

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

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

LEGEND:

	100 YEAR FLOODPLAIN (5.02 ACRES)		BASE SITE AREA BOUNDARY (9.0 ACRES)
	PROPERTY LINE		WETLAND BOUNDARY (1.82 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 BASEMENT (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:	NRBP_187.dwg
SCALE:	1" = 40'
REVISED:	11-02-18

Franklin
 NOV 29 2014
 City Development

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.

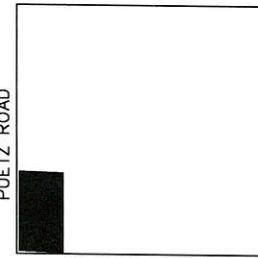


One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com



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.)

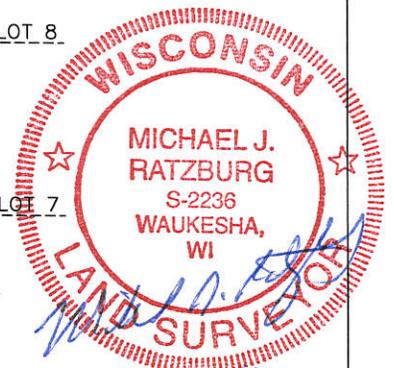
S. LINE OF THE
SW. 1/4, SECT 13,
T.5N., R.21E.

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

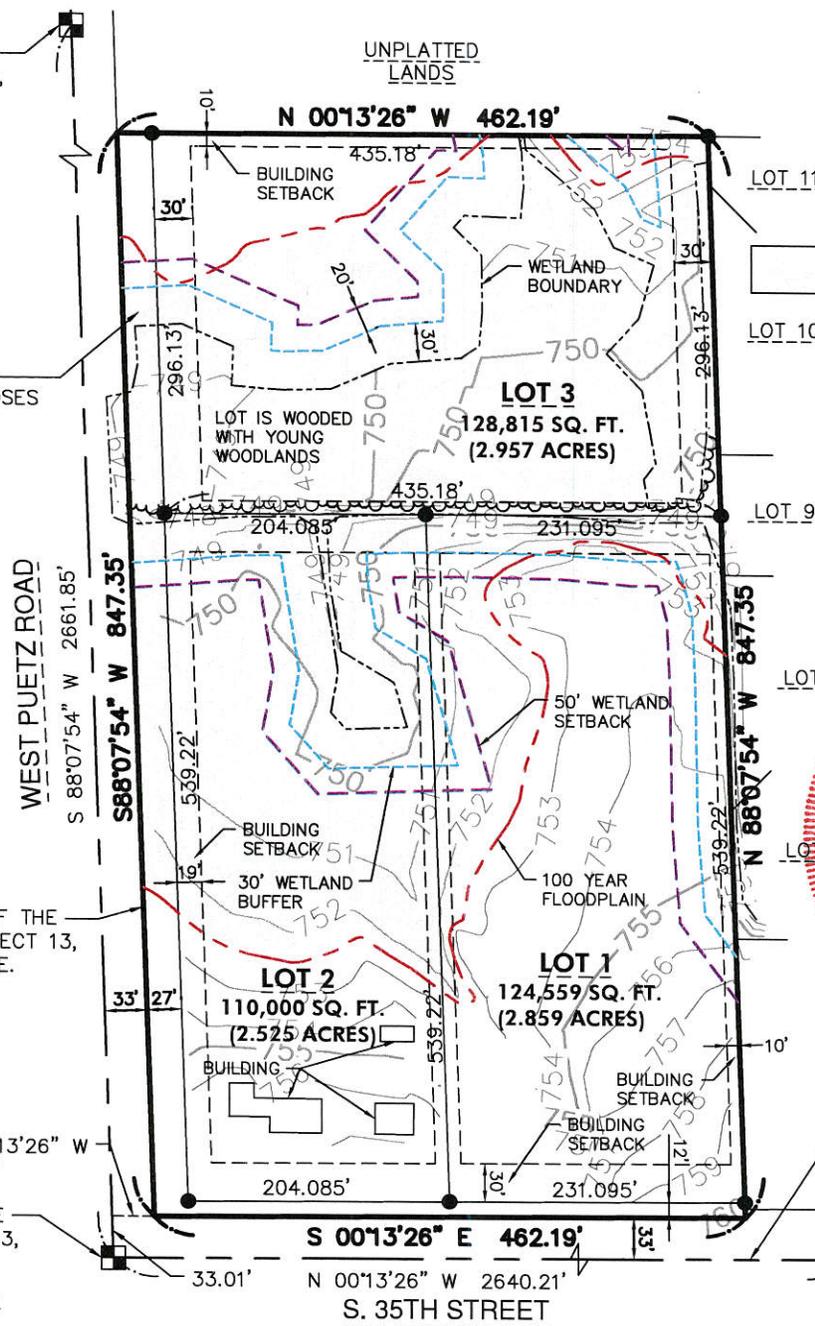
NOTE
Property is
Zoned R-6,

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.

