

1/16/2018

Sara Arnold
Assistant City Engineer
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Ogden Construction
11113 West Forest Home Avenue
City of Franklin, Milwaukee County
PEG #1162.00-WI

Dear Ms. Arnold,

I am following up on our telephone conversation from last month regarding the Ogden Construction property located at 11113 West Forest Home Avenue. Since our conversation, my firm has completed an existing survey on the property. I have attached the existing site plan and a proposed site plan for your review. I have the following comments:

1. Existing Site Plan

- a. The existing site plan shows surveyed topography, all visible improvements and utilities based on the field survey.
- b. I have also shown the contour lines from the Milwaukee County GIS as per our discussion. By reviewing the surveyed contours versus the GIS contours, you can see the difference in the contours occurs around the easterly parking lot area.
- c. The storm sewer is now better identified based on the field survey work. Per Ogden Construction, the storm sewer is scheduled to be televised on February 5th, weather depending. They will forward the documentation to you once that work is complete.
- d. The existing survey shows that the impervious area on site is 72% which exceeds the 60% maximum allowable.

2. Proposed Site Plan

- a. A proposed site plan was prepared to show the area of gravel that will be covered with topsoil, seeded and stabilized with erosion mat in order to decrease the impervious area on the property to the 60% allowable. Inlet control and silt logs will be installed during this grading work.
- b. The original approved dumpster location will be moved to an area closer to the parking lot so that the amount of impervious area can be reduced.
- c. A note has been added stating that Ogden Construction will apply for a rezone of the C-1 area to M-1 per their discussion with staff.

Based on our conversation, you wanted to verify the need for storm water management. For reference, I have attached the 2000 aerial on which I have calculated the amount of impervious area on site at that time (approximately 45,304 square feet) and the 2005 aerial (approximately 54,069 square feet) for comparison to what is on site now (62,056 square feet) and what will be on site after the additional grass is installed (51,670 square feet). Comparing the impervious in 2000 with the impervious area currently on site shows an increase in impervious of 0.39 acres. That will be reduced to 0.15 acres after the impervious area is reduced. I have also attached a markup of the proposed site plan where I have estimated the amount of disturbed area for the parking lot and this latest proposed grading work. I have estimated 0.8 acres of disturbance. Based on my review, the increase in impervious is less than 0.5 acres and the area of disturbance is less than one acre so storm water management would not be required.

Please review the information and let me know if you have any questions or comments. It is my understanding the developer is working with plan staff on other questions and comments on this site but I wanted to get back to you on the engineering items we discussed.

Sincerely,

PINNACLE ENGINEERING GROUP

A handwritten signature in black ink that reads "Anthony S. Zanon". The signature is written in a cursive style with a large initial 'A'.

Anthony S. Zanon, P.E.
Senior Project Manager

Copy: Joel Cook, Ogden Construction
Orrin Sumwalt, City Planning

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LEGEND OF SYMBOLS & ABBREVIATIONS

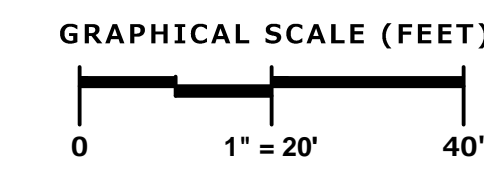
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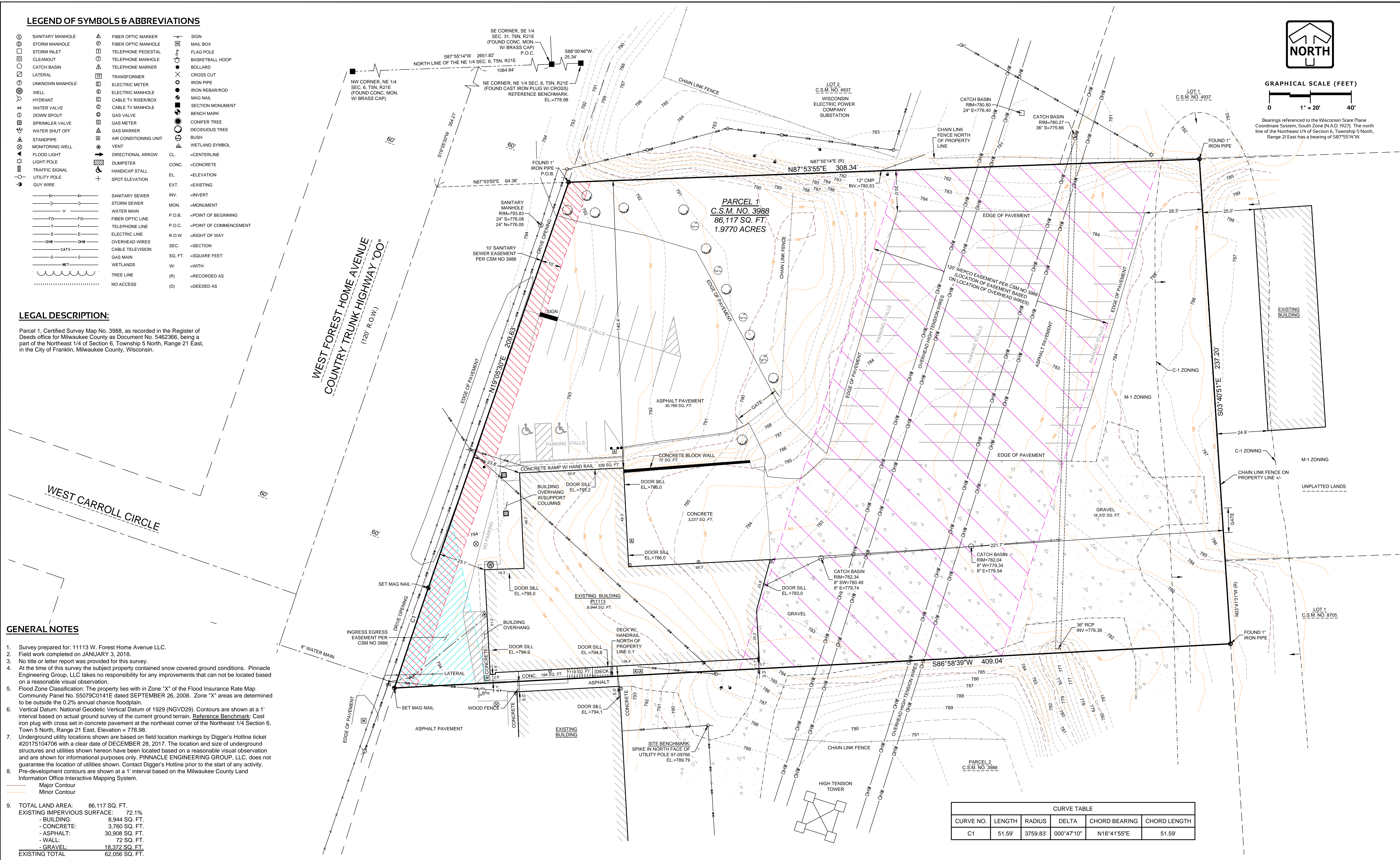
Parcel 1, Certified Survey Map No. 3988, as recorded in the Register of Deeds office for Milwaukee County as Document No. 5462366, being a part of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

GENERAL NOTES

- Survey prepared for: 11113 W. Forest Home Avenue LLC.
- Field work completed on JANUARY 3, 2018.
- No title or letter report was provided for this survey.
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0141E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
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- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20175104706 with a clear date of DECEMBER 28, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Pre-development contours are shown at a 1' interval based on the Milwaukee County Land Information Office Interactive Mapping System.
 - Major Contour
 - Minor Contour
- TOTAL LAND AREA: 86,117 SQ. FT.
 EXISTING IMPERVIOUS SURFACE: 72.1%
 - BUILDING: 8,944 SQ. FT.
 - CONCRETE: 3,760 SQ. FT.
 - ASPHALT: 30,908 SQ. FT.
 - WALL: 72 SQ. FT.
 - GRAVEL: 18,372 SQ. FT.
 EXISTING TOTAL: 62,056 SQ. FT.



