

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 19, 2018, 7:00 P.M.

- A. **Call to Order and Roll Call**
- B. **Approval of Minutes**
 - 1. Approval of regular meeting of April 5, 2018.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
 - 1. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) MINOR AMENDMENT, THREE CERTIFIED SURVEY MAPS AND A SITE PLAN FOR FOUR APARTMENT BUILDINGS.** A minor Planned Development District Amendment, Three Certified Survey Map applications and a Site Plan application by Ballpark Commons, LLC, applicant. Zim-Mar Properties, LLC, BPC County Land, LLC, and Wisconsin Department of Transportation property owners (BPC County Land LLC is excluded as property owners relative to the Site Plan), as follows:
 - Minor Planned Development District Amendment: To revise the District in the following manner: to revise certain district standards including but not limited to building height limits, building setback limits, and building density limits; to include additional more detailed site information pertaining to buildings and structures; and to codify through current in its entirety all previously adopted amendments to Planned Development District No. 37. To accommodate in part a Site Plan for Buildings B1, B2, B3, and B4 (four proposed apartment buildings to be located south of West Rawson Avenue), an associated clubhouse (also to be located south of West Rawson Avenue), and associated public streets and private parking lots. All property located at approximately 7900 West Crystal Ridge Drive (including property south of West Rawson Avenue); zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos. 754-9988-001, 754-9988-002, 755-9996-000, 755-9995-001, and 755-9995-002.
 - Three Certified Survey Maps: 1) a 128 acre 3 Lot and 1 Outlot Certified Survey Map to encompass the proposed right-of-way/easement (Outlot 1) of the new

Ballpark Drive and the lands to the north (North 1); 2) a 10 acre 4 lot Certified Survey Map to encompass the lands between the proposed new Ballpark Drive and existing South 76th Street/West Loomis Road/West Rawson Avenue (North 2); and 3) a 34 acre 4 lot Certified Survey Map to encompass all of lands south of West Rawson Avenue (South) [the boundaries of a number of the proposed Certified Survey Map lots are based upon the proposed new locations of Ballpark Drive which has not yet been approved by the City of Franklin]. All property located at approximately 7900 West Crystal Ridge Drive (including property north and south of West Rawson Avenue), zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Certified Survey Map Tax Key Nos.: (North 1) 708-8996-000, 708-8999-000, 744-8989-000, 744-8988-000, 744-8985-002, 745-8999-004, 745-0029-000, 745-8998-000, a portion of 744-8980-001 and 744-8985-001; (North 2) 744-8981-000, 744-8980-001 and 744-8985-001 and (South) 755-9996-000, 754-9988-002, 755-9995-001, 755-9995-002 and 754-9988-001. Property owners for Certified Survey Map (North 1): Wisconsin Department of Transportation and BPC County Land, LLC; (North 2): Wisconsin Department of Transportation and BPC County Land, LLC and (South): Zim-Mar Properties, LLC.

Site Plan: Four proposed apartment buildings (and a future clubhouse building), to be located south of West Rawson Avenue (this also includes a portion of the adjacent proposed Ballpark Drive, adjacent portions of shared parking lots, and adjacent portions of the landscape berm to the west). The four apartment buildings will each be 3-stories tall with one level of underground parking, and each building will have approximately 55 apartment units. All property located at approximately 7900 West Crystal Ridge Drive (including property south of West Rawson Avenue), zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Site Plan Tax Key Nos.: 754-9988-001, 754-9988-002, a portion of 755-9996-000, a portion of 755-9995-001 and a portion of 755-9995-002.

2. **EVERGREEN PARK ESTATES RESIDENTIAL LOTS DEVELOPMENT.** Final Subdivision Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide the existing 32.67 acre property at approximately 7501 South 49th Street, to create four R-6 Suburban Single-Family Residence District lots and one outlot, including three lots north of West Evergreen Street (Lots 1, 2 and 3) and one lot and outlot south of West Evergreen Street (Lot 4), lot sizes ranging in size from 22,102 square feet to 43,504 square feet, (the Preliminary Plat was conditionally approved at the February 6, 2018 Common Council meeting), property zoned R-6 Suburban Single-Family Residence District, FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 788-9981-001.

3. **MILLS HOTEL WYOMING, LLC LAND COMBINATION.** Right-of-Way Vacation application by Mills Hotel Wyoming, LLC, to allow the property to be attached/included with a Mills Hotel Wyoming, LLC adjacent property [vacated portion of the property located at South 116th Street, south of West Ryan Road, has an area of 0.1664 acre, abutting properties located at 11607 West Ryan Road (Mills Hotel Wyoming, LLC, owner); Tax Key No. 891-9989-004 and 11533 West Ryan Road (Wisconsin Department of Transportation, owner); Tax Key No. 892-9997-000], property zoned R-3 Suburban/Estate Single-Family Residence District and R-8 Multiple-Family Residence District.

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 3, 2018

**City of Franklin
Plan Commission Meeting
April 5, 2018
Minutes**

Unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the April 5, 2018 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 Commissioners Patricia Hogan, Adam Burckhardt, Kevin Haley, Alderman Dandrea and City Engineer Glen Morrow. Excused was David Fowler. Also present were Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

B. Approval of Minutes

1. Regular Meeting of March 22, 2018.

Commissioner Hogan moved and Alderman Dandrea seconded approval of the March 22, 2018 minutes of the regular meeting of the Plan Commission as corrected. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. **MILLS HOTEL WYOMING, LLC LAND DIVISION.** Certified Survey Map application by Mills Hotel Wyoming, LLC, for division of a 4.55 acre property into three separate lots (further subdividing vacant Lot 3 of Certified Survey Map No. 8907) (Lot 1: 2.1748 acres, Lot 2: 1.4309 acres, Lot 3: 0.9431 acres), for property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located south of West Ryan Road, approximately 1150 feet west of Loomis Road.

Planning Manager Joel Dietl presented the request by Mills Hotel Wyoming, LLC, for division of a 4.55 acre property into three separate lots (further subdividing vacant Lot 3 of Certified Survey Map No. 8907) (Lot 1: 2.1748 acres, Lot 2: 1.4309 acres, Lot 3: 0.9431 acres), for property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located south of West Ryan Road, approximately 1150 feet west of Loomis Road.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution conditionally approving a 3 Lot Certified Survey map to further subdivide Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as a document No. 10667627, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin with existing tree No. 79 and No. 111 to remain. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) ORDINANCE TERMS AND USES AMENDMENTS AND A SITE PLAN TO ACCOMMODATE THE PROPOSED BUILDING C1 THREE-STORY RETAIL/OFFICE BUILDING.

Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment and Site Plan applications by Ballpark Commons, LLC, applicant, Zim-Mar Properties, LLC, BPC County Land, LLC, Wisconsin Department of Transportation and FF & E, LLC property owners (FF & E, LLC and Zim-Mar Properties, LLC are excluded as property owners relative to the Site Plan), as follows:

Minor Planned Development District Amendment to reduce/eliminate building setbacks for Building C1 (the proposed retail/office building located north of Rawson Avenue, associated with Lot 1 of the proposed Certified Survey Map south of the proposed new Crystal Ridge Road), essentially requesting 0 foot building setbacks from the right-of-way of Rawson Avenue and the proposed new Crystal Ridge Road, to revise the District in the following manner: to revise certain District standards including but not limited to building height limits, building setback limits, and Landscape Surface Ratio limits; to revise certain District Design Standards including but not limited to landscaping, building character and design, and the waiver of standards; to include additional more detailed site information pertaining to buildings and structures; to update the conditions of approval from Ordinance No. 2016-2212; and to codify through current in its entirety all previously adopted amendments to Planned Development

Planning Manager Joel Dietl presented the request for a Minor Planned Development District Amendment and a Site Plan for Building C1, the proposed three-story retail/office building located north of Rawson Avenue (this may also include a portion of the adjacent proposed new Crystal Ridge Road, and the small parking lot immediately to the north), all property located at 7900 West Crystal Ridge Drive.