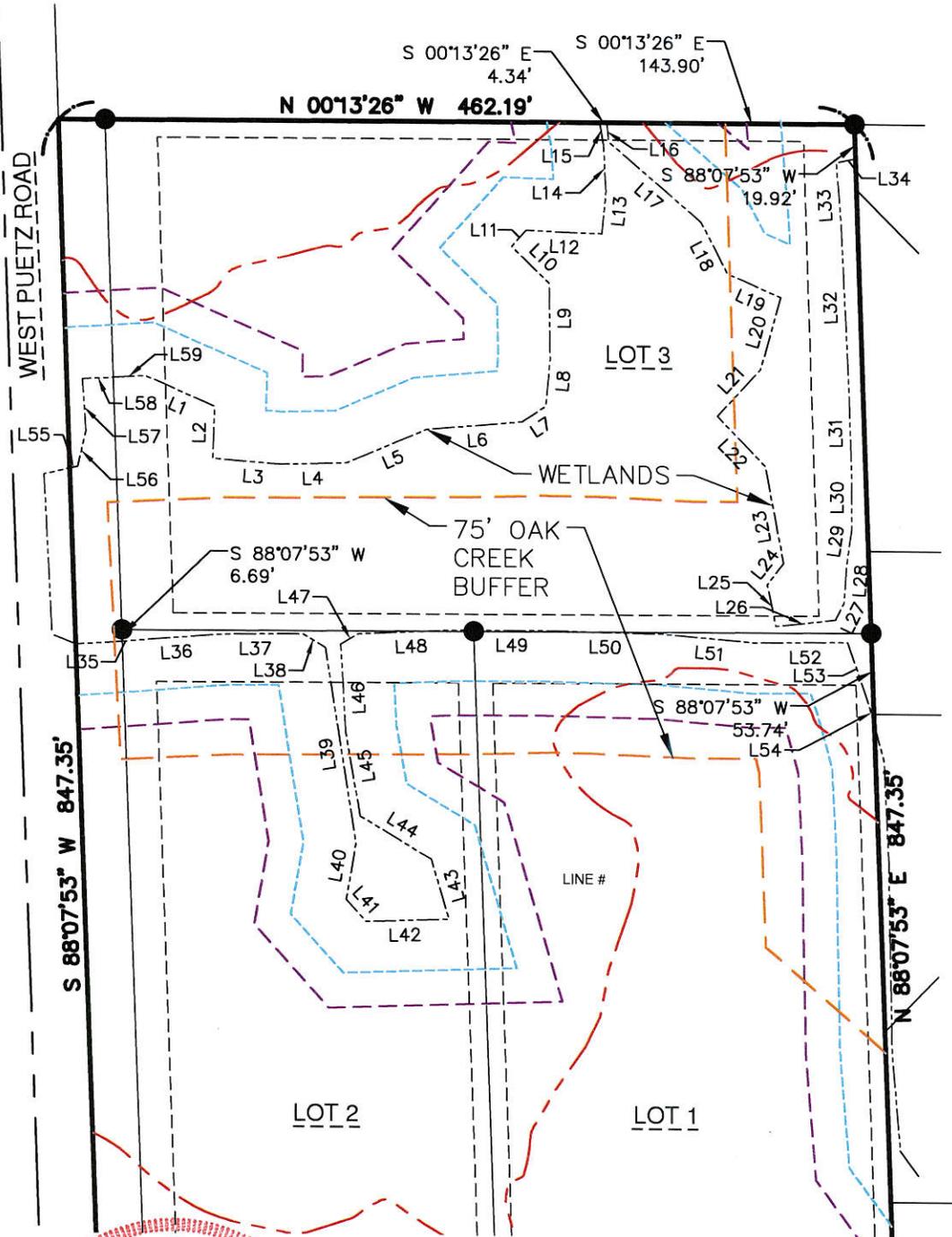
GRAEF

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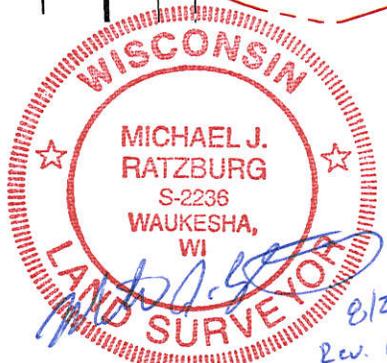
0 50' 100'
SCALE: 1" = 100'

