

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, DECEMBER 8, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of November 17, 2016.

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

1. **CHARLOTTE’S GARDEN 56 UNIT TWO STORY MULTI-FAMILY SENIOR INDEPENDENT LIVING APARTMENT DEVELOPMENT.** Rezoning, Comprehensive Master Plan Amendment and Special Use applications by Robert Williams, TDI Associates, Inc., to rezone property located at 3709 West College Avenue (4.1204 acres) from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District and to amend the Future Land Use Map land use designation from Residential Use to Residential – Multi-Family Use to construct a 56 unit multi-family senior apartment complex consisting of 8 one bedroom units and 48 two bedroom units with a clubhouse/activity center, 103 underground parking spaces, 38 surface parking spaces, a gazebo, storm water pond and landscaping (the Special Use is in part required because the proposed density of the development exceeds the R-8 Multiple-Family Residence District Development Standards (Option 1), which allows a Gross Density of 6.10 and a Net Density of 8.00; proposed development includes 56 units which equates to a net Density of 20.90 and Gross Density of 13.59; 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); Tax Key No. 713-9996-003. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING AND SPECIAL USE APPLICATIONS.**
2. **TODD WATSON SINGLE-FAMILY RESIDENTIAL USE.** Rezoning application by Todd Watson to rezone property located at 8423 South 100th Street from B-3 Community Business District to R-3 Suburban/Estate Single-Family Residence District for the purpose of only residential use of the property; Tax Key No. 841-0025-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **BRIDGESTONE CAPITAL LLC LAND DIVISION.** Certified Survey Map application by Ryan S. Konicek, Operator of Bridgestone Capital LLC, for division of an 8.987 acre property into three separate lots, the property containing a single-family home and accessory buildings (Lot 1: 2.923 acres, Lot 2: 2.923 acres, Lot 3: 3.141 acres, Lots 1 and 2 having access to South 35th Street, Lot 3 being accessible from West Puetz Road), for property zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8647 South 35th Street; Tax Key No. 833-9999-000.

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: December 22, 2016

City of Franklin
Plan Commission Meeting
November 17, 2016
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the November 17, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioner Patrick Leon and City Engineer Glen Morrow. Excused were Commissioners Kevin Haley, David Fowler and Patricia Hogan. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl.

Approval of Minutes

Regular Meeting of November 3, 2016.

- B.
1. Commissioner Leon moved and Alderman Dandrea seconded approval of the November 3, 2016 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Public Hearing Business Matters

DERRICK M. REGALIA AND ALMA F. REGALIA REMODELING/RESTORATION OF A VACANT SINGLE-FAMILY RESIDENCE. Rezoning application by Derrick M. Regalia and Alma F. Regalia, property owners, to rezone property located at 11950 West St. Martins Road from B-2 General Business District to R-3 Suburban/Estate Single-Family Residence District for the purpose of only residential use of the property; Tax Key No. 750-0017-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

- C.
1. Planning Manager Dietl presented the request by Derrick M. Regalia and Alma F. Regalia to rezone a certain parcel of land from B-2 General Business District to R-3 Single-Family Residence District.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:03 p.m. and closed at 7:05 p.m.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land from B-2 General Business District to R-3 Suburban/Estate Single-Family Residence District. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Business Matters

- D. None.

Adjournment

- E. City Engineer Morrow moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of November 17, 2016 at 7:06p.m. All voted 'aye'. Motion carried. (4-0-0).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of December 8, 2016

Rezoning, Comprehensive Master Plan Amendment and Special Use

RECOMMENDATION: Table and continue public hearing to the December 22, 2016 Plan Commission meeting.

| | |
|---------------------------------------|---|
| Project Name: | Charlotte's Garden Senior Living Apartments |
| Project Location: | 3709 West College Avenue |
| Property Owner: | Ensor, Charlotte D Living Trust |
| Applicant: | The LaSalle Group, Inc. |
| Agent: | Robert Williams, TDI Associates, Inc. |
| Current Zoning: | R-6 Suburban Single-Family Residence District |
| 2025 Comprehensive Plan: | Residential |
| Use of Surrounding Properties: | Single-family residential (City of Greenfield) to the north, vacant Milwaukee County land (Grobschmidt Park & Mud Lake) to the south, multi-family residential to the east and single-family and multi-family residential to the west |
| Applicant's Action Requested: | Table to the December 22, 2016 Plan Commission meeting |

Introduction

The applicant has requested that the item be tabled to allow additional time to work with staff and address staff review comments. Staff is in agreement to allow the applicant additional time to revise the plans as necessary, prior to submitting for Plan Commission and Common Council review.

Please note that the public hearing for the Comprehensive Master Plan Amendment is scheduled for the December 20th Common Council meeting. Staff anticipates that public hearing being continued to the January 3, 2017 Common Council meeting.

Background

On November 2, 2016, Robert Williams of TDI Associates, Inc. filed a Rezoning, Comprehensive Master Plan (CMP) Amendment and Special Use Application for a multi-family senior living apartment development for property located at 3709 West College Avenue.

- Rezoning Application: The Rezoning Application requests to change the subject property's zoning from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District.

- Comprehensive Master Plan Amendment Application: The CMP Amendment Application requests to amend the Future Land Use designation for the subject property from “Residential” to “Residential – Multi-Family.”
- Special Use: Per Table 15-3.0602 of the Unified Development Ordinance (UDO), Multiple-family dwellings and apartments are allowed in the R-8 Residence District as a Special Use.

The applicant is also requesting to exceed the R-8 Residence District density standards under Options 1 and 2, which allows a Gross Density of 6.10 for Option 1 and 8.00 for Option 2 and Net Density of 8.00 for either Special Use Option. Per the applicant's Site Calculations this would allow a maximum of 21 dwelling units per Net Density (Option 1) and 25 dwelling units per Gross Density. The applicant’s original proposal included 56 units, which equates to a Net Density of 20.90 and Gross Density of 13.56. Per Section 15-3.0701A.7. of the UDO (below), the Common Council, pursuant to the recommendations of the Plan Commission, may modify regulations of the zoning district. Please note that it is staff’s understanding that the applicant may reduce the project to 52 units.

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

Project Description

Rezoning

The subject property currently contains a single-family dwelling and accessory building, which is consistent with its existing zoning of R-6 Suburban Single-Family Residence District. The property located directly to the west is also zoned R-6 Residence District and currently contains a single-family dwelling.

The proposed Rezoning to R-8 Multiple-Family Residence District is, however, consistent with the majority of the zoning and development along West College Avenue. With the exception of the two properties noted above, all of the properties along W. College Avenue from approximately Skylark Lane (approximately S. 43rd Street) to the west and to about S. 31st Street to the east are zoned and developed as multi-family.

Comprehensive Master Plan Amendment

- *Consistent with, as defined by Wisconsin State Statute, means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”*

The property is currently designated as Residential on the City’s 2025 Future Land Use Map. The applicant is proposing to amend that designation to Residential – Multi-Family. The change to the Future Land Use Map designation is consistent with the Rezoning request. As noted above, the Rezoning and Comprehensive Master Plan Amendment are consistent with the zoning and uses of the surrounding properties.

Special Use

The applicant is requesting approval to develop a 52 to 56 unit multi-family senior apartment. As noted this is a Gross Density of 13.56. Staff roughly estimates the adjacent property’s Gross Density as follows:

- Stonefield Village apartments (directly to the east): 128 units, 9.26 acres – 13.82 units/acre
- Homes on the Park (directly to the west): 38 units, 4.74 acres – 8.02 units/acres
- Park Meadow Condominiums (to the west): 196 units, 19.28 acres – 10.16 units/acre

Site Plan:

The site plan consists of a single two-story building with a one-story connection that will serve as the common area for residents. The site plan also includes a gazebo and pedestrian walkways. Trash areas are shown underground and the facility will have private collection.

The subject property has a base site area of approximately 4.12 acres. As currently proposed, the project would contain 1.71 acres of impervious surface (and 2.44 acres greenspace), resulting in an Open Space Ratio (OSR) of 0.59, which complies with the R-8 District Special Use Options 1 and 2 minimum of 0.35 and 0.25, respectively.

Parking:

Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per one-bedroom unit, 2 parking spaces for each two-bedroom unit and 2.5 spaces for 3 bedroom or more units. The Charlotte’s Garden development currently consists of 8 one-bedroom units and 48 two-bedroom units; therefore, 104 parking spaces are required. The proposed Site Plan includes 38 exterior surface parking spaces and 103 interior underground parking spaces, which is a total of 141 parking spaces, which exceeds the Standard Parking Ratio by approximately 35%. Per Section 15-5.0203 of the UDO, the Plan Commission may approve a parking increase based upon:

ii. Potential Parking Increase Considerations (above 10% or 5 spaces of the Standard Parking Ratio).

1. For on-site parking, the applicant submits reasonably sufficient proof that the maximum number of required parking spaces would be insufficient for the proposed use’s projected parking demand. Evidence may include, but not limited to, parking standard comparisons and/or comparisons of parking demand for existing similar uses.

2. For on-site queuing, the applicant provides reasonably sufficient proof that additional vehicle stacking space is needed to prevent interference with roadways, parking lot circulation or pedestrian safety.
3. For on-site parking, the applicant submits reasonably sufficient proof that there are no reasonable opportunities to share parking within or adjacent to the site.
4. For on-site parking, the applicant submits reasonably sufficient proof of a greater need for handicapped accessible parking spaces, while still needed to provide sufficient standard parking spaces.

Three ADA surface parking stalls are provided and five ADA spaces are located underground, in conformance with UDO standards.

Landscaping:

Table 15-5.0302 of the UDO requires 1.5 Canopy/Shade Tree per dwelling unit, 1 Evergreen and Decorative Tree per dwelling unit and 3 Shrubs per dwelling unit for Multi-Family development. With 141 parking spaces provided, a minimum of 84 Canopy/Shade Trees, 56 Evergreens and Decorative Trees and 168 Shrubs are required. The property is also adjacent to a single-family use, thus a 20% increase in the quantity of plantings is required per Section 15-5.0302C. of the UDO; therefore, 101 Canopy/Shade Trees, 68 Evergreens and Decorative Trees and 202 Shrubs are required.

The applicant's current Landscape Plan is providing 51 Canopy/Shade trees, 73 Evergreens, 68 Decorative trees and 202 Shrubs. The applicant has provided hose bibs on the building for irrigation. A 2-year planting warranty has been noted on the Landscape Plan.

Natural Resource Protection Plan and Natural Resource Special Exception

The applicant has submitted a letter from the Wisconsin Department of Natural Resources, dated November 2, 2016, stating concurrence that no wetlands exist on the property.

Staff Recommendation

Table and continue public hearing to the December 22, 2016 Plan Commission meeting.

Attached is the Site Plan as originally submitted as well as the draft resolutions and ordinances.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 11-21-16]

ORDINANCE NO. 2016-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL
OF LAND FROM R-6 SUBURBAN SINGLE-FAMILY RESIDENCE
DISTRICT TO R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT
(3709 WEST COLLEGE AVENUE)
(4.1204 ACRES)
(ROBERT WILLIAMS, TDI ASSOCIATES, INC., APPLICANT)

WHEREAS, Robert Williams, TDI Associates, Inc. having petitioned for the rezoning of a certain parcel of land from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District, such land being located at 3709 West College Avenue; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 8th day of December, 2016, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District:

Parcel 1 of Certified Survey Map No. 6537 being part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin excepting therefrom the following: Beginning at the southeast corner of Parcel 2 as recorded in said Certified Survey Map No. 6537; thence South 88°32'26" West along the southerly line of said

Parcel 2, 132.00 feet to the southwest corner of said Parcel 2; thence South 00°35'36" West along the westerly line of said Parcel 1, 136.00 feet; thence North 88°32'28" East 132.00 feet; thence North 00°35'36" East 136.00 feet to the place of beginning. Containing a net area of 4.1204 acres or 179,487 square feet of land.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2016-____

A RESOLUTION RECOMMENDING THE ADOPTION OF AN
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 3709 WEST
COLLEGE AVENUE FROM RESIDENTIAL USE TO RESIDENTIAL – MULTI-
FAMILY USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Robert Williams, TDI Associates, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 3709 West College Avenue, from Residential Use to Residential – Multi-Family Use, such property bearing Tax Key No. 713-9996-003, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 6537 being part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin excepting therefrom the following: Beginning at the southeast corner of Parcel 2 as recorded in said Certified Survey Map No. 6537; thence South 88°32'26" West along the southerly line of said Parcel 2, 132.00 feet to the southwest corner of said Parcel 2; thence South 00°35'36" West along the westerly line of said Parcel 1, 136.00 feet; thence North 88°32'28" East 132.00 feet; thence North 00°35'36" East 136.00 feet to the place of beginning. Containing a net area of 4.1204 acres or 179,487 square feet of land; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on December 8, 2016, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety

and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 3709 West College Avenue, from Residential Use to Residential – Multi-Family Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

ORDINANCE NO. 2016-_____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 3709 WEST COLLEGE
AVENUE FROM RESIDENTIAL USE TO RESIDENTIAL – MULTI-FAMILY USE
(4.1204 ACRES)
(ROBERT WILLIAMS, TDI ASSOCIATES, INC., APPLICANT)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Robert Williams, TDI Associates, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 3709 West College Avenue from Residential Use to Residential-Multi-Family Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on December 20, 2016, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at 3709 West College Avenue from Residential Use to Residential-Multi-Family Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on December 20, 2016; and