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East has a bearing of S87°55'14"W.



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.59'	3759.83'	000°47'10"	N18°41'55"E	51.59'

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WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

11113 WEST FOREST HOME AVENUE
PARCEL 1, C.S.M. NO. 3988, PART OF THE NE 1/4 OF THE NE 1/4 SEC. 6,
T5N, R21E, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

EXISTING SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

REG. JOB No. 11162.00
 REG. No. ASZ
 DATE 1/15/18
 SCALE 1"=20'

SHEET
 1
 2



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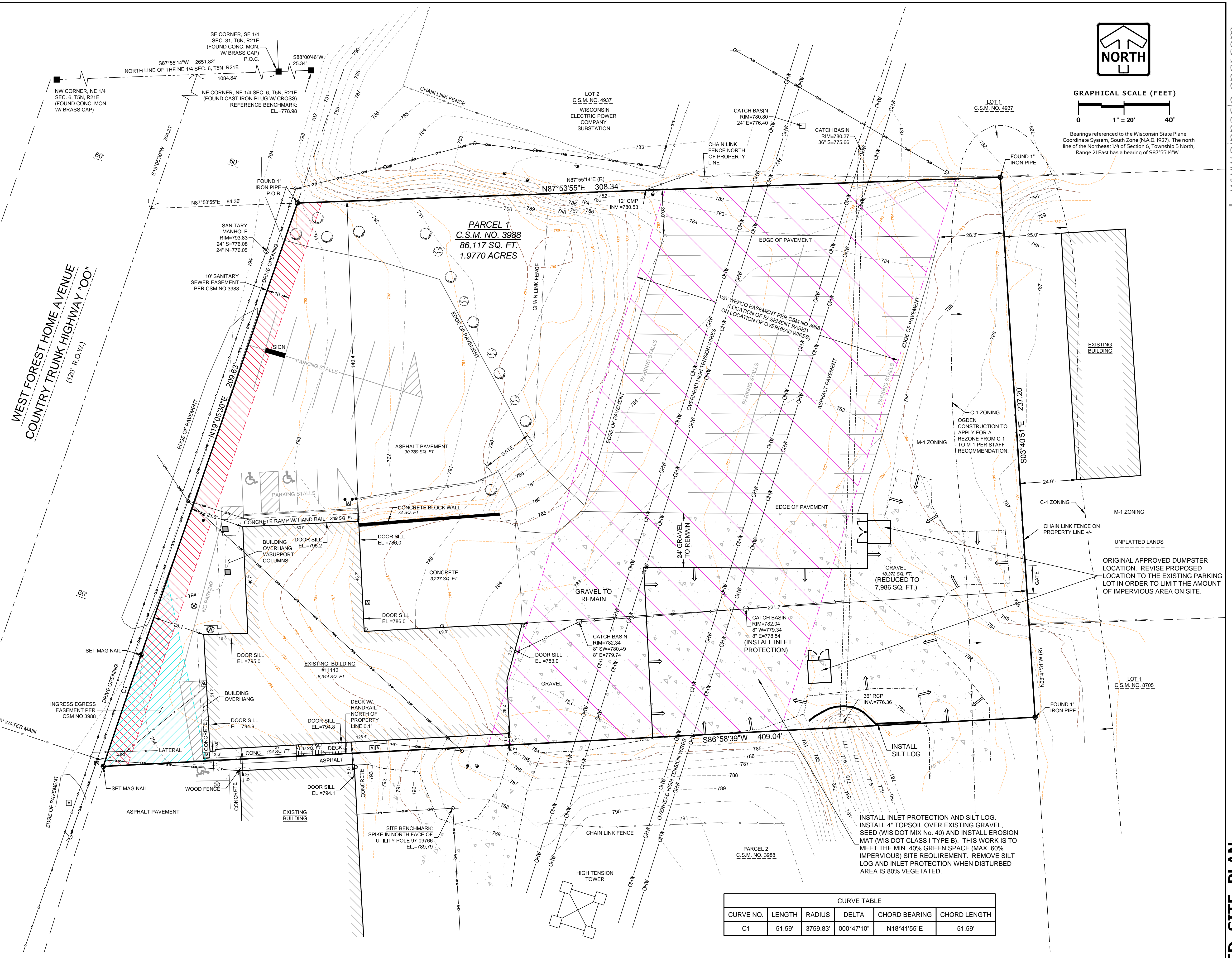
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PROPOSED SITE PLAN

REVISIONS	
NO.	DESCRIPTION

SHEET **2** OF **2**
 REG. JOB No. 1162.00
 REG. No. ASZ
 DATE 1/15/18
 SCALE 1"=20'
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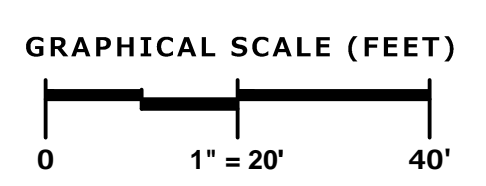
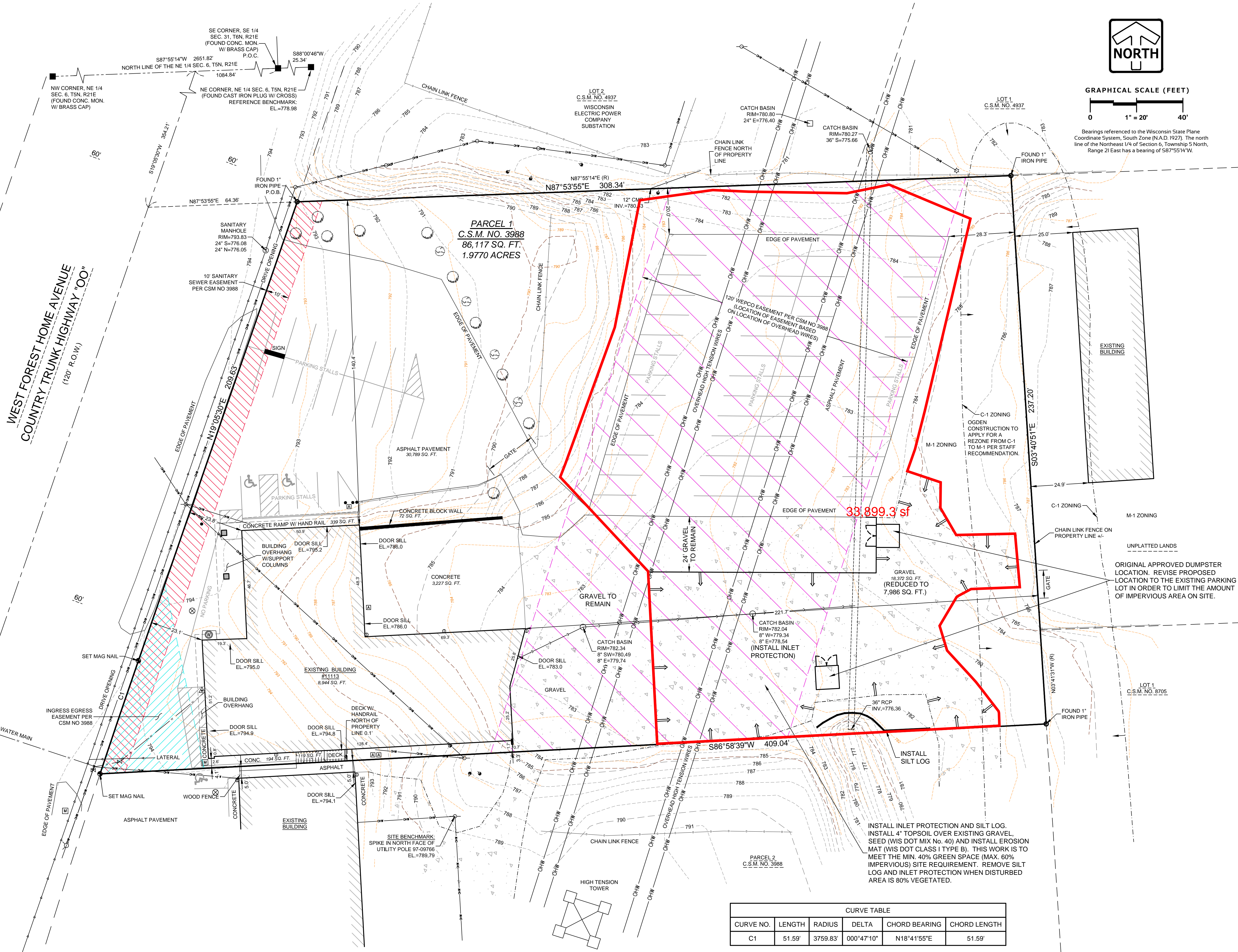
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REVISIONS