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

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 _____

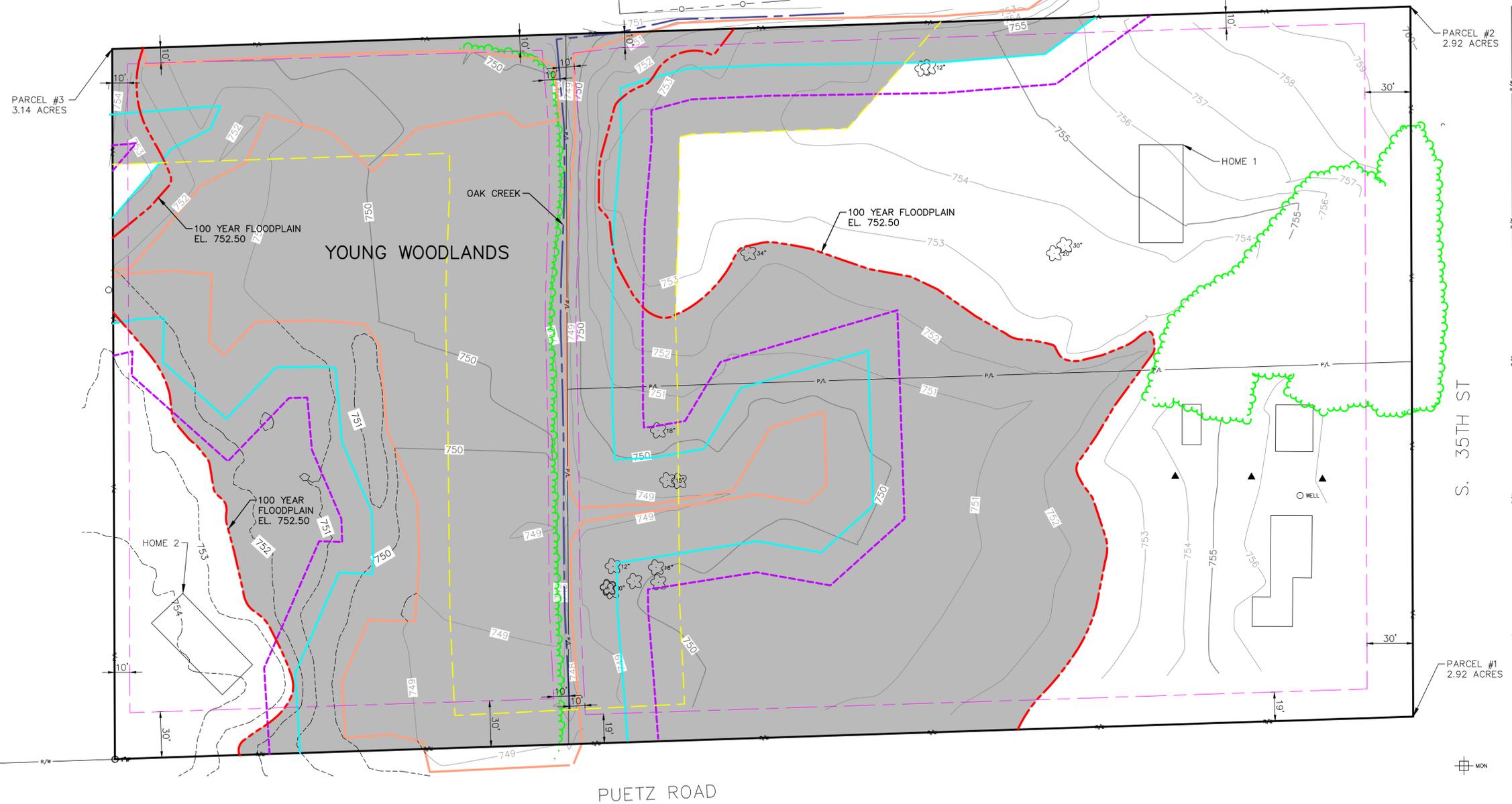
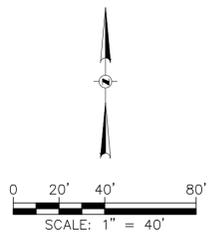
COMMON COUNCIL APPROVAL

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)
	PROPERTY LINE
	HOUSE SETBACK LINE
	OAK CREEK
	75-FOOT OAK CREEK BUFFER (2.11 ACRES)
	CONSERVATION EASEMENT (5.49 ACRES)
	BASE SITE AREA BOUNDARY (9.0 ACRES)
	WETLAND BOUNDARY (1.62 ACRES)
	30-FOOT WETLAND BUFFER (1.51 ACRES)
	50-FOOT WETLAND SETBACK (0.74 ACRES)
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 MILWAUKEE COUNTY, WISCONSIN

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REVISED:	11-02-16





CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of December 22, 2016

Condominium Plat

RECOMMENDATION: Department of City Development staff recommends approval of the Fourth Addendum to Tuckaway Pines condominium Plat, subject to the conditions in the draft resolution.

Project Name:	Fourth Addendum to Tuckaway Pines Condominium Plat
Project Address:	7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Buildings 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11)
Applicant:	Wayne Foster, Foster Group, Ltd.
Property Owner:	Glandon Holdings LLC
Current Zoning:	R-8 Multiple-Family Residence District
2025 Comprehensive Plan	Residential – Multi-Family
Use of Surrounding Properties:	Recreational and Residential
Applicant Action Requested:	Approval of the Condominium Plat Addendum for Tuckaway Pines Condominiums

Project Description/Analysis

Please note:

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

On November 18, 2016, the applicant submitted a Condominium Plat Application to amend the Condominium Plat for the Tuckaway Pines development. This is the fourth addendum to the original Tuckaway Pines Condominium Plat.

The current Condominium Plat submittal is consistent with the recent Special Use Amendment approval, Resolution No. 2016-7218, which allowed density, site plan and architectural changes. A copy of that staff report and resolution are attached for your review.

Staff is recommending approval of the Condominium Plat, subject to the following conditions:

1. *A written easement document shall be submitted, approved by the Common Council and recorded with the Milwaukee County Register of Deeds at the time of Condominium Plat recording for the storm water pond at the northwest corner of the site.*

2. An affidavit of correction shall be submitted and recorded with the Milwaukee County Register of Deeds for the relocated easement between Building Nos. 10 and 11 at the time of Condominium Plat recording.
3. An easement shall be submitted, approved by the Common Council and recorded with the Milwaukee County Register of Deeds at the time of Condominium Plat recording for the storm water pipe located directly east of Building No. 11. This easement area should also include dimensions (e.g. distance from Building No. 11). The outside of the storm pipe shall be no closer than five feet to any point of the proposed building.
4. There shall be no alteration to Retention Pond Easement 1 as currently shown on the plat prior to Engineering Department certification of the storm water management system. Alternatively, the plat shall be revised to show the existing Retention Pond Easement boundary and remove Building No. 10 from the easement area.
5. The area that was previously right-of-way, vacated in 2005 via Resolution No. 2005-5973, shall be recorded as a utility easement to connect to the existing utility easements along West Tuckaway Pines Circle. The easement agreement shall include both public and private utilities. Furthermore, the applicant shall show this area as a utility easement on the Condominium Plat and record a separate written easement document with the Milwaukee County Register of Deeds at the time of Condominium Plat recording.
6. Following approval of the Condominium Plat Addendum, the applicant shall provide staff with a complete collated set of approved plans, including those plans submitted as part of the Special Use, prior to issuance of a Building Permit.

Staff Recommendation

Department of City Development staff recommends approval of the Fourth Addendum to Tuckaway Pines condominium Plat, subject to the conditions in the draft resolution.

