

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, NOVEMBER 17, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of November 3, 2016.

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

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

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

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: December 8, 2016

City of Franklin
Plan Commission Meeting
November 3, 2016
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the November 3, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

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

Approval of Minutes

Regular Meeting of October 6, 2016.

- B.
1. Commissioner Haley moved and Commissioner Fowler seconded approval with corrections of the October 6, 2016 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Public Hearing Business Matters

CARLISLE INTERCONNECT TECHNOLOGIES, INC. BUILDING ADDITION. Natural Resource Features Special Exception application by Carlisle Interconnect Technologies, Inc., owner, for the purpose of allowing for filling and paving of approximately 0.27 acres of wetland for proposed parking and a driveway, approximately 0.12 acres of wetland buffer for proposed parking and a driveway, and approximately 0.01 acres of wetland setback for proposed parking and a driveway, invasive shrub management within approximately 4.92 acres of mature woodland, common reed grass and invasive grass management within approximately .16 acres of wetland, native tree enhancement plantings within approximately 0.07 acres of wetland and native prairie buffer to replace lawn grass within approximately 0.09 acres of wetland buffer, for property located at 5300 West Franklin Drive, such property being zoned Planned Development District Number

- C.
1. Planning Manager Dietl presented the request by Carlisle Interconnect Technologies, Inc. for a Natural Resource Features Special Exception to allow for filling and paving of wetland, wetland buffer and wetland setback for a proposed parking lot and driveway addition.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:05 p.m. and closed at 7:10 p.m.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of the Carlisle Interconnect Technologies, Inc. Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Community Development Authority and Environmental Commission recommendations. On voice vote, all voted 'aye'. Motion carried (5-0-0).

18, in the Franklin Business Park, (Tax Key No. 931-0017-003), to allow for a proposed approximately 26,000 square foot addition approximately 150 feet eastward of the existing Carlisle Interconnect Technologies, Inc. building, with an additional approximately 45 feet of pavement to the east for parking and a drive lane.

Business Matters

**EVERGREEN PARK ESTATES
RESIDENTIAL LOTS
DEVELOPMENT REVISED**

PRELIMINARY PLAT. Revised Preliminary Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide an existing 32.67 acre property at 7501 South 49th Street. The Plan Commission recommended approval of the prior preliminary plat application for the property to create six R-6 Suburban Single-Family Residence District lots at its meeting on July 21, 2016. The revised Preliminary Plat application additionally provides for a cul-de-sac road extending north from West Evergreen Street and a total of six additional R-6 lots. The property is zoned R-6 Suburban Single-Family Residence District, FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 788-9981-001.

ELIZABETH RESIDENCE

SIGNAGE. Miscellaneous application by John Coury, Elizabeth Residence, Inc., to allow for the installation of an approximately 42.5 foot wide by 7 foot high monument sign adjacent to South 51st Street, at 9329-9355 South 48th Street, property zoned Planned Development District No. 30 (Richard F. Coury); Tax Key No. 881-9997-006.

**D.
1.**

Planning Manager Dietl presented the request by Rick J. Przybyla, President of Creative Homes, Inc. for a Preliminary Plat for the proposed 12-lot Evergreen Park Estates Subdivision.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a resolution conditionally approving a Preliminary Plat for Evergreen Park Estates Subdivision, including the Plan Commission recommendations of not creating a new lot if the applicant decides to utilize the City's storm water pond and instead the existing lots be widened to accommodate moving them out of the conservation easement and the trail extending from the cul-de-sac to the park parking lot be paved to the property line and the location of the trails shown on the plat. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

2.

Planning Manager Dietl presented the request by John Coury, Elizabeth Residence, Inc., for approval a monument sign for the Elizabeth Residence Assisted Living Community.

Commissioner Hogan moved and Commissioner Leon seconded a motion to recommend approval of a resolution approving a monument sign for Elizabeth Residence Assisted Living Community to allow for placement of an approximately 42.5 foot wide by 7 foot high identification monument sign adjacent to South 51ST Street, south of the

entrance drive and north of the storm water retention pond. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

ANDERSON FAMILY DENTAL CLINIC CONSTRUCTION. Site Plan application by Charles C. Anderson, owner of Anderson Family Dental, for construction of an approximately 3,324 square foot dental clinic, a dumpster enclosure, 22 parking spaces and a retaining wall, along with landscaping and lighting, on vacant land located at 7215 West Rawson Avenue, zoned B-3 Community Business District; Tax Key No. 756-9993-017.

