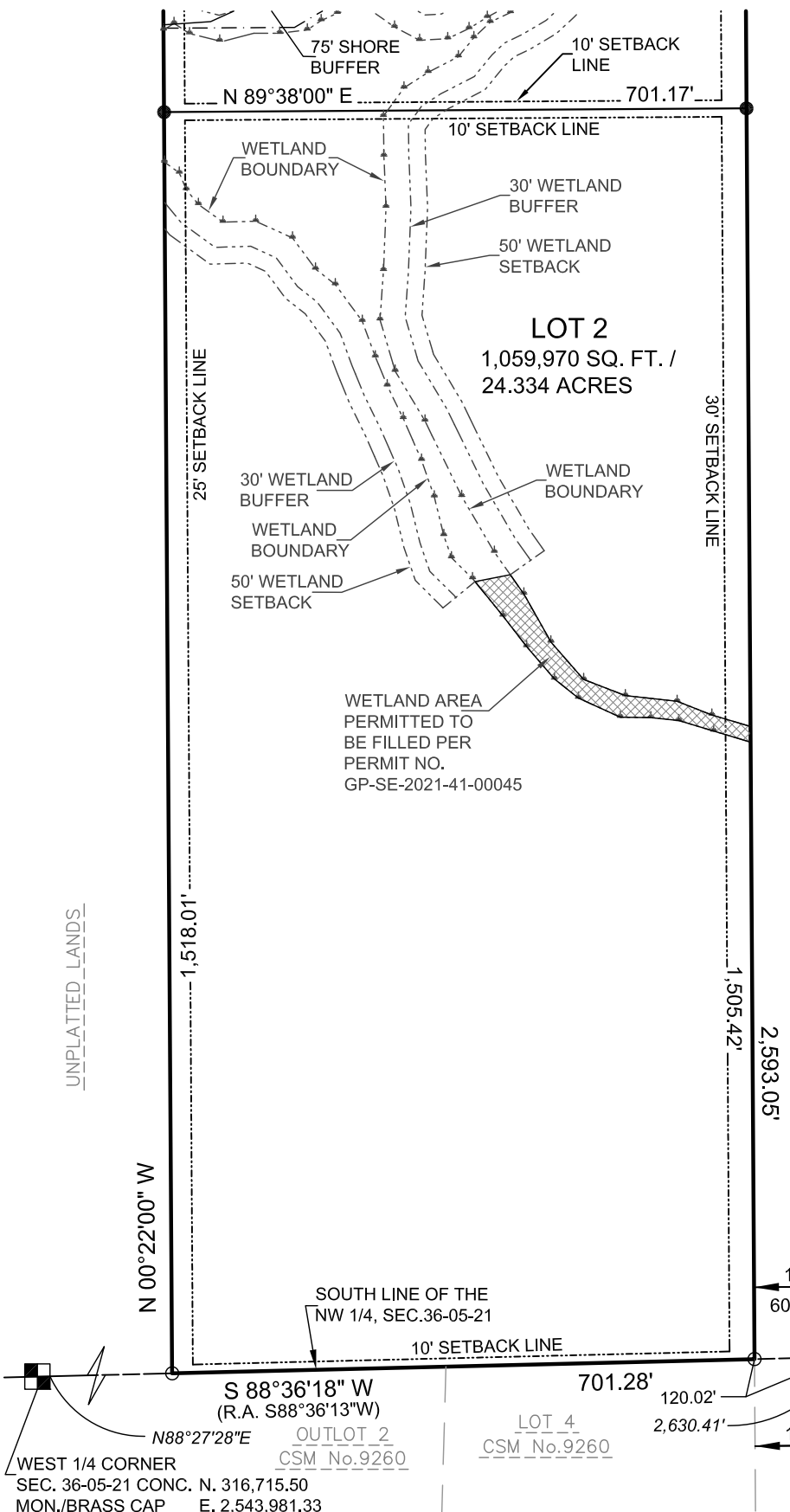
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 FRONT YARD: 30'
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 SIDE YARD CORNER LOT 25'
 REAR YARD: 25'

NOTES:

◆SEE SHEETS 1 & 2, FOR CSM RELATED NOTES.

NORTH 1/4 CORNER
 SEC. 36-05-21 CONC.
 MON./BRASS CAP
 N. 319,432.88
 E. 2,546,594.78



NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE NORTH LINE OF THE NW 1/4 OF SECTION 36 T.5N., R.21E. BEARING N88°27'28"E.



01.31.2023
 REVISED 03.22.2023

CENTER SEC. 36-05-21
 CONC. MON. / BRASS CAP
 N. 316,779.56
 E. 2,546,611.76

WEST 1/4 CORNER
 SEC. 36-05-21 CONC. N. 316,715.50
 MON./BRASS CAP E. 2,543,981.33

OUTLOT 2
 CSM No.9260

LOT 4
 CSM No.9260

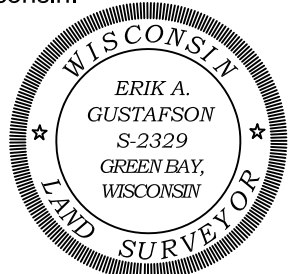
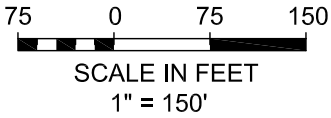
Kapur 226 W. WISCONSIN AVE.
 APPLETON, WI 54911
 kapurinc.com

S:_SiteDgn\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg SAVE DATE: 3/25/2023 11:34 PM PLOT DATE: 3/25/2023 11:39 PM

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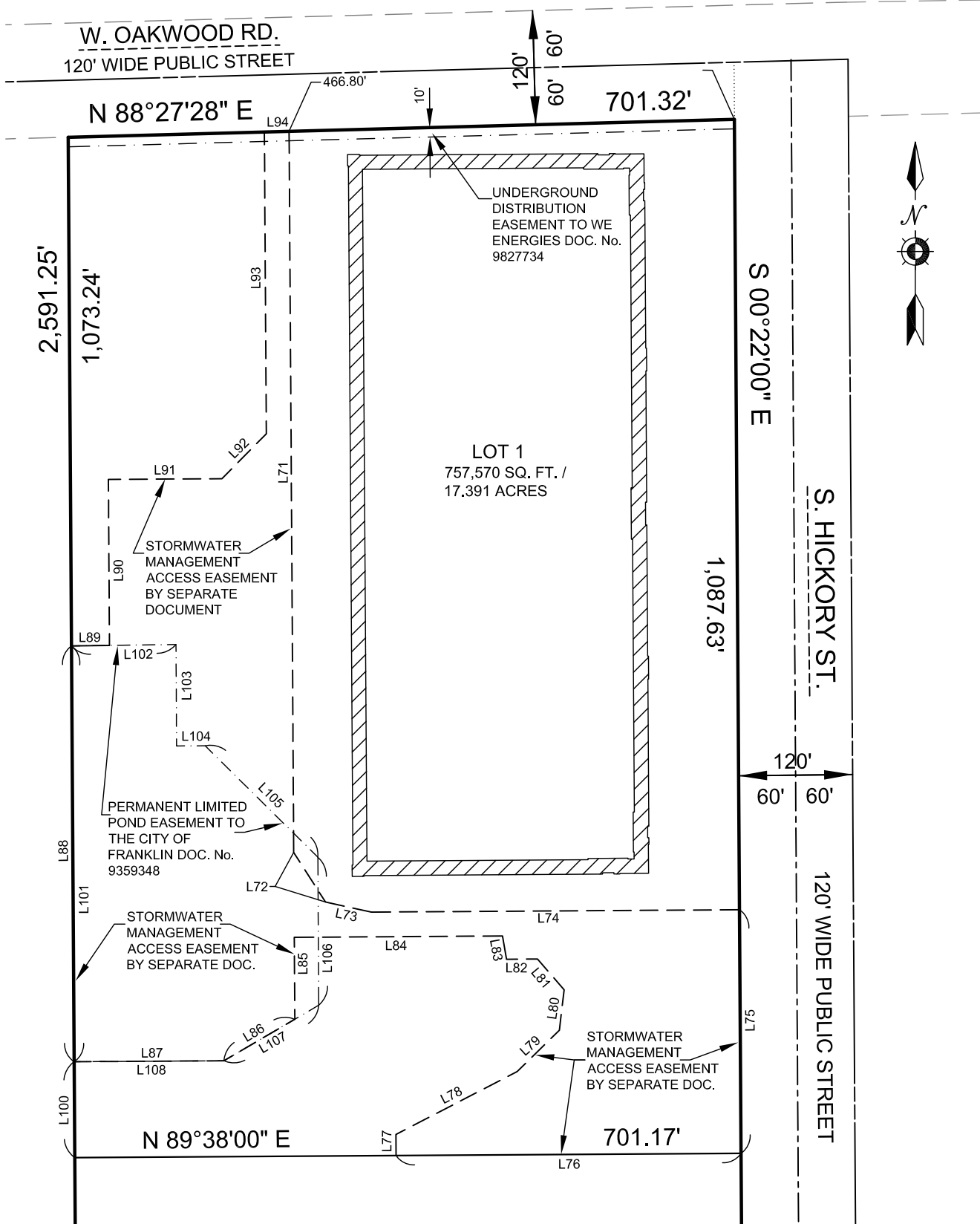
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01.31.2023
REVISED 03.22.2023

EXISTING EASEMENTS



SAVE DATE: 3/25/2023 11:34 PM PLOT DATE: 3/25/2023 11:40 PM

S:_SiteDesign\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg

226 W. WISCONSIN AVE.
APPLETON, WI 54911
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CERTIFIED SURVEY MAP NO. _____

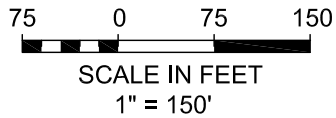
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EXISTING EASEMENTS

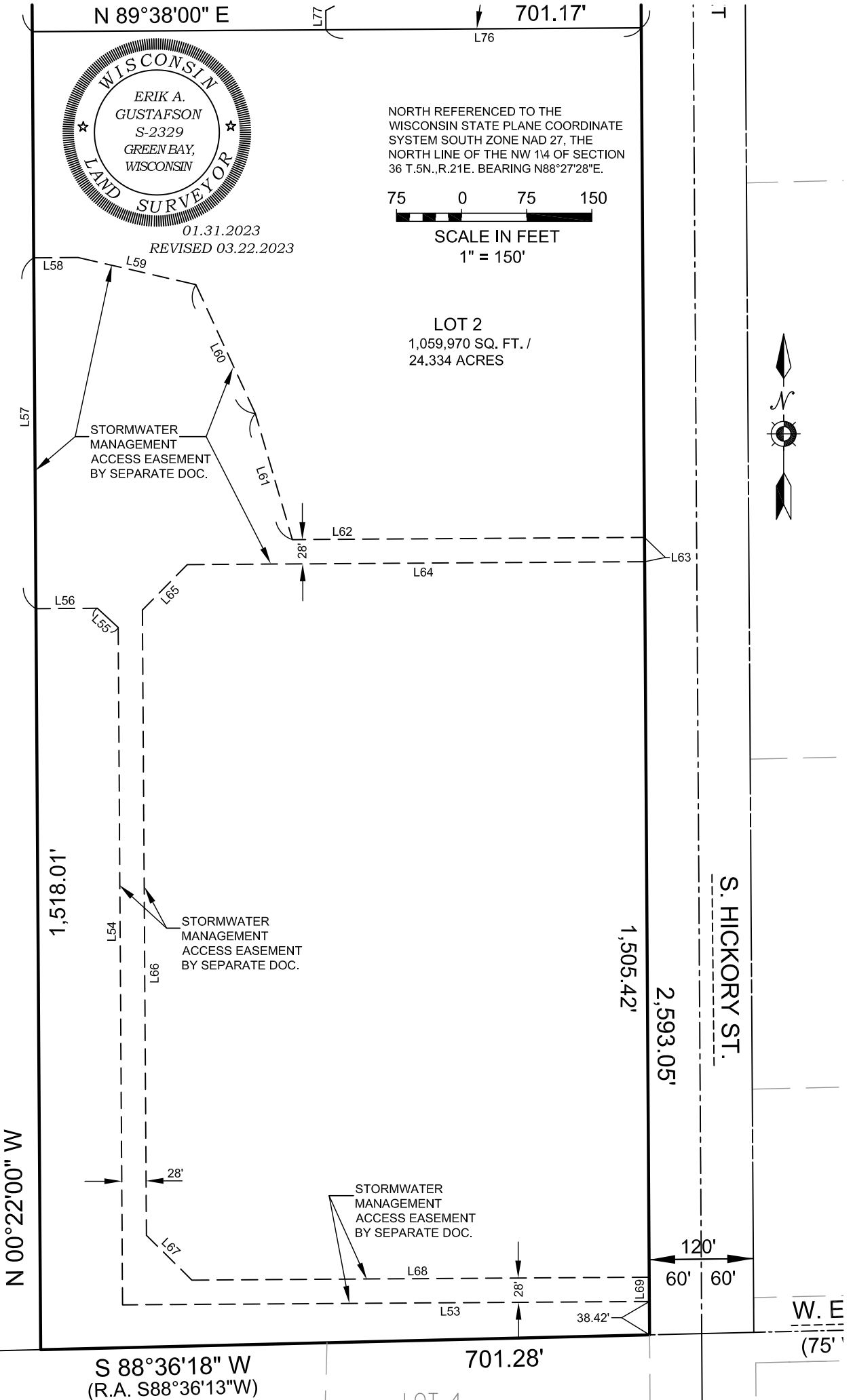


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SYSTEM SOUTH ZONE NAD 27, THE
NORTH LINE OF THE NW 1/4 OF SECTION
36 T.5N., R.21E. BEARING N88°27'28"E.



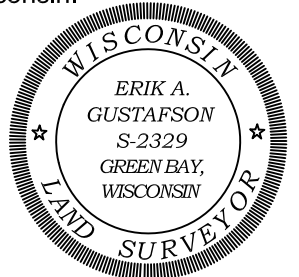
LOT 2
1,059,970 SQ. FT. /
24.334 ACRES



S:_SiteDesign\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg SAVE DATE: 3/25/2023 11:42 PM PLOT DATE: 3/25/2023 11:43 PM

CERTIFIED SURVEY MAP NO. _____

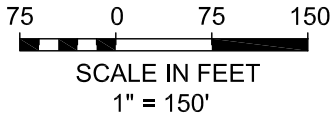
Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.



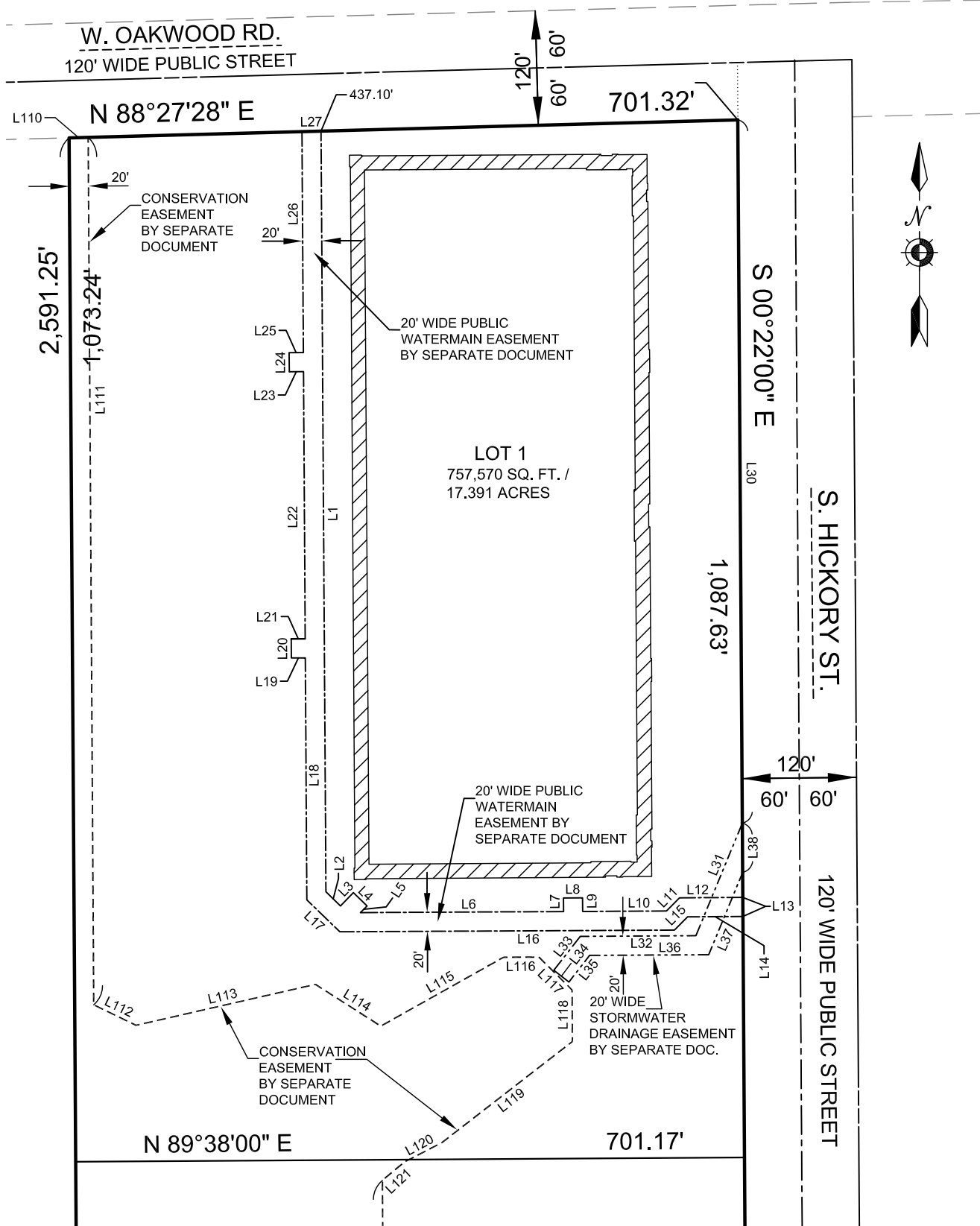
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REVISED 03.22.2023

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EXISTING EASEMENTS



SAVE DATE: 3/26/2023 12:23 AM PLOT DATE: 3/26/2023 12:24 AM

S:_SiteDesign\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg

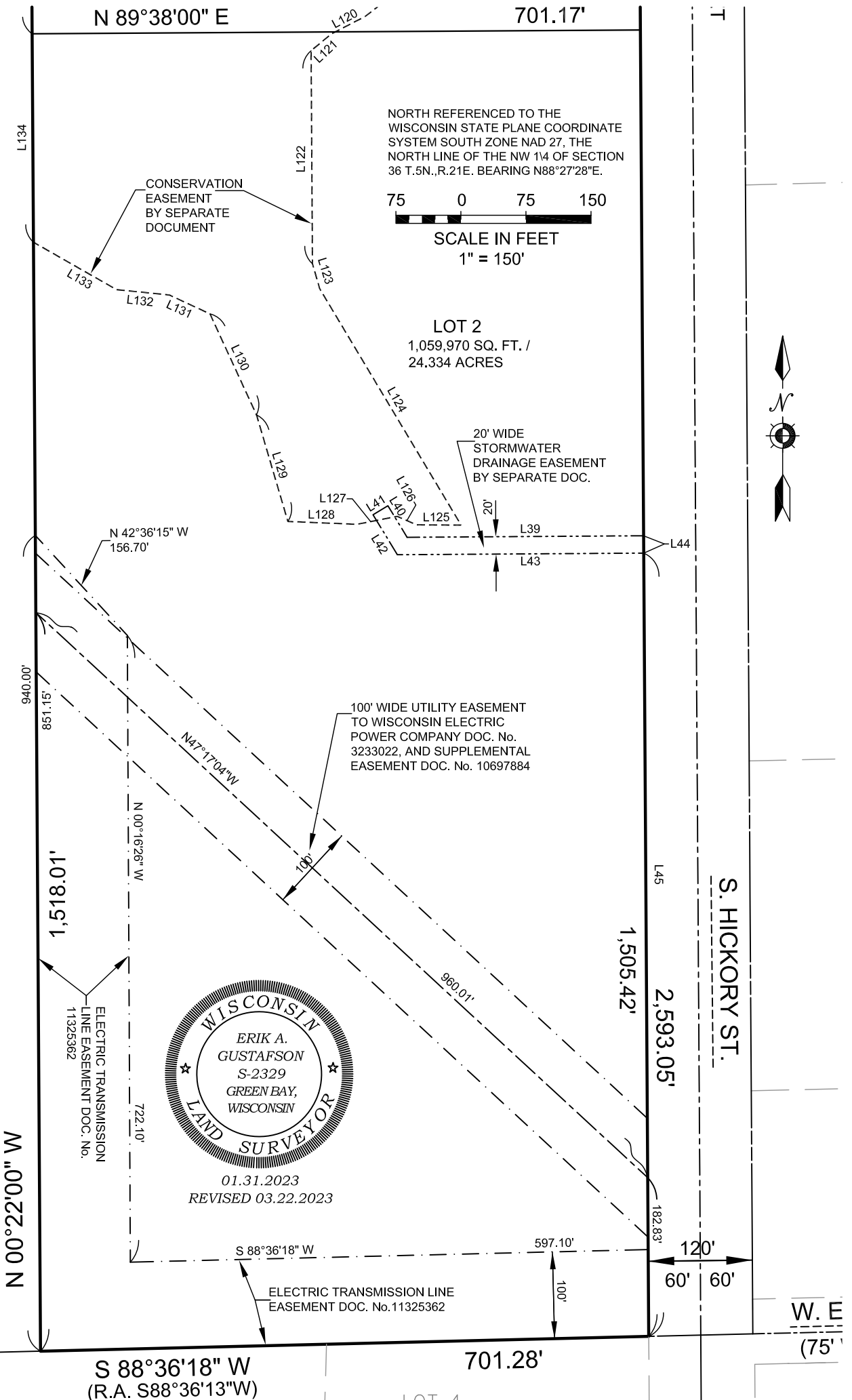


226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

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EXISTING EASEMENTS



S:_SiteDesign\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg SAVE DATE: 3/26/2023 12:38 AM PLOT DATE: 3/26/2023 12:39 AM

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Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

EXISTING EASEMENTS LINE TABLES

PUBLIC WATERMAIN EASEMENT

Line Table		
Line #	Length	Direction
L1	797.38	S00°22'09"E
L2	21.29	S45°54'33"E
L3	19.38	N44°05'27"E
L4	20.00	S45°54'33"E
L5	9.85	S44°58'37"W
L6	212.94	N89°42'25"E
L7	14.22	N00°30'59"W
L8	20.00	N89°28'59"E
L9	14.33	S00°30'23"E
L10	87.94	N89°41'04"E
L11	19.41	N44°34'15"E
L12	66.34	N89°36'32"E
L13	20.00	S00°22'00"E
L14	58.05	S89°36'32"W
L15	19.43	S44°34'15"W
L16	350.98	S89°42'24"W
L17	48.07	N45°53'27"W
L18	253.61	N00°21'07"W
L19	14.63	S89°37'56"W
L20	20.00	N00°22'04"W
L21	14.63	N89°37'56"E
L22	280.00	N00°22'12"W
L23	14.87	S89°28'53"W
L24	20.00	N00°31'07"W
L25	14.92	N89°28'53"E
L26	231.65	N00°22'04"W
L27	20.01	N88°27'28"E

STORMWATER DRAINAGE EASEMENT

Line Table		
Line #	Length	Direction
L39	272.66	S89°38'00"W
L40	42.58	N31°16'15"W
L41	20.00	S58°43'45"W
L42	53.92	S31°16'15"E
L43	284.00	N89°38'00"E
L44	20.00	N00°22'00"W
L45	902.53	N00°22'00"W

