



FRANKLIN CITY HALL CHAMBERS  
9229 W. LOOMIS ROAD  
FRANKLIN, WISCONSIN

**PLAN COMMISSION MEETING AGENDA**  
**Thursday, July 18, 2024 at 6:00 P.M.**

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

**B. Approval of Minutes**

1. Approval of the regular meeting of June 20, 2024.

**C. Public Hearing Business Matters**

1. **Update to the fee schedule of the Unified Development Ordinance (UDO).** Ordinance to amend the Unified Development Ordinance text in Section 15-9.0401 Administrative Fees A. Fee Schedule to adjust the application fees and to allow charging developer's deposit for new planned development district and preliminary plat applications.
2. **Fox Glen Corp. Natural Resource Special Exception (NRSE)** for unpermitted impacts to wetland setback and buffer, and floodplain, on property located at 11027 S 27TH ST / 978 9998 000 and 0 W South County Line Rd. / 978 9999 001

**D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

**E. Business Matters**

1. **Housing Affordability Report 2021-2023**, presentation by City Development staff.
2. **Cindy Dawes, Miscellaneous.** Request for approval to allow for the installation of a fence within the 20-foot Private Planting Screen upon Lot 12 in Block 1 of the Tuckaway Green Subdivision, on property located at 7524 S 77<sup>th</sup> Street (792 0012 000).

**F. Adjournment**

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The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

\*Supporting documentation and details of these agenda items are available at City Hall during regular 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: August 8, 2024.

## **SPECIAL WORKSHOP**

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

Mayor John Nelson called the June 20, 2024 Special Workshop meeting to order at 5:30 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, City Engineer Glen Morrow, Alderwoman Courtney Day and Commissioners Kevin Haley, Michael Shawgo and Patrick Leon (arrived at 6:00). Excused was Commissioner Rebecca Specht. Also, present were City Attorney Jesse Wesolowski, Principal Planners Régulo Martínez-Montilva and Marion Ecks, Associate Planner Luke Hamill, Director of Administration Kelly Hersh, Ruben Shell and Jackie Berg of Houseal Lavigne Associates.

**B. Unified Development Ordinance (UDO) Rewrite Task Force.** Zoning map and Articles: (2) Establishment of Districts and (3) District Specific Standards. Session prepared by planning staff and project consultants Houseal Lavigne Associates and Birchline Planning, LLC.

Ruben Shell and Jacki Berg of Houseal Lavigne Associates presented this introductory session to the draft articles of the Unified Development Ordinance.

### **Adjournment**

Commissioner Haley moved and City Engineer Morrow seconded to adjourn the Special Workshop meeting at 6:30 p.m. On voice vote, all voted 'aye'; motion carried (5-0-1).

## **REGULAR MEETING**

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

Mayor John Nelson called the June 20, 2024 Plan Commission meeting to order at 6:36 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, City Engineer Glen Morrow, Alderwoman Courtney Day and Commissioners Kevin Haley, Michael Shawgo and Patrick Leon. Excused was Commissioner Rebecca Specht. Also, present were City Attorney Jesse Wesolowski, Principal Planners Régulo Martínez-Montilva and Marion Ecks, Associate Planner Luke Hamill and Director of Administration Kelly Hersh.

### **B. Approval of Minutes – Regular Meeting of June 6, 2024**

Alderwoman Day moved and Commissioner Haley seconded a motion to approve the June 6, 2024 meeting minutes. On voice vote, all voted 'aye'; motion carried (5-0-1).

### **C. Public Hearing Business Matters**

**1. RLUIPA Unified Development Ordinance Text Amendment.** Request to amend Table 15-3.0603 of the Unified Development Ordinance to add certain Religious and Church and Places of Worship

uses as permitted uses in the B-4 South 27<sup>th</sup> Street Mixed Use District, CC City Civic Center District, I-1 Institutional District, and special uses in the OL-2 General Business Overlay District and P-1 Park District

Associate Planner Hamill presented the Unified Development Ordinance Text Amendment request. The Official Notice of Public Hearing was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:42 pm and closed at 6:42 pm.

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 8661 “Religious Organizations” to allow such use as a permitted use in the B-4 South 27<sup>th</sup> Street Mixed Use Commercial District and CC City Civic Center District, and as a Special Use in the OL-2 General Business Overlay District and P-1 Park District, as well as unclassified use “Church or Other Place of Worship” as a permitted use in the B-4 District, CC District, I-1 Institutional District, as well as a Special Use in the OL-2 District and P-1 Park District. On voice vote, all voted ‘aye’; motion carried (5-0-1).

- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

The citizen comment period opened at 6:44 p.m. and closed at 6:46 p.m. One citizen present.

**E. Business Matters**

- 1. Conservancy for Healing & Heritage, Minor PDD Amendment.** Request for accessory structure including office and additional event space, new trail segments, and other additions to the Conservancy development, on property located at 5484 W. Rawson Ave (741 9002 000).

Principal Planner Ecks presented the Minor PDD Amendment request. Applicant Susan Rabe was present.

**Motion #1**

Commissioner Leon moved and Commissioner Shawgo seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**Motion #2**

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of an Ordinance to amend §15-3.0433 of the Unified Development Ordinance, Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) to allow for a welcome center and changes to the healing garden and nature trails at the Conservancy for Healing and Heritage (Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, applicant) (6941 South 68<sup>th</sup> Street), with collaboration by Planning Staff and the City attorney to clarify the Minor PDD Amendment language. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**Site Plan Amendment**

**Motion #3**

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution approving a Site Plan Amendment for a welcome center accessory structure and related improvements to the Conservancy for Healing and Heritage property (Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, applicant) (6941 South 68th Street). On voice vote, all voted 'aye'; motion carried (5-0-1).

2. **Department of Public Works Site Plan Amendment.** Request for approval of a Site Plan Amendment to allow for development of a building addition for storage, on property located at 7979 W. Ryan Road (896 9990 001).

Principal Planner Ecks presented the Site Plan Amendment request.

Commissioner Leon moved and Alderwoman Day seconded a motion to adopt a Resolution approving a Site Plan Amendment for the development a building addition, upon property located at 7979 W. Ryan Road (City of Franklin (John Nelson, Mayor) applicant; City of Franklin, property owner), subject to technical corrections working with the city attorney to clarify the title of the resolution and site plan information therein. On voice vote, all voted 'aye'; motion carried (5-0-1).

**F. Adjournment**

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 7:02 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).



CITY OF FRANKLIN  
REPORT TO THE PLAN COMMISSION

Item C.1

Meeting of July 18, 2024

Unified Development Ordinance (UDO) Text Amendment

**RECOMMENDATION:** City Development Staff recommends approval of the attached ordinance to amend Section 15-9.0401 of the Unified Development Ordinance (UDO) to update the fee schedule for zoning and land division procedures.

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<b>Project Name:</b>	<b>Update to the fee schedule for zoning and land division procedures, UDO Section 15-9.0401</b>
<b>Project Address:</b>	City-wide
<b>Prepared by:</b>	City Development staff
<b>Action Requested:</b>	Provide feedback and a motion to schedule a public hearing for recommendation

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City Development staff is proposing the following updates and changes to the fee schedule for zoning and land division procedures:

1. **Adjusting for inflation.** For most applications as the fee schedule hasn't been updated in 20 years.
2. **Increasing filing fees over inflation rate.** For select legislative applications and natural resource related applications.
3. **Adding developer's deposit.** Only for Planned Development District PDD and Preliminary Plat applications.
4. **New filing fee for easements.**
5. **Adding two tiers for floodplain land use permits.**

Below is a list of previous meetings for this text amendment, as well as anticipated meetings:

- On April 3, 2023, City Development staff presented an update to only adjust filing fees for inflation. The Common Council tabled this item and directed staff to compare the city's fee schedule with those of other communities. The Plan Commission also held a public hearing for this item on March 23, 2023.
- On March 21, 2024, City Development staff presented a previous version which stated that the applicant would be responsible for consulting fees or staff hours, so the city would bill applicants after the review is completed. The Engineering Department currently uses a similar process for stormwater management plans and other reviews. After a public hearing, the Plan Commission recommended a developer's deposit to be paid by the applicant upfront.
- On May 23, 2024, presentation before the Plan Commission for feedback.
- Tonight's meeting for recommendation and public hearing.
- Common Council meeting for decision.

City Development staff revised the report and ordinance based on comments from the previous Plan Commission meeting:

- Developer’s deposit rather billing applicants after the review is completed. The proposed fee schedule states that a \$3,000 developer’s deposit is required at the time of submittal, only for Planned Development Districts PDDs and preliminary plats.
- To clarify on a question from the commission, the developer’s deposit is for outside consulting fees or staff hours of the Department of City Development. This approach avoids the administrative burden of tracking time for all departments involved in the routing process (Engineering, Inspection Services, Fire, Police, City Attorney and Health).
- Current fees column (2004) deleted from the proposed ordinance.
- The comparison table now has a wider selection of application types.

Adjusting for inflation

This proposal is to adjust the application fees to current prices with the Consumer Price Index (CPI) of the U.S. Bureau of Labor Statistics. The last update to the fee schedule was in 2004, the average increase from January 2004 to March 2024 is approximately 1.7 times using the CPI Inflation Calculator available at the website of the U.S. Bureau of Labor Statistics, for example, a fee of \$100 in January 2004 is approximately \$170 in March 2024.

**Proposed Fee Schedule**

<b>Zoning and Land Division Administrative Fee Schedule</b>	<b>2004</b>	<b>2024</b>	<b>Proposed change</b>
Rezoning	\$1,250	\$2,500	Increasing filling fee
Rezoning (1 Parcel Res.)	\$350	\$600	Adjusting for inflation
Text Amendments	\$200	\$1,250	Increasing filling fee
Site Plan Review (Tier 1)	\$2,000	\$3,400	Adjusting for inflation
Site Plan Review (Tier 2)	\$1,000	\$1,700	"
Site Plan Review (Tier 3)	\$500	\$850	"
Conceptual Review	\$250	\$420	"
Variance Requests/Appeals	\$250	\$420	"
Special Exception (Bulk and Area)	\$300	\$500	"
Special Exception (Natural Resource)	\$500	\$1,000	Increasing filling fee
Special Use Permit	\$1,500	\$2,500	Adjusting for inflation
Special Use Under 4,000 square feet	\$750	\$1,250	"
Amendment to Special Use in Good Standing	\$n/a	\$n/a	none
Amendment	\$1,000	\$1,700	Adjusting for inflation
SU Renewal (Annual)	\$300	\$500	"
Multi-year Renewal	\$1,000	\$1,700	"
PDD	\$6,000	\$6,000 plus developer's deposit*	Adding developer's deposit
PDD Amendment (Major)	\$3,500	\$5,900	Adjusting for inflation
PDD Amendment (Minor)	\$500	\$850	"
Certified Survey Map	\$1,500	\$2,500	"

<b>Zoning and Land Division Administrative Fee Schedule</b>	<b>2004</b>	<b>2024</b>	<b>Proposed change</b>
Subdivision Preliminary Plat	\$5,000	\$5,000 plus developer's deposit*	Adding developer's deposit
Subdivision Final Plat	\$1,000	\$1,700	Adjusting for inflation
Plat Affidavit of Correction	\$125	\$210	"
Land Combination Permit	\$400	\$675	"
Building Move Request	\$200	\$350	"
Right-of-Way Vacation	\$300	\$500	"
Home Occupation	\$50	\$85	"
Zoning Compliance	\$100	\$170	"
Zoning letter	\$75	\$125	"
Miscellaneous	\$125	\$210	"

**NEW**

Easement	no fee	\$200	New fee
Comprehensive Master Plan amendment	\$125	\$1,250	Increasing filing fee
Floodplain Land use permit	\$125	\$500	New tier
Floodplain Land use permit - 1 Parcel Residential	\$125	\$210	Adjusting for inflation

(\* ) Planned Development District (PDD) and Preliminary Plat applications: a \$3,000 developer's deposit is required in addition to filing fees at the time of submittal, it may require replenishment.

Increasing filing fees over inflation rate

Due to the relevance of the comprehensive plan and the zoning ordinance as city policies, staff is proposing an increase higher than inflation to comprehensive master plan amendments, rezonings and zoning ordinance text amendments. Note that the city's current fee for comprehensive master plan amendments is the lowest among selected communities (see comparison table).

It's worth noting that for applications with potential impacts to natural resources such as Natural Resource Special Exceptions NRSE and floodplain land use permits, staff is proposing an increase higher than the accumulated inflation. For example, NRSE applications are intensive in staff hours as these applications require at least three commission meetings: Environmental Commission, Plan Commission with public hearing and Common Council.

Developer's deposit

Based on feedback from the previous Plan Commission meeting, staff is proposing a developer's deposit with the following process:

- The applicant pays filing fee and developer's deposit at the time of submittal.
- City staff creates an escrow account for the developer's deposit.
- City Development staff tracks time for the following activities: preparation of review comments, staff report, drafting resolution and/or ordinance, correspondence with applicant, meetings with applicants as well as boards/commission meetings.

- City Developments staff stops tracking time when staff informs the applicant about the decision of the governing body on the subject application. The developer’s deposit cannot be used for post-approval follow-up on conditions of approval.
- City staff issues a refund of the deposit’s remaining balance.
- If the developer’s deposit is depleted before a decision is made, it requires replenishment in the amount establish by the ordinance (\$3,000).

Given the administrative burden of tracking deposits for the Department of City Development and Finance Department, staff is proposing the developer’s deposit only for applications that are typically associated with complex projects: Planned Developments Districts PDDs and Preliminary Plats. It would be inconvenient for staff to keep track of numerous deposits. For example, the Department of City Developments typically receives over 200 applications per year while PDDs and preliminary plat are normally less than 10.

City Development staff consulted fee schedules of five Wisconsin cities (Fitchburg, Kewaunee, Mequon, Muskego and Oak Creek). Staff noticed that all fee schedules (except Oak Creek) indicate that the applicant is responsible for separate consulting fees or city staff hours.

**Table for comparison of filing fees, select application types**

Prepared by City Development Staff based on fee schedules of selected cities

Application	Franklin 2024 (proposed)	Franklin 2004 (current)	Fitchburg	Kewaunee	Mequon	Muskego	Oak Creek
<b>Final Plat</b>	<b>\$1,700</b>	\$1,000	\$575 + \$165/parcel "Subdivider to pay all engineering, inspection, consulting & legal fees"	\$100/lot plus Review Escrow	\$757 "Staff Time Over 10 Hours on Any of the Above Will be Additionally Billed Hourly" "Additional Charges May Be Incurred for Subsequent Plan Review"	\$750 + \$11/parcel "Legal, Engineering and Administrative Fees incurred by the City, in the process of reviewing a proposal or application, but not included in this Fee Schedule, will be charged back to the Petitioner / Applicant / Owner / Developer for 100% recovery."	\$875
<b>Special Use or Conditional Use</b>	<b>\$2,500</b>	\$1,500	\$480	\$1,000 plus Review Escrow	\$717 see note above	\$600 plus \$500 Developer's Deposit see note above	\$1,250
<b>Affidavit of Correction</b>	<b>\$210</b>	\$125	n/a	\$500	n/a	n/a	\$275



Application	Franklin 2024 (proposed)	Franklin 2004 (current)	Fitchburg	Kewaunee	Mequon	Muskego	Oak Creek
<b>Comp. Plan Amend. (Misc.)</b>	<b>\$1,250</b>	\$125	n/a	\$200 plus Review Escrow	\$1,275 see note above	\$500 see note above	\$1,000
<b>Rezoning</b>	<b>\$2,500</b>	\$1,250	\$620	\$600 plus Review Escrow	\$1,275 see note above	\$1,200 see note above	\$775
<b>Text Amendment</b>	<b>\$1,250</b>	\$200	n/a	\$600 plus Review Escrow	\$1,275 see note above	n/a	\$1,000
<b>Site Plan</b>	<b>\$3,400</b>	\$2,000	n/a	\$1,000 plus Review Escrow (non-residential)	\$717 see note above	n/a	\$850*
<b>Variance</b>	<b>\$420</b>	\$250	\$585	\$1,000	n/a	n/a	n/a
<b>PDD</b> Planned Development District	<b>\$6,000</b> plus developer's deposit	\$6,000	\$900	n/a	n/a	n/a	\$1,700 (PUD)
<b>CSM</b> Certified Survey Map	<b>\$2,500</b>	\$1,500	\$590 + \$160/parcel	\$100/lot plus Review Escrow	n/a	\$200 + \$11/lot see note above	\$525

(\*) Separate fees for landscape and lighting plans.

All fee schedules (except Oak Creek) indicate that the applicant is responsible for separate consulting fees or city staff hours. For example, “Subdivider to pay all consulting and legal fees incurred by the city” (City of Fitchburg, Planning & Development fee schedule), or “Staff time over 10 hours ... will be additionally billed hourly” (City of Mequon, Community Development – Planning fees). The City of Kewaunee requires a review escrow for subdivision and site plan applications.

The City of Franklin Department of City Development doesn’t charge applicants for separate consulting fees. For example, a consultant billed the city \$764.50 (5.5 hours) for review and comments of a Land Combination (\$400 filing fee) and a Minor Site Plan amendment application (\$75 filing fee), in this case the filing fees don’t cover the consulting fees, not to mention city staff hours devoted to coordinating consultant’s review, data entry, customer service, preparation of meeting packets and presentations as well as attending Plan Commission and Common Council meetings; and in some cases post approval follow-up (review of conservation easements and conditions of approval).

#### Adding a filing fee for easements

The City of Franklin Department of City Development doesn’t charge applicants for associated reviews as part of Plat or Site Plan applications, such as easements, landscape plans and lighting plans. For example, the City of Kewaunee has an easement review fee of \$300 and the City of Oak

Creek has a review fee of \$550 for landscape plans and lighting plans. It's worth noting that the City of Kewaunee also has a review escrow of \$500 for public hearings.

Therefore, City Development staff is proposing to add a filing fee of \$200 for easements, typically conservation easements and landscape bufferyard easements are required for certified survey maps, plats and site plans. It's noted that easements documents require review by City Development staff, Engineering staff and City Attorney, approval by the Common Council, and recording.

Adding two tiers for floodplain land use permits.

City Development staff adopted a new application form for floodplain land use permits. The current fee schedule doesn't have a specific fee for this type of permit, so the miscellaneous fee was being used. Staff is proposing to set a filing fee for floodplain land use permits, one tier for one-parcel residential permits and a higher filing fee plus consulting fees for other uses, similar to the fee structure for rezoning applications.

**Staff Recommendation:**

City Development Staff recommends approval of the attached ordinance to amend Section 15-9.0401 of the Unified Development Ordinance (UDO) to update the fee schedule for zoning and land division procedures.

**Appendices:**

1. City of Fitchburg, Planning & Development fees.
2. City of Kewaunee, Fee Schedule (pages 6-7).
3. City of Mequon, Fee Description.
4. City of Muskego, Community Development Department Fee Schedule.
5. City of Oak Creek, Plan Commission application.

ORDINANCE NO. 2024-\_\_\_\_

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT IN §15-9.0401 ADMINISTRATIVE FEES, §15-9.0401A. FEE SCHEDULE, TO INCREASE THE ZONING AND LAND DIVISION APPLICATION FEES AND TO PROVIDE FOR REQUIRING A DEVELOPER’S DEPOSIT FOR NEW PLANNED DEVELOPMENT DISTRICT AND PRELIMINARY PLAT APPLICATIONS.  
(CITY OF FRANKLIN, APPLICANT)

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WHEREAS, Section 15-9.0401 of the Unified Development Ordinance sets forth the Zoning and Land Division administrative fee schedule; and

WHEREAS, the City of Franklin having applied for text amendments to Section 15-9.0401 Administrative Fees A. Fee Schedule, to increase the application fees and to provide for requiring a developer’s deposit for certain applications to pay for consulting fees or staff time incurred by the city in the process of reviewing applications; and

WHEREAS, the Plan Commission having reviewed the proposed amendments to adjust the application fees, and having held a public hearing on the proposal on the \_\_\_\_ day of \_\_\_\_\_, 2024 and thereafter having recommended approval of such amendments; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendments are consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and 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: SECTION 15-9.0401 Administrative Fees A. Fee Schedule of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, as amended hereunder, is as follows:

SECTION 2: City Development staff shall annually adjust this Fee Schedule in accordance with the Consumer Price Index (CPI), and submit same to the Common Council for review and potential approval thereof.

## Fee Schedule

<b>Zoning and Land Division Administrative Fee Schedule</b>	<b>2024</b>
Rezoning	\$2,500
Rezoning (1 Parcel Res.)	\$600
Text Amendments	\$1,250
Site Plan Review (Tier 1)	\$3,400
Site Plan Review (Tier 2)	\$1,700
Site Plan Review (Tier 3)	\$850
Conceptual Review	\$420
Variance Requests/Appeals	\$420
Special Exception (Bulk and Area)	\$500
Special Exception (Natural Resource)	\$1,000
Special Use Permit	\$2,500
Special Use Under 4,000 square feet	\$1,250
Amendment to Special Use in Good Standing	\$n/a
Amendment	\$1,700
SU Renewal (Annual)	\$500
Multi-year Renewal	\$1,700
PDD	\$6,000 plus developer's deposit*
PDD Amendment (Major)	\$5,900
PDD Amendment (Minor)	\$850
Certified Survey Map	\$2,500
Subdivision Preliminary Plat	\$5,000 plus developer's deposit*
Subdivision Final Plat	\$1,700
Plat Affidavit of Correction	\$210
Land Combination Permit	\$675
Building Move Request	\$350
Right-of-Way Vacation	\$500
Home Occupation	\$85
Zoning Compliance	\$170
Zoning letter	\$125
Miscellaneous	\$210
Easement	\$200
Comprehensive Master Plan amendment	\$1,250
Floodplain Land use permit	\$500
Floodplain Land use permit - 1 Parcel Residential	\$210
(*) Planned Development District (PDD) and Preliminary Plat applications: a \$3,000 developer's deposit is required in addition to filing fees at the time of submittal, it may require replenishment.	

SECTION 3:           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 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: 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 \_\_\_\_\_, 2024, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

Department and Item Description	Duration/Unit	2022 Approved	2023 Proposed	Ordinance Reference	Notes
<b>Planning &amp; Development</b>					
<b>Parkland Improvement Fees</b>					
Fee in lieu of Land Dedication (not including TND)	Per Dwelling Unit	\$4,330.00	\$4,330.00	24-2(d)(2)(e)	
TND T2 and T3 Ordinance Fee in lieu of Land Dedication	Per Dwelling Unit	\$4,330.00	\$4,330.00	24-2(d)(2)(e)	
TND T4 Ordinance Fee in lieu of land dedication	Per Acre	\$65,000.00	\$65,000.00	24-2(d)(2)(e)	
TND T5 Ordinance Fee in lieu of land dedication	Per Acre	\$65,000.00	\$65,000.00	24-15(d)(5), 22-647(2)	
Park Improvement Single Family Residential	Per Dwelling Unit	\$670.00	\$670.00	24-15(d)(5), 22-647(2)	
Park Improvement Two-Family Residential	Per Dwelling Unit	\$335.00	\$335.00	24-15(d)(5), 22-647(2)	
Park Improvement Multi-Family Residential	Per Dwelling Unit	\$160.00	\$160.00	24-15(d)(5), 22-647(2)	
<b>Fee in lieu of Street Frontage for Parkland</b>	As Required	\$-0- (eliminated)	\$-0- (eliminated)	24-15(e), 22-647(3)	removed via R-186-18
<b>Planning Commission</b>					
<b>Certified Survey Fees</b>	Upon Application	\$590 + \$160/parcel	\$590 + \$160/parcel	24-15(c)(1)	
<b>Comprehensive Development Plan</b>	Upon Application	\$315 + \$95/parcel	\$315 + \$95/parcel	24-15(b)	
Comprehensive Development Plan Amendment	Upon Application	\$465	\$465		
Subdivider to pay all consulting and legal fees incurred by the City as stated in Ordinance 24-15(c)(2)					
<b>Preliminary Plat, and Contract Fee</b>	Upon Application	\$575 + \$180/parcel	\$575 + \$180/parcel	24-15(b)(1)	
<b>Final Plat</b>	Upon Application	\$575 + \$120/parcel	\$575 + \$120/parcel	24-15(b)(1)	
Subdivider to pay all engineering, inspection, consulting & legal fees as stated in Ordinance 24-15(b)(2)					
<b>Payment Guarantee of Fees</b>	Upon Application	\$545 + \$165/parcel	\$545 + \$165/parcel	24-15(b)(3)	
Zoning Fees (Publication &/or Public Hearing Costs)	As Requested	\$585.00	\$585.00		
<b>Board of Appeals</b>	As Requested	\$480.00	\$480.00	22-640(b)(2)	
<b>Conditional Use Permits</b>	As Requested	\$900.00	\$900.00		
<b>PDD-GIP</b>	As Requested	\$875.00	\$875.00		
<b>PDD-SIP</b>	As Requested	\$620.00	\$620.00		
<b>Re-Zoning Request</b>	As Requested	\$770.00	\$770.00		
<b>Re-Zoning/Conditional Use</b>	As Requested	\$770.00	\$770.00		
<b>Telecommunications Facilities Permit</b>	As Required	\$465.00	\$465.00	64-48(d)	
<b>Sign Permit</b>					
Temporary	As Required	\$41.00	\$41.00	26-34	
All signs except temporary and exempt signs	As Required	\$1.95/sq ft or fraction thereof with a minimum of \$82	\$1.95/sq ft or fraction thereof with a minimum of \$82	26-34	
<b>Zoning Fee</b>					
Zoning Verification Letters (New in 2014)	See Building Inspection Schedule				
	Per Request	\$35.00	\$35.00		

Building (Roofing, Siding & windows others small repairs)		\$35	Appendix #2
Concrete Placement Permit		Replacement same foot print \$25 change/new design \$2% of cost \$60 min max \$600	
<i>Double fees are due if work is started before permit is issued</i>			
3. Extension to permit (permits are valid for 12 months)	Each	100% off original fee	
4. Razing permit ( resident include elec.,plbg. )	Each	\$200.00	
5. For all shed and garage demo with Electrical	Each	\$75.00	
6. Sign permit	Each	\$60.00	
7. Fences	Each	\$70.00	
8. Pools	Each	\$75.00 Min 4' deep X 12' above ground,	Larger and in-ground price per foot @\$1.00 and \$65.00 per inspection
9. Work in Right of Way permit	Each	\$75.00	\$ 75.00
<b>Zoning Fees</b>			
<b>Subdivision and Platting</b>			
Concept Plan		\$250.00	
Preliminary Plat		\$100/lot + Review Escrow	
Final Plat		\$100/lot + Review Escrow	
Condominium Plat		\$100/lot + Review Escrow	
Replat		\$300/lot + Review Escrow	
Certified Survey Map		\$100/lot + Review Escrow	
Easement Review		\$350.00	
Developer's Agreement		\$250 + Review Escrow	
<b>Review Escrows for Subdivisions/platting (Initial submission for review, requires replenishment)</b>			
1-4 lots without new public infrastructure		\$500.00	
1-4 lots with new public infrastructure		\$1,250.00	
5-10 llots		\$2,000.00	
More than 10 lots		\$3,000.00	
<b>Plan Commission Public Hearings</b>			
Comprehensive Plan Amendment		\$200 + Review Escrow	
Rezoning Application		\$600 + Review Escrow	
Zoning Text Amendment		\$600 + Review Escrow	
Conditional Use Permit		\$1,000 + Review Escrow	
Review Escrow for Public Hearings		\$500.00	
<b>Zoning Board of Appeals Public Hearing</b>			
Variance		\$1,000.00	
Appeal		\$1,000.00	
Temporary Use		\$500.00	
<b>Site Plan Applications</b>			
Residential		\$500 + Review Escrow	
Mixed Use		\$750 + Review Escrow	
Non-Residential		\$1,000 + Review Escrow	

Additions/Amendments to Prior Approvals		Half the above fee + Review Escrow	
<b>Review Escrows for Site Plan Applications (Initial submission for review, requires replenishment)</b>			
<b>Residential</b>			
Minor Plans (Additions/Amendments)		\$500.00	
1-4 units without new public infrastructure		\$500.00	
1-4 units with public infrastructure		\$1,250.00	
5-10 units		\$2,000.00	
More than 10 units		\$3,000.00	
<b>Non-Residential/Mixed Use</b>			
Minor Plans (Additions/Amendments)		\$500.00	
Project site less than 5 acres		\$1,250.00	
Project site 5-10 acres		\$2,000.00	
Project site more than 10 acres		\$3,000.00	
<b>Subdivision/Site Plan Inspection Deposit</b>			
For inspection and related professional administrative costs, materials, testing, maintenance, etc.		Lesser of \$20,000 or 6% of total costs of all improvements, as established and approved by the City Engineer for required financial security	
<b>Administrative Reviews/Permits</b>			
Zoning Verification letter		\$50 for Residential Properties \$100 for Non-Residential Properties	
Sign Permit		\$60.00	
Land Use Occupancy Permit - Multi Family		\$100/unit	
Land Use Occupancy Permit - Non Residential		\$200.00	
Home Occupation Permit		\$50.00	
Minor Plan Review /Miscellaneous Applications		\$100.00	
Accessory Structures Permit		\$50.00	
<b>Riverview Public Cemetery</b>			
<b>Item Description</b>		<b>Fees</b>	<b>Notes</b>
<b>Cemetery Lot</b>			
Resident		\$800.00	includes perpetual care
Non-Resident		\$1,100.00	includes perpetual care
<b>Burial Cost (Monday thru Saturday)</b>			
Grave Opening	each	\$750.00	
Cremation Burial	each	\$425.00	
<b>Burial Cost (Winter Fees)</b>			
Ground Thawing	each	\$325.00	
Snow Removal	each	Cost to \$275	
<b>Monument Setting</b>			
Foundations	per square inch	\$0.10	
Placement of Monument Permit Fee	each	\$50.00	



Appendix #3

FEE DESCRIPTION	FEE AMOUNT
<b>COMMUNITY DEVELOPMENT – PLANNING</b>	
Zoning Code Text Amendment	\$1,275.00
Zoning Code Map Amendment*	\$1,275.00
Land Use Plan Map Amendment*	\$1,275.00
<i>*If doing a Zoning Code Map and Land Use Plan Amendment at the same time, only one fee applies</i>	
Conditional Use Petition	\$717.00
Building Site Plan Amendment or Approval	\$717.00
Consultation	\$398.00
Minor Request	\$199.00
Subdivision/Condo Concept	\$857.00
Subdivision/Condo Preliminary Plat	\$857.00
Subdivision/Condo Development Agreement	\$558.00
Subdivision/Condo Final Plat	\$757.00
Land Division	\$657.00
New Sign Design and Plan Approval	\$150.00
Special Event Banner Permit	\$25.00
On-Site Development Notice Sign Posting	\$5.00
Zoning Letter Request	\$60.00
Home Occupation Permit	\$60.00
Business Occupancy Permit	\$60.00
Annual Chicken Keeping Permit	\$20.00
Short Term Rental Permit	\$60.00
<i>Staff Time Over 10 Hours on Any of the Above Will be Additionally Billed Hourly.</i>	
<i>Additional Charges May Be Incurred for Subsequent Plan Review.</i>	

**COMMUNITY DEVELOPMENT DEPARTMENT – FEE SCHEDULE**

Appendix #4

DATE \_\_\_\_\_ PHONE \_\_\_\_\_ FAX # \_\_\_\_\_

APPLICANT \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

RECEIPT NUMBER \_\_\_\_\_ BY \_\_\_\_\_

By signing below, I understand that any Legal, Engineering and Administrative Fees incurred by the City, in the process of reviewing a proposal or application, but not included in this Fee Schedule, will be charged back to the Petitioner / Applicant / Owner / Developer for 100% recovery. (Ch. 3.085/Ord. #909) I understand that I may request refund of all leftover fees in my developer's deposit once all development related aspects of my project have been complete for at least 60 days. The disbursement of leftover developer's deposit monies shall be to the individual signing this fee sheet unless otherwise noted. I understand that action by the Plan Commission and Common Council is required for my submitted land division documents as prescribed by the Land Division Ord. If, for good cause, an extension of time is needed for action, I hereby agree to such extension.