3. Planning Manager Dietl presented the request by Charles C. Anderson, owner of Anderson Family Dental, requesting approval of a Site Plan for a dental clinic development.

Commissioner Leon moved and Commissioner Fowler seconded a motion to approve a resolution approving a Site Plan for a dental clinic development. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

Adjournment

- E. Commissioner Hogan moved and Commissioner Fowler seconded to adjourn the Plan Commission meeting of November 3, 2016 at 7:58p.m. All voted 'aye'. Motion carried. (5-0-0).



REPORT TO THE PLAN COMMISSION

Meeting of November 17, 2016

Rezoning

RECOMMENDATION: Department of City Development Staff recommends approval of the requested rezoning for property located 11950 West St. Martins Road, subject to the conditions of approval in the attached draft ordinance.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Address, Applicant, Owners, Current Zoning, Proposed Zoning, Future Land Use 2025, Use of Surrounding Properties, and Applicant Action Requested.

Introduction & Background:

On September 28, 2016, the applicants submitted an application to rezone their property located at 11950 West St. Martins Road (bearing Tax Key No. 750-0017-000) from B-2 General Business District to R-3 Suburban/Estate Single-Family Residence District.

The property has an existing legal non-conforming single-family residence, built in 1849. The bulk of the building is well within the property's front setback and encroaches into the public right-of-way of W. St. Martins Road.

The single-family residence has been vacant for the past couple of years. The Regalias wish to make cosmetic improvements to the building and lease it as a single-family residence.

Analysis:

Comprehensive Master Plan Consistency

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

In spite of being zoned B-2 General Business District, the City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the future land use of the subject property as residential. Furthermore, the adjacent single-family residences to the north, west and south are also identified as having a future land use of residential. Therefore, Staff finds the proposed rezoning is consistent with the City’s CMP.

Staff Recommendation:

Department of City Development staff recommends approval of the requested rezoning for property located at 11950 West St. Martins Road, subject to the conditions of approval in the attached draft ordinance.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 11-2-16]

ORDINANCE NO. 2016-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL
OF LAND FROM B-2 GENERAL BUSINESS DISTRICT TO R-3 SUBURBAN/ESTATE
SINGLE-FAMILY RESIDENCE DISTRICT
(11950 WEST ST. MARTINS ROAD)
(APPROXIMATELY 0.80 ACRES)
(DERRICK M. REGALIA AND ALMA F. REGALIA, APPLICANTS)

WHEREAS, Derrick M. Regalia and Alma F. Regalia having petitioned for the rezoning of a certain parcel of land from B-2 General Business District to R-3 Suburban/Estate Single-Family Residence District, such land being located at 11950 West St. Martins Road; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 17th day of November, 2016, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

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

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from B-2 General Business District to R-3 Suburban/Estate Single-Family Residence District:

Lot Four (4), in Tess Corners Creek Subdivision, being a redivision of Parcel 2 of Certified Survey Map No. 4368, and lands, all being in the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) and part of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.

Said lands containing 34,847 square feet. Tax Key No. 750-0017-000.

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

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

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

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

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

APPROVED:

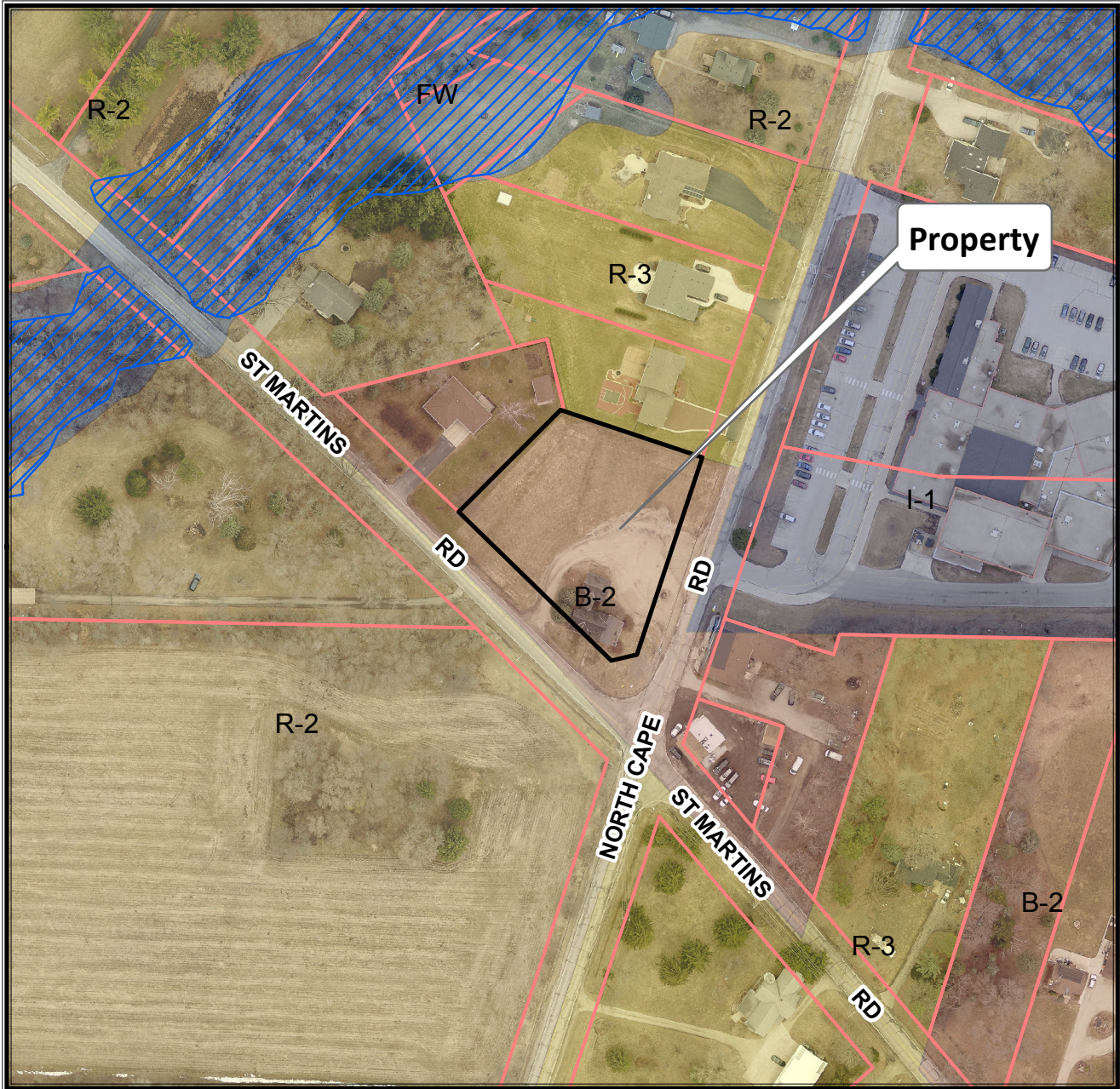
Stephen R. Olson, Mayor

ATTEST:

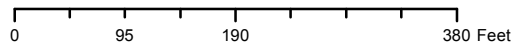
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