STORMWATER MANAGEMENT ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L84	219.08	S89°38'00"W
L85	86.16	S00°22'09"E
L86	86.51	S59°39'15"W
L87	157.58	S89°39'15"W
L88	437.31	N00°22'00"W
L89	40.00	N89°13'13"E
L90	174.56	N00°22'00"W
L91	119.50	N89°38'00"E
L92	66.45	N44°37'56"E
L93	317.40	N00°22'09"W
L94	26.01	N88°27'28"E

STORMWATER MANAGEMENT ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L53	606.61	S89°38'00"W
L54	780.16	N00°22'00"W
L55	32.70	N47°17'04"W
L56	70.68	S89°38'00"W
L57	404.12	N00°22'00"W
L58	51.08	N89°38'00"E
L59	139.14	S77°00'45"E
L60	163.51	S24°45'43"E
L61	151.33	S16°23'07"E
L62	405.41	N89°38'00"E
L63	28.00	S00°22'00"E
L64	526.65	S89°38'00"W
L65	73.48	S44°38'00"W
L66	720.18	S00°22'00"E
L67	73.48	S45°22'00"E
L68	526.65	N89°38'00"E
L69	28.00	S00°22'00"E

PERMANENT LIMITED POND EASEMENT

Line Table		
Line #	Length	Direction
L100	100.93	N00°22'00"W
L101	437.31	N00°22'00"W
L102	110.00	N89°13'13"E
L103	106.70	S00°20'45"E
L104	30.02	N89°39'15"E
L105	166.78	S45°20'45"E
L106	155.66	S00°20'45"E
L107	115.71	S59°39'15"W
L108	157.58	S89°39'15"W

STORMWATER DRAINAGE EASEMENT

Line Table		
Line #	Length	Direction
L30	737.18	S00°22'00"E
L31	127.61	S22°24'06"W
L32	121.29	S89°40'37"W
L33	45.03	S37°52'41"W
L34	20.00	S52°07'19"E
L35	35.32	N37°52'41"E
L36	124.89	N89°40'37"E
L37	93.26	N22°24'06"E
L38	51.68	N00°22'00"W

STORMWATER MANAGEMENT ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L71	758.51	S00°22'09"E
L72	61.93	S32°39'44"E
L73	49.52	S77°39'44"E
L74	387.27	N89°38'00"E
L75	256.26	S00°22'00"E
L76	363.02	S89°38'00"W
L77	22.29	N00°22'00"W
L78	143.59	N62°37'40"E
L79	62.28	N45°34'54"E
L80	42.80	N06°46'29"E
L81	42.80	N40°55'45"W
L82	32.58	S89°38'00"W
L83	24.84	N10°01'41"W

CONSERVATION EASEMENT

Line Table		
Line #	Length	Direction
L110	20.00	N88°27'28"E
L111	909.26	S00°22'00"E
L112	49.21	S64°09'34"E
L113	192.97	N77°09'41"E
L114	81.29	S57°26'43"E
L115	147.55	N60°43'25"E
L116	36.98	N89°38'00"E
L117	48.99	S45°19'32"E
L118	54.06	S00°22'00"E
L119	173.02	S52°13'49"W
L120	44.29	S62°37'40"W
L121	30.00	S50°18'37"W
L122	245.61	S00°22'00"E
L123	30.00	S16°15'36"E
L124	317.31	S30°54'05"E
L125	51.35	N89°40'22"W
L126	24.40	N66°19'18"W
L127	47.35	S78°46'59"W
L128	79.65	N87°36'13"W
L129	127.97	N16°23'07"W
L130	128.24	N24°45'43"W
L131	51.60	N65°05'41"W
L132	61.11	N84°13'09"W
L133	110.32	N60°19'01"W
L134	1313.38	N00°22'00"W



01.31.2023
REVISED 03.22.2023

S:_SiteDgnr\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg SAVE DATE: 3/25/2023 11:42 PM PLOT DATE: 3/25/2023 11:47 PM



226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

CERTIFIED SURVEY MAP NO. _____

SHEET 9 OF 14

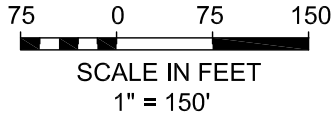
Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.



01.31.2023
REVISED 03.22.2023

BORING LEGEND:

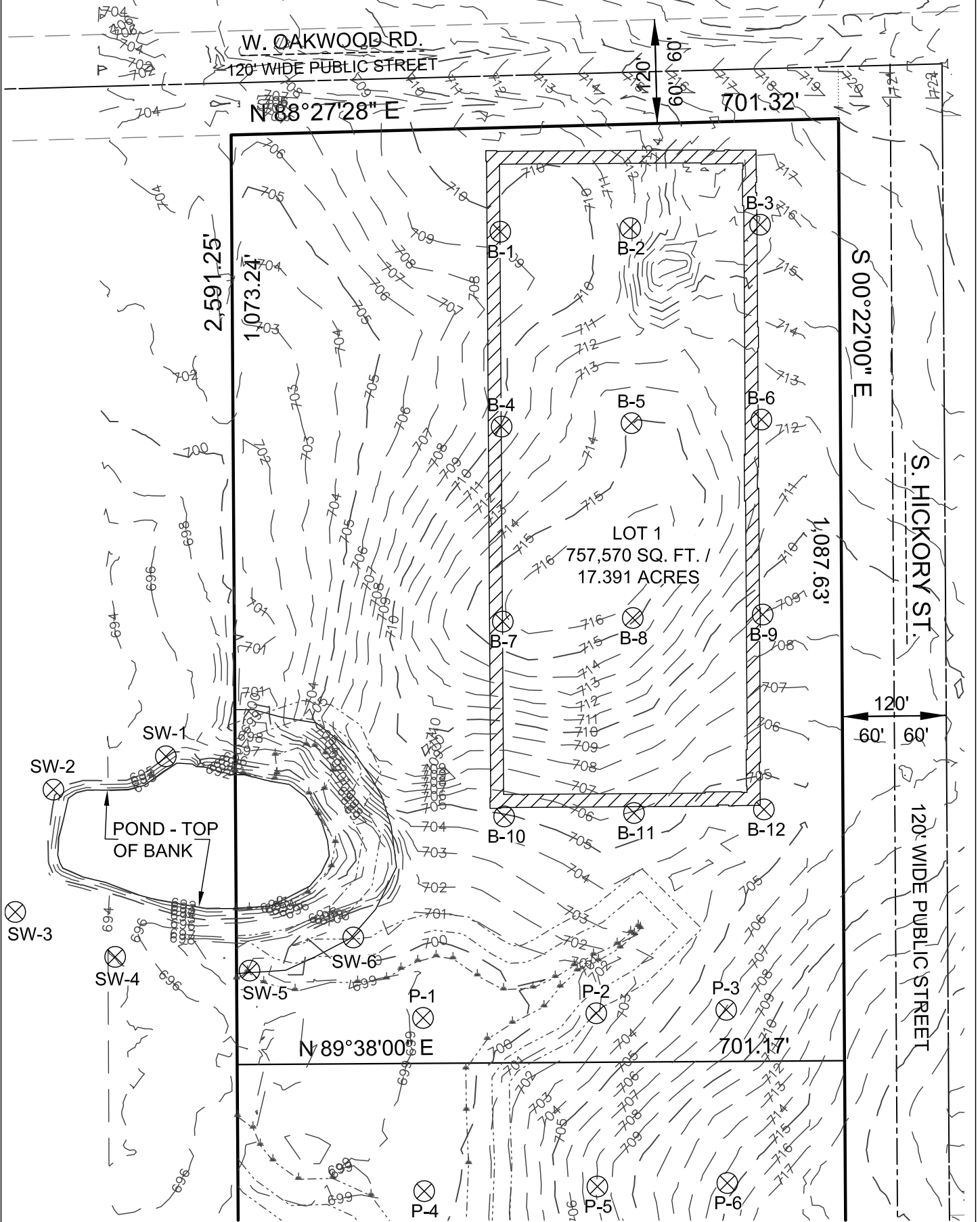
- B = AREA OF PROPOSED BUILDING
- P = AREA OF PROPOSED PAVEMENT
- SW = AREA OF ORIGINAL PROPOSED STORM WATER MANAGEMENT EXPANSION



NOTES:

- ◆ EXISTING CONTOURS PRIOR TO BUILDING CONSTRUCTION.

EXISTING CONTOURS & BORINGS

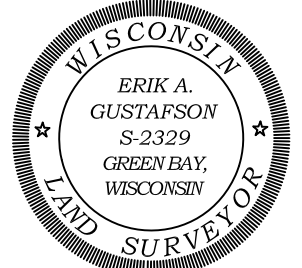


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CERTIFIED SURVEY MAP NO. _____

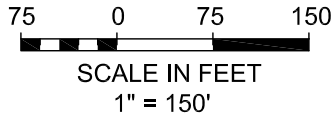
SHEET 10 OF 14

Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.



BORING LEGEND:

- B = AREA OF PROPOSED BUILDING
- P = AREA OF PROPOSED PAVEMENT
- SW = AREA OF ORIGINAL PROPOSED STORM WATER MANAGEMENT EXPANSION

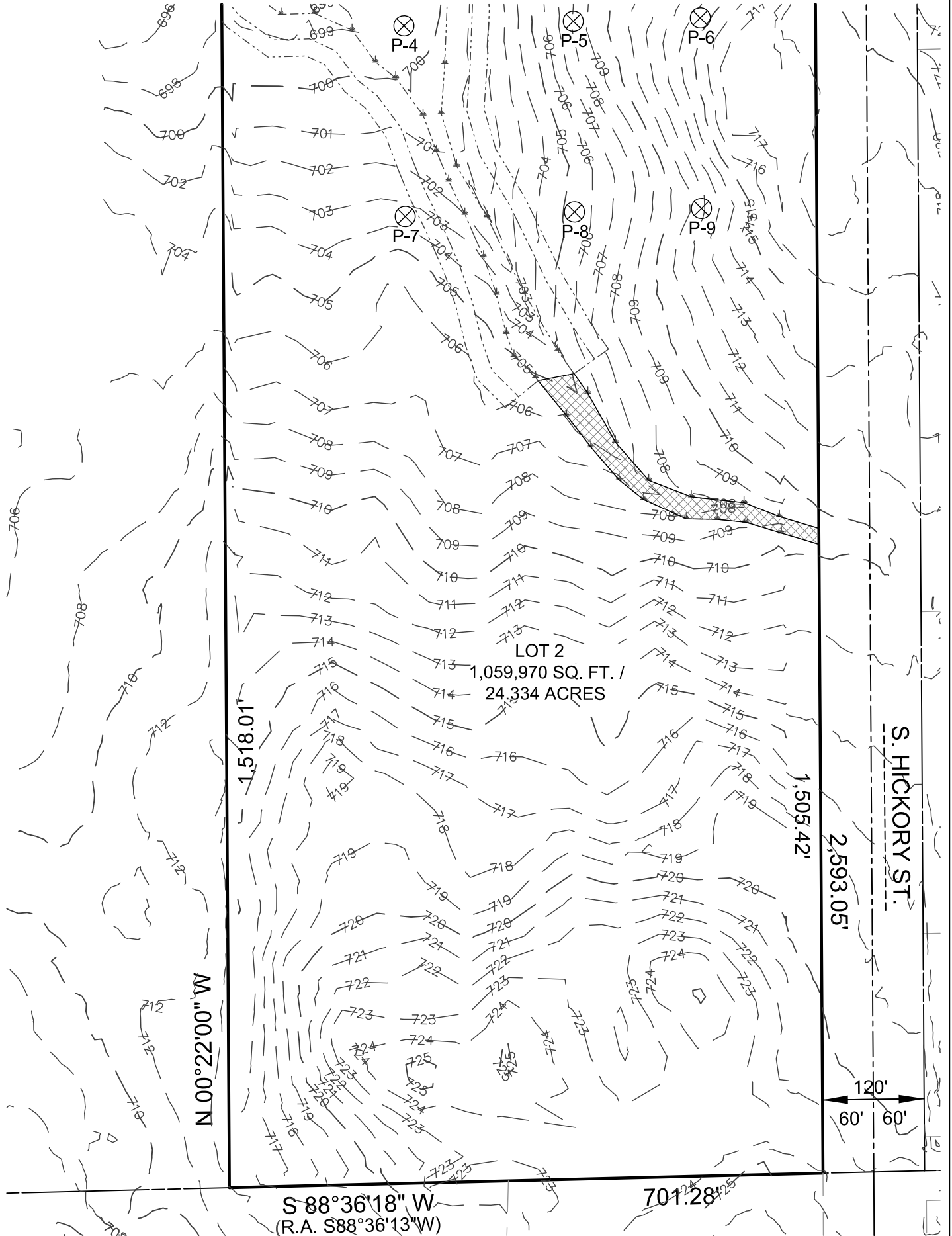


NOTES:

◆EXISTING CONTOURS PRIOR TO BUILDING CONSTRUCTION.

01.31.2023
REVISED 03.22.2023

EXISTING CONTOURS & BORINGS

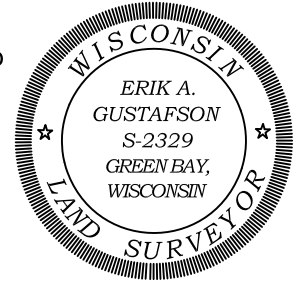


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CERTIFIED SURVEY MAP NO. _____

SHEET 11 OF 14

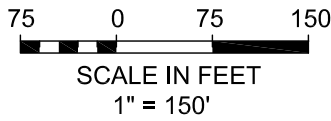
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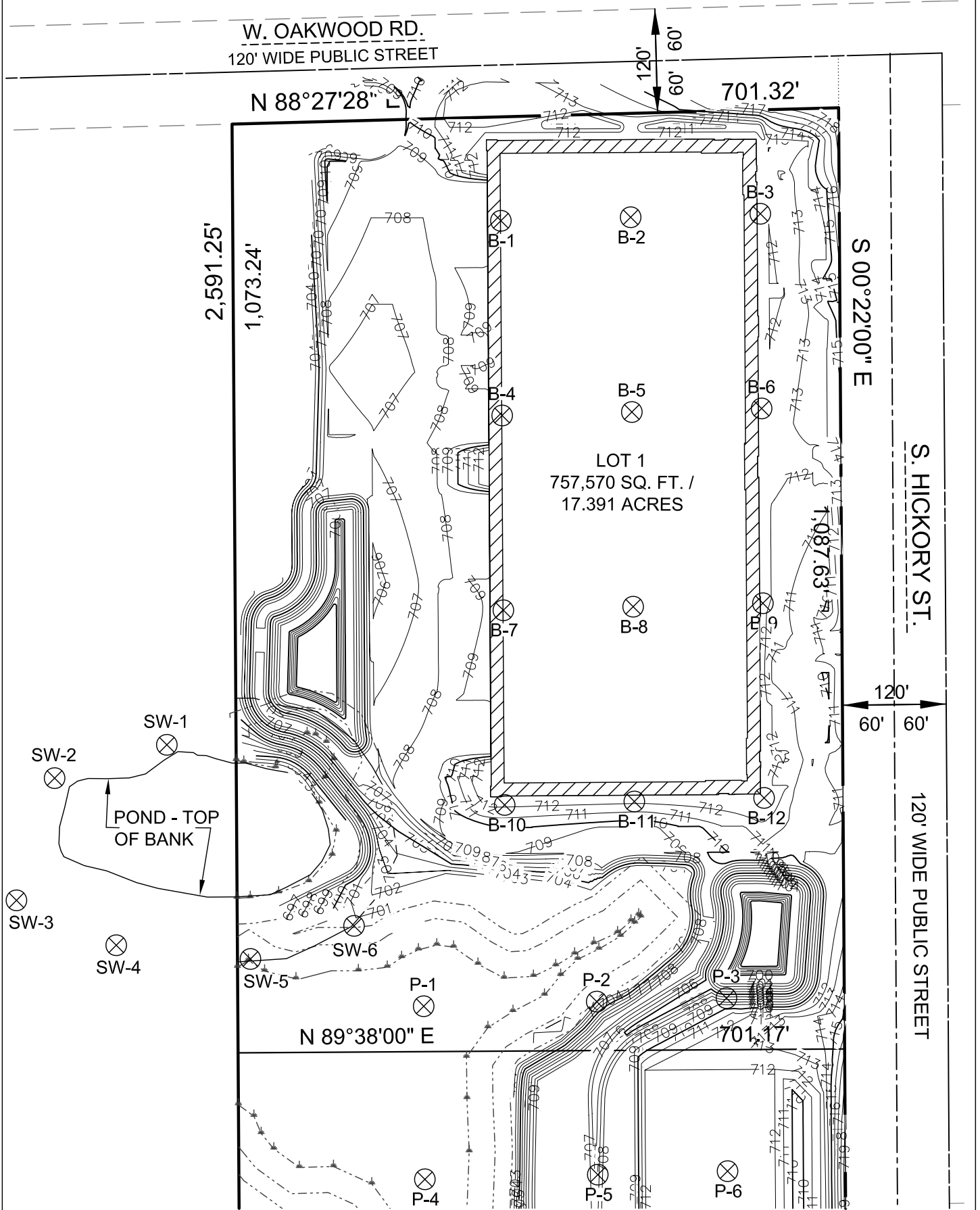
01.31.2023
REVISED 03.22.2023

BORING LEGEND:

- B = AREA OF PROPOSED BUILDING
- P = AREA OF PROPOSED PAVEMENT
- SW = AREA OF ORIGINAL PROPOSED STORM WATER MANAGEMENT EXPANSION



PROPOSED CONTOURS & BORINGS

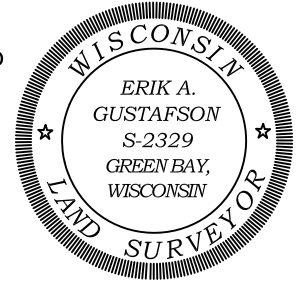


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CERTIFIED SURVEY MAP NO. _____

SHEET 12 OF 14

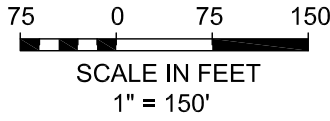
Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.



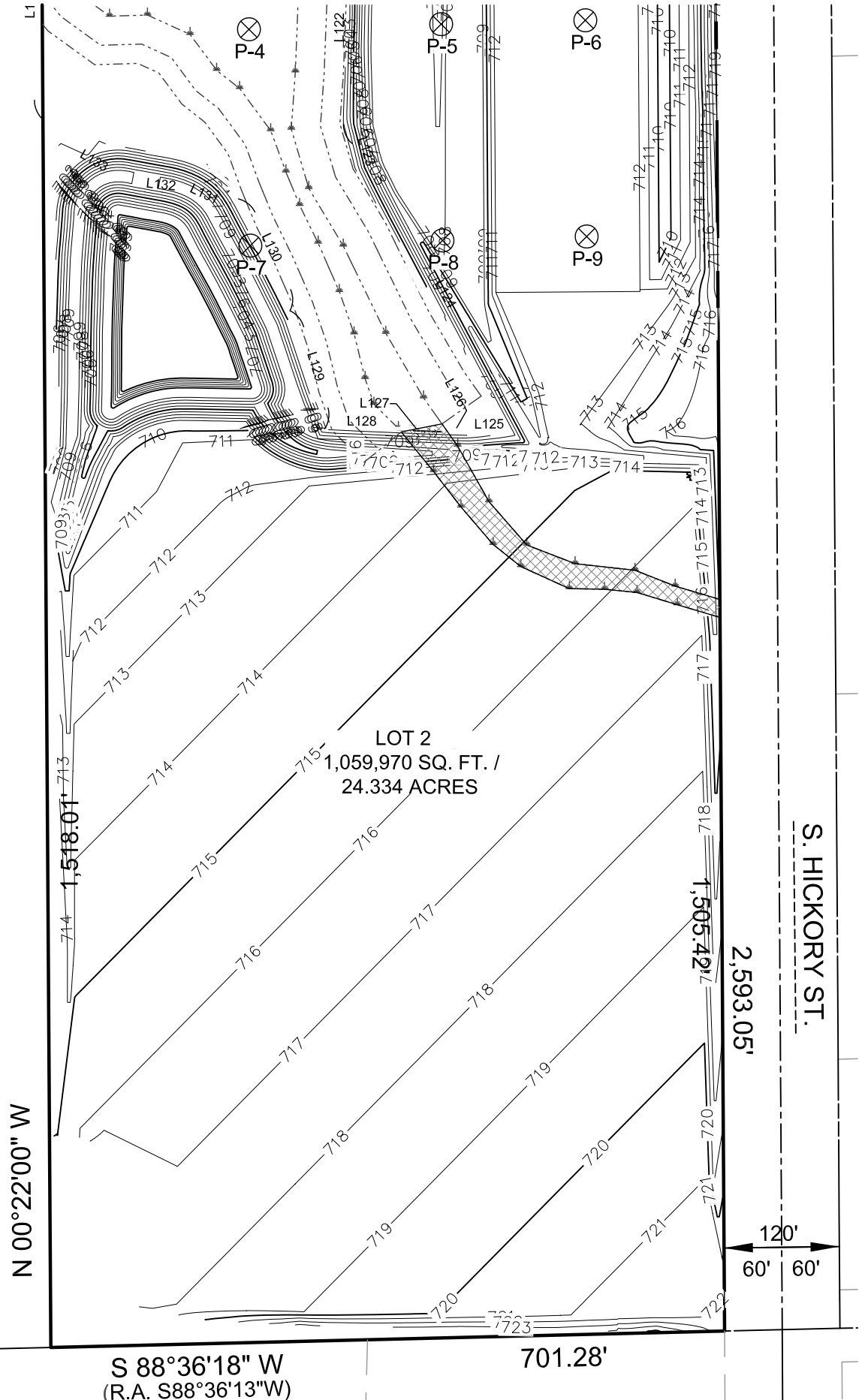
01.31.2023
REVISED 03.22.2023

BORING LEGEND:

- B = AREA OF PROPOSED BUILDING
- P = AREA OF PROPOSED PAVEMENT
- SW = AREA OF ORIGINAL PROPOSED STORM WATER MANAGEMENT EXPANSION



PROPOSED CONTOURS & BORINGS



S:_SiteDesign\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\200556_CSM.dwg SAVE DATE: 3/25/2023 11:47 PM PLOT DATE: 3/25/2023 11:55 PM

CERTIFIED SURVEY MAP NO. _____

SHEET 13 OF 14

Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I hereby certify that by the direction of Oakwood Industrial LLC, I have surveyed, divided, and mapped the land shown and described hereon, being a part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin, bounded and described by deed as follows:

The East fifty (50) acres of the Northwest Quarter of Section Numbered thirty-six (36), in Township Numbered Five (5) North of Range Numbered Twenty-One (21) East, in the City of Franklin, Milwaukee County, Wisconsin.

EXCEPTING THEREFROM; lands conveyed in Quit Claim Deed recorded May 11, 1989, Reel 2329, Image 410, as Document No. 6275397, described as follows: That part of the Northwest 1/4 of Section 36, Town 05 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded as described as follows: Commencing at the Southeast corner of said Northwest 1/4 Section; thence South 88°36'18" West (South 88°36'23" West, deed) along the south line of said 1/4 Section, 60.01 feet to a point; thence North 00°22'00" West, (North 00°21'20" West, deed) and parallel to the east line of said 1/4 Section, 30.01 feet to a point; thence North 88°36'18" East (North 88°36'23" East, deed) 60.01 feet to a point; thence South 00°22'00" East, (South 00°21'20" East, deed) along the east line of said 1/4 Section, 30.01 feet to the point of Beginning.

FURTHER EXCEPTING THEREFROM; lands conveyed in Warranty Deed recorded June 20, 2006, as Document No. 9255626.

FURTHER EXCEPTING THEREFROM; lands conveyed in Trustees Deed Recorded March 6, 2020, as Document No. 10958156.