SIGNATURE OF APPLICANT / AGENT \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF OWNER (if different) \_\_\_\_\_ DATE \_\_\_\_\_

<b>ZONING / PLANNING FEES</b>			
100.06.18.01.4330	3-306	CONDITIONAL USE (Plus \$500 Developer's Deposit)	\$600.00 \$ _____
		REZONING (NON PD or CPD)	\$500.00 \$ _____
		NEW PD or CPD (Plus \$500 Developer's Deposit)	\$1200.00 \$ _____
		PD or CPD AMENDMENTS (Plus \$500 Developer's Deposit)	\$600.00 \$ _____
		FLOOD PLAIN REZONING (Plus \$500 Developer's Deposit)	\$345.00 \$ _____
		COMPREHENSIVE PLAN AMENDMENT ONLY	\$500.00 \$ _____
		COMPREHENSIVE PLAN AMENDMENT WITH REZONING	\$750.00 \$ _____
		2 <sup>nd</sup> GARAGE STRUCTURE (PLAN COMMISSION REVIEW)	\$100.00 \$ _____
		SIGNS	\$60.00 / \$20.00 \$ _____
		BOARD OF APPEALS	\$200.00 \$ _____
		CONCEPTUAL CSM / PLAT / BSO REVIEW	\$100.00 \$ _____
		BSO – ORIGINAL / AMENDMENTS	\$300.00 / \$150.00 \$ _____
		SIGN – PLAN COMMISSION REVIEW	\$100.00 \$ _____
100.02.25.00.4250	3-350	FENCES, RETAINING WALLS, DRIVEWAYS, SIDEWALKS HOME OCCUPATION, ZONING LETTER, RIGHT OF WAY	\$20.00 \$ _____
<b>CSM FEES</b> Plus \$300 Developer's Deposit at this time (\$200 deposit for Extraterritorial CSMs).			
100.06.18.01.4330	3-306	CERTIFIED SURVEY MAP	\$200.00 \$ _____
		PLUS \$11.00 PER LOT & OUTLOT	\$11.00 x _____ Lots/Outlots \$ _____
100.06.18.01.4346	3-348	GIS SERVICES – LAND RECORDS FEE (Land Division)	\$80.00 x _____ Lots/Outlots \$ _____
100.06.18.01.4346	3-358	GIS LAND RECORD CAPITAL CHARGE	\$20.00 x _____ Lots/Outlots \$ _____
<b>PRELIMINARY PLAT FEES</b> Plus Developer's Deposit based on density of development (\$500 Extraterritorial Plats)			
100.06.18.01.4330	3-306	PRELIMINARY PLATS	\$750.00 \$ _____
		PLUS \$11.00 PER LOT & OUTLOT	\$11.00 x _____ Lots/Outlots \$ _____
<b>FINAL PLAT FEES</b>			
100.06.18.01.4330	3-306	FINAL PLAT	\$650.00 \$ _____
		PLUS \$11.00 PER LOT & OUTLOT	\$11.00 x _____ Lots/Outlots \$ _____
<b>OTHER PLAT FEES</b>			
100.06.18.01.4330		PUBLIC WORKS COMMITTEE ROUTING FEES	\$65.00 \$ _____
		DEVELOPER'S AGREEMENT PREP / REVIEW	\$600.00 \$ _____
		STORMWATER MANAGEMENT PLAN PREPARATION	\$150.00 \$ _____
		LETTER OF CREDIT ADMINISTRATIVE FEE	\$150.00 \$ _____
		PLAT REAPPLICATION NON-SUBSTANTIAL CHANGE	\$150.00 \$ _____
		AFFIDAVIT OF CORRECTION (\$100 Staff + \$150 Plan Commission)	\$250.00 \$ _____
		LAND COMBO PERMIT (\$100 Staff + \$150 Plan Commission)	\$250.00 \$ _____
100.06.18.01.4346	3-348	GIS SERVICES – LAND RECORDS FEE (Land Division)	\$80.00 x _____ Lots/Outlots \$ _____
100.06.18.01.4346	3-358	GIS LAND RECORD CAPITAL CHARGE	\$20.00 x _____ Lots/Outlots \$ _____
<b>DEVELOPER'S DEPOSIT</b>			
507.00.00.00. _____	71	NEW / REPLENISH	\$ _____

<b>CONSERVATION FINAL PLAT FEES</b>			
100.06.18.01.4330	3-306	<b>CONSERVATION SUBDIVISION FEES</b>	
		CONSERVATION EASEMENT PREPARATION	\$50.00 \$ _____
		OPEN SPACE MANAGEMENT PLAN PREPARATION	
		BASE FEE	\$100.00 \$ _____
		+ \$25 FOR EACH LAND COVER TYPE PER AES	\$25.00 X _____ TYPES \$ _____
<b>DEDICATION FEES (For CSMs/Plats Submitted After May 21, 2008)</b>			
203.08.94.74.4427	4-475	<b>FEE IN LIEU OF PARK DEDICATION</b>	
		\$1,881.00 PER SINGLE_FAMILY BUILDABLE LOT OR UNIT	\$1,881.00 x ____ = \$ _____
		\$1,400.00 PER MULTI_FAMILY BUILDABLE LOT OR UNIT	\$1,400.00 x ____ = \$ _____
215.06.00.00.4430	4-477	<b>FEE IN LIEU OF CONSERVATION LAND DEDICATION</b>	
		\$580.00 PER DEVELOPED ACRE	\$580.00 x ____ = \$ _____
215.06.00.00.4431	4-478	<b>FEE IN LIEU OF CONSERVATION TRAIL DEDICATION</b>	
		\$60.00 PER SINGLE_FAMILY BUILDABLE LOT OR UNIT	\$60.00 x ____ = \$ _____
		\$45.00 PER MULTI_FAMILY BUILDABLE LOT OR UNIT	\$45.00 x ____ = \$ _____
<b>MISCELLANEOUS FEES</b>			
100.06.18.01.4330	3-306	<b>STANDARD MAPS</b>	
		18" - \$4.00 standard / \$8.00 glossy	\$ _____
		24" - \$6.00 standard / \$12.00 glossy	\$ _____
		36" - \$10.00 standard / \$20.00 glossy	\$ _____
		<b>CUSTOM MAPS</b>	
		Standard Paper / Glossy Paper \$2.00 sq ft / \$4.00 sq ft	\$ _____
		\$60.00/hr (15 min. increments) \$60.00/hr	\$ _____
		CD / DVD (FTP / Email – Free) \$3.00 / \$5.00	\$ _____
		<b>SPECIAL REVIEW ADMINSTRATIVE FEE</b>	\$100.00 \$ _____
100.02.25.00.4250	3-350	<b>KIP COPIES</b>	
		Black/White \$1.00 sq ft / Color \$2.00 sq ft	\$ _____
		<b>COPIES</b> Black & White (\$0.25 per page) Color (\$0.50 per page) / Bid Books	\$ _____
		<b>SCANNING FEE</b>	\$10.00 \$ _____
		Other: _____	\$ _____
<b>BUILDING/ENGINEERING FEES</b>			
100.02.25.00.4250	3-350	Permit Fees	\$ _____
<b>TOTAL FEES</b>			<b>\$ _____</b>

**Credit Card Payments Staff Notes**

- Multiple credit card purchases must be made if paying between two listed account numbers above.
- Credit card payments made to the below referenced accounts will require a journal entry transfer of monies in the days following the purchase. A subsequent journal entry will have to be made by staff transferring any amounts paid to the following accounts from Account #100.06.18.01.4330. Give copy of fee sheet to Kellie if this occurs.
  - Developer's Deposit
  - Dedication Fees including Park Dedication, Conservation Land & Trail Dedications
  - GIS Services-Land Records Fee
  - GIS Land Record Capital Charge



**PLAN COMMISSION APPLICATION**  
**DEADLINE FOR SUBMISSION:**  
**4 WEEKS PRIOR TO PLAN COMMISSION MEETING**

*It is the applicant's responsibility to contact the Community Development Department prior to any submittal. It is also suggested that the applicant contact the District Alderperson and Mayor to discuss the proposed development. Refer to the application submission requirements on the City website. Payment is due at the time of submission.*

**PLEASE TYPE OR PRINT. ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL BE RETURNED.**

APPLICANT INFORMATION		PROPERTY INFORMATION (List all in proposal)	
Name		Address(es)	
Company		Tax Key(s)	
Address		Zoning District(s)	
City, State Zip		Property Owner(s)	
Phone		Property Owner(s) Contact	
Email			
<b>Applicant Representative (if applicable)</b>			
Name			
Company			
Email/Phone			

**APPLICATION TYPE (Select all that apply)**

<input type="checkbox"/> Site & Building Plan Review - \$850	<input type="checkbox"/> Comprehensive Plan Amendment - \$1,000
<input type="checkbox"/> Certified Survey Map - \$525	<input type="checkbox"/> Zoning Text Amendment - \$1,000
<input type="checkbox"/> Lot Line Adjustment (no new lots) - \$275	<input type="checkbox"/> Official Map Amendment - \$1,000
<input type="checkbox"/> Conditional Use Permit - \$1,250	<input type="checkbox"/> Preliminary Subdivision Plat - \$750
<input type="checkbox"/> Conditional Use Permit Amendment - \$950	<input type="checkbox"/> Final Subdivision Plat - \$875
<input type="checkbox"/> Temporary Use / Use Approval - \$600	<input type="checkbox"/> Condominium Plat - \$875
<input type="checkbox"/> Rezoning - \$775	<input type="checkbox"/> Landscaping Plan Review (if separate) - \$550
<input type="checkbox"/> Sign Plan Review - \$550	<input type="checkbox"/> Lighting Plan Review (if separate) - \$550
<input type="checkbox"/> Planned Unit Development (PUD) - \$1,700	<input type="checkbox"/> Affidavit of Correction - \$275
<input type="checkbox"/> Amendment to PUD - \$1,100	<input type="checkbox"/> Right-of-Way Vacation - \$1,000
<input type="checkbox"/> Plan Commission Consultation - \$400	<input type="checkbox"/> Special PC Meeting - \$35/citizen member + app

Expedited Review (select application type above) – Application fee + 50%  
*By checking this box and signing this application form, Applicant/Representative acknowledges and understands that expedited reviews are not guaranteed. Requests for expedited reviews will only be considered where permissible given available staff resources and public notice requirements.*

Signature \_\_\_\_\_ Date \_\_\_\_\_

<i>FOR OFFICE USE ONLY</i>	
Date Submitted: _____	Accepted by: _____
Amount Paid: _____	



REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2024
Natural Resource Special Exception

RECOMMENDATION: City Development staff recommends approval of the Natural Resource Special Exception request, subject to the conditions in the draft Environmental Commission recommendation.

Table with 2 columns: Field Name and Value. Fields include Project Name, Property Owner, Applicant, Property Address/Tax Key Number, Aldermanic District, Agent, Zoning District, Use of Surrounding Properties, and Staff Planner.

This property, once a farm field, is the former location of an indoor golf facility, and subsequently, a concrete batch plant to support redevelopment of the I-94 freeway. It has also been the subject of complaints related to placement of fill and dumping. In 2023, the Wisconsin Department of Natural Resources began enforcement for violations of wetland protection statutes and ordinances on the property. The applicant’s request is to allow for impacts to wetland buffer and setback as a result of the stockpiling of soils and placement of fill.

The properties include wetland with buffer and setback, river shoreline, woodland, environmental corridor, and floodplain.

General Site History:

- List of site history items: Farmed, 1999 – Stormwater Detention pond and Golf Facility constructed, Demolition in 2018 and 2019, Temporary Use for construction – 2017, Temporary Use for Concrete Batch Plant - 2018, Continued use of the site after expiration of Temporary Use approval, 2021 Complaints to Engineering and Planning – still open / ongoing, 2023 DNR began enforcement on wetland violations, Temporary Use for stay of enforcement of local natural resource protection ordinances

## **PROJECT ANALYSIS:**

The application is requesting approval for grading in wetland buffer to remove fills, and to allow restoration of the buffer and setback.

1. Unified Development Ordinance Section(s) from which Special Exception is requested: *§15-4.0100 – for impacts to wetland buffer. Steep slopes present onsite are not naturally occurring.*
2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions): *After-the-fact approval of impacts to wetland buffer:*
  - a. *11027 S 27TH ST / 978 9998 000: 31,629 S.F. (0.73 AC) and;*
  - b. *0 W South County Line Rd. / 978 9999 001: 19,784 S.F. (0.45 AC) and;*

The applicant requested, and Plan Commission granted, approval of a Temporary Use in lieu of a stay of enforcement for these issues on May 9, 2024. The Temporary Use was to facilitate the sale of the property to future developers. A copy of the adopted resolution is provided.

### **Additional Natural Resource Impacts**

The DNR determined that the former stormwater pond on the site is an exempt artificial wetland. It is therefore not regulated by local natural resource ordinances, and the pond has been filled.

During review of the Temporary Use request, staff noted changes to the topography of areas that are part of the federally regulated floodplain. The applicant states that this work was granted permits as part of the golf dome development in 1999. Under current regulations, such changes require an NRSE and Land Use Permit, and an amendment to the Federal Insurance Rate Maps (FIRMs) in the form of an approval for a Letter of Map Revision from the Federal Emergency Management Agency (FEMA). The property is also part of the FEMA Community Assistance Visit (CAV) compliance program; the City is developing a recommended action plan to resolve the CAV issues, which are related to gravel drives on the lot.

The Planning and Engineering departments are reviewing to determine the history of the permits issued to this site. If it is found that the applicant did their due diligence at the time of work with regards to floodplain alterations, Staff recommends that the current NRSE include a conditional approval to allow for the existing topography changes, provided that the applicant obtains the necessary related approvals from other agencies for the currently existing grade, and is not required by those approvals to mitigate the work or further alter the site.

If the outside approval process requires additional changes to or restoration of the grade, compensatory storage, or any other alteration of the site within the regulatory floodplain, then Staff

recommends, and the UDO will require, that the applicant must obtain necessary local permits and approvals under the current ordinance, in addition to permits from other jurisdictions.

### Proposed restoration

The applicant proposes restoration to impacted wetland buffer and setback using native prairie seed mixes. The applicant must include maintenance information/guarantees in proposed restoration plans; staff recommends that this maintenance be for not less than 3 years.

Once restoration is complete, protections during and after the completion of other grading work should be put in place. Staff recommended that the applicant install construction fencing to protect wetland, buffer and setback from further encroachments during fill removal work, and then place boulders, fencing, or other permanent boundary to protect the wetland buffer on site after completion of site remediation.

### **ENVIRONMENTAL COMMISSION RECOMMENDATION**

Also attached is a document titled, “City of Franklin Environmental Commission” that the Environmental Commission must complete and forward to the Common Council. The questions and statements on this document correspond with the Natural Resource Special Exception (NRSE) application questions and statements that the applicant has answered and addressed. Staff recommendations were incorporated into the draft Environmental Commission Special Exception Review and Recommendation as proposed conditions of approval. These recommendations are further contained in the decisions section of the attached draft Standards, Findings and Decision of the City of Franklin document.

The Environmental Commission reviewed this application at their June 26, 2024 meeting. They recommended that the proposed conditions include specific seed mixes more appropriate to wetland ecology, and an explicit requirement that temporary construction fencing protecting natural resources be removed after work is complete. Their recommended conditions of approval are reflected in the draft Standards, Findings and Decision of the City of Franklin Common Council.

### **STAFF RECOMMENDATION**

City Development Staff recommends approval of this request for an NRSE to allow for restoration of wetland buffer and setback impacts, and to floodplain, subject to the conditions in the draft recommendation.

Attachments:

- Draft Standards Findings and Decision of the City of Franklin Common Council
- Environmental Commission Recommendation Form
- PC RES2024-015 Temporary Use Fox Glen Corporate Centre, LLC 11027 S. 27th St
- Applicant packet

*Draft July 9, 2024*

Standards, Findings and Decision  
of the City of Franklin Common Council upon the Application of John Spitz, Fox  
Glen Corporate Centre, LLC, applicant, for a Special Exception  
to Certain Natural Resource Provisions of the City of Franklin  
Unified Development Ordinance

Whereas, John Spitz, Fox Glen Corporate Centre, LLC, applicant, having filed an application dated September 3, 2021, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated June 26, 2024 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated July 18, 2024 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at 11027 S 27TH ST / 978 9998 000 and 0 W South County Line Rd. / 978 9999 001, zoned Planned Development District 39, and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: “The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant.”

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon



the application for a Special Exception dated April 22, 2024, by John Spitz, Fox Glen Corporate Centre, LLC, applicant, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather*, \_\_\_\_\_.

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives: \_\_\_\_\_; *or*

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: \_\_\_\_\_.

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will be consistent with the existing character of the neighborhood; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: \_\_\_\_\_; *and*

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: \_\_\_\_\_; *and*

d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: *(this finding only applying to an application to improve or enhance a natural resource feature).*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: \_\_\_\_\_.

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: \_\_\_\_\_.
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: \_\_\_\_\_.
4. Aesthetics: \_\_\_\_\_.
5. Degree of noncompliance with the requirement allowed by the Special Exception: \_\_\_\_\_.
6. Proximity to and character of surrounding property: \_\_\_\_\_.
7. Zoning of the area in which property is located and neighboring area: *Residential*.
8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*
9. Natural features of the property: \_\_\_\_\_.
10. Environmental impacts: \_\_\_\_\_.
11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of \_\_\_\_\_ is incorporated herein.*
12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

### Decision

*Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions:*

1. *that the natural resource features and mitigation areas upon the properties to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted prior to the issuance of any Occupancy Permits;*
2. *that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted;*
3. *that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for John Spitz, Fox Glen Corporate Centre, LLC, applicant, and all other applicable provisions of the Unified Development Ordinance.*
4. *If it is found that the applicant did their due diligence at the time of work with regards to floodplain alterations, then this approval also allows for the existing topography changes within the FEMA Federal Insurance Rate Map (FIRM) flood areas, provided that the applicant obtains the necessary related approvals from other agencies for the currently existing grade, and is not required by those approvals to mitigate the work or further alter the site.*
5. *If the outside approval process requires additional changes to or restoration of the grade within the FEMA Federal Insurance Rate Map (FIRM) flood areas, compensatory storage, or any other alteration of the site within the regulatory floodplain, then the applicant must obtain necessary local permits and approvals under the current ordinance.*
6. *The applicant must include maintenance information/guarantees in proposed restoration plans.*
7. *The applicant shall provide for a diverse native seed mix, including short and long stem grasses and forbs, to be planted in restoration areas.*
8. *Once restoration is complete, the applicant shall install construction fencing to protect wetland, buffer and setback from further encroachments during fill removal work, and remove the construction fencing when work is complete.*
9. *The applicant shall place boulders, fencing, or other permanent boundary in such a way that the wetland buffer cannot be encroached upon or mowed after completion of restoration.*

*The duration of this grant of Special Exception is permanent.*

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

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John R. Nelson, Mayor

ATTEST:

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Shirley J. Robinson, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

## City of Franklin Environmental Commission

TO: Common Council  
DATE: June 26, 2024  
RE: Special Exception application review and recommendation  
APPLICATION: John Spitz, Fox Glen Corporate Centre, LLC, Applicant,  
11027 S 27TH ST / 978 9998 000 and  
0 W South County Line Rd. / 978 9999 001

### I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

1. Unified Development Ordinance Section(s) from which Special Exception is requested: *§15-4.0100 – for impacts to wetland buffer. Steep slopes present onsite are not naturally occurring.*
2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions): *After-the-fact approval of impacts to wetland buffer:*
  - a. *11027 S 27TH ST / 978 9998 000: 31,629 S.F. (0.73 AC) and;*
  - b. *0 W South County Line Rd. / 978 9999 001: 19,784 S.F. (0.45 AC) and;*

*After-the-fact approval of impacts to floodplain.*
3. Applicant's reason for request: *to restore impacts to wetland buffers and setbacks as a result of grading and fill.*
4. Applicant's reason why request appropriate for Special Exception: *without approval, the impacted condition will persist.*

### II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species: *Applicable*
2. Storm and flood water storage: *Applicable*
3. Hydrologic functions: *Applicable*
4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: *Applicable*
5. Shoreline protection against erosion: *Applicable*

6. Habitat for aquatic organisms: *Applicable*
7. Habitat for wildlife: *Applicable*
8. Human use functional value: *Applicable*
9. Groundwater recharge/discharge protection: *Not Applicable*
10. Aesthetic appeal, recreation, education, and science value: *Applicable*
11. State or Federal designated threatened or endangered species or species of special concern: *Not Applicable*
12. Existence within a Shoreland: *Not Applicable*
13. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time: *Not Applicable*

**III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:**

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *Not Applicable*
2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
  - a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives: \_\_\_\_\_ ; *or*
  - b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives: *The applicant proposes to restore impacted resources as required by City of Franklin UDO Part 4.*
3. The Special Exception, including any conditions imposed under this Section will:
  - a. be consistent with the existing character of the neighborhood: \_\_\_\_\_ ; *and*

- b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: ; *and*
- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: ; *and*
- d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*): *The applicant proposes to restore impacted resources as required by City of Franklin UDO Part 4.*

**IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:**

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The property is currently vacant of structures.*
2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *The applicant proposes to restore impacted resources as required by City of Franklin UDO Part 4.*
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The property is currently vacant of structures. The site is zoned Planned Development District 39 which allows for light manufacture, office, and other business uses.*
4. Aesthetics: *The applicant proposes to restore impacted resources as required by City of Franklin UDO Part 4.*
5. Degree of noncompliance with the requirement allowed by the Special Exception: *None. The applicant proposes to restore impacted resources as required by City of Franklin UDO Part 4.*
6. Proximity to and character of surrounding property: *area of impact is in the middle of these lots which are currently vacant of structures.*
7. Zoning of the area in which property is located and neighboring area: *PDD 39 (north and west), Outside corporate boundary (south and east)*
8. Any negative affect upon adjoining property: *The applicant proposes to restore impacted resources as required by City of Franklin UDO Part 4.*

9. Natural features of the property: *Wetland with buffer and setback, river shoreline, woodland, environmental corridor, floodplain.*

10. Environmental impacts: *The applicant proposes to restore impacted resources as required by City of Franklin UDO Part 4.*

## **V. Environmental Commission Recommendation:**

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.
2. The Environmental Commission recommends approval of the Application upon the aforesaid recommendations for the reasons set forth therein.
3. The Environmental Commission recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
  - a. If it is found that the applicant did their due diligence at the time of work with regards to floodplain alterations, then this approval also allows for the existing topography changes within the FEMA Federal Insurance Rate Map (FIRM) flood areas, provided that the applicant obtains the necessary related approvals from other agencies for the currently existing grade, and is not required by those approvals to mitigate the work or further alter the site.
  - b. If the outside approval process requires additional changes to or restoration of the grade within the FEMA Federal Insurance Rate Map (FIRM) flood areas, compensatory storage, or any other alteration of the site within the regulatory floodplain, then the applicant must obtain necessary local permits and approvals under the current ordinance.
  - c. The applicant must include maintenance information/guarantees in proposed restoration plans.
  - d. The applicant shall provide for a diverse native seed mix, including short and long stem grasses and forbs, to be planted in restoration areas.
  - e. Once restoration is complete, the applicant shall install construction fencing to protect wetland, buffer and setback from further encroachments during fill removal work, and remove the construction fencing when work is complete.
  - f. The applicant shall place boulders, fencing, or other permanent boundary in such a way that the wetland buffer cannot be encroached upon or mowed after completion of restoration.



The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Vice-Chairman

## RESOLUTION NO. 2024-015

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR  
THE APPROVAL OF A TEMPORARY USE FOR THE STOCKPILING OF SOIL, UPON  
PROPERTY LOCATED AT 11027 SOUTH 27TH STREET (TAX KEY NO, 978-9998-  
000) AND 0 WEST SOUTH COUNTY LINE ROAD (TAX KEY NO. 978-9999-001)  
(JEFF KNAUF, FOX GLEN CORPORATE CENTRE, LLC APPLICANT)

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WHEREAS, Jeff Knauf, Fox Glen Corporate Centre, LLC having petitioned the City of Franklin for the approval of a Temporary Use to allow for the stockpiling of soil located at 11027 South 27th Street (Tax Key No. 978-9998-000) and 0 West South County Line Road (Tax Key No. 978-9999-001), initially for a five year time period, and then amended to a 180 day time period, with regard to the facts that the subject property is in the process of being sold to a developer for new development on the property purposes, and that the soil stockpile on the property is in contact with wetland on the property, for which a Natural Resources Special Exception permit application has been filed, but which process has just commenced and will not be completed for some time; and

WHEREAS, City Engineering Department staff has recommended a postponement of enforcement of existing non-compliance issues on the property with regard to the soil stockpile, until at least the property owner has obtained the approval of a Natural Resources Special Exception, so the soil stockpile may then be moved upon and/or from same, and as the potential new development will provide for the use or removal of the soil stockpile for or from the entirety of the new development property; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Jeff Knauf, Fox Glen Corporate Centre, LLC for the approval of a Temporary Use to allow for the stockpiling of soil, for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder is to assist in the conveyance of the subject property for new development purposes within Tax Incremental District No. 8, and for the time period of 180 days, understanding that City staff will not undertake enforcement actions with regard to the soil stockpile on the property not being in compliance with Federal, State or City laws, as the current property owner has filed an application for a Natural Resources Special Exception, which is necessary in order to move the soil stockpile upon and away from its current location, and property owner representatives have stated that compliance efforts will occur in conjunction with the grant of a

FOX GLEN CORPORATE CENTRE – TEMPORARY USE

RESOLUTION NO. 2024-015

Page 2

Natural Resources Special Exception and with regard to the sale of the subject property for the new development, and that it is the property owner's and the potential purchaser's understanding that compliance with Federal, State and City laws is required, and that no enforcement by City staff pending the Natural Resources Special Exception application process, does not remove the ultimate enforcement of all laws, Federal, State and Local, which have to be complied with on the property, commencing no later than 180 days from the date of adoption hereof, if no compliance has by then been achieved.

2. Existing natural resources located on the property shall be kept undisturbed during the duration of this Temporary Use, except as may otherwise be provided under the issuance by the City of a Natural Resources Special Exception, an application for which has been filed by the property owner and is currently in process.
3. Materials and equipment shall not be stored on site.
4. The applicant shall provide revised materials depicting the location of FEMA Federal Insurance Rate Map (FIRM) flood areas.
5. Any temporary signage associated with this temporary use shall be approved by the Department of City Development.
6. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but is not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office and Health Department, and any permitting from WI DNR our other regulatory bodies.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 9th day of May, 2024.


Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 9th day of May, 2024.

APPROVED:



John R. Nelson, Mayor

ATTEST:

  
Shirley J. Roberts, City Clerk

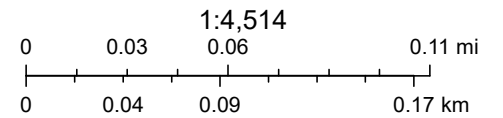
AYES 5 NOES 0 ABSENT 1 (Commissioner Patrick Leon)

# City of Franklin Property Viewer



5/7/2024, 1:26:22 PM

 Parcel



SEWRPC, Maxar, City of Franklin, WI

07/08/2024

Attention:

Marion Ecks

Principal Planner

City of Franklin, Department of Community Development

9229 West Loomis Road

Franklin, WI 53132

RE: NRSE Narrative- Fox Glen

This narrative is for an NRSE request for two existing lots located at the northwest corner of 27th Street and Countyline Road within the City of Franklin. This site was previously a driving range facility that included an enclosed structure, parking lot on the east side, and a detention/irrigation pond on the west side. Demolition work was completed in 2018 and 2019 onsite that included removing the main structure, removing the parking lot pavement, and filling the majority of the pond. Around this same time, the City of Franklin also needed to install a lift station, public sanitary and force mains, and a public watermain off County Line Road to the northwest. In connection with this project, the City needed a place to go with the excess material from digging the trenches. Fox Glen (John Spitz) and the City agreed to stockpile the dirt/material onsite citing its probable need for future grading requirements in connection with the overall future business park development potential of the site. Fox Glen obtained an NOI permit from the WI DNR that allowed the majority of the previously constructed pond to be filled in with the stockpiled dirt/materials and then graded.

Once the work was completed, the City reviewed the work and determined that some additional measures must be taken to bring the site back into compliance for both stormwater management and erosion control. This included revising the fill pile that was placed in the footprint of the former pond and removing and stabilizing the remaining gravel area of the former structure and parking lot. This was required as the impervious surface remained on the site from the former golf site that was not removed prior to the pond being filled in.

In addition to this, a new wetland delineation was completed in October of 2023 and a subsequent WDNR Artificial Determination and USACE Jurisdictional Determination were completed in November and December of 2023. This revealed that some of the fill pile was placed within the 30' wide City enforced wetland buffer areas. It was determined that no fill was placed in the actual wetlands, however. Per discussions with the City of Frankling Engineering and Planning Staff, this material must be removed from the wetland buffer area and restored accordingly with proper seeding. This is to bring the site back into compliance for erosion control and for stormwater management. Therefore, grading must be done within this area and is the reason for this NRSE request. Specifically, an exception for Section 15-4.0100 of the UDO is being requested. Steep slope areas will also be impacted as part of this, however, these areas are all a result of recently placed "manmade" fill or stockpiles onsite. The impacts are also not permitted per UDO Table 15-4.0100.

In addition to this NRSE request, a Temporary Use Permit has been granted for the site from the City in May of 2024. A Grading and Erosion Control Permit will also be applied for at the City as part of this. As the impacts will be over 1 AC in size to the site, an NOI with the WDNR will also need to be applied for prior to work starting.

Recently, it was also discovered that a portion of the existing floodplain boundary onsite (specifically the southeast corner of the property) does not match that of the online FEMA FIRM map database. In reviewing previous plans for the Golf Dome facility from the late 1990s, the grading plan showed this area being filled for the construction of the parking lot. This work, and any necessary approvals, occurred before Fox Glen took ownership of the site in 2004. Both the City and current Owner are looking to see if any approvals of this grading work are on file. Coordination regarding this remains ongoing for any potential needs for FEMA involvement or approvals.

Finally, a meeting on this site occurred with the City Environmental Commission on 6/26/24. A draft of the conditional approval items was provided to the Applicant and team on 7/2/24. Some of these items were discussed and acknowledged during the 6/26 meeting. However, a few of the items, in particular, Conditions 3c and 3f, were not fully discussed and understood at this meeting. Given this, the Owner/Applicant would appreciate the opportunity to discuss these in greater detail with City Staff and come up with feasible and economical ways to address these items.

Please let me know if you have any questions or comments during your review. We appreciate your understanding of this request.

Sincerely,

PINNACLE ENGINEERING GROUP

A handwritten signature in black ink, appearing to read "Matt Carey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matt Carey, P.E.

Project Manager: Associate

## Natural Resource Special Exception Question and Answer Form.

### Questions to be answered by the Applicant

Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:

- A. Indication of the section(s) of the UDO for which a Special Exception is requested.

*Grading is necessary within the 30' wetland buffer to remove previously placed fill and gravel material. Specifically, an exception for Section 15-4.0100 of the UDO is being requested. Steep slope areas will also be impacted as part of this, however, these areas are all a result of recently placed "manmade" fill or stockpiles onsite. The impacts are not also permitted per UDO Table 15-4.0100.*

- B. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.

*Sheets C-2 thru C-5 of the attached grading plans show the areas within the wetland buffer that this is being requested for.*

- C. Statement of the reason(s) for the request.

*This statement is for an NRSE request for two existing lots located at the northwest corner of 27th Street and Countyline Road. This site was previously a driving range facility that included an enclosed structure, parking lot on the east side, and a detention/irrigation pond on the west side. Demolition work was completed in 2018 and 2019 onsite that included removing the main structure, removing the parking lot pavement, and filling the majority of the pond. Once the work was completed, the City reviewed the work and determined that some additional measures must be taken to bring the site back into compliance for both stormwater management and erosion control. This included removing the fill pile that was placed in the footprint of the former pond and removing and stabilizing the remaining gravel area in the footprint of the former structure and parking lot area.*

*In addition to that, a new wetland delineation was completed in October of 2023 and a subsequent WDNR Artificial Determination and USACE Jurisdictional Determination were completed in November and December of 2023. What this revealed was that some of the fill pile was placed within the 30' wetland buffer areas. Per discussions with the City of Frankling Engineering and Planning Staff, this material must be removed from the buffer area. Therefore, grading must be done within this area and is the reason for this NRSE request.*

*In addition to this NRSE request, a Temporary Use Permit and Grading and Erosion Control Permit will be applied for at the City. As the impacts will be over 1 AC in size to the site, an NOI with the WDNR will also be applied for.*

- D. Statement of the reasons why the particular request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:

**1) Background and Purpose of the Project.**

- (a) Describe the project and its purpose in detail. Include any pertinent construction plans.

*Project is for proper removal of a previous existing golf driving range facility and stormwater detention/irrigation pond. The former site included an enclosed driving range structure, driving range itself, and parking lot area. Demolition did previously occur at this site, however, additional work is necessary to bring it into compliance, mainly for stormwater management and erosion control. Please refer to the attached grading and erosion control plans for additional information.*

- (b) State whether the project is an expansion of an existing work or new construction.

*Project is for additional grading and cleanup associated with previous demolition work.*

- (c) State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.

*Per direction provided by the City of Franklin Engineering Staff, the previous fill material that was placed within the wetland buffer areas must be removed. This is to bring the site back into compliance for erosion control and for stormwater management as the former detention pond was filled.*

**2) Possible Alternatives.**

- (a) State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer.*

- (b) State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer.*

- (c) State how the project may be made smaller while still meeting the project's needs.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer.*

- (d) State what geographic areas were searched for alternative sites.

