

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 5, 2018, 7:00 P.M.

- A. **Call to Order and Roll Call**
- B. **Approval of Minutes**
 - 1. Approval of regular meeting of March 22, 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. **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; Tax Key No. 891-9003-000.
 - 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 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].

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: April 19, 2018

**City of Franklin
Plan Commission Meeting
March 22, 2018
Minutes**

Unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the March 22, 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 Adam Burckhardt, Alderman Dandrea and City Engineer Glen Morrow. Absent were Commissioners Patricia Hogan, David Fowler and Kevin Haley. Also present were Planning Manager Joel Dietl and Principal Planner Orrin Sumwalt.

B. Approval of Minutes

- 1. Regular Meeting of March 8, 2018.

Alderman Dandrea moved and Commissioner Burckhardt seconded approval of the March 8, 2018 minutes of the regular meeting of the Plan Commission as corrected. On voice vote, all voted 'aye'. Motion carried (4-0-3).

C. Public Hearing Business Matters

1. ASPEN WOODS SUBDIVISION DEVELOPMENT. Preliminary Plat and Special Use applications by Veridian Homes, LLC, to subdivide the existing approximately 46 acre property at approximately 51st Street and West Puetz Road, to create 69 R-3 Suburban/Estate Single-Family Residence District lots (home sites ranging in size from 13,541 square feet to 41,296 square feet), five outlots, and a small, private neighborhood park; Special Use application to utilize the Special Use “Open Space Subdivision” Option 2 under the Unified Development Ordinance R-3 Suburban/Estate Single-Family Residence District Development Standards requiring in part a minimum of 0.3 open space ratio, 1.736 gross density and 2.48 net density upon the property [Special Use regulations provide in part at §15-3.0701A. of the Unified Development Ordinance that

Special Use

Planning Manager Dietl presented the request by Veridian Homes, LLC, to subdivide the existing approximately 46 acre property at approximately 51st Street and West Puetz Road, to create 69 R-3 Suburban/Estate Single-Family Residence District lots (home sites ranging in size from 13,541 square feet to 41,296 square feet), five outlots, and a small, private neighborhood park; Special Use application to utilize the Special Use “Open Space Subdivision” Option 2 under the Unified Development Ordinance R-3 Suburban/Estate Single-Family Residence District Development Standards requiring in part a minimum of 0.3 open space ratio, 1.736 gross density and 2.48 net density upon the property [Special Use regulations provide in part at §15-3.0701A. of the Unified Development Ordinance that district standards may be modified by the Common Council pursuant to the recommendations of the Plan Commission]; The Official Notice of Public Hearing was read in to the record by Planning Manager Joel Dietl and the Public Hearing was opened at 7:03 and closed at 7:17.

The Official Notice of Public Hearing was read in to the record by Principal Planner Sumwalt and the Public Hearing was opened at 7:06 and closed at 8:07. Alderman Dandrea moved,

district standards may be modified by the Common Council pursuant to the recommendations of the Plan Commission]; Tax Key No. 853-9995-010.

and City Engineer Morrow seconded, to take a 10 minute recess. All voted ‘aye’. Motion carried (4-0-3).

City Engineer Morrow moved, and Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a 74 lot subdivision with 69 single-family residential lots, 5 outlots and a private neighborhood park use upon property located at approximately 51st Street and West Puetz Road. On voice vote, all voted ‘aye’. Motion carried (4-0-3).

Preliminary Plat

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution conditionally approving a Preliminary Plat for Aspen Woods subdivision (at approximately 51st Street and West Puetz Road). On voice vote, all voted ‘aye’. Motion carried (4-0-3)

2. COMPLIANCE WITH 2017 WISCONSIN ACT 67 UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.

Unified Development Ordinance Text Amendment application by the City of Franklin to amend the Unified Development Ordinance text for compliance with 2017 Wisconsin Act 67, an act to amend in part §§ 62.23(7)(hb) (title), 62.23(7)(hb)1.a. and 62.23(7)(hb)2. and to create in part §§ 62.23(7)(de), 62.23(7)(e)7.a., 62.23(7)(e)7.d., 66.10015(1)(e), 66.10015(2)(e), 66.10015(4) of the Wisconsin Statutes, an act relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; Unified Development Ordinance amendments including [as may be necessary for compliance and not limited for compliance to Division 15-

Planning Manager Joel Dietl presented the request by the City of Franklin to amend the Unified Development Ordinance text for compliance with 2017 Wisconsin Act 67, an act to amend in part §§ 62.23(7)(hb) (title), 62.23(7)(hb)1.a. and 62.23(7)(hb)2. and to create in part §§ 62.23(7)(de), 62.23(7)(e)7.a., 62.23(7)(e)7.d., 66.10015(1)(e), 66.10015(2)(e), 66.10015(4) of the Wisconsin Statutes, an act relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; Unified Development Ordinance amendments including [as may be necessary for compliance and not limited for compliance to Division 15-3.0700 Special Use Standards and Regulations, §§15-3.0701 General Standards for Special Uses, 15-3.0702 Detailed Standards for Special Uses in Residential Districts, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit; §§15-9.0106 Applications for Zoning Variance, 15-9.0107 Applications for Minor Zoning Variance and 15-10.0206 Variances; and Division 15-3.1000 Nonconforming Buildings, Structures, and Uses, §§15-3.1002 Existing Nonconforming Structures, 15-3.1003 Existing Substandard Lots, 15-3.1004 Continuance of Use, 15-3.1006 Repairs and Alterations, and 15-11.0100 Definitions]. [SUBJECT MATTER CONTINUED FROM THE FEBRUARY 22, 2018 MEETING.

3.0700 Special Use Standards and Regulations, §§15-3.0701 General Standards for Special Uses, 15-3.0702 Detailed Standards for Special Uses in Residential Districts, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit; §§15-9.0106 Applications for Zoning Variance, 15-9.0107 Applications for Minor Zoning Variance and 15-10.0206 Variances; and Division 15-3.1000 Nonconforming Buildings, Structures, and Uses, §§15-3.1002 Existing Nonconforming Structures, 15-3.1003 Existing Substandard Lots, 15-3.1004 Continuance of Use, 15-3.1006 Repairs and Alterations, and 15-11.0100 Definitions]. [SUBJECT MATTER CONTINUED FROM THE FEBRUARY 22, 2018 MEETING. **THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON FEBRUARY 22, 2018, AND THEN POSTPONED AND CONTINUED TO THE MARCH 22, 2018 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]**

The Official Notice of Public Hearing was read in to the record by Principal Planner Sumwalt and the Public Hearing was opened at 8:32 and closed at 8:32.

City Engineer Morrow moved and Commissioner Burckhardt seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text to comply with 2017 Wisconsin Act 67 requirements, and Wis. Stat. § 62.23, pertaining in part to the standards for the issuance of a Special Use permit, the regulation of substandard lots and the standards for granting certain zoning variances, subject to minor technical corrections by staff. On voice vote, all voted ‘aye’. Motion carried (4-0-3).

D. Business Matters

1. None.

E. Adjournment

Alderman Dandrea moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of March 22, 2018 at 8:33 p.m. All voted ‘aye’; motion carried. (4-0-3).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of April 5, 2018

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolutions.

Project Name:	Mills Hotel Wyoming LLC Certified Survey Map
Project Address:	11911 West Ryan Road (formerly part of 11906 & 11908 West Loomis Road)
Applicant:	Daniel Szczap, Bear Development LLC
Owners (property):	Mills Hotel Wyoming, LLC
Current Zoning:	R-8 Multiple-Family Residence District
2025 Future Land Use:	Residential, Areas of Natural Resource Features and Water
Use of Surrounding Properties:	Single-family residential to the north, single-family (zoned R-8) to the south, single-family to the east and vacant land (zoned R-8) to the west
Applicant Action Requested:	Recommendation of approval to the Common Council of the proposed Certified Survey Map

INTRODUCTION

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.

On July 25, 2017, the applicant filed a Certified Survey Map (CSM) Application requesting approval of a 3 Lot CSM to further subdivide Lot 3 of CSM No. 8907. CSM No. 8907 was approved at the February 7, 2017 Common Council meeting and recorded on April 25, 2017. The CSM created the 4.55 acre parcel south of W. Ryan Road and the two lots adjacent to W. Loomis Road, which contain existing single-family dwellings. At the July 18, 2017 Common Council meeting the applicant also received Special Use approval for development of up to three single-family residential lots upon Lot 3.

The property is currently zoned R-8 Multiple-Family Residence District and is designated as Residential, Water and Areas of Natural Resource Features on the City's 2025 Future Land Use Map.