Commissioner Haley moved and Alderman Dandrea seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (5-0-1).

City Engineer Morrow moved and Alderman Dandrea seconded a motion to accept Section 2, Section 15-3.0442B.12. as written by the applicant and removal of Condition No. 13 of Section 3 on page 47 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to not change Table 15-3.0442B.1. of Section 15-3.0442B. within Section 2 of the draft ordinance and keep Condition No. 14 of Section 3 on page 48 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to remove the applicant's added language within Section 15-3.0442EB.4.d.ii. of Section 2 on page 33 and keep Condition No. 15 on page 48 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Alderman Dandrea seconded a motion to retain Section 15-3.0442EB.5a.iii. as presented by applicant, delete the applicant's changes under Section 15-3.0442EB.5a.iv. and keep the changes to Section 15-3.0442EB.5.c.ii (all within Section 2 of the draft ordinance) and remove Condition No. 16 of Section 3 on page 48 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to retain Section 15-3.0442EB.5.c.v. on page 36 as proposed by the applicant, except for the deletion of "non-reflective" and retain Section 15-3.0442EB.6.g. on page 41 (all within Section 2 of the draft ordinance) and

District No. 37, and a Site Plan for Building C1, the proposed three-story retail/office building located north of Rawson Avenue (this may also include a portion of the adjacent proposed new Crystal Ridge Road, and the small parking lot immediately to the north), all property located at 7900 West Crystal Ridge Drive; zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key Nos. 745-8998-000, 744-8985-001, 744-8985-002, 744-8989-000, 744-8988-000, 755-9996-000, 754-9988-002, 755-9995-001, 708-8996-000, 708-8999-000, 744-8980-001, 745-0029-000, 745-8999-004, 755-9995-002, 754-9988-001, 744-8981-000 [all preceding Tax Key Nos. are Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) zoning, with the exception of Tax Key Nos. 708-8996-000 and 744-8980-001 which are zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District] [Site Plan Tax Key Nos.: 744-8985-001 and 744-8980-001, which includes a portion of Wisconsin Department of Transportation land].

strike Condition No. 17 of Section 3 on page 48. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Haley seconded a motion to revise Section 3 Condition No. 8 on page 46 of the draft ordinance to change “minimum” 8’ high berm to “predominately” 8’ high berm. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to revise Section 3 Condition No. 9 on page 47 to delete “PDD No. 37” and replace with “each building submittal.” On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan left at 8:32 and returned at 8:32.

Commissioner Haley moved and Commissioner Hogan seconded a motion to include Condition No. 18 of Section 3 on page 48 within the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to include Condition No. 19 of Section 3 on page 48 within the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to recommend approval of an Ordinance to codify through current in its entirety and amend Section 15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) to revise the district in the following manner: to revise certain district standards including but not limited to building height limits, building setback limits, and landscape surface ratio limits; to revise certain district design standards including but not limited to landscaping, building character and design, and the waiver of standards; and to include additional more detailed site information pertaining to buildings and structures (at approximately 7900 West Crystal Ridge Drive, and along West Rawson Avenue, West Loomis Road, and West Old Loomis Road) as per the individual votes taken this evening with technical and minor changes as staff may recommend. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to remove Condition No. 5 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion

carried (5-0-1).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to delete Condition No. 6 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to revise Condition No. 7 to remove “to narrow the proposed Ballpark Drive building median by at least 10” and “and to revise the Ballpark Drive right-of-way/easement width accordingly, for staff review and approval prior to issuance of a Building Permit.” On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to delete Condition No. 9 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

City Engineer Morrow moved and Commissioner Haley seconded a motion to strike Condition No. 10 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to reconsider the Minor Planned Development District Amendment. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Upon reconsideration of the Minor PDD Amendment, Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to add Section 15-3.0442BA.6. within Section 2 on page 18 stating Signage shall be approved by the Plan Commission per Site Plan review. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to revise Condition No. 11 of the draft Site Plan Resolution to add “not completed” after “landscaping” in last sentence of the condition. On voice vote, all voted 'aye'. Motion carried (5-0-1).

City Engineer Morrow moved and Commissioner Haley seconded a motion to retain Condition No. 2 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan

seconded a motion to revise Condition No. 13 to “establish a 5’ greenspace, 6’ sidewalk and 5’ greenspace along the east/west portion of Ballpark Drive right-of-way or easement...” On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to delete Condition No. 14 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to revise Condition No. 15 to strike “to provide decorative lighting” and add “on the west exposure” after “pedestrian scale lighting”. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to strike Condition No. 16 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to strike Condition No. 17 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Alderman Dandrea seconded a motion to approve a Resolution approving a Site Plan for construction of Building C1, a 3-story retail/office building, within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) (7900 West Crystal Ridge Drive) incorporating changes as previously acted on.

E. Adjournment

Commissioner Burckhardt moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of April 5, 2018 at 9:35 p.m.. All voted 'aye'; motion carried. (5-0-1).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of April 19, 2018

Final Plat

RECOMMENDATION: City Development Staff recommends approval of the Final Plat for the development of four single-family residential lots, subject to the conditions as noted in the attached draft resolution.

Project Name:	Evergreen Park Estates Final Plat
Project Address:	7501 South 49 th Street
Applicant:	Rick Przybyla, Creative Homes, Inc.
Owners (property):	Creative Homes, Inc.
Current Zoning:	R-6 Suburban Single-Family Residence District
Proposed Zoning:	R-6 Suburban Single-Family Residence District
Use of Surrounding Properties:	Single-family residential to the north and south, Pleasant View Elementary School and Pleasant View Neighborhood Park to the east and single-family and multi-family residential to the west
Applicant Action Requested:	Recommendation of approval of the Final Plat

Project Description/Analysis:

Please note:

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

On March 16, 2018, the applicant submitted a Final Plat Application for the property located at 7501 South 49th Street. The applicant is proposing to subdivide the existing 32.67-acre property to create four R-6 single-family residential lots. The plat includes three lots north of West Evergreen Street (Lots 1, 2 and 3) and one lot south of West Evergreen Street (Lot 4). The lot sizes range in size from 22,102 square feet to 43,504 square feet. The four lots are all accessible from West Evergreen Street and are served by public sewer and water facilities.

The Preliminary Plat was conditionally approved at the February 6, 2018 Common Council meeting. The approved Preliminary Plat consisted of five lots and four outlots, and is attached for Plan Commission review.

History

- April 19, 2016: Concept Review Application presented to the Common Council, including two alternatives for single-family residential subdivision development of the subject property.