*No other locations were considered as alternative sites for this as it applies to previous work that was completed onsite.*



- (e) State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.

*No other locations were considered as alternative sites for this as it applies to previous work that was completed. State what will occur if the project does not proceed.*

*If this project does not proceed, the site will not be put back into compliance for the necessary stormwater and erosion control standards. It will continue to negatively impact the adjacent wetlands and property owners from a drainage and water quality perspective.*

**3) Comparison of Alternatives.**

- (a) State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer and no other alternatives exist.*

- (b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer and no other alternatives exist.*

- (c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer and no other alternatives exist.*

- (d) State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer and no other alternatives exist.*

**4) Choice of Project Plan.**

State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

*Not Applicable- Project can only proceed by removing fill material within the wetland buffer and no other alternatives exist.*

5) **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description.**

Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

*The current proposed exception areas are to remove previously placed "man-made" fill and gravel within the 30' wetland buffer areas on the site. By doing this, it should actually improve and/or enhance the quality of the adjacent wetland areas and restore them to their previous state and function prior to the fill being placed there.*

6) **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts.**

- a) Diversity of flora including State and/or Federal designated threatened and/or endangered species.  Not Applicable  **Applicable**
- b) Storm and flood water storage.  Not Applicable  **Applicable**
- c) Hydrologic functions.  Not Applicable  **Applicable**
- d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances.  Not Applicable  **Applicable**
- e) Shoreline protection against erosion.  Not Applicable  **Applicable**
- f) Habitat for aquatic organisms.  Not Applicable  **Applicable**
- g) Habitat for wildlife.  Not Applicable  **Applicable**
- h) Human use functional value.  Not Applicable  **Applicable**
- i) Groundwater recharge/discharge protection.  **Not Applicable**  Applicable
- j) Aesthetic appeal, recreation, education, and science value.  Not Applicable  **Applicable**
- k) Specify any State or Federal designated threatened or endangered species or species of special concern.  **Not Applicable**  Applicable
- l) Existence within a Shoreland.  **Not Applicable**  Applicable
- m) Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.  **Not Applicable**  Applicable

Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

*Removing the previously placed fill will within the wetland buffer will benefit and enhance the items noted above as "applicable."*

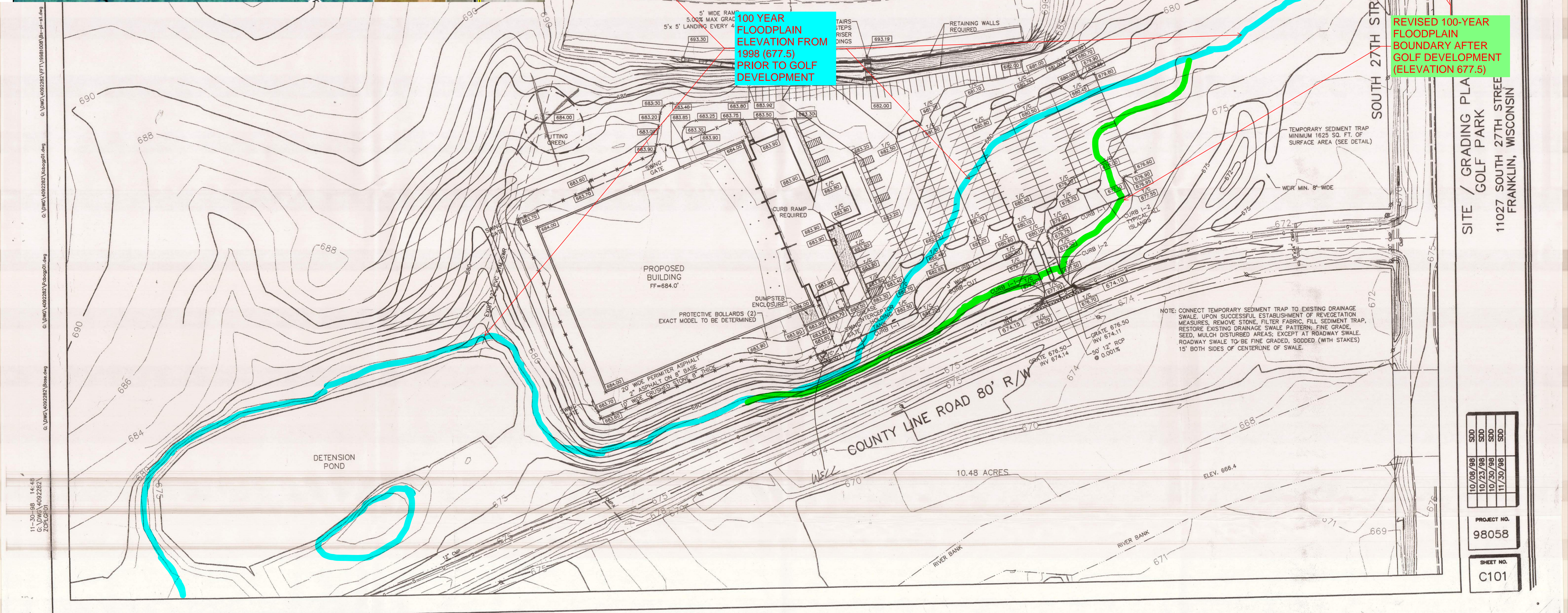
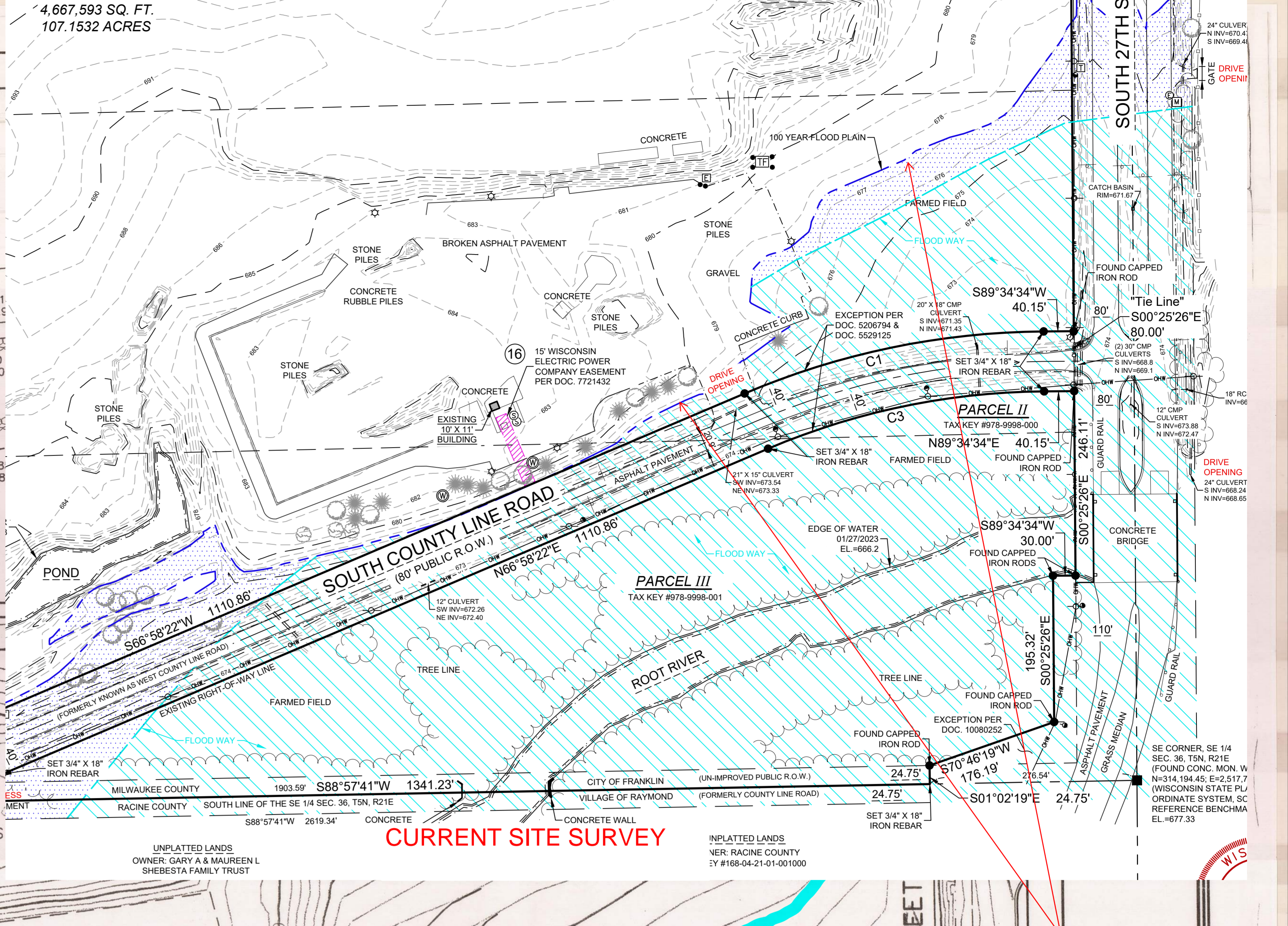
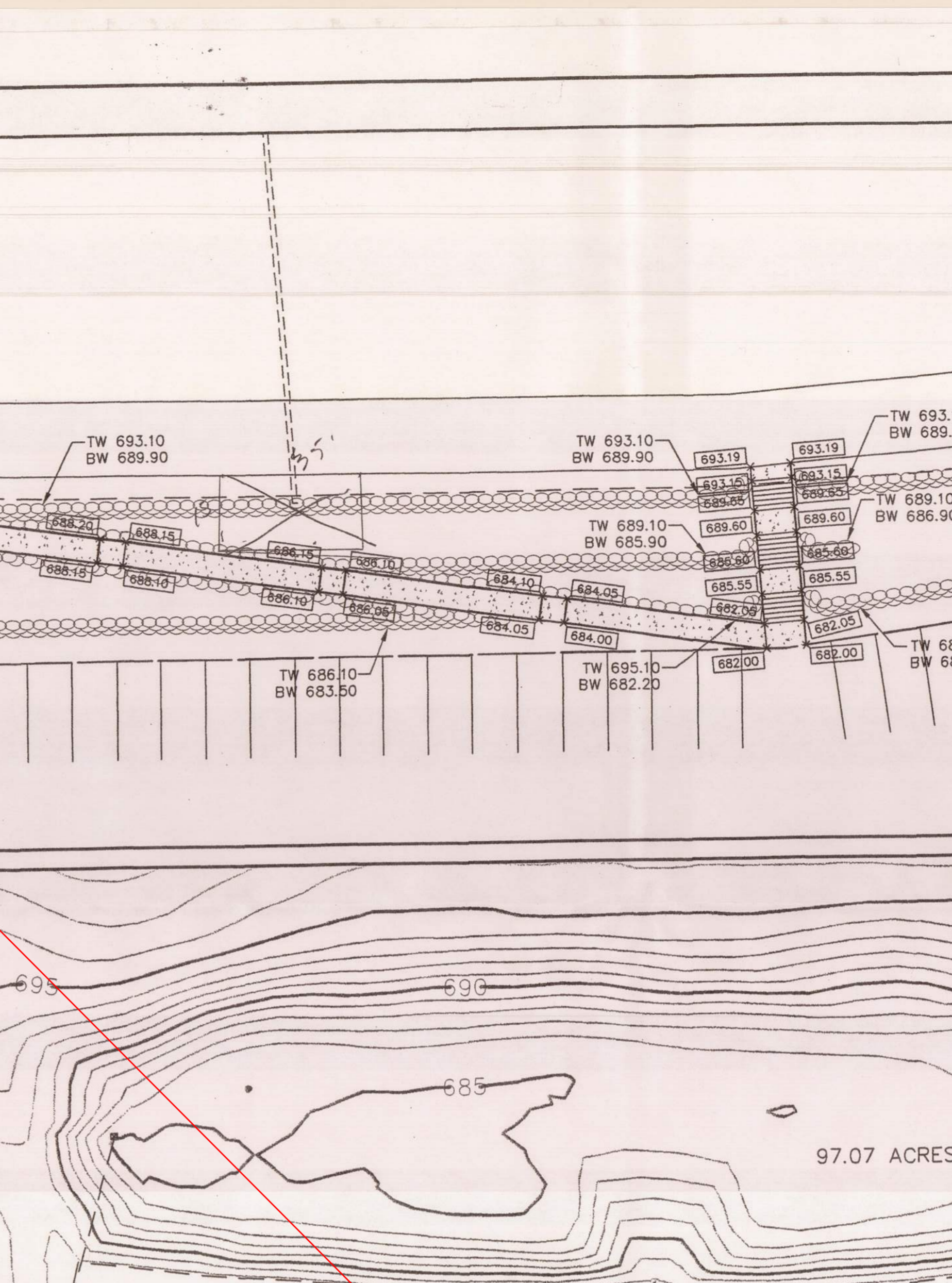
7) **Water Quality Protection.**

Describe how the project protects the public interest in the waters of the State of Wisconsin.

*Wisconsin Storm Water Management Technical Standards will be implemented during construction to provide the necessary protection to the remaining unaffected wetlands located on the site.*

*Specifically, the limits of wetland impact along the wetlands to remain will be defined through the installation of a double row of silt fence along with an orange construction fence line to provide a visual and structural barrier in an effort to prevent construction sediment from discharging into the wetland and also to delineate the limits of construction.*

*A storm water pollution prevention plan ("SWPPP") and preconstruction meeting will be implemented to educate the contractors participating in the project and routine field inspections will occur to meet National Pollutant Discharge Elimination System requirements.*



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. REVISION: DESIGNED: MAC DRAFTED:

# ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

# FOX GLEN PROPERTY GRADING

FRANKLIN, WI

PLANS PREPARED FOR

# FOX GLEN CORPORATE CENTRE, LLC

### ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
		R	RADIUS
CP	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
MH	LENGTH OF CURVE	WM	WATER MAIN
	MANHOLE	Δ	INTERSECTION ANGLE

### LEGEND

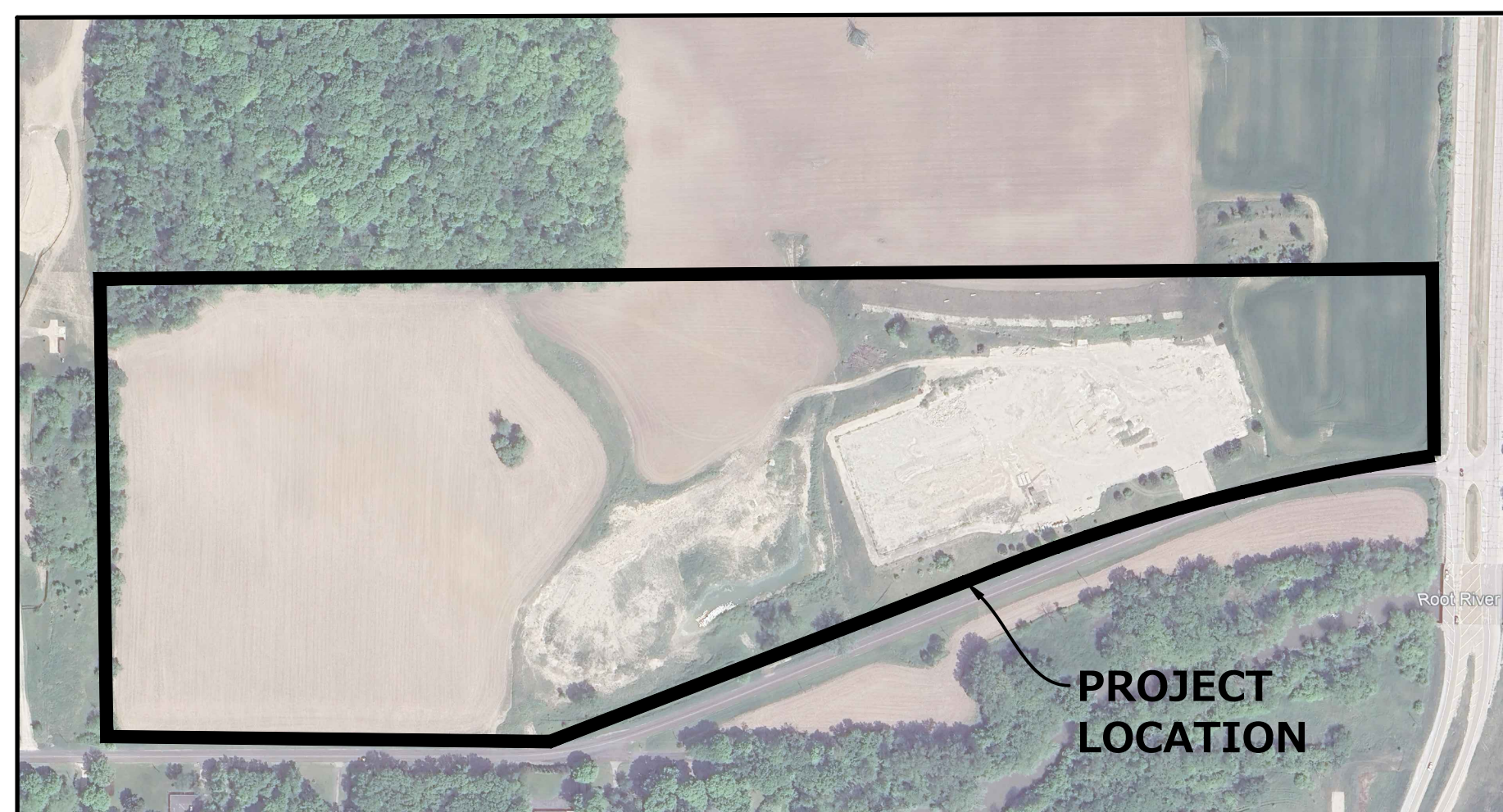
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	⊙	⊙
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	□	■
CONCRETE HEADWALL	∩	∩
VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
CLEANOUT	⊗	⊗
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
FIRE PROTECTION	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
UTILITY CROSSING	—	—
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	±750.00
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

### INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	GRADING PLAN
C-4 - C-5	EROSION CONTROL PLAN
C-6	CONSTRUCTION DETAILS

### GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED FOR THIS PROJECT. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND Gopher State 811 ONE CALL IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.



LOCATION MAP  
SCALE: NTS

### BENCHMARKS

REFERENCE BENCHMARKS:  
 SE CORNER, SE 1/4 SEC. 36, T5N, R21E  
 (FOUND CONC. MON. W/ BRASS CAP)  
 N=314,194.45; E=2,517,710.35  
 (WISCONSIN STATE PLAN COORDINATE SYSTEM, SOUTH ZONE)  
 EL.=677.33

<b>CONTACTS:</b>	
<b>CIVIL ENGINEER:</b> MATT CAREY, P.E. PINNACLE ENGINEERING GROUP 20725 W. WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	<b>OWNER:</b> JOHN SPITZ FOX GLEN CORPORATE CENTRE, LLC 3167 LITTLEFIELD CT PEWAUKEE, WI 53072 (414) 349-5340
<b>SURVEYOR:</b> JOHN P. KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 W. WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	<b>DEVELOPER:</b> JEFF KNAUF FOX GLEN CORPORATE CENTRE, LLC 3167 LITTLEFIELD CT PEWAUKEE, WI 53072 JEFF@BHILLADVISORYGROUP.COM

Professional Engineer Seal for Matthew A. Carey, Wisconsin License E-42070-E, Milwaukee, WI. Date: 06/06/2024.

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

**PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION**

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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# FOX GLEN PROPERTY GRADING

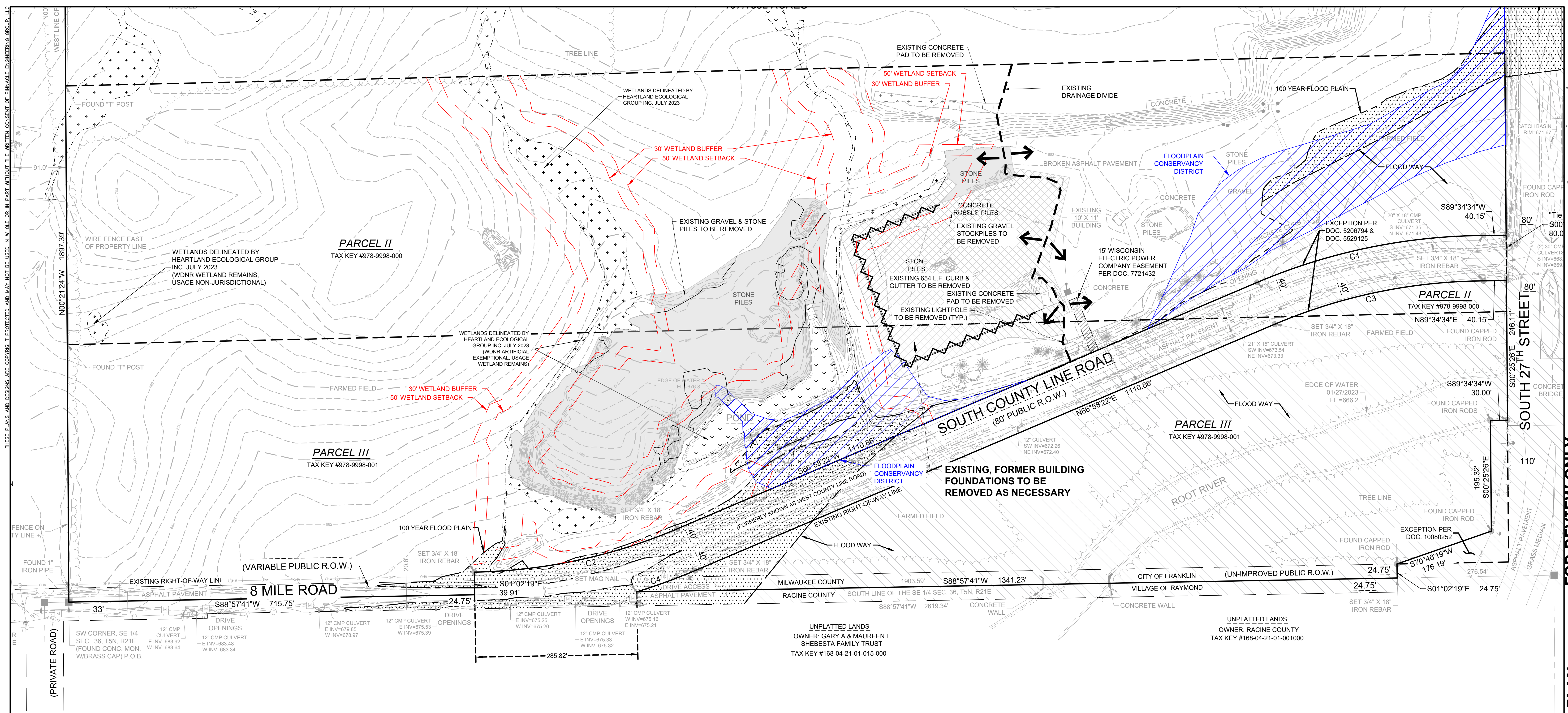
## FRANKLIN, WI

# COVER SHEET

<b>REVISIONS</b>		PEG JOB NO: 2874.20-WI	MAC	N.T.S.	<b>SHEET</b>
1	ADDRESSED COMMENTS	05/06/24			C-1
2	ADDRESSED COMMENTS	06/06/24			OF
					C-6
					COVER SHEET

START DATE: 04/17/24  
SCALE: N.T.S.

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**LEGEND**

	REMOVE EXISTING GRAVEL PAVEMENT & STONE PILES
	REMOVE EXISTING CONCRETE PAVEMENT
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING TREE
	SAW CUT EXISTING PAVEMENT
	REMOVE EXISTING CURB AND GUTTER
	REMOVE EXISTING UTILITY

- DEMOLITION & CLEARING**
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL (E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
  - PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
  - PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
  - PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
  - ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
  - PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
  - PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
  - WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
  - COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
  - REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	SEPTIC COVER		FIBER OPTIC MANHOLE VAULT		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE VAULT		BASKETBALL HOOP
	CATCH BASIN		TELEPHONE MARKER		METAL POLE
	LATERAL		TRANSFORMER		CROSS CUT
	UNKNOWN MANHOLE		ELECTRIC METER PEDESTAL		IRON PIPE
	WELL		ELECTRIC VAULT		IRON REBAR ROD
	HYDRANT		CABLE TV RISER BOX		MAG NAIL
	WATER VALVE		CABLE TV MANHOLE VAULT		SECTION MONUMENT
	DOWN SPOUT		GAS VALVE		BENCH MARK
	SPRINKLER VALVE		GAS METER		CONIFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE		AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		WOOD POST		CENTERLINE
	TRAFFIC SIGNAL		DUMPSTER		CONCRETE
	UTILITY POLE		SOIL BORING		ELEVATION
	GUY WIRE		SPOT ELEVATION		EXISTING
	SANITARY SEWER		INVERT		MONUMENT
	STORM SEWER		P.O.B.		P.O.C.
	WATER MAIN		R.O.W.		SECTION
	FIBER OPTIC LINE		SQ. FT.		SECTION
	TELEPHONE LINE		WITH		RECORDED AS
	ELECTRIC LINE		TREE LINE		DEEDED AS
	OVERHEAD WIRES		NO ACCESS		
	CABLE TELEVISION				
	GAS MAIN				
	WETLANDS				
	TREE LINE				
	NO ACCESS				

**UNPLATTED LANDS**  
OWNER: GARY A & MAUREEN L SHEBESTA FAMILY TRUST  
TAX KEY #168-04-21-01-015-000

**UNPLATTED LANDS**  
OWNER: RACINE COUNTY  
TAX KEY #168-04-21-01-001000

**GRAPHICAL SCALE (FEET)**  
0 1" = 80' 160'

**REVISIONS**

1	ADDRESSED COMMENTS	05/06/24
2	ADDRESSED COMMENTS	06/06/24

**PROJECT INFORMATION**

PEC JOB NO: 2874.20-WI  
REG. NO. 2874.20-WI  
MAC  
START DATE: 04/17/24  
SCALE: 1" = 80'

**SHEET**  
C-2  
C-6

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**FOX GLEN PROPERTY GRADING**  
**FRANKLIN, WI**

**EXISTING CONDITIONS & DEMOLITION PLAN**

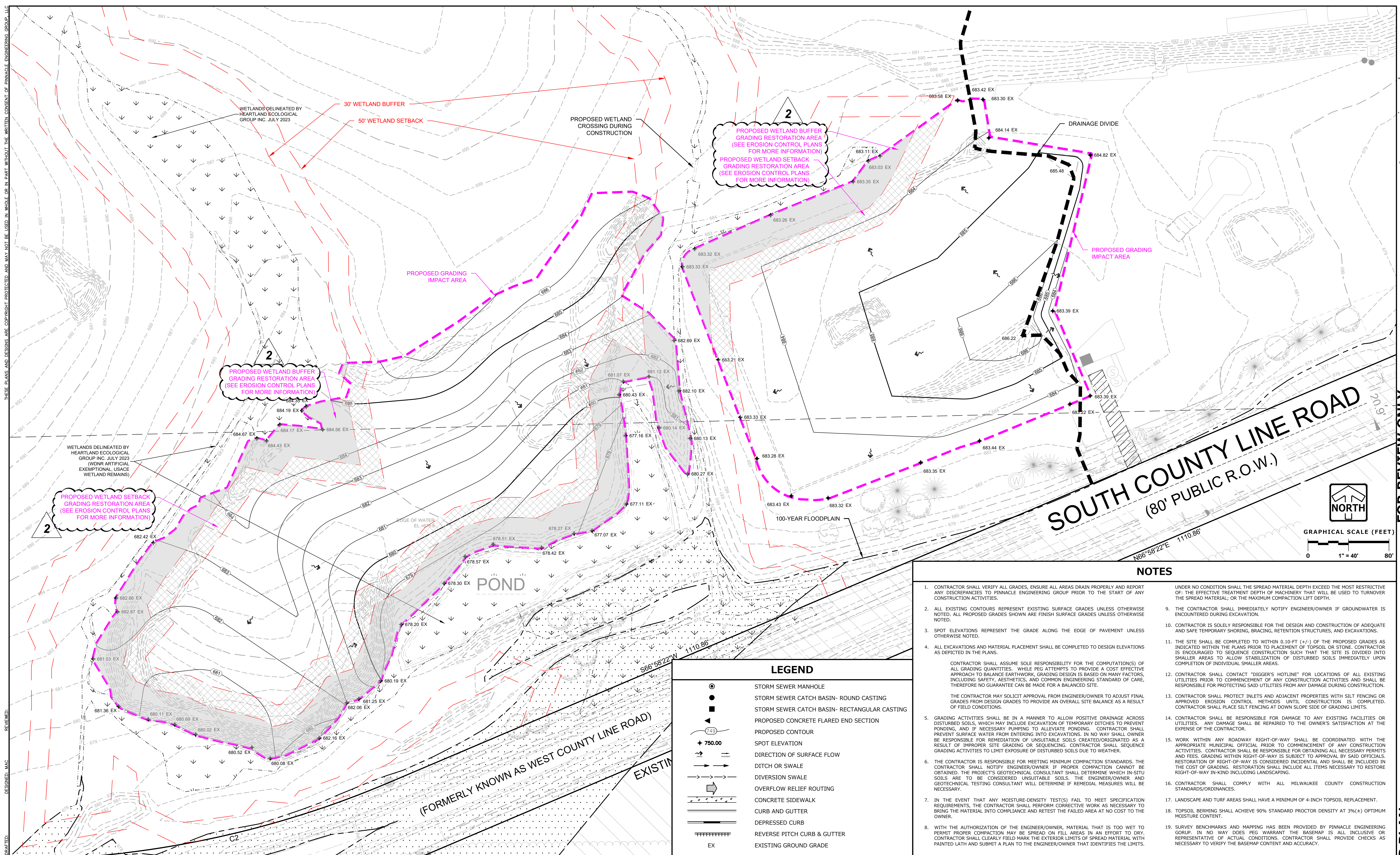
**REVISIONS**

1	ADDRESSED COMMENTS	05/06/24
2	ADDRESSED COMMENTS	06/06/24

**PROJECT INFORMATION**

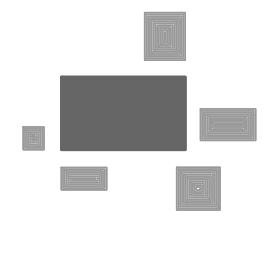
PEC JOB NO: 2874.20-WI  
REG. NO. 2874.20-WI  
MAC  
START DATE: 04/17/24  
SCALE: 1" = 80'

**SHEET**  
C-2  
C-6



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# FOX GLEN PROPERTY GRADING

## FRANKLIN, WI

### GRADING PLAN

REVISIONS		SHEET C-3 OF C-6
1. ADDRESSED COMMENTS	05/06/24	
2. ADDRESSED COMMENTS	06/06/24	

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (NPDES PERMIT NO. WI-5067231-4) FOR CONSTRUCTION SITE AND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY AND OTHER LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO PERFORMING ANY EARTHWORK OR WORK IN THE CITY RIGHT-OF-WAY.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING: PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED. A COPY OF ALL EROSION CONTROL INSPECTIONS SHALL REMAIN ONSITE AND A COPY OF EACH EROSION CONTROL INSPECTION SHALL BE FORWARDED TO THE CITY OF FRANKLIN.
- NO EQUIPMENT IS TO BE PLACED OR STORED IN ANY ROAD RIGHT-OF-WAYS WITHOUT PROPER APPROVAL FROM THE CITY.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.
- IF SEDIMENT FROM THE DEVELOPMENT ENTERS THE REGIONAL STORM WATER POND AND AFFECTS THE CAPACITY AND/OR FUNCTION OF THE REGIONAL STORM WATER POND THE SEDIMENT WILL NEED TO BE REMOVED AND CAPACITY WILL NEED TO BE RESTORED.