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at 3709 West College Avenue from Residential Use to Residential-Multi-Family Use. Such property is more particularly described within Resolution No. 2016- _____ of even-date herewith.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of

competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016, by Alderman _____.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2016-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR A
TWO STORY, 56 UNIT MULTI-FAMILY SENIOR INDEPENDENT
LIVING APARTMENT COMPLEX DEVELOPMENT USE UPON
PROPERTY LOCATED AT 3709 WEST COLLEGE AVENUE
(CHARLOTTE'S GARDEN)
(ROBERT WILLIAMS, TDI ASSOCIATES, INC., APPLICANT)

WHEREAS, Robert Williams, TDI Associates, Inc. having petitioned the City of Franklin for the approval of a Special Use to allow for a two story, 56 unit multi-family senior independent living apartment complex development use, consisting of 8 one bedroom units and 48 two bedroom units with a clubhouse/activity center, 103 underground parking spaces, 38 surface parking spaces, a gazebo, storm water pond and landscaping upon property located at 3709 West College Avenue, bearing Tax Key No. 713-9996-003, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 6537 being part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin excepting therefrom the following: Beginning at the southeast corner of Parcel 2 as recorded in said Certified Survey Map No. 6537; thence South 88°32'26" West along the southerly line of said Parcel 2, 132.00 feet to the southwest corner of said Parcel 2; thence South 00°35'36" West along the westerly line of said Parcel 1, 136.00 feet; thence North 88°32'28" East 132.00 feet; thence North 00°35'36" East 136.00 feet to the place of beginning. Containing a net area of 4.1204 acres or 179,487 square feet of land; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 8th day of December, 2016, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

ROBERT WILLIAMS, TDI ASSOCIATES, INC. – SPECIAL USE
RESOLUTION NO. 2016-_____

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WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Robert Williams, TDI Associates, Inc., for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Robert Williams, TDI Associates, Inc., successors and assigns, for the two story, 56 unit multi-family senior independent living apartment complex development use, which shall be developed in substantial compliance with, and operated and maintained by Robert Williams, TDI Associates, Inc., pursuant to those plans City file-stamped _____, 2016 and annexed hereto and incorporated herein as Exhibit A.
2. Robert Williams, TDI Associates, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Robert Williams, TDI Associates, Inc. two story, 56 unit multi-family senior independent living apartment complex development use (Charlotte's Garden), within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the Robert Williams, TDI Associates, Inc. two story, 56 unit multi-family senior independent living apartment complex development use (Charlotte's Garden), for the property located at 3709 West College Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Robert Williams, TDI Associates, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

ROBERT WILLIAMS, TDI ASSOCIATES, INC. – SPECIAL USE
RESOLUTION NO. 2016-_____

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BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

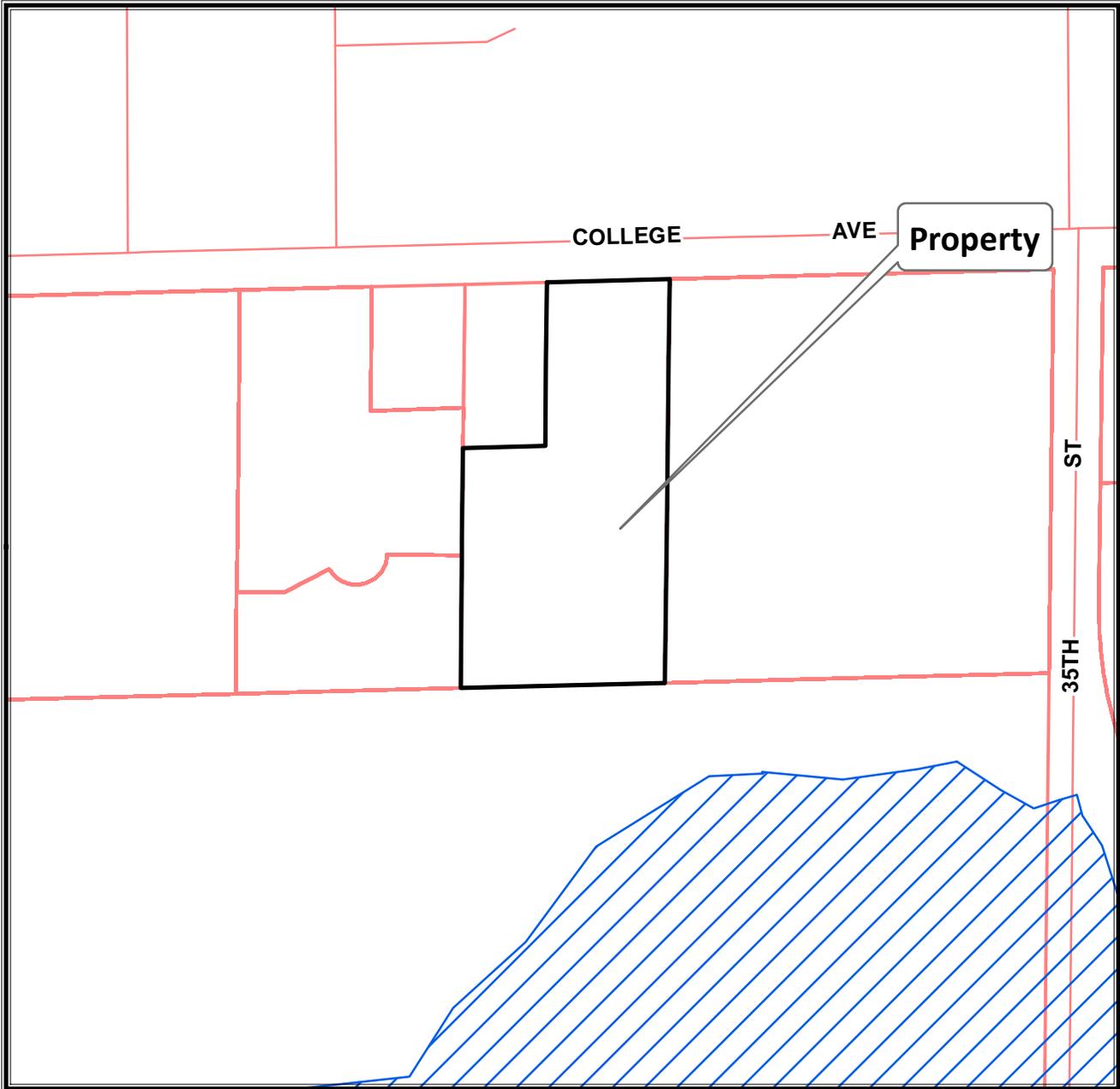
Stephen R. Olson, Mayor

ATTEST:

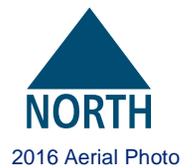
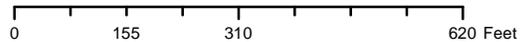
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

3709 W. College Avenue
TKN: 713 9996 003

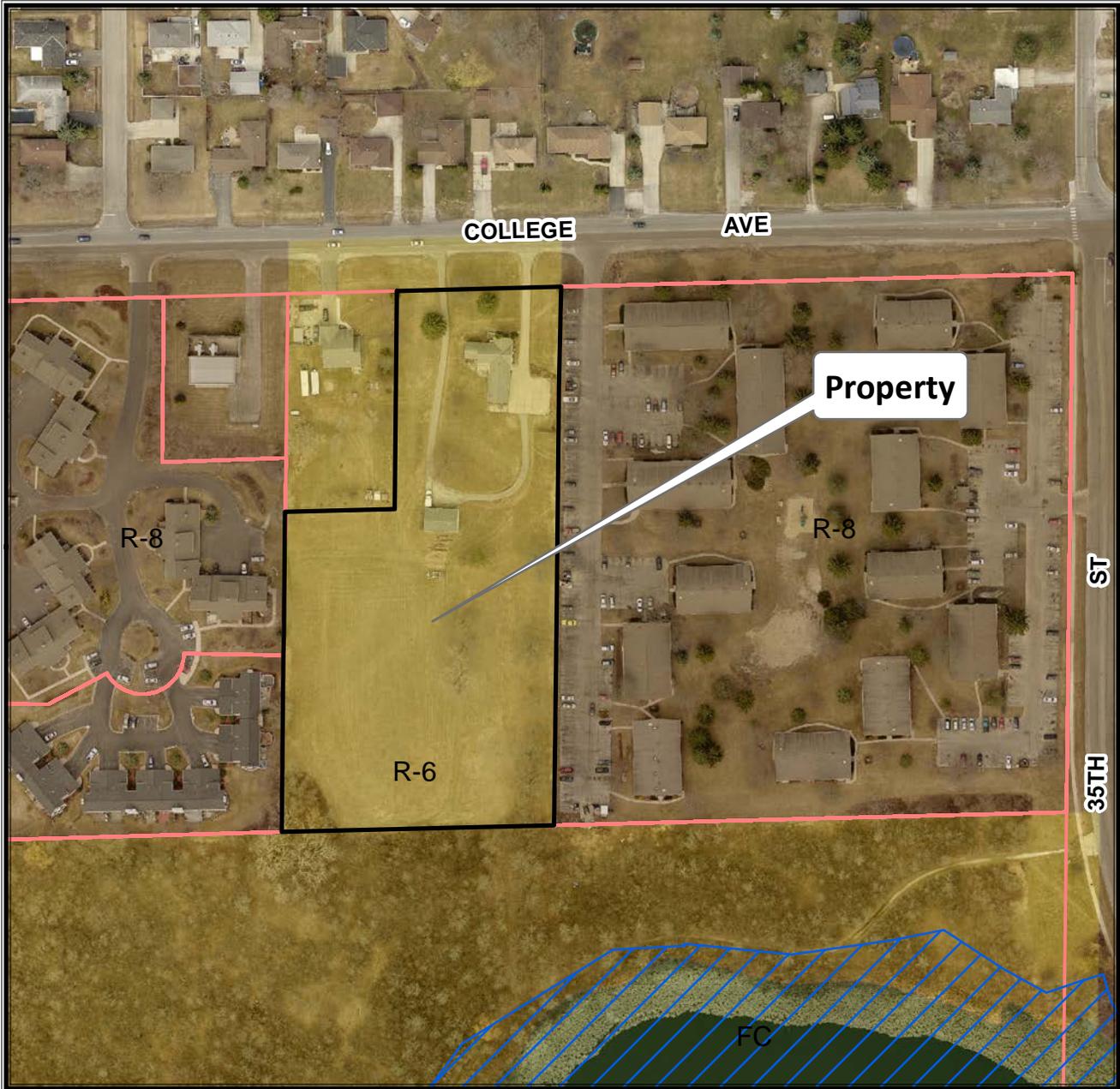


Planning Department
(414) 425-4024



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.

3709 W. College Avenue
TKN: 713 9996 003



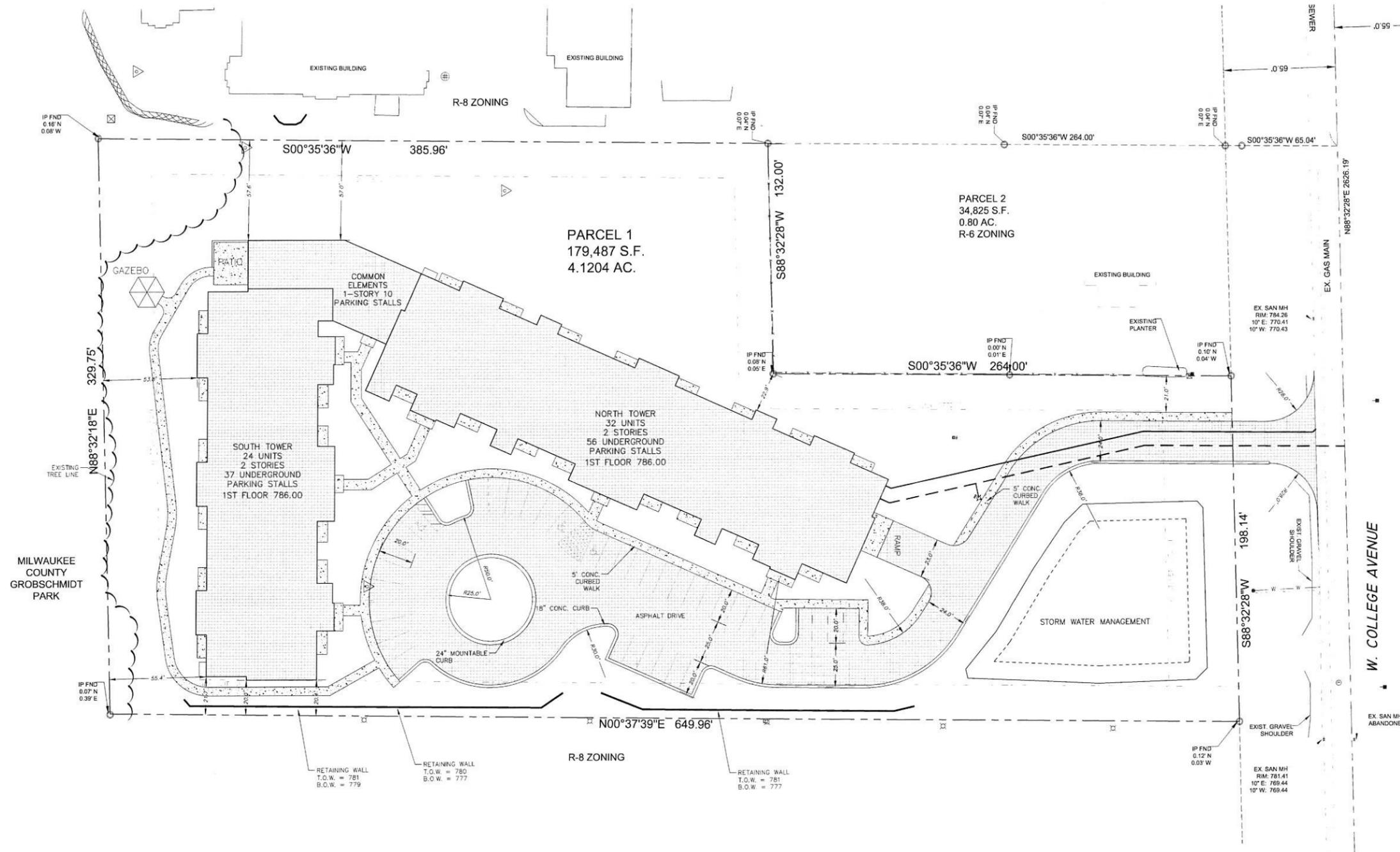
Planning Department
(414) 425-4024

0 115 230 460 Feet



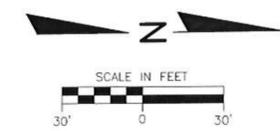
2016 Aerial Photo

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



SITE DATA:

| | |
|------------------------|---|
| GROSS LOT AREA | 4.12 ACRES |
| CURRENT ZONING: | R-6 |
| PROPOSED ZONING: | R-8 |
| BUILDING | 0.92 ACRES |
| PARKING AND WALKWAYS | 0.79 ACRES |
| GREEN SPACE | 2.44 ACRES (59%) |
| NUMBER OF LIVING UNITS | 56 UNITS TOTAL |
| PARKING STALLS | BASEMENT 103 STALLS SURFACE 38 STALLS TOTAL 141 STALLS 2.5 PER UNIT |



| REVISIONS: | | T&I ASSOCIATES, INC. | |
|---|--------------------|---------------------------------|--|
| NOTE | DATE | ARCHITECTS, ENGINEERS, PLANNERS | OWNERSHIP OF DOCUMENTS |
| | | | This document and the design and/or design-related information are the property of T&I Associates, Inc. and shall not be used in whole or in part for any other project or purpose without the express written authorization of T&I Associates, Inc. |
| CITY OF FRANKLIN, WI CHARLOTTE'S GARDEN SENIOR HOUSING SITE DEVELOPMENT PLAN | | | |
| SCALE: 1" = 30' - 0" | JOB NO: 16-218.000 | DATE: 10-31-16 | |
| DESIGNED BY: ROB | DRAWN BY: ROB | CHECKED BY: | |
| APPROVED BY: | | | |
| | | ENGINEER | DATE |
| | | | SHEET C-2.0 |



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of December 8, 2016

Rezoning

RECOMMENDATION: Department of City Development Staff recommends approval of the requested rezoning for property located 8423 South 100th Street, subject to the conditions of approval in the attached draft ordinance.

| | |
|---------------------------------------|---|
| Project Name: | Watson Rezoning |
| Project Address: | 8423 South 100 th Street |
| Applicant: | Todd Watson |
| Owners (property): | JP Morgan Chase Bank NA Successor by Merger To |
| Current Zoning: | B-3 Community Business District and R-3 Suburban/Estate Single-Family Residence District |
| Proposed Zoning: | R-3 Suburban/Estate Single-Family Residence District |
| Future Land Use 2025: | Residential and Areas of Natural Resource Features |
| Use of Surrounding Properties: | Single-family residential (zoned R-3) to the north, vacant land (zoned B-3) to the south, single-family residential (zoned R-3 and B-3) to the east and R-8 District zoned land to the west |
| Applicant Action Requested: | Recommendation of approval of the requested Rezoning to the Common Council. |

Introduction & Background:

On November 9, 2016, the applicants submitted an application to rezone their property located at 8423 South 100th Street (bearing Tax Key No. 841-0025-001) from B-3 Community Business District to R-3 Suburban/Estate Single-Family Residence District. The subject property is approximately 1.87 acres and is a combination of Lot 2 and Lot 21 of the St. Martins Woods Subdivision Plat, recorded on September 23, 1936.

The property consists of an existing legal non-conforming single-family residence and several detached accessory structures. On January 27, 1983, the Plan Commission granted use approval to a Mr. Halbert Tuttle to allow a television repair business use. A Zoning Permit was later issued to James A. Lang, on August 30, 1995, for use of the property as an automobile accessory retail and mail order operation. The current applicant has indicated that they intend to use the property solely as single-family, and as such are proposing to rezone the property for single-family use.

The existing accessory structure located on the northwest corner of the property, adjacent to W. St. Martins Road does not meet current setback requirements and never received a final inspection by the Building Inspection Department. The applicant has indicated plans to improve this building. The structure and property file are still under review by staff; however, the

applicant has been made aware that a variance may be required to allow for the existing placement of the building (as its current location was never actually approved by the City).

Analysis:

Comprehensive Master Plan Consistency

Consistent with, as defined by Wisconsin State Statute, means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”

In spite of being zoned B-3 Community Business District, the City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the future land use of the subject property as Residential and Areas of Natural Resource Features. Furthermore, the adjacent properties to the north, south and west are also planned Residential and Areas of Natural Resource Features. The properties to the east are planned Mixed Use. While the property immediately to the south is zoned B-3 Community Business District and its future land use designation is residential, it is used as a site for a small We Energies utility building. Staff also notes that the subject property is outside of the City’s Crossroads Trade Area plan. Therefore, Staff finds the proposed rezoning is consistent with the City’s CMP.

Staff Recommendation:

Department of City Development Staff recommends approval of the requested rezoning for property located 8423 South 100th Street, subject to the conditions of approval in the attached draft ordinance.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 11-21-16]

ORDINANCE NO. 2016-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL
OF LAND FROM B-3 COMMUNITY BUSINESS DISTRICT TO R-3
SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT
(8423 SOUTH 100TH STREET)
(APPROXIMATELY 1.87 ACRES)
(TODD WATSON, APPLICANT)

WHEREAS, Todd Watson having petitioned for the rezoning of a certain parcel of land from B-3 Community Business District to R-3 Suburban/Estate Single-Family Residence District, such land being located at 8423 South 100th Street; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 8th day of December, 2016, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from B-3 Community Business District to R-3 Suburban/Estate Single-Family Residence District:

ST MARTINS WOODS LOT 2 & LOT 21 EXC ELY 40 FT FOR RD
LOT 3 & LOT 20 EXC PTS IN DOC NO 5680081 & EXC ELY 40 FT
OF LOT 20 FOR RD. Tax Key No. 841-0025-001.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain

in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

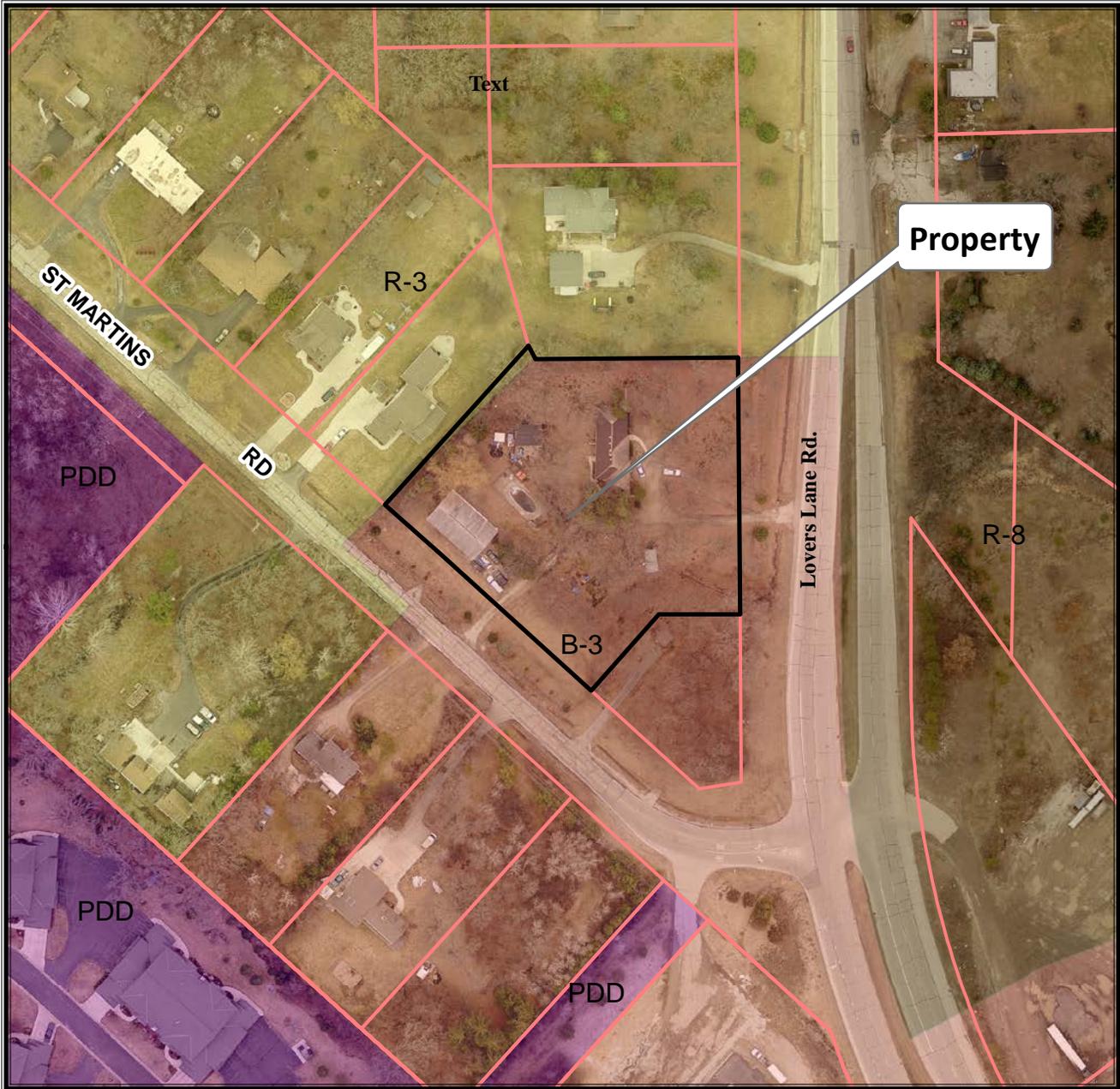
Stephen R. Olson, Mayor

ATTEST:

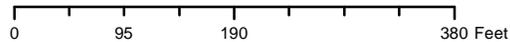
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

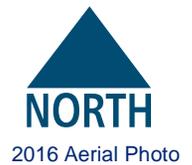
8423 S. 100th Street
TKN: 841 0025 001



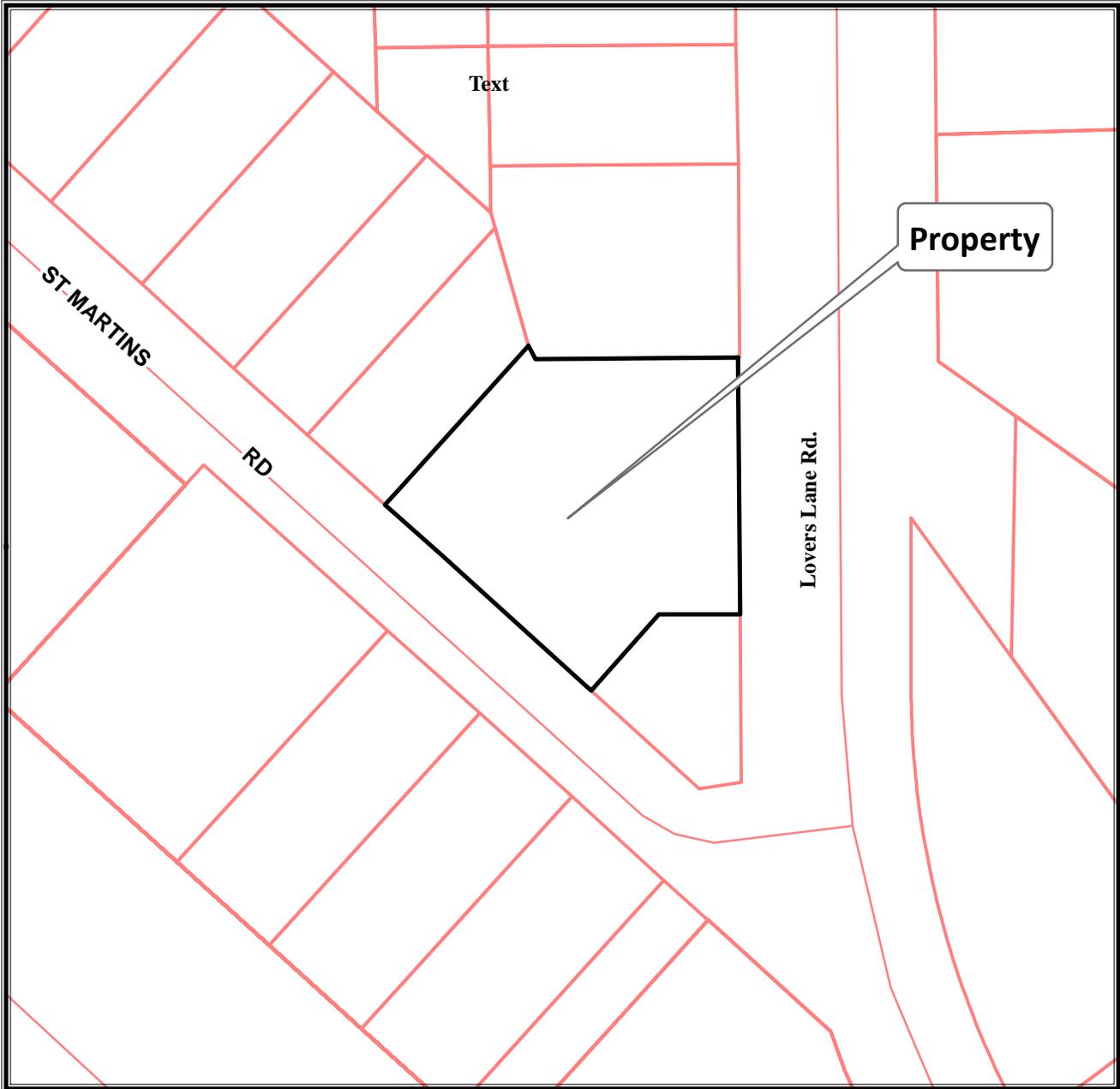
Planning Department
(414) 425-4024



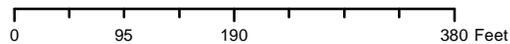
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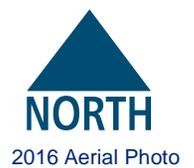
8423 S. 100th Street
TKN: 841 0025 001



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.