NO.	DATE	DESCRIPTION

REG. JOB No. 1162.00
 REG. PR. ASZ
 DATE 1/15/18
 SCALE 1"=20'
 SHEET 2 OF 2

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PROPOSED_SITE_PLAN



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



94 0 47 94 Feet



1: 564

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Notes

2000 AERIAL



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



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Notes

2005 AERIAL



To whom may concern,

9-20-17

R&R Swan Investments LLC DBA. Molly Maid operates a professional home cleaning service. We operate Monday thru Friday from 7 am. To 5pm. We employ 20 to 25 employees. We have 12 company cars that are parked on the site in a lower parking in the evening. Are employee also park in the lower lot during their working hours. The current location is 11113 W Forest Home Ave Suite 200 Franklin WI. 53132. We took the space as is. No work has been done to our space.

Thank You

Ryan Swan

R&R Swan Investments LLC.

414-427-6100

Molly Maid of Southern Milwaukee County

11113 W. Forest Home Avenue Suite 200 Franklin, WI 53132 Ph: (414)427-6100 swan.rick@sbcglobal.net www.mollymaid.com

DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

A. ***General Standards.*** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: We will occupy current space at 11113 W. Forest Home Ave. Suite 200, Franklin WI. 53132

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: We will have no undue adverse impact.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: We will have no interference with surrounding development.

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: We will be served by current facilities.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: We will cause no traffic congestion.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: We will cause no destruction of significant features.

7. **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.

Response: We will be in compliance with all standards.

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: We will be in compliance with all special standards.

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: We will service Franklin and all surrounding communities.

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: This location and space will take care of our needs for a long time.

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: NA.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: We will be a great business with high standards to serve the Franklin and surrounding communities.

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of March 8, 2018****Special Use**

RECOMMENDATION: City Development Staff recommends approval of the proposed Special Use for an eyelash extension service business use and associated site changes upon property located at 11113 W. Forest Home Avenue, subject to the conditions of approval in the attached draft resolution.

Project Name: Fabu Eyes Special Use

Project Address: 11113 West Forest Home Avenue, Suite 200

Applicant: Fabu, LLC

Owners (property): 11113 West Forest Home Avenue, LLC

Current Zoning: M-1 Limited Industrial District & C-1 Conservancy District

2025 Comprehensive Master Plan Industrial

Use of Surrounding Properties: WE Energies substation and Ewald automobile dealership to the north, gasoline service station to the south, Ewald Truck Center and Hiller Ford automobile dealership to the east and single-family residential to the west.

Applicant Action Requested: Recommendation of approval for the proposed Special Use for Fabu Eyes to operate at 11113 West Forest Home Avenue, Suite 240.

INTRODUCTION:

On October 5, 2017, Joel Cook of Ogden Construction submitted a Special Use application on behalf of Fabu LLC dba Fabu Eyes, requesting approval to operate an eyelash extension service business use within the Falcon Commons building located at 11113 West Forest Home Avenue. The proposed use corresponds to Standard Industrial Classification (SIC) Title No. 7231 Beauty Shops, which is allowed within the M-1 Limited Industrial District as a Special Use.

This Special Use application includes a request by the property owner to keep site improvements made without City approvals. Specifically, the parking lot in the northwest corner of the property was reconfigured and a new 15,120 square foot paved parking area was added in the rear of the property.

HISTORY:

At the January 4, 2018 Plan Commission meeting, the following action was approved: move to table the item to the first Plan Commission meeting in March 2018.

PROJECT DESCRIPTION AND ANALYSIS:

- Please see the Staff Report from the January 4, 2018 Plan Commission meeting (attached) for a more detailed analysis.

Since this item was tabled at the January 4, 2018 Plan Commission meeting, Ogden Construction contracted Pinnacle Engineering Group to determine whether or not the addition of the parking lot at 11113 W. Forest Home Ave. would require storm water management. According to a letter from Anthony S. Zanon, P.E. dated January 16, 2018, if the property owner reduces the impervious area of the property by approximately 10,386 square feet, then stormwater management would not be required. A Proposed Site Plan was prepared to depict approximately 10,386 square feet of existing gravel surface to be covered with topsoil, seeded, and stabilized with erosion mat, thus converting it into greenspace. The Engineering Department reviewed Mr. Zanon's work and confirmed with his conclusions.

In addition, Ogden Construction contracted Visu-Sewer to televise a 36" stormwater drainage pipe on the east side of the property. While reviewing the report from Visu-Sewer summarizing their work, Engineering Staff discovered the wrong pipe was televised. Therefore, a condition remains for this work to be completed.

Finally, the property owner replaced the existing chain link fence along the east and south sides of the northwestern parking lot with a 6' high sight proof wood fence. The new fence was installed without a Fence Permit from the Building Inspection Department. As such, the property owner will have to apply for a Fence Permit after the fact, and be subject an increased permit fee.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to these standards, which is included in your packet.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed Special Use for a building maintenance services not elsewhere classified (professional home cleaning service business) use and associated site changes upon property located at 11113 W. Forest Home Avenue, subject to the following conditions of approval:

- Staff recommends the property owner relocate existing dumpsters into a 10' x 10' sight proof dumpster enclosure located outside of the WEPCO easement as depicted on the Proposed Site Plan, within 90 days of this approval, or prior to issuance of any Occupancy Permit, whichever may occur first.
- Staff recommends the property owner have the stormwater drainage pipe televised to assess its current condition, provide the results of the inspection to the Engineering Department together with a location map, and repair the pipe as may be necessary, prior to June 6, 2018.
- Staff recommends the property owner remove the semi-trailer and any other commercial vehicles over 8,000 lbs. gross vehicle weight, within 90 days of this approval, or prior to issuance of any Occupancy Permit, whichever may occur first.