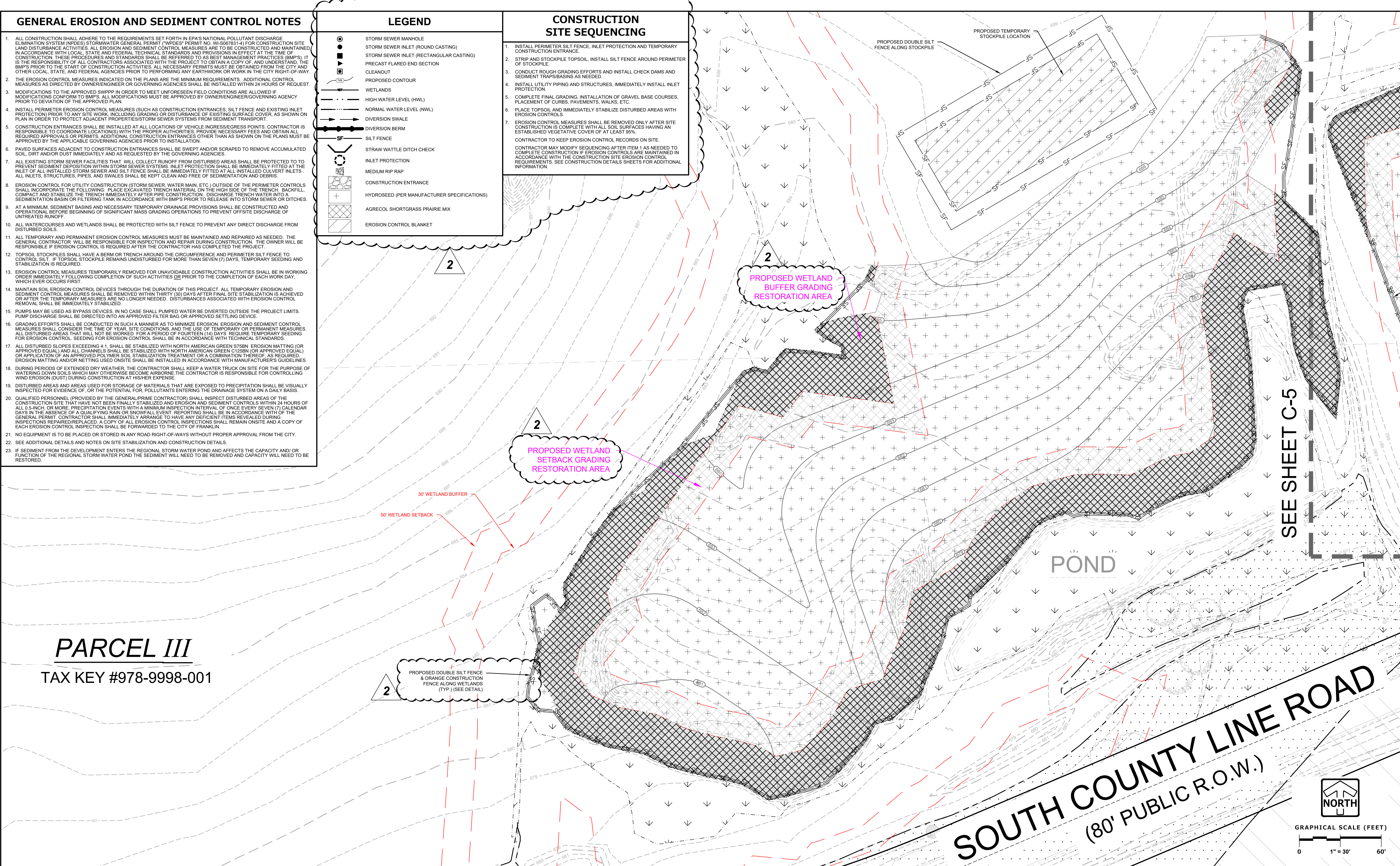
**LEGEND**

- STORM SEWER MANHOLE
- STORM SEWER INLET (ROUND CASTING)
- STORM SEWER INLET (RECTANGULAR CASTING)
- ▴ PRECAST FLARED END SECTION
- CLEANOUT
- PROPOSED CONTOUR
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIVERSION SWALE
- DIVERSION BERM
- SILT FENCE
- STRAW WATTLE DITCH CHECK
- INLET PROTECTION
- MEDIUM RIP RAP
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- AGRECOL SHORTGRASS PRAIRIE MIX
- EROSION CONTROL BLANKET

**CONSTRUCTION SITE SEQUENCING**

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
- INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING. INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER OF AT LEAST 95%. CONTRACTOR TO KEEP EROSION CONTROL RECORDS ON SITE. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS. SEE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

**PARCEL III**  
TAX KEY #978-9998-001



SEE SHEET C-5



GRAPHICAL SCALE (FEET)  
0 1" = 30' 60'

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**FOX GLEN PROPERTY GRADING**  
**EROSION CONTROL PLAN**  
FRANKLIN, WI

**EROSION CONTROL PLAN**

REVISIONS	
1. ADDRESSED COMMENTS	05/06/24
2. ADDRESSED COMMENTS	06/06/24

PEC JOB #02874.20-WI  
REG. NO. 1000000000  
MAC  
START DATE 04/17/24  
SCALE 1" = 30'  
SHEET C-4 OF C-6  
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EROSION CONTROL PLAN

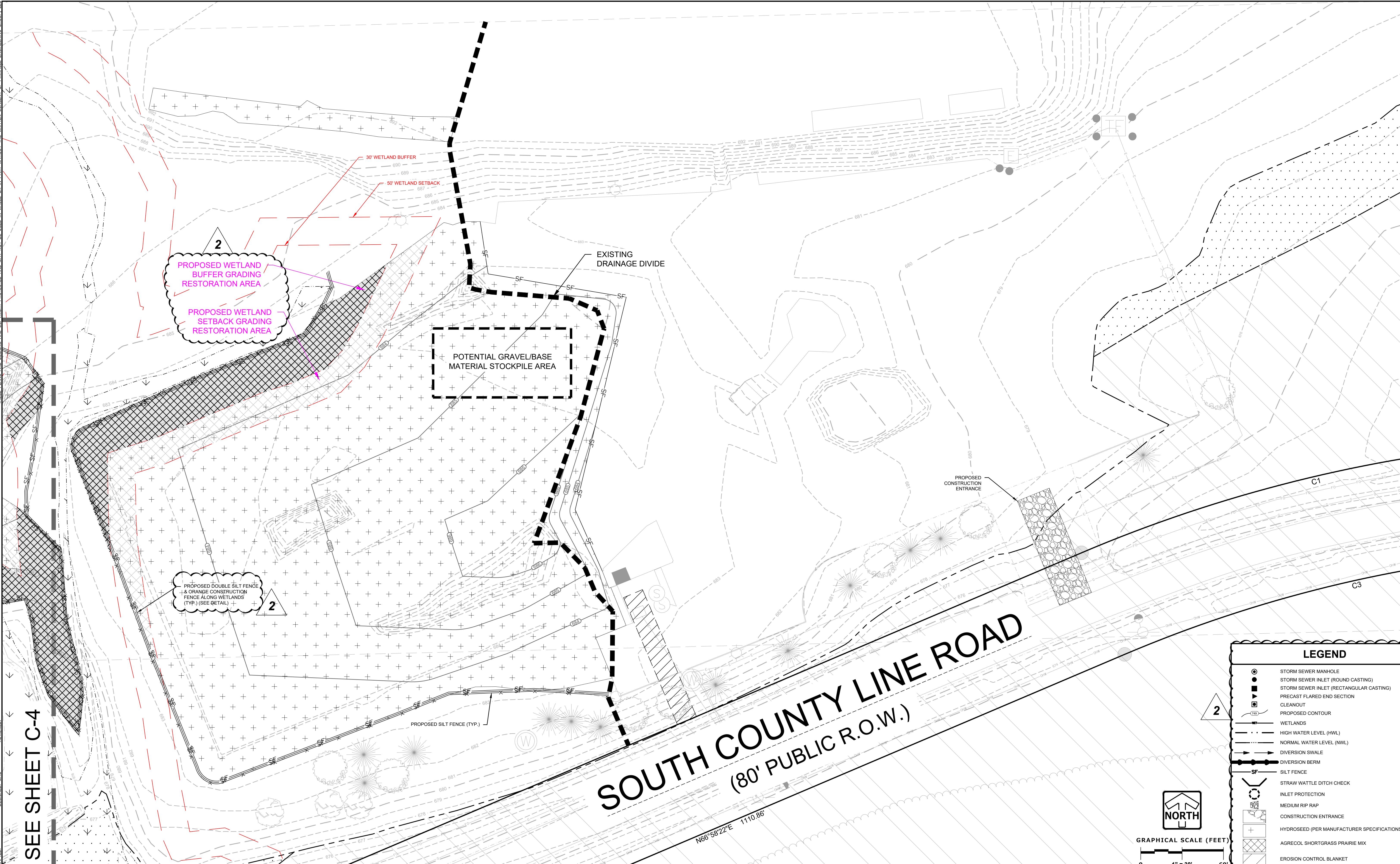


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EROSION CONTROL PLAN



SEE SHEET C-4

2  
PROPOSED WETLAND  
BUFFER GRADING  
RESTORATION AREA  
PROPOSED WETLAND  
SETBACK GRADING  
RESTORATION AREA

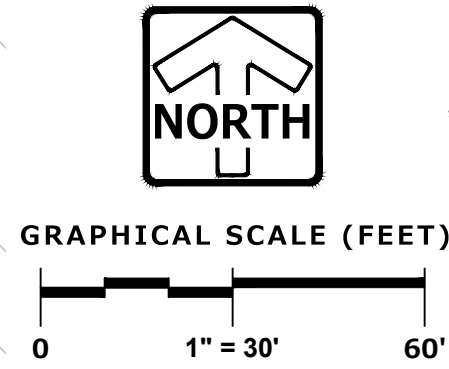
POTENTIAL GRAVEL/BASE  
MATERIAL STOCKPILE AREA

2  
PROPOSED DOUBLE SILT FENCE  
& ORANGE CONSTRUCTION  
FENCE ALONG WETLANDS  
(TYP.) (SEE DETAIL)

2  
PROPOSED SILT FENCE (TYP.)

**SOUTH COUNTY LINE ROAD**  
(80' PUBLIC R.O.W.)

LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER INLET (ROUND CASTING)
	STORM SEWER INLET (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	PROPOSED CONTOUR
	WETLANDS
	HIGH WATER LEVEL (HWL)
	NORMAL WATER LEVEL (NWL)
	DIVERSION SWALE
	DIVERSION BERM
	SILT FENCE
	STRAW WATTLE DITCH CHECK
	INLET PROTECTION
	MEDIUM RIP RAP
	CONSTRUCTION ENTRANCE
	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	AGRECOL SHORTGRASS PRAIRIE MIX
	EROSION CONTROL BLANKET



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**FOX GLEN PROPERTY GRADING**

**EROSION CONTROL PLAN**

FRANKLIN, WI

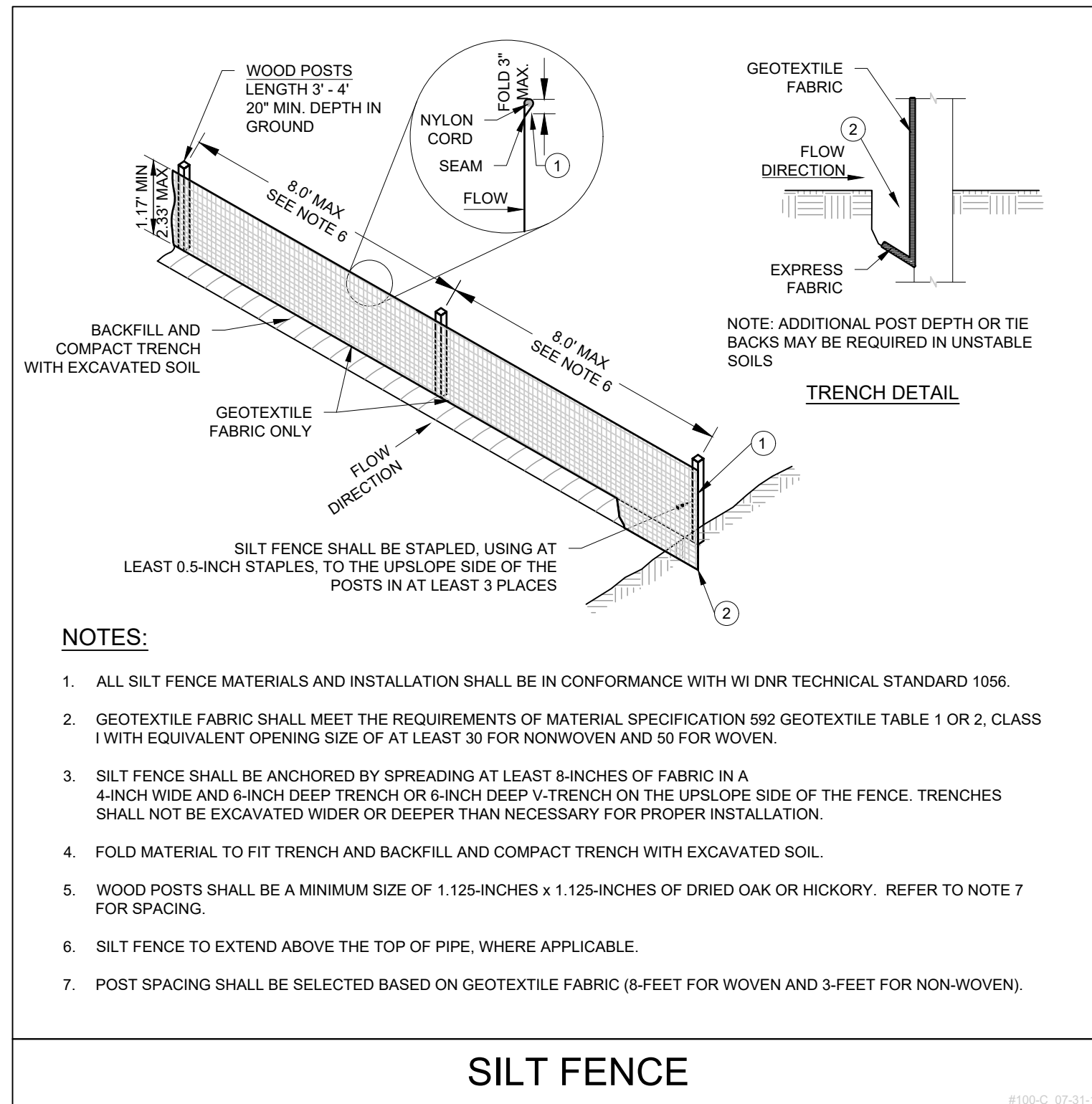
REVISIONS	
1	ADDRESSED COMMENTS 05/06/24
2	ADDRESSED COMMENTS 06/06/24

REG. JOB NO: 2874.20-WI  
REG. PM: MAC  
START DATE: 04/17/24  
SCALE: 1" = 30'

SHEET  
C-5  
OF  
C-6

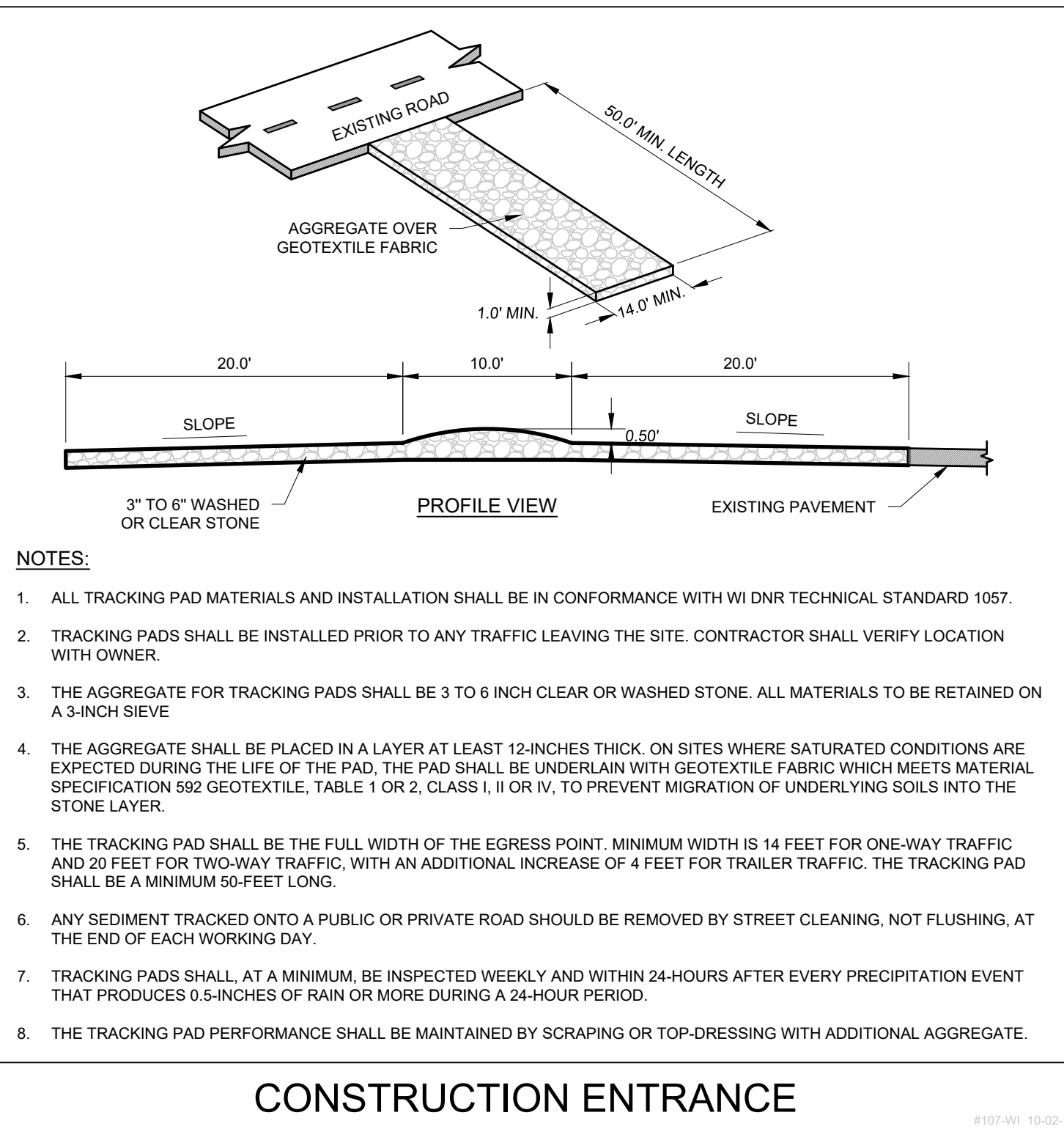
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DESIGNED: MAC  
DRAFTED: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_



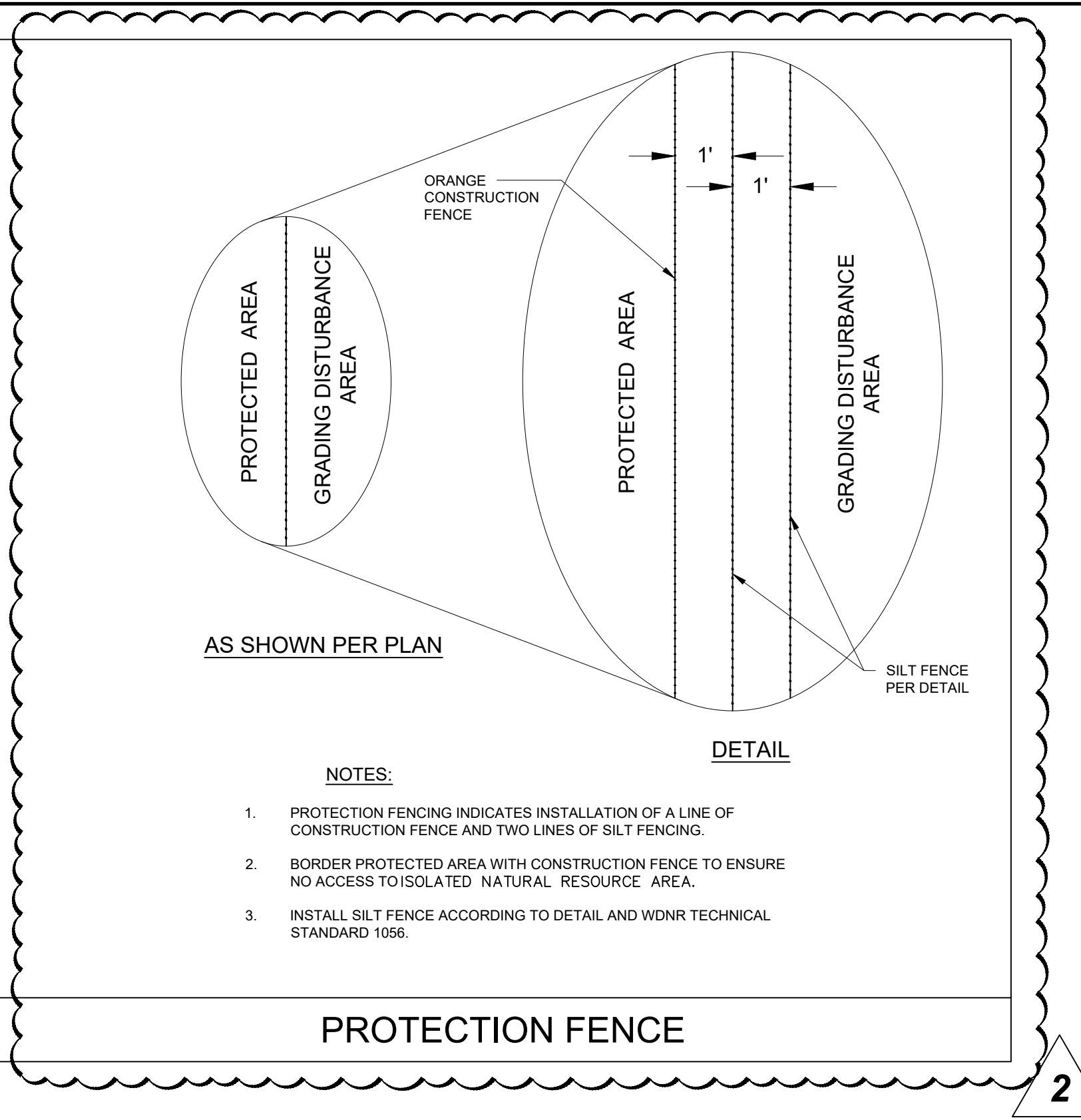
**SILT FENCE**

#103-C 07-31-14



**CONSTRUCTION ENTRANCE**

#107-WI 10-02-11



**PROTECTION FENCE**

2

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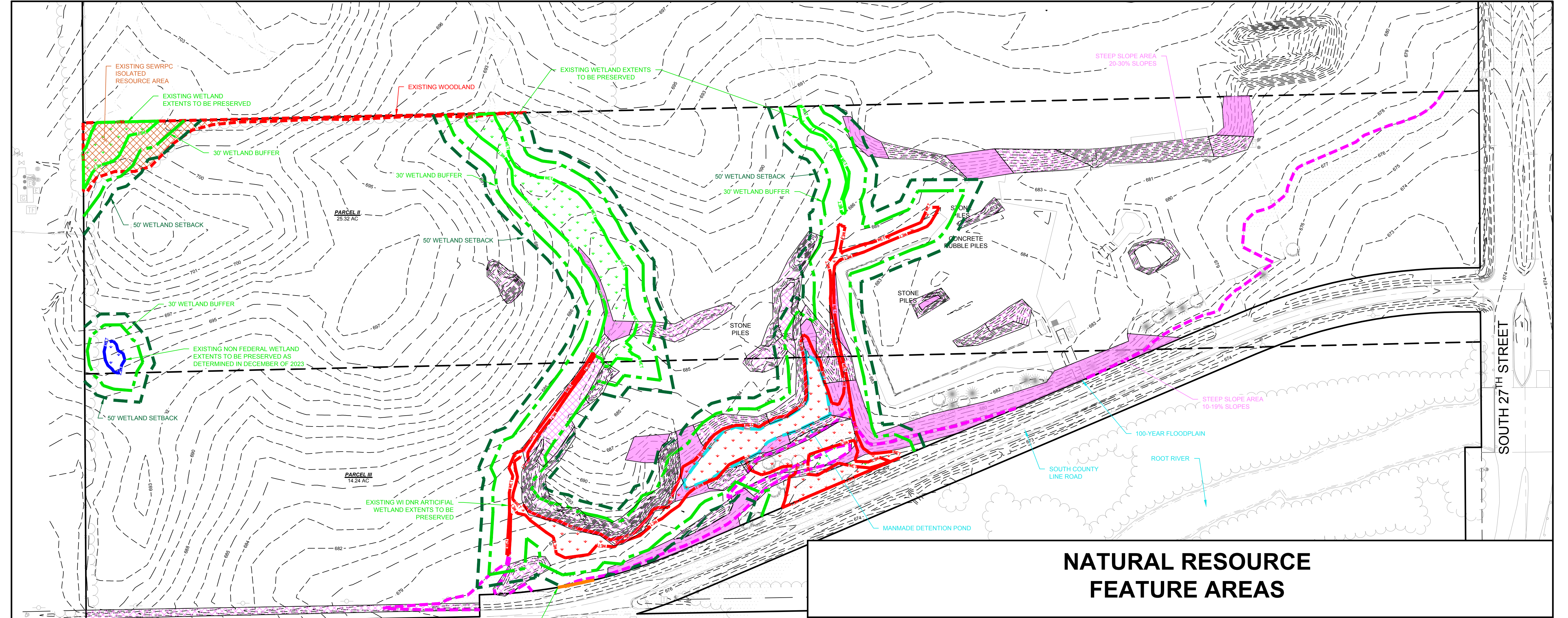
**FOX GLEN PROPERTY GRADING**

**FRANKLIN, WI**

**CONSTRUCTION DETAILS**

REVISIONS	
1. ADDRESSED COMMENTS	05/06/24
2. ADDRESSED COMMENTS	06/06/24

REG JOB NO: 2874.20-WI	MAC	SHEET
REG PM: _____	MAC	C-6
START DATE: 04/17/24	N.T.S.	R
SCALE: _____		C-6



SOUTH 27<sup>TH</sup> STREET

### NATURAL RESOURCE FEATURE AREAS

RESOURCE TYPE	PARCEL II (25.32 AC)			PARCEL III (14.24 AC)		
	AREAS OF RESOURCE	PROPOSED IMPACT AREA	REQUIRED*** MITIGATION AREA	AREAS OF RESOURCE	PROPOSED IMPACT AREA	REQUIRED*** MITIGATION AREA
STEEL SLOPES AREA - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	19,331 S.F. (0.44 AC)	1,550 S.F. (0.04 AC)	N/A - MANMADE STOCKPILES	39,845 S.F. (0.91 AC)	5,378 S.F. (0.12 AC)	N/A - MANMADE STOCKPILES
STEEL SLOPES AREA - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	23,896 S.F. (0.55 AC)	13,014 S.F. (0.30 AC)	N/A - MANMADE STOCKPILES	35,939 S.F. (0.83 AC)	9,036 S.F. (0.21 AC)	N/A - MANMADE STOCKPILES
STEEL SLOPES AREA - + 30% SLOPES - PER PEG SURVEYED CONTOURS	28,902 S.F. (0.66 AC)	12,653 S.F. (0.29 AC)	N/A - MANMADE STOCKPILES	29,128 S.F. (0.67 AC)	22,517 S.F. (0.52 AC)	N/A - MANMADE STOCKPILES
WETLANDS - SEE DELINEATION INFORMATION BELOW**	42,034 S.F. (0.96 AC)	N/A	N/A	46,290 S.F. (1.06 AC)	N/A	N/A
WETLAND BUFFER - 30' OFFSET, BASED OFF WETLAND DELINEATION	135,586 S.F. (3.11 AC)	19,784 S.F. (0.45 AC)	29,676 S.F. (0.68 AC)	131,355 S.F. (3.02 AC)	31,629 S.F. (0.73 AC)	47,444 S.F. (1.09 AC)
WETLAND SETBACK - 50' OFFSET, BASED OFF WETLAND DELINEATION	197,573 S.F. (4.54 AC)	N/A	N/A	181,767 S.F. (4.17 AC)	N/A	N/A
LAKES & PONDS - FIELD DELINEATED BY PEG SURVEY IN FEBRUARY OF 2023	57 S.F. (0.001 AC)	N/A	N/A	13,783 S.F. (0.32 AC)	N/A	N/A
SHORE BUFFER - 75' OFFSET, BASED OFF WETLAND DELINEATION	N/A	N/A	N/A	N/A	N/A	N/A
MATURE WOODLANDS & FORESTS - BASED OFF PEG SURVEY	17,929 S.F. (0.41 AC)	N/A	N/A	N/A	N/A	N/A
FLOODPLAINS	109,487 S.F. (2.51 AC)	N/A	N/A	32,968 S.F. (0.76 AC)	N/A	N/A

**LEGEND**

\* AS DETERMINED IN DECEMBER 2023

- EXISTING WETLAND
- EXISTING WDNR ARTIFICIAL WETLAND\* (STILL USACE JURISDICTIONAL WETLAND)
- EXISTING NON-JURISDICTIONAL FEDERAL WETLAND EXEMPTION AREA\*
- EXISTING WDNR ARTIFICIAL & NON-JURISDICTIONAL FEDERAL WETLAND EXEMPTION AREA\*

**NORTH**

↑

**GRAPHICAL SCALE (FEET)**

0      1" = 100'      200'

<b>SITE DATA</b>	
PROJECT NAME	11027 SOUTH 27TH STREET
LOCATION/ADDRESS	FRANKLIN, WI 53132
OWNER CONTACT INFORMATION	JOHN SPITZ 3167 LITTLEFIELD CT PEWAUKEE WI, 53072 JOHNSPITZ350@YAHOO.COM

\* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS.  
 \*\*WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC. ON 10-6-2023 AND 10-20-2023.  
 \*\*\*SEE SEPARATE WETLAND BUFFER/SETBACK MITIGATION EXHIBIT FOR PROPOSED MITIGATION AREAS.

Z:\PROJECTS\2022\2874\_20-WI\CAD\EXHIBITS\2874\_20\_NRPP\_EXH.DWG 5/6/2024 12:26 PM

# 10885 SOUTH 27TH STREET - NATURAL RESOURCES PROTECTION PLAN

05/06/24

Date: May 23, 2024  
To: City of Franklin Plan Commission  
From: Department of City Development. Marion Ecks, AICP, Senior Planner.  
RE: Staff Comments - Fox Glen Natural Resource Special Exception (NRSE)

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City staff has reviewed the above application received on April 17, 2024, for a proposed Natural Resource Special Exception on the lots located at 11027 S 27TH ST / 978 9998 000 and 0 W South County Line Rd. / 978 9999 001.

### **Department of City Development Comments**

This property is zoned Planned Development District 39, FC Floodplain Conservancy, and FW Floodway. The area of work is in the Gateway Area of the PDD, and FC zoning.

Please provide the following required information and respond to any questions:

1. Please provide a project narrative. File labeled as “NRSE Fox Glen Narrative” is legal descriptions; a narrative was not provided.  
**PEG- See attached project narrative.**
2. The plans provided details proposed future grading. Are there any existing unpermitted impacts to natural resources on site? Please provide information on all areas of existing disturbance including wetland impacts.  
**PEG- There are no unpermitted impacts to existing wetland onsite per recent coordination with the WDNR (Artificial Determination) and the USACE (Jurisdictional Determination). Please see separate response to comment #6 regarding the floodplain**
3. What is the status of DNR enforcement of wetland impacts on the site? Will the DNR require wetland mitigation?  
**PEG- There are no proposed wetland impacts on the site and no necessary mitigation needs.**
4. Please clearly indicate location of stockpile(s) as distinct from overall grade on plans.  
**PEG- The location of the proposed stockpiles have been shown and are called out on sheet C-4 and C-5.**
5. Is vegetative cover proposed for the stockpiles?  
**PEG- Hydroseed is proposed to be planned over the west stockpile, see sheet C-4. The other east stockpile (on C-5) is intended to be for recycling gravel and other concrete for possible future development, base material needs.**
6. Please provide revised materials depicting the location of FEMA Federal Insurance Rate Map (FIRM) flood areas. If grade differs from the FIRM, please provide the Letter of Map Change or other authorization from FEMA.  
**PEG- Please see the attached exhibit that shows the previously approved 1999 grading for the former golf facility, current topographic survey, and the current FEMA FIRM map. By reviewing these items, it appears that the approved 1999 grading that was completed (mainly for the southeastern corner of the parking lot) altered the floodplain boundary onsite. It does**

not appear that FEMA has updated their maps to reflect this grading change as it appears to still reflect the existing contours prior to 1999.

Given that this grading was approved by the City and State for this work (around 1998), does the City have previous coordination in the archives for this site regarding the floodplain from 1997-1999? Typically, the City will determine if any impacts to the floodplain need to be reviewed and approved by FEMA prior to allowing grading to commence.

Efforts to get this reviewed and approved by FEMA can take more than 6 months to complete if determined to be necessary. Given this, can this be viewed as a separate coordination item from the current pending NRSE application?

7. Please depict all natural resources on the NRPP including any areas of natural resources that are exempted by WI DNR. Exempt wetlands do not need to have setback and buffer depicted. PEG- All natural resources are shown on the NRPP. Wetlands which have been both deemed artificial by the WiDNR and Non-Jurisdictional by the USACE do not have wetland setback and buffers depicted on the NRPP or the plans.
8. Please provide a restoration and mitigation plan for existing and proposed natural resource impacts. Mitigation of artificial steep slopes is not required. PEG- As mentioned previously, all areas with the proposed wetland buffer area that are to be impacted are from man-made, steep slopes from previous fill grading operations. Given this, no mitigation is required. Restoration/seeding for the wetland buffer area are indicated and is highlighted on sheets C-4 and C-5 (see hatching and the legend).
9. Please update materials to indicate zoning boundaries on the site. PEG- The proposed plans have been updated to show the boundaries of the Floodplain Conservancy District.
10. Development within the FC district must conform to the standards of the zoning. Dumping or fill is not permitted in FC zoning. PEG- No dumping or fill is proposed within the FC zoning district.
11. Impacts to natural resources for future development will require a new NRSE. PEG- Understood.