PROJECT DESCRIPTION/ANALYSIS**Certified Survey Map (CSM):**

The proposed Certified Survey Map (CSM) creates three lots south of W. Ryan Road. Lot 1 has an area of 2.1748 acres, Lot 2 has an area of 1.4309 acres and Lot 3 has an area of 0.9431 acres.

As noted above, the applicant received Special Use approval to develop each lot with a single-family residential home. The lots are accessible from West Ryan Road.

Sewer and Water

Currently Lot 1, 2 and 3 are not served by public water facilities. The Certified Survey Map includes a note that states, “Common Council approval of development without public water facilities is required for Lots 1, 2, and 3 upon any future development.” Staff is recommending the same as a condition of approval in the CSM resolution – Common Council approval of development without public water facilities is required upon future development of Lot 1, 2 and 3.

The CSM also notes, “The property owners of Lots 1, 2, and 3 will be assessed and required to connect to public water facilities once they become available.” Again, staff is recommending the same be a condition within the CSM resolution, which is consistent with the special use approval for development of the three single-family homes – Development of Lot 1, 2, and 3 shall be allowed, subject to any future properties being assess for and connecting to public water facilities once it becomes available.

Natural Resource Protection Plan:

The subject property contains an existing Conservation Easement, which is illustrated on Sheet 2 of the CSM. The remaining portion of the property is wooded. The applicant is proposing to protect 70% of the woods on the property, while disturbing 30% to create buildable areas for the three future homes.

The applicant has provided a preliminary lot layout exhibit that shows the home, driveway and yard areas for each lot. The two conditions below were part of the previously approved special use for the construction of the single-family homes and are recommended as part of this approval as well.

- A Conservation Easement shall be submitted to the Common Council for review and approval and recording with Milwaukee County, prior to the issuance of a Building Permit, to protect a minimum of 70% of the mature woodland onsite (and 50% of any young woodland onsite, if identified upon further review).
- Signage, boulders or other demarcation method as may be approved by the Planning Manager shall be utilized to mark the location of the conservation easement boundary on Lot 1, 2, and 3 of the subject CSM.

As stated in the applicant’s project narrative, they are requesting flexibility in the location of the conservation easement. After further discussion with staff, the applicant is specifically requesting that one driveway be allowed within the conservation easement for each lot. The applicant has noted that a minimum of 70% of the woods will remain protected.

This flexibility in the conservation easement location will allow buyers to choose the exact location of the driveway, opposed to a straight drive as preliminarily shown.

Sheet 3 of the CSM illustrates 60' x 60' building pads, which are then surrounded by conservation easement area. Staff anticipates that these areas may be amended to be approximately 85' x 85' without exceeding 30% disturbance of the woodland. This would allow greater yard areas outside of the conservation easement for future owners.

Sheet 3 also contains the following note as recommended by staff:

“One driveway shall be allowed within the Conservation Easement for each lot, subject to City of Franklin Department of City Development staff approval. The driveway shall not increase the disturbance of woodland for the entire lot, including the area shown outside the Conservation Easement boundary, beyond 30%. Furthermore, significant trees having a DAB of 25” or greater shall be preserved unless otherwise allowed to be removed by the City of Franklin.”

Staff recommends including the above language as a condition of approval. Furthermore, staff recommends that significant trees onsite, such as oak trees with a DBH of 25” or greater, shall be avoided wherever possible at the discretion of the Planning Manager.

STAFF RECOMMENDATION

City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolutions.

RESOLUTION NO. 2018-_____

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 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 (MILLS HOTEL WYOMING, LLC, APPLICANT)
(11911 WEST RYAN ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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, more specifically, of the property located at 11911 West Ryan Road, bearing Tax Key No. 891-9003-000, Mills Hotel Wyoming, 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 Mills Hotel Wyoming, 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 applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of

MILLS HOTEL WYOMING, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2018-_____

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separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Mills Hotel Wyoming, LLC, successors and assigns, and any developer of the Mills Hotel Wyoming, LLC further subdivision of Lot 3 of Certified Survey Map No. 8907 3 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 Mills Hotel Wyoming, LLC and the further subdivision of Lot 3 of Certified Survey Map No. 8907 3 lot certified survey map project for the property located at 11911 West Ryan 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. Common Council approval of development without public water facilities is required upon future development of Lot 1, 2 and 3.
7. Development of Lot 1, 2, and 3 shall be allowed, subject to any future properties being assess for and connecting to public water facilities once it becomes available.
8. A Conservation Easement shall be submitted to the Common Council for review and approval and recording with Milwaukee County, prior to the issuance of a Building Permit, to protect a minimum of 70% of the mature woodland onsite (and 50% of any young woodland onsite, if identified upon further review).
9. Signage, boulders or other demarcation method as may be approved by the Planning Manager shall be utilized to mark the location of the conservation easement boundary on Lot 1, 2, and 3 of the subject CSM.
10. One driveway shall be allowed within the Conservation Easement for each lot, subject to City of Franklin Department of City Development staff approval. The driveway shall not increase the disturbance of woodland for the entire lot, including the area shown outside the Conservation Easement boundary, beyond 30%. Furthermore,

MILLS HOTEL WYOMING, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2018-_____

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significant trees having a DAB of 25” or greater shall be preserved unless otherwise allowed to be removed by the City of Franklin.

11. Significant trees onsite, such as oak trees with a DBH of 25” or greater, shall be avoided wherever possible at the discretion of the Planning Manager.

12. [other conditions, etc.]

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

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, Mills Hotel Wyoming, LLC, with the Office of the Register of Deeds for Milwaukee County.

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

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

APPROVED:

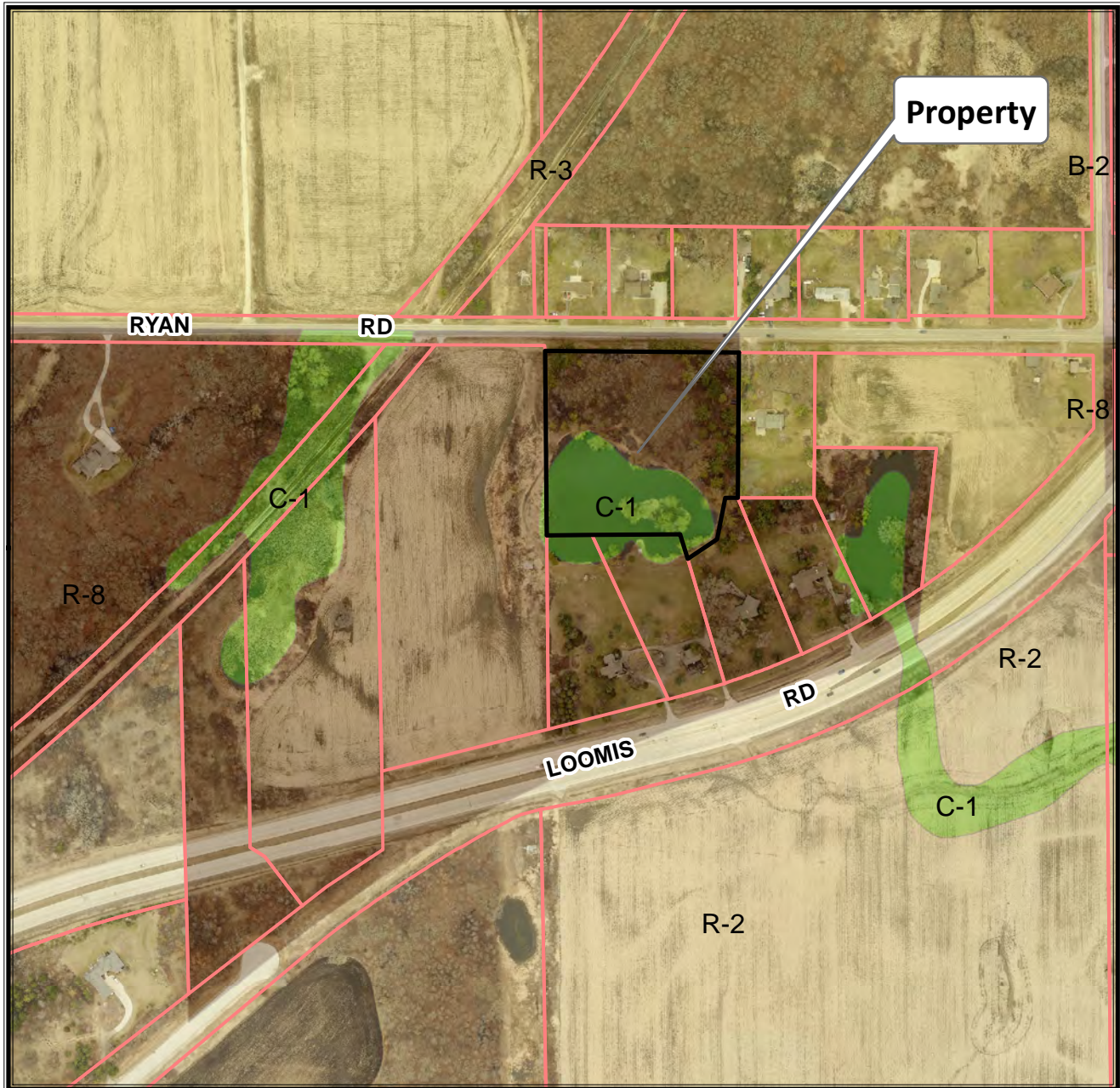
Stephen R. Olson, Mayor

ATTEST:

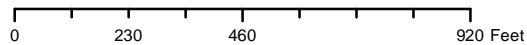
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

11911 W. Ryan Road
TKN 891 9003 000



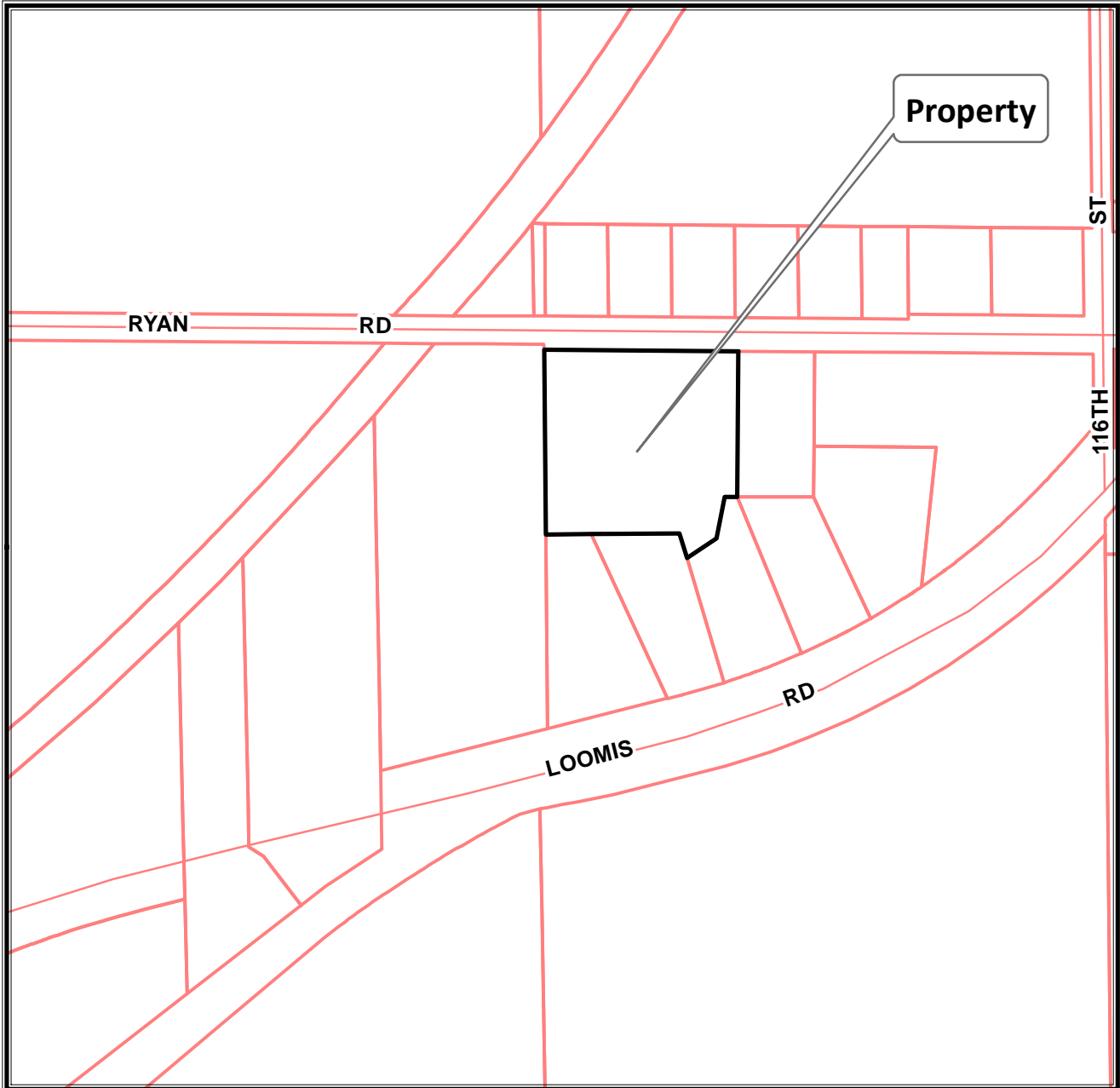
Planning Department
(414) 425-4024



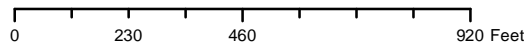
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



11911 W. Ryan Road
TKN 891 9003 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.





4011 80th Street, Kenosha, WI 53142
Phone: (262) 842-0556 Fax: (262) 842-0557

February 21, 2018

Mr. Nick Fuchs
Principal Planner
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Dear Mr. Fuchs:

Bear Development is pleased to submit this letter and the enclosed submittal materials in response to the City of Franklin Review Memo dated August 11, 2017. The enclosed materials address each of the comments, particularly with respect to the existing Natural Features on the subject property.

Enclosed for your review and reference are the following:

- Topographic Survey, dated November 28, 2017
- Tree Survey Exhibit, dated January 29, 2018
- Tree Survey Meander Exhibit
- NRPP Map, dated 10/28/2016
- Site Intensity Calculation Worksheet
- Certified Survey Map
- Conceptual Lot Layout Exhibit

Project Summary

The property in question, consists of approximately 4.55 acres and is identified as Tax Key Number 891 9003 000. The subject property is located on the south side of West Ryan Road, approximately 1150 feet west of Loomis Road. The property is Lot 3 of CSM 8907 and is currently vacant. In compliance with the City of Franklin's request a Conservation Easement has been recorded on the property, protecting areas of natural resources including water, wetlands and steep slopes.

On July 2017 the City of Franklin Common Council unanimously approved a Special Use to allow single family development on the subject property in substantial conformance with the submitted Certified Survey Map. Mills Hotel Wyoming, LLC, in compliance with the Special Use conditions. Subsequently, in August of 2017 the City

Franklin

FEB 22 2018

City Development

of Franklin Common Council approved a Comprehensive Plan Amendment to allow residential use and zoning reclassification of the remaining C-1 lands to the R-8 Residential District.

Based on the Site Intensity Calculations, 3.85 acres of the subject property is defined as Resource Protection Land, with a Net Developable Land Area of .70 acres or 30,492 square feet. Please note that we have determined that the forested portions of the site are Mature Woodlands as defined by the City of Franklin Unified Development Ordinance.

In preparation for the enclosed Certified Survey Map submittal, Mills Hotel Wyoming commissioned a Tree Survey to map the existing trees on the property in question and to identify the location of "significant trees". The Tree Survey and Inventory was reviewed by City Staff and SEWRPC.

Enclosed for your review and reference is a Lot Layout Exhibit which shows a conceptual layout of how three (3) building pads and driveways could be positioned to meet the minimum disturbance limits and building setbacks while avoiding "significant trees".

In previous correspondence with City Staff, it has been requested that Mills Hotel Wyoming describe and record a Conservation Easement over the entire property outside of the proposed areas of disturbance. This presents a real and significant issue as final home site and driveway locations, orientation and size is not known at this point. The Conservation Easement recorded at this time unduly restricts how the home and driveway could be positioned for future lot owners wishing to build a custom home on the property.

For example, a future owner could choose a home with a right or left garage approach, a direct or curved driveway, or any number of building pad orientations. In addition, a future owner may desire to move the building pad a few feet in any direction (possibly reducing tree disturbance). A Conservation Easement recorded at this time would restrict these adjustments.

We acknowledge and understand that a Conservation Easement is required, and respectfully request that the Conservation Easement be described and recorded before a building permit is issued but after a home site, yard area and driveway location is designed and selected. We further understand that each parcel is limited as to the amount of disturbance and that identified "significant trees" shall be avoided to the greatest extent. These restrictions could be noted on the CSM and disclosed to potential buyers.

We respectfully request approval of a Certified Survey Map to create three (3) individual lots as shown on the enclosed maps, with the intention of conveying the lots as individual home sites. The proposed lots are shown are 2.2 acres, 1.4 acres and .94 acres respectively and meet the minimum bulk requirements of the underlying R-8 Multi-Family Residential District. In accordance with City of Franklin requirements, we have completed a Natural Resource Protection Plan for the property in question. A copy has been included in this submittal.

We feel the requested land division will create separate parcels with land use that is consistent and compatible with the properties in the general area.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email,

dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Szczap".