- June 21, 2016: Applicant submitted a Preliminary Plat Application to subdivide the existing 32.67-acre property at 7501 South 49th Street to create six R-6 single-family residential lots. The Preliminary Plat includes one lot south of West Evergreen Street (Lot 1), three lots north of West Evergreen Street (Lots 2, 3 and 4) and two lots east of South 51st Street (Lots 5 and 6). The lot sizes range in size from about 18,024 square feet to approximately 37,200 square feet. The Preliminary Plat also includes five outlots, which are reserved for future single-family residential lots, future storm water management facilities and/or consist of protected natural resource features. At the request of staff, the applicant also submitted a Rezoning Application to rezone the C-1 Conservancy District portion of the subject property to R-6 Suburban Single-Family Residence District.
- October 4, 2016: The Common Council adopted Ordinance 2016-2233, an Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a portion of a certain parcel of land from C-1 Conservancy District to R-6 Suburban Single-Family Residence District (a portion of the property at 7501 South 49th Street) (approximately 1.867 acres) (Rick J. Przybyla, President of Creative Homes, Inc., Applicant).
- December 6, 2016: Applicant received approval of Resolution No. 2016-7235, a Resolution conditionally approving a Preliminary Plat for Evergreen Park Estates Subdivision (at approximately 7501 South 49th Street) (Rick J. Przybyla, President of Creative Homes, Inc., Applicant). The Preliminary Plat included one lot south of West Evergreen Street (Lot 1), one lot north of West Evergreen Street (Lot 2), two lots east of South 51st Street (Lots 11 and 12), 8 lots on the west side of a cul-de-sac extending north from West Evergreen Street, and four outlots, which are reserved for future single-family residential lots, proposed and future storm water management facilities and/or consist of protected natural resource features.
- December 6, 2016: The Common Council approved Resolution No. 2016-7236, a Resolution amending Resolution No. 2014-7001, A Final Resolution directing installation of, payment and levy of special assessment for installation of sanitary sewer, water main, sanitary sewer laterals, water main laterals, the extension of a public street including curb and gutter along with the necessary appurtenances on W. Evergreen Street extension from a point 800 feet east of S. 51st Street to a point 1,360 feet east of S. 51st Street, as previously amended by Resolution No. 2016-7211.
- February 6, 2018: The Common Council approved Resolution No. 2018-7346, a Resolution conditionally approved a Preliminary Plat for Evergreen Park Estates Subdivision (at approximately 7501 South 49th Street) (Rick J. Przybyla, President of Creative Homes, Inc., Applicant). The preliminary plat subdivided the existing 32.67-acre property into five R-6 single-family residential lots and three outlots.

Plat Phasing

The proposed Final Plat consists of four lots and one outlot. Section 15-9.0305E. of the UDO allows for partial platting. However, this section also states that each phase be designated as a “phase” on the approved Preliminary Plat.

The applicant has indicated that the phasing as shown on the Final Plat is a part of the approved Preliminary Plat and complies with Section 15-9.0305E. of the UDO. Staff notes that the Preliminary Plat did not specifically include or designate any phasing. Relevant code sections are below for reference. Ultimately, the Common Council has the authority to approve or deny plat phasing.

15-9.0305E. of the UDO

E. Partial Platting.

1. **Plat Phasing.** The Final Plat may, if permitted by the Common Council, be platted as a Final Plat in phases with each phase constituting only that portion of the approved Preliminary Plat which the Subdivider proposes to record at that time. It is required that each such phase be platted as a Final Plat and be designated as a "phase" of the approved Preliminary Plat.

2. **Time Extension for Approval of a Final Plat for Portion of Preliminary Plat.** Final Plat for only a portion of the Preliminary Plat shall extend approval for the remaining portion of the Preliminary Plat for six (6) months from the date of such Final Plat approval.

Wis. Statute 236.11(1)(c) “A professional engineer, a planner, or another person charged with the responsibility to review plats shall provide the approving authority with his or her conclusions as to whether the final plat conforms substantially to the preliminary plat and with his or her recommendation on approval of the final plat. The conclusions and recommendation shall be made a part of the record of the proceeding at which the final plat is being considered and are not required to be submitted in writing.”

15-7.0501 of the UDO

Contiguous Land Area. Entire area contiguous to the proposed plat owned or controlled by the Subdivider shall be included on the Preliminary Plat even though only a portion of said area is proposed for immediate development. The Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this Ordinance and severe hardship would result from strict application thereof.

Future Trail

The Evergreen Park Estates proposed subdivision plat has gone through multiple iterations. One previous concept included a cul-de-sac extending north from W. Evergreen Street with lots on one side. Throughout the process, the applicant has also provided a conceptual future lot layout for the northern portion of the property.

Particularly related to the previous plat that included the cul-de-sac, the City has requested a trail that would extend from the future extension of W. Marquette Avenue to Pleasant View Neighborhood Park. This can be reflected in Condition No. 10 of Resolution No. 2016-7235, which approved the version of the plat with the cul-de-sac. Condition No. 10 required the paving of a trail between two lots to make the connection to the park.

Staff is aware that the Alderperson of the District desires a trail connection from the future phase of development on the northern portion of the property to the adjacent park. As such, staff noted to the developer at the time of staff comments for the Final Plat that a trail connection would be recommended at the time the north portion of the property is developed.

The applicant responded stating, “This was not discussed or included in or during the preliminary plat approval and is not desirable to the developer or potential buyers.”

Staff provides the above trail discussion for informational purposes and as a potential topic to be discussed. Note that the land the trail would extend through is not part of this phase of proposed Final Plat.

Staff Recommendation:

City Development Staff recommends approval of the Final Plat for the development of four single-family residential lots, subject to the conditions as noted in the attached draft resolution, which are further discussed below.

The following conditions of approval are being carried over from the approved Preliminary Plat Resolution. A few conditions have been revised slightly, with revisions in bold.

1. Final grading, erosion control, and drainage plans, incorporating protection of the existing tree line on the east side of the subject property north of Evergreen Street and all protected natural resource features, shall be reviewed and approved by the Engineering Department and the Department of City Development prior to recording the Final Plat.
2. A written conservation easement document shall be reviewed and approved by the Common Council and recorded with the Milwaukee County Register of Deeds at the time of the recording of the Final Plat. The Conservation Easements shall include all wetland setbacks. The ~~preliminary~~ plat “Conservation Easement Restrictions” notes shall be amended to include the Unified Development Ordinance restrictions applicable to wetland setbacks.

The applicant has indicated compliance; however, the notes do not match the conservation easement template. Per this condition, the conservation easement restrictions will be revised as follows:

- Construct or place buildings or any structure;
- Construct or make any improvements, unless, notwithstanding Covenant 1 above, the improvement is specifically and previously approved by the

Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like;

- Excavate, dredge, grade, mine, drill, or change the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees;
 - Conduct any filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris;
 - Plant any vegetation not native to the protected property or not typical wetland vegetation;
 - Operate snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles.
3. Where a conservation easement exists on an individual lot, the applicant shall mark the location of the conservation easement onsite utilizing signage or boulders.

The applicant has indicated agreement to place signage on individual lots.

4. Any proposed subdivision monument sign(s) shall require a Subdivision Monument Sign Application, subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department.

At this time, the applicant is not contemplating a monument sign for the subdivision.

5. The applicant shall place orange protective construction fencing outside the dripline of the large Oak tree near the park entrance on the north side of Evergreen Street, and along all protected natural resource features, prior to issuance of a Grading Permit.
6. All minor technical corrections, including but not limited to lot and outlot numbering, and legal descriptions shall be rectified prior to recording of the Final Plat.
7. The lands within the ~~Preliminary~~ Plat include lands specially benefitted and specially assessed for the installation of sanitary sewer, water main, sanitary sewer laterals, water main laterals, and the extension of a public street including curb and gutter associated with Evergreen Street pursuant to Resolution No. 2014-7001 as amended by Resolution No. 2016-7211. The applicant has paid in full outstanding assessments associated with two of the subject lots, and the outstanding assessments associated with the remaining two subject lots shall be due and paid in full upon the sale, transfer, or other conveyance of the subject lots, or this Resolution shall be null and void.