### **Engineering Department Comments**

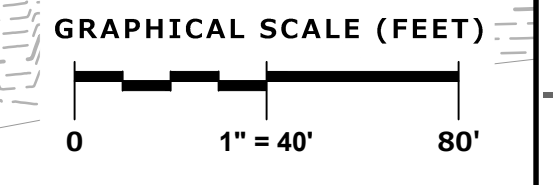
- Engineering review comments for the Temporary Use and NRSE Applications provided to the applicant on 5/6/2024. PEG- Understood. These comments have been addressed also with this resubmittal.

**Fire Department Comments**

- Given existing Fire/EMS station locations and current fire department staffing levels, the cumulative effect of this and several other developments will pose a challenge to maintaining industry standard emergency response times to fire and medical emergencies.

PEG- Understood.

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WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. JULY 2023

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. JULY 2023 (WDNR ARTIFICIAL EXEMPTIONAL USAGE WETLAND REMAINS)

IMPACT AREA A  
TOTAL - 3.37 AC  
RC = 0.25

IMPACT AREA B  
TOTAL - 2.36 AC  
RC = 0.90

IMPACT AREA C  
TOTAL - 0.13 AC  
RC = 0.90

EXISTING 10' X 11' BUILDING

16  
15' WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. 7721432

100 YEAR FLOOD PLAIN

POND

SOUTH COUNTY LINE ROAD  
(80' PUBLIC R.O.W.)

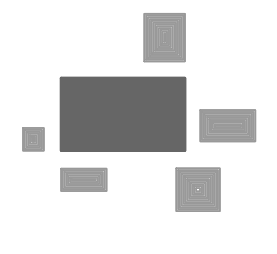
(FORMERLY KNOWN AS WEST COUNTY LINE ROAD)

EXISTING RIGHT-OF-WAY LINE

FLOOD WAY

FARMED FIELD

TREE LINE


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**FOX GLEN PROPERTY GRADING**  
**FRANKLIN, WI**

**EXISTING DRAINAGE EXHIBIT**

REVISIONS	
1. ADDRESSED COMMENTS	05/06/24

REG. JOB NO. 2874.20-WI REG. PM. MAC START DATE 04/17/24 SCALE 1" = 40' SHEET EX-1 OF EX-2
--

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DESIGNED: MAC  
DRAFTED:  
REVIEWED:  
000  
0.6'



GRAPHICAL SCALE (FEET)  
0 1" = 20' 40'

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. JULY 2023

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. JULY 2023 (WDNR ARTIFICIAL EXEMPTIONAL USAGE WETLAND REMAINS)

IMPACT AREA A  
TOTAL - 3.37 AC  
RC = 0.25

IMPACT AREA B  
TOTAL - 2.36 AC  
RC = 0.25

IMPACT AREA C  
TOTAL - 0.13 AC  
RC = 0.25

EXISTING  
10' X 11'  
BUILDING

16  
15' WISCONSIN  
ELECTRIC POWER  
COMPANY EASEMENT  
PER DOC. 7721432

POND

SOUTH COUNTY LINE ROAD  
(80' PUBLIC R.O.W.)

(FORMERLY KNOWN AS WEST COUNTY LINE ROAD)

EXISTING RIGHT-OF-WAY LINE

FARMED FIELD

TREE LINE

FLOOD WAY

100 YEAR FLOOD PLAIN

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**FRANKLIN, WI**

**PROPOSED DRAINAGE EXHIBIT**

REVISIONS	
1. ADDRESSED COMMENTS	05/06/24

REG. JOB NO. 2874.20-WI  
REG. PM. MAC  
START DATE 04/17/24  
SCALE 1" = 40'

SHEET  
**EX-2**  
OF  
**EX-2**

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PROPOSED DRAINAGE EXHIBIT



**DRAINAGE CALCULATIONS  
 FOR  
 FOX GLEN PROPERTY GRADING**  
 FRANKLIN, WI

DESIGN DATA						
County: Milwaukee		Design Storm: 10 yr		DESIGN INTENSITY (I): 6.95 in/hr		
CATCHMENT AREA			DRAINAGE AREA AND FLOW DATA			
			Flow is determined by Rational Method Q = CIA			
	Notes	Catchment	Acres A	Coefficient C	Flow Q (cfs)	
	Existing	A	3.37	0.25	5.85	
		B	2.36	0.90	14.76	
		C	0.13	0.90	0.82	
	Proposed	A	3.37	0.25	5.85	
		B	2.36	0.25	4.10	
		C	0.13	0.25	0.23	

# CITY OF FRANKLIN HOUSING AFFORDABILITY REPORT 2021-2023

In conformance with Wisconsin Statutes §66.10013

June 27, 2024

Prepared by Department of City Development:

Régulo Martínez-Montilva, AICP, CNUA. Principal Planner: lead.

Marion Ecks, AICP. Principal Planner: vacancy rates analysis.

Luke Hamill. Associate Planner: maps.

David Serna-Herrera. Planning Intern: data compilation.

## Introduction

Wisconsin Statutes Section 66.10013 *Housing affordability report* requires all cities and villages with a population over 10,000 to “prepare a report of the municipality’s implementation of the housing element of the municipality’s comprehensive plan”. Since the city’s population is 36,816 per the 2020 decennial census, Franklin is required to comply with this provision.

The Department of City Development prepared previous housing affordability reports for 2019 and 2020, this new report covers the period of 2021-2023. Staff acknowledges that housing affordability reports shall be updated annually per Wisconsin Statutes, therefore, this report update is overdue since January 31, 2022.

The city started to update the Unified Development Ordinance (UDO) in 2021, which is still in progress. This report analyses how the UDO update may contribute to the implementation of the housing element of the comprehensive plan. Such UDO update is still in draft form and subject to changes, the comments in this report refers to the draft version dated January 17, 2024<sup>1</sup>.

## Implementation of Franklin’s Comprehensive Master Plan Housing Element

The housing element contained in the *City of Franklin 2025 Comprehensive Master Plan* contains three housing goals and fifteen recommendations to ensure housing options will meet the needs of residents (and future residents) of all ages. Each of these housing recommendations are identified below (in *grey italics*), with the ways the City implemented them in the 2021-2023 period.

---

<sup>1</sup> This draft version of the Unified Development Ordinance is available upon request to the Department of City Development and also available online at <https://www.hlplanning.com/portals/franklinudo/documents/>

## Principles, goals, objectives and policies

*It is recommended that the principles, goals, objectives and policies be reviewed annually and updated every five to ten years.*

The city's comprehensive plan has not been updated since its adoption in 2009, City Development staff recommends to update the comprehensive plan as soon as possible for compliance with Wisconsin Statutes Section 66.1001(2)(i) *Implementation element*. The Future Land Use Map has been amended several times in recent years but the plan's principles, goals and objectives have not been updated.

## Vacancy rates

*It is recommended that the City maintain the vacancy rates as contained within the Housing Objective of the 1992 City of Franklin Comprehensive Master Plan (between 4 and 6 percent for rental units and between 1 and 2 percent for homeowner units), to ensure an adequate supply of housing.*

Much like employment, housing has a "natural" rate of vacancy at which people seeking housing in a community may find it, that is also stable and does not indicate too high a level of turnover or result in homes languishing unoccupied and creating problems of their own. This desirable rate can vary by community; the national rate is 1.4% for owner occupied housing and 7.0% for rental occupied housing<sup>2</sup>.

In 2022, the Census American Community Survey for the City of Franklin found a homeowner vacancy rate of 0.4% and a rental vacancy rate of 1.5%<sup>3</sup>. Overall vacancy rates were 3% in the 2020 Decennial Census, much lower than the statewide rates of 11% in 2020<sup>4</sup>. This is sometimes referred to as an "immobile market;" if someone wants to move into or within Franklin, they may not be able to find housing at all, regardless of price range.

## Median monthly income data

*It is recommended that the City of Franklin periodically update and review the median monthly income data to ensure that the City continues to provide adequate housing for its residents.*

The median household income in Franklin was \$100,524 in 2022, note that it's significantly higher than the median household income of \$58,214 in Milwaukee County<sup>5</sup>.

The previous review occurred in 2018 with the *Housing Diversity in Franklin* report by BK Planning Strategies. The median household income in 2016 was listed at \$73,590, with the per capita median at \$36,659. Based on the data provided by this report, 80% of the median income should be able to support a mortgage of \$150,000. However, it should be noted that 80% of the median income in Franklin is still higher than the median household income for Milwaukee County as a whole.

---

<sup>2</sup> <https://www.strongtowns.org/journal/2020/8/30/what-vacancy-rates-tell-you-about-a-housing-shortage>

<sup>3</sup> American Community Survey.

<sup>4</sup> 2020 Decennial Census.

<sup>5</sup> 2022 American Community Survey, Table S1901. 5-year estimates for city of Franklin and 1-year estimates for Milwaukee County data.

## Existing housing stock

*It is recommended that the City continue its current educational and enforcement efforts in regard to public nuisances to ensure that the existing housing stock is properly maintained in a safe and aesthetic manner. It is also envisioned that through this approach, the City's older housing stock will remain available as a housing choice for existing and future residents, within neighborhoods where such development is already present.*

As stated in the 2021 Housing Affordability Report, "city staff have worked to ensure that housing stock is maintained properly across the city".

## Single-family residential zoning

*It is recommended that the City continue to utilize its existing single-family residential zoning and zoning districts as the predominant type of residential development within the City. This is graphically shown on the Future Land Use Map within Chapter 5 of this Comprehensive Master Plan Update.*

As noted in the 2021 Housing Affordability Report, "this has been a consistent feature of the development program across the City. The City has maintained a largely single-family residential zoning baseline. There are twelve residential zoning districts, and nine of those are single family-only types of residential use. They vary in density from 0.453 units/acre up to 2.972 units/acre".

In the 2021-2023 period, only one amendment to the Future Land Use Map was adopted, specifically for the Poths General development, such amendment was from commercial use to mixed-use commercial-residential so it didn't affect areas designated as residential single family.

The draft Unified Development Ordinance (UDO) contains some changes relevant to this recommendation of the comprehensive plan:

- **Duplex** homes as conditional use in the R-SR Suburban Residence zoning district. Per the current ordinance, duplex homes are not permitted in single-family residential districts. See standards in appendix 8.
- **Townhome** standards, a new housing type in the UDO. The current ordinance lacks standards for this housing type, see proposed standards in appendix 8. It's worth noting that townhomes were considered very favorable in a communitywide survey conducted in 2005<sup>6</sup>.
- **Accessory Dwelling Units (ADU):** internal ADUs as permitted use; attached and detached ADUs as conditional use in all residential districts. The current ordinance doesn't allow ADUs in any residential district (except in R-1E). See standards in appendix 9.

## Mixed-use developments

*It is recommended that the City identify appropriate locations for particularly high quality single family residential and mixed-use developments (with residential components) to ensure an adequate amount of such housing for existing and future residents. It is further recommended that this analysis be undertaken*

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<sup>6</sup> 2025 City of Franklin Comprehensive Master Plan, Chapter 6: Housing element, page 6-6.

*at the same time as consideration of the inclusion of the conservation subdivision ordinance within the Unified Development Ordinance discussed in this chapter.*

Currently, there are several locations for mixed-use developments in the City that have been approved during the reporting period, such as Badax Flats and Poths General.

With regards to mixed-use developments and cluster developments, it's worth noting the following in the draft UDO:

- **Mixed use:** The current UDO allows for vertical mixed use residential-commercial in most business districts, in other words multistory buildings with the ground floor for commercial use and apartments in the upper floors. This standard remains in the draft for the new UDO.
- **Cluster development:** Open Space subdivisions require a special use permit in residential zoning districts, the draft UDO would allow for cluster development as a permitted use and density bonuses for protecting natural resources. See proposed cluster development standards in appendix 10.

### **Multi-family developments**

*It is recommended that the City continue to review multi-family developments on a case-by-case basis, with particular emphasis upon neighborhood compatibility and high quality development.*

As noted in the 2021 Housing Affordability Report, “all multi-family developments are reviewed through a special use public hearing and approval process. As such, they go through a tiered review process with the City Plan Commission and Common Council before they are approved to begin site work. Locations for appropriate multi-family development are reviewed at the Council level. How this contributes to the provision of housing at an affordable rate is unclear”.

The draft UDO would eliminate this requirement for a special use permit, single-family, two-family and multifamily developments would be permitted uses in the R-M Multiple-Unit Residence zoning district. Only community living arrangements (serving 16 persons or more) and senior housing would require special use permits, see use table in appendix 11. Multi-family development projects would be still reviewed on case-by-case basis with the site plan review process. The draft UDO contains design standards such as landscape screening and lighting standards for neighborhood compatibility, for example, developments abutting a residential district must maintain an illumination level of 0.0 foot-candles at the property line.

### **Senior housing**

*It is recommended that the City continue to review senior housing on a case-by-case basis, with particular emphasis upon neighborhood compatibility and high quality development.*

As noted above, special use permits would be required for senior housing projects: assisted living, nursing care and total life care.

## Community living arrangement

*It is recommended that the City continue its past practice of reviewing changes to, or proposals for, new community living arrangement projects, on a case-by-case basis within the context of the City's Comprehensive Master Plan and as allowed by state and federal regulations.*

In the current UDO, a special use permit is required for community living arrangements serving 9 or more, while in the draft UDO the special use requirement is for 16 persons or more.

## Workforce housing

*It is recommended that the City support local businesses' workforce housing programs in such manner as may be determined from time to time by the Common Council.*

As noted in the 2021 Housing Affordability report: "The recommendation is worded so vaguely it's impossible to know what is supposed to be done to implement it".

## Conservation Subdivision

*It is recommended that the Conservation Subdivision model ordinance be adopted as part of the Unified Development Ordinance, with such revisions as the Common Council may determine. It should be noted that additional changes to the Unified Development Ordinance, pertaining to the current Open Space Subdivision options within the residential zoning districts, be undertaken as necessary to ensure consistency between these portions of the ordinance and the proposed Conservation Subdivision ordinance.*

The model ordinance as written is not currently a part of the Unified Development Ordinance. The model ordinance specifies certain minimum standards for the amount of open space that are not required in any district in the City.

## Mixed-use zoning

*It is recommended that mixed-use zoning and design provisions be included within the Unified Development Ordinance as deemed appropriate by the Common Council.*

There is a version of a mixed-use zoning district along South 27<sup>th</sup> Street in the current ordinance, this district is also present in the draft ordinance. Alternatively, business districts allow for vertical mixed-use and Planned Development Districts may be used for mixed-use developments as well.

## Infill housing

*It is recommended that infill housing shall be encouraged in areas surrounded by existing development and compatible uses consistent with the principles, goals, objectives and policies of this chapter and the Future Land Use Map in Chapter 5 of this Plan. Additionally, it is recommended that the City shall identify areas to be targeted for infill development and promote standards to assist in those areas being developed to fit in with the surrounding uses.*

As noted in the 2021 Housing Affordability Report, "the development of infill lots remains an important piece of the City's development strategy. Whether or not the development of such lots is consistent to

promote compatibility or a cleaner more unified vision for development is still in progress. The Unified Development Ordinance has been amended repeatedly since the Comprehensive Master Plan was adopted in 2009, but there has not been an overhaul in the overall design ethic or a comprehensive change in how development is managed or implemented in the City”.

### **Universal design**

*It is recommended that the City educate developers and the public about the benefits of Universal Design to encourage the use of Universal Design. It is also recommended that establishment of separate Universal Design standards be considered as an option in the R-8 Multi-family Residential Zoning District as deemed appropriate by the Common Council. These standards would address whether the Universal Design features would be mandatory or optional and if greater densities would be permitted to offset any added costs.*

As noted in the 2021 Housing Affordability Report, “the Housing Element of the *City of Franklin 2025 Comprehensive Master Plan* devotes one paragraph to a discussion of Universal Design. Universal Design is intended to provide for equal access and manageability for persons of all ages, sizes, and abilities. There is no documentation that Universal Design has ever been encouraged or implemented”.

### **Leadership in Energy and Environmental Design (LEED)**

*It is recommended that the City educate developers about the benefits of, and encourage developments to utilize, standards of the U.S. Green Building Council and promote Leadership in Energy and Environmental Design (LEED) certified developments.*

As noted in the 2021 Housing Affordability Report, “there is no documentation that any of this has been done”.

## Wisconsin Statutes Section 66.10013

Section 66.10013 not only requires the City of Franklin to prepare a report of the municipality's implementation of the Housing Element of the City's comprehensive plan, it specifically requires the report to contain five specific elements. These required elements and the City data are outlined below.

### *1. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.*

2021: The City approved 1 subdivision (final) plat, 1 residential certified survey map, and 100 building permits (residential single-family and multi-family). Additionally, there was 1 condominium plat approved.

2022: The City approved 1 subdivision (final) plat, 1 residential certified survey map, and 102 building permits (residential single-family and multi-family). Additionally, there was 1 condominium plat approved.

2023: The City approved 1 subdivision (final) plat, no residential certified survey maps, and 277 building permits (residential single-family and multi-family). No residential condominium plats approved.

### *2. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the City in the prior year.*

2021: Plans for 55 dwelling units were approved. These units consisted of:

- 53 new dwelling units platted as single family lots in the following subdivisions:
  - Marquette Ave. Sub Division, 53 lots
- 2 residential lots were platted in Certified Survey Maps
- 0 dwelling units were created in Condominium Plats
- 0 new dwelling units were approved in multi-family projects

In 2021, the City approved building permits for 100 new dwelling units. These permits were comprised of:

- 68 building permits for single family homes, creating 68 new dwelling units
- 8 building permits for duplexes, created 16 dwelling units
- 2 building permits for apartment buildings (multi-family), creating 16 dwelling units

2022: Plans for 316 dwelling units were approved. These units consisted of:

- 63 new dwelling units platted as single family lots (Cape Crossing subdivision, Phase 1)
- 0 new dwelling units were approved within 0 duplexes
- 1 residential lot was platted as Certified Survey Map
- 0 dwelling units were created in Condominium Plats
- 0 dwelling units were approved in assisted-care facilities (see site plans)



- 252 new dwelling units were approved in multi-family projects (Fiduciary Real Estate Development project)

In 2022, the City approved building permits for 102 new dwelling units. These permits were comprised of:

- 60 building permits for single family homes, creating 60 new dwelling units
- 10 building permits for apartment buildings and duplexes, creating 42 dwelling units

2023: Plans for 525 dwelling units were approved. These units consisted of:

- 17 new dwelling units platted as single family lots (Tess Creek Estates subdivision)
- 0 new dwelling units were approved within 0 duplexes
- 0 new dwelling units were platted in Certified Survey Maps
- 0 dwelling units were created in Condominium Plats
- 0 dwelling units were approved in assisted-care facilities (see site plans)
- 508 new dwelling units were approved in multi-family projects:
  - Badax Flats, 78 apartments
  - Poths General, 430 apartments

In 2023, the City approved building permits for 277 new dwelling units. These permits were comprised of:

- 47 building permits for single family homes, creating 47 new dwelling units
- 230 building permits for apartment buildings and duplexes, creating 230 dwelling units

***3. A list and map of undeveloped parcels in the municipality that are zoned for residential development.***

The City contains 259 parcels that are zoned for residential development and currently undeveloped. These properties total approximately 1,765 acres in area. As noted in the 2020 Housing Affordability Report: “these properties also likely contained significant environmental constraints, which typically fall into three categories: woodlands, wetlands, and floodplains. Franklin has significant areas of high water table soils and hydric inclusions, which also prevent or reduce the amount of development possible”.

See list and map in appendices 1 and 2.

***4. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.***

The City contains 10 parcels that are suitable for (classed for residential development in the *City of Franklin 2025 Comprehensive Master Plan*), but not zoned for, residential development; with a total area of 271 acres.

See list and map in appendices 3 and 4.

5. *An analysis of the municipality’s residential development regulations, such as land use controls, site improvement requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:*
  - a. *Meet existing and forecasted housing demand.*
  - b. *Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.*

The 2021 Housing Affordability Report states that “the City of Franklin Unified Development Ordinance is designed to provide residential development options but is focused on the development of single-family residential units. It should be noted that the requirements of Section 66.10013 of the Wisconsin Statutes are geared toward subdivisions rather than residential development overall. This demonstrates that the issue is not overall residential housing cost, just the cost to developers and limitations on profit-taking. Would that the real estate development profession promoted genuine concern for housing affordability, the target would be less about reduction of costs and more focused on the needs of society and communities with respect to human rights and human dignity”.

Nevertheless, we present the following materials in response to the requirements of Wisconsin Statutes.

#### Existing Single-Family Housing Demand

The housing crisis and subsequent recession that began in late 2007 reduced the rate of home construction in Franklin for several years. From 2009 to 2012 single family home construction occurred at its slowest pace since 2000, and no additional single family lots were platted. During the period 2004-2023, the City, on average, platted 58 single family lots. It should be noted that the 20-year average of single family homes constructed is 65, which is still slightly more than were platted. This means the City is not quite keeping up with housing demand for single-family homes, see Table 1 below.

**Table 1: Single Family Dwellings Platted or Constructed**

	Single Family Lots Platted (Subdivisions)	Single Family Lots Platted (CSMs)	Single Family Lots Platted (Total)	Single Family Homes Constructed* (Total)
2001	n/d	n/d	n/d	197
2002	n/d	n/d	n/d	145
2003	n/d	n/d	n/d	149
2004	182	13	195	220
2005	205	10	215	231
2006	125	12	137	138
2007	48	21	69	62

	Single Family Lots Platted (Subdivisions)	Single Family Lots Platted (CSMs)	Single Family Lots Platted (Total)	Single Family Homes Constructed* (Total)
2008	24	11	35	36
2009	0	6	6	20
2010	0	4	4	24
2011	0	1	1	27
2012	0	1	1	52
2013	13	2	15	89
2014	7	6	13	33
2015	0	11	11	26
2016	0	1	1	23
2017	32	1	33	12
2018	73	1	74	18
2019	189	2	191	53
2020	15	2	17	66
<b>2021</b>	53	2	55	68
<b>2022</b>	63	1	64	60
<b>2023</b>	17	0	17	47
<b>Total</b>	<b>1,046</b>	<b>108</b>	<b>1,154</b>	<b>1,796</b>
<b>Avg.</b>	52 (20 yrs.)	5 (20 yrs.)	58 (20 yrs.)	65 (20 yrs.)

Source: City of Franklin Department of City Development; (\*) Inspection Services Department.

### Overall Existing Housing Demand

When duplex and multifamily housing are added to the housing picture, we get a much better understanding of the total housing demand. Table 2 shows over the last 20 years the City has, on average, issued building permits for 141 dwelling units each year, while approving the creation of 239 dwelling units (9-year average). These numbers demonstrate the City has met the demand for residential development, platting or approving more dwelling units than the demand for building permits. This observation also applies to the reporting period (2021-2023), 299 approved units and 160 permits issued on average.

**Table 2: Overall Housing Platted/Approved and Constructed**

	Single Family Lots Platted (Total)	Single Family Homes Constructed* (Total)	Multi-Family Units Approved (Total)	Multi-Family Units Built* (Total)**	Dwelling Units Platted or Approved (Total)	Dwelling Units Constructed (Total)
2001	n/d	197	n/d	113	n/d	310
2002	n/d	145	n/d	42	n/d	187
2003	n/d	149	n/d	64	n/d	213
2004	195	220	528	60	723	280

	Single Family Lots Platted (Total)	Single Family Homes Constructed* (Total)	Multi-Family Units Approved (Total)	Multi-Family Units Built* (Total)**	Dwelling Units Platted or Approved (Total)	Dwelling Units Constructed (Total)
2005	215	231	0	12	215	243
2006	137	138	10	26	147	164
2007	69	62	44	20	113	82
2008	35	36	0	8	35	44
2009	6	20	n/d	1	n/d	21
2010	4	24	n/d	144	n/d	168
2011	1	27	n/d	64	n/d	91
2012	1	52	n/d	30	n/d	82
2013	15	89	n/d	50	n/d	139
2014	13	33	n/d	30	n/d	63
2015	11	26	n/d	28	n/d	54
2016	1	23	n/d	53	n/d	76
2017	33	12	n/d	6	n/d	18
2018	74	18	n/d	331	n/d	349
2019	191	53	n/d	305	n/d	358
2020	17	66	9	36	26	106
<b>2021</b>	55	68	0	32	55	100
<b>2022</b>	64	60	252	42	316	102
<b>2023</b>	17	47	508	230	525	277
<b>Total</b>	<b>1,154</b>	<b>1,796</b>	<b>1,351</b>	<b>1,727</b>	<b>2,155</b>	<b>3,527</b>
<b>Avg.</b>	58 (20 yrs.)	65 (20 yrs.)	150 (9 yrs.)	75 (20 yrs.)	239 (9 yrs.)	141 (20 yrs.)

Source: City of Franklin Department of City Development; (\*) Inspection Services Department.

(\*\*) Including two-family homes.

### Forecasted Housing Demand

Table 3 highlights household projections for Franklin. The Wisconsin Department of Administration (DOA) estimated 18,643 households by 2040 to accommodate the projected population of 42,922. In order to provide mobility and replacement of obsolete units, a general recommendation is a 5% vacancy rate (at the minimum) be factored into the analysis and provision of future housing. With this in mind, the City would need to add 5,001 new households between 2010 and 2040.

**Table 3: Forecast Number of Households and Housing Units 2010-2040**

	2010	2015	2020	2025	2030	2035	2040	Change 2010-2040
Household Population	33,469 <sup>1</sup>	36,890 <sup>2</sup>	36,418 <sup>2</sup>	37,722 <sup>2</sup>	39,131 <sup>2</sup>	41,270 <sup>2</sup>	42,922 <sup>2</sup>	9,453
Households	13,642	14,502	15,287	15,958	16,727	17,778	18,643	5,001
New Households (cumulative)		860	1,645	2,316	3,085	4,136	5,001	n/a
New Housing Units Needed <sup>3</sup>		903	1,727	2,432	3,239	4,342	5,251	n/a

<sup>1</sup> United States Census Bureau.

<sup>2</sup> Wisconsin Department of Administration Household Projections (April 11, 2014).

<sup>3</sup> Assumes five percent vacancy rate to maintain mobility and account for replacement units.

Based on Table 2, the City issued permits for the construction of 1,983 dwelling units between 2010 and 2023, with a yearly average of 141 dwelling units constructed. Assuming this yearly average for the period 2024-2040, the forecasted housing supply by 2040 is 4,239 dwelling units (cumulative), which is not enough to meet the forecasted housing demand of 5,251 units.

#### Analysis of Ability to Reduce Time and Upfront Cost for Residential Development

The actual time to develop a subdivision varies greatly based on a variety of reasons, including its size, necessary grading and site improvements, and the time of year the construction takes place. Since these issues are out of the control of the City, this analysis does not account for this time frame. See appendix 6 for residential development regulations in each zoning district and appendix 7 for platting and certified survey map requirements.

Section 66.10013 of the Wisconsin Statutes requires the City to identify ways in which the City can “modify its construction and development regulations, lot sizes, approval processes and related fees” to reduce the cost necessary to approve and develop a new residential subdivision by 20 percent.

The City’s impact fees increased 25% from 2021 to 2023: from \$6,605 to 8,231 per unit for single-family residential, and from \$5,248 to \$6,537 per unit for multi-family. Additionally, the Department of City Development is currently working to adjust zoning and land division fees using the Consumer Price Index for accumulated inflation since the last update in 2004.

On the other hand, the draft UDO has the following changes that may reduce the cost to develop new residential projects:

- Substitution of minimum parking ratios by maximums for all residential uses, so the construction of parking would be optional.
- Minor streets (low volume), a new type of street with a minimum right-of-way width of 58 feet instead of 60 feet, this street would reduce the land devoted to right-of-way.

### **Natural resource protection standards**

As noted in the 2021 Housing Affordability Report, the City has an aggressive natural resource protection policy, implemented through the Unified Development Ordinance. In addition, there are significant swaths of thus far undeveloped land that are constrained by protected natural resources, primarily wetlands, floodplains, and forested woodlands. There are critical reasons such features should retain these protections:

1. Wetlands and flood-prone areas are a vital source for surface and ground water quality protections, as they filter pollutants and provide a stable system to retain ground water and promote recharge.
2. Development in such areas creates long-term costs to the surrounding urban infrastructure as well as to the maintenance budgets for occupants of new structures built in these areas. Third, specifically for woodland areas, these locations provide habitat for native species as well as an instant aesthetic feature prized by local residents.
3. Development that interferes with natural resources does not tend to provide a responsible real return on investment (RROI) and therefore tends to require long-term subsidies from the City and other levels of government to maintain.

The current UDO imposes strict limitations on the degree of impacts permitted to natural resources, but then offers a permissive variance process that allows for destruction of natural resources and the ecology while requiring mitigation in unsuitable sites. The result is increased cost to developers while producing poor quality compensatory mitigation results. The updated UDO proposes to streamline the procedural requirements for natural resource impacts, and clarify mitigation requirements with a manual and specific standards. The intended result will be a simplified process for developers that produces an overall improved ecology for the City.

## Conclusion

As noted in the 2020 Housing Affordability Report, “at the State level, the supply of new and affordable housing is not keeping up with the demand resulting in housing availability and affordability concerns throughout the state. This issue not only affects home buyers, but also affects the business community who need additional employees to grow their business”.

This thinking led to UW-Madison Urban Planning Professor Kurt Paulsen to publish a report entitled *Falling Behind* showing a severe workforce housing shortage and highlighting the need for “bold” bipartisan action. In the 40-page report, Professor Paulsen points out more than 30,000 single family permits were authorized in 2004, versus only 12,500 single family permits authorized in 2017.

The report’s findings and recommendations have been presented to the committees in the Assembly and Senate and are likely one of the reasons the State Statutes were amended to require this report. It should be noted according to Professor Paulsen’s report, the three main causes for the workforce housing shortage are:

1. Not building enough homes
2. Construction costs
3. Outdated land regulations.

Addressing these three causes for the specific case of Franklin:

1. Franklin approved more units than units constructed in 2021-2023. However, the yearly average of units constructed in 2010-2023 is not enough for the projected household population.
2. Franklin has very little ability to control the construction costs for new housing, except with respect to impact fees, which the City sees as a critical element to provide for the additional public utilities, infrastructure and services needed to meet the needs of a growing population.
3. As previously discussed in this report, the following changes in the draft UDO may incentivize an increase in the housing supply: duplex homes as conditional use, internal ADUs permitted in all residential districts, detached/attached ADUs as conditional use and elimination of parking minimums.

For this report, staff took a closer look at this third main cause above “outdated land regulations”, by comparing the recommendations of the report *ENABLING BETTER PLACES: A USER’S GUIDE TO WISCONSIN NEIGHBORHOOD AFFORDABILITY*<sup>7</sup> with the changes proposed by the draft Unified Development Ordinance. The following analysis is for reference only as such report is not an adopted city policy.

1. *Code Issue: Adjust lot and yard standards.*  
Recommended changes:
  - a. “Lot widths and areas should be realigned to match historic patterns favoring narrower lots.”

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<sup>7</sup> Report prepared by the Congress for the New Urbanism in partnership with DPZ CoDESIGN and PlaceMakers, LLC.

- Addressed by allowing smaller lots. The minimum lot area for residential districts in the current UDO ranges from 87,120 sf to 7,200 sf while in the draft UDO is from 18,000 sf to 7,200 sf.
  - b. "Setbacks should be reduced to historic distances to allow greater use of the existing lots."
    - Addressed by allowing shorter setbacks. The longest residential front setback in the current UDO is 100 feet (R-1 district) while it's 45 feet (R-SE district) in the draft UDO.
  - c. "Increase permitted lot coverages to match historic patterns."
    - Not comparable as the draft UDO would regulate impervious surface rather than lot coverage.
2. *Code Issue: Historic Multi-Family.*  
Recommended changes:
- a. "Allow multi-unit housing as permitted uses in single-family zoning districts which have historically included two-family and multi-family. Ensure multi-unit housing is held to the height and frontage dimensions of existing single household dwellings or historic multi-unit housing. The number of units is determined by the size of the building, not by density calculations."
    - Partially addressed by listing duplexes as conditional use in one residential district (R-SR). The city may consider options to allow for more types of missing middle housing (triplex, fourplex) in future updates.
3. *Code Issue: Accessory Dwelling Units (ADUs).*  
Recommended changes:
- a. "Accessory dwellings should be allowed by right for all single-family zoning districts."
    - Partially addressed by allowing internal ADU as permitted by right and attached/detached ADU as conditional use.
  - b. "Additional parking spaces should not be required for an accessory dwelling."
    - Addressed as the draft UDO would eliminate parking minimums.
4. *Code Issue: Remove unnecessary Regulations and Restrictions.*  
Recommended changes:
- a. "Permit residential uses within downtown and Main Street zoning districts."
    - Already addressed because the current UDO allows residential uses in the Village Residence District and Village Business District (assumed as historic downtown), and also in the South 27<sup>th</sup> Street Mixed Use Commercial District (assumed as Main Street).
  - b. "Permit residential uses, including multi-family, in commercial districts."
    - Partially addressed as the current and draft UDO allow for multi-family residential (above ground floor only) in most commercial districts.
  - c. "Manage residential density with building types not units per acre in each district."
    - Not addressed because the draft UDO would still regulate density by units per lot area not building types.