Daniel Szczap
Bear Development, LLC

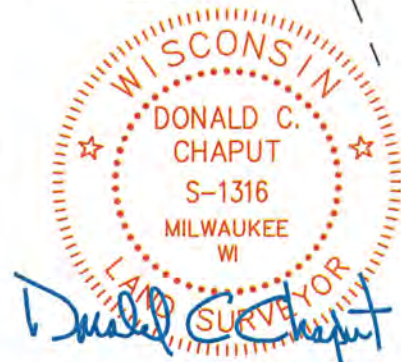
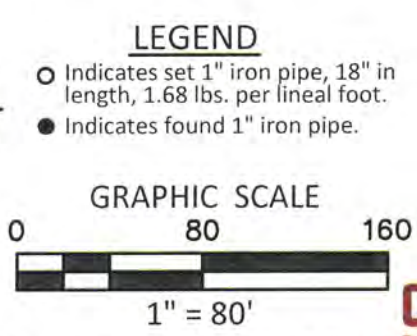
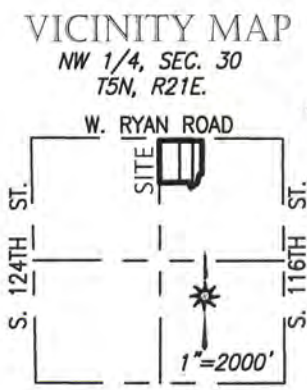
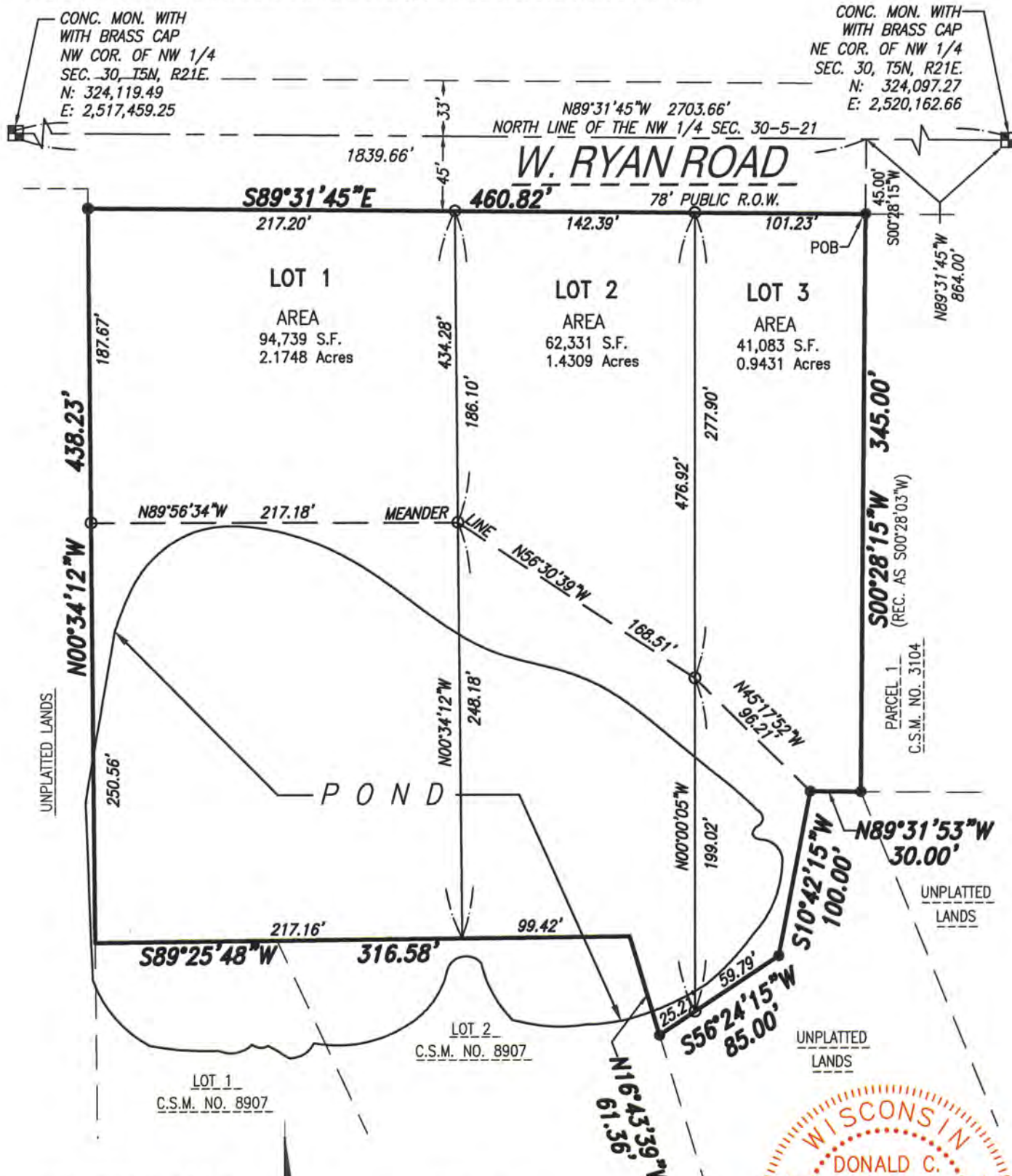
Cc: S. R. Mills
Steve Mills

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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.

Subdivider/Owner:
Mills Hotel Wyoming, LLC
4015 80th St,
Kenosha, WI. 53142

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Northwest 1/4 of Section 30 bears N89°31'45" W.



This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

CHAPUT
LAND SURVEYS

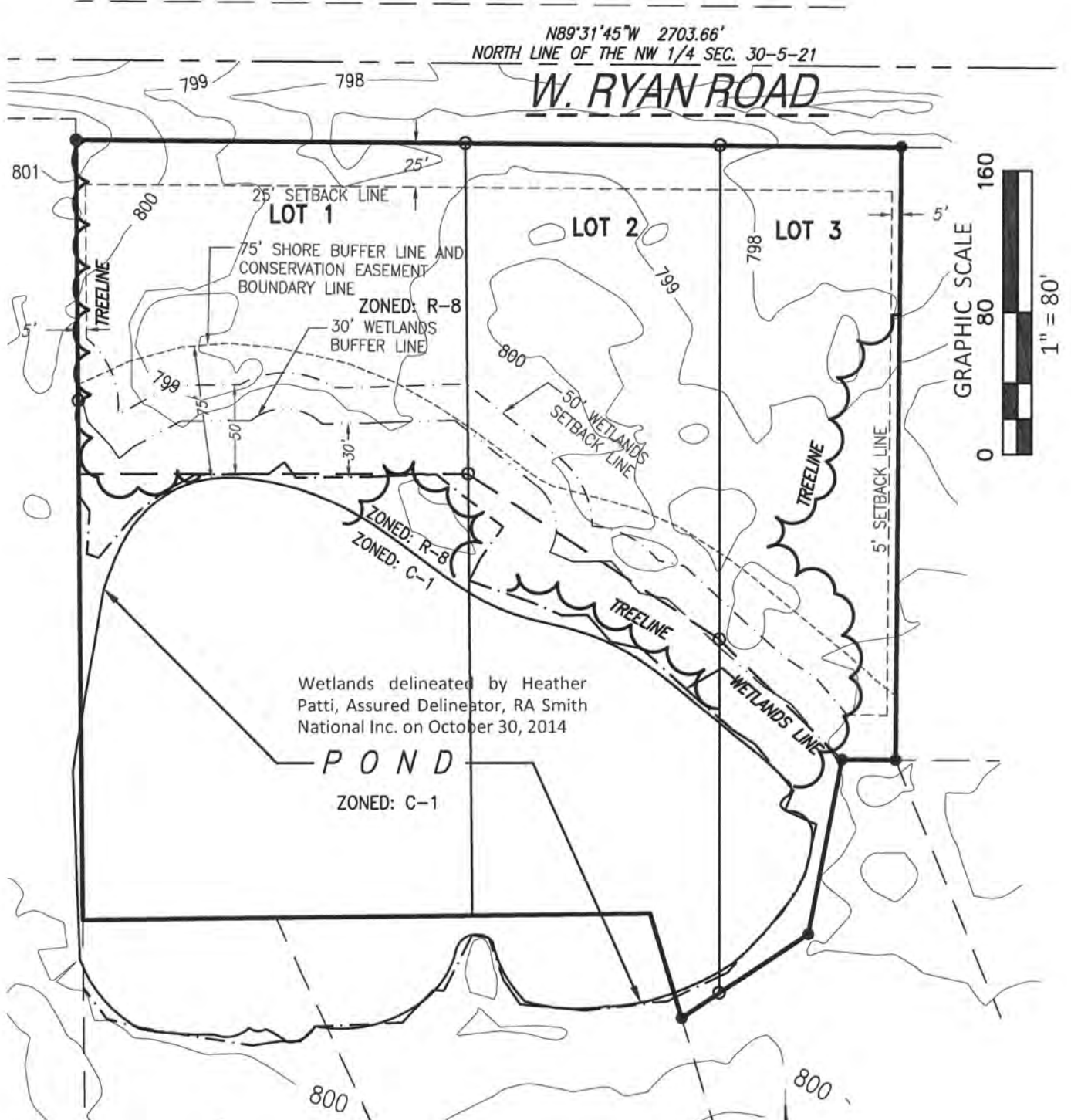
234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

Date: July 18, 2017
Revised: March 26, 2018
Drawing No. 2160.03-far
Sheet 1 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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.



