



CITY OF ST. FRANCIS
PLANNING COMMISSION MEETING

MARCH 23, 2016

7:30PM

NOTICE

There will be a Planning Commission meeting on Wednesday, March 23, 2016 at 7:30pm in the Committee Room at the St. Francis City Civic Center located at 3400 E. Howard Avenue.

PLANNING COMMISSION AGENDA

1. Call to Order
2. Minutes of the meeting held February 24, 2016
3. Public Comment
4. Updates for Commission (no action)
 - A. Landing at Park Shore – Transition Plan Update
 - B. Bear Development South Lake Drive
 - C. Sherman Associates South Lake Drive Proposal
5. Discussion and Possible Action – Comprehensive Plan
 - A. Page H19 Update
 - B. Other Possible Corrections
6. Discussion and Possible Action – Applications dated February 11, 2016
Re: Rezoning of County Park Land in the City of St. Francis
 - A. Bay View Park
 - B. Greene Park
 - C. Oak Leaf Trail (Sheridan Park) from E. Lunham Ave extended to E. Howard Ave Extended
7. Unfinished Business
 - A. 4235 S. Nicholson Avenue Site – RFP Review
 1. RFP Review – Updated Site Plan from Brinshore
 2. Library Site and Parking
8. Adjourn.

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings, who have a qualifying disability under the Americans with Disabilities Act. Request should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 481-2300. The meeting room is wheelchair accessible from the East and West entrances.

Note: There is the potential that a quorum of the Common Council may be present.

**MINUTES OF THE PLANNING COMMISSION MEETING
HELD FEBRUARY 24, 2016, 6:30 PM**

The meeting was called to order by Mayor St. Marie-Carls at 6:31 PM.

Members present: Mayor St. Marie-Carls, Alderperson Debbie Fliss, Commission Members Eric Stemwell, Rick Grubanowitch, Charles Buechel, Eric Manders and Tom Kiepczynski.

Members excused: None.

Also present: Alderman Ray Klug, City Engineer/Director of Public Works Melinda Dejewski, Library Director Amy Krahn, Library Board Member Ann Carter-Drier, Special Projects/Code Compliance Coordinator Todd Willis, Director of Administrative Services for Milwaukee County Teig Whaley-Smith, Richard Sciortino and Mike Rhone of Brinshore Development, SR Mills, and Joe Schwenker of Bear Development, Robert Zingara, Richard Adamczewski, Andy Wendt, Michael Grimshaw, Ken Tutji, Richard Meissner and other interested citizens.

1. Call to Order

2. Minute Approval

A motion was made by Commissioner Buechel, seconded by Commissioner Stemwell to approve the minutes of the January 27, 2016 meeting. Motion carried.

3. Public Comment

Email regarding Marian Center Article in the Bay View Compass

Mayor St. Marie-Carls stated that the Bay View Compass had an article about the Marian Center. In the article, it stated that the City of St. Francis has approved a development for the Marian Center which is inaccurate. She called the Bay View Compass and requested that they correct the article. The editor that she spoke with indicated that the Bay View Compass would not be printing a retraction.

4. Discussion and Possible Action

A. Letter dated 1/25/2016 from Milwaukee County re: County Park Land Zoning

Mayor St. Marie-Carls introduced Teig Whaley-Smith the Director of Administrative Services for Milwaukee County. Mr. Whaley-Smith stated that the County has done an audit of its park system and found that many parks within communities are not zoned appropriately for the use as a park. The County is working with the different communities to get the proper zoning for the park lands. There is no intent by the County to change the use of the lands. They just need the parks to have the correct zoning in each community. Mayor St. Marie-Carls indicated that the applications for the change in zoning are on the March 1, 2016 Common Council agenda for referral to the Planning Commission. A motion was made by Alderwoman Fliss, seconded by Commissioner Buechel to place the letter on file. The motion carried.