RESOLUTION NO. 2017-_____

A RESOLUTION CONDITIONALLY APPROVING

A CONDOMINIUM PLAT FOR THE FOURTH ADDENDUM TO THE TUCKAWAY PINES CONDOMINIUM DEVELOPMENT AT 7556, 7558, 7560 WEST TUCKAWAY PINES CIRCLE (BUILDING 0), 7550, 7552, 7554 WEST TUCKAWAY PINES CIRCLE (BUILDING 1), 7530, 7532, 7534 WEST TUCKAWAY PINES CIRCLE (BUILDING 2), 7501, 7503, 7505 WEST TUCKAWAY PINES CIRCLE (BUILDING 5), 7543, 7545, 7547 WEST TUCKAWAY PINES CIRCLE (BUILDING 10) AND 7542, 7544, 7546 WEST TUCKAWAY PINES CIRCLE (BUILDING 11)
(WAYNE E. FOSTER, THE FOSTER GROUP, LTD.
(GLANDON HOLDINGS LLC, OWNER), APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a condominium plat for the Fourth Addendum to the Tuckaway Pines Condominium development, such plat being all of Parcel 1 of C.S.M. No. 7110, recorded as Document No 8309116, Milwaukee County Register of Deeds Office, being all that part of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 15, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; Together with the vacated right-of-way of Tuckaway Pines Circle as recorded as Document No. 09094307, Milwaukee County Register of Deeds Office; Exempting therefrom the lands declared in the original Tuckaway Pines Condominium as recorded as Document No. 8618305, Milwaukee County Register of Deeds Office; Exempting therefrom the lands declared in the First Addendum to Tuckaway Pines Condominium as recorded as Document No. 08905842, Milwaukee County Register of Deeds Office; Exempting therefrom the lands declared in the Second Addendum to Tuckaway Pines Condominiums as recorded as Document No. 09052413, Milwaukee County Register of Deeds; Exempting therefrom the lands declared in the Third Addendum to Tuckaway Pines Condominium as recorded as Document No. 09320992, Milwaukee County Register of Deeds; said lands hereby being more particularly described as follows; Commencing at the northwest corner of the Northwest Quarter (NW 1/4) of said Section 15; thence South 00°29'52" East along the west line of said Northwest Quarter (NW 1/4) 897.375 feet (recorded as 897.310 feet) to the north line and its extension of said CSM; thence North 89°26'25" East along the north line of said CSM and its extension 865.561 feet to the east line of said CSM; thence South 03°19'57" West along the east line of said CSM 188.108 feet to the south line of lands declared in the First Amendment to the Condominium Declaration of Tuckaway Pines Condominium; thence North 86°40'03" West along the said south line 55.000 feet; thence South 79°28'21" West along the said south line 178.377 feet to the beginning of a curve of radius 85.420, the center of which lies to the west; thence southeasterly along the arc of said curve and along the west line of lands declared in the Third Addendum to Tuckaway Pines Condominium and its extension 108.058 feet, the chord of said arc bearing South 03°08'16" East 100.996 feet; thence South 33°06'08" West along

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
THE FOURTH ADDENDUM TO THE TUCKAWAY PINES CONDOMINIUM
DEVELOPMENT FOR WAYNE E. FOSTER, THE FOSTER GROUP, LTD. (GLANDON
HOLDINGS LLC, OWNER)
RESOLUTION NO. 2017-_____

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the north line of lands declared in the First Amendment to Condominium Declaration of Tuckaway Pines Condominium 96.289 feet to the beginning of a curve of radius 110.420 feet, the center of which lies to the north; thence southwesterly along the arc of said curve and along the north line of declared lands in the Second Addendum to Tuckaway Pines Condominium 124.304 feet, the chord of which bears South 65°21'08" West 117.843 feet to the easterly line of lands declared in the First Amendment to Condominium Declaration of Tuckaway Pines Condominium; thence North 07°36'08" East along the said easterly line 76.223 feet; thence North 44°55'12" West along the said easterly line 101.429 feet; thence South 83°25'09" West along the said easterly line 90.000 feet to the easterly line of vacated Tuckaway Pines Circle; thence North 08°05'52" West along the east line of said vacated right-of-way 29.581 feet to the beginning of a curve of radius 69.920 feet, the center of which lies to the east; thence northeasterly along the said vacated right-of-way and along the arc of said curve 68.276 feet, the chord of said arc which bears North 19°52'35" East 65.595 feet; thence North 37°31'05" West along the east line of said vacated right-of-way 15.542 feet to the beginning of a curve of radius 85.420 feet, the center of which lies to the south; thence northeasterly along the arc of said curve and along the south line of lands declared in the First Amendment to Condominium Declaration of Tuckaway Pines Condominium 60.842 feet, the chord of which bears North 69°05'50" East 59.564 feet; thence North 89°30'08" East along the south line of said lands declared in the First Amendment 175.275 feet to the beginning of a curve of radius 85.420 feet, the center of which lies to the south; thence southeasterly along the arc of said curve and along the south line of said First Amendment 76.212 feet, the chord of which bears South 64°56'16" East 73.710 feet to the place of beginning, of the property located at 7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Building 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11), bearing tax key nos.; Building 0 (proposed): 7556, 804-0061-000, 7558, 804-0060-000, 7560, 804-0059-000, Building 1 (proposed): 7550, 804-0064-000, 7552, 804-0063-000, 7554, 804-0062-000, Building 2 (proposed): 7530, 804-0089-000, 7532, 804-0088-000, 7534, 804-0087-000, Building 3 (existing): 7510, 804-0092-000, 7512, 804-0091-000, 7514, 804-0090-000, Building 4 (existing): 7500, 804-0086-000, 7502, 804-0085-000, 7504, 804-0084-000, 7506, 804-0083-000, Building 5 (proposed): 7501, 804-0065-000, 7503, 804-0066-000, 7505, 804-0067-000, Building 6 (existing): 7511, 804-0069-000, 7513, 804-0070-000, 7515, 804-0071-000, 7517, 804-0072-000, Building 7 (existing): 7521, 804-0093-000, 7523, 804-0094-000, 7525, 804-0095-000, Building 8 (existing): 7531, 804-0096-000, 7533, 804-0097-000, 7535, 804-0098-000, Building 9 (existing): 7561, 804-0078-000, 7563, 804-0077-000, 7565, 804-0076-000, 7567, 804-0075-000, 7569, 804-0074-000, 7571, 804-0073-000, Building 10 (proposed):