- Staff recommends the property owner submit a Landscape Plan in accordance with Divisions 15-5.0300 and 15-7.0300 of the UDO, to the Department of City Development for review and approval by Staff, within 60 days of this approval, or prior to issuance of any Occupancy Permit, whichever may occur first.
- Staff recommends the property owner install all required landscaping prior to June 6, 2018.
- Staff recommends the property owner provide an appropriate financial surety to guarantee certain improvements including but not limited to a dumpster enclosure, stormwater drainage pipe televising and possible repair, and landscaping will be completed on schedule, for Department of City Development and Engineering Department review and approval within 60 days of this approval or prior to issuance of any Occupancy Permit, whichever may occur first.

RESOLUTION NO. 2018-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR AN EYELASH
EXTENSION SERVICE BUSINESS USE UPON PROPERTY LOCATED
AT 11113 WEST FOREST HOME AVENUE, SUITE 240
(YULIA DA SILVA, OWNER, FABU LLC, D/B/A FABÚ EYES, APPLICANT)

WHEREAS, Yulia Da Silva, owner, Fabu LLC, d/b/a Fabú Eyes, having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District and C-1 Conservancy District under Standard Industrial Classification Title No. 7231 “Beauty Shops”, to allow for an eyelash extension service business use, with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and Sunday, upon property located at 11113 West Forest Home Avenue, Suite 240, bearing Tax Key No. 704-9978-002, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 3988, recorded on March 11, 1981, Reel 1362, Images 185 to 187, as Document No. 5462366, being a part of the Northeast 1/4 of Section 6, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin; 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 9th day of November, 2017, and continued on the 7th day of December 2017, 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

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 Yulia Da Silva, owner, Fabu LLC, d/b/a Fabú Eyes, for the approval of a Special Use for the property particularly described in the

YULIA DA SILVA, OWNER, FABU LLC, D/B/A FABÚ EYES – SPECIAL USE
RESOLUTION NO. 2018-_____

Page 2

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 Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, successors and assigns, as an eyelash extension service business use, which shall be developed in substantial compliance with, and operated and maintained by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, pursuant to those plans City file-stamped February 23, 2018 and annexed hereto and incorporated herein as Exhibit A.
2. Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, 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 Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes eyelash extension service business, 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 Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes and the eyelash extension service business use for the property located at 11113 West Forest Home Avenue, Suite 240: (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. The property owner shall relocate dumpsters into a 10' x 10' sight proof wooden dumpster enclosure, located outside of the WEPCO easement as depicted on the Proposed Site Plan, within 90 days of this approval, or prior to issuance of any Occupancy Permit whichever may occur first.
5. The property owner shall have the stormwater drainage pipe televised to assess its current condition, provide the results of the inspection to the Engineering Department together with a location map, and repair the pipe as may be necessary, prior to June 6, 2018.
6. The property owner shall remove the semi-trailer and any other commercial vehicles over 8,000 lbs. gross vehicle weight, within 90 days of this approval or prior to issuance of any Occupancy Permit whichever may occur first.

YULIA DA SILVA, OWNER, FABU LLC, D/B/A FABÚ EYES – SPECIAL USE
RESOLUTION NO. 2018-_____

Page 3

7. The property owner shall submit a Landscape Plan in accordance with Divisions 15-5.0300 and 15-7.0300 of the UDO to the Department of City Development for review and approval by Staff, within 60 days of this approval or prior to issuance of any Occupancy Permit whichever may occur first.
8. The property owner shall install all required landscaping prior to June 6, 2018.
9. The property owner shall provide an appropriate financial surety to guarantee certain improvements including but not limited to a dumpster enclosure, stormwater drainage pipe televising and possible repair, and landscaping will be completed on schedule, for Department of City Development and Engineering Department review and approval within 60 days of this approval or prior to issuance of any Occupancy Permit whichever may occur first.

10. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Yulia Da Silva, owner, Fabu LLC, d/b/a Fabú Eyes, 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.

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.

YULIA DA SILVA, OWNER, FABU LLC, D/B/A FABÚ EYES – SPECIAL USE
RESOLUTION NO. 2018-_____

Page 4

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 _____, 2018.

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

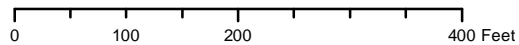
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