Project Summary

8423 s 100th st Franklin, WI

My intent is to re-zone 8423 s 100th st from B3 Commercial to R3 Residential. I want to use it as a single-family home. In the Comprehensive Master Plan's Future Land Use Map 2025 this property is listed as Residential, not Commercial. So re-zoning to Residential would make this property consistent with the Comprehensive Master Plan.

8423 s 100th st, Franklin, WI

Legal Description

ST MARTINS WOODS LOT 2 & LOT 21 EXC ELY 40 FT FOR RD LOT 3 & LOT 20 EXC PTS IN DOC NO 5680081
& EXC ELY 40 FT OF LOT 20 FOR RD

8423 S 100th St



- NIT 1/ 8420 -0170
- NIT 2/ 8422 -0171
- NIT 1/ 8446 -0172
- NIT 2/ 8448 -0173
- NIT 1/ 8466 -0174
- NIT 2/ 8468 -0175
- NIT 1/ 8470 -0176
- NIT 2/ 8472 -0177

- UNIT 1/ 8478 -0178
- UNIT 2/ 8480 -0179
- UNIT 1/ 8486 -0180
- UNIT 2/ 8488 -0181
- UNIT 1/ 8502 -0182
- UNIT 2/ 8504 -0183
- UNIT 1/ 8508 -0184
- UNIT 2/ 8510 -0185

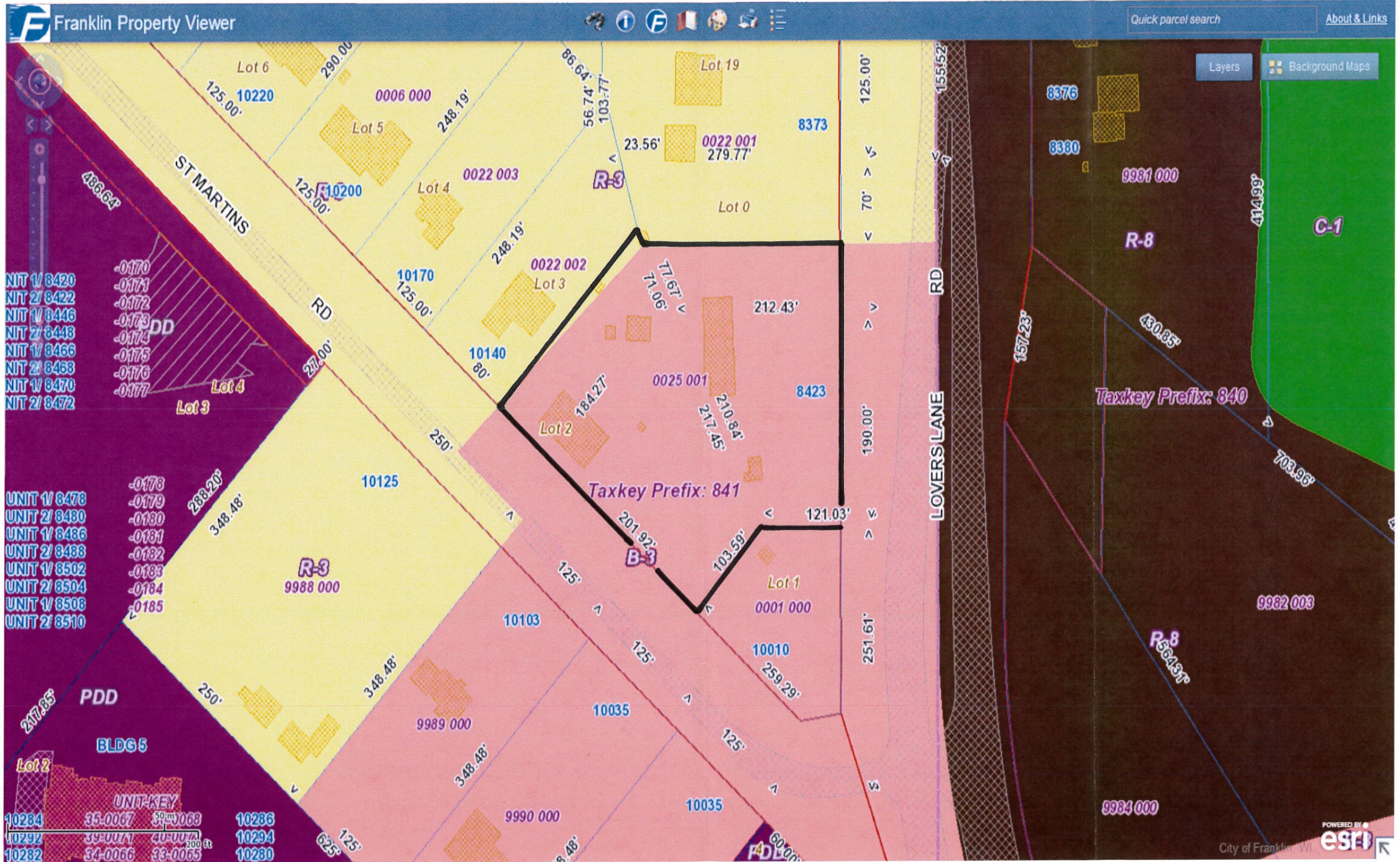
UNIT-KEY

| | | | |
|-------|---------|---------|-------|
| 10284 | 35-0067 | 30-0068 | 10286 |
| 10292 | 39-0071 | 40-0071 | 10294 |
| 10282 | 34-0066 | 33-0065 | 10280 |

Franklin
NOV 08 2016
City Development



Rezoning B3 commercial to R-3 residential



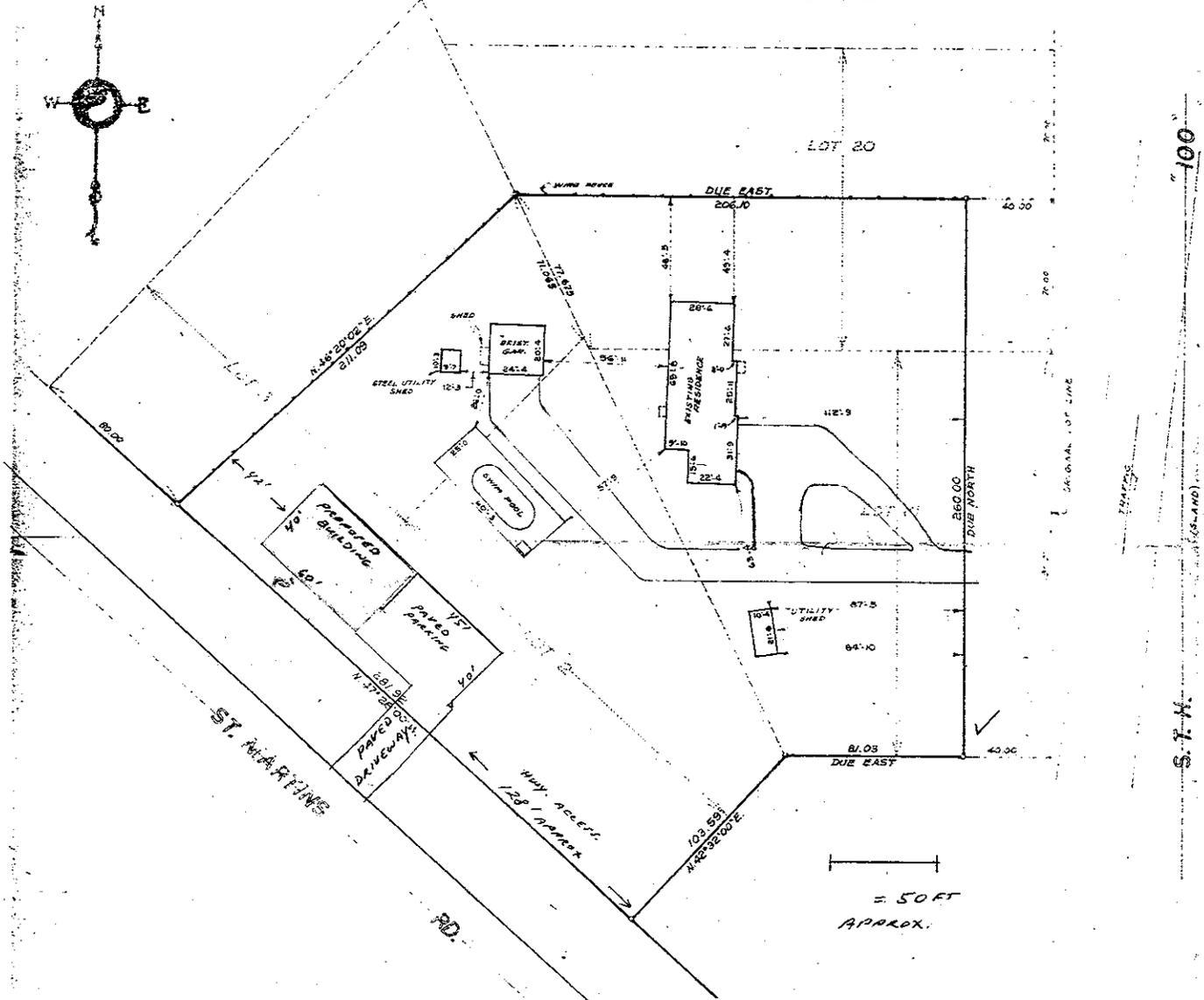
PLAN OF SURVEY

10100 W. St. Martins

Lots No. Two (2) and Twenty-one (21), except the Easterly 40.00 feet of Lot 21, St. Martins Woods, being a part of the East one-half (1/2) of the Southwest quarter (1/4) of Section Seventeen (17), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin. Also Lot No. Three (3) in St. Martins Woods, being a part of the East one-half (1/2) of the Southwest quarter (1/4) of Section Seventeen (17), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, excepting that part of Lot No. Three (3) described as follows: Commencing at the East corner of Lot 3; thence Southerly along the Southwesterly line of Lot 3, 80.00 feet to a point; thence Northeasterly to a point in the Northeasterly line of Lot 3, said point being 71.065 feet measured along the Northeasterly line of Lot 3 from the East corner of said Lot 3 and said point also being 77.675 feet distant from the Southwest corner of Lot 20; thence Northwesterly along the Northeasterly line of Lot 3 to the North corner of Lot 3; thence Southwesterly along the Northwesterly line of Lot 3 to the point of commencement. Also Lot Twenty (20) except the Easterly 40.00 feet of the Southerly 70.00 feet of Lot 20, in St. Martins Woods, being a part of the East one-half (1/2) of the Southwest quarter (1/4) of Section Seventeen (17), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, excepting that part of Lot Twenty (20) described as follows: Commencing at the Northwest corner of Lot 20; thence Easterly along the North line of Lot 20 to the Northeast corner of Lot 20; thence Southerly along the East line of Lot 20, 70.00 feet to a point; thence Westerly to a point in the West line of Lot 20, said point being 77.675 feet measured along the West line of Lot 20 from the Southwest corner of Lot 20, said point also being 71.065 feet from the East corner of Lot 3; thence Northerly along the West line of Lot 20 to the point of beginning.

Survey made for Howard Dora

Address - 8423 S. Highway 100



STATE CERTIFICATE

I have surveyed the above described property and the above plat is a true representation thereof and certify the size and location of the property, to exist in accordance with the plat and to be of all visible structures thereon, fences, highroads, enclosures and roadways and visible encroachments, if any.

This survey is made for exclusive use of the present owners of the property and does not constitute a warranty or guarantee of the title therein, within the year from date hereof, and as to them I warrant the accuracy of said survey and map.