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR THE FOURTH ADDENDUM TO THE TUCKAWAY PINES CONDOMINIUM DEVELOPMENT FOR WAYNE E. FOSTER, THE FOSTER GROUP, LTD. (GLANDON HOLDINGS LLC, OWNER)

RESOLUTION NO. 2017-_____

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7543, 804-0081-000, 7545, 804-0082-000, 7547, 804-0080-000, Building 11 (proposed): 7542, 804-9999-005 (land ID), 7544, 804-9999-005 (land ID), 7546, 804-9999-005 (land ID), Building 12 (eliminated): 7522, 804-9999-005 (land ID), 7524, 804-9999-005 (land ID), 7526, 804-9999-005 (land ID), Wayne E. Foster, The Foster Group, Ltd. (Glandon Holdings LLC, owner)/applicant; said Condominium Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the Department of City Development and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on December 22, 2016, 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 condominium plat for the Fourth Addendum to the Tuckaway Pines Condominium development is appropriate for approval pursuant to law upon certain conditions, and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Condominium Plat for the Fourth Addendum to the Tuckaway Pines Condominium development, as submitted by Wayne E. Foster, The Foster Group, Ltd. (Glandon Holdings LLC, owner)/applicant, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, and that all minor technical deficiencies within the Condominium Plat for the Fourth Addendum to the Tuckaway Pines Condominium development be rectified, all prior to the recording of the Condominium Plat.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Wayne E. Foster, The Foster Group, Ltd. (Glandon Holdings LLC, owner)/applicant, successors and assigns, shall pay to the City of Franklin the amount of all

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
THE FOURTH ADDENDUM TO THE TUCKAWAY PINES CONDOMINIUM
DEVELOPMENT FOR WAYNE E. FOSTER, THE FOSTER GROUP, LTD. (GLANDON
HOLDINGS LLC, OWNER)
RESOLUTION NO. 2017-_____

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development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Fourth Addendum to the Tuckaway Pines Condominium development project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

4. The approval granted hereunder is conditional upon Wayne E. Foster, The Foster Group, Ltd. (Glandon Holdings LLC, owner)/applicant, and the Fourth Addendum to the Tuckaway Pines Condominium development project for the properties located at 7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Building 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11): (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.
5. The Fourth Addendum to the Tuckaway Pines Condominium development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
6. The applicant shall resolve all staff comments related to the Condominium Plat for the Fourth Addendum to the Tuckaway Pines Condominium development following a detailed staff review, prior to recording with the Milwaukee County Register of Deeds.
7. A written easement document shall be submitted, approved by the Common Council and recorded with the Milwaukee County Register of Deeds at the time of Condominium Plat recording for the storm water pond at the northwest corner of the site.
8. An affidavit of correction shall be submitted and recorded with the Milwaukee County Register of Deeds for the relocated easement between Building Nos. 10 and 11 at the time of Condominium Plat recording.
9. An easement shall be submitted, approved by the Common Council and recorded with the Milwaukee County Register of Deeds at the time of Condominium Plat recording

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR THE FOURTH ADDENDUM TO THE TUCKAWAY PINES CONDOMINIUM DEVELOPMENT FOR WAYNE E. FOSTER, THE FOSTER GROUP, LTD. (GLANDON HOLDINGS LLC, OWNER)

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Page 5

for the storm water pipe located directly east of Building No. 11. This easement area should also include dimensions (e.g. distance from Building No. 11). The outside of the storm pipe shall be no closer than five feet to any point of the proposed building.

10. There shall be no alteration to Retention Pond Easement 1 as currently shown on the plat prior to Engineering Department certification of the storm water management system. Alternatively, the plat shall be revised to show the existing Retention Pond Easement boundary and remove Building No. 10 from the easement area.
11. The area that was previously right-of-way, vacated in 2005 via Resolution No. 2005-5973, shall be recorded as a utility easement to connect to the existing utility easements along West Tuckaway Pines Circle. The easement agreement shall include both public and private utilities. Furthermore, the applicant shall show this area as a utility easement on the Condominium Plat and record a separate written easement document with the Milwaukee County Register of Deeds at the time of Condominium Plat recording.
12. Following approval of the Condominium Plat Addendum, the applicant shall provide staff with a complete collated set of approved plans, including those plans submitted as part of the Special Use, prior to the issuance of a Building Permit.