11113 W. Forest Home Ave.
TKN: 704 9978 002

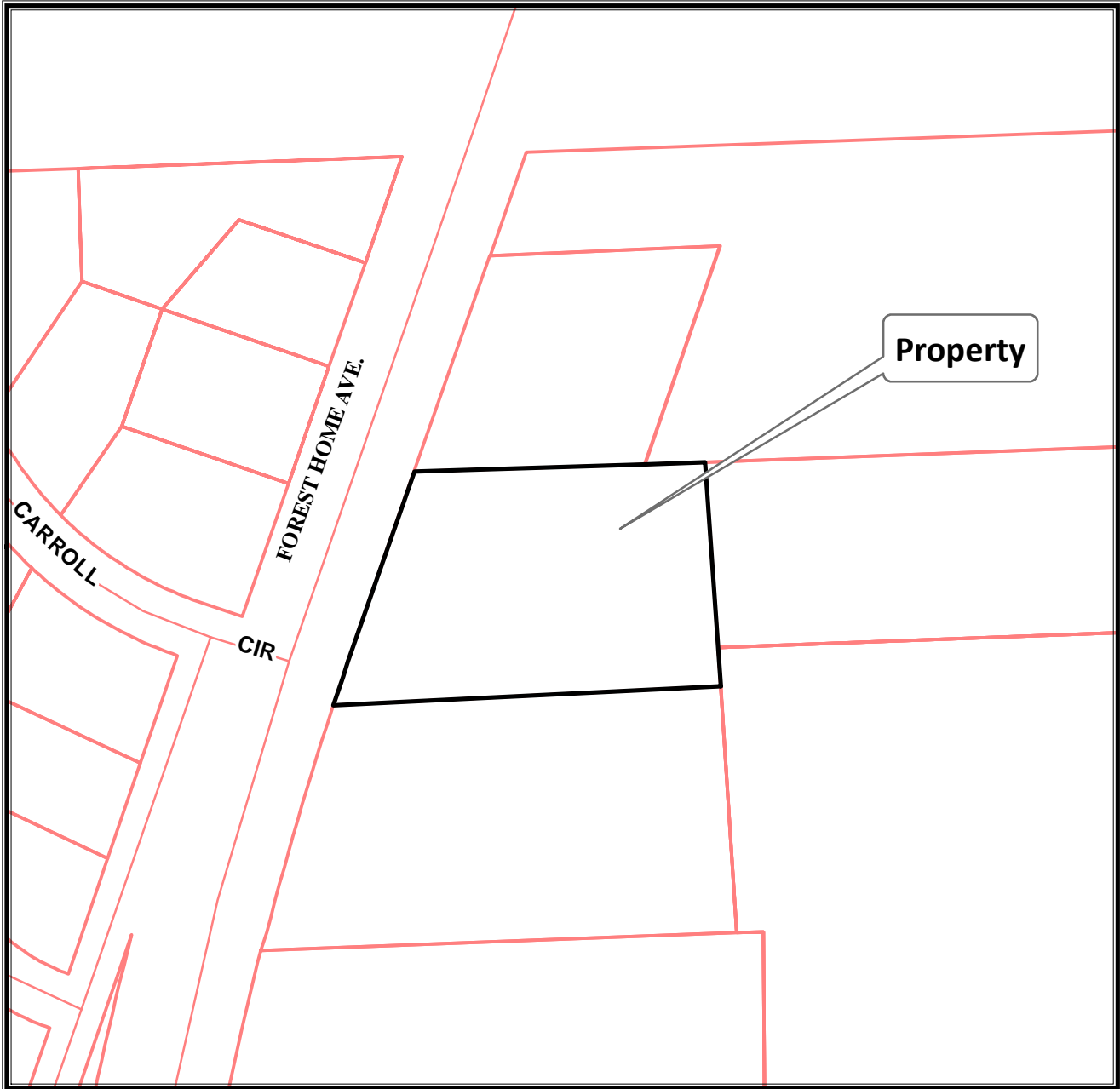


Planning Department
(414) 425-4024

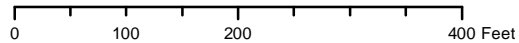


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

11113 W. Forest Home Ave.
TKN: 704 9978 002



Planning Department
(414) 425-4024



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February 23, 2018

Orrin Sumwalt & Sova Arnold
City Plan Commission
City of Franklin
9229 W Loomis Rd
Franklin, WI 53132

RE: proposed project summary for 11113 W Forest Home Ave

I am writing in response to your staff comments dated 12/28/17.

Item #1: Wepco easement- Wepco granted the easement it was submitted to the city in late 2017.

Item #2: 6' high wood fence- Fence has been completed (see attached pictures).



Item #3: 6' high dumpster enclosure- This will be completed when frost is out of the ground for the slat and posts. We propose a June 1st deadline.

Item #4: Semi trailer- the trailer has been donated to Veterans Tiny Homes. We need dry weather to get a truck to move it off site. We propose a June 1st deadline.

Item #4: Trucks over 8000 lbs. – We currently do not have any trucks over 8000 lbs.

Franklin

FEB 23 2018

City Development

U.S. Green Building Council Member

Item #5: Visu Sewer- Work has been completed and report is attached. We feel no other work is needed as the sewer appears to be clear.

Item #6: Storm water management, grading and erosion- Per the new drawings from Pinnacle Engineering the City agrees no storm water management, grading and erosion are necessary.

Item #7: 20 Parking Spaces- Since we will meet the inperious area requirement per the new attached Pinnacle Engineering drawings, we feel it is not necessary to remove any parking spaces. Molly Maid on most days requires 51-53 parking spaces of the 56. We propose a June 1st deadline to plant the grass.

Item #8: Curb & Gutter- After the January plan commission meeting, we believe it was determined that we do not need the curb and gutter.

Item #9: Landscape plan- With the Pinnacle Engineering plan scoping where we will plant grass, we feel a landscape plan is not necessary.

Item #10: Re-zone C-1 – Ogden Construction will apply for a re-zone of the C-1. We propose a June 1st deadline.

If you have any questions, please do not hesitate to call us.

Sincerely,

Ogden Construction Group, LLC

Michael Cook
Vice President

1/16/2018

Sara Arnold
Assistant City Engineer
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Ogden Construction
11113 West Forest Home Avenue
City of Franklin, Milwaukee County
PEG #1162.00-WI

Dear Ms. Arnold,

I am following up on our telephone conversation from last month regarding the Ogden Construction property located at 11113 West Forest Home Avenue. Since our conversation, my firm has completed an existing survey on the property. I have attached the existing site plan and a proposed site plan for your review. I have the following comments:

1. Existing Site Plan

- a. The existing site plan shows surveyed topography, all visible improvements and utilities based on the field survey.
- b. I have also shown the contour lines from the Milwaukee County GIS as per our discussion. By reviewing the surveyed contours versus the GIS contours, you can see the difference in the contours occurs around the easterly parking lot area.
- c. The storm sewer is now better identified based on the field survey work. Per Ogden Construction, the storm sewer is scheduled to be televised on February 5th, weather depending. They will forward the documentation to you once that work is complete.
- d. The existing survey shows that the impervious area on site is 72% which exceeds the 60% maximum allowable.

2. Proposed Site Plan

- a. A proposed site plan was prepared to show the area of gravel that will be covered with topsoil, seeded and stabilized with erosion mat in order to decrease the impervious area on the property to the 60% allowable. Inlet control and silt logs will be installed during this grading work.
- b. The original approved dumpster location will be moved to an area closer to the parking lot so that the amount of impervious area can be reduced.
- c. A note has been added stating that Ogden Construction will apply for a rezone of the C-1 area to M-1 per their discussion with staff.

Based on our conversation, you wanted to verify the need for storm water management. For reference, I have attached the 2000 aerial on which I have calculated the amount of impervious area on site at that time (approximately 45,304 square feet) and the 2005 aerial (approximately 54,069 square feet) for comparison to what is on site now (62,056 square feet) and what will be on site after the additional grass is installed (51,670 square feet). Comparing the impervious in 2000 with the impervious area currently on site shows an increase in impervious of 0.39 acres. That will be reduced to 0.15 acres after the impervious area is reduced. I have also attached a markup of the proposed site plan where I have estimated the amount of disturbed area for the parking lot and this latest proposed grading work. I have estimated 0.8 acres of disturbance. Based on my review, the increase in impervious is less than 0.5 acres and the area of disturbance is less than one acre so storm water management would not be required.

Please review the information and let me know if you have any questions or comments. It is my understanding the developer is working with plan staff on other questions and comments on this site but I wanted to get back to you on the engineering items we discussed.

Sincerely,

PINNACLE ENGINEERING GROUP

A handwritten signature in black ink that reads "Anthony S. Zanon". The signature is written in a cursive style with a large initial 'A'.

Anthony S. Zanon, P.E.
Senior Project Manager

Copy: Joel Cook, Ogden Construction
Orrin Sumwalt, City Planning

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LEGEND OF SYMBOLS & ABBREVIATIONS