11950 W. St. Martins Road
TKN: 750 0017 000



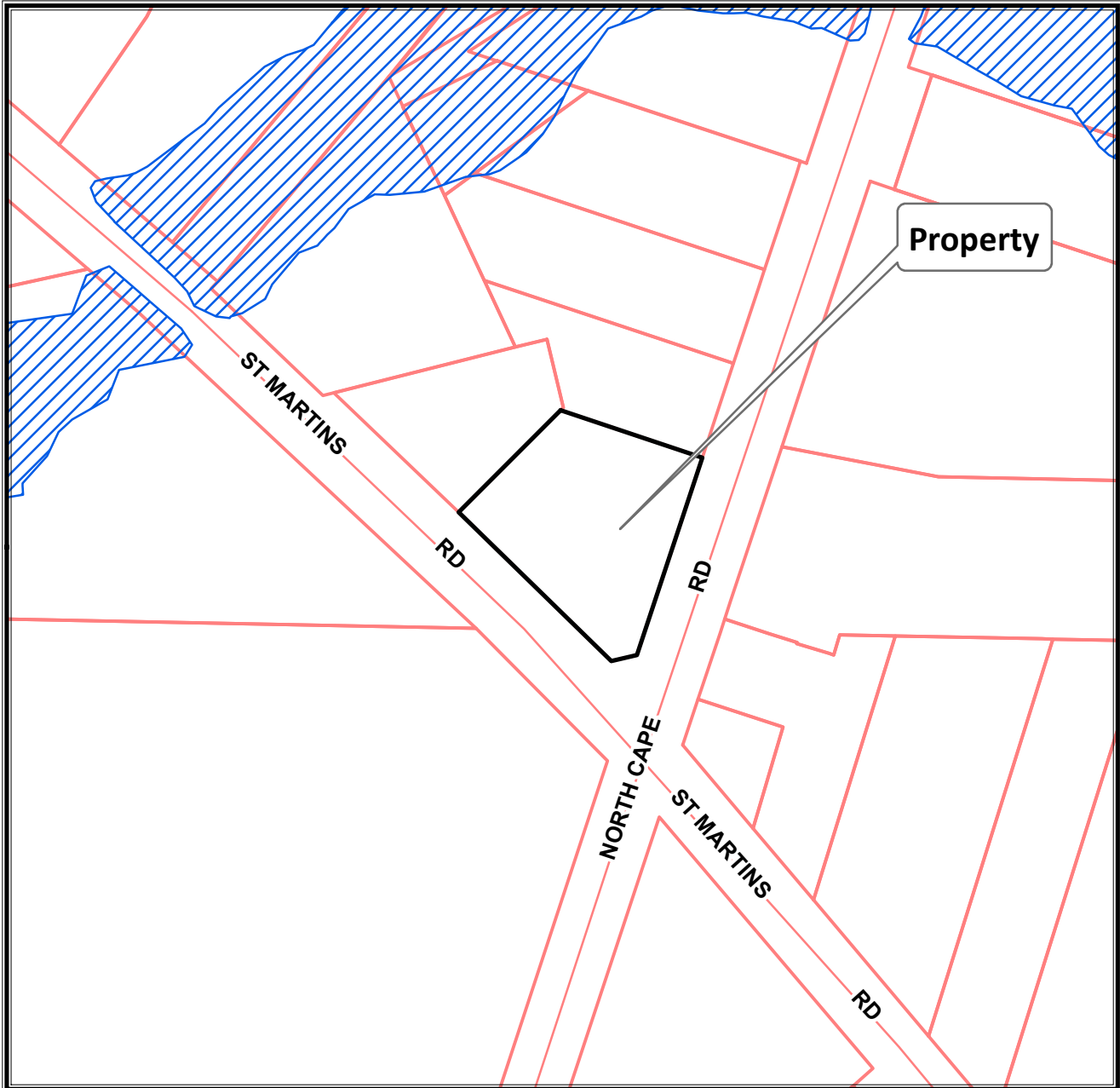
Planning Department
(414) 425-4024



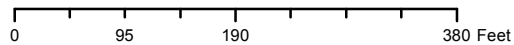
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



11950 W. St. Martins Road
TKN: 750 0017 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.



Project Summary

For the property at 11950 W St Martin's Rd

This project involves the re-zoning of the property at 11950 W St Martin's Rd for R-3 residential use. This is consistent with the Comprehensive Master Plan. The scope of the project is to complete any maintenance and repairs needed to bring the existing structure, a single family home and garage, into working condition. The intent is to restore the overall appearance to the exterior, and to clean, paint, and perform needed repairs to the interior, so the house will be suitable for residential use. The impact on the neighborhood should be positive, as the property has been vacant and has fallen into some disrepair.