Notes:

Site is Zoned: R-8 Multiple-Family Residence District (see sheet 3 for additional zoning information)

-Common Council approval of development without public facilities is required for Lots 1, 2, and 3 upon any future development.

-Lots 1, 2, and 3 are served by public sanitary sewer service only.

- The property owners of Lots 1, 2, and 3 will be assessed and required to connect to public water facilities once they become available.

- Tree line per field location by Chaput Land Surveys

- Contours per County GIS website

- Pond per field location by Chaput Land Surveys

- Wetlands line per RA Smith National fieldwork



This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-228-8068
www.chaputlandsurveys.com

Date: July 18, 2017
Revised: March 26, 2018
Drawing No. 2160.03-far
Sheet 2 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

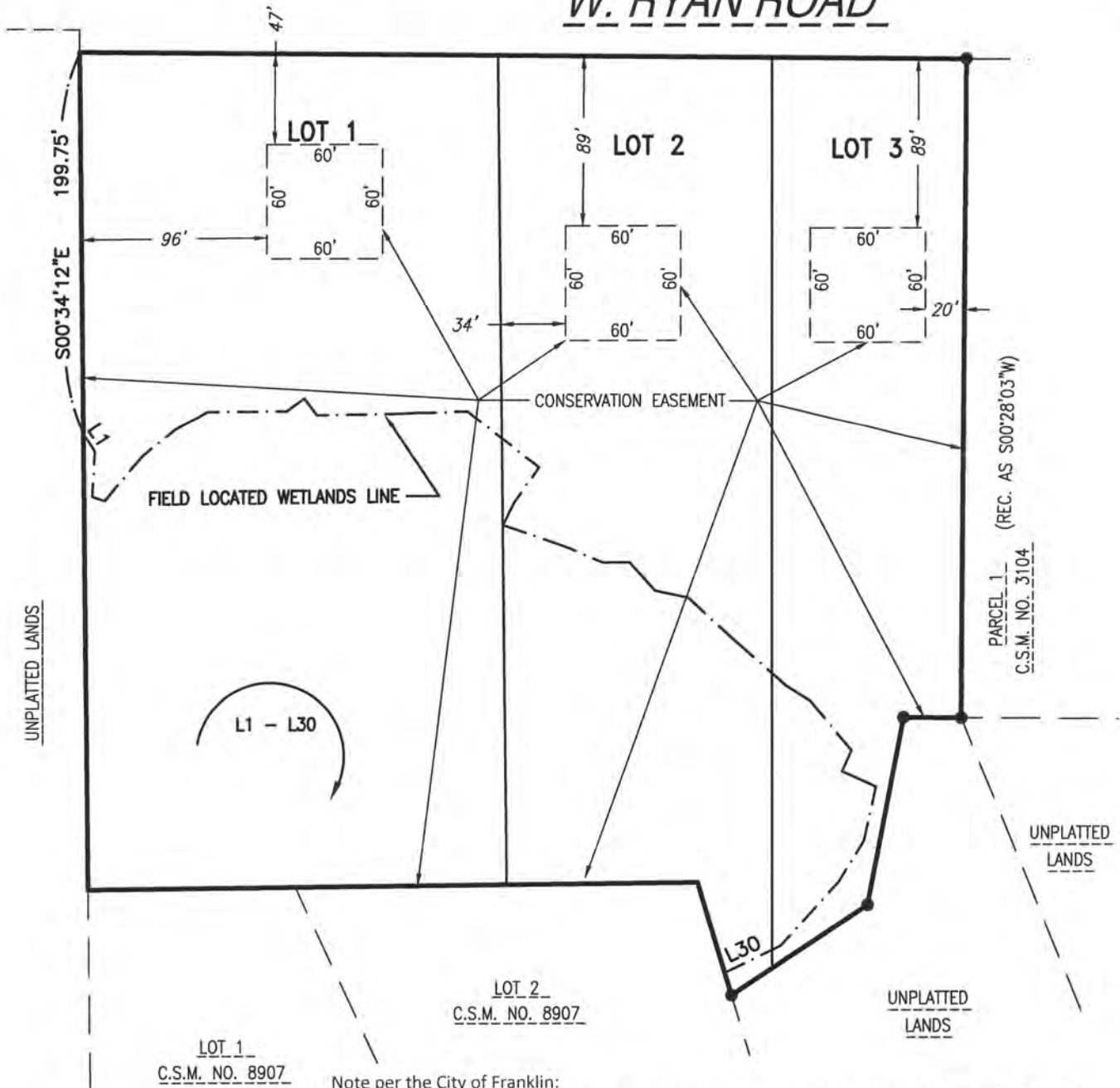
Being a redivision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as Document No. 10667627, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CONC. MON. WITH WITH
BRASS CAP
NW COR. OF NW 1/4
SEC. 30, T5N, R21E.

CONC. MON. WITH WITH
BRASS CAP
NE COR. OF NW 1/4
SEC. 30, T5N, R21E.

N89°31'45"W 2703.66'
NORTH LINE OF THE NW 1/4 SEC. 30-5-21

W. RYAN ROAD



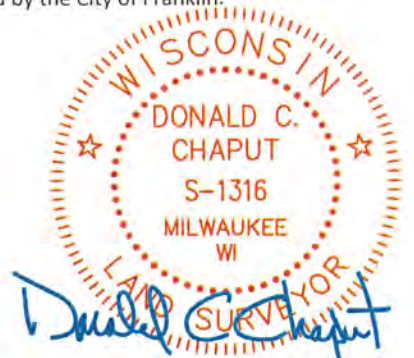
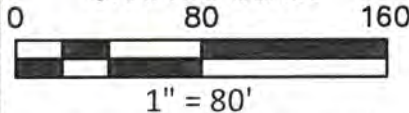
Note per the City of Franklin:

One driveway shall be allowed within the Conservation Easement for each lot, subject to City of Franklin Department of City Development staff approval. The driveway shall not increase the disturbance of woodland for the entire lot, including the area shown outside the Conservation Easement boundary, beyond 30%. Furthermore, significant trees having a DBH of 25 or greater shall be preserved unless otherwise allowed to be removed by the City of Franklin.

LINE	BEARING	DISTANCE
L1	S33°44'29"E	10.74'
L2	S03°40'20"W	23.90'
L3	S71°22'52"E	6.89'
L4	N39°52'05"E	30.95'
L5	N50°44'02"E	21.03'
L6	N61°34'17"E	19.77'
L7	N89°31'56"E	41.03'
L8	N54°02'43"E	11.19'
L9	S36°03'18"E	10.70'
L10	N89°12'33"E	41.58'
L11	N88°04'35"E	14.00'
L12	N88°04'41"E	23.02'
L13	S51°29'11"E	47.35'
L14	S35°01'39"W	22.33'
L15	S26°17'26"W	13.35'
L16	S71°02'29"E	34.81'
L17	S66°44'58"E	20.82'
L18	N89°14'51"E	13.93'
L19	S41°29'55"E	19.89'
L20	S78°02'40"E	17.67'
L21	S47°05'50"E	33.64'
L22	S48°25'53"E	34.64'

L23	S57°09'52"E	15.33'
L24	S39°34'36"E	33.51'
L25	S23°28'43"W	12.06'
L26	S65°39'58"E	19.26'
L27	S12°24'20"W	29.24'
L28	S31°14'35"W	25.41'
L29	S42°17'50"W	44.78'
L30	S64°18'03"W	32.22'

GRAPHIC SCALE



Date: July 18, 2017
Revised: February 21, 2018
Revised: March 26, 2018
Drawing No. 2160.03-far
Sheet 3 of 5 Sheets

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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., bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section, thence North 89°31'45" West along the North line of said 1/4 Section 864.00 feet to the point; thence South 00°28'15" West 45.00 feet to the Northeast corner of Lot 3 of Certified Survey Map 8907 and the point of beginning of lands hereinafter described; thence South 00°28'15" West along the East line of said Lot 3 a distance of 345.00 feet to the Southeast corner of said Lot 3; thence North 89°31'53" West along the Southeast line of said Lot 3 a distance of 30.00 feet to a point; thence South 10°42'15" West along said Southeast line 100.00 feet to a point; thence South 56°24'15" West along said Southeast line 85.00 feet to a point on the South line of said Lot 3; thence North 16°43'39" West along said South line 61.36 feet to a point; thence South 89°25'48" West along said South line 316.58 feet to a point on the West line of said Lot 3; thence North 00°34'12" West along said West line 438.23 feet to a point on the Northwest corner of said Lot 3 and South line of West Ryan Road; thence South 89°31'45" East along said South line 460.82 feet to the point of beginning.