Witness, Wisconsin

APRIL 29, 1975

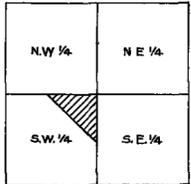
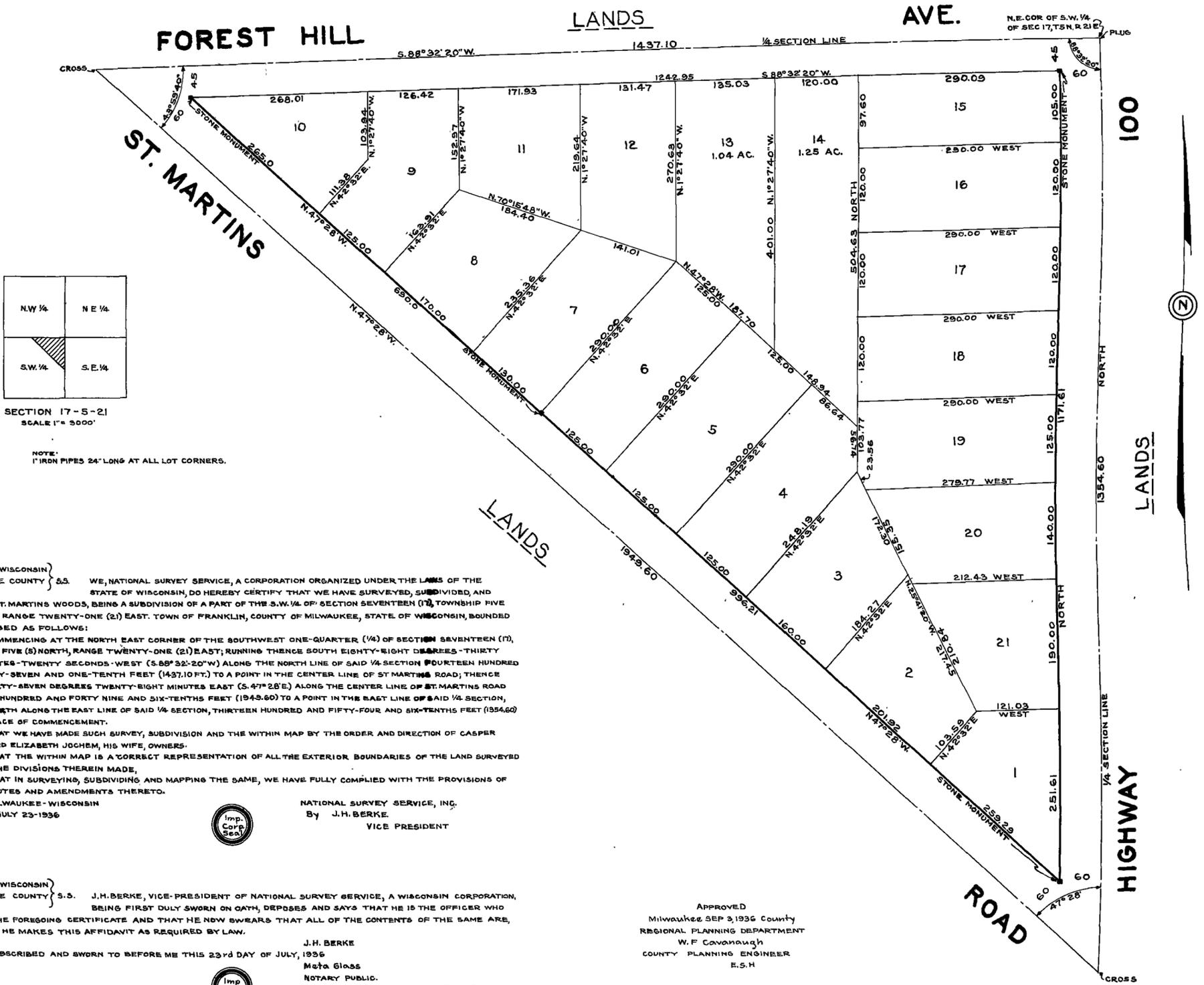
Russell H. Sehlma
 Russell H. Sehlma, Surveyor

10/10/75

ST. MARTINS WOODS

BEING A SUBDIVISION OF A PART OF THE S. W. 1/4 OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 21 EAST,
TOWN OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SCALE 1" = 100'



SECTION 17-5-21
SCALE 1" = 3000'

NOTE:
1" IRON PIPES 24" LONG AT ALL LOT CORNERS.

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S. WE, NATIONAL SURVEY SERVICE, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND MAPPED ST. MARTINS WOODS, BEING A SUBDIVISION OF A PART OF THE S.W. 1/4 OF SECTION SEVENTEEN (17), TOWNSHIP FIVE (5) NORTH, RANGE TWENTY-ONE (21) EAST, TOWN OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED & DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FIVE (5) NORTH, RANGE TWENTY-ONE (21) EAST; RUNNING THENCE SOUTH EIGHTY-EIGHT DEGREES THIRTY-TWO MINUTES TWENTY SECONDS WEST (S. 88° 32' 20" W) ALONG THE NORTH LINE OF SAID 1/4 SECTION FOURTEEN HUNDRED AND THIRTY-SEVEN AND ONE-TENTH FEET (1437.10 FT.) TO A POINT IN THE CENTER LINE OF ST. MARTINS ROAD; THENCE SOUTH FORTY-SEVEN DEGREES TWENTY-EIGHT MINUTES EAST (S. 47° 28' E) ALONG THE CENTER LINE OF ST. MARTINS ROAD NINETEEN HUNDRED AND FORTY-NINE AND SIX-TENTHS FEET (1949.60) TO A POINT IN THE EAST LINE OF SAID 1/4 SECTION, THENCE NORTH ALONG THE EAST LINE OF SAID 1/4 SECTION, THIRTEEN HUNDRED AND FIFTY-FOUR AND SIX-TENTHS FEET (1354.60) TO THE PLACE OF COMMENCEMENT.

THAT WE HAVE MADE SUCH SURVEY, SUBDIVISION AND THE WITHIN MAP BY THE ORDER AND DIRECTION OF CASPER JOCHEM AND ELIZABETH JOCHEM, HIS WIFE, OWNERS.
THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISIONS THEREIN MADE,
THAT IN SURVEYING, SUBDIVIDING AND MAPPING THE SAME, WE HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND AMENDMENTS THERETO.
MILWAUKEE - WISCONSIN
JULY 23-1936



NATIONAL SURVEY SERVICE, INC.
By J.H. BERKE
VICE PRESIDENT

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S. J.H. BERKE, VICE-PRESIDENT OF NATIONAL SURVEY SERVICE, A WISCONSIN CORPORATION, BEING FIRST DULY SWORN ON OATH, DEPOSES AND SAYS THAT HE IS THE OFFICER WHO SIGNED THE FOREGOING CERTIFICATE AND THAT HE NOW SWEARS THAT ALL OF THE CONTENTS OF THE SAME ARE, AND THAT HE MAKES THIS AFFIDAVIT AS REQUIRED BY LAW.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF JULY, 1936



J.H. BERKE
Meta Glass
NOTARY PUBLIC.
MY COMMISSION EXPIRES May 15, 1938.

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S. WE, CASPER JOCHEM AND ELIZABETH JOCHEM, BEING THE OWNERS OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE OF J.H. BERKE, VICE PRESIDENT OF NATIONAL SURVEY SERVICE, INC., HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED THEREIN TO BE SURVEYED AND MAPPED AS REPRESENTED ON THE WITHIN MAP.

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO AFFIXED OUR HANDS AND SEALS THIS 23rd DAY OF JULY 1936.
IN PRESENCE OF
James N. Godsell
Margaret H. Baas
Casper Jochem }
Elizabeth Jochem } OWNERS

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S. PERSONALLY CAME BEFORE ME THIS 23rd DAY OF JULY, 1936, THE ABOVE NAMED CASPER JOCHEM AND ELIZABETH JOCHEM, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF JULY A.D. 1936.
James N. Godsell
Notary Public
MY COMMISSION EXPIRES Nov. 14th 1937.



This plat has been tentatively approved by the Regional Planning Department. Final approval is subject to the changes indicated hereon being made and submission in final form within sixty days from this date July 17, 1936
Ray E. Behrens

APPROVED
Milwaukee SEP 3, 1936 County
REGIONAL PLANNING DEPARTMENT
W.F. Cavanaugh
COUNTY PLANNING ENGINEER
E.S.H.

BE IT RESOLVED BY THE BOARD OF THE TOWN OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, THAT THE PLAT OF ST. MARTINS WOODS IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 17 IN SAID TOWNSHIP BE APPROVED AS SUBMITTED WITH THE RESTRICTION THAT LOTS 11, 12, 13, AND 14 MUST BE SOLD IN CONJUNCTION WITH LOTS ABUTTING HIGHWAYS, OR BE WITHHELD UNTIL SUCH TIME THAT PROPOSED ROAD KNOWN AS FOREST HILL AVE. BE LAID OUT AND OPENED.
JULY 20-1936

Joseph Dineen
Charles Eilbracht
Robert A. Mayer
Edw J Baum TOWN CLERK

To the Honorable, the County Board,
Gentlemen:

Your County Highway Committee to which was referred at a meeting of this board held July 21, 1936, the plat of St. Martins Woods in the town of Franklin, begs leave to report that it has examined the same, finds that the plat has been approved by the town board of the said town, as required by law, and by the county planning department, and would therefore recommend that it be approved in accordance with the following resolution.

BE IT RESOLVED, That the plat of St. Martins Woods, being a subdivision of a part of southwest 1/4 of section 17, town 5 north, range 21 east, in the town of Franklin, county of Milwaukee, state of Wisconsin, be and the same is hereby approved by the county board of supervisors of Milwaukee County.

GEO. J. HERRMANN,
WILLARD P. LYONS,
EUGENE WARNIMONT,
LAWRENCE J. TIMMERMAN
JOHN R. BIEMANN,
HUGO O.P. FRANKE,
A.J. MELMS,
Committee.



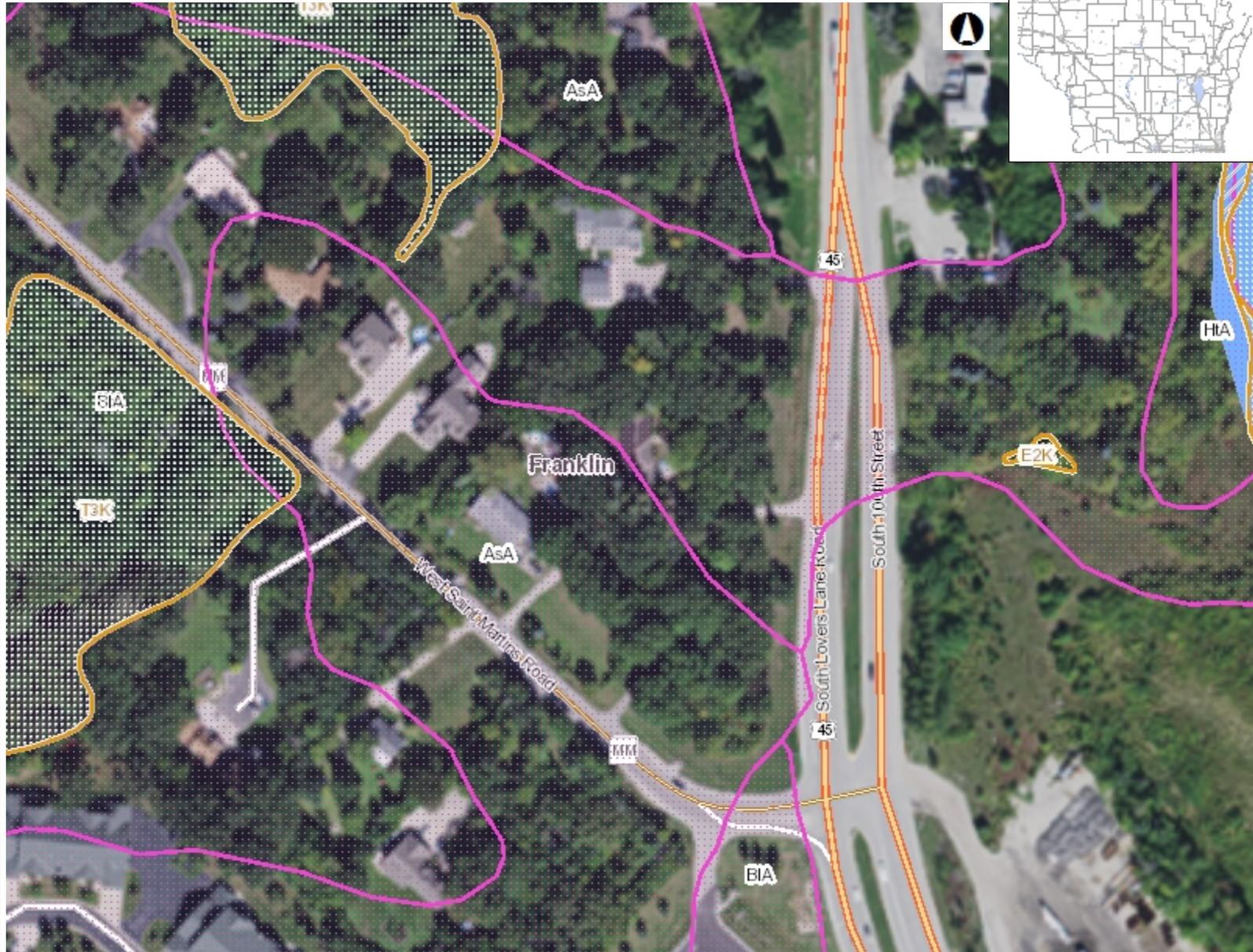
OFFICE OF THE COUNTY CLERK
Milwaukee, SEP 23, 1936

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Board of Supervisors of Milwaukee County, at a regular meeting (continued) of said Board held on 22.6 day of September, 1936.
Geo. F. Breitbach
County Clerk.