8. Final storm water plans, including consideration of appropriate maintenance costs assignable to the developer for the developer's impacts upon the existing tributary storm water pond, shall be reviewed and approved by the Engineering Department prior to recording of the Final Plat.
9. The applicant shall deposit up to \$3,000 with the Engineering Department for the installation of ~~install-all~~ required street trees pursuant to the City of Franklin Design Standards and Construction Specifications and pertinent City regulations.

As there are no other public improvements, this condition is in lieu of requiring a development agreement.

Below are staff recommended conditions of approval following review of the Final Plat Application.

10. Declaration of Deed Restrictions and Protective Covenants shall be administratively reviewed and approved by the Department of City Development and City Attorney prior to recording of the Final Plat.

The applicant has submitted draft declarations; however, they have not yet been reviewed by staff.

11. The final draft of the legal instruments and rules for any proposed Homeowners' Association shall be submitted for administrative review and approval by the Department of City Development and City Attorney prior to recording the Final Plat.

The applicant has indicated that an HOA is not being proposed as there are no common elements. Staff, however, is suggesting that Outlot 1 not be deeded to the City and instead be fractionally owned by an HOA or owned by Lot 4.

The developer appears to prefer the outlot be City owned or deeded to Lot 4. This condition may be removed if the outlot is City owned or deeded to Lot 4.

12. The location of We Energies pedestals shall be no closer to the street than the front of the home on each individual lot.

The applicant is requesting We Energies pedestals be allowed within the front yards, adjacent to W. Evergreen Street. City practice is to locate these types of utilities in the rear yard of lots. A letter from the applicant is attached detailing their request.

13. The Final Plat shall be revised to note the approximate location of the Ordinary High Watermark, prior to recording the Final Plat.

14. The Final Plat shall be revised to include the Floodplain Conservancy District, prior to recording the Final Plat.

The applicant has indicated that the floodplain is fully contained within Outlot 1, which is being protected by a conservation easement in its entirety.

This is true; however, the Floodplain Conservancy District is an existing zoning district on the property and must be noted on the plat, similar to the FW Floodway District. Page 2 includes zoning data that does not currently note the FC District.

Staff Suggestions:

1. Staff suggests that Outlot 1 not be City owned, but rather fractionally owned by an HOA or deeded to Lot 4.

RESOLUTION NO. 2018-_____

A RESOLUTION CONDITIONALLY APPROVING A
FINAL PLAT FOR EVERGREEN PARK ESTATES SUBDIVISION
(AT APPROXIMATELY 7501 SOUTH 49TH STREET)
(RICK J. PRZYBYLA, PRESIDENT OF CREATIVE HOMES, INC., APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a final plat for Evergreen Park Estates Subdivision, such plat being unplatted lands lying within and being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 11, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at approximately 7501 South 49th Street [the Preliminary Plat includes three lots north of West Evergreen Street (Lots 1, 2 and 3) and one lot south of West Evergreen Street (Lot 4), lot sizes ranging in size from 22,102 square feet to 43,504 square feet (the Preliminary Plat was conditionally approved at the February 6, 2018 Common Council meeting), bearing Tax Key No. 788-9981-001, Rick J. Przybyla, President of Creative Homes, Inc., applicant; said Final Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the City Planning Department and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on April 19, 2018, 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 final plat 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 Final Plat of Evergreen Park Estates Subdivision, as submitted by Rick J. Przybyla, President of Creative Homes, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, and that all minor technical deficiencies within the Final Plat be rectified, all prior to the recording of the Final Plat.
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.

RICK J. PRZYBYLA, PRESIDENT OF CREATIVE HOMES, INC. - FINAL PLAT FOR
EVERGREEN PARK ESTATES SUBDIVISION
RESOLUTION NO. 2018-_____

Page 2

3. Pursuant to §236.13(1) and (2), Stats., pertaining to conditions of plat approval and the provision of public improvements reasonably necessary, respectively, and §§15-8.0101 and 15-2.0303 of the Unified Development Ordinance, pertaining to required improvements and the financial security to be provided therefore as conditions of plat approval, the required improvements prescribed in the Unified Development Ordinance for land divisions are required as a condition of the approval of the Final Plat for Evergreen Park Estates Subdivision; a Subdivision Development Agreement (“Subdivider’s Agreement”), as may be approved by the Common Council upon the recommendation of the City Engineer and as secured by a letter of credit in form as approved by the City Attorney, shall provide for the furnishing, construction and installation of the required improvements and such other matters as set forth therein, and shall be entered into and executed by Rick J. Przybyla, President of Creative Homes, Inc. prior to the recording of the Final Plat.
4. Each and any easement shown on the Final Plat shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Final Plat.
5. That any and all submissions, reviews and approvals, for any and all matters required to be submitted, reviewed and/or approved within the final plat application process as specified within the Unified Development Ordinance, which may not have been submitted, reviewed and/or approved as of the date of adoption of this Resolution, if any, including for matters of utility easements, a declaration of deed restrictions and protective covenants, conservation easements, other public purpose easements, stormwater management agreements, and homeowners’ association legal instruments, shall be so submitted, reviewed and/or approved, prior to the recording of the Final Plat.
6. Creative Homes, Inc., successors and assigns and any developer of the Evergreen Park Estates 4 lot single-family residential subdivision development 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 Evergreen Park Estates 4 lot single-family residential subdivision development, 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.

RICK J. PRZYBYLA, PRESIDENT OF CREATIVE HOMES, INC. - FINAL PLAT FOR
EVERGREEN PARK ESTATES SUBDIVISION
RESOLUTION NO. 2018-_____

Page 3

7. The approval granted hereunder is conditional upon Rick J. Przybyla, President of Creative Homes, Inc. and the Evergreen Park Estates 4 lot single-family residential subdivision development project for the property located at approximately 7501 South 49th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
8. The Evergreen Park Estates 4 lot single-family residential subdivision development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
9. Final grading, erosion control, and drainage plans, incorporating protection of the existing tree line on the east side of the subject property north of Evergreen Street and all protected natural resource features, shall be reviewed and approved by the Engineering Department and the Department of City Development prior to recording the Final Plat.
10. A written conservation easement document shall be reviewed and approved by the Common Council and recorded with the Milwaukee County Register of Deeds at the time of the recording of the Final Plat. The Conservation Easements shall include all wetland setbacks. The plat "Conservation Easement Restrictions" notes shall be amended to include the Unified Development Ordinance restrictions applicable to wetland setbacks.
11. Where a conservation easement exists on an individual lot, the applicant shall mark the location of the conservation easement onsite utilizing signage or boulders.
12. Any proposed subdivision monument sign(s) shall require a Subdivision Monument Sign Application, subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department.
13. The applicant shall place orange protective construction fencing outside the dripline of the large Oak tree near the park entrance on the north side of Evergreen Street, and along all protected natural resource features, prior to issuance of a Grading Permit.
14. All minor technical corrections, including but not limited to lot and outlot numbering, and legal descriptions shall be rectified prior to recording of the Final Plat.
15. The lands within the Plat include lands specially benefitted and specially assessed for the installation of sanitary sewer, water main, sanitary sewer laterals, water main laterals, and the extension of a public street including curb and gutter associated with Evergreen Street pursuant to Resolution No. 2014-7001 as amended by Resolution

RICK J. PRZYBYLA, PRESIDENT OF CREATIVE HOMES, INC. - FINAL PLAT FOR
EVERGREEN PARK ESTATES SUBDIVISION
RESOLUTION NO. 2018-_____

Page 4

No. 2016-7211. The applicant has paid in full outstanding assessments associated with two of the subject lots, and the outstanding assessments associated with the remaining two subject lots shall be due and paid in full upon the sale, transfer, or other conveyance of the subject lots, or this Resolution shall be null and void.