BE IT FURTHER RESOLVED, that the Condominium Plat for the Fourth Addendum to the Tuckaway Pines Condominium development 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 condominium plat for the Fourth Addendum to the Tuckaway Pines Condominium development, the City Clerk is hereby directed to obtain the recording of the Condominium Plat for the Fourth Addendum to the Tuckaway Pines Condominium development 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 _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR THE FOURTH ADDENDUM TO THE TUCKAWAY PINES CONDOMINIUM DEVELOPMENT FOR WAYNE E. FOSTER, THE FOSTER GROUP, LTD. (GLANDON HOLDINGS LLC, OWNER)
RESOLUTION NO. 2017-_____

Page 6

Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Mayor

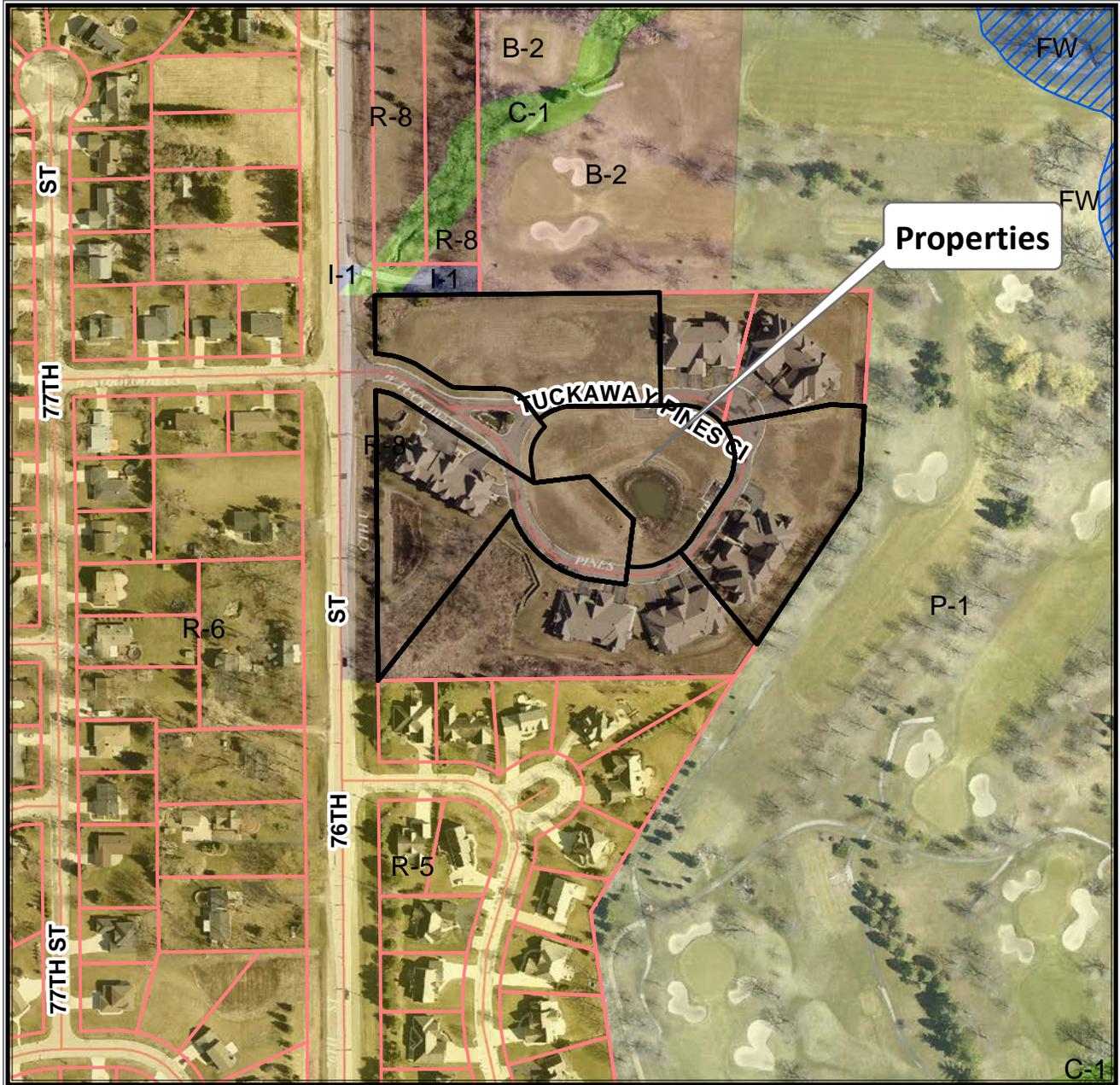
ATTEST:

Sandra L. Wesolowski, City Clerk

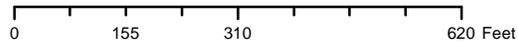
AYES _____ NOES _____ ABSENT _____

Tuckaway Pines Circle

TKN: 804 0087 000; 804 0066 000; 804 9999 005; 804 0075 000



Planning Department
(414) 425-4024

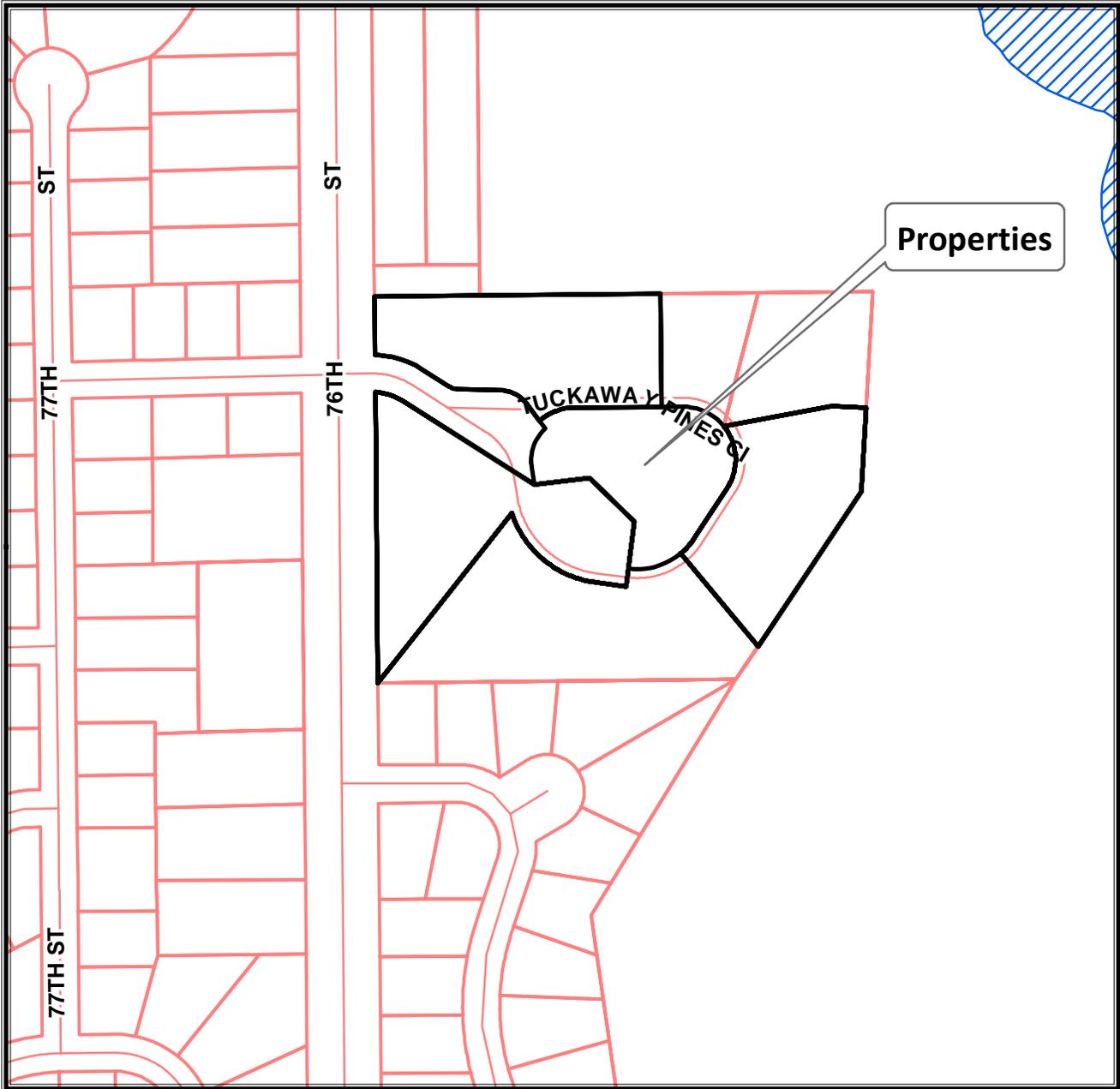


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

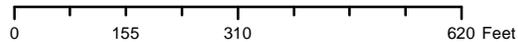


Tuckaway Pines Circle

TKN: 804 0087 000; 804 0066 000; 804 9999 005; 804 0075 000



Planning Department
(414) 425-4024



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NORTH
2016 Aerial Photo



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 23, 2016

Special Use Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.

Project Name:	Tuckaway Pines Condominiums Special Use Amendment
Project Address:	7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Buildings 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11)
Applicant:	Wayne Foster, Butler Creek LLC
Property Owner:	North Shore Bank FSB
Current Zoning:	R-8 Multiple-Family Residence District
2025 Comprehensive Plan	Residential – Multi-Family
Use of Surrounding Properties:	Recreational and Residential
Applicant Action Requested:	Approval of the Special Use Amendment Application for the proposed building additions

Introduction

Please note:

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

On May 20, 2016, the applicant submitted a Special Use Amendment Application to amend the Special Use for the Tuckaway Pines Condominium development. The applicant is proposing to complete the project by constructing Buildings 0, 1, 2, 5, 10 and 11 as two-unit buildings. Previously, these buildings were approved as three-unit buildings. In addition, the applicant is proposing to eliminate Building 12, which was also a three-unit building.

The applicant intends to file a Condominium Plat Application for these proposed changes following approval of the Special Use Amendment Application. As part of the approval of this Special Use, staff recommends that a Condominium Plat be approved by the City of Franklin per Division 15-7.0600 of the Unified Development Ordinance and recorded with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.

The original condominium plat was approved by Resolution No. 2001-5145 and amended by Resolution 2001-5317, Resolution 2005-5865 and 2006-6091. The original plat that was approved had 12 buildings (two 6-unit buildings and ten 4-unit buildings) for a total of 52 units. The density was reduced to 47-units in 2005 via Resolution No. 2005-5865. The most recent approval of Tuckaway Pines Condominiums, Resolution No. 206-6091, was for a 44 unit residential community. 23 units have been constructed and the applicant is proposing 12 additional units for a total of 35, a reduction of 9 units.

The applicant provided a letter dated November 30, 2015 from the Condominium Association indicating general support of the changes and completion of the condominium development.

Staff met with three members of the Condominium Association regarding the project on June 16, 2016. As the letter states, there is general support for the project changes; however, these particular board members did discuss concerns regarding the storm water pond, the size of Building No. 5 (they would prefer a three-unit, opposed to a two-unit building) and a lack of some architectural features.

Further in this report, staff has made recommendations related to storm water management and architecture that may in part address and satisfy these concerns. Staff has no objections to changing Building No. 5 to a three or even four-unit building; however, staff only notes this as a suggestion the Plan Commission and Common Council may want to consider.