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|---|--|---|
| <ul style="list-style-type: none"> ○ SANITARY MANHOLE ⊙ STORM MANHOLE ⊚ STORM INLET ⊕ CLEANOUT ⊗ CATCH BASIN ⊘ LATERAL ⊙ UNKNOWN MANHOLE ⊙ WELL ⊙ HYDRANT ⊙ WATER VALVE ⊙ DOWN SPOUT ⊙ SPRINKLER VALVE ⊙ WATER SHUT OFF ⊙ STANDPIPE ⊙ MONITORING WELL ⊙ FLOOD LIGHT ⊙ LIGHT POLE ⊙ TRAFFIC SIGNAL ⊙ UTILITY POLE ⊙ GUY WIRE | <ul style="list-style-type: none"> △ FIBER OPTIC MARKER ⊙ FIBER OPTIC MANHOLE ⊙ TELEPHONE PEDESTAL ⊙ TELEPHONE MANHOLE ⊙ TELEPHONE MARKER ⊙ TRANSFORMER ⊙ ELECTRIC METER ⊙ ELECTRIC MANHOLE ⊙ CABLE TV RISER/BOX ⊙ CABLE TV MANHOLE ⊙ GAS VALVE ⊙ GAS METER ⊙ GAS MARKER ⊙ AIR CONDITIONING UNIT ⊙ VENT ⊙ DIRECTIONAL ARROW ⊙ DUMPSTER ⊙ CONC. ⊙ EL. ⊙ EXT. ⊙ INV. ⊙ MON. ⊙ P.O.B. ⊙ P.O.C. ⊙ R.O.W. ⊙ SEC. ⊙ SQ. FT. ⊙ W. ⊙ WET. ⊙ TREE LINE ⊙ NO ACCESS | <ul style="list-style-type: none"> ⊙ SIGN ⊙ MAIL BOX ⊙ FLAG POLE ⊙ BASKETBALL HOOP ⊙ BOLLARD ⊙ CROSS CUT ⊙ IRON PIPE ⊙ IRON REBAR/ROD ⊙ MAG NAIL ⊙ SECTION MONUMENT ⊙ BENCH MARK ⊙ CONIFER TREE ⊙ DECIDUOUS TREE ⊙ BUSH ⊙ WETLAND SYMBOL ⊙ CL. ⊙ CENTERLINE ⊙ CONC. ⊙ EL. ⊙ EXT. ⊙ INV. ⊙ MON. ⊙ P.O.B. ⊙ P.O.C. ⊙ R.O.W. ⊙ SEC. ⊙ SQ. FT. ⊙ W. ⊙ WET. ⊙ TREE LINE ⊙ NO ACCESS |
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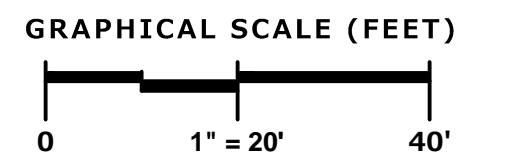
LEGAL DESCRIPTION:

Parcel 1, Certified Survey Map No. 3988, as recorded in the Register of Deeds office for Milwaukee County as Document No. 5462366, being a part of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

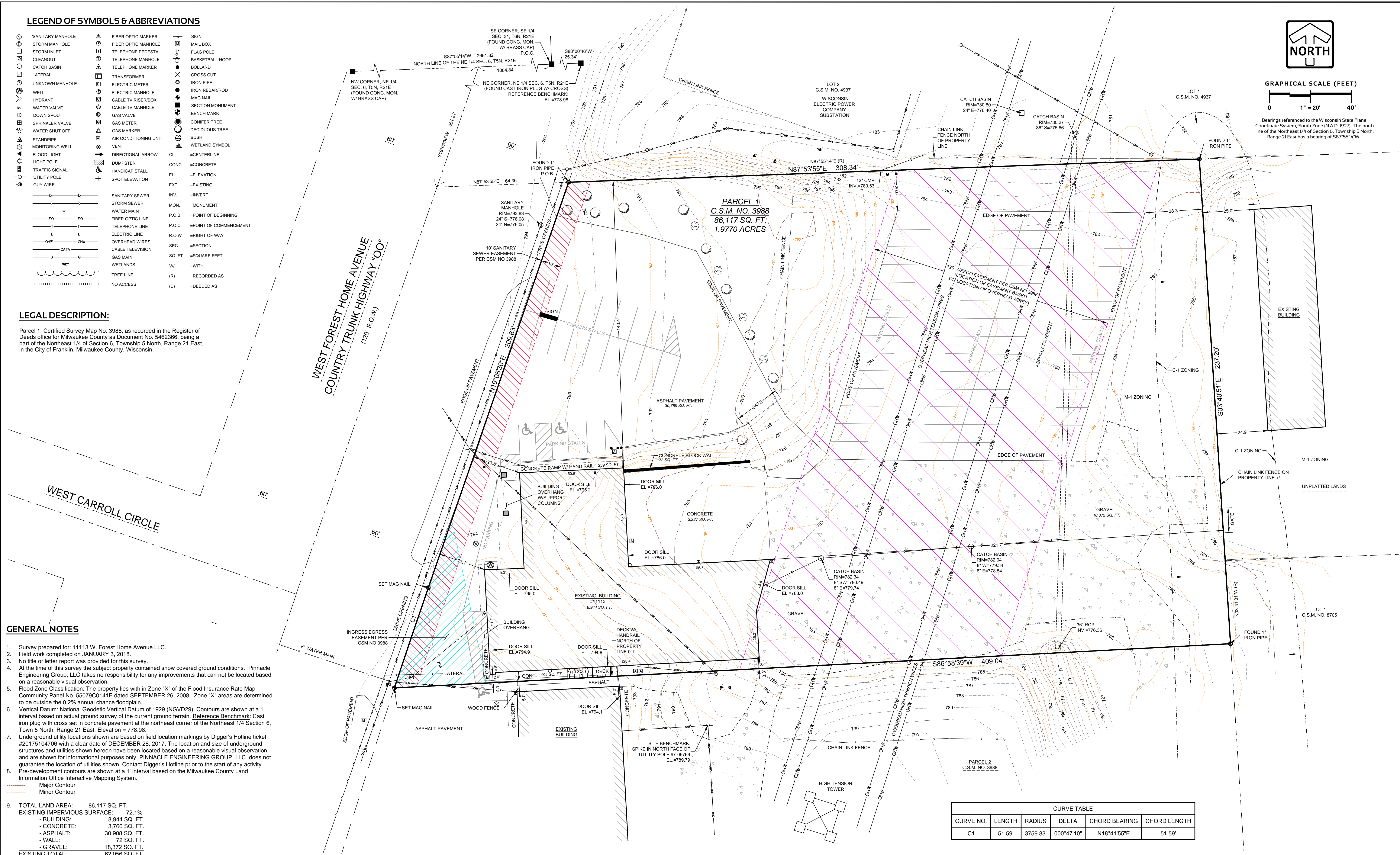
GENERAL NOTES

- Survey prepared for: 11113 W. Forest Home Avenue LLC.
- Field work completed on JANUARY 3, 2018.
- No title or letter report was provided for this survey.
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0141E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Cast iron plug with cross set in concrete pavement at the northeast corner of the Northeast 1/4 Section 6, Town 5 North, Range 21 East. Elevation = 778.98.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20175104706 with a clear date of DECEMBER 28, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Pre-development contours are shown at a 1' interval based on the Milwaukee County Land Information Office Interactive Mapping System.

<ul style="list-style-type: none"> --- Major Contour --- Minor Contour 	<p>9. TOTAL LAND AREA: 86,117 SQ. FT. EXISTING IMPERVIOUS SURFACE: 72.1% - BUILDING: 8,944 SQ. FT. - CONCRETE: 3,760 SQ. FT. - ASPHALT: 30,908 SQ. FT. - WALL: 72 SQ. FT. - GRAVEL: 18,372 SQ. FT. EXISTING TOTAL: 62,056 SQ. FT.</p>
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Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East has a bearing of S87°55'14"W.