The legal description of the property is as follows:

Lot Four (4), in Tess Corners Creek Subdivision, being a redivision of Parcel 2 of Certified Survey Map No. 4368, and lands, all being in the Southeast One-quarter ($\frac{1}{4}$) of the Northwest One-quarter ($\frac{1}{4}$) and part of the Northwest One-quarter ($\frac{1}{4}$) of the Southwest One-quarter of Section Seven (7), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.

Franklin

OCT 27 2016

City Development

Recorded:

City of Franklin
JUL 26 2007
City Development

"TESS CORNERS CREEK SUBDIVISION"

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4368, AND LANDS, ALL BEING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified February 5th 2007
Renee L. Poney
Department of Administration

- - INDICATES 2.375" OUTSIDE DIA. IRON PIPE 18" IN LENGTH, WEIGHING 3.65 LBS PER LINEAL FOOT - SET.
- - INDICATES 1.315" IRON PIPE WEIGHTS 1.68 LBS/FT. - FOUND
- ⓓ - INDICATES DEDICATED FOR PUBLIC ROAD PURPOSES.
- ALL OTHER LOT CORNERS MARKED WITH 1.315" OUTSIDE DIA. IRON PIPE 18" IN LENGTH WEIGHING 1.13 LBS. PER LINEAL FOOT - SET.
- ALL DIMENSIONS ARE MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT.
- BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927. THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 7-5-21, ASSUMED TO BEAR S88°31'41"E.
- (M) - AREA TO MEANDER LINE
- (C) - AREA TO CENTER OF CREEK
- (N45°00'00"E) - RECORDED AS

SET BACK TABLE:

LOTS 1-3
FRONT YARD SETBACK: 45 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 30 FEET

LOT 4
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 20 FEET

NORTHWEST CORNER OF THE NORTHWEST 1/4 SEC. 7-5-21 CONC. MON. W/BRASS CAP N 340.088,21 E 2,517.098,53

NORTHEAST CORNER OF THE NORTHWEST 1/4 SEC. 7-5-21 CONC. MON. W/BRASS CAP N 340,022,92 E 2,520,028,30

THE CONSERVATION EASEMENT IS DEPICTED BY THE HATCHED AREA OF OUTLOT 1 AND OUTLOT 2. ALL IDENTIFIED NATURAL RESOURCE FEATURES WILL BE PROTECTED AT A 100% LEVEL

LINE	BEARING	DISTANCE
L1	S45°38'21"E	54.98'
L2	N84°01'19"E	84.54'
L3	S78°15'12"E	69.94'
L4	N08°17'37"E	283.75'
L5	S71°41'03"E	144.27'
L6	N08°17'37"E	20.31'
L7	S08°17'37"W	142.49'
L8	S18°20'31"W	308.56'
L9	N78°15'12"W	84.84'
L10	S84°01'19"W	54.84'
L11	N45°38'21"W	25.98'
L12	N71°41'03"W	24.83'
L13	N57°46'49"E	57.57'
L14	N64°46'51"E	15.08'
L15	N46°51'48"E	38.71'
L16	N68°59'09"E	15.45'
L17	N51°05'27"E	37.12'
L18	N41°42'39"E	10.57'

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN) MILWAUKEE COUNTY) SS

I, Mark D. Nesgood, being a Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped, A Redivision of Parcel 2 of Certified Survey Map No. 4368, and lands, all being in the Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 7, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section; thence N88°31'41"W along the North line of the Northwest 1/4 of said Section 237.37 feet to the center line of S. North Cape Road; thence S18°20'31"W along the center line of said Road 2277.77 feet to the point of beginning; thence continue S18°20'31"W along the center line of said Road 110.00 feet; thence S76°20'21"W 47.17 feet to the Northeast corner of Parcel 2 of Certified Survey Map and a point on the West right-of-way line of S. North Cape Road; thence S18°20'31"W along the East line of Parcel 2 of said Certified Survey Map and the West right-of-way line of said Road 390.07 feet; thence S76°27'22"W 26.31 feet to a point on the Northeastly right-of-way line of W. St. Martins Road; thence N45°38'21"W along the Southwestly right-of-way line of Parcel 2 of said Certified Survey Map and the Northeastly right-of-way line of said Road 215.42 feet to the Southwest corner of Parcel 2 of said Certified Survey Map; thence N45°03'11"E along the Northwesterly line of Parcel 2 of said Certified Survey Map 149.14 feet; thence N13°46'55"W along the West line of Parcel 2 of said Certified Survey Map 70.55 feet; thence S78°20'21"W along the Northerly line of Parcel 1 of said Certified Survey Map 32.60 feet; thence N25°05'31"W 301.47 feet to a point the Easterly line of Parcel 2 of Certified Survey Map 2890; thence N39°08'19"E along the Easterly line of Parcel 2 of said Certified Survey Map 178.25 feet to the Southwest corner of Parcel 2 of Certified Survey Map 4492; thence S57°17'10"W 126.05 feet; thence S71°41'03"E 392.70 feet to the point of beginning. Containing 3.37 acres of land more or less.