Project Description/Analysis

Site Plan:

The Tuckaway Pines Condominium development consists of several parcels. The parcels that are part of this application include:

- Taxkey No. 804-0087-000, 2.20 acres
 - 7556, 7558, 7560 W. Tuckaway Pines Circle (Building 0)
 - 7550, 7552, 7554 W. Tuckaway Pines Circle (Building 1)
 - 7530, 7532, 7534 W. Tuckaway Pines Circle (Building 2)
- Taxkey No. 804-0066-000, 1.52 acres
 - 7501, 7503, 7505 W. Tuckaway Pines Circle (Building 5)
 - Also contains existing Building No. 6, 7511, 7513, 7515, 7517 W. Tuckaway Pines Circle
- Taxkey No. 804-0075-000, 1.97 acres
 - 7543, 7545, 7547 W. Tuckaway Pines Circle (Building 10)
- Taxkey No. 804-9999-005, 1.25 acres
 - 7542, 7544, 7546 W. Tuckaway Pines Circle (Buildings 11)
 - Also contains the location for the previously proposed Building No. 12 at 7522, 7524, 7526 W. Tuckaway Pines Circle

The buildings will be placed in generally the same location as previously illustrated in 2006; however, the footprint of the buildings will change from three-unit buildings to two-unit

buildings. Minor grading changes, curb cut locations and utility modifications will also occur. The most significant site plan change is the elimination of Building No. 12, which was the easternmost building within the middle of Tuckaway Pines Circle. The applicant has indicated that their preference is to not try to fit a third building in this small area.

The applicant's engineer, in the attached letter, requested that additional engineering plans (e.g. grading and erosion control) not be required at this time as the applicant is only constructing the remainder of the buildings. The applicant noted that they would provide necessary engineering plans at the time of Building Permit. Staff recommends that the applicant shall submit a grading, erosion control and utility plan for review and approval by the Engineering Department, prior to issuance of a Building Permit.

In review of the site plan, Engineering Staff discovered an outstanding issue stemming from approval of a right-of-way vacation in 2005 where the necessary utility easements were not put in place. The right-of-way that was vacated was located at the entrance from South 76th Street, extending about 15-feet into the greenspace of Tuckaway Pines Circle. The area is shown on the site plan and notes it as "Former W. Tuckaway Pines Circle." As the utilities within the private roadway are not within an easement, staff recommends the area that was previously right-of-way, vacated in 2005 via Resolution No. 2005-5973, be recorded as a utility easement to connect to the existing utility easements along West Tuckaway Pines Circle. Furthermore, the applicant shall show this area as a utility easement on the future Condominium Plat and record a separate written easement document with the Milwaukee County Register of Deeds prior to issuance of a Building Permit.

Architecture:

The applicant has provided an architectural elevation of the front and a side of the proposed two-unit buildings. Color renderings were also included in the Plan Commission packets. The applicant has indicated their intent is to closely match and resemble the architectural detail, colors and materials of the existing buildings. To better accomplish this goal, staff recommends the following architectural improvements:

1. Soldier coursing shall be provided at the base of the building to match existing buildings and at top of brick.
2. Brick shall extend half way up the building on the rear elevation to match existing buildings.
3. Window treatments shall be added to match the existing buildings.
4. All siding other than those portions in brick or stone shall be a fiber cement siding product to match the existing buildings.
5. Elevations shall be revised to add decorative louvers similar to the existing buildings
6. Decks shall be covered and include brick clad deck posts.
7. The garage doors shall match that of the existing buildings.

As stated, the applicant only provided renderings of the buildings and two architectural elevations. Staff also recommends that architectural elevations be provided for all building

elevations to be reviewed and approved by Department of City Development staff, prior to issuance of a Building Permit.

Parking:

Each unit consists of a two-car attached garage. As originally approved, there are eight visitor parking spaces along West Tuckaway Pines Circle.

Landscaping:

A landscape plan was not provided by the applicant at this time. Staff recommends that the applicant submit a Landscape Plan for review and approval by the Plan Commission, prior to issuance of a Building Permit.

Lighting:

The applicant is adding two light poles as shown on the attached Lighting Plan, which matches the original approval. Building lighting will also be included to match that of existing building.

Natural Resource Protection Plan:

Wetlands were delineated in October of 2000 by Graef, Anhalt, Schloemer & Associates (now Graef). Two Conservation Easements exist to protect wetlands onsite. Those easements were recorded with the Milwaukee County Register of Deeds on December 22, 2003 and are shown on the attached Site Plan. These wetlands and easement areas are not located immediately adjacent to any of the proposed buildings.

Staff finds evidence of a wetland in the northwest corner of the development, between South 76th Street and Building 0. There is also a navigable stream adjacent to the development and the 75-foot buffer likely extends onto the property. The applicant's engineer, who was also the original engineer of the project, has provided a letter (attached) indicating that the wetland area was part of the original storm water management plan and is exempt from natural resource protection standards, thus a delineation should not be required.

Staff recommends that the applicant submit an updated Natural Resource Protection Plan to verify that all protected natural resource features, including but not limited to wetlands, continue to be entirely located within the existing Conservation Easements. Furthermore, staff recommends that the northwest corner of the site be delineated and placed within a Conservation Easement or a letter be provided from the Wisconsin Department of Natural Resources stating that the wetland is exempt from natural resource protection requirements.

Signage:

No signage is proposed.

Storm water management:

The Tuckaway Pines Condominium development was originally developed with two storm water retention ponds. A pond is located within Tuckaway Pines Circle and the other pond is adjacent to S. 76th Street, south of Building No. 9.

The amount of impervious surface is being reduced as the proposed buildings are smaller than originally approved. To ensure that the storm water facilities were properly constructed and functioning, staff recommends that the applicant and/or Condominium Association provide the Engineering Department with revised storm water calculations and that the existing storm water ponds be certified and surveyed for approval by the Engineering Department, prior to issuance of a Building Permit.

The applicant has indicated that they would like to add a water feature to the retention pond within the greenspace of Tuckaway Pines Circle. That may or may not be allowed dependent upon the depth of the pond. Staff recommends that the water feature be subject to review and approval by the Engineering Department.

Staff Recommendation

Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.