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.59'	3759.83'	000°47'10"	N18°41'55"E	51.59'

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

11113 WEST FOREST HOME AVENUE
PARCEL 1, C.S.M. NO. 3988, PART OF THE NE 1/4 OF THE NE 1/4 SEC. 6,
T5N, R21E, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

EXISTING SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

REG. JOB No.: 11162.00
REG. PH. No.: ASZ
DATE: 1/15/18
SCALE: 1"=20'

SHEET
1
2

www.pinnacle-engr.com

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LEGEND OF SYMBOLS & ABBREVIATIONS

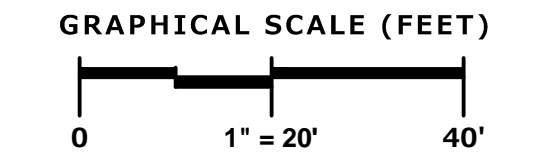
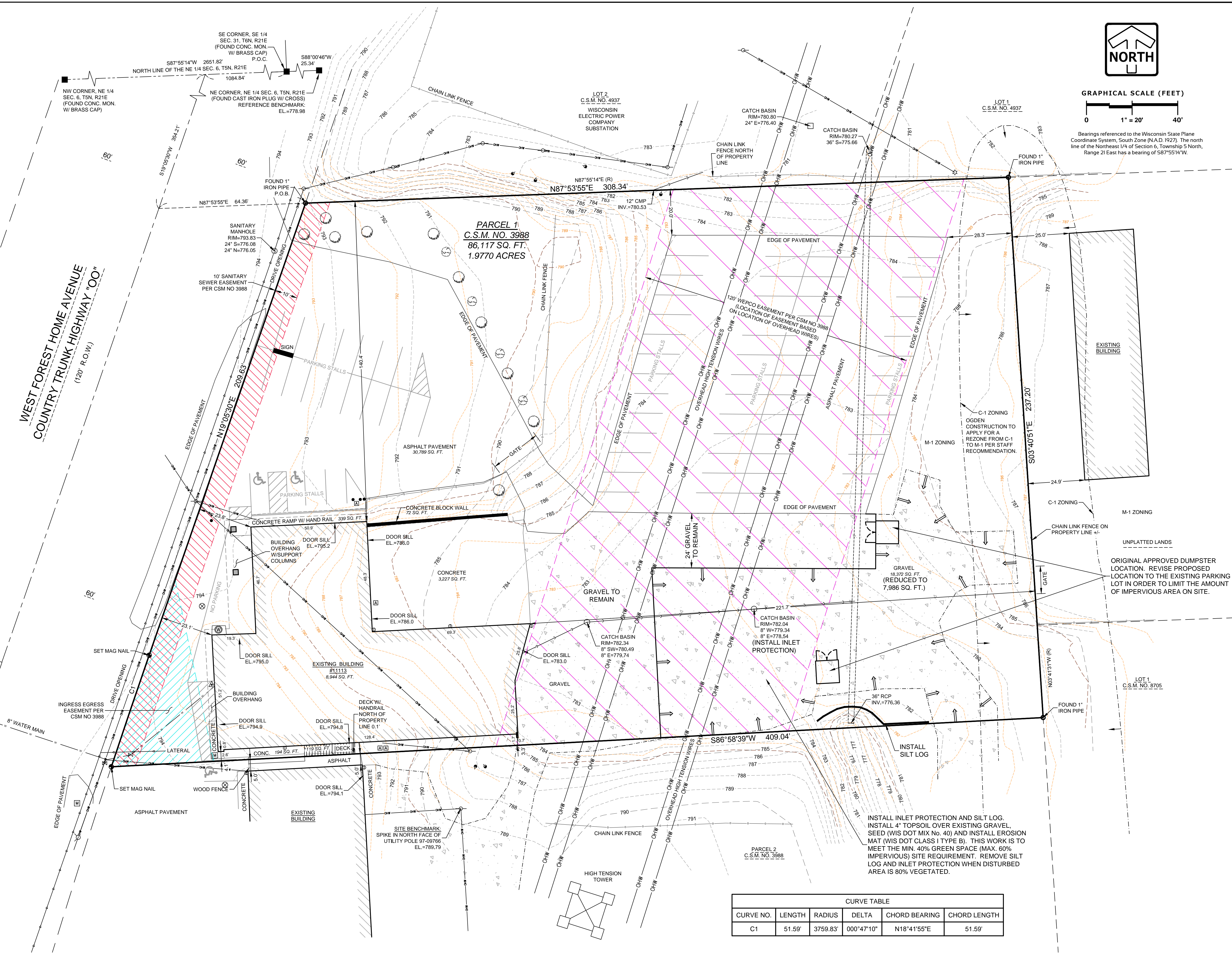
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| <ul style="list-style-type: none"> 9. TOTAL LAND AREA: 86,117 SQ. FT. EXISTING IMPERVIOUS SURFACE: 72.1% - BUILDING: 8,944 SQ. FT. - CONCRETE: 3,760 SQ. FT. - ASPHALT: 30,908 SQ. FT. - WALL: 72 SQ. FT. - GRAVEL: 18,372 SQ. FT. EXISTING TOTAL: 62,056 SQ. FT. | <ul style="list-style-type: none"> PROPOSED IMPERVIOUS SURFACE: 60.0% - BUILDING: 8,944 SQ. FT. - CONCRETE: 3,760 SQ. FT. - ASPHALT: 30,908 SQ. FT. - WALL: 72 SQ. FT. - GRAVEL: 7,986 SQ. FT. TOTAL: 51,670 SQ. FT. |
|---|---|



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East has a bearing of S87°55'14\"/>

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.59'	3759.83'	000°47'10\"/>		

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
 WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005 (262) 754-8888

11113 WEST FOREST HOME AVENUE
 PARCEL 1, C.S.M. NO. 3988, PART OF THE NE 1/4 OF THE NE 1/4 SEC. 6, T5N, R21E, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

PROPOSED SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

REG. JOB No. 1162.00
 REG. PR. ASZ
 DATE 1/15/18
 SCALE 1"=20'
 SHEET 2 of 2

www.pinnacle-engr.com

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LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ○ SANITARY MANHOLE ⊗ STORM MANHOLE □ STORM INLET ○ CLEANOUT ○ CATCH BASIN ○ LATERAL ○ UNKNOWN MANHOLE ○ WELL ○ HYDRANT ○ WATER VALVE ○ DOWN SPOUT ○ SPRINKLER VALVE ○ WATER SHUT OFF ○ STANDPIPE ○ MONITORING WELL ○ FLOOD LIGHT ○ LIGHT POLE ○ TRAFFIC SIGNAL ○ UTILITY POLE ○ GUY WIRE | <ul style="list-style-type: none"> △ FIBER OPTIC MARKER ○ FIBER OPTIC MANHOLE ○ TELEPHONE PEDESTAL ○ TELEPHONE MANHOLE ○ TELEPHONE MARKER ○ TRANSFORMER ○ ELECTRIC METER ○ ELECTRIC MANHOLE ○ CABLE TV RISER/BOX ○ CABLE TV MANHOLE ○ GAS VALVE ○ GAS METER ○ GAS MARKER ○ AIR CONDITIONING UNIT ○ VENT ○ DIRECTIONAL ARROW ○ DUMPSTER ○ HANDICAP STALL ○ SPOT ELEVATION | <ul style="list-style-type: none"> — SIGN — MAIL BOX — FLAG POLE — BASKETBALL HOOP — BOLLARD — CROSS CUT — IRON PIPE — IRON REBAR/ROD — MAG NAIL — SECTION MONUMENT — BENCH MARK — CONIFER TREE — DECIDUOUS TREE — BUSH — WETLAND SYMBOL — CL — CONC. — EL — EXT. — INV. — MON. — P.O.B. — P.O.C. — R.O.W. — SEC. — SQ. FT. — W — (R) — (D) |
|---|---|--|