5. *Code Issue: Adjust Parking Requirements.*

Recommended changes:

- a. "Reduce or eliminate parking minimums."
  - Addressed by eliminating parking minimums in the draft UDO.
- b. "Allow shared parking to count toward parking minimums."
- c. "Allow on-street parking and allow it to count toward parking minimums."
  - Not applicable as parking minimums would be eliminated.

6. *Code Issue: Evaluate Process.*

Recommended changes:

- a. "Adopt a Traditional Neighborhood Development ordinance."
  - Not addressed, the adoption of a TND ordinance is still outstanding.
- b. "Consider replacing existing PDDs with TND standards."
  - Partially addressed as TND is one of the standards for new Planned Development Districts.
- c. "Assess and streamline the subdivision process including standards that direct development outcomes and a time limit on municipal response."
  - Already addressed by State Statutes imposing a time limit for CSMs and plat applications.
- d. "Assure workforce housing applications will be prioritized and response time limited to 90 days, max."
  - Not applicable as workforce housing is not defined in the draft UDO.

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## 1. List of undeveloped parcels that are zoned for residential development

City Development staff selected these parcels with the following criteria:

- Vacant parcels (platted and unplatted).
- Zoned R-1, R-2, R3, R-4, R-5, R-6, R-7, R-8, VR, RC-1; as well as residential Planned Development Districts.
- This list does not include outlots.

OBJECTID	PARCEL ID	ACREAGE	ADDRESS
1	740 0023 000	0.37	6840 S 46TH ST
2	740 0186 000	1.31	0 S 46TH ST
3	740 9982 004	11.07	0 W XAVIER DR
4	741 2001 000	0.48	5191 W PRINCETON PINES CT
5	745 8995 003	0.98	9068 W RAWSON AVE
6	745 8995 004	0.96	9020 W RAWSON AVE
7	745 8995 005	0.96	8974 W RAWSON AVE
8	745 8999 006	0.92	0 W RAWSON
9	748 9993 003	2.53	11230 W RAWSON AVE
10	748 9997 007	1.01	0 W RAWSON AVE
11	749 0078 002	0.58	12219 W OAKWOOD DR
12	749 9997 002	22.62	0 W WOODS RD
13	750 9963 000	2.82	12381 W ST MARTINS RD
14	750 9972 004	1.75	12134 W ST MARTINS RD
15	750 9975 000	1.20	0 S SCHERREI DR
16	751 0001 000	0.50	7330 S CIRCLE DR
17	751 0002 000	0.49	7310 S CIRCLE DR
18	751 0003 000	0.50	7282 S CIRCLE DR
19	751 0004 000	0.49	7262 S CIRCLE DR
20	751 0005 000	0.49	7242 S CIRCLE DR
21	751 0006 000	0.50	7222 S CIRCLE DR
22	751 0007 000	0.50	7212 S CIRCLE DR
23	751 9999 001	24.73	0 S MISSION HILLS DR
24	753 9994 010	1.00	7345 S 92ND ST
25	754 0015 000	1.11	7300 S CAMBRIDGE DR
26	755 0198 000	6.02	7730 W TERRACE DR
27	755 9997 000	51.35	8301 W OLD LOOMIS RD
28	756 9993 012	10.88	0 W RAWSON AVE
29	756 9994 014	0.63	7501 W BRUNN DR
30	757 9985 000	0.80	7270 S HILLSIDE DR
31	757 9994 001	24.50	0 S 68TH ST
32	758 9996 000	0.90	7351 S 51ST ST
33	760 9979 000	0.44	7221 S 35TH ST
34	760 9980 000	0.44	7235 S 35TH ST
35	760 9996 010	2.43	0 W MARQUETTE AVE
36	761 9958 000	0.39	2820 W MINNESOTA AVE
37	761 9963 005	0.27	0 W MINNESOTA AVE
38	761 9997 003	8.44	0 S 35TH ST

OBJECTID	PARCEL ID	ACREAGE	ADDRESS
39	786 9981 004	5.73	7521 S 31ST ST
40	786 9987 000	2.92	7631 S 31ST ST
41	786 9991 000	4.29	3140 W DREXEL AVE
42	786 9994 001	0.34	7775 S 31ST ST
43	790 9995 003	17.29	0 S 68TH ST
44	791 9985 000	0.88	0 S 76TH ST
45	791 9990 000	0.98	7210 W DREXEL AVE
46	792 9988 001	4.75	0 W DREXEL AVE
47	793 9997 000	7.97	8810 W LOOMIS RD
48	794 0064 000	0.64	7570 S KENSINGTON WAY
49	794 0068 000	0.60	7515 S KENSINGTON WAY
50	796 0017 000	0.05	0 W FRANKLIN ST
51	796 0018 000	0.12	0 W FRANKLIN ST
52	796 0019 000	0.16	0 S FRANKLIN ST
53	796 0042 000	0.19	
54	796 0059 000	0.08	11460 W SWISS ST
55	796 0072 000	0.23	0 W SWISS ST
56	796 0073 000	0.08	0 W SWISS ST
57	796 0074 000	0.08	11460 W SWISS ST
58	796 0075 000	0.17	11460 W SWISS ST
59	797 9947 000	2.05	7577 S NORTH CAPE RD
60	798 9990 007	23.18	12245 W FOREST HOME AVE
61	798 9995 004	29.20	0 S 116TH ST
62	799 0023 000	0.56	11283 W MAYERS DR
63	799 9992 000	0.52	10941 W ST MARTINS RD
64	801 9987 000	6.42	0 S LOVERS LANE RD
65	801 9989 002	3.65	8230 S 100TH ST
66	801 9991 000	6.94	0 S LOVERS LANE RD
67	802 0045 003	0.98	0 S FOREST HILLS CIR
68	803 9987 008	24.28	0 W DREXEL AVE
69	806 9992 002	0.64	0 W DREXEL AVE
70	808 9985 002	0.48	8025 S 35TH ST
71	808 9985 003	7.07	0 S 35TH ST
72	833 9988 001	18.06	4034 W PUETZ RD
73	833 9988 002	0.53	4058 W PUETZ RD
74	837 0236 000	0.70	6810 W WILD FLOWER CT
75	837 0236 000	0.70	8221 S 68TH ST
76	838 9003 000	7.47	0 S 76TH ST
77	839 9992 031	0.63	8719 W FOREST HILL AVE
78	840 9984 000	2.14	0 S 100TH ST
79	841 0021 000	0.69	0 S 100TH ST
80	842 9994 000	60.38	0 S 116TH ST
81	842 9995 014	16.59	0 S 116TH ST
82	843 9990 000	19.66	8355 S 116TH ST
83	843 9991 001	82.50	0 S 116TH ST
84	844 9994 000	12.10	0 S 116TH ST
85	844 9995 001	63.75	8705 S 116TH ST

OBJECTID	PARCEL ID	ACREAGE	ADDRESS
86	844 9996 000	11.40	8935 S 116TH ST
87	844 9998 000	10.05	0 S 116TH ST
88	845 9998 000	21.05	0 S 116TH ST
89	845 9999 000	49.19	0 S 116TH ST
90	848 9994 011	9.39	0 W ELM CT
91	851 9995 003	0.58	0 S 68TH ST
92	853 0163 000	0.89	8825 S 47TH CT
93	853 9994 001	1.00	0 S 51ST ST
94	853 9997 006	2.48	0 S 49TH ST
95	853 9998 006	3.62	0 S 51ST ST
96	853 9999 003	1.91	0 W HILLTOP LN
97	855 9915 000	0.70	3050 W FRANKLIN TER
98	855 9949 003	0.69	8940 S 29TH ST
99	879 9941 004	0.80	0 S 29TH ST
100	879 9943 002	0.36	0 S 31ST ST
101	879 9974 002	0.30	0 S 33RD ST
102	879 9975 004	0.30	3129 W CENTRAL AVE
103	881 0011 000	1.51	9415 S 46TH ST
104	882 9979 000	9.05	0 S 51ST ST
105	882 9981 000	9.42	0 S 51ST ST
106	882 9991 000	0.92	5422 W RYAN RD
107	885 9997 000	10.09	8335 W HILLTOP LN
108	885 9999 002	1.04	0 S 76TH ST
109	886 9985 000	15.10	8455 W HILLTOP LN
110	886 9987 002	2.25	0 S 92ND ST
111	886 9990 000	17.42	8851 W ST MARTINS RD
112	886 9991 003	0.91	9150 W RYAN PL
113	886 9994 000	0.75	8844 W RYAN RD
114	887 0002 000	0.68	9161 S 92ND ST
115	887 0003 000	0.69	0 S 92ND ST
116	887 0018 000	0.61	9322 W WOODVIEW DR
117	887 0069 000	0.56	0 S 96TH ST
118	887 0082 000	0.85	9405 S 96TH ST
119	887 9998 000	80.34	0 W RYAN RD
120	887 9999 000	1.66	9660 W RYAN RD
121	889 9990 000	49.90	0 S 116TH ST
122	889 9992 000	10.79	11223 W LOOMIS RD
123	890 9990 000	0.00	0 S 116TH ST
124	890 9999 000	24.23	0 S 116TH ST
125	891 9004 000	2.18	11943 W RYAN RD
126	891 9005 000	1.43	11889 W RYAN RD
127	891 9006 000	0.94	11853 W RYAN RD
128	891 9998 002	5.60	0 W LOOMIS RD
129	891 9999 000	33.29	0 W LOOMIS CT
130	892 9997 001	0.62	11533 W RYAN RD
131	892 9998 000	20.55	9720 S 112TH ST
132	893 9997 002	19.64	0 W RYAN RD

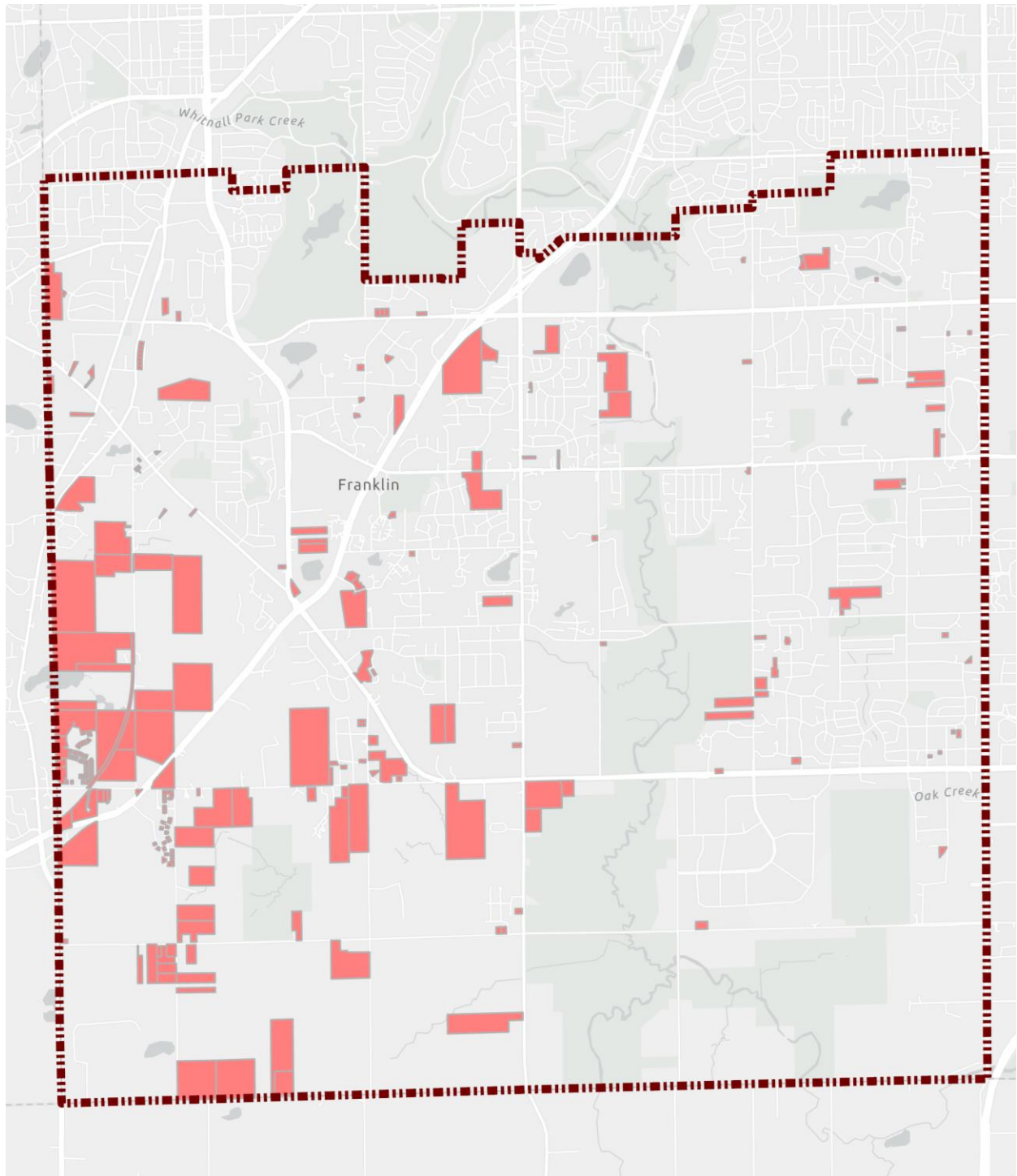
OBJECTID	PARCEL ID	ACREAGE	ADDRESS
133	894 9002 000	2.04	9533 W RYAN RD
134	894 9003 000	32.07	0 W RYAN RD
135	894 9999 004	3.00	9789 W RYAN RD
136	896 9996 001	66.79	0 W RYAN RD
137	897 9996 000	26.68	7521 W RYAN RD
138	897 9996 000	26.68	9546 S 76TH ST
139	897 9996 000	26.68	9540 S 76TH ST
140	897 9997 000	9.85	0 S 76TH ST
141	928 1057 000	1.37	0 S 31ST ST
142	931 9997 013	2.53	0 W OAKWOOD RD
143	934 9992 006	1.00	0 S 76TH RD
144	934 9992 007	1.01	0 W OAKWOOD RD
145	934 9992 008	0.97	7800 W OAKWOOD RD
146	936 9998 004	6.45	0 W OAKWOOD RD
147	938 9999 011	15.68	0 S 112TH ST
148	938 9999 012	15.68	0 S 112TH ST
149	939 9996 002	0.74	0 W OAKWOOD RD
150	941 9984 002	4.80	0 W OAKWOOD RD
151	941 9986 000	10.06	10476 S 112TH ST
152	941 9987 000	3.21	11315 W OAKWOOD RD
153	941 9988 000	1.25	11331 W OAKWOOD RD
154	941 9989 000	4.79	11325 W OAKWOOD RD
155	941 9990 000	5.12	0 S 112TH ST
156	941 9991 000	5.13	10473 S 112TH ST
157	941 9992 000	10.11	0 W OAKWOOD RD
158	941 9994 002	3.85	11533 W OAKWOOD RD
159	941 9997 000	5.01	10530 S 112TH ST
160	984 9995 000	34.65	0 S 76TH ST
161	987 9997 004	33.06	10210 W SOUTH COUNTY LINE RD
162	987 9999 000	40.03	10420 W SOUTH COUNTY LINE RD
163	988 9999 000	40.21	0 W SOUTH COUNTY LINE RD
164	739 0207 000	0.30	3800 W CYPRESS LN
165	840 9999 002	22.63	9355 W BRENWOOD PARK DR
166	840 9971 012	2.12	0 W HIGHLAND PARK DR
167	840 9971 016	2.43	9400 W BRENWOOD PARK DR
168	890 1001 000	0.27	9457 S WINDING WAY
169	890 1002 000	0.27	12239 W PARKVIEW LN
170	890 1007 000	0.21	12131 W PARKVIEW LN
171	890 1008 000	0.21	12111 W PARKVIEW LN
172	890 1009 000	0.27	12085 W PARKVIEW LN
173	890 1010 000	0.29	12061 W PARKVIEW LN
174	890 1011 000	0.25	9438 S PARKSIDE LN
175	890 1012 000	0.21	9428 S PARKSIDE LN
176	890 1013 000	0.21	9416 S PARKSIDE LN
177	890 1014 000	0.21	9402 S PARKSIDE LN
178	890 1015 000	0.21	9390 S PARKSIDE LN
179	890 1016 000	0.21	9378 S PARKSIDE LN

OBJECTID	PARCEL ID	ACREAGE	ADDRESS
180	890 1017 000	0.21	9366 S PARKSIDE LN
181	890 1018 000	0.21	9354 S PARKSIDE LN
182	890 1019 000	0.23	9344 S PARKSIDE LN
183	890 1021 000	0.23	12086 W GREENWAY LN
184	890 1022 000	0.23	12112 W GREENWAY LN
185	890 1023 000	0.24	12130 W GREENWAY LN
186	890 1024 000	0.25	12154 W GREENWAY LN
187	890 1025 000	0.25	12178 W GREENWAY LN
188	890 1026 000	0.25	9288 S OVERLOOK WAY
189	890 1026 000	0.25	12202 W GREENWAY LN
190	890 1028 000	0.30	9270 S OVERLOOK WAY
191	890 1029 000	0.30	9260 S OVERLOOK WAY
192	890 1030 000	0.30	9254 S OVERLOOK WAY
193	890 1031 000	0.29	9250 S OVERLOOK WAY
194	890 1032 000	0.33	9240 S OVERLOOK WAY
195	890 1034 000	0.30	9212 S OVERLOOK WAY
196	890 1035 000	0.28	9198 S OVERLOOK WAY
197	890 1036 000	0.29	9203 S OVERLOOK WAY
198	890 1044 000	0.25	12264 W GREENWAY LN
199	890 1044 000	0.25	9285 S OVERLOOK WAY
200	890 1045 000	0.22	12259 W GREENWAY LN
201	890 1046 000	0.22	12227 W GREENWAY LN
202	890 1047 000	0.22	12207 W GREENWAY LN
203	890 1048 000	0.23	12185 W GREENWAY LN
204	890 1050 000	0.23	12147 W GREENWAY LN
205	890 1051 000	0.23	12129 W GREENWAY LN
206	890 1052 000	0.32	9355 S PARKSIDE LN
207	890 1053 000	0.22	9369 S PARKSIDE LN
208	890 1054 000	0.22	9381 S PARKSIDE LN
209	890 1055 000	0.22	9391 S PARKSIDE LN
210	890 1056 000	0.22	9401 S PARKSIDE LN
211	890 1057 000	0.22	9413 S PARKSIDE LN
212	890 1058 000	0.28	9443 S PARKSIDE LN
213	890 1058 000	0.28	12086 W PARKVIEW LN
214	890 1059 000	0.22	12110 W PARKVIEW LN
215	890 1060 000	0.22	12132 W PARKVIEW LN
216	890 1061 000	0.22	12154 W PARKVIEW LN
217	890 1072 000	7.42	
218	890 1073 000	5.93	
219	890 1074 000	23.75	
220	891 1004 000	0.33	9546 S BERGAMONT DR
221	891 1005 000	0.42	9532 S BERGAMONT DR
222	891 1006 000	0.46	9516 S BERGAMONT DR
223	891 1007 000	0.50	9519 S BERGAMONT DR
224	891 1008 000	0.29	9535 S BERGAMONT DR
225	891 1009 000	0.25	9547 S BERGAMONT DR
226	891 1010 000	0.25	9563 S BERGAMONT DR

OBJECTID	PARCEL ID	ACREAGE	ADDRESS
227	891 1012 000	0.25	9599 S BERGAMONT DR
228	891 1013 000	0.25	9607 S BERGAMONT DR
229	891 1014 000	0.25	9621 S BERGAMONT DR
230	891 1018 000	0.31	9681 S BERGAMONT DR
231	891 1020 000	0.29	9709 S BERGAMONT DR
232	891 1025 000	0.28	11314 W MEADOWVIEW DR
233	891 1049 000	0.26	11377 W MEADOWVIEW DR
234	891 1051 000	0.29	11347 W MEADOWVIEW DR
235	891 1053 000	0.30	11319 W MEADOWVIEW DR
236	891 1056 000	0.28	9835 S BERGAMONT DR
237	891 1058 000	0.48	9867 S BERGAMONT DR
238	891 1060 000	0.50	9892 S BERGAMONT DR
239	891 1061 000	0.45	9878 S BERGAMONT DR
240	891 1062 000	0.26	9860 S BERGAMONT DR
241	891 1063 000	0.26	9846 S BERGAMONT DR
242	891 1064 000	0.26	9832 S BERGAMONT DR
243	891 1065 000	0.26	9818 S BERGAMONT DR
244	891 1068 000	0.29	9772 S BERGAMONT DR
245	891 1068 000	0.29	11248 W MEADOWVIEW DR
246	891 1069 000	0.26	9758 S BERGAMONT DR
247	891 1071 000	0.27	9730 S BERGAMONT DR
248	891 1073 000	0.27	9702 S BERGAMONT DR
249	891 1075 000	0.27	9676 S BERGAMONT DR
250	891 1076 000	0.27	9660 S BERGAMONT DR
251	891 9016 000	14.34	
252	987 9997 002	12.00	10122 W SOUTH COUNTY LINE RD
253	987 9997 004	33.06	10210 W SOUTH COUNTY LINE RD
254	943 9997 009	30.43	0 S 92ND ST
255	938 9988 008	12.89	0 S 112TH ST
256	893 9997 004	29.58	10903 W RYAN RD
257	892 9989 002	0.53	10925 W RYAN RD
258	894 9997 002	35.20	9623 S 92ND ST
259	897 9995 000	5.24	7133 W RYAN RD



## 2. Map of undeveloped parcels that are zoned for residential development



### 3. List of undeveloped parcels that are suitable for, but not zoned for, residential development.

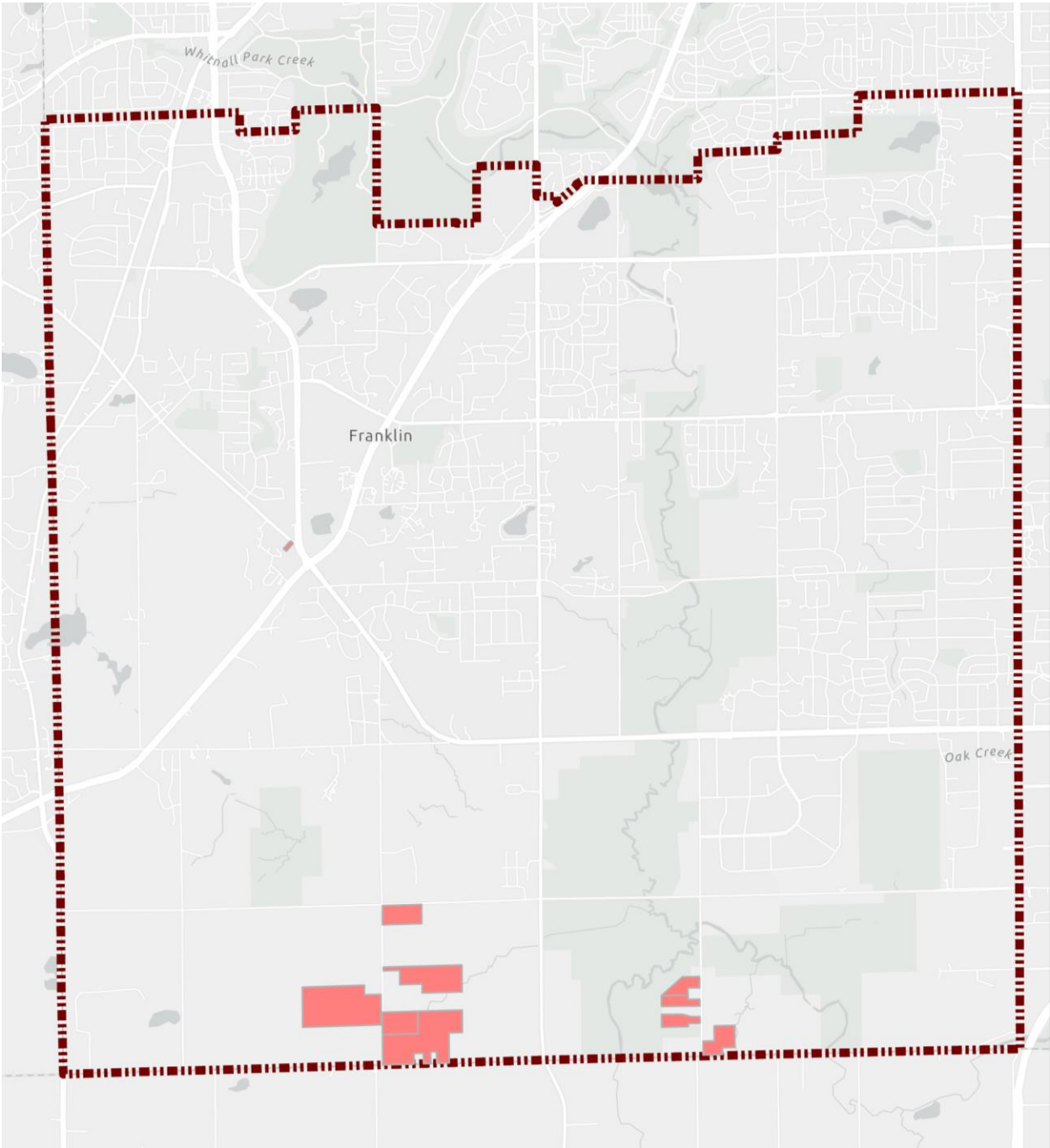
City Development staff selected these parcels with the following criteria:

- Vacant parcels (platted and unplatted).
- Future Land Use Map (FLUM): designated as residential, residential-multifamily or mixed use (except PDD-39).
- Zoning: all districts; except residential districts (R), residential PDDs, Industrial Districts (M1, M2, BP), I-1, P-1, L-1.
- Excluding parcels entirely zoned Floodway FW.

ID	PARCEL ID	ACREAGE	ADDRESS	ZONING	WATER/SEWER*
1	841 9991 000	1.01	10035 W ST MARTINS RD	B-3	Yes
2	981 9995 002	16.59	0 W SOUTH COUNTY LINE RD	A-1	No
3	982 9992 002	10.70	10739 S 60TH ST	A-1	No
4	982 9992 003	9.27	10849 S 60TH ST	A-1	No
5	982 9992 005	10.32	10903 S 60TH ST	A-1	No
6	986 9001 000	74.96	0 S 92ND ST	A-2, C-1, FW	No
7	985 9996 000	20.04	0 S 92ND ST	A-2, C-1	No
8	985 9997 003	70.85	9128 W SOUTH COUNTY LINE RD	A-2, C-1	No
9	944 9994 000	18.92	0 W OAKWOOD RD	A-2, C-1, FW	No
10	944 9999 004	38.50	10600 S 92ND ST	A-2, C-1	No

\* If 'Yes', such parcel is within 1,000 feet of an existing water main and sanitary sewer main.

4. Map of undeveloped parcels that are suitable for, but not zoned for, residential development.



## 5. Current Open Space Subdivision Options in Residential Districts

	<b>R-1 Option 1</b>	<b>R-1 Option 2</b>	<b>R-1 Option 3</b>	<b>R-2 Option 1</b>	<b>R-2 Option 2</b>	<b>R-2 Option 3</b>	<b>R-3 Option 1</b>	<b>R-3 Option 2</b>
<b>Minimum Open Space Ratio and Maximum Density</b>								
Open Space Ratio	0.5	0.65	0.70	0.35	0.45	0.5	0.15	0.3
Gross Density (du/ac)	0.442	0.43	0.436	0.902	0.914	0.978	1.769	1.735
Net Density (du/ac)	0.898	1.394	1.718	1.394	1.718	2.081	2.081	2.48
<b>Lot Dimensional Requirements</b>								
Minimum Lot Area (sq.ft.)	40,000	25,000	20,000	25,000	20,000	16,000	16,000	13,000
Minimum Lot Width @ Setback Line (ft)	150	125	110	115/125 (corner)	100/110 (corner)	95/110 (corner)	95/110 (corner)	90/105 (corner)
Minimum Front Yard (ft)	60	50	45	50	45	40	40	35
Minimum Side Yard (ft)	20	15	10	15	10	10	10	10
Minimum Side Yard on Corner Lot (ft)	45	40	35	40	35	30	30	25
Minimum Rear Yard (ft)	30	30	30	30	30	30	30	30
Maximum Lot Coverage (ratio)	0.1	0.15	0.15	0.15	0.15	0.2	0.2	0.2
<b>Minimum Total Living Area per Dwelling Unit (sq.ft)</b>								
1-story 3 bedrooms	1600	1600	1600	2000	2000	2000	1700	1700
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+150	+150	+150	+150	+150	+150
1-story if basement < 600 sq.ft. (+ sq.ft.)	+150	+150	+150	+250	+250	+250	+250	+250
Multi-story 3 bedrooms	1900, 1100 1 <sup>st</sup> floor	1900, 1100 1 <sup>st</sup> floor	1900, 1100 1 <sup>st</sup> floor	2300, 1100 1 <sup>st</sup> floor	2300, 1100 1 <sup>st</sup> floor	2300, 1100 1 <sup>st</sup> floor	2000, 1100 1 <sup>st</sup> floor	2000, 1100 1 <sup>st</sup> floor
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+100	+100	+100	+100	+100	+100	+100	+100
Multi-story basement < 600 sq.ft. (+ sq.ft.)	+250	+250	+250	+250	+250	+250	+250	+250
Maximum building height (stories/ft)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30
	<b>R-3E Option 1</b>	<b>R-3E Option 2</b>	<b>R-4 Option 1</b>	<b>R-4 Option 2</b>	<b>R-5 Option 1</b>	<b>R-5 Option 2</b>	<b>R-6 Option 1</b>	<b>R-7 Option 1</b>
<b>Minimum Open Space Ratio and Maximum Density</b>								
Open Space Ratio	0.15	0.3	0.15	0.3	0.1	0.15	0.1	0.3
Gross Density (du/ac)	1.461	1.457	2.108	2.148	2.469	2.608	2.919	4.198
Net Density (du/ac)	1.718	2.081	2.48	3.068	2.603	3.608	3.243	4.64
<b>Lot Dimensional Requirements</b>								
Minimum Lot Area (sq.ft.)	20,000	16,000	13,000	10,000	12,000	10,000	10,000	15,000
Minimum Lot Width @ Setback Line (ft)	100/110 (corner)	95/110 (corner)	90/105 (corner)	85/100 (corner)	90/105 (corner)	85/105 (corner)	85/100 (corner)	115
Minimum Front Yard (ft)	45	40	35	30	30	30	30	40
Minimum Side Yard (ft)	10	10	10	10	10	10	10	10
Minimum Side Yard on Corner Lot (ft)	35	30	25	19	20	19	19	30
Minimum Rear Yard (ft)	30	30	30	30	30	30	30	30
Maximum Lot Coverage (ratio)	0.15	0.2	0.2	0.25	0.22	0.25	0.25	0.35
<b>Minimum Total Living Area per Dwelling Unit (sq.ft)</b>								
1-story 3 bedrooms	2000	2000	1600	1600	1500	1500	1250	1150
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+150	+150	+150	+150	+150	+150
1-story if basement < 600 sq.ft. (+ sq.ft.)	+250	+250	+250	+250	+250	+250	+250	+250
Multi-story 3 bedrooms	2800, 1800 1 <sup>st</sup> floor	2800, 1800 1 <sup>st</sup> floor	1900, 1050 1 <sup>st</sup> floor	1900, 1050 1 <sup>st</sup> floor	1800, 1000 1 <sup>st</sup> floor	1800, 1000 1 <sup>st</sup> floor	1550, 950 1 <sup>st</sup> floor	1150
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+100	+100	+100	+100	+100	+100	+100	+250
Multi-story basement < 600 sq.ft. (+ sq.ft.)	+250	+250	+250	+250	+250	+250	+250	+150
Maximum building height (stories/ft)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30

Source: City of Franklin Unified Development Ordinance

## 6. Current Zoning District Requirements

	R-1	R-2	R-3	R-3E	R-4	R-5	R-6
<b>Minimum Open Space Ratio and Maximum Density</b>							
Open Space Ratio	0	0	0	0	0	0	0
Gross Density (du/ac)	0.435	0.898	1.718	1.394	2.081	2.48	2.972
Net Density (du/ac)	0.435	0.898	1.718	1.394	2.081	2.48	2.972
<b>Lot Dimensional Requirements</b>							
Minimum Lot Area (sq.ft.)	87,120	40,000	20,000	25,000	16,000	13,000	11,000
Minimum Lot Width @ Setback Line (ft)	200	150	100/110 (corner)	115/125 (corner)	95/110 (corner)	90/105 (corner)	90/100 (corner)
Minimum Front Yard (ft)	100	60	45	50	40	35	30
Minimum Side Yard (ft)	30	20	10	15	10	10	10
Minimum Side Yard on Corner Lot (ft)	75	45	35	40	30	25	19
Minimum Rear Yard (ft)	30	30	30	30	30	30	30
Maximum Lot Coverage (ratio)	0.075	0.1	0.15	0.15	0.2	0.2	0.25
<b>Minimum Total Living Area per Dwelling Unit (sq.ft)</b>							
1-story 3 bedrooms	1600	2000	1700	2000	1600	1500	1250
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+150	+150	+150	+150	+150
1 -story if basement < 600 sq.ft. (+ sq.ft.)	+150	+150	+250	+250	+250	+250	+250
Multi-story 3 bedrooms	1900, 1100	2300, 1100	2000, 1100	2800, 1800 1 <sup>st</sup>	1900, 1050	1800, 1000	1550, 950
	1 <sup>st</sup> floor	1 <sup>st</sup> floor	1 <sup>st</sup> floor	floor	1 <sup>st</sup> floor	1 <sup>st</sup> floor	1 <sup>st</sup> floor
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+100	+100	+100	+100	+100	+100	+100
Multi-story basement < 600 sq.ft. (+ sq.ft)	+250	+250	+250	+250	+250	+250	+250
Maximum building height (stories/ft)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30
	R-7	R-8	R-8 MFR	RC-1	RC-1 2F	RC-1 MFR	VR
<b>Minimum Open Space Ratio and Maximum Density</b>							
Open Space Ratio	0	0	0.25/0.35	0.5	0.5	0.5	0
Gross Density (du/ac)	3.7	5	6.1/8	1.5	3	8	4.283
Net Density (du/ac)	3.7	5	8	n/a	n/a	n/a	4.283
<b>Lot Dimensional Requirements</b>							
Minimum Lot Area (sq.ft.)	18,000	6,000	43,560	10,000	15,000	43,560	7,200
Minimum Lot Width @ Setback Line (ft)	125	60/75 (corner)	150	60/75 (corner)	100	150	60/75 (corner)
Minimum Front Yard (ft)	40	25	30	25	40	30	25
Minimum Side Yard (ft)	13	5	20	5	10	20	5
Minimum Side Yard on Corner Lot (ft)	35	16	30	15	30	30	15
Minimum Rear Yard (ft)	30	25/10 (garage)	30	25/10 (garage)	30	30	25/10 (garage)
Maximum Lot Coverage (ratio)	0.30	0.35	n/a	n/a	n/a	n/a	0.48
<b>Minimum Total Living Area per Dwelling Unit (sq.ft)</b>							
1-story 3 bedrooms	1150	1250	750-900* (1 bedroom)	1250	n/a	n/a	1200
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+200	+150	n/a	n/a	+150
1 -story if basement < 600 sq.ft. (+ sq.ft.)	+250	+250	+200	+250	n/a	n/a	+250
Multi-story 3 bedrooms	1150	1550, 950	750-900* (1 bedroom)	1550, 950 1 <sup>st</sup>	n/a	n/a	1500, 900
		1 <sup>st</sup> floor	floor	floor			1 <sup>st</sup> floor
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+250	+100	+200	+100	n/a	n/a	+100
Multi-story basement < 600 sq.ft. (+ sq.ft)	+150	+250	+200	+250	n/a	n/a	+250
Maximum building height (stories/ft)	2.5/30	2.5/30	3.0/45	2.5/30	2.5/30	4.0/60	2.0/30

\*The unit size decreases with the number of units in a structure. 900 square feet minimum for 3-4 units, 850 for 5-8 units, 800 for 9-12 units, and 750 for 13 or more units per structure.