More particularly described as follows:

Commencing at the North 1/4 corner of said Section 36; thence South 88°27'28" West, along the north line of said NW 1/4, 120.03 feet; thence South 00°22'00" East, parallel with the east line of said NW 1/4, 60.01 feet to the intersection of the south line of W. Oakwood Rd. with the west line of S. Hickory St., and the Point of Beginning; thence continuing South 00°22'00" East, along said west line and parallel with said east line, 2,593.05 feet to the south line of said NW 1/4; thence South 88°36'18" West, along said south line, 701.28 feet; thence North 00°22'00" West parallel with said east line of the NW 1/4, 2,591.25 feet to said south line of W. Oakwood Rd.; thence North 88°27'28" East, along said south line, 701.32 feet to the Point of Beginning.

Containing 1,817,540 square feet / 41.725 acres of land, more or less.

I further certify that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance Division 15, in surveying, dividing, and mapping and that this Certified Survey Map is a true and correct representation of all of the exterior boundaries of the land surveyed and the division of said land.

Dated this ____ day of _____, 20__.

Erik A. Gustafson S-2329



01.31.2023
REVISED 03.22.2023

CITY OF FRANKLIN COMMON COUNCIL APPROVAL:

Approved and accepted by the Common Council of the City of Franklin, Resolution No. _____, signed on this _____ day of _____, 20__.

Stephen Olson, City of Franklin Mayor

Karen Kastenson, City of Franklin City Clerk



OWNER / SUBDIVIDER:
OAKWOOD INDUSTRIAL LLC
1200 N. MAYFAIR RD. SUITE 410
MILWAUKEE, WI 53226

SURVEYOR:
KAPUR & ASSOCIATES, INC.
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
414.351.6668

CERTIFIED SURVEY MAP NO. _____

Being a part of the part of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE:

Oakwood Industrial LLC, as owner, does hereby certify that they have caused the land shown and described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon.

IN WITNESS WHEREOF, the said Oakwood Industrial LLC, has caused these presents to be signed by Matt Moroney, the President of Wangard Partners, Inc., Manager of Wangard Operations LLC, by Wangard Entity Manager, Manager, at Milwaukee, Wisconsin, on this ____, day of _____, 20__.

OAKWOOD INDUSTRIAL LLC
a Wisconsin limited liability company

By: Wangard Entity Manager LLC
As Manager for Oakwood Industrial LLC
By: Wangard Operations LLC, its Manager

By: Wangard Partners, Inc.
Matt Moroney, President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, Matt Moroney, the President of Wangard Partners, Inc., Manager of Wangard Operations LLC, Manager of Wangard Entity Manager, to me known to be the person who executed the foregoing instrument, and known to be such Manager of OAKWOOD INDUSTRIAL LLC and acknowledge that they executed the foregoing instrument as such Manager of OAKWOOD INDUSTRIAL LLC, by its authority.

(Notary Seal) _____

Notary Public, _____ County, Wisconsin.

My Commission (expires) (is permanent) _____.

CONSENT OF CORPORATE MORTGAGEE:

ASSOCIATED BANK N.A., mortgagee of that portion of the land described in this Certified Survey Map, does hereby consent to the surveying, dividing, and mapping of the land described, shown and represented hereon, and does hereby consent to the certificate of the owner.

IN WITNESS WHEREOF, the said ASSOCIATED BANK N.A., has caused these presents to be signed by Bradley Amundsen, its Senior Vice President, at _____, Wisconsin, and its corporate seal to be hereunto affixed, this ____, day of _____, 20__.

Bradley Amundsen, Senior Vice President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, Bradley Amundsen, to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Vice President of the organization, and acknowledges that he executed the foregoing instrument as such officer, by its authority.

(Notary Seal) _____

Notary Public, _____ County, Wisconsin.

My Commission (expires) (is permanent) _____.



01.31.2023
REVISED 03.22.2023

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Kapur 226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

PROJECT:
OAKWOOD INDUSTRIAL

LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

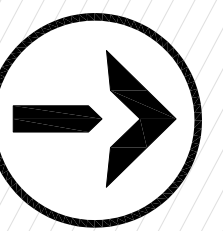
CLIENT:
WANGARD PARTNERS, INC.

RELEASE:
**BID PACKAGE #1 -
BUILDING I SITE
WORK & OVERALL
MASS GRADING**

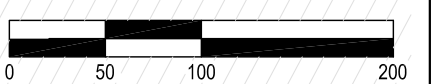
REVISIONS:

#	DATE	DESCRIPTION
3	11/23/2021	CONSTRUCTION BULLETIN #3
4	11/30/2021	CONSTRUCTION BULLETIN #4
5	03/29/2022	CONSTRUCTION BULLETIN #5
6	05/06/2022	CONSTRUCTION BULLETIN #6
7	06/09/2022	CONSTRUCTION BULLETIN #7
8	08/03/2022	CONSTRUCTION BULLETIN #8
9	08/17/2022	CONSTRUCTION BULLETIN #9
10	10/17/2022	RECORD DRAWINGS

NORTH ARROW:



SCALE: 1" = 100'



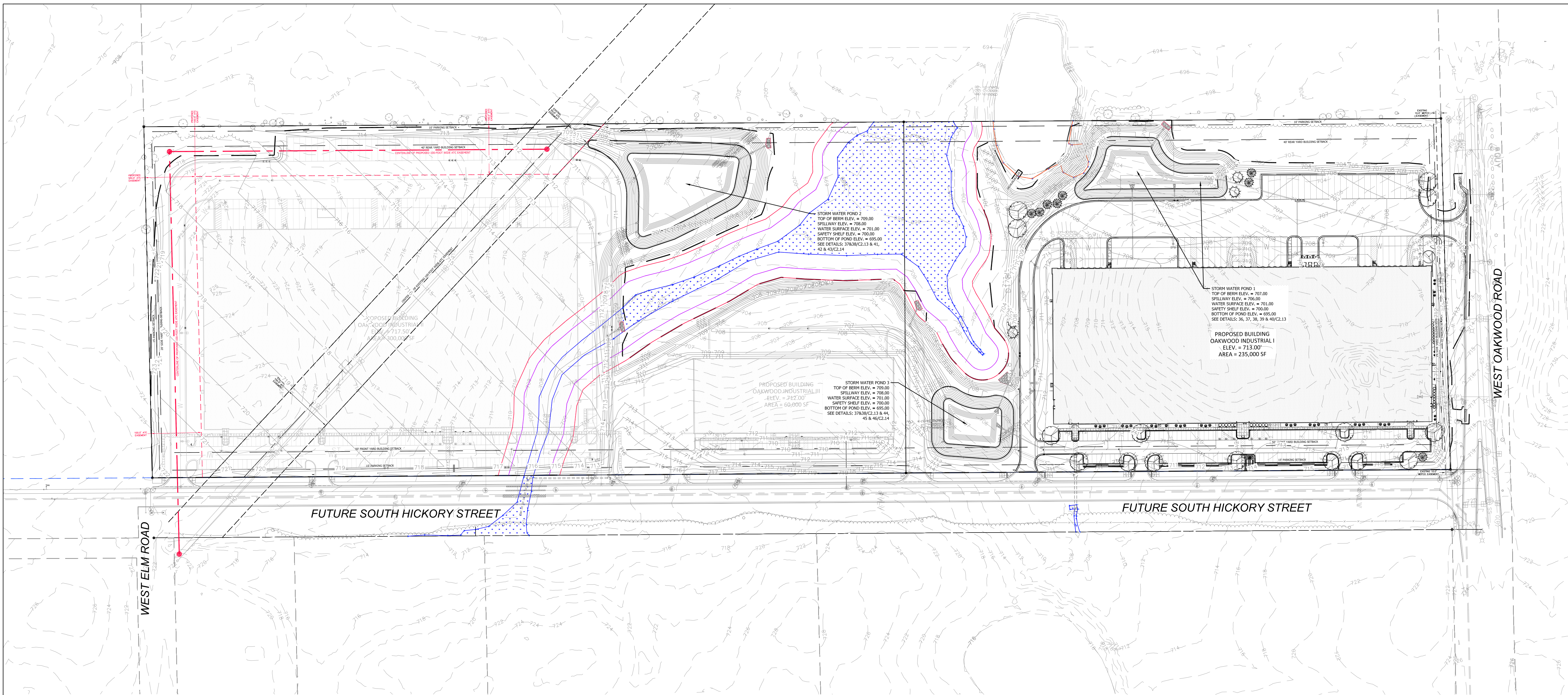
SEAL:

all in

SHEET:
**OVERALL SITE
LANDSCAPE PLAN**

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/30/2021

SHEET NUMBER:
L1.10



APPLICANT:
STEWART M. WANGARD
WP PROPERTY ACQUISITIONS LLC
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226
414-777-1200
mlake@wangard.com

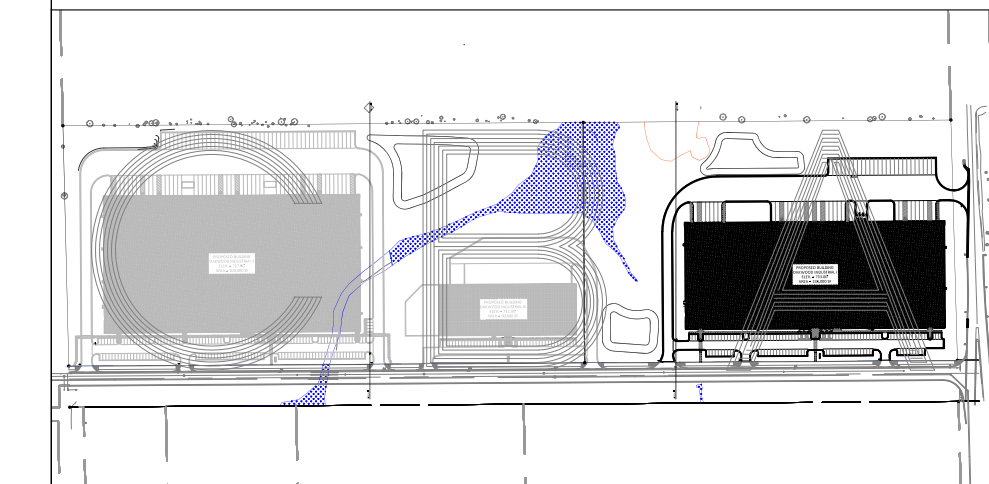
APPLICANT'S REPRESENTATIVE:
MARK LAKE
WANGARD PARTNERS, INC.
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226
414-935-4014
mlake@wangard.com

PROPERTY OWNER:
WENDT FAMILY TRUST
8113 S. FOREST HILLS CIRCLE
FRANKLIN, WI 53132
kaczmarekhomes@gmail.com

CIVIL ENGINEER:
MICHAEL J. FROELICH, P.E.
KAPUR & ASSOCIATES, INC.
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
414-751-7245
mfroelich@kapurinc.com

MINIMUM LANDSCAPE SURFACE RATIO
PERMITTED: 0.25
PROPOSED: 0.44

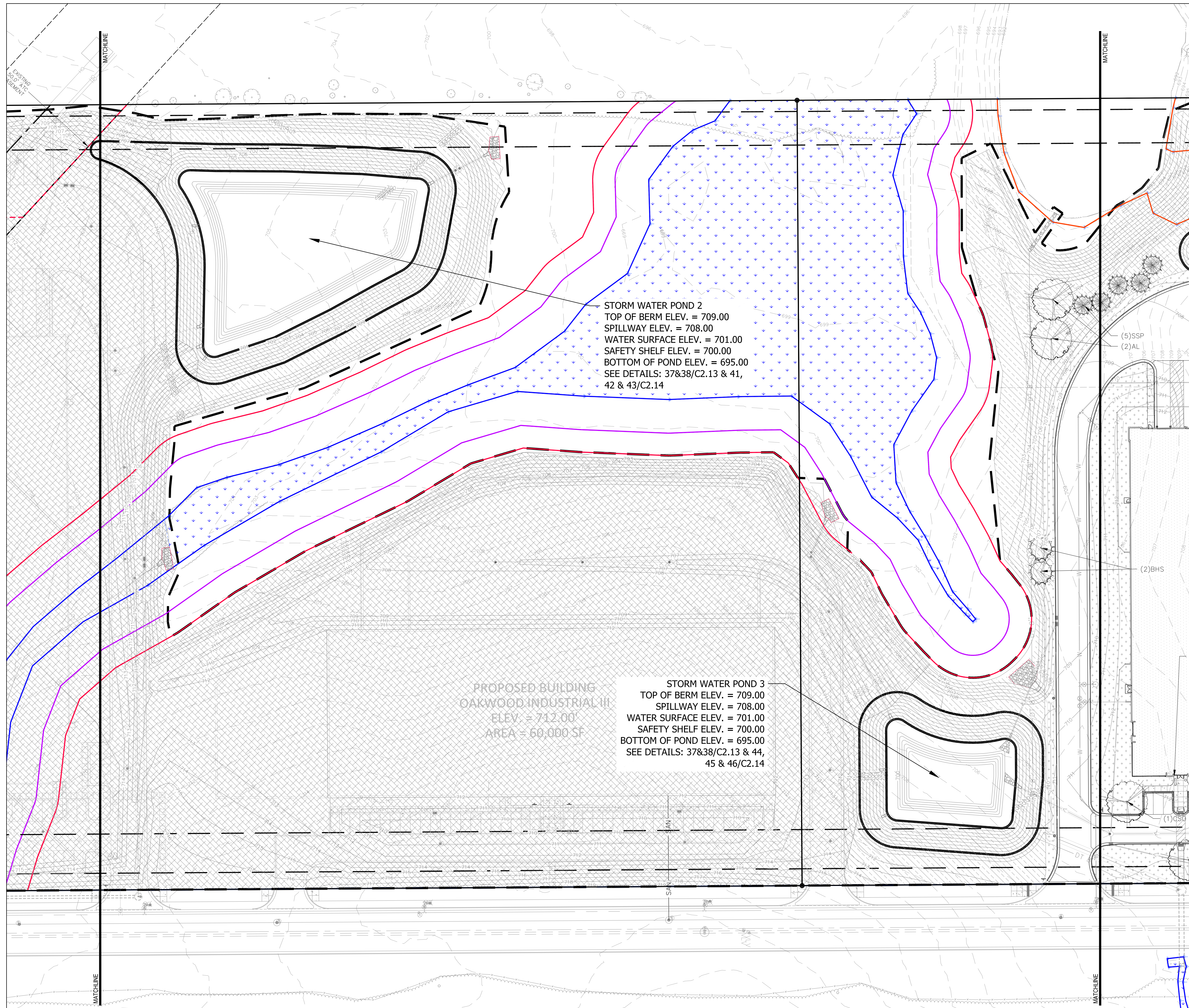
VICINITY MAP



HATCH LEGEND

	PROJECT LIMITS
	30' WETLAND BUFFER - NO TOUCH
	50' WETLAND SETBACK - NO BUILD
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH ANNUAL RYE GRASS SEED COVER CROP (3 LBS/ACRE), FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.

*NOTE 1: RESTORATION OF AREAS THAT FALL WITHIN THE WETLANDS BUFFER/SETBACK SHALL BE NON-AGGRESSIVE SPECIES CONSISTING OF NATIVE VEGETATION. IN ADDITION, FERTILIZER SHALL NOT BE APPLIED WITHIN THE BUFFER/SETBACK AREAS.

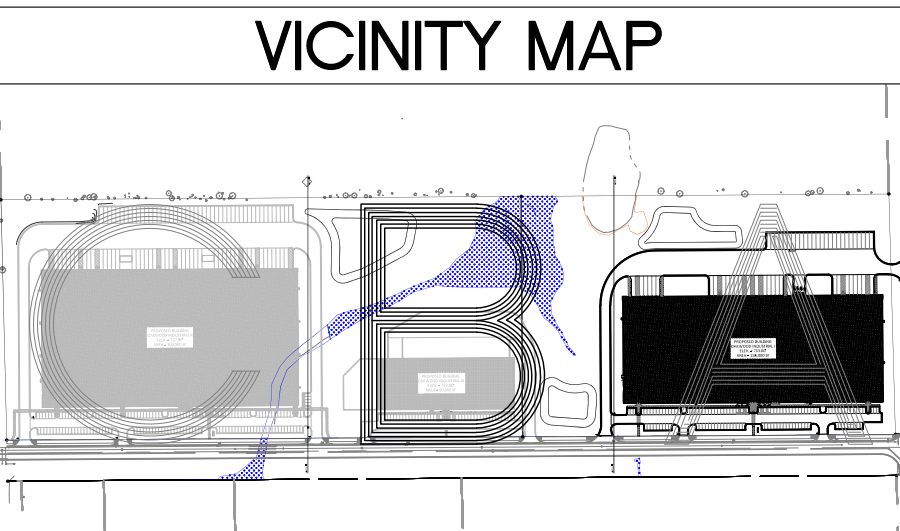


STORM WATER POND 2
 TOP OF BERM ELEV. = 709.00
 SPILLWAY ELEV. = 708.00
 WATER SURFACE ELEV. = 701.00
 SAFETY SHELF ELEV. = 700.00
 BOTTOM OF POND ELEV. = 695.00
 SEE DETAILS: 37&38/C2.13 & 41,
 42 & 43/C2.14

PROPOSED BUILDING
 OAKWOOD INDUSTRIAL III
 ELEV = 712.00
 AREA = 60,000 SF

STORM WATER POND 3
 TOP OF BERM ELEV. = 709.00
 SPILLWAY ELEV. = 708.00
 WATER SURFACE ELEV. = 701.00
 SAFETY SHELF ELEV. = 700.00
 BOTTOM OF POND ELEV. = 695.00
 SEE DETAILS: 37&38/C2.13 & 44,
 45 & 46/C2.14

MINIMUM LANDSCAPE SURFACE RATIO
 PERMITTED: 0.25
 PROPOSED: 0.44



HATCH LEGEND

	PROJECT LIMITS
	30' WETLAND BUFFER - NO TOUCH
	50' WETLAND SETBACK - NO BUILD
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH ANNUAL RYEGRASS SEED COVER CROP (3 LBS/ACRE), FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.

APPLICANT:
 STEWART M. WANGARD
 WP PROPERTY ACQUISITIONS LLC
 1200 N. MAYFAIR ROAD, SUITE 310
 MILWAUKEE, WI 53226
 414-777-1200
 mlake@wangard.com

APPLICANT'S REPRESENTATIVE:
 MARK LAKE
 WANGARD PARTNERS, INC.
 1200 N. MAYFAIR ROAD, SUITE 310
 MILWAUKEE, WI 53226
 414-935-4014
 mlake@wangard.com

PROPERTY OWNER:
 WENDT FAMILY TRUST
 8113 S. FOREST HILLS CIRCLE
 FRANKLIN, WI 53132
 kaczmarekhomes@gmail.com

CIVIL ENGINEER:
 MICHAEL J. FROEHLICH, P.E.
 KAPUR & ASSOCIATES, INC.
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WI 53217
 414-751-7245
 mfroehlich@kapurinc.com



PROJECT:
 OAKWOOD INDUSTRIAL

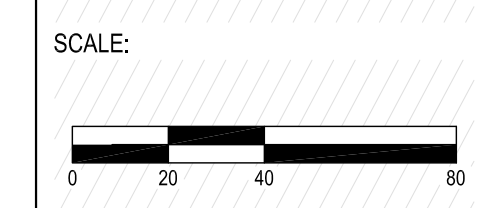
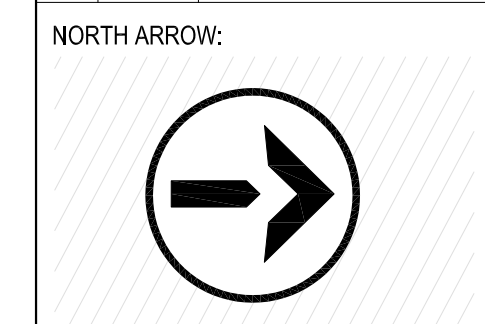
LOCATION:
 3617 W. OAKWOOD RD.
 FRANKLIN, WISCONSIN

CLIENT:
 WANGARD PARTNERS, INC.

RELEASE:
 BID PACKAGE #1 -
 BUILDING I SITE
 WORK & OVERALL
 MASS GRADING

REVISIONS:

#	DATE	DESCRIPTION
3	11/23/2021	CONSTRUCTION BULLETIN #3
6	05/06/2022	CONSTRUCTION BULLETIN #6
7	08/09/2022	CONSTRUCTION BULLETIN #7
8	08/03/2022	CONSTRUCTION BULLETIN #8
10	10/17/2022	RECORD DRAWINGS



SEAL:

all in

SHEET:
 SITE LANDSCAPE
 PLAN - AREA B

PROJECT MANAGER: TP
 PROJECT NUMBER: 200556.01
 DATE: 11/30/2021

SHEET NUMBER:
L1.12B

*NOTE 1: RESTORATION OF AREAS THAT FALL WITHIN THE WETLANDS BUFFER/SETBACK SHALL BE NON-AGGRESSIVE SPECIES CONSISTING OF NATIVE VEGETATION. IN ADDITION, FERTILIZER SHALL NOT BE APPLIED WITHIN THE BUFFER/SETBACK AREAS.