16. Final storm water plans, including consideration of appropriate maintenance costs assignable to the developer for the developer's impacts upon the existing tributary storm water pond, shall be reviewed and approved by the Engineering Department prior to recording of the Final Plat.
17. The applicant shall deposit up to \$3,000 with the Engineering Department for the installation of required street trees pursuant to the City of Franklin Design Standards and Construction Specifications and pertinent City regulations.
18. Declaration of Deed Restrictions and Protective Covenants shall be administratively reviewed and approved by the Department of City Development and City Attorney prior to recording of the Final Plat.
19. The final draft of the legal instruments and rules for any proposed Homeowners' Association shall be submitted for administrative review and approval by the Department of City Development and City Attorney prior to recording the Final Plat.
20. The location of We Energies pedestals shall be no closer to the street than the front of the home on each individual lot.
21. The Final Plat shall be revised to note the approximate location of the Ordinary High Watermark, prior to recording the Final Plat.
22. The Final Plat shall be revised to include the Floodplain Conservancy District, prior to recording the Final Plat.
23. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Final Plat of Evergreen Park Estates Subdivision, 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 final plat, the City Clerk is hereby directed to obtain the recording of the Final Plat of Evergreen Park Estates Subdivision with the Office of the

RICK J. PRZYBYLA, PRESIDENT OF CREATIVE HOMES, INC. - FINAL PLAT FOR
EVERGREEN PARK ESTATES SUBDIVISION
RESOLUTION NO. 2018-_____

Page 5

Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of
Franklin this _____ day of _____, 2018.

APPROVED:

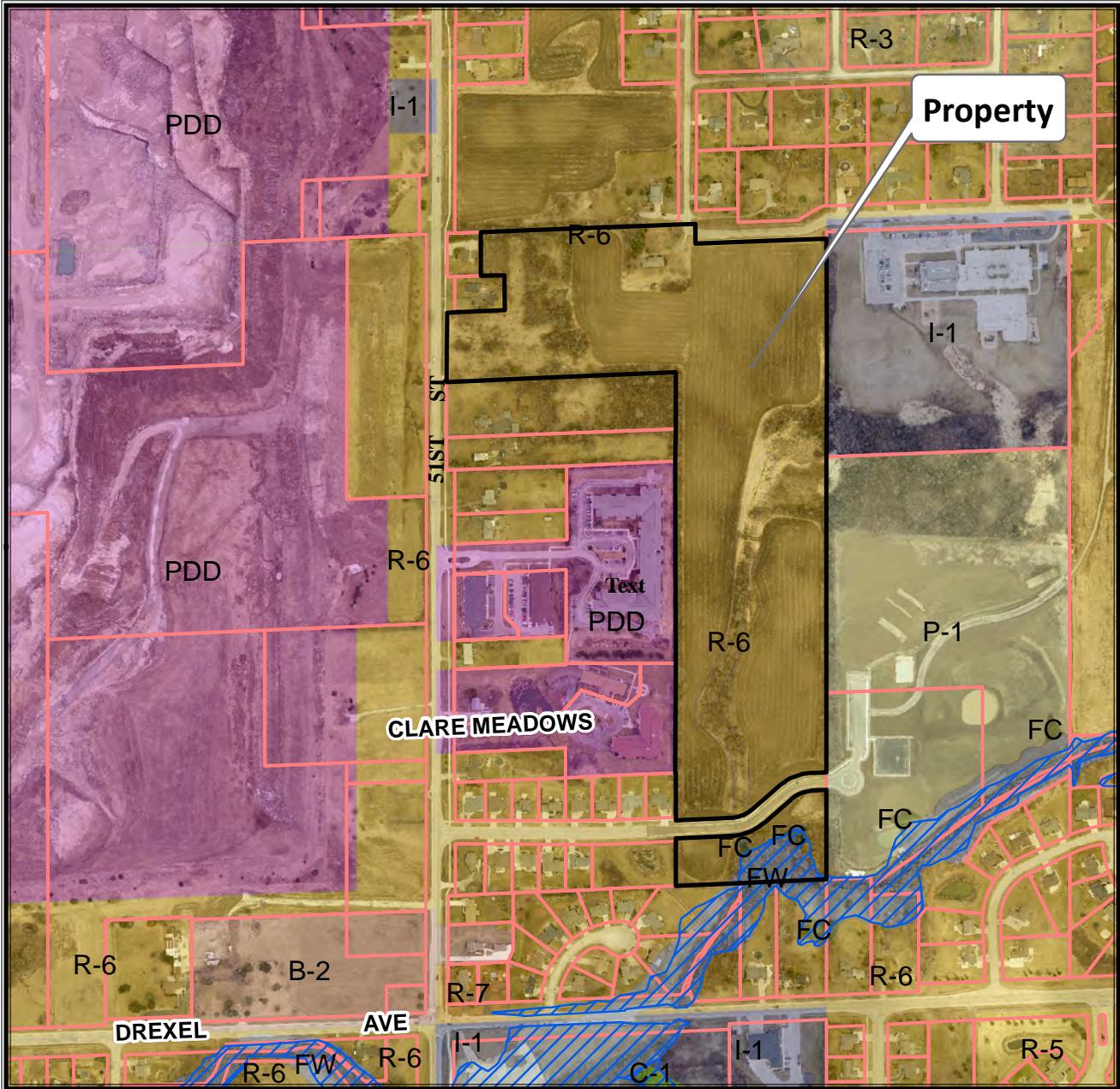
Stephen R. Olson, Mayor

ATTEST:

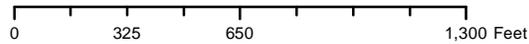
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7501 S. 49th Street
TKN: 788 9981 001