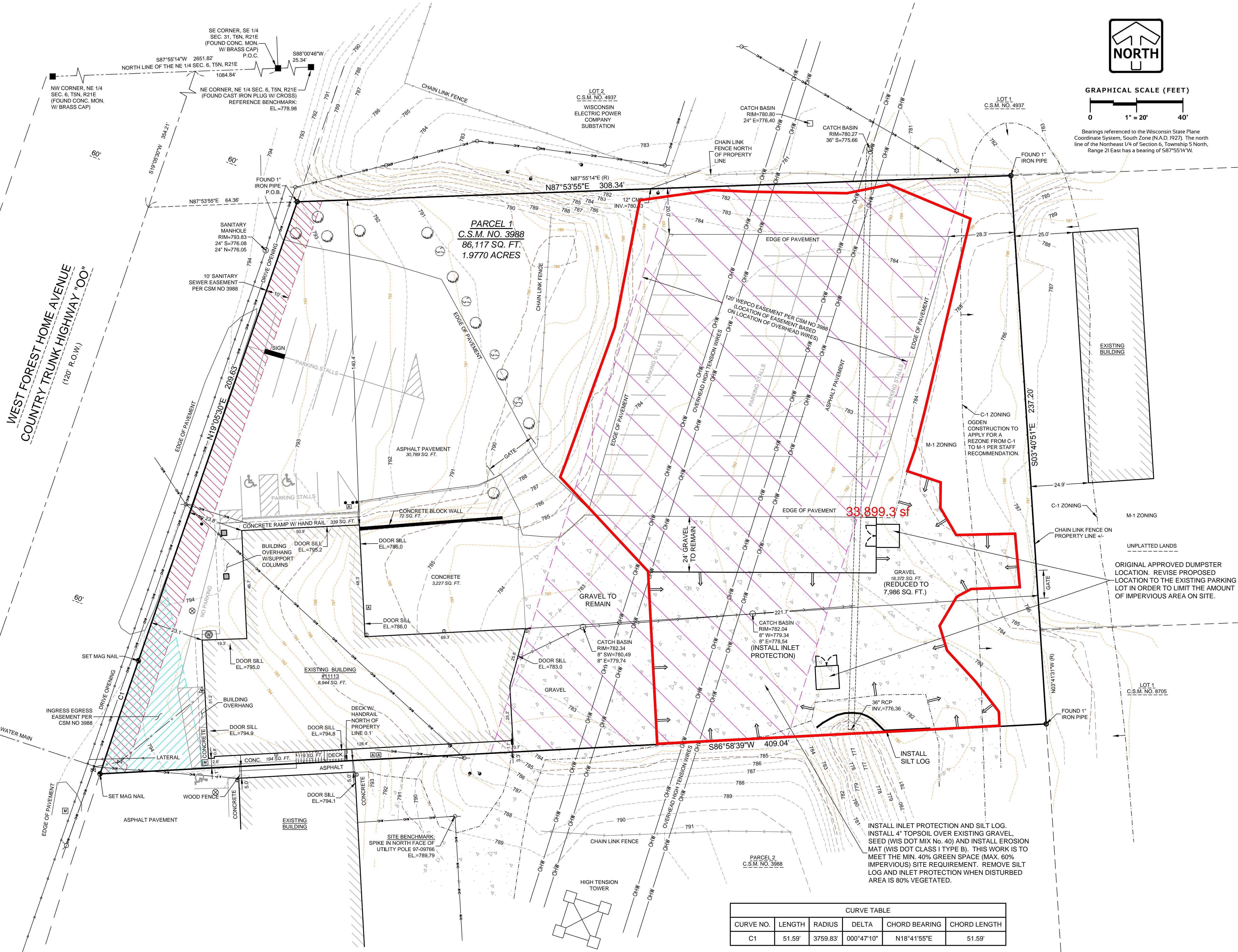
LEGAL DESCRIPTION:

Parcel 1, Certified Survey Map No. 3988, as recorded in the Register of Deeds office for Milwaukee County as Document No. 5462366, being a part of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

GENERAL NOTES

- Survey prepared for: 11113 W. Forest Home Avenue LLC.
- Field work completed on JANUARY 3, 2018.
- No title or letter report was provided for this survey.
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0141E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Cast iron plug with cross set in concrete pavement at the northeast corner of the Northeast 1/4 Section 6, Town 5 North, Range 21 East, Elevation = 778.98.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20175104706 with a clear date of DECEMBER 28, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Pre-development contours are shown at a 1' interval based on the Milwaukee County Land Information Office Interactive Mapping System.

<p>9. TOTAL LAND AREA: 86,117 SQ. FT.</p> <p>EXISTING IMPERVIOUS SURFACE: 72.1%</p> <ul style="list-style-type: none"> - BUILDING: 8,944 SQ. FT. - CONCRETE: 3,760 SQ. FT. - ASPHALT: 30,908 SQ. FT. - WALL: 72 SQ. FT. - GRAVEL: 18,372 SQ. FT. EXISTING TOTAL: 62,056 SQ. FT. 	<p>PROPOSED IMPERVIOUS SURFACE: 60.0%</p> <ul style="list-style-type: none"> - BUILDING: 8,944 SQ. FT. - CONCRETE: 3,760 SQ. FT. - ASPHALT: 30,908 SQ. FT. - WALL: 72 SQ. FT. - GRAVEL: 7,986 SQ. FT. TOTAL: 51,670 SQ. FT.
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T5N, R21E, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

PROPOSED SITE PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SHEET
2
9
2
 REG. JOB No. 1162.00
 REG. No. ASZ
 DATE 1/15/18
 SCALE 1"=20'
 www.pinnacle-engr.com

PROPOSED_SITE_PLAN



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



94 0 47 94 Feet



1: 564

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

Notes

2000 AERIAL



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



94 0 47 94 Feet



1: 564

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
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Notes

2005 AERIAL

Fabu Eyes

To whom it may concern,

Fabu LLC, DBA Fabu Eyes operates a professional eyelash extensions service. We operate 7 days a week; Monday through Friday from 9am to 7pm, Saturday and Sunday from 9am to 2pm. There are no employees. The current location is 11113 W Forest Home Ave, Suite 240, Franklin WI, 53132. We took the space as is, no work has been done to our space.

Thank You,



Yulia Da Silva

Fabu LLC

619-852-2521

Fabu Eyes

11113 W Forest Home Ave, Suite 240, Franklin WI 53132

Tel: 414-367-2379

www.fabueyes.com

DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

A. ***General Standards.*** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: Beauty shop is one of the listed Special Uses and does fit with the intent of the comprehensive master plan

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: This proposal will in no way adversely affect any other property in area

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: There will be no interference with surrounding developments as the space already existed and we are planning no changes to building

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: The public facilities are adequate as is; we do not even use public trash collection

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The proposed tenant will draw 2 - 3 per two hours of operation

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: There will be no destruction of significant features as the space is existing

7. **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.

Response: We will comply with all standards. The space is existing and we only plan on painting

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response:

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The beauty salon will be open to all residents of Franklin and should increase the aesthetic appeal of the residents of Franklin

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: This business was previously renting in Hales Corners and our location was the only space in the area that fit into their budget

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: There will be no adverse effects as we are not changing anything at all

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: I do not feel this will set a precedent for beauty shops to be allowed in M-1 Zoning because this shop is the only beauty shop of this nature in this area of Franklin and is a needed asset to the community.