APPLICANT:
STEWART M. WANGARD
WP PROPERTY ACQUISITIONS LLC
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226
414-777-1200
mlake@wangard.com

APPLICANT'S REPRESENTATIVE:
MARK LAKE
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PROJECT:
OAKWOOD INDUSTRIAL

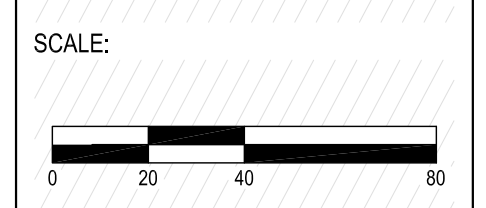
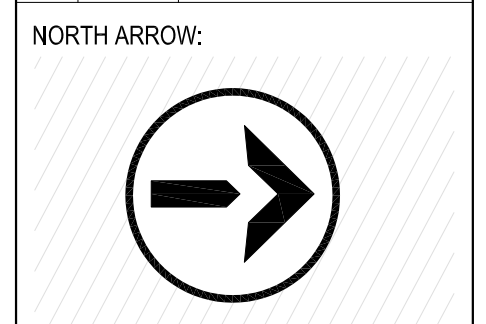
LOCATION:
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CLIENT:
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BUILDING I SITE
WORK & OVERALL
MASS GRADING

REVISIONS:

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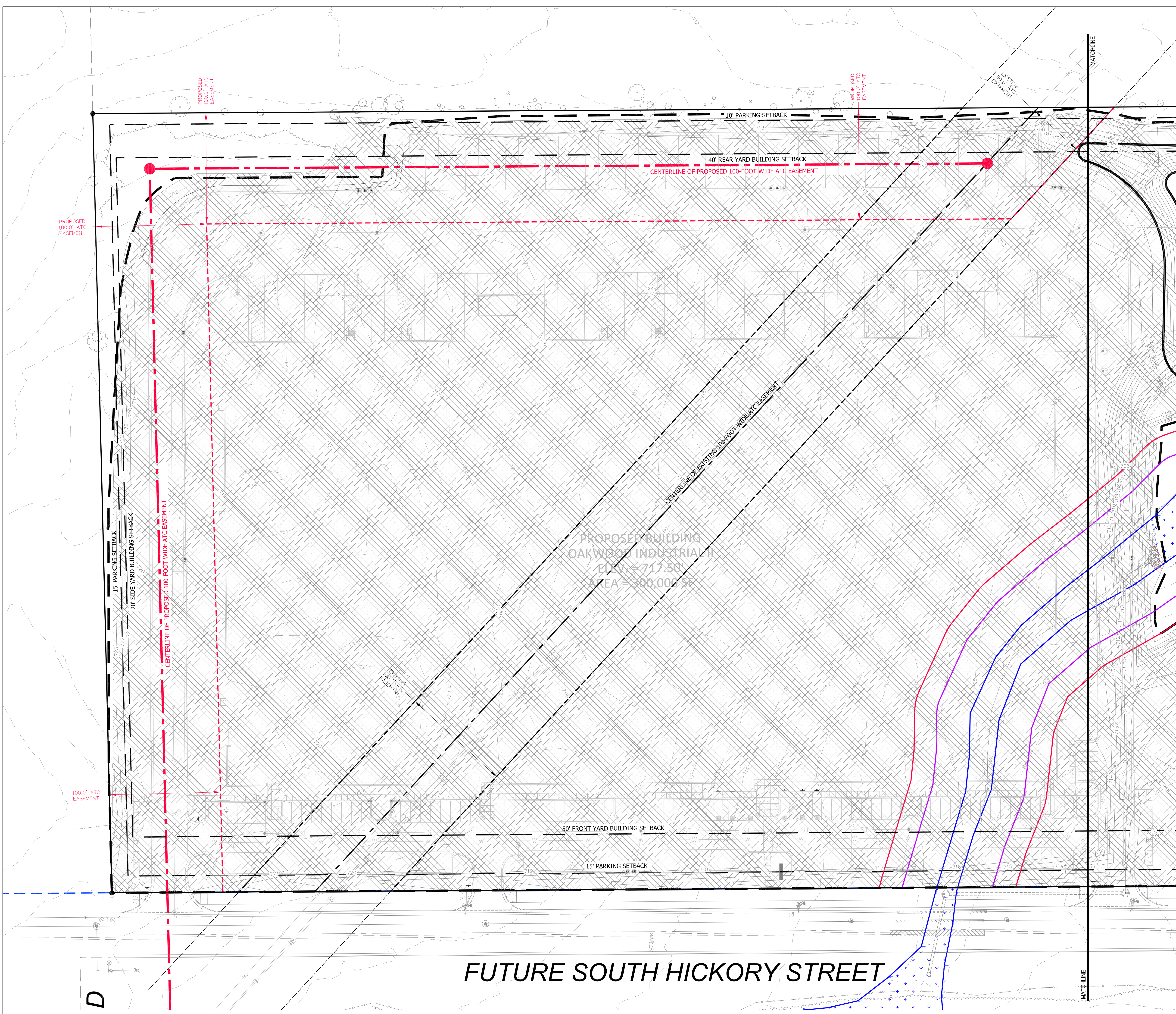
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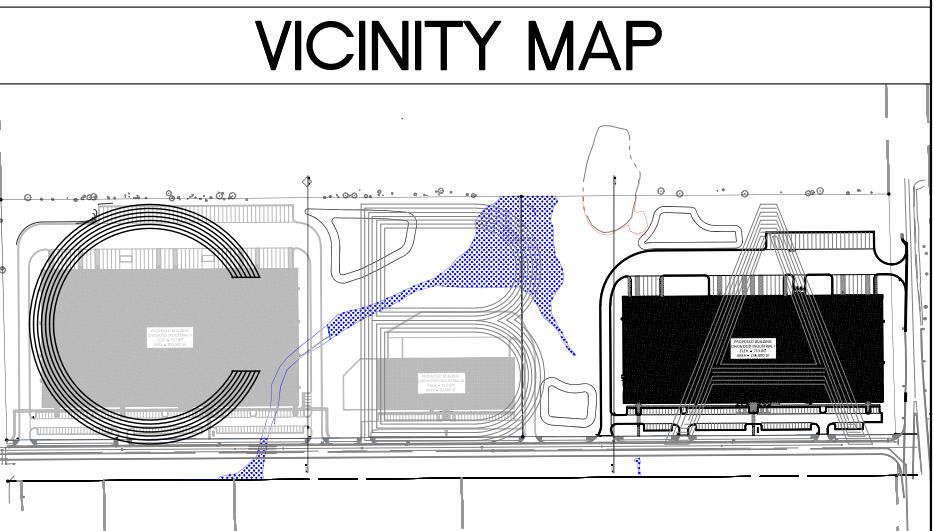
SHEET:
SITE LANDSCAPE
PLAN - AREA C

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/30/2021

SHEET NUMBER:
L1.13C



MINIMUM LANDSCAPE SURFACE RATIO
PERMITTED: 0.25
PROPOSED: 0.44



HATCH LEGEND

	PROJECT LIMITS
	30' WETLAND BUFFER - NO TOUCH
	50' WETLAND SETBACK - NO BUILD
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH ANNUAL RYEGRASS SEED COVER CROP (3 LBS/ACRE), FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT LOAMY TOPSOIL IF REQUIRED.

*NOTE 1: RESTORATION OF AREAS THAT FALL WITHIN THE WETLANDS BUFFER/SETBACK SHALL BE NON-AGGRESSIVE SPECIES CONSISTING OF NATIVE VEGETATION. IN ADDITION, FERTILIZER SHALL NOT BE APPLIED WITHIN THE BUFFER/SETBACK AREAS.

Oakwood Industrial
Interpretation of City of Franklin Unified Development Ordinance (UDO)
Concerning Natural Resources Protection Standards

Natural Resource Protection Plan (NRPP)
June 21, 2021

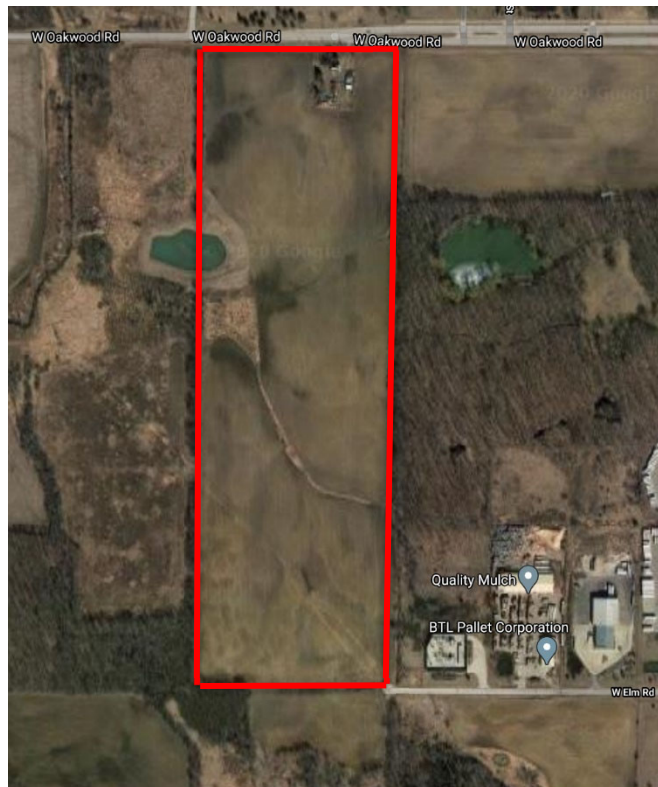
(Revised March 23, 2023 – See last page for a list of the revisions from the original NRPP)

Executive Summary:

A Natural Resource Protection Plan is required for the Oakwood Industrial proposed buildings and site developments located at address 3617 West Oakwood Road Franklin, Wisconsin 53132. The site is in the Northeast ¼ of Section 36, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. It is 41.73 acres orientated North/South. The site is bordered to the North by West Oakwood Road and East by future South Hickory Street, to the West by grassland and trees and to the south by other planned developments. The site is currently zoned Planned Development District 39 (Mixed Use Business Park) and previously the site was used for agricultural purposes.

Satellite Image via Google Maps

↑ North, Not to Scale **(Approximate Subject Site Limits are Outlined in Red)**



The intent of this Natural Resource Protection Plan (hereto referred to as NRPP) is to help ensure that the City's natural resource protection standards are met and that all of the site's natural resources required to be protected under Part 4 of the Franklin Unified Development Ordinance (UDO) remain undisturbed and intact, reflective of their current natural state, unless where mitigation is permitted by the City.

Background & Existing Site Conditions:

The site is currently zoned Planned Development District (Mixed Use Business Park). Previously, the site was utilized for agricultural use including a small farmstead that is located on the northeast corner of the site along West Oakwood Road. The farmstead includes a house, garage, shed and barn ruins. There is an existing stormwater pond located on the western property line. There is also an overhead Wisconsin Electric Power Company Line and high mast power pole that runs southeast through the site near the southern boundary of the property.

Currently the only vehicle access to the site is the driveway for the farmstead, but South Hickory Street will be constructed along the eastern edge of the site between W. Oakwood Road and W. Elm Road. It will provide additional access to the site when completed.

The topography of the site is variable and generally slopes from east (high) to west (low). The slopes on the site are generally under 10%, except for the existing storm pond that has steeper slopes.

Presently, water features on the site include a man-made stormwater pond located on the western site boundary. The pond was built around 2007 as part of a development to the north of the site. It will not be affected by this proposed project.

Considerations of Natural Resources for the Proposed Site Improvements:

The following City defined protected natural resources have been considered for this NRPP and are further described below as applicable:

- Wetlands and Shoreland Wetlands
- Wetland Buffers
- Steep Slopes
- Lakes and Ponds
- Streams
- Shore Buffers
- Floodplains/Floodways/Floodlands
- Mature and Young Woodlands

Wetlands (Refer to Exhibit 1):

A wetland is an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

The wetland was field inspected by SEWRPC between May and August 2015 and then verified in 2020 by SEWRPC. The delineation indicated there were three wetlands on the site. They are all located along the western property boundary.

- 1) Wetland 1 is the northmost wetland on the site. It is 4,973 SF (0.114 acres) and will not be impacted by the proposed development. However, this wetland was de-mapped per a professionally assured wetland delineation report completed by Evergreen Consultants, LLC, date May 12, 2022. Thus, this wetland has been removed from the plans and exhibits.
- 2) Wetland 2 located directly south of Wetland 1 and is located inside of the existing stormwater pond on the site. The wetland is 16,724 SF (0.384 acres), but it is an artificial wetland therefore it is exempt from being considered a resource feature on the site. Wetland 2 will not be impacted by the proposed development.
- 3) Wetland 3 is the southmost wetland on the site. Wetland 3 is 94,378 SF (2.167 acres) and 9,775 SF (0.224 acres) of it will be disturbed as part of the proposed project. Approximately 22,938 SF (0.527 acres) of wetland buffer will also be disturbed, and 16,281 SF (0.374 acres) of wetland setback will be disturbed. Impacts to the wetland have been assessed and minimized to the maximum extent practicable by project stakeholders.

Shoreland Wetland:

A shoreland wetland is a specific type of wetland that is located within a shoreland area. For this site, a shoreland wetland is any wetland that is within 1,000 feet of a pond or within 300 feet from a stream or to the landward side of floodplain areas. The only pond on the property is a manmade stormwater pond, so none of the wetlands are considered shoreland wetlands.

Wetland Buffers (Refer to Exhibit 1):

The wetland buffer is the undisturbed land area within 30 feet landward of the delineated boundary of any wetland and parallel to that delineated wetland boundary. Impacts to wetland buffer will only occur at Wetland 3.

Steep Slopes (Refer to Exhibit 2):

There are three categories of steep slopes based on the relative degree of the steepness of the slope as follows: ten (10) to twenty (20) percent, twenty (20) to thirty (30) percent and greater than thirty (30) percent. No land area shall be considered a steep slope unless the steep slope area has at least ten (10) foot vertical drop and has a minimum area of five thousand (5,000) square feet. Steep slopes exclude man-made steep slopes. Presence of steep slopes has been investigated utilizing a site topographic survey performed by Kapur and Associates:

- There are no slopes greater than 30% present on the site, therefore it is exempt from the steep slope (greater than 30%) protection.
- There are 0.091 acres (3,979 SF) of slopes between 20% and 30% present on the site around the existing manmade stormwater pond. The entire 0.091 acres (3,979 SF) of steep slope will be disturbed. However, since those slopes are due to a manmade pond, the site is exempt from steep slope (20% to 30%) protection.
- There are no slopes between 10% and 20% present on the site, therefore it is exempt from the steep slope (10% to 20%) protection.

Lakes:

A lake is defined as any body of water two acres or larger in size. There are no lakes located on the site.

Ponds (Refer to Exhibit 3):

A pond is described as all bodies of water less than two acres in area. There is one pond on the site. It is a stormwater pond located on the western property line. It was built around 2007 to collect stormwater from a development to the north of the site. The total approximate area of the pond at the high-water mark is 39,204 SF (0.900 acres) and 12,859 SF (0.295 acres) of the pond is located on the site. Even though the pond is a manmade pond for storm water, and is therefore exempt, there will be no disturbance to the existing stormwater pond during the proposed site development. The feature will be 100% protected during construction.

Streams:

A stream is defined as a course of running water, either perennial or intermittent, flowing in a channel. There are no streams on the site.

Shore Buffer (Refer to Exhibit 3):

The shore buffer is the undisturbed land area (including undisturbed natural vegetation) within 75 feet landward of the ordinary high-water mark of all navigable waters. The shore buffer 75'

outward from the existing stormwater pond includes 30,766 SF (0.706 acres) located on the site. There will be 23,231 SF (0.533 acres) of land disturbance taking place within 75 feet of the high watermark of the existing stormwater pond during the proposed site development. However, since the pond is a manmade pond for storm water, the site is exempt from shore buffer protection.

Floodplain Fringe:

The floodplain fringe are those floodlands outside of the floodway that are subject to inundation by the 100-year recurrence interval flood and includes the Floodplain Conservancy District and Floodplain Fringe Overlay District. There are no floodplain fringes on the site.

Floodway:

A floodway is a designated portion of the 100-year flood that will safely convey the regulatory flood discharge with small acceptable upstream and downstream stage increases. There are no floodways on the site.

Floodlands:

The floodlands are those lands, including channels, floodways and floodplain fringe of any given reach, which are subject to inundation by the flood with a given recurrence frequency. For this instance, the recurrence interval is the 100-year recurrence interval flood. There are no floodlands on the site.

Woodlands, Mature and Young (Refer to Exhibit 4):

A mature woodland is an area that covers an area of one acre and at least 50% of the trees have a diameter at breast height (DBH) of at least 10 inches. It can also be considered a grove consisting of eight or more trees having a DBH of at least 12 inches whose canopies combine to have at least 50% of the grove canopy covered.

A young woodland is an area that covers an area of 0.5 acres and at least 50% of the trees have a DBH of at least 3 inches.

The location of mature and young woodlands has been field surveyed by Kapur and Associate's Landscape Architect, with mapping and analysis provided in November 2020. The site consists of Aspen, Oak, Maple and Black Walnut. The Aspen is the most dominant species.

The total area of woodland on the site is 36,214 SF (0.831 acres). Therefore, the woodland is a young woodland since it is under one acre in size. There is no mature woodland on the site. The area of disturbance in the woodland area is 16,269 SF (0.373 acres) and has been coordinated to impact the least amount of the natural resource. Within the proposed project, 50% of the

young woodlands are maintained on the site, greater than the minimum 50% required for young woodlands. It is anticipated that mitigation is not a requirement for the young woodlands on the site.

Attachment A: Site Intensity and Capacity Calculations

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.		41.73 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-	0 acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	-	0 acres
STEP 5:	Equals "Base Site Area"	=	41.73 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 0	= 0
20-30%	0.65	0.75	0.70	x 0	= 0
+30%	0.90	0.85	0.80	x 0	= 0
Woodlands & Forests					
Mature	0.70	0.70	0.70	x 0	= 0
Young	0.50	0.50	0.50	x 0.831	= 0.42
Lakes & Ponds	1	1	1	x 0	= 0
Streams	1	1	1	x 0	= 0
Shore Buffer	1	1	1	x 0	= 0
Floodplains	1	1	1	x 0	= 0
Wetland Buffers	1	1	1	x 1.927	= 1.93
Wetlands & Shoreland Wetlands	1	1	1	x 2.167	= 2.17
TOTAL RESOURCE PROTECTION LAND (Total Acres of land in Resource Feature to be Protected)					4.52

Zoned PDD 39 (Mixed Use Business Park): Assumed Business Park Use Type with LSR = 0.25

Table 15-3.0505		
Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development		
STEP 1:	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take Base Site Area (from Step 5 in Table 15- 3.0502): 41.73 ac. Multiple by Minimum Landscape Surface Ratio (LSR) (see specific zoning district LSR standard): X 0.25 Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =</p>	10.43 acres
STEP 2:	<p>CALCULATE NET BUILDABLE SITE AREA: Take Base Site Area (from Step 5 in Table 15- 3.0502): 41.73 ac. Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required Landscape Surface (from Step 1 above), whichever is greater: - 10.43 Equals NET BUILDABLE SITE AREA =</p>	31.30 acres
STEP 3:	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take Net Buildable Site Area (from Step 2 above): 31.30 ac. Multiple by Maximum Net Floor Area Ratio (NFAR) (see specific nonresidential zoning district NFAR standard): X 0.91 Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =</p>	28.48 acres
STEP 4:	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take Base Site Area (from Step 5 of Table 15- 3.0502): 41.73 ac. Multiple by Maximum Gross Floor Area Ratio (GFAR) (see specific nonresidential zoning district GFAR standard): X 0.50 Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =</p>	20.87 acres
STEP 5:	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p>	20.87 acres
	<p>(Multiple results by 43,560 for maximum floor area in square feet):</p>	909,097 square feet

Exhibit 1: Wetland Exhibit Map

PROJECT:
OAKWOOD INDUSTRIAL

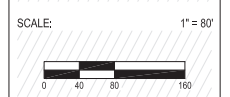
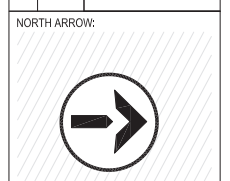
LOCATION:
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WANGARD
PARTNERS, INC.

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION



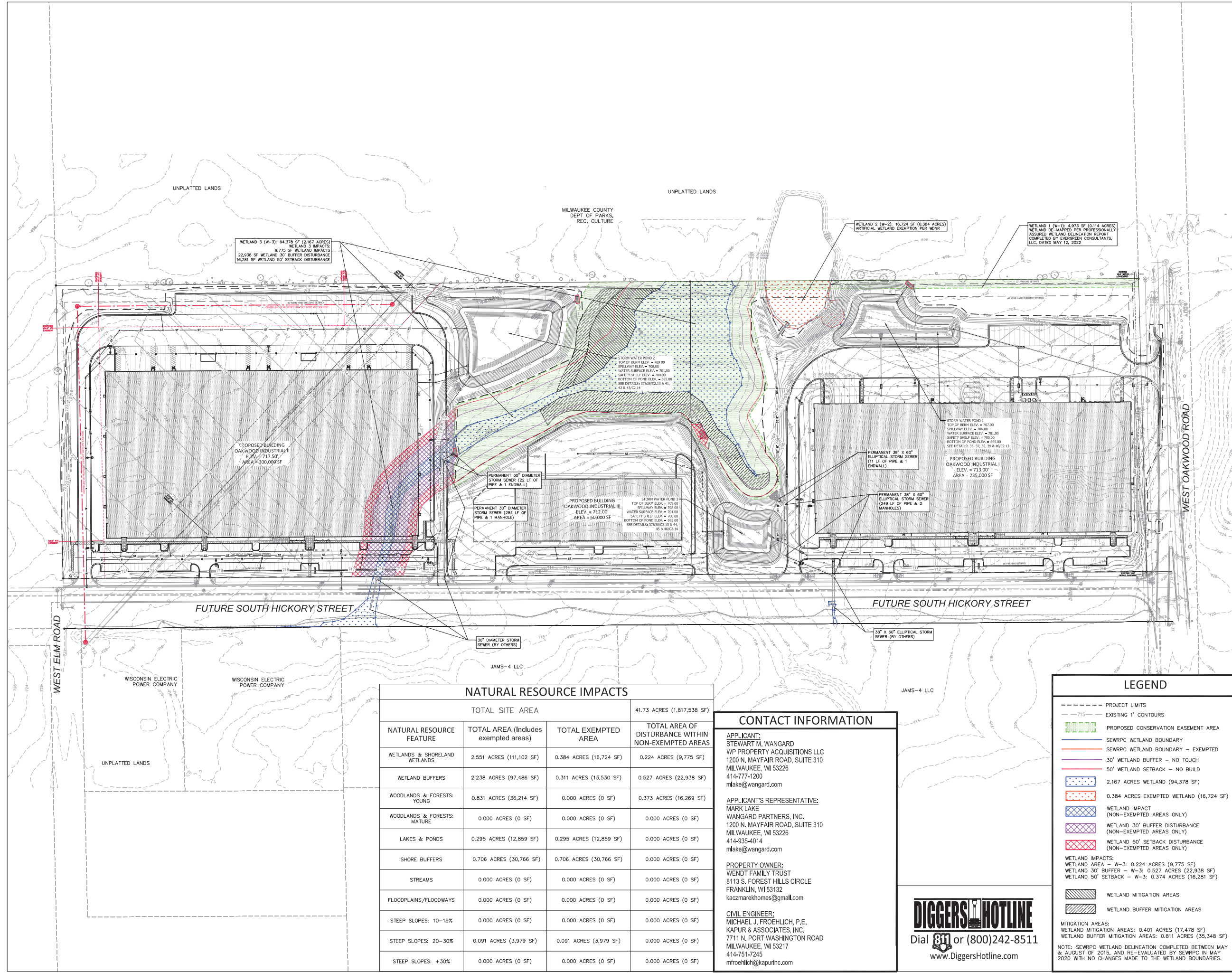
SEAL:

all in

SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
WETLAND EXHIBIT
MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:
EXHIBIT 1



NATURAL RESOURCE IMPACTS

TOTAL SITE AREA		41.73 ACRES (1,817,538 SF)	
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2.551 ACRES (111,102 SF)	0.384 ACRES (16,724 SF)	0.224 ACRES (9,775 SF)
WETLAND BUFFERS	2.238 ACRES (97,486 SF)	0.311 ACRES (13,530 SF)	0.527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0.831 ACRES (36,214 SF)	0.000 ACRES (0 SF)	0.373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

CONTACT INFORMATION

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DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND

- PROJECT LIMITS
 - - - EXISTING 1' CONTOURS
 - ▨ PROPOSED CONSERVATION EASEMENT AREA
 - ▬ SEWRPC WETLAND BOUNDARY
 - ▬ SEWRPC WETLAND BOUNDARY - EXEMPTED
 - ▬ 30' WETLAND BUFFER - NO TOUCH
 - ▬ 50' WETLAND SETBACK - NO BUILD
 - ▨ 2.167 ACRES WETLAND (94,378 SF)
 - ▨ 0.384 ACRES EXEMPTED WETLAND (16,724 SF)
 - ▨ WETLAND IMPACT (NON-EXEMPTED AREAS ONLY)
 - ▨ WETLAND 30' BUFFER DISTURBANCE (NON-EXEMPTED AREAS ONLY)
 - ▨ WETLAND 50' SETBACK DISTURBANCE (NON-EXEMPTED AREAS ONLY)
 - ▨ WETLAND IMPACTS:
WETLAND AREA - W-3: 0.224 ACRES (9,775 SF)
WETLAND 30' BUFFER - W-3: 0.527 ACRES (22,938 SF)
WETLAND 50' SETBACK - W-3: 0.374 ACRES (16,281 SF)
 - ▨ WETLAND MITIGATION AREAS
 - ▨ WETLAND BUFFER MITIGATION AREAS
- MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)
- NOTE: SEWRPC WETLAND DELINEATION COMPLETED BETWEEN MAY & AUGUST OF 2015, AND RE-EVALUATED BY SEWRPC IN MAY 2020 WITH NO CHANGES MADE TO THE WETLAND BOUNDARIES.