Containing 198,153 square feet or 4.5489 acres of land.

THAT I have made the survey, land division and map by the direction of Mills Hotel Wyoming, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Unified Development Ordinance Division - 15 of the City of Franklin in surveying, dividing and mapping the same.



Donald C. Chaput

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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.

OWNER'S CERTIFICATE

As owner, Mills Hotel Wyoming, LLC, a Wisconsin limited liability company, duly organize and existing under and by virtue of the laws of the State of Wisconsin hereby certifies that said limited liability company caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin Statutes, and Unified Development Ordinance Division - 15 of the City of Franklin in surveying, dividing and mapping the same.

Mills Hotel Wyoming, LLC

By: Mills Enterprises, LLC, its Manager

Stephen C. Mills, Member

Martha L. Mills, Member

STATE OF _____ }
 :SS
 COUNTY }

Personally came before me this _____ day of _____, 2018, _____,
_____ & _____, _____ to me known as the persons who executed
the foregoing instrument as such office as the deed of said limited liability compaby, by its authority.

Notary Public, State of _____
My commission expires _____,
My commission is permanent.

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Franklin by Resolution No. _____

Signed this _____ day of _____, 2018

Stephen Olson, Mayor

Sandra L. Wesolowski, City Clerk

MUNICIPAL ZONING

Site is zoned: R-8 Multiple-Family Residence District
Municipal Code: Sec. 15-3.0209
Special Use: Single-Family Detached D.U.s and
Maximum Two-Attached D.U.s (Two-Family Structures)
Front setback: 25 feet (e)
Side setback: 5 feet (e)
Rear setback: 25 feet D.U. & 10 - garage (e)

SECTION 15-5.0108 BUILDING SETBACK LINES
A. **Plan Commission May Increase Minimum Required Setback Lines.** Building setback lines appropriate to the location and type of development contemplated, which are more restrictive than the regulation of the zoning district in which the Subdivision, Certified Survey Map, or Condominium is located, may be required by the Plan Commission.
B. **Minimum Required Building Setbacks from Arterial Streets and Highways.** Unless a greater setback distance is specified in Divisions 15-3.0200, 15-3.0300, Division 15-3.0400, or elsewhere in this Ordinance, the minimum required setback from the ultimate right-of-way line of all arterial streets and highways (as specified by the City of Franklin Comprehensive Master Plan, Official Map, or components and/or amendments thereto) shall be forty (40) feet. An exception to this requirement, however, shall be that segment of W. St. Martins Road (CTH MM) within that area defined as the "Village of St. Martins" in the City of Franklin Comprehensive Master Plan.

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



CHAPUT
LAND SURVEYS
214 W. Florida Street
Milwaukee, WI 53234
414-274-8098
www.chaputlandsurvey.com

Date: July 18, 2017
Revised: March 26, 2018
Drawing No. 2160.03-far
Sheet 5 of 5 Sheets

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	4.55 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 4.55 acres

SECTION 15-3.0503

**CALCULATION OF THE AREA OF NATURAL
RESOURCES TO BE PROTECTED**

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

Franklin
FEB 22 2018
City Development

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	= 0	0
+ 30%	0.90	0.85	0.80	X 0	0
Woodlands & Forests:				2.44 TOTAL	
Mature	0.70	0.70	0.70	X 1.70 Not in C.E.	1.19
Young	0.50	0.50	0.50	= 0	0
Lakes & Ponds	1	1	1	X 1.72	1.72 N/A Wetland Exceeds
Streams	1	1	1	= 0	0
Shore Buffer	1	1	1	X 0.80	0.80 Excludes Wetland Area
Floodplains	1	1	1	= 0	0
Wetland Buffers	1	1	1	X 0.44	0.44 N/A Shore Buffer Exceeds
Wetlands & Shoreland Wetlands	1	1	1	= 1.86	1.86
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					3.85

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

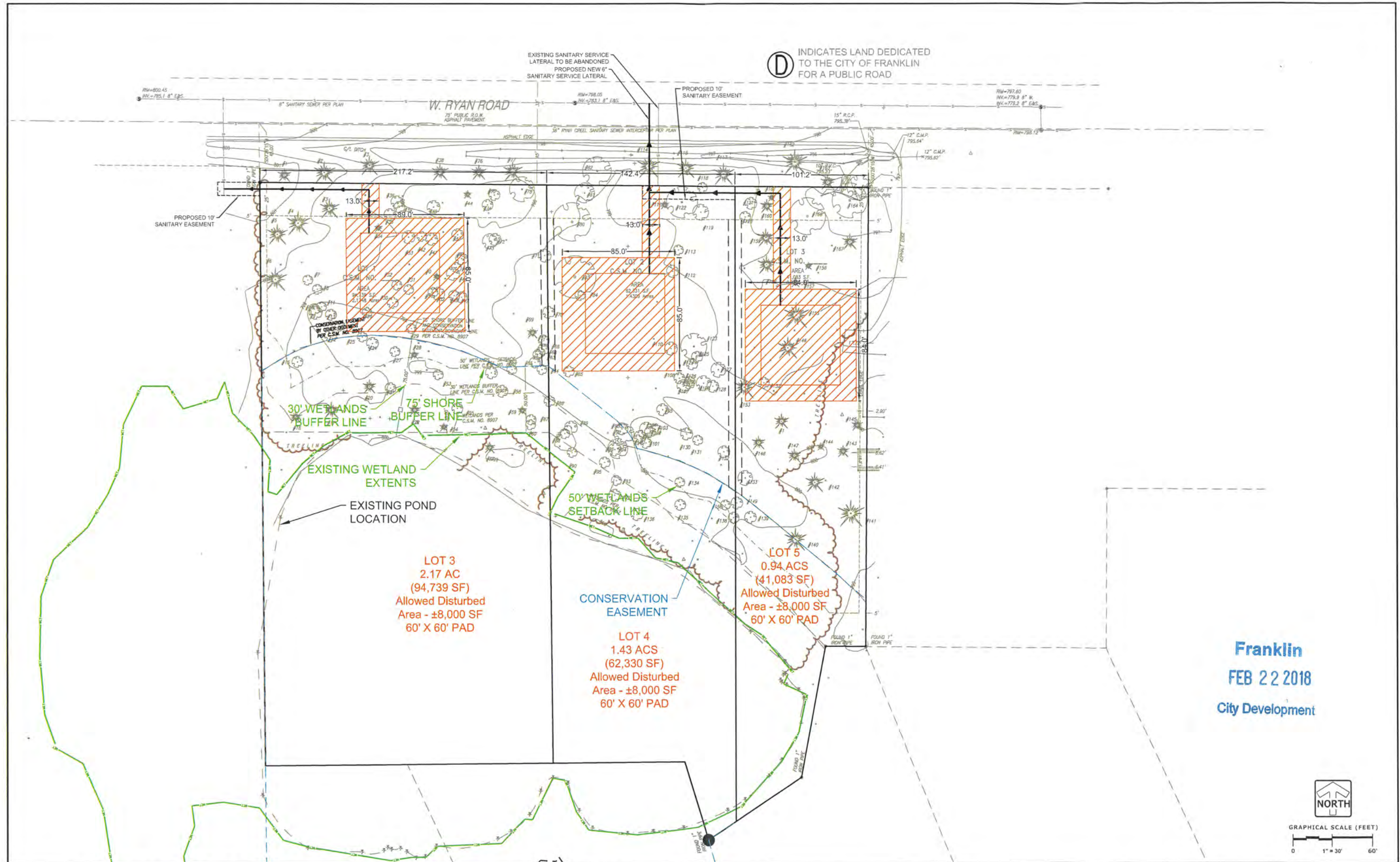
SECTION 15-3.0504 CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