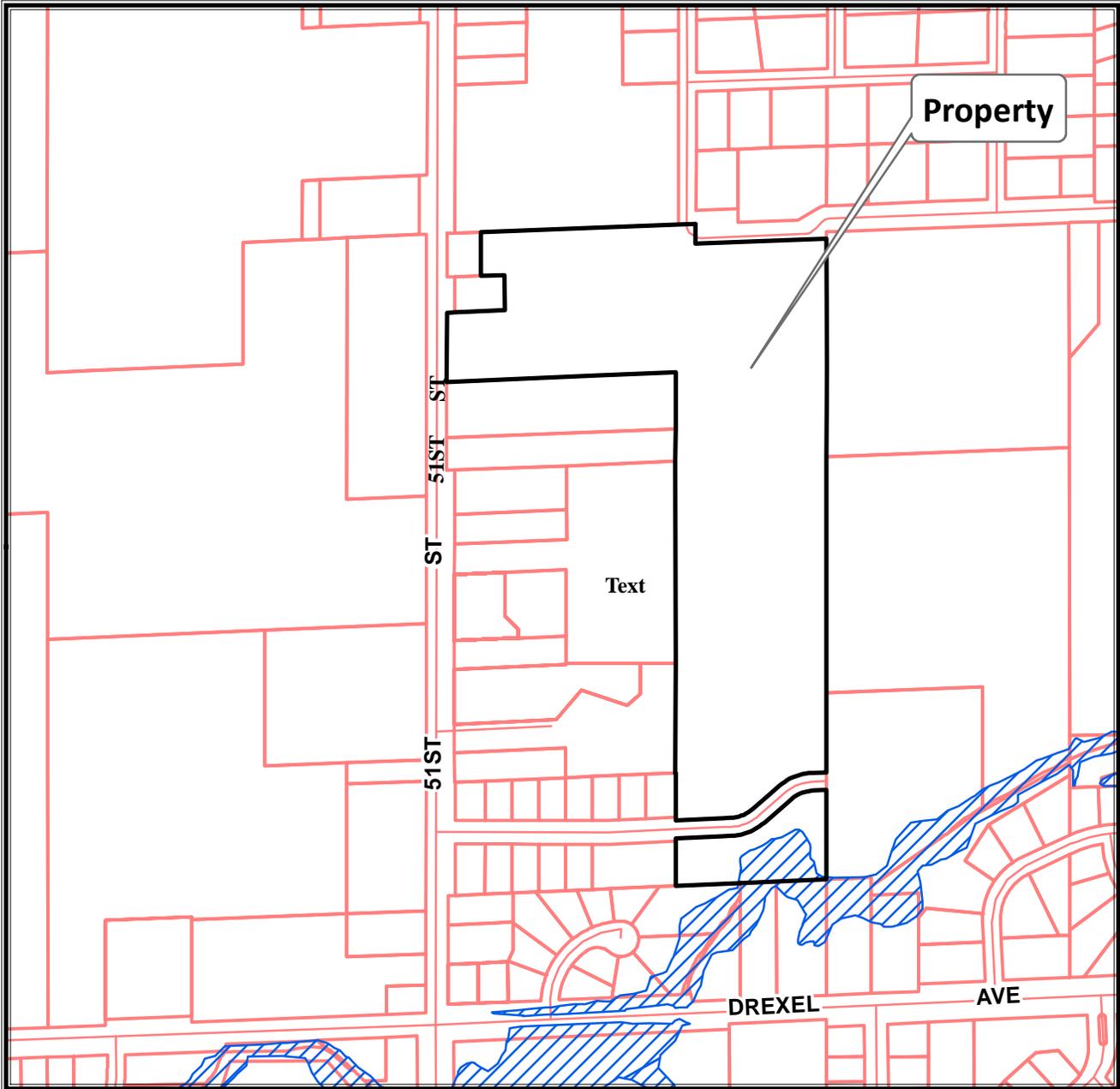


Planning Department
(414) 425-4024



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

7501 S. 49th Street
TKN: 788 9981 001



Planning Department
(414) 425-4024



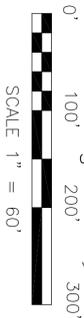
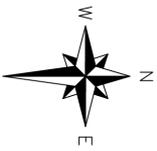
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



EVERGREEN PARK ESTATES

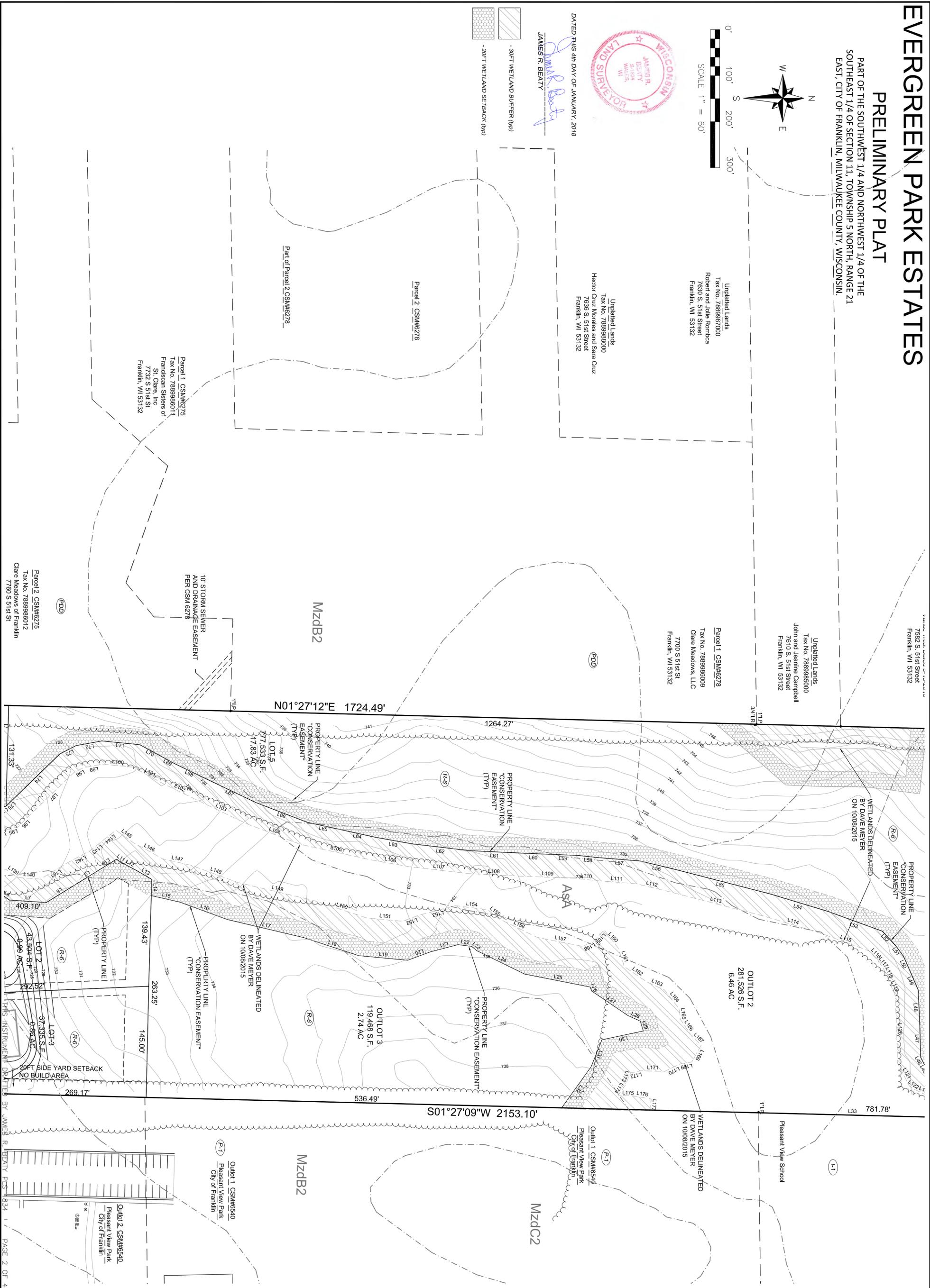
PRELIMINARY PLAT

PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21
EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



DATED THIS 4th DAY OF JANUARY, 2018

JAMES R. BEATTY



EVERGREEN PARK ESTATES

PRELIMINARY PLAT

PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



DATED THIS 4th DAY OF JANUARY, 2018
 JAMES R. BEATTY



CALL DIGGERS HOTLINE
 1-800-248-8911
 TOLL FREE

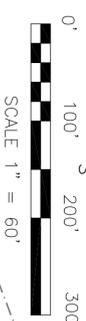
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF FORESTRY
 1400 WEST WISCONSIN AVENUE
 MILWAUKEE, WISCONSIN 53233

THE PROVISIONS OF SECTION 10.01 AND 10.02 OF THE WISCONSIN CONSTITUTION AND THE PROVISIONS OF CHAPTERS 101.01 AND 101.02 OF THE WISCONSIN STATUTES REQUIRE THAT THE PLAT BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE LAND IS LOCATED. THE PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE LAND IS LOCATED. THE PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE LAND IS LOCATED.