Exhibit 2: Steep Slope Exhibit Map

PROJECT:
OAKWOOD INDUSTRIAL

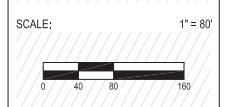
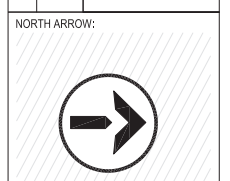
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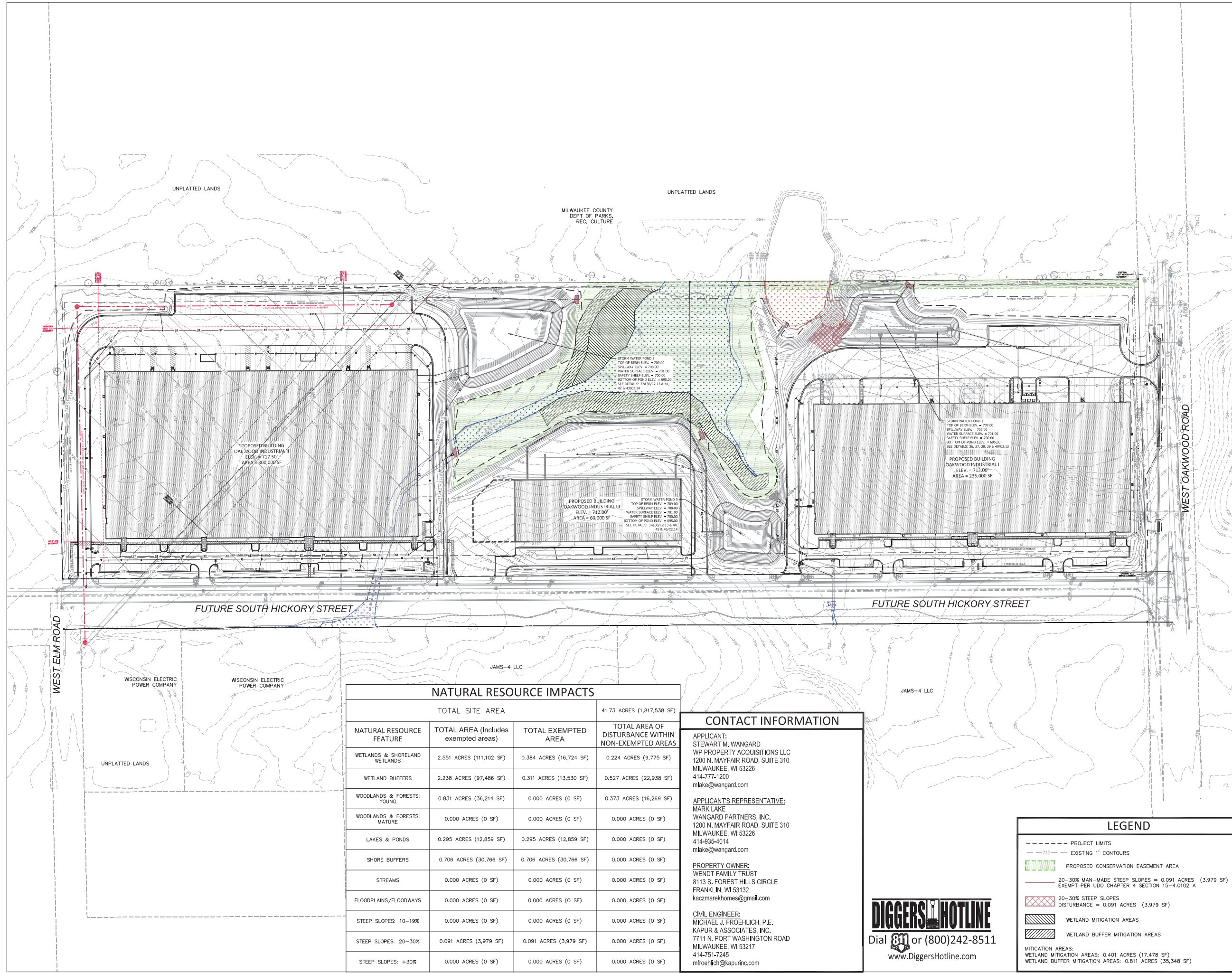
SEAL:

all in

SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
STEEP SLOPE
EXHIBIT MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:
EXHIBIT 2



NATURAL RESOURCE IMPACTS			
TOTAL SITE AREA			41.73 ACRES (1,817,538 SF)
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
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WETLAND BUFFERS	2.238 ACRES (97,486 SF)	0.311 ACRES (13,530 SF)	0.527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0.831 ACRES (36,214 SF)	0.000 ACRES (0 SF)	0.373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

CONTACT INFORMATION

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CIVIL ENGINEER:
MICHAEL J. FRÖHLICH, P.E.
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7711 N. PORT WASHINGTON ROAD
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414-751-7245
mfruehlich@kapurinc.com



LEGEND

- PROJECT LIMITS
- 715- EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA
- 20-30% MAN-MADE STEEP SLOPES = 0.091 ACRES (3,979 SF) EXEMPT PER UDO CHAPTER 4 SECTION 15-4.0102 A
- 20-30% STEEP SLOPES DISTURBANCE = 0.091 ACRES (3,979 SF)
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS

MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

Exhibit 3: Waterway Exhibit Map

PROJECT:
OAKWOOD INDUSTRIAL

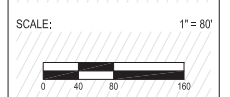
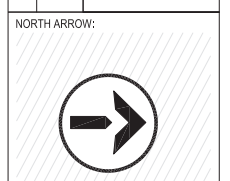
LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

CLIENT:
WANGARD PARTNERS, INC.

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION



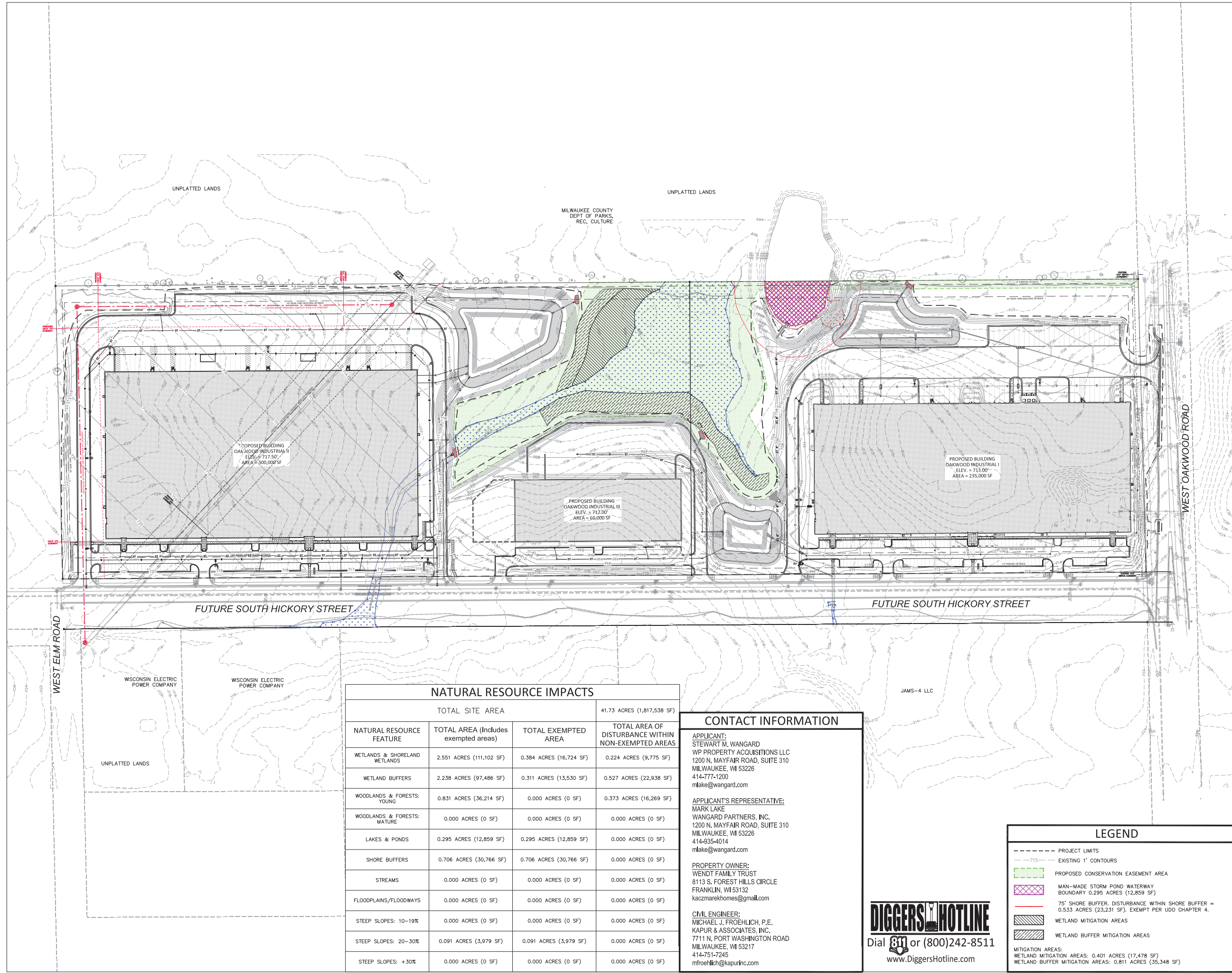
SEAL:

all in

SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
WATERWAY
EXHIBIT MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:
EXHIBIT 3



NATURAL RESOURCE IMPACTS			
TOTAL SITE AREA			41.73 ACRES (1,817,538 SF)
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2.551 ACRES (111,102 SF)	0.384 ACRES (16,724 SF)	0.224 ACRES (9,775 SF)
WETLAND BUFFERS	2.238 ACRES (97,486 SF)	0.311 ACRES (13,530 SF)	0.527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0.831 ACRES (36,214 SF)	0.000 ACRES (0 SF)	0.373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

CONTACT INFORMATION

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414-751-7245
mfroehlich@kapurinc.com



LEGEND

- PROJECT LIMITS
- - - - - EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA
- MAN-MADE STORM POND WATERWAY BOUNDARY 0.295 ACRES (12,859 SF)
- 75' SHORE BUFFER, DISTURBANCE WITHIN SHORE BUFFER = 0.533 ACRES (23,231 SF), EXEMPT PER UDO CHAPTER 4.
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS

MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

Exhibit 4: Woodlands Exhibit Map

PROJECT:
OAKWOOD INDUSTRIAL

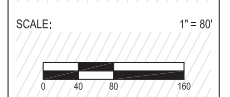
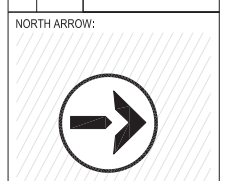
LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

CLIENT:
WANGARD
PARTNERS, INC.

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION



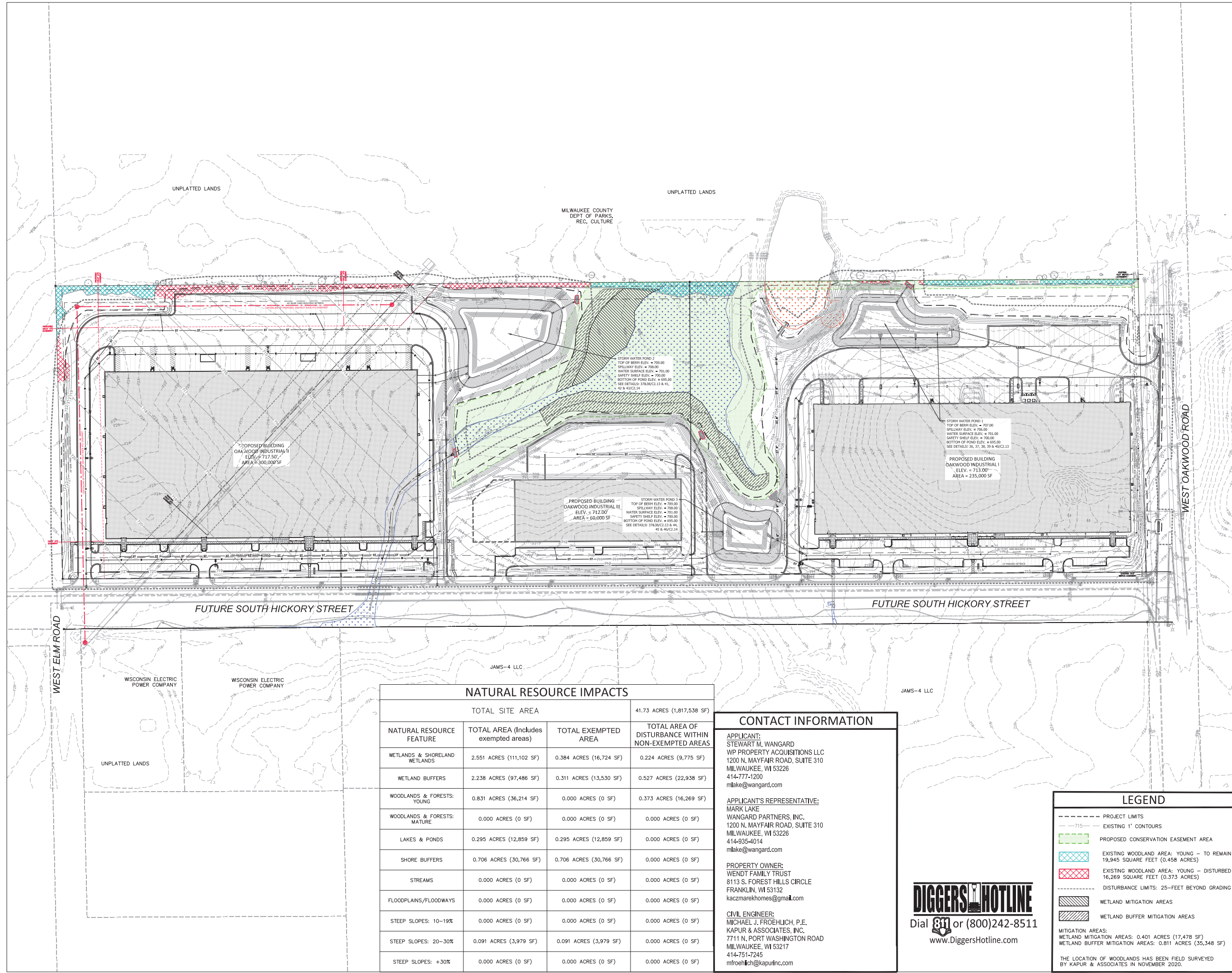
SEAL:

all in

SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
WOODLAND
EXHIBIT MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:
EXHIBIT 4



NATURAL RESOURCE IMPACTS			
	TOTAL SITE AREA	41.73 ACRES (1,817,538 SF)	
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2.551 ACRES (111,102 SF)	0.384 ACRES (16,724 SF)	0.224 ACRES (9,775 SF)
WETLAND BUFFERS	2.238 ACRES (97,486 SF)	0.311 ACRES (13,530 SF)	0.527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0.831 ACRES (36,214 SF)	0.000 ACRES (0 SF)	0.373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

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mfroehlich@kapurinc.com



LEGEND

- PROJECT LIMITS
- EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA
- EXISTING WOODLAND AREA: YOUNG - TO REMAIN 19,945 SQUARE FEET (0.458 ACRES)
- EXISTING WOODLAND AREA: YOUNG - DISTURBED 16,269 SQUARE FEET (0.373 ACRES)
- DISTURBANCE LIMITS: 25-FOOT BEYOND GRADING
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS

MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

THE LOCATION OF WOODLANDS HAS BEEN FIELD SURVEYED BY KAPUR & ASSOCIATES IN NOVEMBER 2020.

Exhibit 5: Overall Natural Resource Exhibit Map

PROJECT:
OAKWOOD INDUSTRIAL

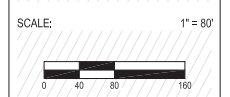
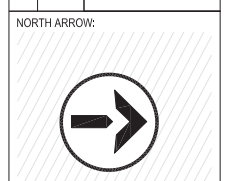
LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

CLIENT:
WANGARD PARTNERS, INC.

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION



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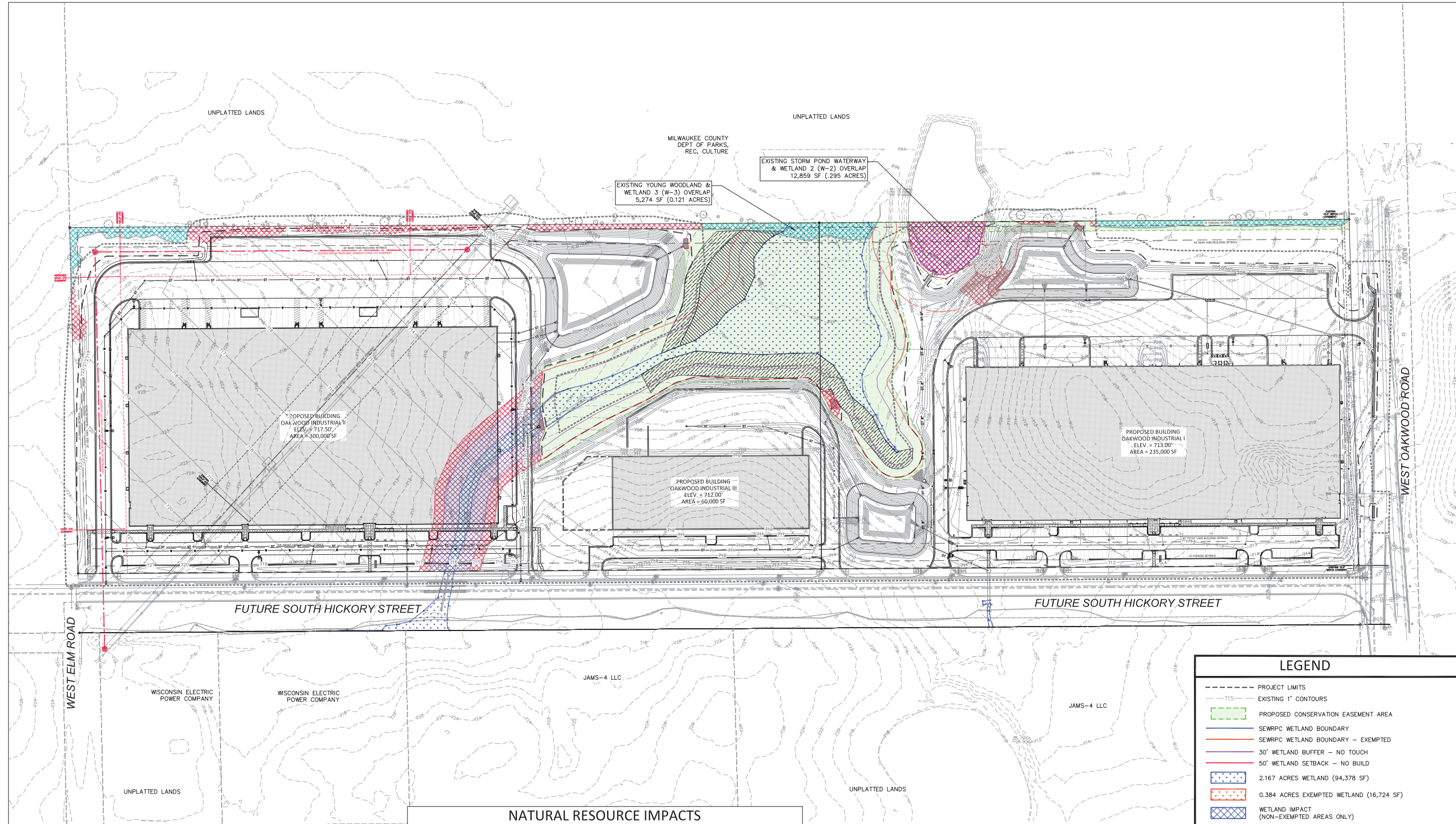
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SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
OVERALL NATURAL
RESOURCES EXHIBIT
MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:

EXHIBIT 5



NATURAL RESOURCE IMPACTS			
	TOTAL SITE AREA		
	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2.551 ACRES (111,102 SF)	0.384 ACRES (16,724 SF)	0.224 ACRES (9,775 SF)
WETLAND BUFFERS	2.238 ACRES (97,486 SF)	0.311 ACRES (13,530 SF)	0.527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0.831 ACRES (36,214 SF)	0.000 ACRES (0 SF)	0.373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

CONTACT INFORMATION

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CIVIL ENGINEER:
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LEGEND

- PROJECT LIMITS
- EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA
- SEWRPC WETLAND BOUNDARY - EXEMPTED
- SEWRPC WETLAND BOUNDARY - EXEMPTED
- 30' WETLAND BUFFER - NO TOUCH
- 50' WETLAND SETBACK - NO BUILD
- 2.167 ACRES WETLAND (94,378 SF)
- 0.384 ACRES EXEMPTED WETLAND (16,724 SF)
- WETLAND IMPACT (NON-EXEMPTED AREAS ONLY)
- WETLAND 30' BUFFER DISTURBANCE (NON-EXEMPTED AREAS ONLY)
- WETLAND 50' SETBACK DISTURBANCE (NON-EXEMPTED AREAS ONLY)
- WETLAND IMPACTS:
WETLAND AREA - W-3: 0.224 ACRES (9,775 SF)
WETLAND 30' BUFFER - W-3: 0.527 ACRES (22,938 SF)
WETLAND 50' SETBACK - W-3: 0.374 ACRES (16,281 SF)
- 20-30% MAN-MADE STEEP SLOPES = 0.091 ACRES (3,979 SF) EXEMPT PER UDO CHAPTER 4 SECTION 15-4.0102 A
- 20-30% STEEP SLOPES DISTURBANCE = 0.091 ACRES (3,979 SF)
- MAN-MADE STORM POND WATERWAY BOUNDARY 0.295 ACRES (12,859 SF)
- 75' SHORE BUFFER, DISTURBANCE WITHIN SHORE BUFFER = 0.533 ACRES (23,231 SF). EXEMPT PER UDO CHAPTER 4.
- EXISTING WOODLAND AREA: YOUNG - TO REMAIN 19,945 SQUARE FEET (0.458 ACRES)
- EXISTING WOODLAND AREA: YOUNG - DISTURBED 16,269 SQUARE FEET (0.373 ACRES)
- DISTURBANCE LIMITS: 25- FEET BEYOND GRADING
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS
- MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

NOTE: SEWRPC WETLAND DELINEATION COMPLETED BETWEEN MAY & AUGUST OF 2015, AND RE-EVALUATED BY SEWRPC IN MAY 2020 WITH NO CHANGES MADE TO THE WETLAND BOUNDARIES.

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

Revisions from the Original NRPP

- 1) Wetland 1 was de-mapped per a professionally assured wetland delineation report completed by Evergreen Consultants, LLC, dated May 12, 2022. This wetland area has been removed from the plans and exhibits.
- 2) In the original NRPP, the total wetland impacts were 9,818 SF. In the revised NRPP, the total wetland impacts are 9,775 SF.
- 3) In the original NRPP, the total wetland buffer impacts were 22,956 SF. In the revised NRPP, the total wetland buffer impacts are 22,938 SF.
- 4) In the original NRPP, the total wetland setback impacts were 19,557 SF. In the revised NRPP, the total wetland setback impacts are 16,281 SF.
- 5) In the original NRPP, the total steep slope (20-30%) impacts were listed as 459 SF. In the revised NRPP, the total steep slope (20-30%) impacts are 3,979 SF, but listed as 0 SF, because the slopes are man-made, and thus exempt.
- 6) In the original NRPP, the shore buffer impacts to the existing storm water pond were listed as 0 SF. In the revised NRPP, the shore buffer impacts are 23,231 SF, but listed as 0 SF, because the existing storm water pond is man-made, and thus exempt.
- 7) In the original NRPP, the total existing young woodland area was calculated as 38,036, with 16,242 SF of impacts (42.7%). In the revised NRPP, the total existing young woodland area was calculated as 36,214, with 16,269 SF of impacts (44.9%).

PROJECT:
OAKWOOD INDUSTRIAL

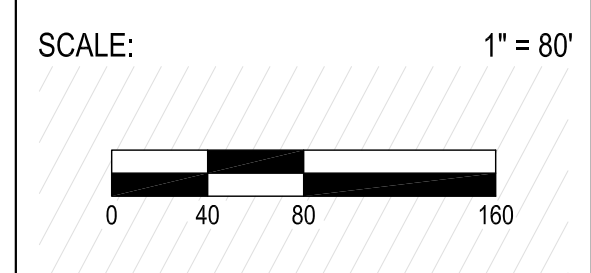
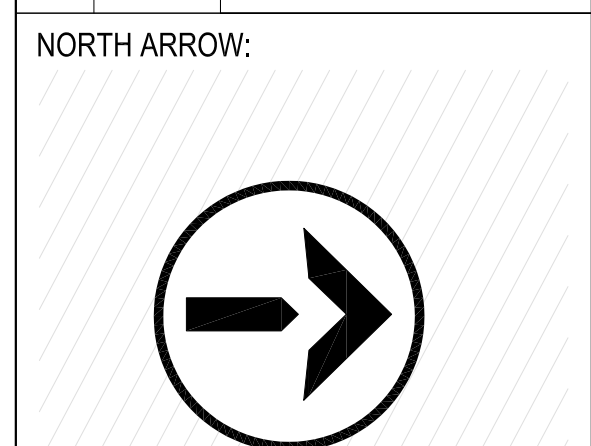
LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

CLIENT:
WANGARD
PARTNERS, INC.