That I have made such survey, land division and plat by the direction of Ener-Con Companies, Inc., owner of said land. That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Division 15 of the City of Franklin Municipal Code, in surveying, dividing and mapping the same. Dated this 11th day of August, 2006. REVISED THIS 27TH DAY OF SEPTEMBER, 2006 REVISED THIS 10TH DAY OF JANUARY, 2007

Mark D. Nesgood
WISCONSIN REGISTERED LAND SURVEYOR
Mark D. Nesgood, R.L.S. S-1967

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

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

- Department of Administration
- Milwaukee County Department of Public Works
- City of Franklin

In witness whereof, the said Ener-Con Companies, Inc. has caused these presents to be signed by Michael Dilworth, member of COLE CURB & CO., Wisconsin, and its corporate seal to be hereunto affixed on this 14 day of MARCH, 2007.

IN THE PRESENCE OF:
Michael Dilworth
Michael Dilworth - Member

STATE OF WISCONSIN) MILWAUKEE COUNTY) SS
Personally came before me this 14 day of MARCH, 2007, Michael Dilworth, Member of the above named corporation, to be known to be the person who executed the foregoing instrument and to me known to be such member of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation by its authority.

Lyle Larsheld
Notary Public, Milwaukee County, Wisconsin
My Commission Expires 11-11-09

Wauwatosa Savings, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the foregoing Owner's Certificate.

Lyle Larsheld
Lyle Larsheld

STATE OF WISCONSIN) MILWAUKEE COUNTY) SS
Personally came before me this 20 day of MARCH, 2007, Lyle Larsheld, of the above named Wauwatosa Savings, Mortgagee of the above described land, to be known to be the person who executed the foregoing instrument, and to me known to be such SR VICE PRESIDENT of said Corporation, and acknowledged that he executed the foregoing instrument as Legal Officer as the deed of said Corporation, by its authority.

James M. Uebel
Notary Public, Milwaukee County, Wisconsin
My Commission Expires 11-11-09

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) MILWAUKEE COUNTY) SS
I, Calvin A. Patterson, being the duly appointed and qualified City Treasurer of the City of Franklin, do hereby certify that in accordance with the records in my office there are no unpaid taxes or special assessments as of this 24 day of JULY, 2007 on any of the lands included in "Tess Corners Creek Subdivision".

Calvin A. Patterson
Calvin A. Patterson - City Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) MILWAUKEE COUNTY) SS
I, Daniel Diliberti, being the duly elected and qualified and acting Treasurer of the County of Milwaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 24 day of JULY, 2007. Affecting the lands included in "Tess Corners Creek Subdivision".