Recorded SEP. 23, 1936
At 10:30 O'clock, A.M.
Bernard T. Czaskos, Register } #2101193
A.J. Grundman, Deputy



Surface Water Data Viewer Map



- ### Legend
- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled Points**
 - Filled Points
 - Wetland Class Areas**
 - Wetland
 - Upland
 - Filled Areas**
 - Filled Areas
 - NRCS Wetspots**
 - NRCS Wetspots
 - Wetland Indicators**
 - Wetland Indicators
 - Intermittent Streams**
 - Intermittent Streams
 - 24K Hydrography Streams and Rivers**
 - 24K Hydrography Streams and Rivers
 - 24K Hydrography Lakes and Open Water**
 - 24K Hydrography Lakes and Open Water
 - Municipality**
 - Municipality
 - State Boundaries**
 - State Boundaries
 - County Boundaries**
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads**
 - Railroads
 - Tribal Lands**
 - Tribal Lands
 - Major Roads**
 - County Road
 - Interstate HWY
 - State HWY



NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of December 8, 2016

Certified Survey Map

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

| | |
|---------------------------------------|--|
| Project Name: | Bridgestone Capital LLC Certified Survey Map (CSM) |
| Project Address: | 8647 South 35 th Street |
| Applicant: | Ryan Konicek, Bridgestone Capital, LLC |
| Owners (property): | Bridgestone Capital, LLC |
| Current Zoning: | R-6 Suburban Single Family Residence District |
| 2025 Future Land Use: | Residential |
| Use of Surrounding Properties: | Single-family residential to the north, east and west and Franklin Woods/Kayla's Playground to the south |
| Applicant Action Requested: | Recommendation of approval of the Certified Survey Map |

Introduction:

Please note:

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

On August 16, 2016, the applicant filed a Certified Survey Map (CSM) Application with the Department of City Development requesting approval to subdivide an approximately 8.987-acre property into three parcels.

According to Section 15-9.0309 of the Unified Development Ordinance (UDO), the Plan Commission shall within 60 days from the date of filing of the CSM recommend approval, conditional approval, or rejection of the map, and shall transmit the map along with its recommendations to the Common Council. The Common Council then shall approve, approve conditionally and thereby require resubmission of corrected Certified Survey Map, or reject such Certified Survey Map within ninety (90) days from the date of filing of the map unless time is extended by agreement with the Subdivider.

The applicant submitted the CSM on August 16, 2016; therefore, a decision by Plan Commission was required by October 15th and a final decision by the Common Council by November 14th. The applicant, in order to provide more time to obtain and review natural resource information, provided a 60-day extension for City review on October 20th. Therefore, the Plan Commission must forward a recommendation to the Common Council by December 14th and the Common Council must make a final decision by January 13, 2017.

Project Description and Analysis:

Certified Survey Map

The property consists of a single-family dwelling and several accessory structures. The remainder of the property is vacant land and protected natural resource features. As previously stated, the applicant is proposing to divide the property into three lots. Lot 1 has an area of approximately 2.859-acres and will be accessed from S. 35th Street. Lot 2 has an area of approximately 2.525-acres and is located at the northwest corner of S. 35th Street and W. Puetz Road. The existing home and accessory structures are located on Lot 2 with existing access from S. 35th Street. Lot 3 has an area of 2.97-acres with access to W. Puetz Road.

Public sewer is immediately adjacent to both W. Puetz Road and S. 35th Street. However, public water facilities are located only at the southeast corner of W. Puetz Road and S. 35th Street. *Staff recommends that prior to recording the Certified Survey Map, the applicant shall request that the City extend public water facilities to serve the proposed lots. If rejected, the proposed lots may be developed with private well-water systems. A statement shall be added to Sheet 1 of the CSM to indicate whether the land is being served by public sewer and water or public sewer only.* Staff would suggest that public water be provided to these subject lots.

The proposed lots meet the R-6 Suburban Single-Family Residence District minimum lot area of 13,000 square feet as well as the minimum lot width of 90 feet and 105 feet for corner lots. While the proposed lots significantly exceed the 13,000 square foot minimum size requirement, their size is reflective of the amount of protected natural resource features located on the property.

The property consists of R-6 Residence District zoning as well as C-1 Conservancy District zoning. As the C-1 Conservancy District is no longer utilized by the City (see Section 15-1.0111 below), *staff recommends that the applicant shall apply for a Rezoning Application to remove the existing C-1 Conservancy District zoning, prior to recording the Certified Survey Map. If rezoned, the information on the CSM shall be revised accordingly.*

SECTION 15-1.0111 REPEAL

A. Repeal of Zoning Ordinance. The City of Franklin Ordinance No. 221 adopted on February 6, 1968 and subsequent amendments thereto, relating to the zoning of land is hereby repealed and all other Ordinances or parts of Ordinances of the City of Franklin inconsistent or conflicting with this Ordinance, to the extent of the inconsistency or conflict only, are hereby repealed, excepting Section 8.5 of Ordinance No. 221 (B-4 Regional Shopping District) and Section 12.1 of Ordinance No. 221 (C-1 Conservancy District), which shall remain in effect until such time, after duly held public hearing, as the Common Council rezones the lands in a B-4 or C-1 zoning pursuant to Ordinance No. 221 to a zoning district provided for within this Ordinance. Immediately upon approval of said rezonings, the aforementioned Sections 8.5 and 12.1 shall be repealed without further public hearing.

Natural Resource Protection Plan

GRAEF prepared a Natural Resource Protection Plan, dated November 2016, received by the City on November 29, 2016. Overall, the property contains wetlands, young woodlands, a waterway and 100-year floodplain.

The location of Home #2 (upon Lot 3), which is illustrated on the NRPP map impacts approximately 0.042 acre (1,828.7 square feet) of young woodland. A total of 0.48 acres of young woodland around Home #2 is not being preserved within the Conservation Easement. There is also a 0.52 acre young woodland located on the east side of the parcel that is not included as part of the Conservation Easement. Therefore, a total of 1.00 acre of the 3.55 acres of young woodland onsite is not being protected per the applicant's NRPP.

Per Table 15-4.0100 of the UDO, a young woodland carries a 50% protection standard. The applicant has based the protection standard by including young woodlands that are already included and protected by more restrictive natural resource protection standards. For example, the 50% protection standard may not be based upon young woodlands located within a wetland, wetland buffer, shore buffer or 100-year floodplain as those areas carry a 100% protection standard. Therefore, staff recommends that the applicant demonstrate that a minimum of 50% of young woodland located outside of other more restrictive protected natural resource features are being protected and included within the Conservation Easement.

Staff notes that the applicant may choose to protect the 0.52-acre young woodland on the east side of the property, which would then allow the 0.48-acre impact to the young woodland surrounding Home #2 to resolve this matter. Staff would also note that the City's consultant commented that the dominant tree is green ash and the vast majority appear to be dead or dying. The applicant may have included these trees to determine young woodland boundaries; however, dead or dying trees do not have to be counted. Staff recommends that the 50% of young woodland to be preserved include the majority of the woodland on the east side of the property, in addition to any healthy trees that may exist on the western lot line of proposed Lot 3.

In summary, the site contains 3.55 acres of young woodland, 2.11 acres of shore buffer, 5.02 acres of floodplain and 1.51 acres of wetland buffer. The vast majority of protected resources, 5.02 acres, is 100-year floodplain. There is approximately 0.47 acres of shore buffer and wetland buffer that is located outside of the floodplain.

The applicant is proposing impacts to young woodlands; however, has double counted resources and therefore, must redo the Site Intensity and Capacity Calculations to only include young woodland areas that are outside of other protected resources and the NRPP map shall be revised to clearly illustrate the young woodland areas to be protected and those to be impacted.

The applicant has provided a letter from the Wisconsin Department of Natural Resources, dated November 23, 2016, that concurs with the wetland boundaries as delineated by GRAEF.

Below are additional recommended conditions of approval, which are mostly technical in nature:

- The "Building Setback" note at the bottom of Sheet 1 shall be revised to include the 19-foot Corner Side Yard Setback.
- The note on Sheet 1 indicating the zoning of the property shall be revised to state both R-6 Residence District and C-1 Conservancy District.
- The Conservation Easement shall be shown more clearly on both Sheet 1 and Sheet 2 of the Certified Survey Map.
- The note indicating that wetlands were delineated by GRAEF on October 20, 2014 shall be revised to also include the name of the individual that performed the delineation.

- The 12-foot wide roadway dedication adjacent to S. 35th Street shall be labeled similar to the labeling provided for the 27-foot dedication along W. Puetz Road.
- The note on Sheet 4 under Common Council approval shall be revised to add “dedication” between “and” and “approved.”
- The applicant shall submit a written Conservation Easement document for Common Council review and approval and recording with the Milwaukee County Register of Deeds.

In addition to the above, staff also suggests that the applicant utilize signage or boulders to mark the location of the conservation easement boundary on the individual lots.

Staff Recommendation:

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

RESOLUTION NO. 2016-_____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (RYAN S. KONICEK, OPERATOR OF BRIDGESTONE CAPITAL LLC, APPLICANT) (8647 SOUTH 35TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being that part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 8647 South 35th Street, bearing Tax Key No. 833-9999-000, Ryan S. Konicek, Operator of Bridgestone Capital 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 Ryan S. Konicek, Operator of Bridgestone Capital 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 separate written grant of easement instrument, in such form as provided within the

RYAN S. KONICEK, OPERATOR OF BRIDGESTONE CAPITAL LLC – CERTIFIED
SURVEY MAP

RESOLUTION NO. 2016-_____

Page 2

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

4. Ryan S. Konicek, Operator of Bridgestone Capital LLC, successors and assigns, and any developer of the Bridgestone Capital LLC 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 Ryan S. Konicek, Operator of Bridgestone Capital LLC and the 3 lot certified survey map project for the property located at 8647 South 35th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. Prior to recording the Certified Survey Map, the applicant shall request that the City extend public water facilities to serve the proposed lots. If rejected, the proposed lots may be developed with private well-water systems. A statement shall be added to Sheet 1 of the Certified Survey Map to indicate whether the land is being served by public sewer and water or public sewer only.
7. The applicant shall apply for a Rezoning Application to remove the existing C-1 Conservancy District zoning, prior to recording the Certified Survey Map. If rezoned, the zoning information on the CSM shall be revised accordingly.
8. The applicant shall demonstrate that a minimum of 50% of young woodland located outside of other more restrictive protected natural resource features are being protected and included within the Conservation Easement.
9. The fifty percent of young woodland onsite to be preserved shall include the majority of the woodland on the east side of the property, in addition to any healthy trees that may exist on the western lot line of proposed Lot 3.
10. The applicant shall submit revised Site Intensity and Capacity Calculations, for Department of City Development Review and approval, that only include young

RYAN S. KONICEK, OPERATOR OF BRIDGESTONE CAPITAL LLC – CERTIFIED
SURVEY MAP

RESOLUTION NO. 2016-_____

Page 3

woodland areas that are outside of other protected natural resources. Furthermore, the Natural Resource Protection Plan map shall be revised to clearly illustrate the young woodland areas to be protected and those areas to be impacted.

11. The “Building Setback” note at the bottom of Sheet 1 shall be revised to include the 19-foot Corner Side Yard Setback.
12. The note on Sheet 1 indicating the zoning of the property shall be revised to state both R-6 Residence District and C-1 Conservancy District.
13. The Conservation Easement shall be shown more clearly on both Sheet 1 and Sheet 2 of the Certified Survey Map.
14. The note indicating that wetlands were delineated by GRAEF on October 20, 2014 shall be revised to also include the name of the individual that performed the delineation.
15. The 12-foot wide roadway dedication adjacent to S. 35th Street shall be labeled similar to the labeling provided for the 27-foot dedication along W. Puetz Road.
16. The note on Sheet 4 under Common Council approval shall be revised to add “dedication” between “and” and “approved.”
17. The applicant shall submit a written Conservation Easement document for Common Council review and approval and recording with the Milwaukee County Register of Deeds.
18. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Bridgestone Capital 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, Bridgestone Capital LLC, with the Office of the Register of Deeds for Milwaukee County.

RYAN S. KONICEK, OPERATOR OF BRIDGESTONE CAPITAL LLC – CERTIFIED
SURVEY MAP
RESOLUTION NO. 2016-_____

Page 4

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2016.

Passed and adopted at a regular meeting of the Common Council of the City of
Franklin this _____ day of _____, 2016.