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION



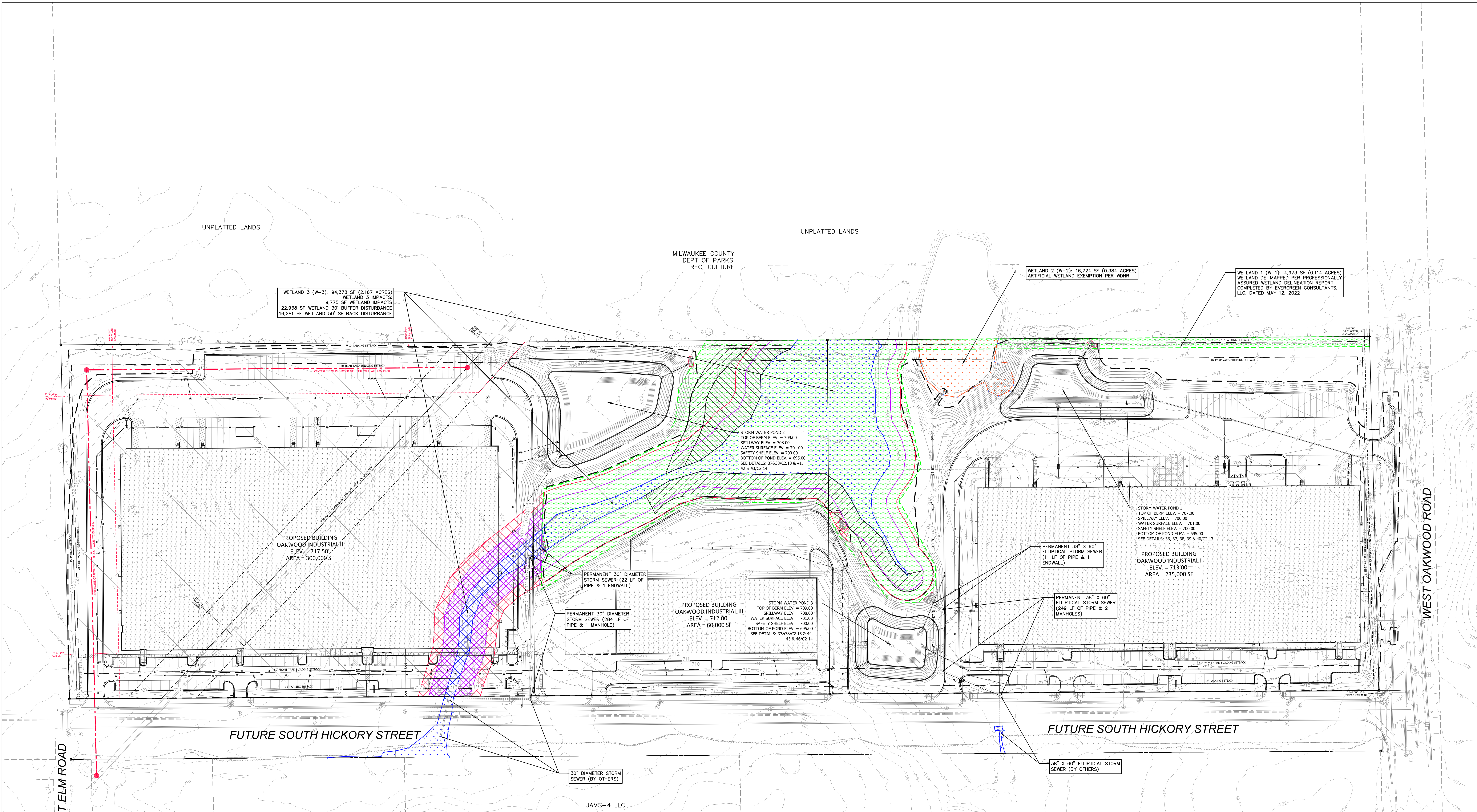
SEAL:

all in

SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
WETLAND EXHIBIT
MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:
EXHIBIT 1



NATURAL RESOURCE IMPACTS			
TOTAL SITE AREA			
			41.73 ACRES (1,817,538 SF)
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2,551 ACRES (111,102 SF)	0.384 ACRES (16,724 SF)	0.224 ACRES (9,775 SF)
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WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

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LEGEND

- PROJECT LIMITS
- EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA
- SEWRPC WETLAND BOUNDARY - EXEMPTED
- SEWRPC WETLAND BOUNDARY - EXEMPTED
- 30' WETLAND BUFFER - NO TOUCH
- 50' WETLAND SETBACK - NO BUILD
- 2.167 ACRES WETLAND (94,378 SF)
- 0.384 ACRES EXEMPTED WETLAND (16,724 SF)
- WETLAND IMPACT (NON-EXEMPTED AREAS ONLY)
- WETLAND 30' BUFFER DISTURBANCE (NON-EXEMPTED AREAS ONLY)
- WETLAND 50' SETBACK DISTURBANCE (NON-EXEMPTED AREAS ONLY)
- WETLAND IMPACTS:
 - WETLAND AREA - W-3: 0.224 ACRES (9,775 SF)
 - WETLAND 30' BUFFER - W-3: 0.527 ACRES (22,938 SF)
 - WETLAND 50' SETBACK - W-3: 0.374 ACRES (16,281 SF)
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS

MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

NOTE: SEWRPC WETLAND DELINEATION COMPLETED BETWEEN MAY & AUGUST OF 2015, AND RE-EVALUATED BY SEWRPC IN MAY 2020 WITH NO CHANGES MADE TO THE WETLAND BOUNDARIES.

PROJECT:
OAKWOOD INDUSTRIAL

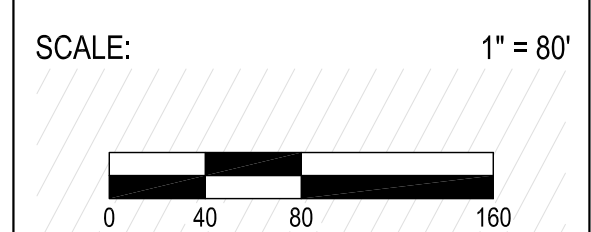
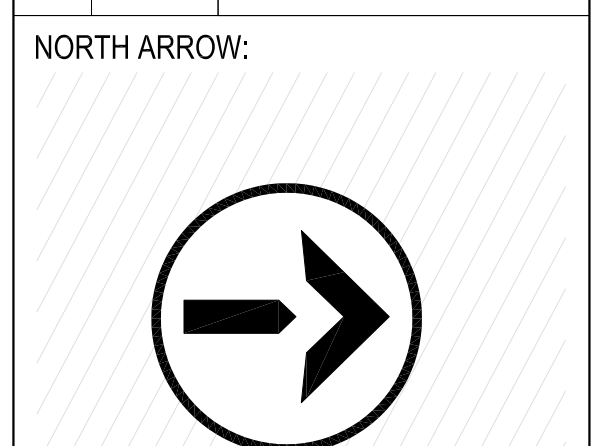
LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

CLIENT:
WANGARD
PARTNERS, INC.

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION



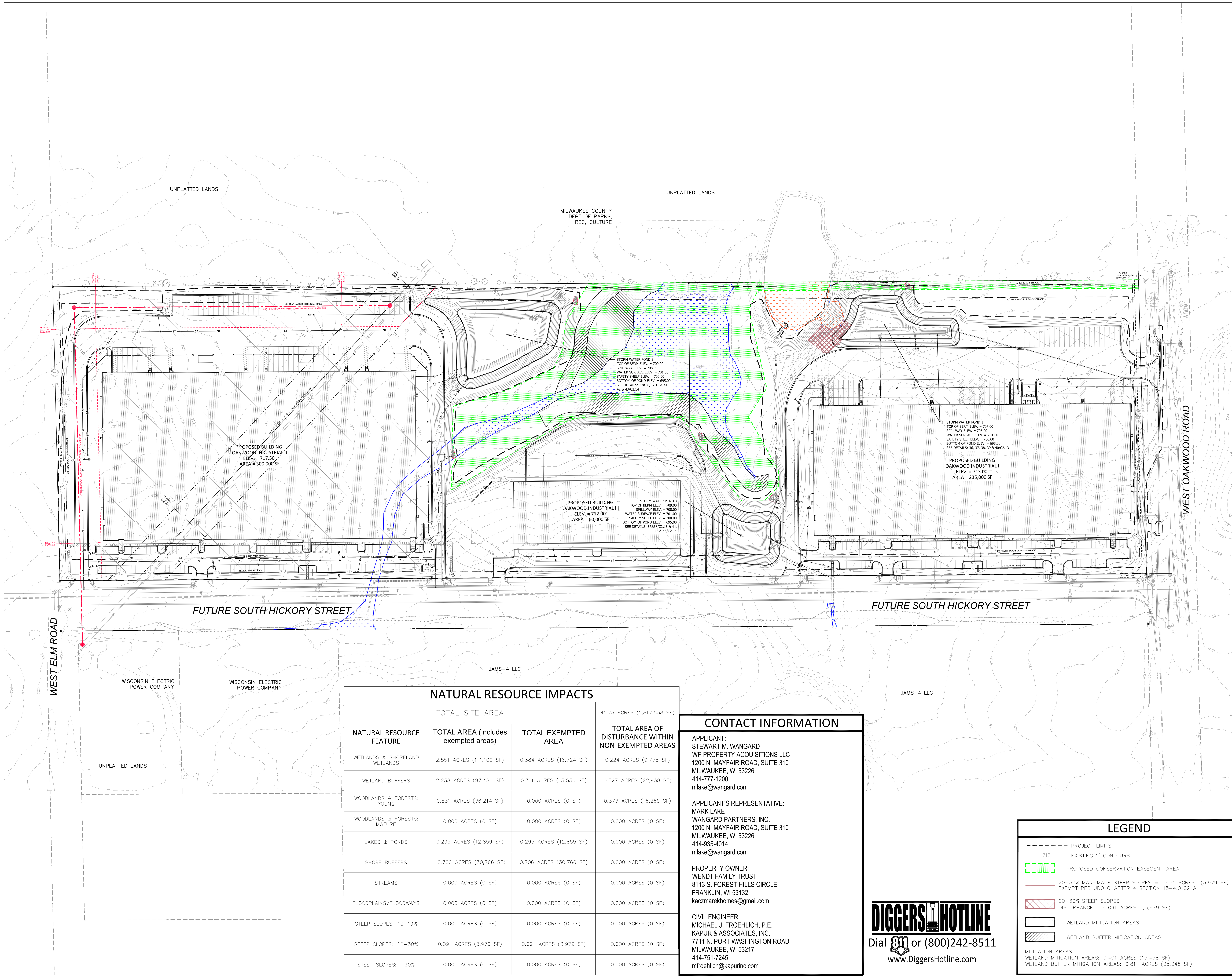
SEAL:

all in

SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
STEEP SLOPE
EXHIBIT MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:
EXHIBIT 2



NATURAL RESOURCE IMPACTS			
TOTAL SITE AREA			
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2.551 ACRES (111,102 SF)	0.384 ACRES (16,724 SF)	0.224 ACRES (9,775 SF)
WETLAND BUFFERS	2.238 ACRES (97,486 SF)	0.311 ACRES (13,530 SF)	0.527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0.831 ACRES (36,214 SF)	0.000 ACRES (0 SF)	0.373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

CONTACT INFORMATION

APPLICANT:
STEWART M. WANGARD
WP PROPERTY ACQUISITIONS LLC
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226
414-777-1200
mlake@wangard.com

APPLICANT'S REPRESENTATIVE:
MARK LAKE
WANGARD PARTNERS, INC.
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226
414-935-4014
mlake@wangard.com

PROPERTY OWNER:
WENDT FAMILY TRUST
8113 S. FOREST HILLS CIRCLE
FRANKLIN, WI 53132
kaczmarekhomes@gmail.com

CIVIL ENGINEER:
MICHAEL J. FROELICH, P.E.
KAPUR & ASSOCIATES, INC.
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
414-751-7245
mfroelich@kapurinc.com



LEGEND

- PROJECT LIMITS
- - - EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA
- 20-30% MAN-MADE STEEP SLOPES = 0.091 ACRES (3,979 SF) EXEMPT PER UDO CHAPTER 4 SECTION 15-4.0102 A
- 20-30% STEEP SLOPES DISTURBANCE = 0.091 ACRES (3,979 SF)
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS

MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

PROJECT:
OAKWOOD INDUSTRIAL

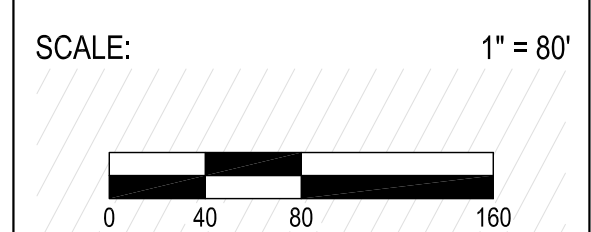
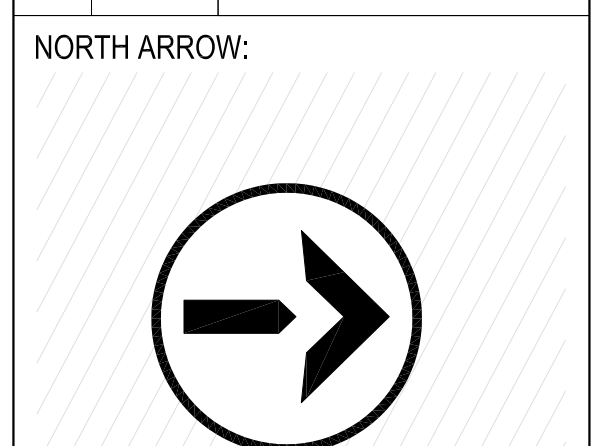
LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

CLIENT:
WANGARD
PARTNERS, INC.

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION



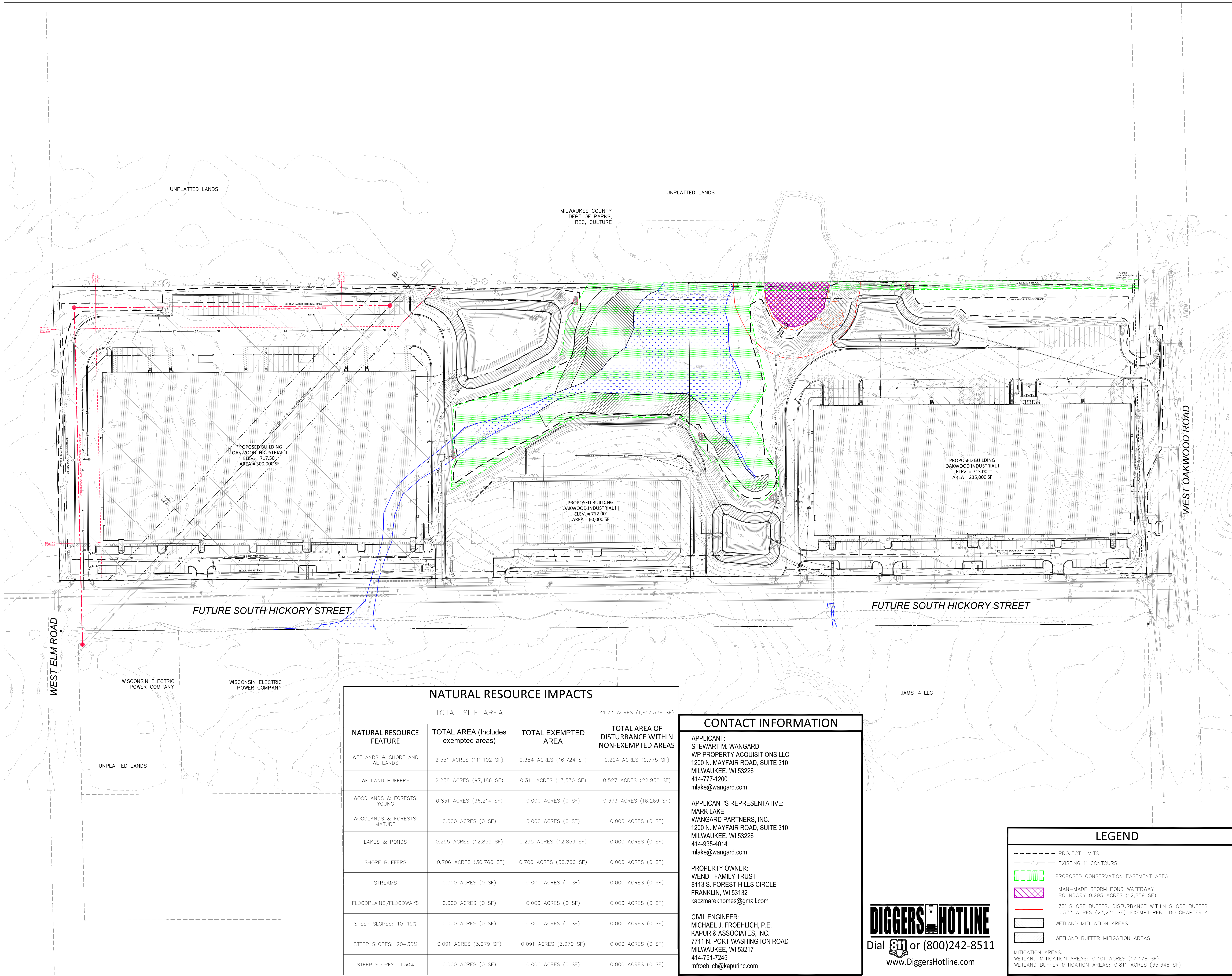
SEAL:

all in

SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
WATERWAY
EXHIBIT MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:
EXHIBIT 3



NATURAL RESOURCE IMPACTS			
	TOTAL SITE AREA		41.73 ACRES (1,817,538 SF)
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2.551 ACRES (111,102 SF)	0.384 ACRES (16,724 SF)	0.224 ACRES (9,775 SF)
WETLAND BUFFERS	2.238 ACRES (97,486 SF)	0.311 ACRES (13,530 SF)	0.527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0.831 ACRES (36,214 SF)	0.000 ACRES (0 SF)	0.373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.295 ACRES (12,859 SF)	0.295 ACRES (12,859 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.706 ACRES (30,766 SF)	0.706 ACRES (30,766 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0.091 ACRES (3,979 SF)	0.091 ACRES (3,979 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

CONTACT INFORMATION

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CIVIL ENGINEER:
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414-751-7245
mfroelich@kapurinc.com



LEGEND

- PROJECT LIMITS
- - - - - EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA BOUNDARY 0.295 ACRES (12,859 SF)
- MAN-MADE STORM POND WATERWAY BOUNDARY 0.295 ACRES (12,859 SF)
- 75' SHORE BUFFER, DISTURBANCE WITHIN SHORE BUFFER = 0.533 ACRES (23,231 SF), EXEMPT PER UDO CHAPTER 4.
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS

MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

PROJECT:
OAKWOOD INDUSTRIAL

LOCATION:
3617 W. OAKWOOD RD.
FRANKLIN, WISCONSIN

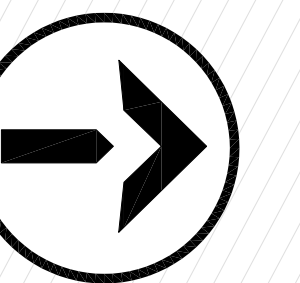
CLIENT:
WANGARD PARTNERS, INC.

RELEASE:
PLAN COMMISSION SUBMITTAL

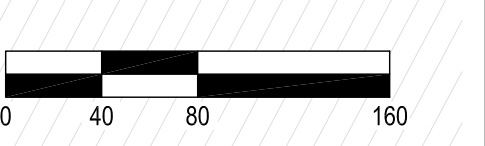
REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 80'



SEAL:

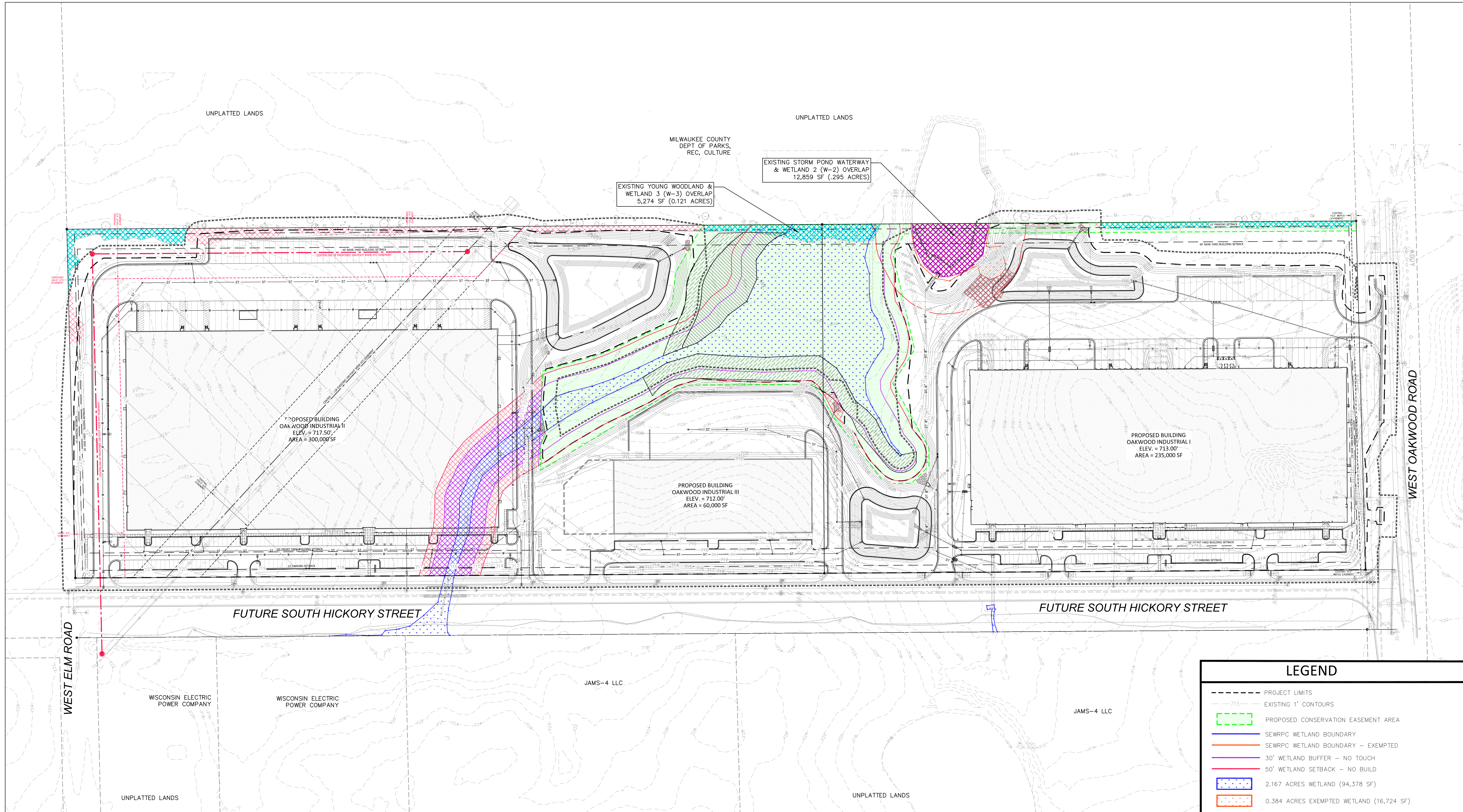
all in

SHEET:
NATURAL RESOURCE PROTECTION PLAN - OVERALL NATURAL RESOURCES EXHIBIT MAP

PROJECT MANAGER: TP
PROJECT NUMBER: 200556.01
DATE: 11/23/2021

SHEET NUMBER:

EXHIBIT 5



NATURAL RESOURCE IMPACTS

TOTAL SITE AREA			
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	2,551 ACRES (111,102 SF)	0,384 ACRES (16,724 SF)	0,224 ACRES (9,775 SF)
WETLAND BUFFERS	2,238 ACRES (97,486 SF)	0,311 ACRES (13,530 SF)	0,527 ACRES (22,938 SF)
WOODLANDS & FORESTS: YOUNG	0,831 ACRES (36,214 SF)	0,000 ACRES (0 SF)	0,373 ACRES (16,269 SF)
WOODLANDS & FORESTS: MATURE	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)
LAKES & PONDS	0,295 ACRES (12,859 SF)	0,295 ACRES (12,859 SF)	0,000 ACRES (0 SF)
SHORE BUFFERS	0,706 ACRES (30,766 SF)	0,706 ACRES (30,766 SF)	0,000 ACRES (0 SF)
STREAMS	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)
STEEP SLOPES: 10-19%	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)
STEEP SLOPES: 20-30%	0,091 ACRES (3,979 SF)	0,091 ACRES (3,979 SF)	0,000 ACRES (0 SF)
STEEP SLOPES: +30%	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)	0,000 ACRES (0 SF)

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DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND

- PROJECT LIMITS
- EXISTING 1' CONTOURS
- PROPOSED CONSERVATION EASEMENT AREA
- SEWRPC WETLAND BOUNDARY
- SEWRPC WETLAND BOUNDARY - EXEMPTED
- 30' WETLAND BUFFER - NO TOUCH
- 50' WETLAND SETBACK - NO BUILD
- 2,167 ACRES WETLAND (94,378 SF)
- 0,384 ACRES EXEMPTED WETLAND (16,724 SF)
- WETLAND IMPACT (NON-EXEMPTED AREAS ONLY)
- WETLAND 30' BUFFER DISTURBANCE (NON-EXEMPTED AREAS ONLY)
- WETLAND 50' SETBACK DISTURBANCE (NON-EXEMPTED AREAS ONLY)
- WETLAND IMPACTS:
WETLAND AREA - W-3: 0.224 ACRES (9,775 SF)
WETLAND 30' BUFFER - W-3: 0.527 ACRES (22,938 SF)
WETLAND 50' SETBACK - W-3: 0.374 ACRES (16,281 SF)
- 20-30% MAN-MADE STEEP SLOPES = 0.091 ACRES (3,979 SF) EXEMPT PER UDO CHAPTER 4 SECTION 15-4.0102 A
- 20-30% STEEP SLOPES DISTURBANCE = 0.091 ACRES (3,979 SF)
- MAN-MADE STORM POND WATERWAY BOUNDARY 0.295 ACRES (12,859 SF)
- 75' SHORE BUFFER, DISTURBANCE WITHIN SHORE BUFFER = 0.533 ACRES (23,231 SF), EXEMPT PER UDO CHAPTER 4.
- EXISTING WOODLAND AREA: YOUNG - TO REMAIN 19,945 SQUARE FEET (0.458 ACRES)
- EXISTING WOODLAND AREA: YOUNG - DISTURBED 16,269 SQUARE FEET (0.373 ACRES)
- DISTURBANCE LIMITS: 25- FEET BEYOND GRADING
- WETLAND MITIGATION AREAS
- WETLAND BUFFER MITIGATION AREAS
- MITIGATION AREAS:
WETLAND MITIGATION AREAS: 0.401 ACRES (17,478 SF)
WETLAND BUFFER MITIGATION AREAS: 0.811 ACRES (35,348 SF)

NOTE: SEWRPC WETLAND DELINEATION COMPLETED BETWEEN MAY & AUGUST OF 2015, AND RE-EVALUATED BY SEWRPC IN MAY 2020 WITH NO CHANGES MADE TO THE WETLAND BOUNDARIES.



REPORT TO THE PLAN COMMISSION

Meeting of April 6, 2023

Affidavit of Correction

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

Project Name:	Przybla Affidavit of Correction
General Project Location:	7780 W Faith Dr (Lot 8) (792 0272 000)
Property Owner:	Creative Homes INC
Applicant:	Rick Przybla
Current Zoning:	R-6 – Suburban Single-Family Residence District
2025 Comprehensive Plan:	Single-Family Residential
Use of Surrounding Properties:	Institutional; Residential
Applicant’s Action Requested:	Approval of Affidavit of Correction
Staff:	Associate Planner Marion Ecks

PROJECT DESCRIPTION/ANALYSIS:

Affidavit of Correction to Lot 8 of Faithway Reserve (Document No. 10977845), to correct the depiction of side yard setbacks from 30 feet to 10 feet. The lot is zoned R-6 – Suburban Single-Family Residence District; the required side yard is 10 feet.

The Faithway Reserve Final Plat was approved by the Common Council on August 6, 2019, per Resolution No. 2019-7528, and recorded with the Milwaukee County Register of Deeds on May 14, 2020 (Document No. 10977845).

STAFF RECOMMENDATION:

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

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING AN AFFIDAVIT OF CORRECTION FOR FAITHWAY RESERVE SUBDIVISION, LOT 8, TO CORRECT THE SIDE YARD SETBACK ON THE RECORDED PLAT, PROPERTY LOCATED AT 7780 WEST FAITH DRIVE
(TAX KEY NO. 792-0272-000)
(RICK J. PRZYBLA, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed Affidavit of Correction for Faithway Reserve subdivision, Lot 8, to change the side yard setback on the recorded plat from 30 feet to 10 feet, property located at 7780 West Faith Drive, bearing Tax Key No. 792-0272-000, more particularly described as follows:

Lot 8, Faithway Reserve, being all of Lot 3 and 4 of Certified Survey Map No. 8625 and a part of Parcel 1 of Certified Survey Map No. 7051. Being also a part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, Rick J. Przybla having applied for such approval in order to change the side yard setback on the recorded plat for Lot 8 from 30 feet to 10 feet, within Faithway Reserve subdivision, located at 7780 West Faith Drive, property zoned R-6 Suburban Single-Family Residence District; and

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

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed Faithway Reserve subdivision Lot 8 side yard setback correction is appropriate for approval pursuant to law upon certain conditions, all pursuant to Wis. Stats. § 236.293 and § 236.295 (and both the Plan Commission and the Common Council having recognized that the subject side yard setback correction may not specifically and categorically be a restriction for the public benefit pursuant to Wis. Stat. § 236.295), respectively.

RICK J. PRZYBLA –SIDE YARD SETBACK CORRECTION FOR LOT 8 IN
FAITHWAY RESERVE SUBDIVISION
RESOLUTION NO. 2023-_____

Page 2

WHEREAS, the Plan Commission having considered such application and having determined that approval of such Faithway Reserve subdivision side yard setback correction will serve the health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Affidavit of Correction application for the Faithway Reserve subdivision side yard setback correction, for the property as described above, be and the same is hereby approved, subject to the following conditions:

1. The Faithway Reserve subdivision side yard setback correction project shall be developed in substantial compliance with the plans City file-stamped _____.
2. Rick J. Przybla, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Faithway Reserve subdivision side yard setback correction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Rick J. Przybla and the Faithway Reserve subdivision side yard setback correction project for the property located at 7780 West Faith Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to obtain the recording of this Resolution, and the Affidavit of Correction for the Faithway Reserve subdivision side yard setback correction, in such form and content as annexed hereto with such changes as may be approved by the City Engineer and the City Attorney, in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2023.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2023.

RICK J. PRZYBLA –SIDE YARD SETBACK CORRECTION FOR LOT 8 IN
FAITHWAY RESERVE SUBDIVISION
RESOLUTION NO. 2023-_____

Page 3

APPROVED:

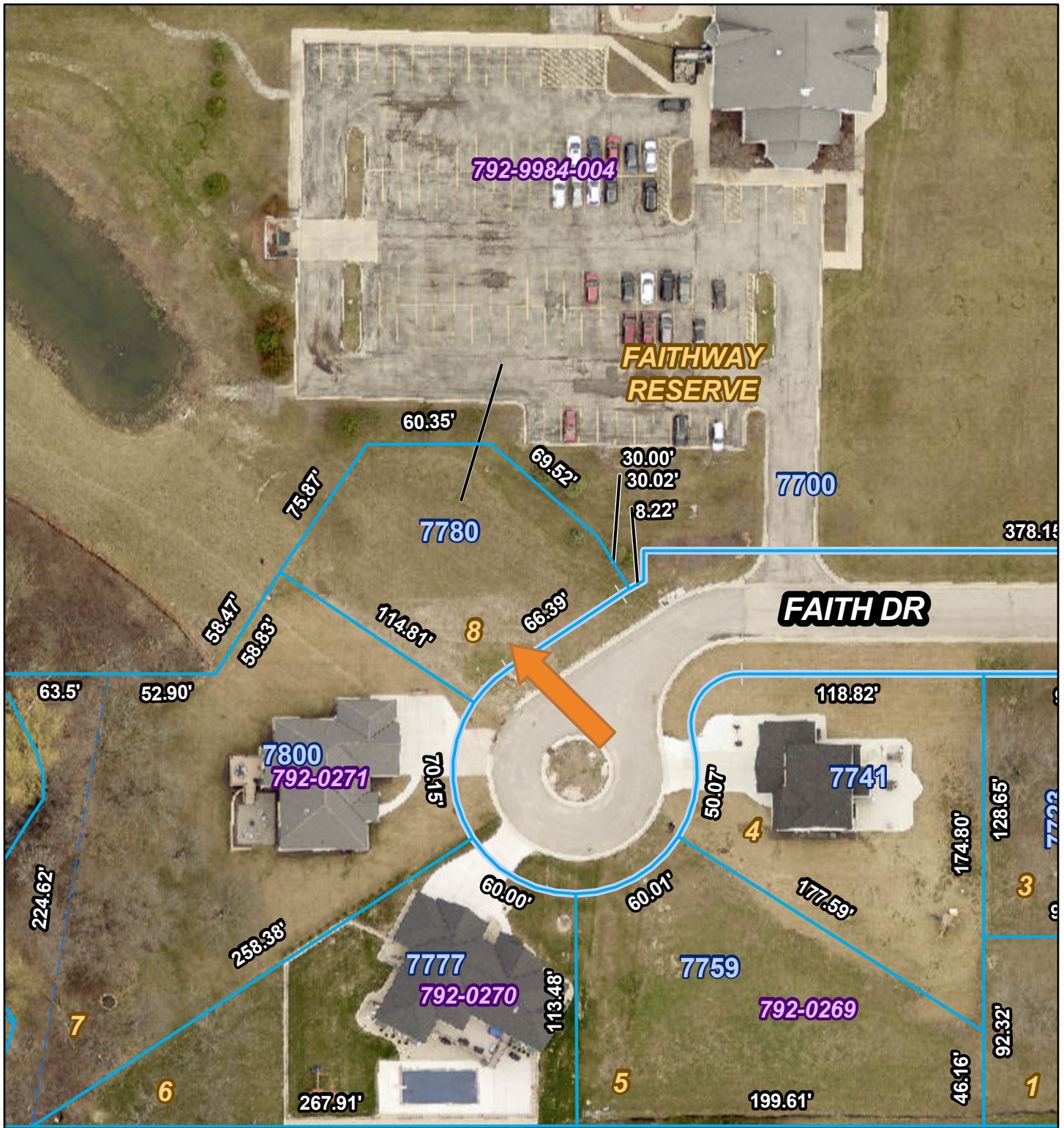
Stephen R. Olson, Chairman

ATTEST:

Karen L. Kastenson, City Clerk

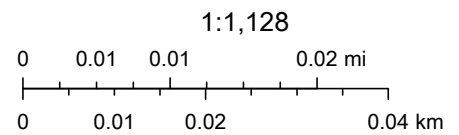
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer 7780 W Faith Dr.



3/30/2023, 12:42:15 PM

Parcel



City of Franklin, WI, SWRPC, Maxar, Microsoft



City of Franklin
9229 W Loomis Road
Franklin, WI 53132
ATTN: Regulo Martinez-Montilva, Principal Planner

RE: LOT 8, FAITHWAY RESERVE SUBDIVISION
AFFADAVIT OF CORRECTION

Dear Regulo,

This letter is being written with regards to the Affidavit of Correction pertaining to Lot 8 of Faithway Reserve. There was an error on the recorded plat on the setback shown for said lot. There is a section of the side yard setback that should be 10 feet, however, was mistakenly recorded as 30 feet.

All necessary documents have been provided. If anything, further is needed, please let me know.

Thank you,

Rick J Przybyla
Creative Homes, Inc.

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER



Creative Homes Inc.
9244 West Grandview Court
Franklin, WI 53132
414-529-0958

Tri City National Bank

5259

6/6/2022

PAY TO THE ORDER OF CITY OF FRANKLIN - TREASURER

\$ **125.00

One Hundred Twenty-Five and 00/100 ***** DOLLARS

CITY OF FRANKLIN
9229 W LOOMIS ROAD
FRANKLIN, WI 53132

Mary P. [Signature]
AUTORIZED SIGNATURE

MEMO

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑆005259⑆⑆07500⑆⑆99⑆ ⑆⑆202⑆

Legal Description: (per client provided title)

Lot 8, Faithway Reserve, being all of Lot 3 and 4 of Certified Survey Map No. 8625 and a part of Parcel 1 of Certified Survey Map No. 7051. Being also a part of the Southeast 1/4 of the Southeast 1/4 of Section 9, township 5 north, Range 21 East, city of Franklin, Milwaukee County, Wisconsin.

Address 7780 W Faith Dr.

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: RICK J PRZYBYLA	NAME:
COMPANY: CREATIVE HOMES INC	COMPANY:
MAILING ADDRESS: 9244 W GRANDVIEW CT	MAILING ADDRESS:
CITY/STATE: FRANKLIN WI ZIP: 53132	CITY/STATE: ZIP:
PHONE: 414-529-0958	PHONE:
EMAIL ADDRESS: rickprzybyla@hotmail.com	EMAIL ADDRESS:

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 7780 W FAITH DR (LOT 8)	TAX KEY NUMBER: 792-0272-000
PROPERTY OWNER: CREATIVE HOMES INC.	PHONE: 414-529-0958
MAILING ADDRESS: 9244 W GRANDVIEW CT	EMAIL ADDRESS: rickprzybyla@hotmail.com
CITY/STATE: FRANKLIN WI ZIP: 53132	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:	APPLICANT SIGNATURE:
NAME & TITLE:	NAME & TITLE: Rick J Przybyla
DATE:	DATE: 3/20/23
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE:	NAME & TITLE:
DATE:	DATE:

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
- 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 *[only applicable if Preliminary Plat was not submitted]*
- 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.

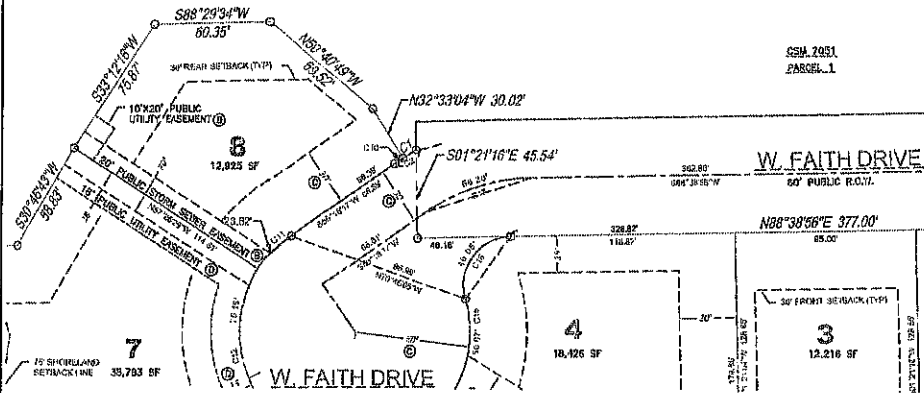
AFFIDAVIT OF CORRECTION

Document Number

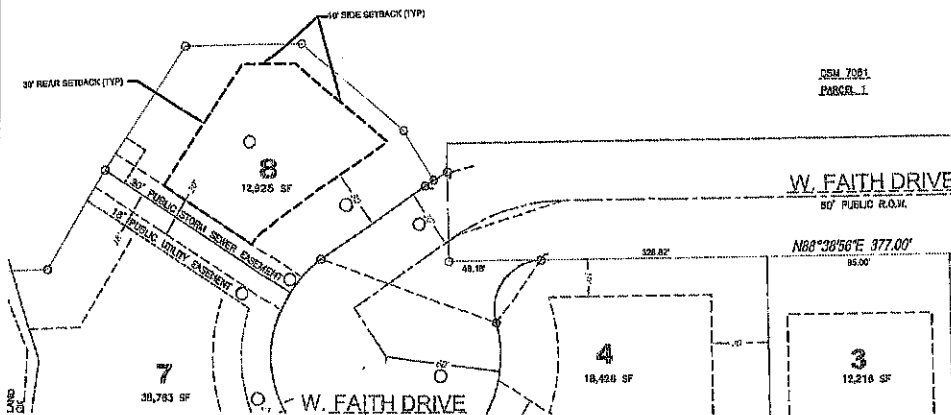
Document Title

Pursuant to s.236.295(1)(a), Wis. Stats., Wis. Stats., I, James R. Beaty, registered land surveyor, do hereby certify that the document known as "**Faithway Reserve**", a subdivision plat as recorded in the Register of Deeds Office for Milwaukee County, State of Wisconsin on May 14, 2020 as Document No. 10977845., contained an error in a building zoning setback line shown thereon. This Affidavit is for sole the purpose of correcting said error on the above referenced document;

On Sheet One of aforesaid plat, Lot 8 contained setbacks as shown below:



It is hereby corrected as shown below:

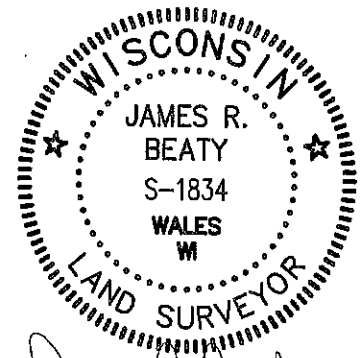


Recording Area

Name and Return Address

Horizon Land Development Services, LLC
W313 S2562 Penny Lane
Wales, WI 53183

Parcel Identification Number (PIN)



James R. Beaty
James R. Beaty, PLS 1834
DATED: MAY 20, 2022

Notary Certificate

State of Wisconsin)

) ss.

Milwaukee County)

Personally came before me this _____ day of _____, 2022

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

Date Commission Expires) _____

Faithway Reserve - Lot 8

Regulo Martinez-Montilva <RMartinez-Montilva@franklinwi.gov>

Mon 3/28/2022 8:56 AM

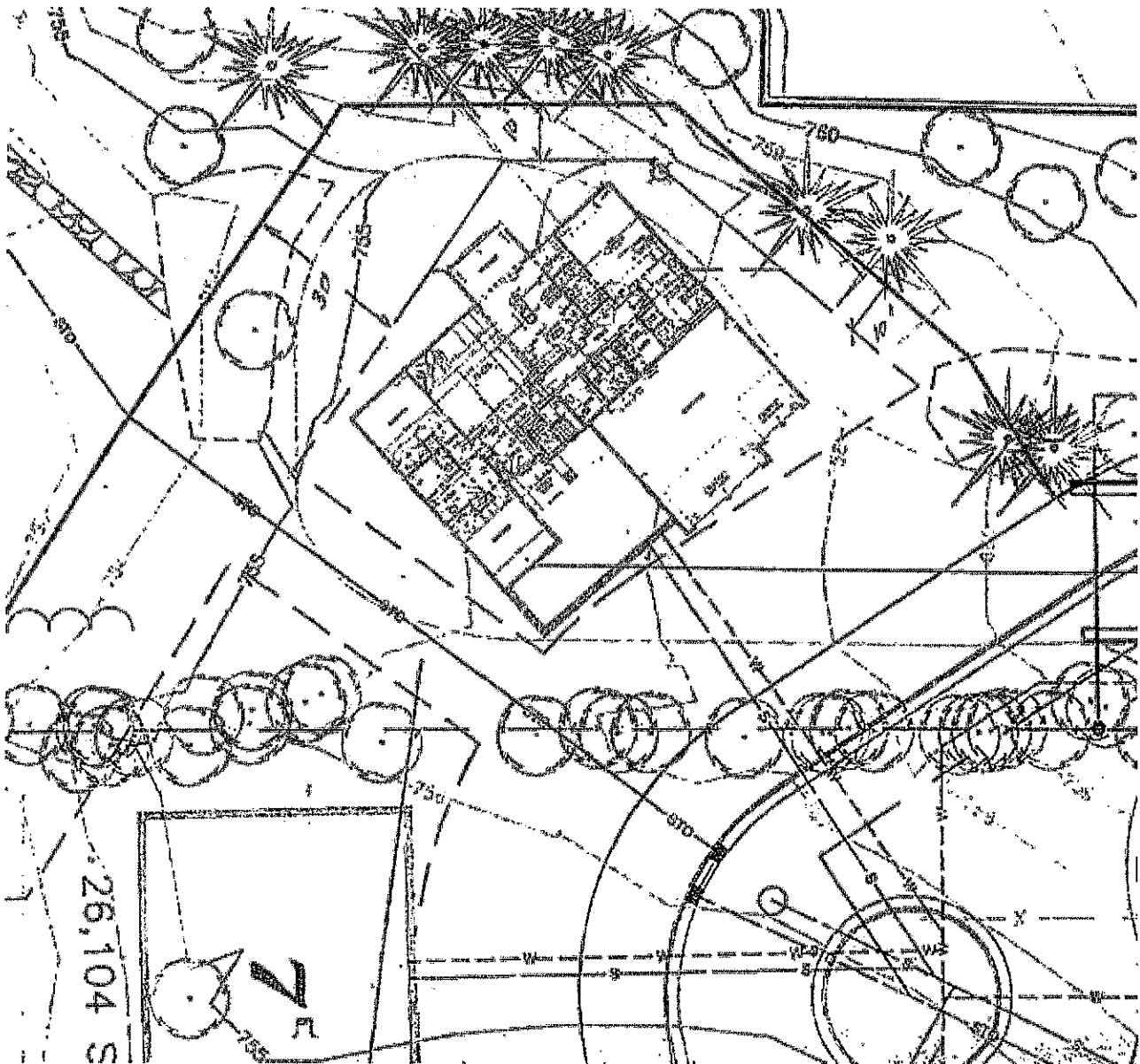
To: rickprzybyla@hotmail.com <rickprzybyla@hotmail.com>

Rick,

Following up on your inquiry about Lot 8 of Faithway Reserve. You may apply for an Affidavit of Correction to label the north property line as a side property line with a 10-foot setback instead of a rear property line with a 30-foot setback.

Application form available below, see top of page #2 for submittal requirements:

<https://www.franklinwi.gov/Files/Planning/PermitApplications/Land-Division-Review-Application-20211.pdf>



Thank you,

Régulo Martínez-Montilva, AICP

Principal Planner - Department of City Development

City of Franklin



**CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION**

Item D.4.

Meeting of April 6, 2022

Temporary Use

RECOMMENDATION: Department of City Development staff recommends approval of this after-the-fact Temporary Use from April 1 to July 1, 2023.

Project Name:	2023 Home Depot Seasonal Sales Area
Project Address:	6489 S 27th St
Applicant:	Home Depot USA, Inc.
Property Owner:	Home Depot USA, Inc.
Current Zoning:	PDD 14 – Planned Development District & FW – Floodway District
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	Residential trailer park (north), floodplain (west), restaurants and retail (east) and retail (south)
Applicant’s Action Requested:	Approval of Temporary Use from April 1 to July 1, 2023
Planner:	Régulo Martínez-Montilva, AICP, CNUa, Principal Planner

Introduction:

Temporary Use application to allow for the fenced Garden Center on Home Depot’s parking lot. The fence will be approximately 6 feet in height, encircling an area of approximately 6,400 sq. ft., 40 feet by 160 feet. This temporary use is being requested for April 1, through July 1, 2023.