DIGGERS HOTLINE TICKET NUMBERS
 MARKING #2015-47-00818
 PLANNING #2015-47-00816

Parcel 2 CSM#2153
 Tax No. 7599991010
 Walter R. Hablowitz
 7475 S 49th St
 Franklin, WI 53132

Mzdc2



49th Street

Unplatted Lands
 Tax No. 7599990000
 Chad and Wendy Kiplinski
 7460 S. 49th Street
 Franklin, WI 53132

Unplatted Lands
 Tax No. 7599991001
 Richard and Jeanne Hamrick
 4850 W. Marquette Ave
 Franklin, WI 53132

NW corner
 SE 1/4
 Sec. 11-5-211
 CONC MOU
 W/BRASS CAP

CORNER LIES
 IN TREE

NORTH LINE SE 1/4 SECTION 11-5-21
 S89°14'22"E 2614.30' meas.

N89°14'22"E - 721-11'

60'

Marquette Avenue
 (20' Asphalt Pavement)

S01°08'09"W 66.04'

NE CORNER
 SE 1/4 SECTION 11
 T5N R21E
 CONC MOU
 BRASS CAP

Unplatted Lands
 Tax No. 7889892000
 Diesel Avenue, LLC
 7508 S. 51st Street
 Franklin, WI 53132

CSM#695
 Tax No. 7889893000
 David & W. Paskiewicz
 7526 S. 51st Street
 Franklin, WI 53132

Parcel 1 CSM#2278
 Tax No. 7889898009
 Clare Meadows, LLC
 7700 S 51st St
 Franklin, WI 53132

Unplatted Lands
 Tax No. 7889894000
 Vane Trust Dated 3-15-2010
 7522 S. 51st Street
 Franklin, WI 53132

Unplatted Lands
 Tax No. 7889892000
 Robert and Jolie Romba
 7630 S. 51st Street
 Franklin, WI 53132

Unplatted Lands
 Tax No. 7889898000
 Franklin School District #5
 Pleasant View School
 8225 W. Forest Hill Ave.
 Franklin, WI 53132

Unplatted Lands
 Tax No. 7889898000
 Franklin School District #5
 Pleasant View School
 8225 W. Forest Hill Ave.
 Franklin, WI 53132

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 Tax No. 7889898000
 Franklin School District #5
 Pleasant View School
 8225 W. Forest Hill Ave.
 Franklin, WI 53132

OUTLOT 1 & 2 & Lot 5 TO BE RETAINED BY DEVELOPER

MzdB2

PROPERTY LINE
 CONSERVATION
 EASEMENT
 (TYP)

PROPERTY LINE
 CONSERVATION
 EASEMENT
 (TYP)

PROPERTY LINE
 CONSERVATION
 EASEMENT
 (TYP)

BIA

Mzdc2

Mzdc2

Mzdc2

Mzdc2

Mzdc2

Mzdc2

51st Street
 N01°31'23"E 231.19'

24ft bituminous surface

51st Street (To be dedicated)

N89°14'24"E 226.95'

N01°31'16"E 147.70'

N01°31'23"E 120.00'

S89°14'22"W 79.24'

S89°05'30"W 803.09'

S01°27'09"W 2153.10'

WEST LINE SE 1/4 SECTION 11-5-21 N01°31'23"E 2656.92' meas.

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

OUTLOT 2
 281,528 S.F.
 6.48 AC

WETLANDS DELINEATED
 BY DAVE MEYER
 ON 10/08/2015

WETLANDS DELINEATED
 BY DAVE MEYER
 ON 10/08/2015

WETLANDS DELINEATED
 BY DAVE MEYER
 ON 10/08/2015

WETLANDS DELINEATED
 BY DAVE MEYER
 ON 10/08/2015

EVERGREEN PARK ESTATES

PRELIMINARY PLAT

PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



DATED THIS 4th DAY OF JANUARY, 2018
James R. Beatty
 JAMES R. BEATTY

LINE	LENGTH	BEARING
L1	56.10	N12°36'40"W
L2	22.47	N06°42'28"W
L3	40.02	N01°15'32"W
L4	42.02	N15°13'08"W
L5	47.29	N03°52'05"E
L6	44.83	N31°16'59"W
L7	34.88	N31°16'59"W
L8	22.50	N31°16'59"W
L9	22.45	N28°03'37"E
L10	23.10	N07°19'07"E
L11	21.18	S89°21'48"E
L12	37.86	N13°02'06"E
L13	37.86	N21°16'10"E
L14	10.20	N18°22'27"E
L15	74.20	N05°25'25"E
L16	63.47	N20°30'59"W
L17	31.55	N14°43'19"W
L18	36.00	N08°46'39"E
L19	68.86	N28°12'35"E
L20	88.36	N11°18'32"E
L21	51.9	N27°09'10"E
L22	51.9	N11°18'32"E
L23	17.20	N24°25'29"E
L24	13.89	N12°08'25"E
L25	54.89	S12°08'25"E
L26	37.62	S89°28'17"E
L27	76.20	S24°39'52"E
L28	76.20	S24°39'52"E
L29	52.85	S62°12'51"W
L30	54.98	S04°01'59"W
L31	31.46	S04°49'59"W
L32	26.00	S07°42'22"W
L33	26.00	S08°38'29"W
L34	15.96	S08°38'29"W
L35	13.31	S15°48'22"E
L36	15.30	S00°29'17"W
L37	31.06	S02°14'19"W
L38	17.42	S25°55'58"W
L39	8.40	S62°48'48"W
L40	9.88	S62°48'48"W
L41	46.17	S88°24'32"W
L42	47.81	S97°12'31"W
L43	20.39	S66°44'27"W
L44	18.84	S54°16'09"W
L45	26.44	S27°12'59"W
L46	77.49	S27°12'59"W
L47	131.45	S14°35'16"W
L48	42.86	S13°27'09"W
L49	57.41	S04°18'01"W
L50	30.00	S02°47'59"W
L51	65.35	S06°48'37"W
L52	74.81	S10°11'14"W
L53	48.78	S12°52'01"W
L54	40.20	S21°11'51"W
L55	70.86	S25°42'17"W
L56	40.86	S28°12'59"W
L57	22.50	S05°42'20"W
L58	48.14	S10°28'06"E
L59	33.78	S27°26'32"E
L60	23.05	S34°18'05"E
L61	88.10	S17°45'37"E
L62	15.30	S13°33'25"E
L63	28.12	S03°13'24"W
L64	32.13	S01°11'22"W
L65	13.80	S22°17'29"E
L66	25.75	S41°08'10"E
L67	24.84	S01°59'22"E
L68	21.75	S52°48'29"E
L69	31.84	S01°10'19"W
L70	13.03	S12°08'25"E
L71	18.51	S88°28'17"E
L72	18.45	N02°46'10"E
L73	18.45	N02°46'10"E
L74	24.88	N08°33'46"E
L75	14.54	S83°18'17"E