APPROVED:

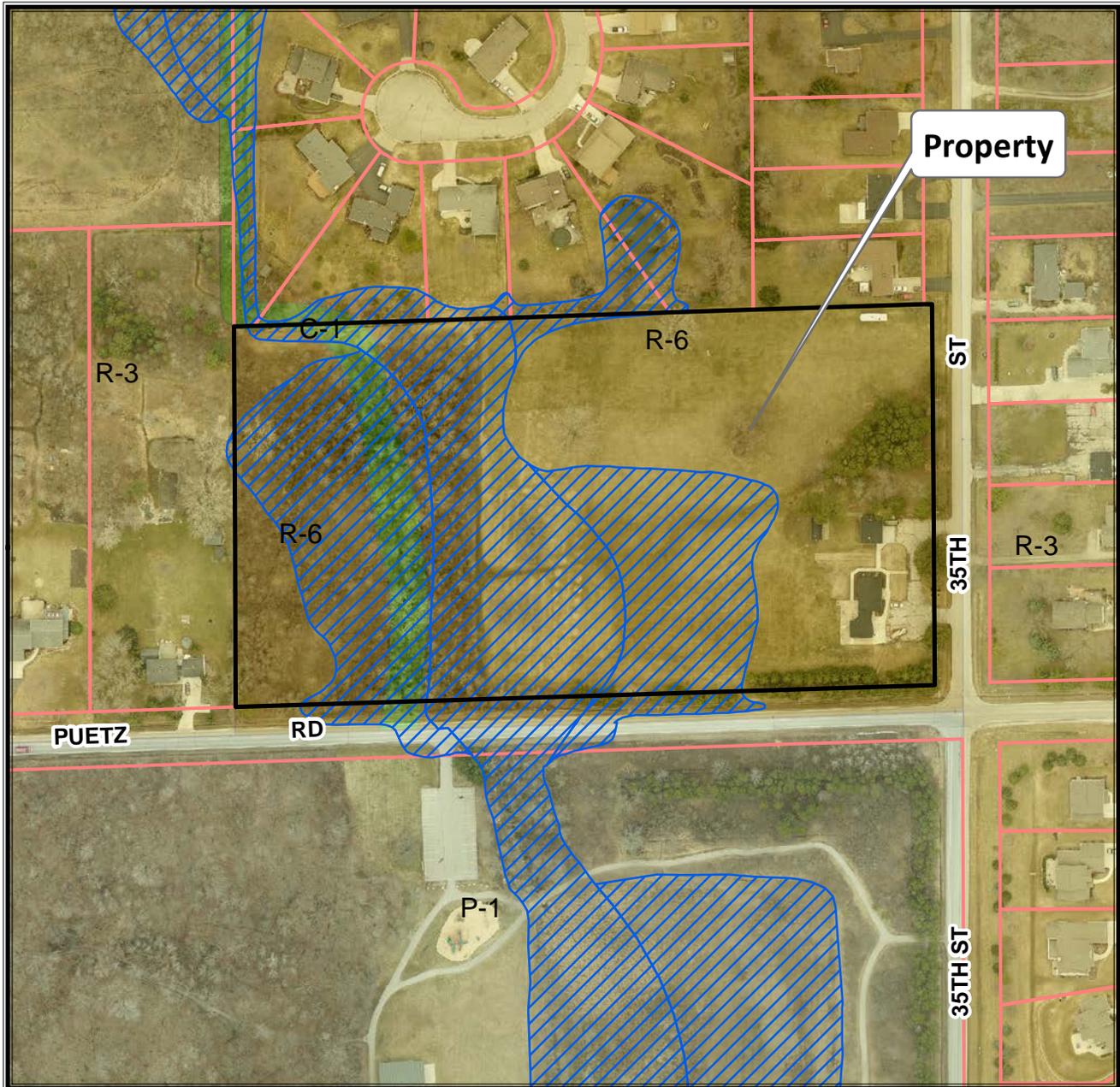
Stephen R. Olson, Mayor

ATTEST:

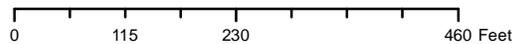
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

8647 S. 35th Street
TKN: 833 9999 000



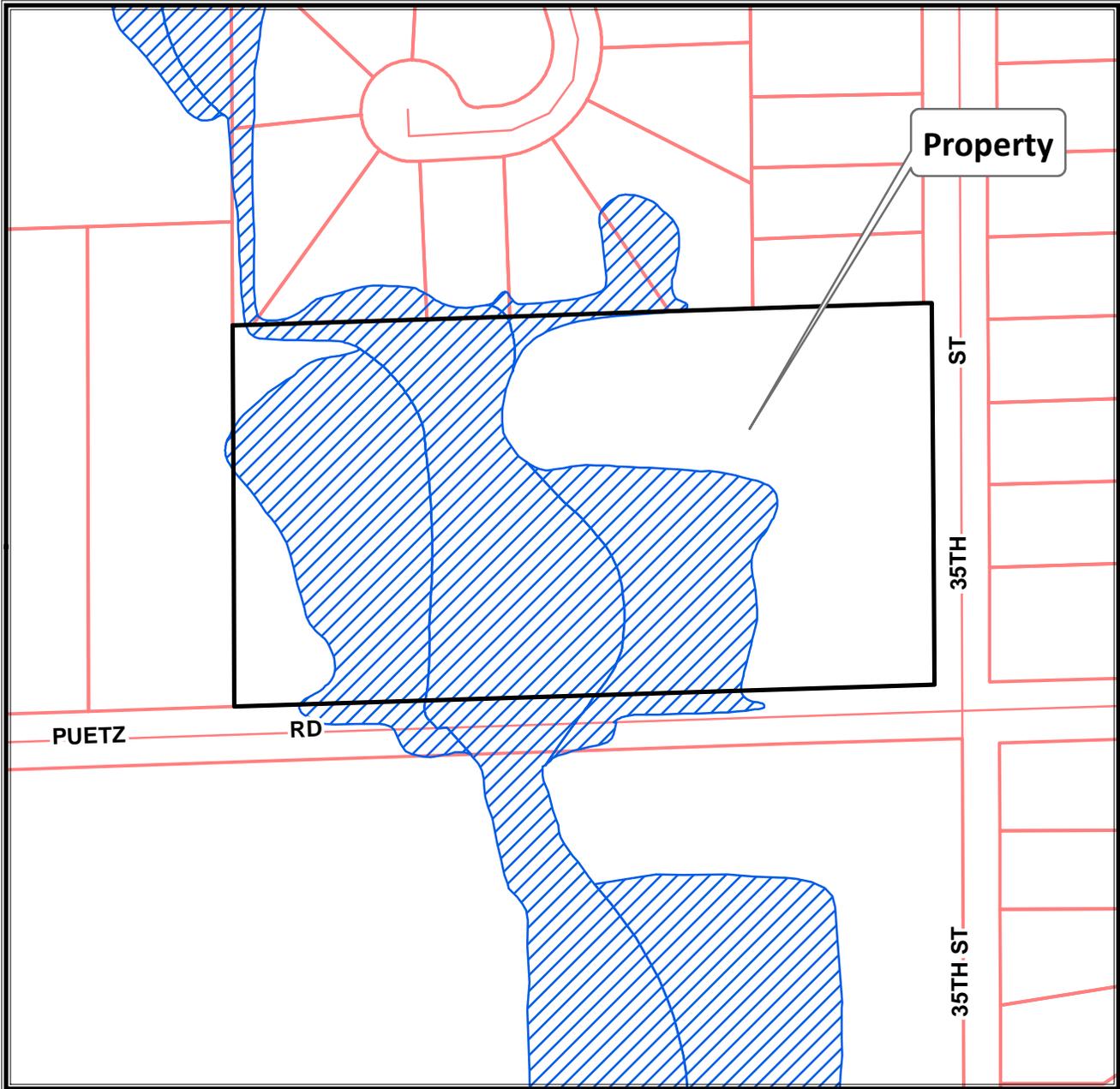
Planning Department
(414) 425-4024



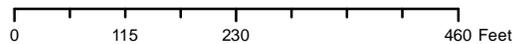
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



8647 S. 35th Street
TKN: 833 9999 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.



CERTIFIED SURVEY MAP NO. _____

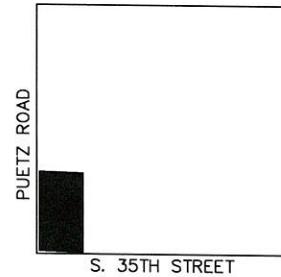
That part of the Southeast 1/4 of the Southwest 1/4 Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com



0 75' 150'
SCALE: 1" = 150'



SW. 1/4, SECT. 13, T.5N., R.21E.
LOCATION MAP

1" = 2000'

SW. COR. OF THE SW. 1/4, SECT 13, T.5N., R.21E.
N - 329942.39
E - 2543840.18

DEDICATED FOR ROADWAY PURPOSES
28,101 SQ. FT.
(0.646 AC.)

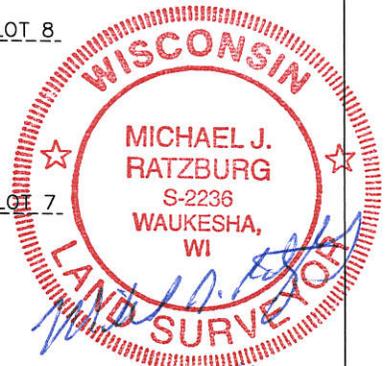
S. LINE OF THE SW. 1/4, SECT 13, T.5N., R.21E.

SE. COR. OF THE SW. 1/4, SECT 13, T.5N., R.21E.
N - 330029.17
E - 2546500.44

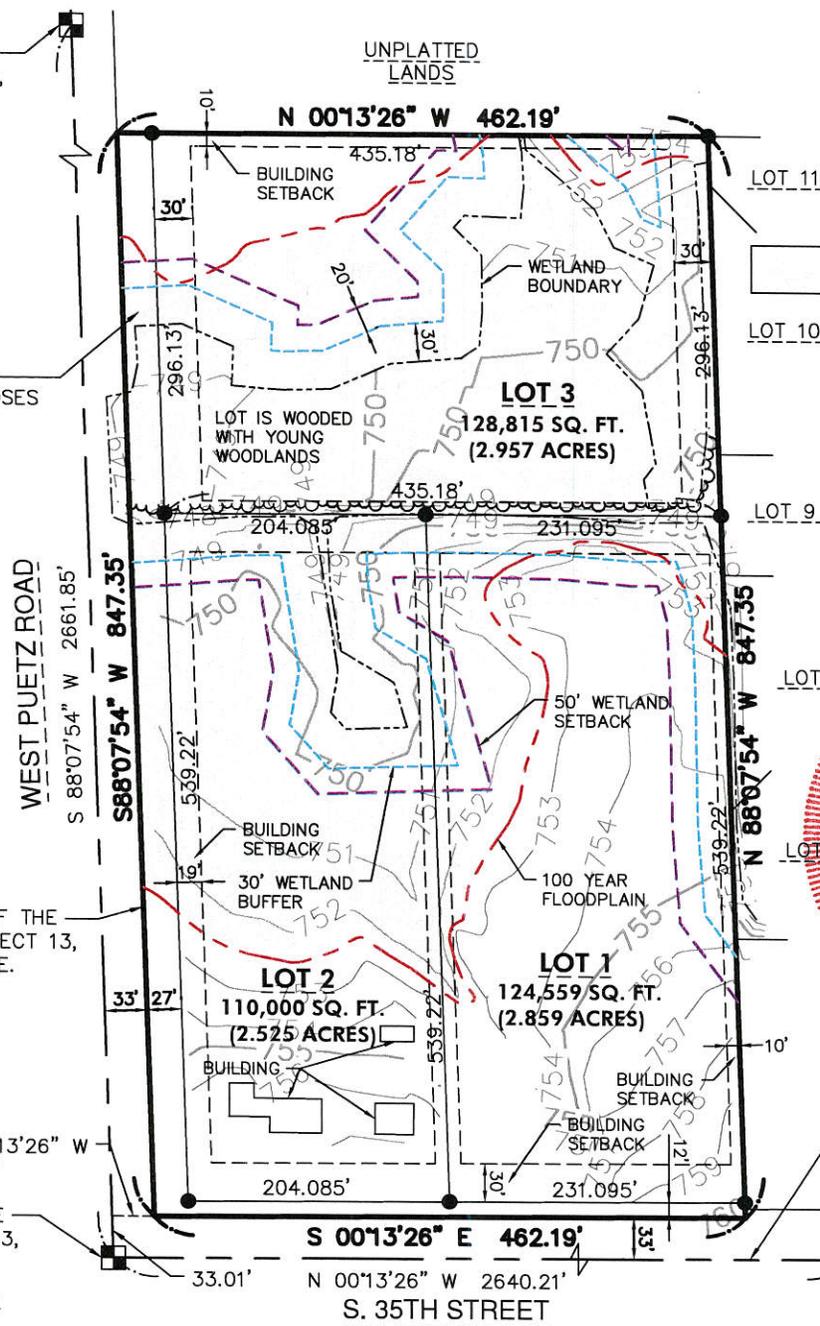
NOTE
Property is Zoned R-6,

CONSERVATION EASEMENT

FRANKLIN PLACE SUBDIVISION



8/2/16
Rev. 11/29/16



REFERENCE BEARING

All bearings are referenced to the south line of the SW. 1/4 of Sect. 13, T.5N., R.21E. which bears S.88°07'54"W. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

OWNER

Bridgestone Capital, LLC.
8647 South 35th Street
Franklin, Wisconsin

BUILDING SETBACKS

FRONT - 30'
SIDE - 10'
REAR - 30'

LEGEND

- FOUND 1" IRON PIPE
- 3/4" REBAR SET, MINIMUM WEIGHT 1.13 LBS/FT.
- FOUND CONC. MONUMENT W/BRASS CAP

CERTIFIED SURVEY MAP NO. _____

That part of the Southeast 1/4 of the Southwest 1/4 Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