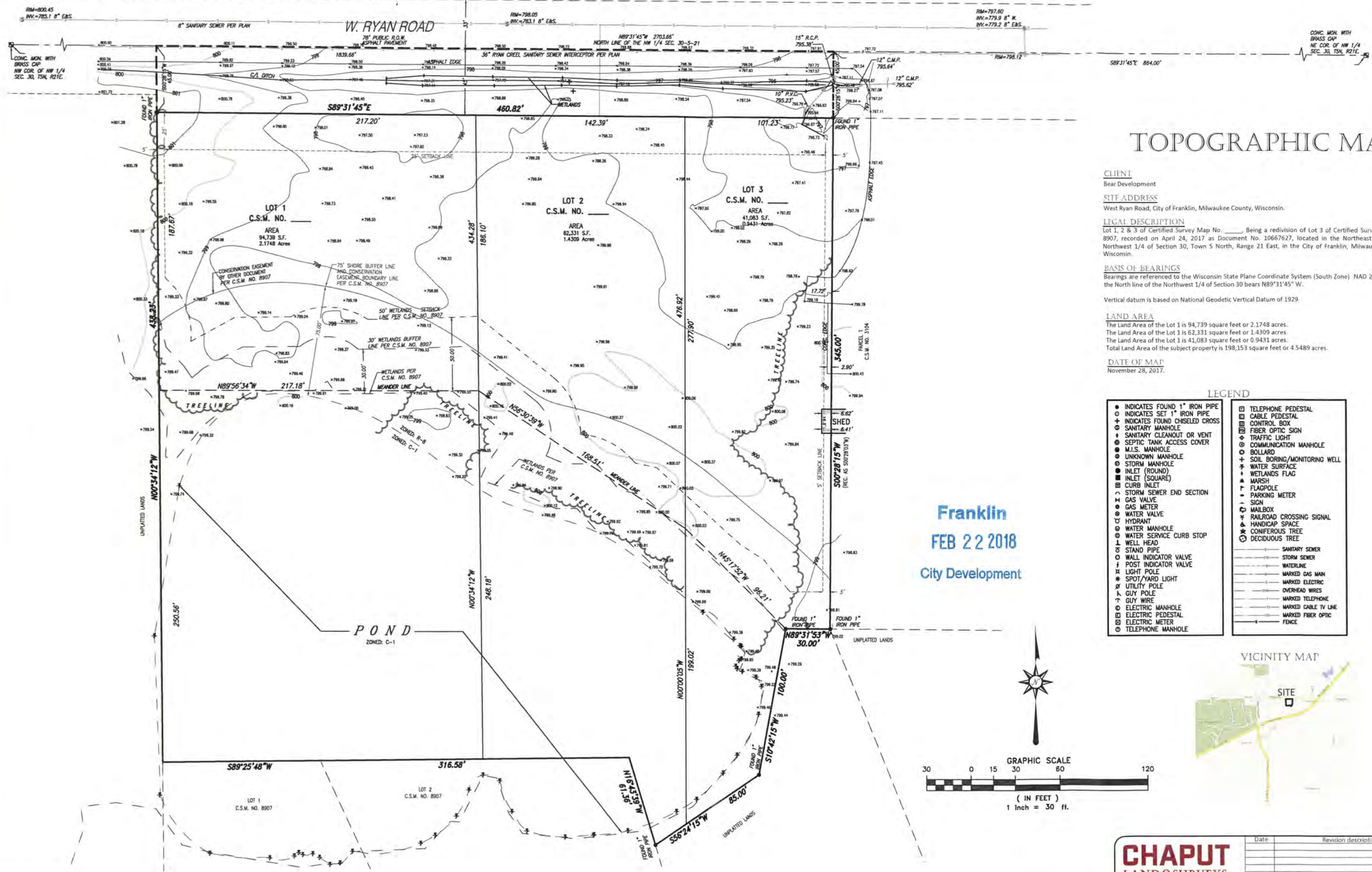
In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504

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

<p>STEP 1:</p>	<p>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>4.55</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0</u></p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =</p>	<p>0 acres</p>
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>4.55</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: <u>3.85</u></p> <p>Equals NET BUILDABLE SITE AREA =</p>	<p>0.70 acres</p>
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>0.70</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>5</u></p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE =</p>	<p>3.70 D.U.s</p>
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>4.55</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>5</u></p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE =</p>	<p>22.75 D.U.s</p>
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):</p>	<p>3.70 D.U.s</p>





TOPOGRAPHIC MAP

CLIENT

Bear Development

SITE ADDRESS

West Ryan Road, City of Franklin, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Lot 1, 2 & 3 of Certified Survey Map No. ____ Being a revision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Northwest 1/4 of Section 30 bears N89°31'45" W.

Vertical datum is based on National Geodetic Vertical Datum of 1929

LAND AREA

The Land Area of the Lot 1 is 94,739 square feet or 2.1748 acres.
The Land Area of the Lot 2 is 62,331 square feet or 1.4309 acres.
The Land Area of the Lot 3 is 41,083 square feet or 0.9431 acres.
Total Land Area of the subject property is 198,153 square feet or 4.5489 acres.

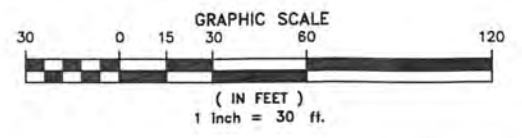
DATE OF MAP

November 28, 2017.

LEGEND

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
⊕ INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
⊙ SANITARY MANHOLE	□ FIBER OPTIC SIGN
⊕ SANITARY CLEANOUT OR VENT	⊕ TRAFFIC LIGHT
⊙ SEPTIC TANK ACCESS COVER	⊕ COMMUNICATION MANHOLE
⊙ W.I.S. MANHOLE	⊕ BOLLARD
⊙ UNKNOWN MANHOLE	⊕ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	⊕ WATER SURFACE
⊕ INLET (ROUND)	⊕ WETLANDS FLAG
⊕ INLET (SQUARE)	⊕ MARSH
⊕ CURB INLET	⊕ FLAGPOLE
⊕ STORM SEWER END SECTION	⊕ PARKING METER
⊕ GAS VALVE	⊕ SIGN
⊕ GAS METER	⊕ MAILBOX
⊕ WATER VALVE	⊕ RAILROAD CROSSING SIGNAL
⊕ HYDRANT	⊕ HANDICAP SPACE
⊕ WATER MANHOLE	⊕ CONFEROUS TREE
⊕ WATER SERVICE CURB STOP	⊕ DECIDUOUS TREE
⊕ WELL HEAD	
⊕ STAND PIPE	
⊕ WALL INDICATOR VALVE	— SANITARY SEWER
⊕ POST INDICATOR VALVE	— STORM SEWER
⊕ LIGHT POLE	— WATERLINE
⊕ SPOT/YARD LIGHT	— MARKED GAS MAIN
⊕ UTILITY POLE	— MARKED ELECTRIC
⊕ GUY POLE	— OVERHEAD WIRES
⊕ GUY WIRE	— MARKED TELEPHONE
⊕ ELECTRIC MANHOLE	— MARKED CABLE TV LINE
⊕ ELECTRIC PEDESTAL	— MARKED FIBER OPTIC
⊕ ELECTRIC METER	— FENCE
⊕ TELEPHONE MANHOLE	

Franklin
FEB 22 2018
City Development



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

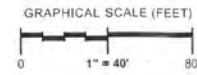
This document is an instrument of professional service, and may be protected by the various state similar statutes or common law. The information herein is intended solely for the use of the client and client directed third parties.
Drawing No. 2160-far



Ⓧ INDICATES LAND DEDICATED TO THE CITY OF FRANKLIN FOR A PUBLIC ROAD

NATURAL RESOURCES FEATURE AREAS

	STEEP SLOPE AREA - 0.218 ACRES (9478 S.F.) - 10-19% SLOPES		PONDS - 2.1 ACRES (92,500 S.F.)
	STEEP SLOPE AREA 0.015 ACRES (669 S.F.) - 20-30% SLOPES		SHORE BUFFER (ON-SITE ONLY) - 1.65 ACRES (71,500 S.F.)*
	WOODLANDS AND FORESTS - 3.0 ACRES (129,500 S.F.)*		WETLANDS - 2.25 ACRES (98,500 S.F.)
	<small>* 0.7 ACRES (31,000 S.F.) OF THE WOODLANDS AND FORESTS FEATURE AREA OVERLAPS WITH THE SHORELAND BUFFER AREA.</small>		WETLAND BUFFER (ON-SITE ONLY) - 0.65 ACRES (29,500 S.F.)



Franklin
FEB 22 2018
City Development

NATURAL RESOURCE PROTECTION PLAN

Daniel Szczap

From: Joel Dietl <JDietl@franklinwi.gov>
Sent: Tuesday, February 06, 2018 5:26 PM
To: Daniel Szczap
Subject: RE: Mills Hotel Wyoming CSM- West. Ryan Road

Dan,

I've looked at the tree exhibit, and talked to staff at the Southeastern Wisconsin Regional Planning Commission. I agree with your assessment of the significant trees, with the addition of trees #122 and #123. Also, what sets tree #155 apart from the other White Pines? We couldn't tell why that one was significant.