Source: City of Franklin Department of City Development

## 7. Current Subdivision Plat and Certified Survey Map Requirements

### Review Procedures

#### **Subdivision - \$5000 (Preliminary) and \$1000 (Final)**

- Required for any division of land for residential development of more than four (4) parcels. Must comply with statutory and local regulations.
- Applicants must submit a completed application, preliminary plat, and fee of \$XXX to the Department of City Development for review. Staff reviews the submission to ensure completeness then forwards the application materials for review by other City departments (and either the Wisconsin DOT or Milwaukee County Highway Department if located on a state or county maintained highway).
- Applications are scheduled for review by the Plan Commission, which will issue a decision the night of review or hold the item pending additional information required.
- A development agreement, if required, will be coordinated through the Engineering Department. The agreement and any escrow must be reviewed and approved by the City Attorney's Office.
- Once all required public improvements – sidewalks, roads, street lights, utilities, street trees, etc. – are installed and verified by the Engineering Department, the Applicant can submit a completed application, final plat, a fee of \$XXX for review and distribution by the staff. A Plan Commission is scheduled and the Plan Commission will issue a decision on the night of review or hold the item pending additional information required.
- Common Council review (final) will occur at the next available meeting (typically 1.5 weeks following Plan Commission review and recommendation). There is no additional fee for Common Council review.
- Normal State/County reviews, fees and approval requirements apply.
- Once the plat is recorded, building permit applications for individual lots may be submitted.
- Building permit applications are submitted to the Department of Inspection Services, and may take up to three (3) weeks for review by all departments before a permit may be issued.

#### **Certified Survey Map (CSM) - \$1,500**

- Required for any division of land up to four (4) lots in conformance with statutory and local requirements.
- Applicants must submit a completed Certified Survey Map application, and a fee of \$xxx for review by Department of City Development staff. The application materials are forwarded to other City departments for review and comment. The CSM is generally scheduled for Plan Commission review. Plan Commission will issue a decision the night of review or hold the item pending additional information required.
- A development agreement, if required, will be coordinated through the Engineering Department. The agreement and any escrow must be review and approved by the City Attorney's Office.
- Common Council review will occur at the next available meeting (typically 1.5 weeks following Plan Commission review and recommendation). There is no additional fee for Common Council review.

- Normal State/County reviews, fees and approval requirements apply.
- Once CSM is recorded, building permit applications for individual lots may be submitted.
- Building permit applications are submitted to the Department of Inspection Services, and may take up to three (3) weeks for review by all departments before a permit may be issued.

**Planned Development - \$6,000** (\$3,500 for major amendments, and \$500 for minor amendments); note that Additional Site Plan would have a separate review fee (\$2,000 for properties larger than 1 acre, \$1,000 for properties less than 1 acre) and subdivision (see above fees)

- Required for any development of land at least XX acres in size that may include multiple housing types or multiple uses, or desires deviations from the strict application of the Unified Development Ordinance to achieve a specific development goal.
- PDD applications are treated as rezoning applications for purposes of review and approval, requiring Plan Commission and Common Council review and approval of the initial application and rezoning.
- Applicants must submit a completed application, site development design plan and preliminary civil drawings, narrative that specifies all the deviations/requested modifications/rezone requests, and a fee of \$XXXX for review by staff. Staff forwards the application materials to other City departments for review, and then following review, the application is placed on the next available Plan Commission agenda. Notice is sent to all landowners within 500 feet of the proposal site. Plan Commission will issue a recommendation the night of review, or hold the item pending additional information required.
- If recommended for approval, the Plan Commission will direct staff to draft Conditions and Restrictions for the PDD that will be reviewed at the next regularly scheduled Plan Commission meeting (typically 2 weeks later).
- Following review and recommendation of approval of the Conditions and Restrictions by the Plan Commission, staff will schedule the public hearing before the Common Council in accordance with statutory requirements.
  - Legal notice required to be submitted to newspaper the Wednesday before the first publication
  - PDD applications require a Class 2 notice – two (2) consecutive publications, the last must be a minimum of seven (7) days before the public hearing.
  - Notice sent to all landowners within 500 feet of the proposal site.
- Common Council review (final) will occur at the scheduled public hearing. There is no additional fee for Common Council review.
- Normal State/County reviews, fees and approval requirements apply.
- The next step depends on the complexity of the application: additional site plan review and approval by the Plan Commission (as needed), or platting approval as needed, or straight to building permit applications.
- Once the process is finalized, building permit applications may be submitted.

- Building permit applications are submitted to the Department of Inspection Services, and may take up to three (3) weeks for review by all departments before a permit may be issued. If required, approval by the State must occur prior to local review and issuance of building permits.

Development costs are dependent on the number of proposed lots, the proposed roadway configurations, and length, the number of dwelling units proposed, the presence of any environmental restrictions (e.g., wetlands, floodplains, etc.), availability and location of public utilities, and other considerations specific to the property or properties to be developed. Therefore, general fees have been provided within this report to assist with development estimates. Consider the following example:

### **Single Family Residential Subdivision on 20 acres**

- No environmental restrictions
  - Public Utilities available
  - R-6 zoning (no rezoning required)
  - No PDD requested
1. Preliminary Plat = \$5000 (requires one review by Plan Commission)
  2. Final Plat = \$1000 (requires one review by Plan Commission after infrastructure installed and certified, followed by final approval by Common Council)
  3. Min. Lot size = 11,000 square feet
  4. Min. Lot width = 90 feet – 100 feet (corner lot)
  5. Max. density = 2.972 dwelling units/net acre
  6. Min. front/ROW/rear setback = 30 feet (19 feet on the corner side yard)
  7. Min. side setback = 10 feet
  8. Min. public street ROW = 60 feet
  9. Min. residential street pavement width = 28 feet
  10. Max. 800-foot cul-de-sac street
  11. Sidewalks required on both sides of street
  12. Curb and gutter required
  13. Street trees = 1/40 linear feet
  14. Impact fees = \$8,704/single family home
  15. Stormwater fees = see fee schedule
  16. Building permit fees = based on proposed home design; see fee schedule



## 8. Duplex, townhome and multifamily standards in draft Unified Development Ordinance

### Article 4. Use-Specific Standards

15-4-01. Residential Use-Specific Standards .....	1
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15-4-03. Place of Assembly Use-Specific Standards .....	3
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#### 15-4-01. Residential Use-Specific Standards

##### A. Community Living, All Capacities.

1. No community living arrangement shall be established within two thousand five hundred (2,500) feet of any other such facility regardless of its capacity.
2. Foster homes housing four (4) or fewer children and licensed under [Sec. 48.62, Wis. Stats.](#), shall not be subject to these provisions.

##### B. Duplex.

1. Duplexes primary entrances shall be oriented toward the designated front lot line.
2. A minimum of one (1) of the parking spaces, as specified in [Section 16-6-1\(E\)](#) of this UDO, shall be provided in an attached or detached garage.
3. Attached garages are encouraged to be located on rear façades. If attached garages are located on the primary façade they shall:
  - a. Not exceed forty-five (45) percent of the façade's total width,
  - b. Be setback a minimum of twenty-five (25) feet from the property line, and
  - c. Be recessed from the primary front façade (excluding porches) of the duplex a minimum of five (5) feet.

4. Exterior building cladding materials shall be time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

**C. Townhome.**

1. Townhomes shall be oriented with their primary entrances either:
  - a. Toward the designated front lot line. The primary entrance of end unit townhomes on corner lots may be oriented toward the designated front or exterior side lot line.
  - b. Toward an internal courtyard space. The primary entrance of end unit townhomes closest to the designated front lot line shall be oriented toward the designated front lot line.
2. Individual townhome units should be articulated through the exterior design of the townhome cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other architectural devices.
3. The maximum length of a townhome cluster shall be two hundred (200) lineal feet.
4. The siting of the townhome units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
5. A minimum of one (1) of the parking spaces, as detailed in Section ##-##-## of this UDO shall be provided in an attached or detached garage.
6. Attached or detached garages shall be located on rear or side façades, unless otherwise approved.
7. Exterior building cladding materials shall be time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

**D. Multifamily Building.**

1. The building's primary façade and principal entrance shall be oriented toward a public street.
2. A maximum of one (1) curb cut allowing vehicular access to the site shall be permitted per street frontage unless otherwise approved by the Zoning Administrator.
3. All off-street parking, as specified in Section 16-6-1(E) of this UDO, shall be located in the rear and/or interior side of the primary building. Off-street parking located in the interior side yard setback shall be set back a minimum of one (1) foot from the front elevation of the primary building.
4. ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.
5. Service areas, dumpsters, utilities and the required nonvegetative screening of these features shall not be visible from rights-of-way.
6. Multifamily uses shall operate in accordance with all other applicable federal, state, and local laws and, if additional permits are required, such permits were obtained prior to beginning operation.
7. All multifamily buildings shall meet the design standards of Section 11-6-##.

**E. Multifamily Complex.**

1. **Primary Façade.**
  - a. The primary entrance and front façade of buildings within a multifamily complex shall be oriented towards the following, listed in priority order:

- I. Perimeter streets,
  - II. Primary internal streets,
  - III. Parks or other common open space,
  - IV. Secondary internal streets, or
  - V. Parking areas only if approved by the Zoning Administrator.
2. Parking shall be integrated into the overall site design to minimize visual impact, reduce the loss of trees, and be visually concealed from public rights-of-way.
  3. ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.

#### 15-4-02. Institutional Use-Specific Standards

##### A. Cemetery.

1. The minimum lot size for a cemetery shall be three (3) acres.
2. Adequate space shall be provided within the site for the parking and maneuvering of funeral corteges.
3. All interment shall be set back at least fifty (50) feet from any adjoining lot line.
4. All structures shall be set back at least fifty (50) feet from any boundary line of the cemetery property plus two (2) feet for each one (1) foot of structure height over 25 feet to the maximum height permitted by the district in which it is located.
5. All requirements of the Wisconsin State Statutes regarding the interment of human dead shall be met.

#### 15-4-03. Place of Assembly Use-Specific Standards

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#### 15-4-04. Recreation Use-Specific Standards

##### A. Campgrounds.

1. All campgrounds shall have direct access to an arterial street, however no direct access to an individual site shall be permitted from a public street.
2. All campgrounds shall have a minimum site area of thirty (30) contiguous acres.
3. All trailer and vehicle parking spaces are to be paved with asphaltic concrete.
4. No more than fifteen (15) percent of a travel trailer park site shall be used for campground purposes.
5. The following accessory uses may be allowed.
  - a. Recreational facilities.
  - b. Laundry buildings.
  - c. One (1) service retail store not to exceed 2,000 square feet in total floor area.

## 9. Accessory Dwelling Unit ADU standards in draft Unified Development Ordinance UDO

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- iii. Provisions for the restoration of the natural soil and vegetation,
- iv. An estimate of the decommissioning costs certified by a professional engineer, to be updated every three (3) years or as determined necessary by the Zoning Administrator. The Zoning Administrator may request an independent third-party verification of the decommissioning costs at any time. The costs for this verification shall be reimbursed by the applicant and/or operator.
- v. Financial assurance, secured by the owner or operator, for the purpose of performing the decommissioning, in an amount equal to the professional engineer's certified estimate of the decommissioning cost.
- vi. A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of his successors, assigns, or heirs.

### 15-4-13. Accessory Use-Specific Standards

#### A. Accessory Dwelling, Detached / Attached.

1. One (1) detached, attached, or internal accessory dwelling unit shall be allowed per lot.
2. No lot may have both a detached garage and a detached accessory structure. On any lot with a detached garage, a detached accessory dwelling unit may be located above the detached garage.
3. The detached / attached accessory dwelling shall be located to the interior side or rear of the principal dwelling.
4. The maximum size of a detached accessory dwelling shall be twenty-five (25) percent of the gross floor area of the principal dwelling or one thousand two-hundred (1,200) square feet, whichever is more.
5. The maximum height of a standalone detached accessory dwelling shall be seventeen (17) feet or the height of the principal dwelling, whichever is less.
6. The maximum, combined height of a detached accessory dwelling located above a detached garage and the detached garage shall be twenty-seven (27) feet or the height of the principal dwelling, whichever is less.
7. Detached accessory dwellings shall be setback a minimum of five (5) feet from the rear and interior side lot lines.
8. Attached accessory dwellings shall be located fully within the buildable area of the lot.
9. The principal dwelling and detached / attached accessory dwelling shall be served by a common driveway.
10. The detached / attached accessory dwelling shall have similar architectural features including roof pitch; window type, size, and placement, and exterior building cladding materials and similar exterior colors as the principal dwelling.
11. The principal dwelling or detached / attached accessory dwelling shall be the primary residence of the owner of the property.

#### B. Accessory Dwelling, Internal.

1. One (1) detached, attached, or internal accessory dwelling unit shall be allowed per lot.
2. The maximum size of the internal accessory dwelling shall be one-thousand two-hundred (1,200) square feet or twenty-five (25) percent of the gross floor area of the principal dwelling, whichever is more.
3. The principal dwelling and internal accessory dwelling shall be served by a common driveway.
4. The principal dwelling or internal accessory dwelling shall be the primary residence of the owner of the property.

#### C. Accessory Retail.

## 10. Cluster development standards in draft Unified Development Ordinance UDO

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3. **Completion of the Construction of Required Improvements.** The construction of all improvements required by this Ordinance shall be completed within two years from the date of the Common Council approval of the Preliminary Plat, Certified Survey Map, or Condominium.

#### D. Financial Sureties Required.

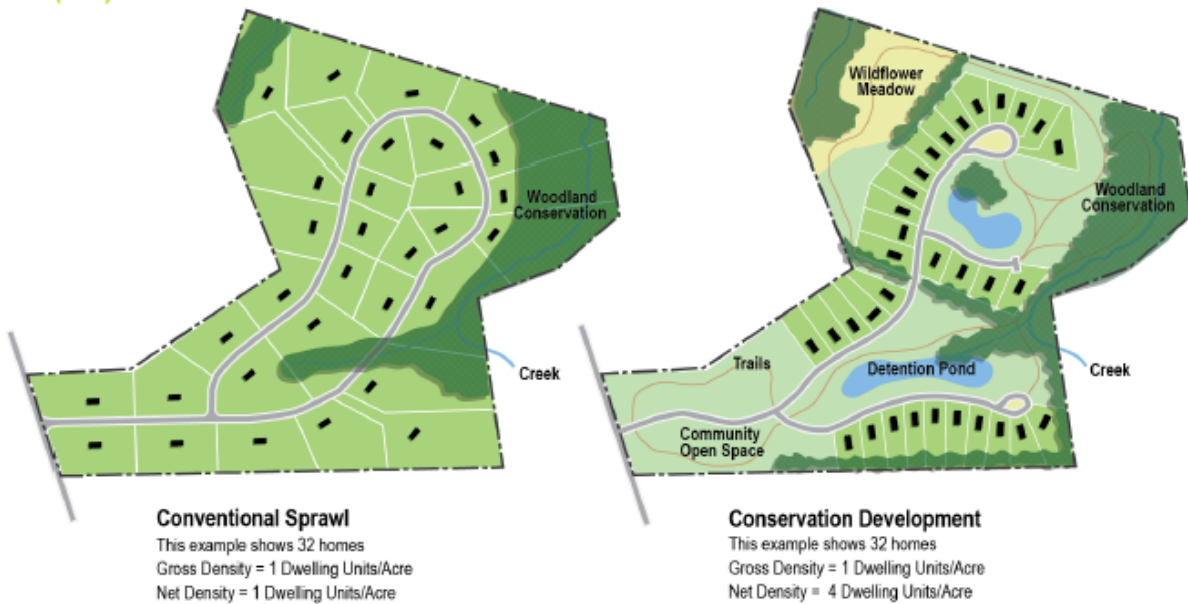
2. **Form of Financial Sureties.** Financial sureties furnished to the City Attorney by Subdividers or Condominium Developers (as applicable) to ensure performance of obligations and guarantees under the terms of this Ordinance shall only be in a form which the City deems secure, and may include certified checks, irrevocable letters of credit in a form approved by the City Attorney.
  - a. **Determination of Financial Surety Amount.** The amount of financial surety shall be one-hundred ten (110) percent of the City Engineer's estimated full amount of the obligation being ensured (including the costs of inspection), nor for less a period than the work is scheduled to be completed, however, the City shall allow reductions in the amount of the financial surety in proportion to the amounts of the obligations as they are fulfilled.
  - b. **Disputes Over the Amount of Financial Sureties.** In a dispute over the amount of a surety, the estimate prepared by the City Engineer shall be given the greater weight.
3. **Criteria for Determining Subdivider's or Condominium Developer's Delinquency in Meeting Requirements.** The City Engineer shall give notice by registered mail to the Subdivider or Condominium Developer and the Subdivider's or Condominium Developer's surety, of such delinquency, said notice to specify the corrective measures required if the Subdivider or Condominium Developer.
  - a. Fails to perform the work with sufficient workmen and equipment or with sufficient materials to ensure the completion of said work within the specified time; or
  - b. Performs the work unsuitably, as determined by the City Engineer; or
  - c. Neglects or refuses to supply materials or to perform anew such work as shall be rejected as defective and unsuitable; or
  - d. Discontinues the execution of the work; or
  - e. For any other cause whatsoever does not carry on the work in an approved manner.
4. **Guarantee of Improvements.** The Subdivider or Condominium Developer shall guarantee all improvements for a period of one year from the date of the acceptance of improvements by the City. To assure such improvement guarantee, the Subdivider or Condominium Developer shall provide an amount of financial surety (performance bond or letter of credit) not to exceed ten (10) percent of the construction value of said improvements.
5. **Common Council Action.** After said notice, the Common Council shall call upon the performance guarantee to have the work completed in accordance with the terms of the performance guarantee.

#### 15-8-09. Cluster Development

- A. Cluster development is allowed in residential subdivisions in the R-C, R-SE, and R-SR Districts to encourage and accommodate in a unified project, creative and imaginative approaches to development that preserve sensitive natural areas.
- B. **Resources to be Conserved.** To qualify for cluster development any land located in a special flood hazard area, as determined by the Federal Emergency Management Agency, shall be placed in a conservation easement.
- C. **Maximum Density per Acre.** The gross density of a cluster development shall not exceed the maximum dwelling units per acre detailed in **Table ##-#-##**.

District	Maximum Density
R-C	4.35 dwelling units/acre
R-SE	2.42 dwelling units/acre
R-SR	4.35 dwelling units/acre

- D. **Maximum Dimensional Standards Reduction.** The dimensional standards established in Table ###-### may be reduced by thirty (30) percent or by the cumulative total land area to be placed in a conservation easement, whichever is less.
- E. **Density Bonus.** The maximum gross density per acre, per district, may be exceeded by a maximum of thirty (30) percent if a minimum of one (1) of the following sensitive natural areas are placed in a conservation easement. The maximum allowed density bonus shall be as determined by the Common Council and shall be directly tied to the amount of land area placed in a conservation easement.
1. Wetlands,
  2. Oak Savanna landscapes,
  3. Mature tree stands,
  4. Prime farmland,
  5. Critical habitat, and/or
  6. Other as recommended by the Plan Commission and approved by the Common Council.



## EXAMPLE DIAGRAM ONLY

11. Permitted, conditional and temporary uses in draft Unified Development Ordinance UDO

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Table 15-3-04(B): Permitted, Conditional, and Temporary Uses in Residential Districts					
Use	R-C	R-SE	R-SR	R-MF	R-V
<i>Residential</i>	<i>R-C</i>	<i>R-SE</i>	<i>R-SR</i>	<i>R-MF</i>	<i>R-V</i>
Community Living, 1-15 Persons	P	P	P	P	P
Community Living, 16 + Persons	C	C	C	C	C
Single-Family	P	P	P		P
Mobile/Manufactured Home Park, Existing Prior to this UDO				P	
Dwelling Duplex			C	P	
Dwelling Townhome				P	
Dwelling Multifamily Building				P	
Dwelling Multifamily Complex				P	
Senior Housing, Assisted Living	C	C	C	C	C
Senior Housing, Nursing Care	C	C	C	C	C
Senior Housing, Total Life Care				C	
<i>Institutional</i>	<i>R-C</i>	<i>R-SE</i>	<i>R-SR</i>	<i>R-MF</i>	<i>R-V</i>
Educational Facility	C	C	C	C	C
<i>Place of Assembly</i>	<i>R-C</i>	<i>R-SE</i>	<i>R-SR</i>	<i>R-MF</i>	<i>R-V</i>
Noncommercial Place of Assembly, ##### sqft or less	P	P	P	P	P
Noncommercial Place of Assembly, more than ##### sqft	C	C	C	C	C
<i>Recreation, Amusement, and Lodging</i>	<i>R-C</i>	<i>R-SE</i>	<i>R-SR</i>	<i>R-MF</i>	<i>R-V</i>
Lodging House	P	P	P	P	P
Short Term Rental	P	P	P	P	P
<i>Agricultural</i>	<i>R-C</i>	<i>R-SE</i>	<i>R-SR</i>	<i>R-MF</i>	<i>R-V</i>
Community Garden	P	P	P	P	P
Crop Production	C				
Indoor Agriculture	C				
Telecommunications Tower	C	C	C	C	C
<i>Accessory</i>	<i>R-C</i>	<i>R-SE</i>	<i>R-SR</i>	<i>R-MF</i>	<i>R-V</i>
Accessory Dwelling, Detached/Attached	C	C	C	C	C
Accessory Dwelling, Internal	P	P	P	P	P
Accessory Structure	P	P	P	P	P
Artisan Workshop	P	P	P	P	P
Home Based Business	P	P	P	P	P
Solar Energy Collection System, canopy	P	P	P	P	P
Solar Energy Collection System, ground mounted	P	P	P	P	P
Solar Energy Collection System, roof mounted	P	P	P	P	P
<i>Temporary</i>	<i>R-C</i>	<i>R-SE</i>	<i>R-SR</i>	<i>R-MF</i>	<i>R-V</i>
Construction Related	T	T	T	T	T
Food Truck	T	T	T	T	T

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**Table 15-3-04(C): Permitted, Conditional, and Temporary Uses in Nonresidential and Mixed-Use Districts**

Use	B-N	B-G	B-R	B-MU	B-SM	B-P	LI	A	A-P	P	I	L	FW
<i>Residential</i>	<i>B-N</i>	<i>B-G</i>	<i>B-R</i>	<i>B-MU</i>	<i>B-SM</i>	<i>B-P</i>	<i>LI</i>	<i>A</i>	<i>A-P</i>	<i>P</i>	<i>I</i>	<i>L</i>	<i>FW</i>
Single-Family								P	P				
Multifamily, above ground floor only	P	P	P	P	P								
<i>Institutional</i>	<i>B-N</i>	<i>B-G</i>	<i>B-R</i>	<i>B-MU</i>	<i>B-SM</i>	<i>B-P</i>	<i>LI</i>	<i>A</i>	<i>A-P</i>	<i>P</i>	<i>I</i>	<i>L</i>	<i>FW</i>
Educational Facility											C		
Governmental Uses											C		
Health Care Facility	P	P	P	P			P				C		
Cemetery											C		
<i>Place of Assembly</i>	<i>B-N</i>	<i>B-G</i>	<i>B-R</i>	<i>B-MU</i>	<i>B-SM</i>	<i>B-P</i>	<i>LI</i>	<i>A</i>	<i>A-P</i>	<i>P</i>	<i>I</i>	<i>L</i>	<i>FW</i>
Indoor Commercial Place of Assembly, ##### sqft or less	P	P	P	P	P			C	C	C	P		
Indoor Commercial Place of Assembly, more than ##### sqft	C	P	P	P	C			C	C	C	P		
Outdoor Commercial Place of Assembly	C	C	C	C	C			C	C	C	P		
Noncommercial Place of Assembly, ##### sqft or less								C	C	C	P		
Noncommercial Place of Assembly, more than ##### sqft								C	C	C	P		
<i>Recreation, Amusement, and Lodging</i>	<i>B-N</i>	<i>B-G</i>	<i>B-R</i>	<i>B-MU</i>	<i>B-SM</i>	<i>B-P</i>	<i>LI</i>	<i>A</i>	<i>A-P</i>	<i>P</i>	<i>I</i>	<i>L</i>	<i>FW</i>
Campground								C	C				P
Lodging House								P	P				
Hotel	C	C	C	C									
Motel		C											
Recreation Area													P
Short-Term Rental					C			P	P				
<i>Retail</i>	<i>B-N</i>	<i>B-G</i>	<i>B-R</i>	<i>B-MU</i>	<i>B-SM</i>	<i>B-P</i>	<i>LI</i>	<i>A</i>	<i>A-P</i>	<i>P</i>	<i>I</i>	<i>L</i>	<i>FW</i>
Adult Establishment							C						
General Retail, ##### sqft or less	P	P	P	P	P								
General Retail, more than ##### sqft	S	P	P	P	C								
Multitenant Shopping Center	C	C	C	C									
Wholesale Establishment							C						
<i>Service</i>	<i>B-N</i>	<i>B-G</i>	<i>B-R</i>	<i>B-MU</i>	<i>B-SM</i>	<i>B-P</i>	<i>LI</i>	<i>A</i>	<i>A-P</i>	<i>P</i>	<i>I</i>	<i>L</i>	<i>FW</i>
Animal Boarding Facility/Kennel and/or Veterinary Service	C	C					C	C					
General Service, ##### sqft or less	P	P	P	P	P								
General Service, more than ##### sqft	S	P	P	P	C	P							
Financial Institution	P	P	P	P		P							
Funeral Home	C	C											
Office, above ground floor only				P	P								



## 12. Housing Diversity in Franklin

In a report to the City of Franklin entitled Housing Diversity in Franklin, Wisconsin (December 2018), the author (BK Planning Strategies) noted that the most recent American Community Survey found that the City of Franklin has a much higher level of owner-occupied housing, median value of owner-occupied housing units, median household income and per capita income than is found for Milwaukee County at large and found in the City of Milwaukee. See the table below.

	City of Franklin	City of Milwaukee	Milwaukee County
Owner-Occupied Housing Rate	77.3%	41.7%	49.4%
Median Value of Owner Occupied Housing Units	\$224,800	\$115,500	\$150,000
Median Household Income (2016)	\$73,590	\$36,801	\$45,263
Per Capita Income past 12 months (2016)	\$36,659	\$20,630	\$25,881

Some of this is a reflection of relative distance. Franklin’s location on the southwest end of the County makes it an unlikely location for multi-family development that is intended for lower income families, simply because the transportation costs for home-to-work trips, as well as non-work-based trips, would defeat the purpose of such housing.

The report Housing Diversity in Franklin, Wisconsin (December 2018) provides the City with a series of recommendations to consider:

- Review all development construction standards.** The city should review and consider altering development standards that can reduce cost to the developer, as well as reduce the City’s exposure to future operational maintenance of such infrastructure in the future. One such example is street width; a reduction of street width by as little as one foot can significantly reduce upfront costs, as well as long-term maintenance.
- Comprehensive Master Plan.** The Comprehensive Master Plan currently only identifies two residential land use categories, Residential and Residential-Multi-Family. The Plan should be reviewed and revised to provide more specific guidance on the inclusion of types of housing beyond single family and multi-family, and provide additional flexibility to permit those types of housing in what have been restricted single-family residential neighborhoods.
- Zoning Standards.** The City should consider a review of all residential zoning district standards to provide incentives for developers to provide new reasonably priced housing. The City should further include flexibility to provide for other types of housing in single family neighborhoods, including modifications to existing dwelling units to provide for two-family, triplex, and quadriplex types of units, and/or modifications to enable in-law suites and other means to provide additional housing that is more affordable.
- Development Flexibility.** Most of the residential zoning districts permit “open space” subdivision development with reduced lot sizes which require a public hearing and approval as a Special Use. Instead of requiring developers to go through this process, these types of developments should have design criteria up-front and allowed to be developed as a permitted use.
- Multi-family Dwelling Unit Density.** The maximum dwelling unit density for multi-family developments is eight units per acre, and this is achieved through a Special Use approval process. This density is very low particularly for moderate to large developments of this type, and virtually

guarantees that motor vehicles are the required mode of transportation for residents. The City needs to consider increasing the maximum multi-family density standard, with the caveat that such increases continue to prioritize environmental protections on the site level.

- **Impact Fees.** The cost of impact fees placed on each new residential unit is definitely an impeding factor toward providing housing affordability across all types of housing. The City already has provided a reduction for certain types of affordable housing, but additional criteria or flexible alternatives should be considered where housing is combined with additional industrial/business park development. Providing workforce housing opportunities will greatly assist attraction of quality industrial development to the City, and will have the corollary effect of reducing transportation costs for future employees as well as employers.
- **Public Education.** City officials must continually seek opportunities to educate residents of Franklin regarding the benefits of a well-balanced housing supply.



CITY OF FRANKLIN  
REPORT TO THE PLAN COMMISSION

Item E.2.

Meeting of July 18, 2024

Fence Installation within Private Planting Screen

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**RECOMMENDATION:** City Development staff recommends approval of this request to allow for the installation of a fence within the 20-foot Private Planting Screen upon Lot 12 in Block 1 of the Tuckaway Green Subdivision.