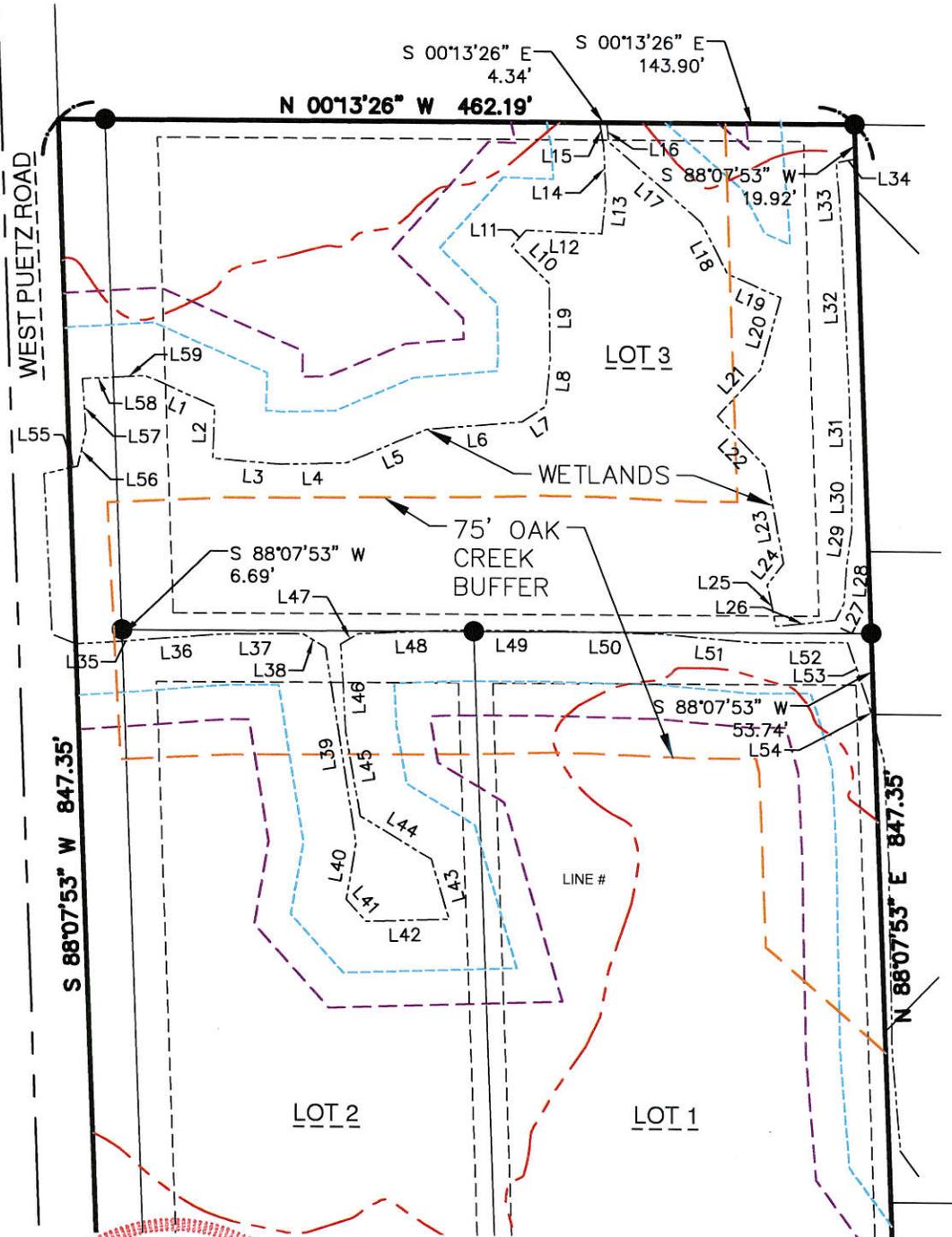
GRAEF

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com



0 50' 100'
SCALE: 1" = 100'

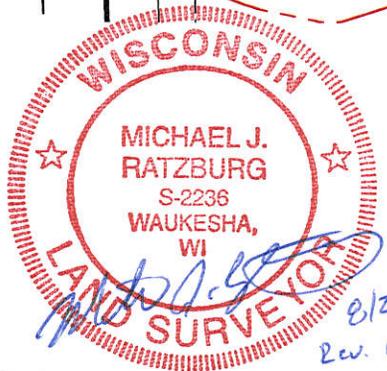
| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 43.79' | S23°29'24"W |
| L2 | 30.06' | N87°49'30"W |
| L3 | 39.89' | S04°28'29"W |
| L4 | 38.30' | S01°55'43"E |
| L5 | 50.16' | S23°10'30"E |
| L6 | 55.69' | S05°07'26"E |
| L7 | 16.60' | S33°26'45"E |
| L8 | 28.28' | S84°54'15"E |
| L9 | 43.25' | N89°03'53"E |
| L10 | 30.13' | N44°03'27"E |
| L11 | 12.62' | S48°25'54"E |
| L12 | 44.08' | S02°00'13"W |
| L13 | 24.82' | S84°38'13"E |
| L14 | 27.74' | N86°41'01"E |
| L15 | 12.26' | S79°24'33"W |
| L16 | 11.13' | S84°29'55"W |
| L17 | 70.90' | S40°36'13"W |
| L18 | 33.27' | S62°44'58"W |
| L19 | 33.92' | S23°31'51"W |
| L20 | 43.59' | N74°10'16"W |
| L21 | 37.02' | N47°29'42"W |
| L22 | 39.88' | S45°59'52"W |
| L23 | 57.79' | S79°19'56"W |
| L24 | 15.53' | N52°24'09"W |
| L25 | 24.85' | S78°41'54"W |
| L26 | 34.88' | S06°36'57"E |
| L27 | 11.08' | S63°31'39"E |
| L28 | 21.52' | S85°51'04"E |
| L29 | 22.22' | S81°53'19"E |
| L30 | 30.51' | N89°50'39"E |
| L31 | 49.62' | N88°12'11"E |
| L32 | 97.13' | N87°15'13"E |
| L33 | 35.57' | N85°19'17"E |
| L34 | 11.59' | N11°59'49"W |
| L35 | 3.31' | N04°37'35"W |
| L36 | 54.41' | N04°37'35"W |
| L37 | 47.25' | N00°41'37"W |
| L38 | 15.21' | N31°27'06"E |
| L39 | 115.18' | N81°12'44"E |
| L40 | 32.92' | S80°00'23"E |
| L41 | 17.09' | N48°08'40"E |
| L42 | 48.23' | N01°55'47"W |
| L43 | 36.27' | S73°42'19"W |
| L44 | 48.15' | S31°00'02"W |
| L45 | 49.35' | S80°15'04"W |
| L46 | 51.26' | S86°52'37"W |
| L47 | 11.99' | N30°46'34"W |
| L48 | 52.22' | N02°45'30"W |
| L49 | 57.27' | N00°17'21"W |
| L50 | 67.51' | N01°12'37"E |
| L51 | 54.04' | N04°48'07"E |
| L52 | 53.59' | N00°43'49"W |
| L53 | 36.77' | N71°21'47"E |
| L54 | 14.02' | N74°54'12"E |



NOTE

Wetlands were located by GRAEF on 10/20/14.

| LINE TABLE | | |
|------------|--------|-------------|
| | LENGTH | DIRECTION |
| L55 | 4.62' | N13°05'04"W |
| L56 | 21.22' | N76°47'58"W |
| L57 | 29.97' | S86°10'20"W |
| L58 | 18.27' | N03°55'44"W |
| L59 | 18.27' | N03°35'44"W |



*8/2/16
Rev. 11/29/14*

CERTIFIED SURVEY MAP NO. _____

That part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

I, Michael J. Ratzburg, a professional land surveyor, do hereby certify:

That I have surveyed, divided and mapped the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southwest 1/4; thence South 88°07'53" West, on and along the south line of said Southwest 1/4, 33.01 feet; thence North 00°13'26" West and parallel to the east line of said Southwest 1/4, 33.01 feet to the north right of way line of West Puetz Road and the point of beginning; thence South 88°07'54" West, on and along said north right of way line, 847.35 feet; thence North 00°13'26" West, 462.19 feet; thence North 88°07'54" East, 847.35 feet to the west right of way line of South 35th Street; thence South 00°13'26" East, on and along said west right of way line, 462.19 feet to the point of beginning.

Containing 391,475 square feet (8.987 acres), more or less.

That I have made such survey, land division, and map by the direction of the owners of said land. That such 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.



Michael J. Ratzburg, S-2236
Professional Wisconsin Land Surveyor

Date: 8/2/14
Rev. 11/29/16



CERTIFIED SURVEY MAP NO. _____

That part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Bridgestone Capital LLC, 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.

Bridgestone Capital LLC, 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: City of Franklin.

IN WITNESS WHEREOF, Bridgestone Capital LLC has caused these present to be signed by Ryan Konicek, representative of said corporation on this _____ day of _____, 2016.

Ryan Konicek, Representative

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 2016, Ryan Konicek of the above named corporation, to me know to be the person who executed the foregoing instrument, and to me known to be the representative of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

NOTARY PUBLIC, STATE OF WISCONSIN

My Commission Expires _____

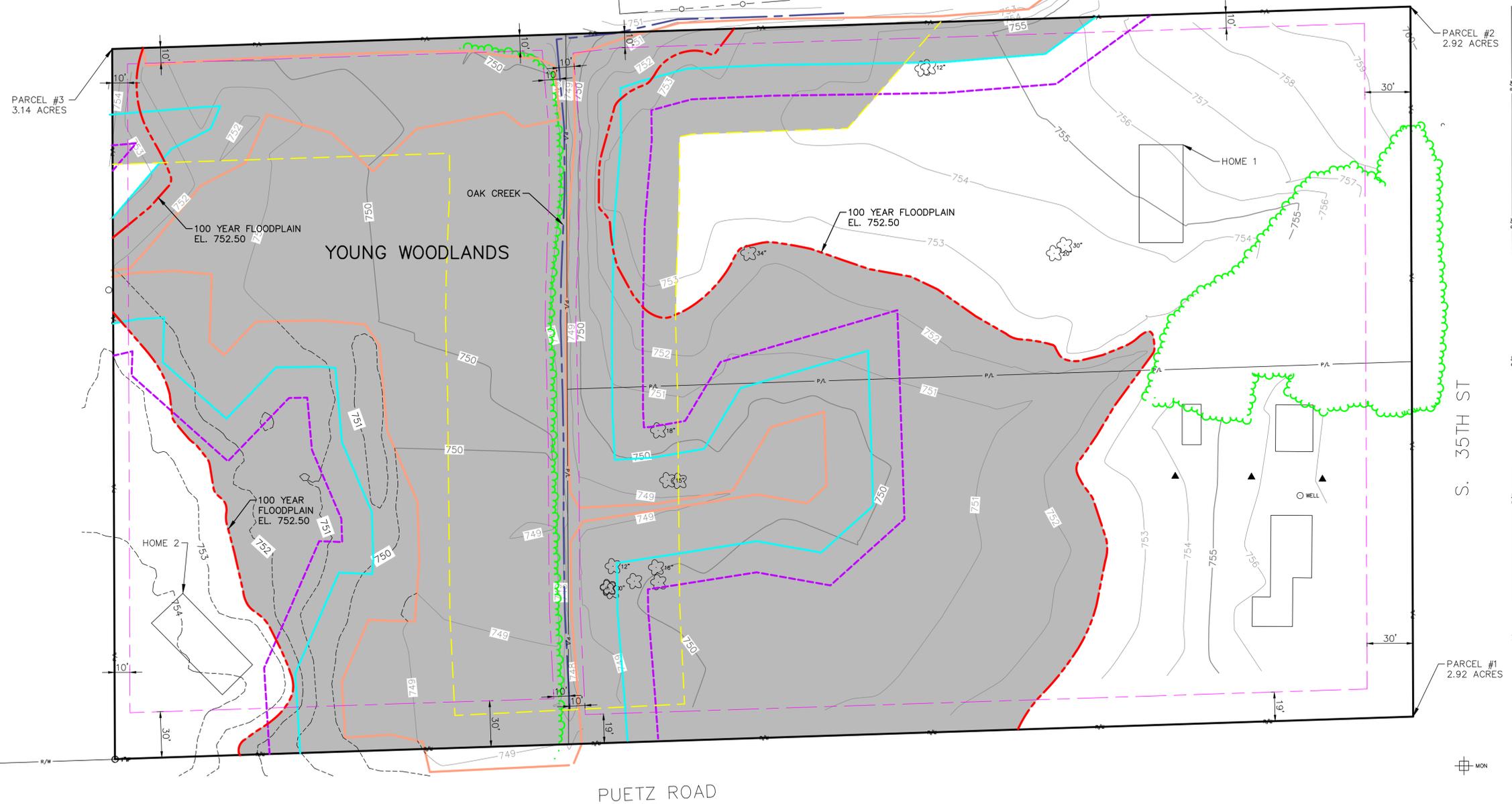
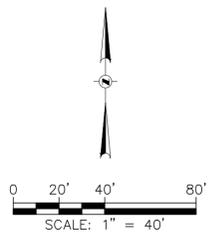
COMMON COUNCIL APPROVAL

Approved and accepted by the Common council of the City of Franklin, Resolution No. _____ of this ____ day of _____, 2016.

Steven Olsen, Mayor

Sandra L. Wesolowski, City Clerk





OWNER: BRIDGESTONE CAPITAL LLC
8647 SOUTH 35TH STREET
FRANKLIN, WI

WETLAND DELINEATION PERFORMED BY
LAURA GIESE OF GRAEF ON 10/20/2014

LEGEND:

- | | | | |
|--|---------------------------------------|--|--------------------------------------|
| | 100 YEAR FLOODPLAIN (5.02 ACRES) | | BASE SITE AREA BOUNDARY (9.0 ACRES) |
| | PROPERTY LINE | | WETLAND BOUNDARY (1.62 ACRES) |
| | HOUSE SETBACK LINE | | 30-FOOT WETLAND BUFFER (1.51 ACRES) |
| | OAK CREEK | | 50-FOOT WETLAND SETBACK (0.74 ACRES) |
| | 75-FOOT OAK CREEK BUFFER (2.11 ACRES) | | YOUNG WOODLAND BOUNDARY (3.55 ACRES) |
| | CONSERVATION EASEMENT (5.49 ACRES) | | |

DRAFT NATURAL RESOURCES MAP

8647 SOUTH 35TH STREET
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

PROJECT NUMBER: 20140187.00
DATE: 11-19-14
PROJECT MGR: BWS
DRAWN BY: FKO
FILE NAME: NRPP_187.dwg
SCALE: 1" = 40'
REVISED: 11-02-16





Natural Resource Protection Plan Milwaukee County

8647 South 35th Street
Franklin, WI 53132

November 2016

Prepared for

Ryan Konicek

10125 South 52nd Street
Franklin, WI 53132

Prepared by



125 S 84th St., Suite 401
Milwaukee, WI 53214
(414) 259-1500

Project Manager: Brian Schneider, PE, LEED AP
brian.schneider@graef-usa.com
Project Scientist: Mike Al-wathiqui
Mike.al-wathiqui@graef-usa.com

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- APPENDIX B Site Photographs
- APPENDIX C Wetland Delineation Report and WDNR Concurrence Letter