LINE	LENGTH	BEARING
L66	14.90	N88°16'35"W
L67	17.86	N41°18'01"W
L68	9.83	N27°12'00"W
L69	23.21	N27°12'00"W
L70	40.31	N13°17'41"E
L71	14.40	N00°45'47"E
L72	42.84	N03°58'55"E
L73	39.40	N15°32'25"W
L74	14.29	N15°15'50"W
L75	19.46	N45°11'00"W
L76	81.29	N42°16'55"W
L77	14.73	N27°26'32"W
L78	25.14	N10°28'59"W
L79	46.02	N26°46'33"E
L80	41.46	N28°02'09"E
L81	77.19	N25°42'19"E
L82	74.11	N21°15'19"E
L83	50.20	N10°11'41"E
L84	76.75	N08°46'37"E
L85	66.51	N02°47'59"E
L86	72.20	N02°19'47"E
L87	51.52	N04°58'01"E
L88	40.03	N13°27'09"E
L89	130.82	N14°38'19"E
L90	76.18	N16°50'29"E
L91	69.40	N21°11'20"E
L92	11.84	N54°00'09"E
L93	17.88	N68°44'27"E
L94	21.20	N68°44'27"E
L95	88.95	N67°55'29"E
L96	6.23	N34°46'09"E
L97	27.89	N28°58'46"E
L98	31.89	N08°23'29"E
L99	32.51	N02°41'09"E
L100	13.78	N15°14'22"W
L101	13.78	N15°14'22"W
L102	11.87	N08°06'05"E
L103	18.24	N00°30'41"E
L104	23.91	N07°48'22"E
L105	110.59	N24°19'04"E
L106	17.91	N10°09'25"E
L107	28.90	N02°09'46"E
L108	55.73	N12°08'00"W
L109	25.24	N08°49'25"W
L110	52.84	N15°13'55"W
L111	19.42	N34°49'47"E
L112	42.19	N31°21'22"W
L113	17.87	N38°25'59"W
L114	25.80	N38°25'59"W
L115	27.75	N38°25'59"W
L116	42.61	N28°13'00"E
L117	52.20	N13°13'00"E
L118	101.42	N19°31'05"E
L119	70.39	N18°22'37"E
L120	46.21	N05°24'51"E
L121	22.55	N07°30'53"W
L122	42.03	N07°30'53"W
L123	17.71	N39°46'39"E
L124	17.71	N28°12'35"E
L125	56.17	N28°12'35"E
L126	29.81	N11°18'29"E
L127	69.02	N11°18'29"E
L128	117.22	N47°02'13"W
L129	29.81	N47°46'37"E
L130	25.40	N12°09'10"E
L131	35.51	N34°28'45"E
L132	24.73	N25°20'48"E
L133	13.80	N35°30'48"E
L134	25.75	N68°20'02"E
L135	17.84	N44°05'19"E
L136	24.84	S01°59'22"E
L137	21.75	S52°48'29"E
L138	31.84	S01°10'19"W
L139	13.03	S12°08'25"E
L140	18.51	S88°28'17"E
L141	18.45	N02°46'10"E
L142	18.45	N02°46'10"E
L143	24.88	N08°33'46"E
L144	14.54	S83°18'17"E

CORPORATE OWNERS CERTIFICATE OF DEDICATION:

Creative Homes, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Creative Homes, Inc. does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

DEJECTING AGENCIES
 DEPARTMENT OF ADMINISTRATION – PLAT REVIEW
 APPROVING AGENCIES
 CITY OF FRANKLIN

IN WITNESS WHEREOF, the said Creative Homes, Inc. has caused these presents to be signed by Mr. Rick Przybyla, its president, at Franklin Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2018

In the presence of:

Creative Homes, Inc. _____ (Corporate Seal)

President _____

STATE OF WISCONSIN)
 MILWAUKEE COUNTY) SS
 _____ day of _____, 2018, Mr. Rick Przybyla, President, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.
 Notary Public, _____ Wisconsin
 My commission expires _____ (Notary Seal)

CITY OF FRANKLIN COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of EVERGREEN PARK ESTATES, part of the southwest 1/4 and northwest 1/4 of the southeast 1/4 of Section 11, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Creative Homes, Inc., owner, having been approved by the City of Franklin Common Council, being the same is hereby approved and the dedications shown hereon accepted by the Common Council of the City of Franklin on this _____ day of _____, 2018.

Date _____ Approved
 Steve Olson, Mayor
 Date _____ Signed
 Steve Olson, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the COMMON COUNCIL of the CITY OF FRANKLIN, Wisconsin on _____, 2018 which action becomes effective upon receipt of approval of all other _____ agencies and is satisfied as of this _____ day of _____, 2018.

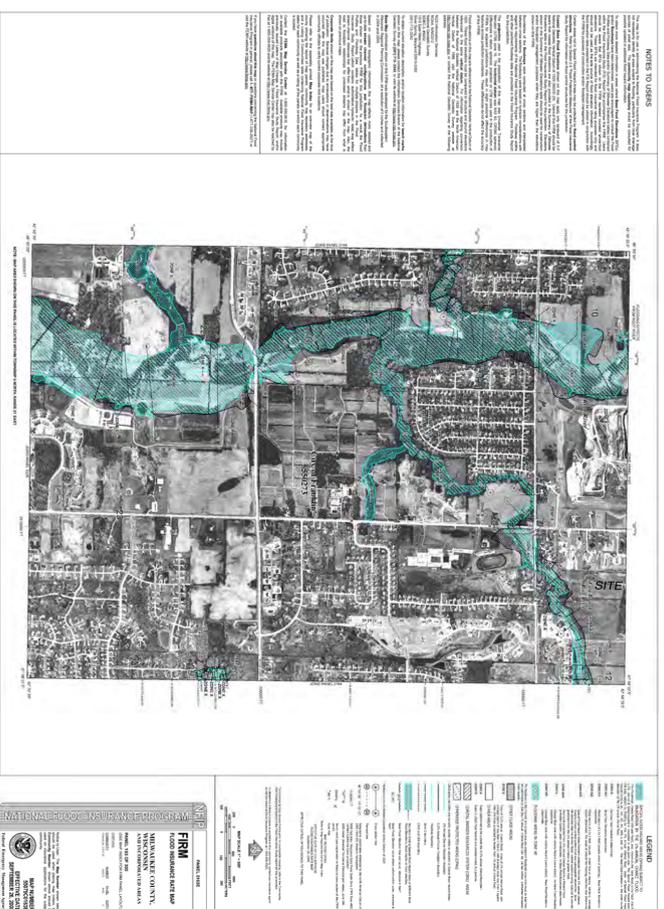
Sandra L. Wesolowski, City Clerk

CERTIFICATE OF CITY TREASURER:
 STATE OF WISCONSIN)
 WAUKESHA COUNTY) SS

I, Paul Rotzenberg, being the duly elected qualified and acting City Treasurer of the City of Franklin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of the _____ day of _____, 2018 on any of the land included in the plat of EVERGREEN PARK ESTATES.
 _____, 2018
 Paul Rotzenberg, City Treasurer

COUNTY TREASURER'S CERTIFICATE:
 STATE OF WISCONSIN)
 MILWAUKEE COUNTY) SS

I, David Cullen, being the duly elected, qualified and acting treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ day of _____, 2018 affecting the lands included in the plat of EVERGREEN PARK ESTATES.
 _____, 2018
 David Cullen, Treasurer



FEMA PANEL
 FLOODPLAIN MAPPING
 PER MAP NO S5079C0763E
 EFFECTIVE: SEPTEMBER 26,
 2008