Daniel Diliberti
Daniel Diliberti - County Treasurer

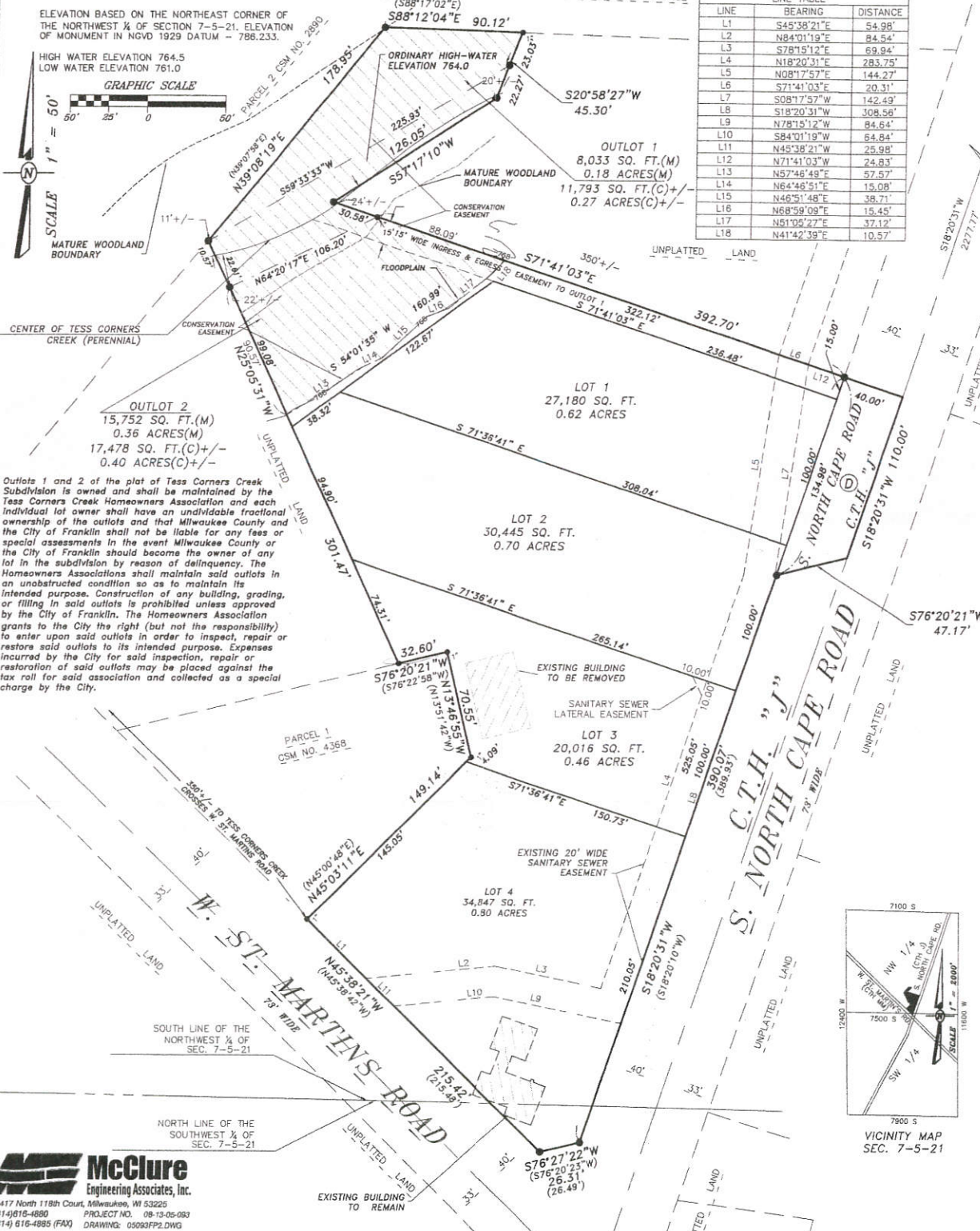
CITY OF FRANKLIN APPROVAL - COMMON COUNCIL RESOLUTION NO. 2007-6299

Resolved that the Plat of Tess Corners Creek Subdivision in the City of Franklin, Ener-Con Companies, Inc. owner, is hereby approved conditionally by the Common Council.

Dated this 24 day of JULY, 2007.
Thomas M. Taylor
Thomas M. Taylor - Mayor

I hereby certify that the following is a copy of the resolution adopted by the Common Council of the City of Franklin and that all the condition for approval have been met as of this 24 day of JULY, 2007, therefore this plat is approved.

Dated this 24 day of JULY, 2007.
Sandra L. Wesolowski
Sandra L. Wesolowski - City Clerk



McClure
Engineering Associates, Inc.
5417 North 118th Court, Milwaukee, WI 53225
(414) 616-4880 PROJECT NO. 08-13-05-089
(414) 616-4885 (FAX) DRAWING NO. 05081P2.DWG

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD, RLS

Franklin
OCT 27 2016
City Development