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<b>Project name:</b>	<b>Dawes – Fence Installation within Private Planting Screen</b>
<b>Property Owner:</b>	Dawes, Cindy
<b>Applicant:</b>	Dawes, Cindy
<b>Property Address/TKN:</b>	7524 S 77 <sup>th</sup> Street / 792 0012 000
<b>Aldermanic District:</b>	District 2
<b>Zoning District:</b>	R-6 Suburban Single-Family Residence District
<b>Staff Planner:</b>	Luke Hamill, Associate Planner

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**Project Description/Analysis**

This request is to allow for a fence 20 foot “Private Planting Screen” upon Lot 12 in Block 1 in the Tuckaway Green Subdivision. The Tuckaway Green Subdivision Final Plat was approved by the Common Council on December 20, 1977 by Resolution No. 77-1320 and contains a 20 foot “Private Planting Screen” for all lots abutting South 76<sup>th</sup> Street. The property owner is proposing to install a fence and within this area and would like release of the plat restriction.

The applicant is proposing a 6-foot high vinyl fence on the rear and side lot lines. This structure would encroach into the planting strip indicated on the plat.

The subject property has a current fence that encroaches into the Private Planting Screen along the side and rear lot lines of the property. This fence was not permitted by the City of Franklin and was installed prior to the current Property Owner. The property owner also currently has an inground pool, which the Uniform Building Code requires fencing of at least 42 inches in height surrounding the pool and at least 4 feet away from the pool boundary. The proposed fence would comply with the Uniform Building Code Standards.

Note that the planting strip is located on platted lots 10 through 20 while the berm is located on the 76<sup>th</sup> Street Right-of-way. The wood fence in the picture below is located near the right-of-way line. Staff acknowledges that the proposed fence would be slightly visible from Ryan Road.



View of the berm on the west side of 76<sup>th</sup> Street, from roadside looking west.

Photograph by City Development staff.

**Site compliance**

City Development staff visited the site on July 10<sup>th</sup> and didn't notice any site compliance issues with the subject lot.

**Staff Recommendation:**

City Development staff recommends approval of this request to allow for the installation of a fence and a shed within the 20-foot Private Planting Screen upon Lot 12 in Block 1 of the Tuckaway Green Subdivision.

RESOLUTION NO. 2024-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE  
WITHIN THE 20 FOOT PRIVATE PLANTING SCREEN PLAT RESTRICTION, UPON  
LOT 12 IN BLOCK 1 OF THE TUCKAWAY GREEN SUBDIVISION  
(7524 SOUTH 77TH STREET)  
(CINDY DAWES, APPLICANT)

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WHEREAS, the Tuckaway Green Subdivision Plat prohibits the building of structures within the 20 foot “Private Planting Screen” described thereon; and

WHEREAS, Cindy Dawes having applied for a release of the 20 foot “Private Planting Screen” easement restriction upon their property to the extent necessary to install a fence along the east line of the property which abuts South 77th Street and within the restricted area upon the property located at 7524 South 77th Street, such property being zoned R-6 Suburban Single-Family Residence District, bearing Tax Key No. 792-0012-000, is more particularly described as follows:

Lot 12, in Block 1, in TUCKAWAY GREEN, being a subdivision of a part of the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the 20 foot “Private Planting Screen” easement restriction upon the Final Plat for Tuckaway Green Subdivision and its accompanying restriction of the building of structures is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the request for the release of the 20 foot “Private Planting Screen” easement restriction only so as to allow for the subject fence installation, and having considered the proposed location of and type of fence to be installed upon the subject property in conjunction with existing and required landscaping on the property, and that the proposed fence will not be readily visible from the adjoining highway or create any adverse impact upon the aesthetic or buffering purposes of the landscape bufferyard.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the installation of proposed fence of the type and specifications as described and only upon the location as set forth within the plans accompanying the application of Cindy Dawes filed on June 26, 2024 be and the same is hereby authorized and approved and that the "Private Planting Screen" easement restriction as it would otherwise apply to such installation upon the subject property only, is hereby waived and released.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the installation of the subject fence and that the subject fence shall be installed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

BE IT FINALLY RESOLVED, that the City Clerk be and the same are hereby directed to obtain the recording of this Resolution 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 \_\_\_\_\_, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

Legal Description

Lot 12 in Block 1 in Tuckaway Green

City of Franklin,

6/26/24

I am requesting that the City of Franklin approve my request for a fence replacement in the existing fence current location which is located within the private planting screen. This request is being made due to the current fence being on the verge of falling over. I cannot move the fence 20' into my yard to avoid the planting screen due to having a permanent shed located directly in front of the fence which houses my pool pipes, pump, filter, etc. I have a 10' deep inground pool in my yard which without a fence poses a danger to small children in the neighborhood.

Thank you,

A handwritten signature in cursive script that reads "C. Dawes". The signature is written in black ink and is positioned above the printed name.

Cindy Dawes

7524 S. 77<sup>th</sup> St.

Franklin, WI 53132

414-573-7188



<b>CITY OF FRANKLIN</b> <b>BUILDING PERMIT APPLICATION</b> 9229 W. LOOMIS ROAD, FRANKLIN, WI 53132 Phone (414) 425-0084 Fax (414) 425-7513 Application Forms and Handouts can be found at <a href="http://www.franklinwi.gov">www.franklinwi.gov</a>	CITY OF FRANKLIN MAY 21 2024 INSPECTION DEPT.	Application No.  Permit No.
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Project Address: <u>7524 S. 77th St.</u>	Unit or Suite #	Project/Business Name (if applicable): <u>Yutka Fence</u>
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Property Owner's Name: <u>Cindy Dawes</u> <input checked="" type="checkbox"/> Owner resides or will reside at job address	Email Address: <u>Dawescindy@yahoo.com</u>
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Mailing Address: <u>7524 S. 77th St.</u>	City: <u>Franklin</u>	Zip: <u>53132</u>	Phone: <u>414-573-7188</u>
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Contractor Name: <u>Yutka Fence</u>	WI DC# / Exp. Date:
	WI DCQ# / Exp. Date:

Dwelling Contractor Qualifier Name ( 1 or 2 family dwellings)	Email Address:
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Mailing Address	City	Zip	Phone: Fax:
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Applicant (if other than owner or contractor)	Email Address
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Mailing Address	City	Zip	Phone
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Project Type:  1 & 2 Family     Commercial     Industrial     Institutional     Multi Family - # of Units \_\_\_\_\_

**PERMIT TYPE: \*THESE ITEMS HAVE PLAN REVIEW FEES DUE WITH APPLICATION - PLEASE SEE RESPECTIVE HANDOUTS.**

<input type="checkbox"/> New (other than 1 & 2 family) <input type="checkbox"/> Addition <input type="checkbox"/> Alteration - WORK AREA _____ sq. ft. <input type="checkbox"/> Demolition <input type="checkbox"/> Building Damage Repair <input type="checkbox"/> Building Move <input type="checkbox"/> Foundation Repair <input type="checkbox"/> Fireplace <input type="checkbox"/> Other _____ <input type="checkbox"/> Accessory Building (wood) OR <input type="checkbox"/> Prefab. Storage Encl. (metal, vinyl, resin) (120 sq. ft. or <) Size _____ <input type="checkbox"/> Reroofing <input type="checkbox"/> Complete Tear Off <input type="checkbox"/> Over One Layer - Type of Material _____ <input type="checkbox"/> Residing - Existing Material _____ Replacement Material _____	<input checked="" type="checkbox"/> Fence - Type and Height <u>Vinyl - 6'</u> <input type="checkbox"/> Spa/Hot Tub <input type="checkbox"/> On Slab <input type="checkbox"/> On Deck <input type="checkbox"/> Pool <input type="checkbox"/> In Ground <input type="checkbox"/> Above Ground (Ht. above ground) _____ <input type="checkbox"/> Deck <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Pool <input type="checkbox"/> Occupancy - \$225 plus \$7 Technology Fee (Commercial, Industrial, Institutional only). <input type="checkbox"/> Accessory Bldg./Garage (> 120 sq. ft.) Size _____ on slab *(plan review fee required for > 150 sq. ft.)
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Additional Project Description: \_\_\_\_\_

Estimate "Net" Total Project Cost: \$ \_\_\_\_\_ Estimate Total Project Cost: \$ 13098.44  
 ("Net" excludes cost for Plumbing/Electrical/HVAC work)

**Cautionary Statement To Owners Obtaining Building Permits**

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that: If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur: (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit. (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

CONTACT PERSON (print) <u>Cindy Dawes</u>	PHONE <u>414-573-7188</u>
APPLICANT'S SIGNATURE <u>C. Dawes</u>	DATE <u>3-17-24</u>

**FAILURE TO OBTAIN PERMIT PRIOR TO STARTING WORK  
 FIRST OFFENSE TRIPLE FEES, SUBSEQUENT OFFENSES QUADRUPLE FEES  
 SEPARATE PERMITS REQUIRED FOR PLUMBING, ELECTRICAL AND HVAC**

BLDG PERMIT APP rev. 05/2022

**OWNER'S ACKNOWLEDGEMENT OF CONDITIONS FOR FENCES LOCATED IN  
WE ENERGIES UTILITY EASEMENTS**

Fences may be permitted in We Energies utility easements only subject to the following:

1. The fence shall not be positioned nearer than 3' to any side of a transformer if present.
2. The fence shall not be positioned nearer than 10' to the door of any transformer if present.  
**EXCEPTION:** *If a gate or easily removable section of fence is positioned directly in front of the door and measures at least as wide as the door to the transformer, the distance may be reduced to 3'.*
3. We Energies will not repair or replace any portion of the fence in the utility easement if the fence needs to be removed for any utility work including clearing obstructions in the easement area.
4. The fence shall not be attached to any utility equipment.
5. "Digger's Hotline" shall be contacted prior to any excavation work.
6. This authorization only applies to We Energies utility easements.

Property Owner(s) hereby acknowledges that he/she has read and understands the above conditions:

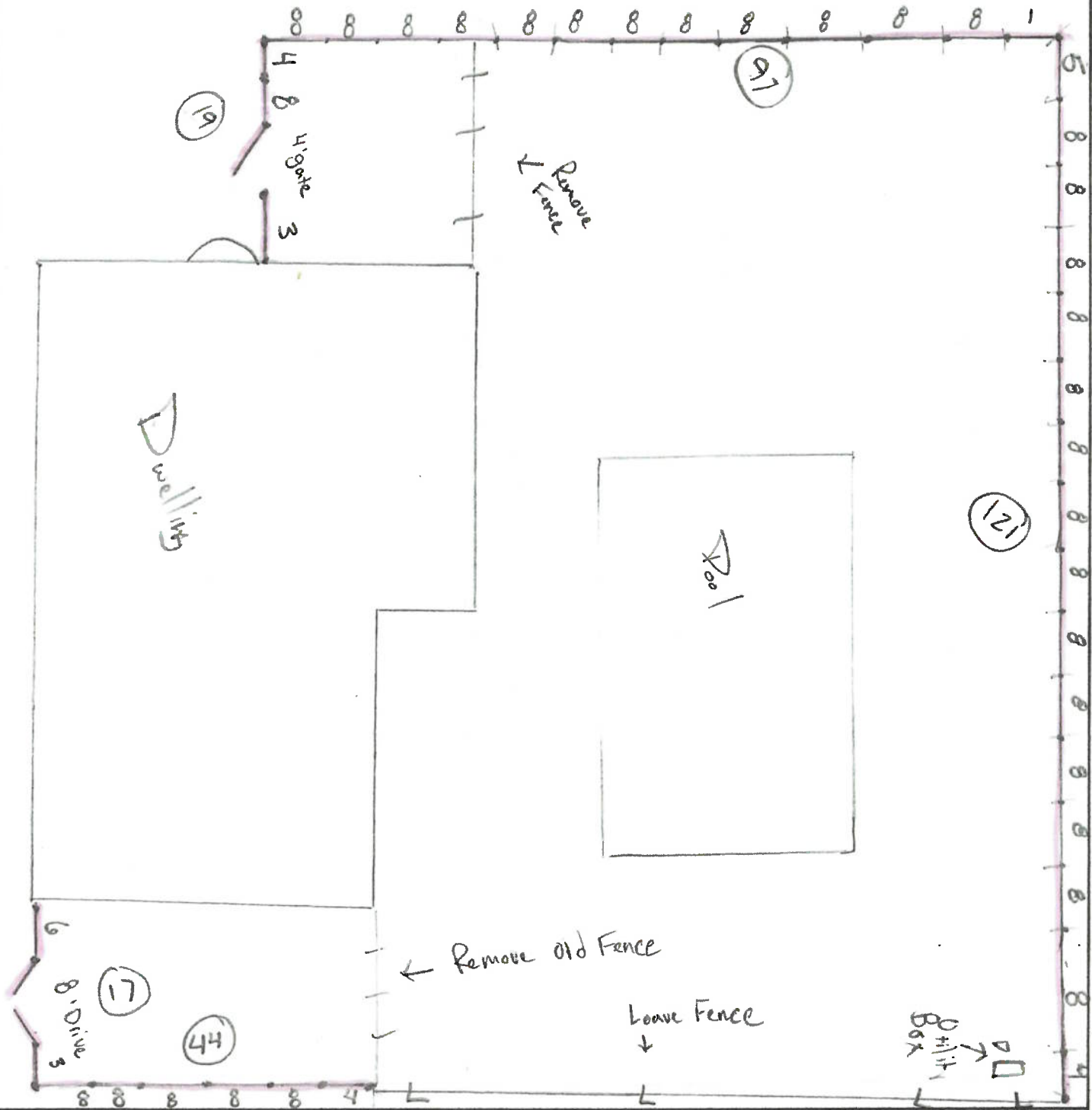
Sign C. Dawes Print Cindy Dawes  
Sign \_\_\_\_\_ Print \_\_\_\_\_

**NOTE: The owner must sign this acknowledgement and include it with their fence permit submittal.**

JOB ID: 22362    TYPE:  ESTIMATE  LAYOUT    INSTALL DATE:    FOREMAN:

CUSTOMER: Cindy + Chris Dawes    SALES PERSON: David    DATE: 4/26/24

Sketch of Project:



Style: <u>Wht Vinyl Tri-Mat II</u>	Style: _____	Drills	Customer's Initials
Feet: <u>298'</u> Height: <u>6'</u>	Feet: _____    Height: _____	Digs	
Gates: <u>(1) 8' wide Drive (1) 4' Walk</u>	Gates: <u>All w/ Pool Hardware</u>	Breaks <u>21</u>	
		Pulls <u>12</u>	

New Fence	Stick Build	Property Pins	••PP
Leave Fence	Measurement	Core Drills	*
Remove Fence	Utilities	Digs	⊙

**SPEC SHEET**

LAYOUT TECH: David CUSTOMER: Cindy Daves DATE: 4/26/24

PROPERTY LINES:  Some stakes found (customer determined other fence locations) How Many Found? 2 DOES THIS FENCE NEED TO MEET POOL CODE?  Yes  No

HOW WERE PROPERTY LINES DETERMINED:  All stakes found (customer verified)  No stakes found (customer determined fence location)

SPOILS:  Haul offsite  Move to onsite location (not recommended)  No, going in removal hole  N/A Driven

IF SPOILS ARE TO REMAIN ONSITE, EXPLAIN LOCATION BELOW: (not recommended) LAYOUT TECH EXPLAINED GATE LATCHES:  Yes  No  N/A INITIALS: CD

EXPLAIN BUSH/TREE TRIMMING REQUIREMENTS OR YARD ITEMS TO BE MOVED BY:  Homeowner - Prior to Install  Yutka Fence- During Install

SALESPERSON VERIFIED GATE SWINGS WILL WORK BASED ON GRADING:  Yes  No  N/A GATE(S) NEED TO BE RACKED?  Yes  No  N/A

GRADE CHANGE CONSIDERATIONS?  Yes  No If Yes, explain:

CORE DRILLS QTY: #1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_ #4 \_\_\_\_\_ #5 \_\_\_\_\_ #CONCRETE CUTS \_\_\_\_\_ #ASPHALT CUTS \_\_\_\_\_ #BAGS OF ASPHALT PATCH \_\_\_\_\_

MATERIAL BEING REMOVED:  Wood  Vinyl  Aluminum  Chain Link REMOVAL TYPE:  Take down/haul away  Take down only REMOVE/PULL POST BASE 12 LEAVE/CUT POST BASE 21

TAKE DOWN ONLY: Instructions for where to pile materials: (Mark on-site with stake)

GOOD SIDE FACES:  Out (Normal)  In If IN, was special permission received in writing from Town/City/Neighbor if needed?  Yes  No

AVERAGE SPACE BETWEEN FENCE AND GROUND:  Standard- Avg 1"-3"  Other - Explain:

FENCE SPECIFICATIONS	STYLE 1 FOOTAGE <u>298'</u>	STYLE 2 FOOTAGE	TOTAL PROJECT FOOTAGE
STYLE: <u>Tri-Mat II</u>	HEIGHT: <u>6'</u>	STYLE:	HEIGHT:
COLOR: WOOD <input type="checkbox"/> Natural - White Cedar	COLOR: WOOD <input type="checkbox"/> Natural - White Cedar	VINYL: <input checked="" type="checkbox"/> White <input type="checkbox"/> Tan <input type="checkbox"/> Mocha <input type="checkbox"/> Other:	VINYL: <input type="checkbox"/> White <input type="checkbox"/> Tan <input type="checkbox"/> Mocha <input type="checkbox"/> Other:
ALUMINUM: <input type="checkbox"/> YUTKA <input type="checkbox"/> ULTRA <input type="checkbox"/> DSI <input type="checkbox"/> Black <input type="checkbox"/> Bronze <input type="checkbox"/> Beige <input type="checkbox"/> Walnut <input type="checkbox"/> TEXTURED <input type="checkbox"/> White <input type="checkbox"/> Grey <input type="checkbox"/> Khaki <input type="checkbox"/> Sandy Shore	ALUMINUM: <input type="checkbox"/> YUTKA <input type="checkbox"/> ULTRA <input type="checkbox"/> DSI <input type="checkbox"/> Black <input type="checkbox"/> Bronze <input type="checkbox"/> Beige <input type="checkbox"/> Walnut <input type="checkbox"/> TEXTURED <input type="checkbox"/> White <input type="checkbox"/> Grey <input type="checkbox"/> Khaki <input type="checkbox"/> Sandy Shore	CHAIN LINK: <input type="checkbox"/> Galvanized <input type="checkbox"/> Black <input type="checkbox"/> Bronze <input type="checkbox"/> Green	CHAIN LINK: <input type="checkbox"/> Galvanized <input type="checkbox"/> Black <input type="checkbox"/> Bronze <input type="checkbox"/> Green
BOARD WIDTH	GATE QTY <u>1</u>	GATE QTY <u>1</u>	GATE QTY
OVERLAP/PICKET GAP	WIDTH FT <u>8</u>	WIDTH FT <u>4</u>	WIDTH FT
POST SIZE <u>5x5</u>	RACK IN	RACK IN	RACK IN
POST CAPS <input type="checkbox"/> Dog Ear <input type="checkbox"/> Gothic <input type="checkbox"/> Trim <input type="checkbox"/> Classic 4x4 <input type="checkbox"/> Solar <input type="checkbox"/> Ball <input type="checkbox"/> Classic 4x6 <input type="checkbox"/> Standard	<input type="checkbox"/> S/C Hinge <input type="checkbox"/> Arch	<input type="checkbox"/> S/C Hinge <input type="checkbox"/> Arch	<input type="checkbox"/> S/C Hinge <input type="checkbox"/> Arch
POST INSTALL METHOD <input type="checkbox"/> Driven <input checked="" type="checkbox"/> Concreted <input type="checkbox"/> Plated	TOP RAIL <input type="checkbox"/> 1- 5/8" <input type="checkbox"/> SS20 <input type="checkbox"/> 16ga	POST INSTALL METHOD <input type="checkbox"/> Driven <input type="checkbox"/> Concreted <input type="checkbox"/> Plated	TOP RAIL <input type="checkbox"/> 1- 5/8" <input type="checkbox"/> SS20 <input type="checkbox"/> 16ga
ATTACHED TO POST <input type="checkbox"/> Face Nailed <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Reverse Face Nailed	LINE POST <input type="checkbox"/> 1- 5/8" <input type="checkbox"/> 16ga <input type="checkbox"/> 1- 7/8" <input type="checkbox"/> SS20	ATTACHED TO POST <input type="checkbox"/> Face Nailed <input type="checkbox"/> N/A <input type="checkbox"/> Reverse Face Nailed	LINE POST <input type="checkbox"/> 1- 5/8" <input type="checkbox"/> 16ga <input type="checkbox"/> 1- 7/8" <input type="checkbox"/> SS20
L/E/C POST HOLE DEPTH <input type="checkbox"/> 36" <input type="checkbox"/> 42" <input type="checkbox"/> 48" <input type="checkbox"/> 60" <input type="checkbox"/> 72"	TERMINAL POST <input type="checkbox"/> 2- 3/8" <input type="checkbox"/> SS20 <input type="checkbox"/> 4 <input type="checkbox"/> 2- 7/8" <input type="checkbox"/> SS40	L/E/C POST HOLE DEPTH <input type="checkbox"/> 36" <input type="checkbox"/> 42" <input type="checkbox"/> 48" <input type="checkbox"/> 60" <input type="checkbox"/> 72"	TERMINAL POST <input type="checkbox"/> 2- 3/8" <input type="checkbox"/> SS20 <input type="checkbox"/> 4 <input type="checkbox"/> 2- 7/8" <input type="checkbox"/> SS40
FLUSH BOTTOM RAIL <input type="checkbox"/> Yes <input type="checkbox"/> No	EXTRAS <input type="checkbox"/> Circles <input type="checkbox"/> Tri-Finial <input type="checkbox"/> Quad-Finial	FLUSH BOTTOM RAIL <input type="checkbox"/> Yes <input type="checkbox"/> No	EXTRAS <input type="checkbox"/> Circles <input type="checkbox"/> Tri-Finial <input type="checkbox"/> Quad-Finial
NOTES	MISC.	NOTES	MISC.

CHANGE: (+38) 6'ht Vinyl TriMat II COST: +2,121.92

CHANGE: (+1) 8' wide, 6'ht Drive Gate COST: +2,092.15

CHANGE: (-1) 10' wide, 6'ht Drive Gate COST: -2,305.56

CHANGE: (+1) 4' wide, 6'ht Gate COST: +1,026.66

CHANGE: (+1) Pool Hardware Walk Gate COST: +45.24

CHANGE: (+2) Runs COST: +362.30

CHANGE: DISCOUNT ADJUSTMENT COST: (-344.28)

TOTAL COST OF CHANGES:  Add/Debit  Subtract/Credit \$ 3098.44

CUSTOMER APPROVAL SIGNATURE: C. Daves DATE: 4-26-24



11880 12TH STREET  
KENOSHA, WI 53144

Customer Name: Cindy Dawes

1. Any special considerations we should be aware of? (dogs, pools, landscaping):

Dogs + Pool

2. Neighbors: Customer obtained written permission from neighbor for special circumstances (access to yard, connecting to fence)  Yes  No  N/A

3. Do you have an HOA (Homeowner's Association):  Yes  No

a. If YES, was the project approved?  Yes  No  Not Yet  N/A

4. Plat of Survey: Customer gave a copy of plat of survey to Yutka for reference:  Yes  No

5. Fence Location: I, Chris + Cindy Dawes am responsible for ensuring the fence is installed on my property and take all responsibility for problems related to property lines after the fence's installation. While Yutka Fence can assist in identifying property pin locations using the information I provide or publicly accessible data, I acknowledge that they are not professional surveyors and bear no responsibility for the ultimate placement of the fence. I am aware that I have the option to employ a surveyor should I have any doubts regarding the exact boundaries of my property. Initial Here: CD

6. Fence Permit: Is Yutka Fence acquiring the permit for you?  Yes  No

• If No: Has your permit been applied for?  Yes  No  N/A

7. Public Utility Lines: Diggers Hotline will be called by Yutka. Please be advised they will mark two times. Once before the layout can be completed and once before installation. If Yutka Fence must dig within 18" of public utility lines, there will be a charge of \$120 per hole. Customer may choose to move the fence line to avoid charges, which may adjust the fence price. Were utility marks visible at layout?  Yes  No

• Customer is aware there may be changes in utility marks if relocation is required, potentially causing additional Utility Dig charges of \$120/hole unless fence location is moved. Initial Here: \_\_\_\_\_

8. Private Utility Lines: Customer is responsible for identifying the exact location of ALL PRIVATE UTILITIES. If Yutka is instructed to dig near those utilities it is the customer's responsibility to repair any damage. Examples of private utilities: Underground down spouts, sprinkler systems, private electric lines from house to garage, gas lines for pools or grill, electric pool or electric lights. Are there any private utilities on your property?  Yes  No *Not Interfering*

• If YES, Customer is to mark with spray paint where these are on the property before installation.

9. On day of install, will our crew have access to outdoor: Water:  Yes  No Electricity:  Yes  No

10. Scheduling: We give an estimated installation window via email. This is subject to change and is weather and project contingent. Yutka will contact you if this date changes for any reason. Can we install your fence if we have not heard back from you before the planned installation?  Yes  No

11. Payments: Final payment is due upon substantial completion of the project. Minor rework will be done in a timely manner and will not hold up final payment.

Method of final payment:  ACH/Check by Phone  Financing  Credit Card (will not receive 5% discount)

12. Changes: IF CHANGES ARE MADE TO YOUR PROJECT AFTER YOUR MATERIALS HAVE BEEN BUILT/ORDERED, YOU ARE RESPONSIBLE FOR THE ADDED CHARGES AND AN ADMINISTRATION FEE WILL APPLY.

By signing below you are stating that you approve the project layout/drawings provided and all of the above information.

Signature: C. Dawes

Date: 4-26-24

CONTACT US



PHONE: 262-859-3226



EMAIL: info@yutkafence.com

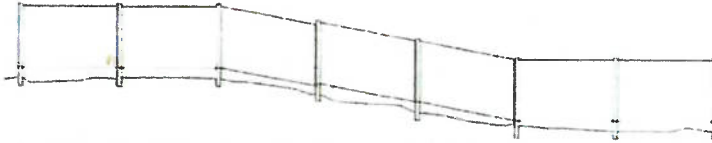
Fence Installation Method: Tech. \_\_\_\_\_ Customer: \_\_\_\_\_

The following drawing and explanation shows the only installation method that Yutka Fence offers.

Please **initial** next to the drawing below to confirm you understand the method we are going to use to install your fence. When the fence can be level on top, we will install it that way. All yards require grades for proper drainage, so following the flow of these grades is necessary for the proper installation of your fence. We do not dig out the ground or leave the fence up high in order to keep the fence level. Any grade work should be done prior to the fence installation.



**FOLLOWING THE FLOW (RECOMMENDED):**



The fence will follow the grade changes of your land with the goal of minimizing the gap between the bottom of the fence and the ground, while transitioning from one grade level to another in a way that makes it as pleasing to the eye as possible, which may still mean the fence will be a little higher off the ground in some areas versus others. Along one run of fence, the sections may slope down as the ground slopes down and then the sections may transition back to a rising slope along the same run of fence if the ground begins to slope up. The fence may touch the ground in a few areas, but will be off the ground for the majority of the fence.

~~STEPPED:~~



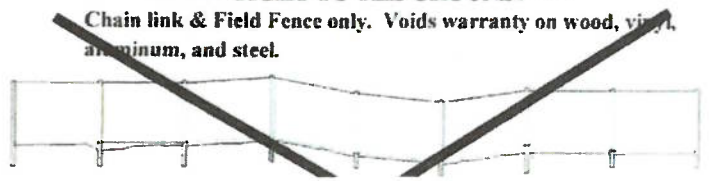
We will transition from one grade level to another in your yard by stepping the fence panels just like stairs. With this type of installation there will be large gaps underneath the fence in certain areas that can either be left open or you can choose to fill them in with dirt.

~~LEVEL ON TOP:~~



Charges will apply - Minimum of \$10/ft" up to 12" gap below fence

~~STOMP TO THE GROUND:~~



Chain link & Field Fence only. Voids warranty on wood, vinyl, aluminum, and steel.

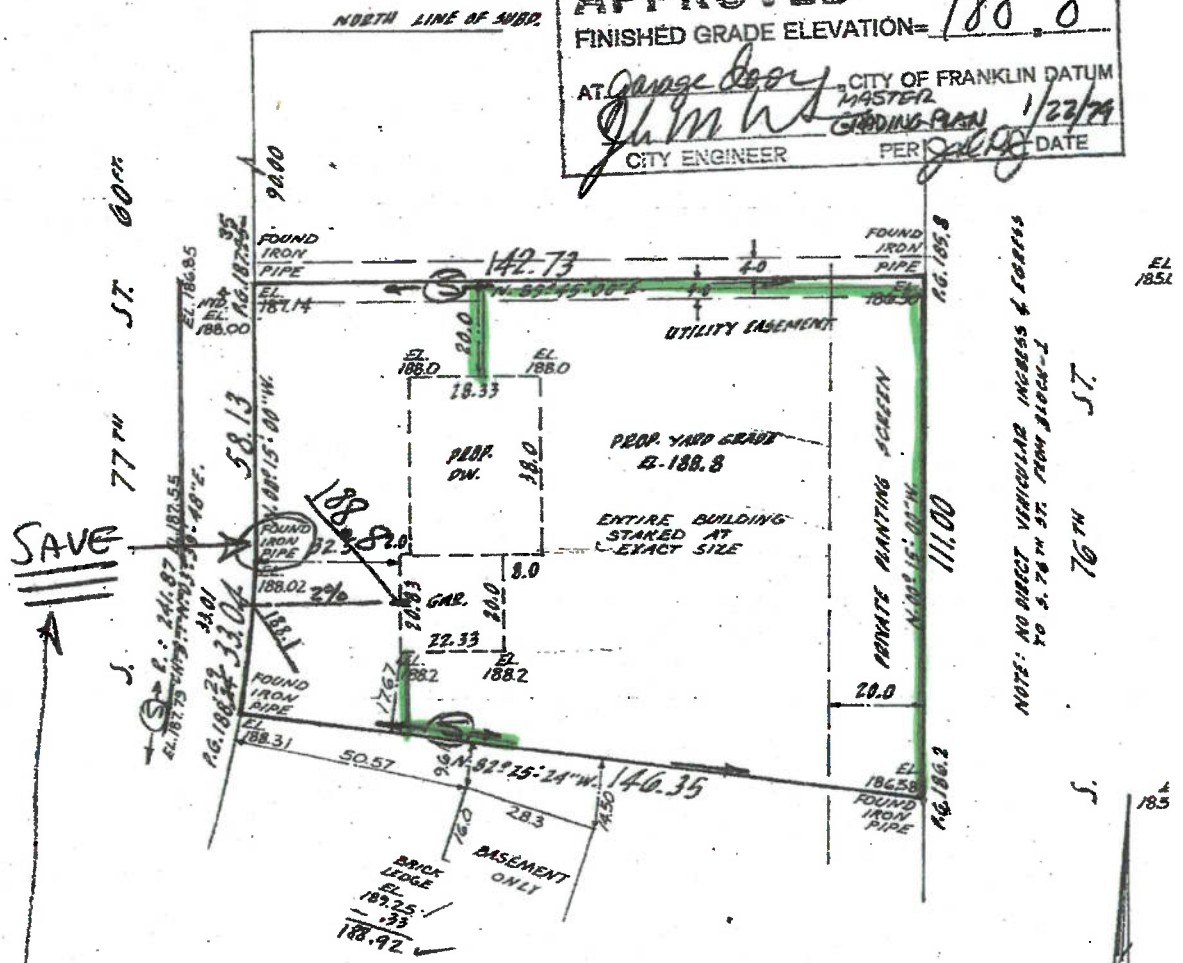
*file copy*  
Plat of Survey

Known as 7524 South 77th Street, in the City of Franklin, Wisconsin  
 Lot 12 in Block 1 in TUCKAWAY GREEN, being a Subdivision of a part of the S E 1/4 of  
 Section 9, T 5 N, R 21 E, in the City of Franklin, Milwaukee County, Wisconsin

DECEMBER 29, 1978

SURVEY NO. 144056-S

**APPROVED**  
 FINISHED GRADE ELEVATION = 188.8  
 AT *George Deery* CITY OF FRANKLIN DATUM  
*John W. Berke* MASTER  
 GRADING PLAN 1/23/79  
 CITY ENGINEER PER *[Signature]* DATE



NOTE: NO DIRECT VEHICULAR ACCESS & CORNERS  
 TO S. 76th ST. FROM BLOCK-1

**NOTE:**  
 DO NOT DISTURB 2" IRON PIPE.  
 CALL CITY BEFORE GRADING FOR  
 DRIVEWAY.

SCALE: 1"=30'

I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

*Kenneth E. Berke*  
 SURVEYOR