Background and analysis:

The Plan Commission granted previous temporary use approvals for this seasonal sales area in 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2021 and 2022.

The applicant has once again submitted an application for a temporary use in Planned Development District (PDD) No. 14 to allow for outdoor seasonal sales of plant goods, and landscape commodity bagged goods. All of the plant goods and commodity bagged goods will be placed within a fenced in corral measuring 160 feet long by 40 feet wide for a total area of 6,400 square feet. The fence will be metal and chain-link in style. The height of the fence will be six (6) feet which is in conformance with Section 15-3.0803 (C) (2) of the Unified Development Ordinance.

PDD No. 14 (Ordinance No. 99-1553) allows for a seasonal display area for outdoor live plant with location to be approved on an annual basis by the Plan Commission. Staff finds the location of the proposed outdoor seasonal sales area, as shown on the site plan, is consistent with the Ordinance No. 99-1553.

Ordinance No. 2005-1858 provides for the administrative issuance of Temporary Use Permits by the Zoning Administrator and designees of the City Planning Department and to further specify the types of and conditions upon temporary uses, which may be permitted. Section 15-3.0804 (A)(4) states that, “Each individual outdoor sales event (up to 4 per year, per property) shall be no longer than 14 consecutive days; provided, however, that the total days of such temporary uses during a calendar year shall not exceed 30 calendar days. Owners must obtain a Temporary Use Permit for each such temporary outdoor sale before the use is permitted.”

According to Section 15-3.0804(L) of the City of Franklin Unified Development Ordinance, “Each Temporary Use Permit shall specify the date upon which such use may commence and the date upon which such use shall expire; in no event, except as otherwise specifically and expressly set forth in this Section, shall any temporary use exceed 90 days in duration during any calendar year.” The proposed outdoor seasonal tree and shrub sales event will start on April 1, 2023 and end on July 1, 2023, with a duration of 90 days.

Department comments

Fire Department

- FD has no comments/concerns.

Police Department

- The PD has no comment regarding this request.

Engineering Department

- No comments.

Inspection Services Department

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

Staff recommendation:

City Development Staff recommends approval of the Temporary Use to allow The Home Depot to have outdoor seasonal sales of plant goods and commodity bagged goods from April 1, 2023 through July 1, 2023, upon property located at 6489 South 27th Street, subject to the conditions of approval in the attached resolution.

RESOLUTION NO. 2023-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE FOR OUTDOOR SEASONAL TREE
AND SHRUB SALES FOR PROPERTY LOCATED AT 6489 SOUTH 27TH STREET
(HOME DEPOT U.S.A., INC., APPLICANT)

WHEREAS, Home Depot U.S.A., Inc. (Home Depot 4907) having petitioned the City of Franklin for the approval of a Temporary Use to allow for seasonal sales (April 1, 2023 through July 1, 2023) in The Home Depot store parking lot, with a 6 foot high black wire fence around a 40 foot wide x 160 foot deep area of plant goods and commodity bagged goods, upon property located at 6489 South 27th Street; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Home Depot U.S.A., Inc. (Home Depot 4907) for the approval of a Temporary Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall commence upon April 1, 2023 and terminate and expire on July 1, 2023.
2. All outdoor seasonal tree, shrub and commodity bagged goods sales shall take place within the 40,000 square foot area shown on “Exhibit A” of Ordinance No. 99-1553.
3. The approval granted hereunder is subject to verification by City Development Department staff that all the outdoor sales and display on The Home Depot’s property are in conformance with Ordinance No. 99-1553.
4. Fire Lane access must be maintained.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2023.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2023.

HOME DEPOT U.S.A., INC. – TEMPORARY USE
RESOLUTION NO. 2023-_____

Page 2

APPROVED:

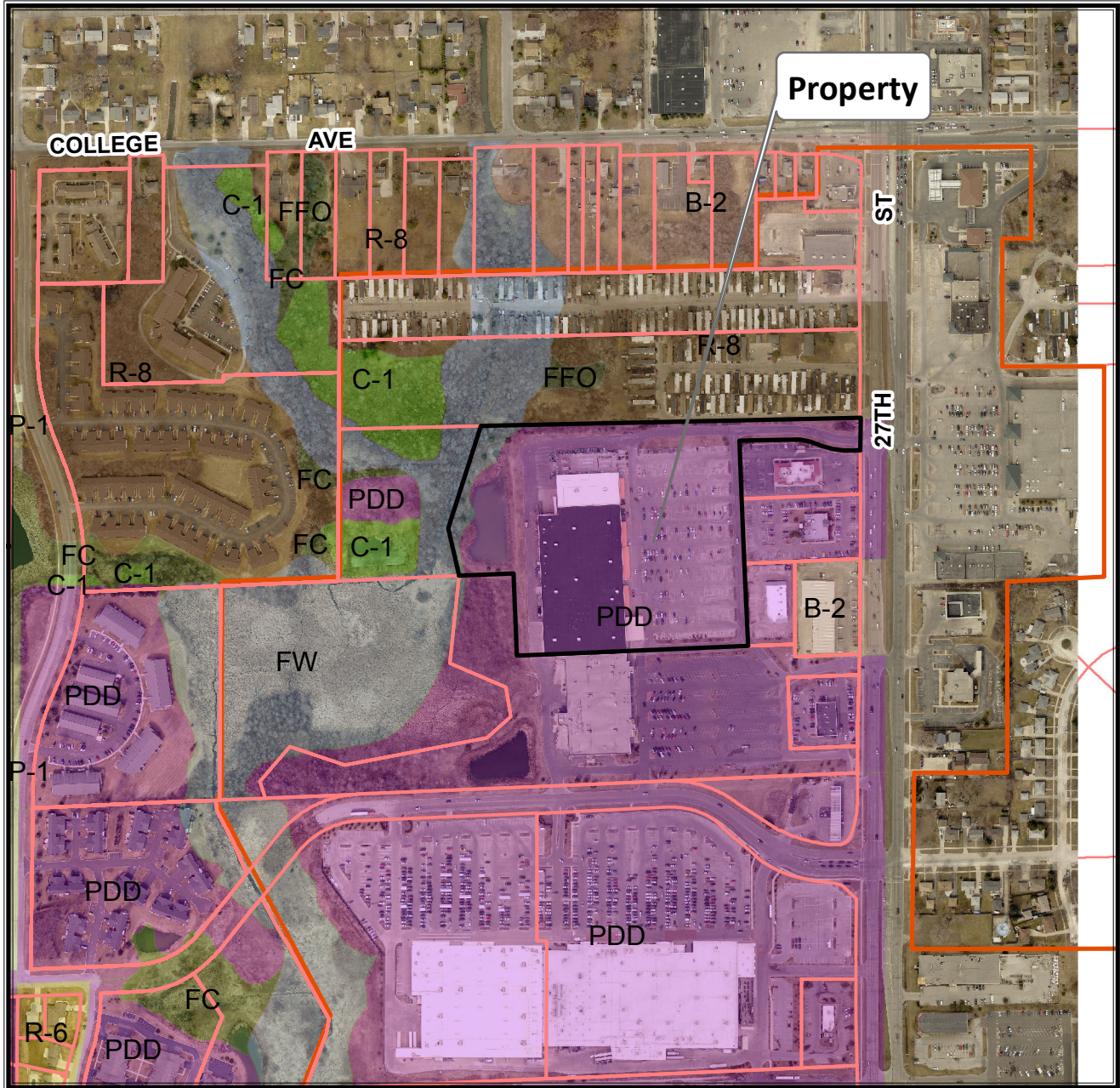
Stephen R. Olson, Chairman

ATTEST:

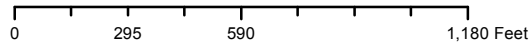
Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

6489 S. 27 Street

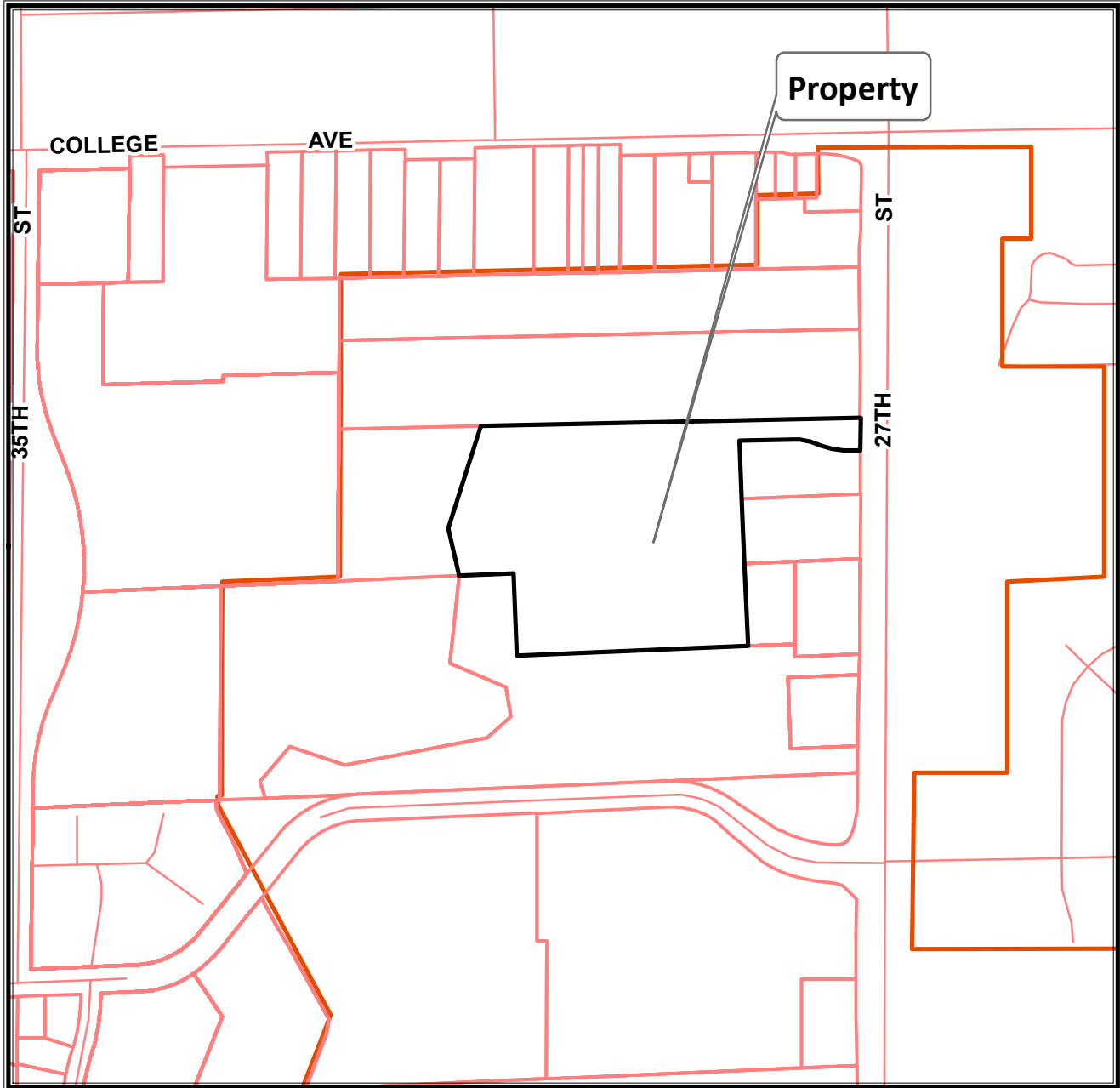


Planning Department
(414) 425-4024

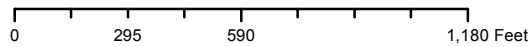


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

6489 S. 27 Street



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
 (414) 425-4024
franklinwi.gov



APPLICATION DATE: _____
 STAMP DATE **Franklin** use only _____
MAR 08 2023
City Development

PLAN COMMISSION REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: John Chescavage, Sr. Corporate Counsel	NAME: Jennifer Beierle, Store Manager
COMPANY: Home Depot U.S.A., INC	COMPANY: Home Depot U.S.A., INC
MAILING ADDRESS: 2455 Paces Ferry Road	MAILING ADDRESS: 6489 South 27th Street
CITY/STATE: Atlanta, GA 30339 ZIP:	CITY/STATE: Franklin, WI ZIP: 53132
PHONE: 770-433-8211	PHONE: 414-304-1024
EMAIL ADDRESS: john_chescavage@homedepot.com	EMAIL ADDRESS: Jennifer_L_Beierle@Homedepot.com

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 6489 South 27th St	TAX KEY NUMBER:
PROPERTY OWNER: Home Depot U.S.A., Inc	PHONE:
MAILING ADDRESS: 6489 South 27th Street	EMAIL ADDRESS:
CITY/STATE: Franklin, WI ZIP: 53132	DATE OF COMPLETION: office use only

APPLICATION TYPE

Please check the application type that you are applying for

Building Move
 Sign Review
 Site Plan / Site Plan Amendment
 Temporary Use

Most requests require Plan Commission review and 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 plan commission approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE:
NAME & TITLE: John Chescavage, Sr. Corporate Counsel DATE: 3/7/2023	NAME & TITLE: Jennifer Beierle - Store Manager DATE:
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE: DATE:	NAME & TITLE: DATE:

CITY OF FRANKLIN APPLICATION CHECKLIST

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

BUILDING MOVE APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$200 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 (at least 8 ½" X 11") of the plat of survey, showing the proposed building placement at the new location, indicate setbacks from property lines and locations of driveways and access points.
NOTE: Single-Family homes require an attached 2-car garage.
 - Three (3) copies of color photographs of the building's current elevations.
- Other items as may be required for specific applications, per a city planner.
- Email or flash drive with all plans / submittal materials.
 - Applications for a Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.

SIGN REVIEW APPLICATION MATERIALS

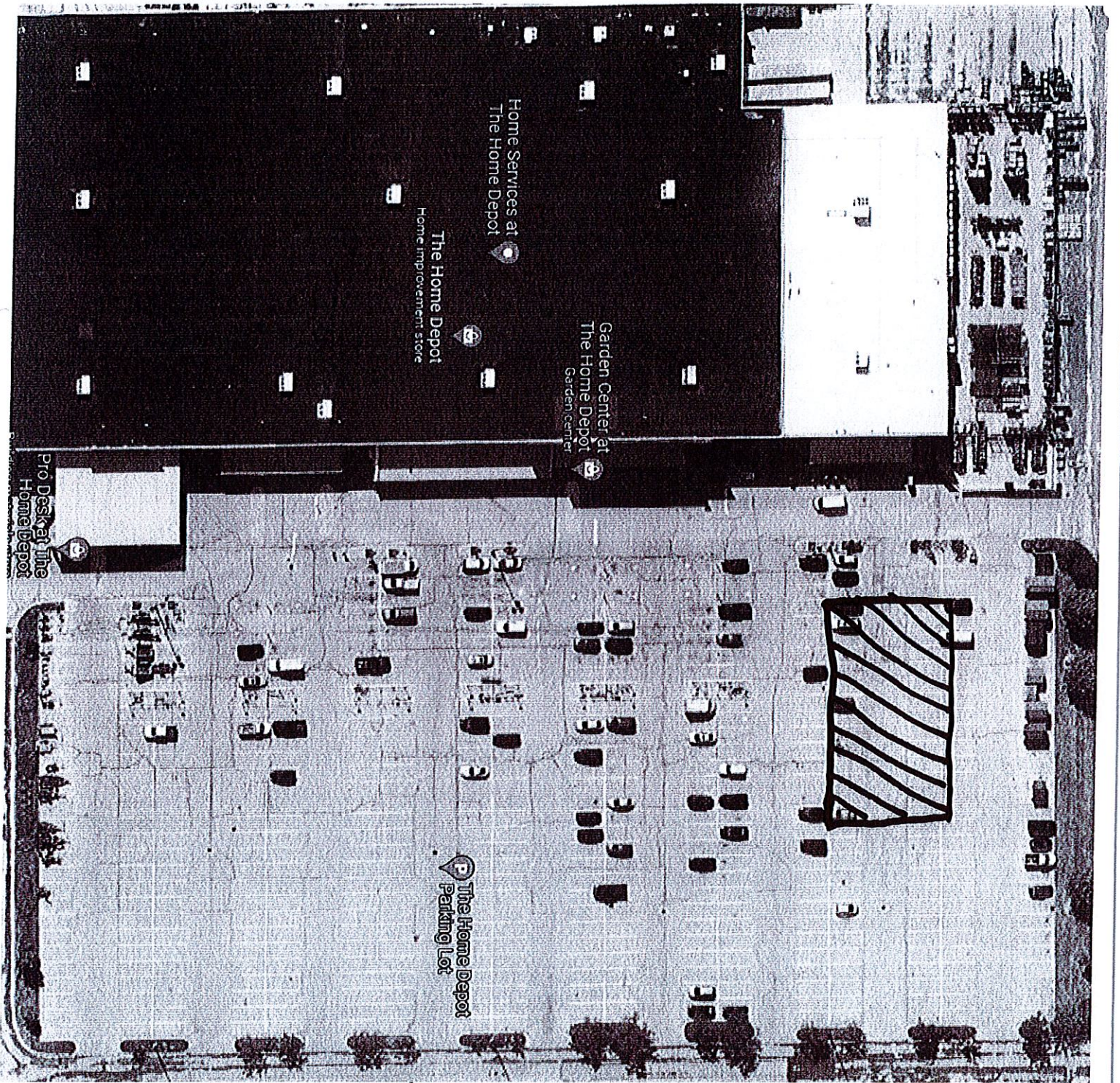
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$40 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) colored copies of the sign elevations, drawn to scale not less than ½" = 1'. Plans shall be folded to a maximum size of 9" X 12". The elevations should denote the sign dimension and area. Identify the colors, materials, finishes and lighting method (if applicable).
 - Three (3) scaled copies of the 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.
- Email or flash drive with all plans / submittal materials.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
 - Permits for construction are REQUIRED after approval. Contact Inspection Services (414-425-0084) for permit processes.

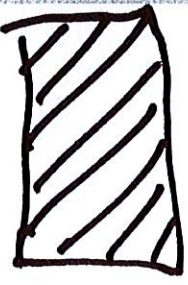
SITE PLAN / SITE PLAN AMENDMENT APPLICATION MATERIALS

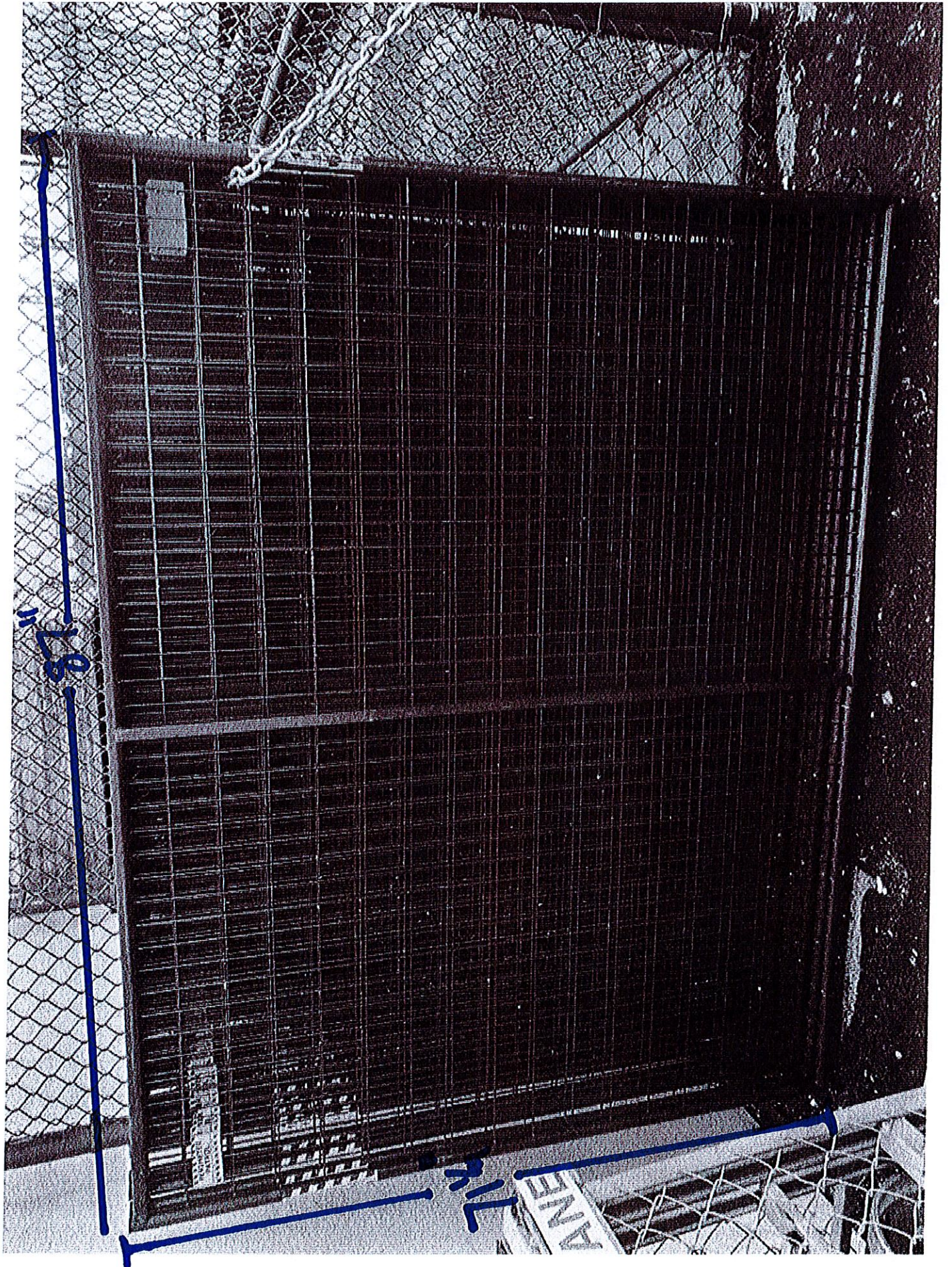
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
 - Tier 1: \$2000
 - Tier 2: \$1000 (lot size ≤ 1 acre)
 - Tier 3: \$500 (≤ 10% increase or decrease in total floor area of all structures with no change to parking: or change to parking only).
- 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 (at least 24" X 36") of the Site Plan / Site Plan Amendment package. The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301, and 15-0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.)
- One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
- 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.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.

TEMPORARY USE APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$50 Application fee payable to the City of Franklin.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narrative
 - Three (3) folded, scaled copies, of the Site Plan, see section 15-3.0804 of the UDO for information that must be denoted on each respective plan.
- Email or flash drive with all plans / submittal materials.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
 - Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and Inspection Services at (414) 425-0084.



Site Plan = 





6489 S 27th St. • Franklin, WI 53132
(414)304-1024 • Fax: (414)304-3416

March 8th 2023

RE: Temporary Use Permit

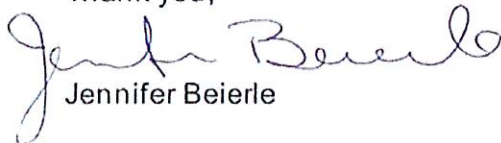
City of Franklin,

The location of our project for the temporary use permit will be located on the north side of our parking lot adjacent to the Garden Center that is attached to the building. The proposed location is shown on the overhead map by use of blacked-out square, which is attached to this project narrative.

We will be fencing in an area approximately 40 feet by 160 feet. The fenced area will contain mulch, soil, straws, trees, and shrubs. There will be no structures built and no cash registers operated in the proposed location. The hours of operation will be Monday – Saturday 6:00 am to 10:00pm, and Sunday 8:00 am to 8:00pm.

Duration of use will be from April 1st to July 1st

Thank you,


Jennifer Beierle