I would recommend moving the building envelope for lot 2 further west, and/or change the building envelope shape, to protect #123. Otherwise it looks ok with the changes you noted.

With the number of bur oak in this woodland, SEWRPC noted it could be a very nice woodlot, if managed properly.

Don't forget, a Conservation Easement is also required.

Joel Dietl, AICP
Planning Manager
Department of City Development
City of Franklin
9229 W. Loomis Road
Franklin, Wisconsin 53132
Phone: 414-425-4024
Email: jdietl@franklinwi.gov

Franklin
FEB 22 2018
City Development

From: Daniel Szczap [mailto:dszczap@beardevelopment.com]
Sent: Wednesday, January 31, 2018 5:08 PM
To: Nick Fuchs; Joel Dietl
Subject: Mills Hotel Wyoming CSM- West. Ryan Road

Nick & Joel:

Attached for your review and reference is the Exhibit which shows the proposed 3 Lot CSM along W. Ryan Road, with the corresponding tree mapping.

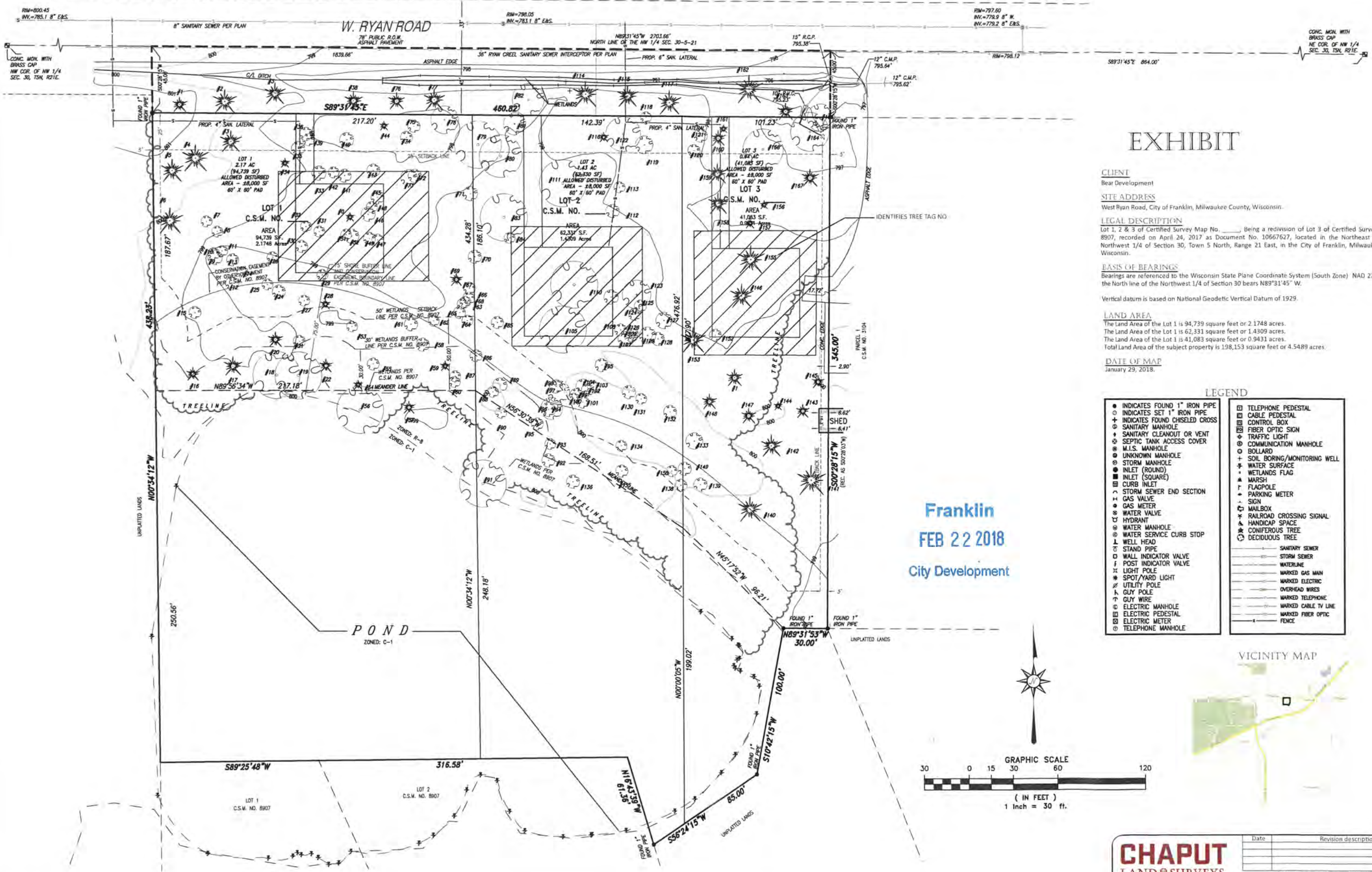
As discussed, we previously had called the property "Mature Woodlands" and prepared to limit the disturbance to 30% of the property outside of the existing Conservation Easement.

Staff Comments on 8/11 requested that we have a certified arborist tag trees and identify "significant trees". The tree survey was completed by Nathan Schuettpelz, ISA Certified Arborist Municipal Specialist WI-0887AM, TRAQ of Wachtel Tree Science. He identified 5 trees of significance (Trees 79,80,83, 111, 105 and 155). They are highlighted on the attached exhibit and fortunately 4 of the 6 significant trees can be avoided.

We feel that we can shift proposed drives and laterals to avoid further tree disturbance. It's possible to slightly shift some of the "area of disturbance" to a degree to avoid additional trees.

I'd like to get your thoughts and ideas on this as we would like to move forward with the Land Division.

If you feel we this layout is acceptable, in terms of avoiding significant trees, we will proceed with preparing the final layout, updated NRPP and Site Calculations.



EXHIBIT

CLIENT
Bear Development

SITE ADDRESS
West Ryan Road, City of Franklin, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
Lot 1, 2 & 3 of Certified Survey Map No. _____ Being a redivision of Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as 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.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Northwest 1/4 of Section 30 bears N89°31'45" W.

Vertical datum is based on National Geodetic Vertical Datum of 1929.

LAND AREA
The Land Area of the Lot 1 is 94,739 square feet or 2.1748 acres.
The Land Area of the Lot 2 is 62,331 square feet or 1.4309 acres.
The Land Area of the Lot 3 is 41,083 square feet or 0.9431 acres.
Total Land Area of the subject property is 198,153 square feet or 4.5489 acres.

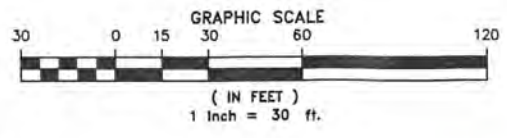
DATE OF MAP
January 29, 2018.

Franklin
FEB 22 2018
City Development

LEGEND

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
○ SANITARY MANHOLE	□ FIBER OPTIC SIGN
○ SANITARY CLEANOUT OR VENT	○ TRAFFIC LIGHT
○ SEPTIC TANK ACCESS COVER	○ COMMUNICATION MANHOLE
○ M.I.S. MANHOLE	○ BOLLARD
○ UNKNOWN MANHOLE	+ SOIL BORING/MONITORING WELL
○ STORM MANHOLE	+ WATER SURFACE
○ INLET (ROUND)	○ WETLANDS FLAG
○ INLET (SQUARE)	▲ MARSH
□ CURB INLET	↑ FLAGPOLE
^ STORM SEWER END SECTION	- PARKING METER
+ GAS VALVE	- SIGN
○ GAS METER	□ MAILBOX
○ WATER VALVE	Y RAILROAD CROSSING SIGNAL
Y HYDRANT	△ HANDICAP SPACE
○ WATER MANHOLE	○ CONIFEROUS TREE
○ WATER SERVICE CURB STOP	○ DECIDUOUS TREE
○ WELL HEAD	— SANITARY SEWER
○ STAND PIPE	— STORM SEWER
○ WALL INDICATOR VALVE	— WATERLINE
○ POST INDICATOR VALVE	— MARKED GAS MAIN
○ LIGHT POLE	— MARKED ELECTRIC
○ SPOT/YARD LIGHT	— OVERHEAD WIRES
○ UTILITY POLE	— MARKED TELEPHONE
○ GUY POLE	— MARKED CABLE TV LINE
○ GUY WIRE	— MARKED FIBER OPTIC
○ ELECTRIC MANHOLE	— FENCE
○ ELECTRIC PEDESTAL	
○ ELECTRIC METER	
○ TELEPHONE MANHOLE	

VICINITY MAP



CHAPUT
LAND SURVEYS

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Date	Revision description

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