B. Milwaukee Aerotropolis Development Plan

Mayor St. Marie-Carls stated that this plan is informational only. She will keep the Commission updated on developments with the planning process. Alderwoman Fliss inquired as to who attends the meetings. Mayor St. Marie-Carls responded that the mayors attend but the meetings are now quarterly instead of monthly as they had been in the past. She continued that the planning group will include SEWRPC. A motion was made by Alderwoman Fliss, seconded by Commissioner Kiepczynski to place the plan on file. The motion carried.

C. Email dated 1/27/2016 from Bruce Peacock re: Low Income Housing Impacts

Mayor St. Marie-Carls stated that she wanted the Planning Commission to be aware of Mr. Peacock's concerns regarding the possibility of the Bear Development becoming low income housing. Included in

Mr. Peacock's email is information which he believes supports his concerns on the possible impacts of low/moderate income housing. She also stated that she believes that Bear is aware of Mr. Peacock's concerns as well. A motion was made by Alderwoman Fliss, seconded by Commissioner Kiepczynski to place the email and information on file. The motion carried.

D. Email dated 1/27/2016 from Richard Meissner re: Assessments, Real Estate Taxes, Mil Rate, Bear Development and TIF Funding

Mayor St. Marie-Carls stated that she wanted the Commission to be aware of the information and ideas of Mr. Meissner regarding the existing and proposed developments on the lakefront. A motion was made by Alderwoman Fliss, seconded by Commissioner Kiepczynski to place the email on file. Discussion followed.

Commissioner Grubanowitch stated that on page 2, the last sentence indicated that the Planning Commission and/or City was "hustled or on the take". He was personally offended by the comment. Mayor St. Marie-Carls stated that she heard the same comment about the Bear project from residents of Park Shore. She is trying to be as public as possible as the process continues. Commissioner Stemwell inquired if the CDA was aware of the comments since TIF is mentioned in the email. Mayor St. Marie-Carls stated she will provide a copy of the email to the CDA for their information. Mr. Meissner was in attendance and asked to clarify his comments.

Richard Meissner – 4110 S. Lake Drive, Unit 437

Mr. Meissner stated that he does things with sarcasm so some of his comments were intended to be sarcastic. He believes that \$10 million is very generous to Bear. The Landing has issues Thomson Properties and he knows the cost of living on the lake. He is afraid that it will become too expensive to live at the Landing. The A-wing is unfinished. The condominium documents were changes to make the maintenance, etc. part of the responsibility of the condo association. There are rusting pipes, the rubber roof membrane leaked, etc. He does not want the "perfect storm" of cost where everyone leaves. He believes that there is a huge disparity in the tax revenues between the proposed Bear development and the existing development. He does not mean to be disrespectful but there are issues.

Mayor St. Marie-Carls stated that she appreciated all the time Mr. Meissner put into his comments. Commissioner Grubanowitch stated that he does not believe that most of the comments in the email are applicable to the Planning Commission.

A resident requested for someone to explain TIF funding and how it works. She also would like something posted on the website for citizens to read. She believes it is an issue of contention and therefore information on TIF funding should be disseminated for the community.

E. Bear Development South Lake Drive Update

Mayor St. Marie-Carls stated that there was no update. Commissioner Stemwell inquired as to the impact the Thomson development has on the Bear development. SR Mills of Bear Development stated that the elevator shaft will be removed. He is not familiar with the interworking of the association or the infrastructure of the complex. He continued that their purchase agreement also requires the clean-up of the existing base of the area but Thomson has not clarified what that clean-up will exactly be. Commissioner Stemwell thought there should be a more definite description of what "clean-up" means such as does it include putting grass on the area where the elevator shafts are taken down. Mr. Mills could not speak to exactly what "clean up" means although he believes it includes that the tar paper is washed, windows are repaired but it probably does not include clean up to the degree of a building inspector. A motion was made by Commissioner Stemwell, seconded by Alderwoman Fliss to contact Thomson Properties to clarify what clean-up will take place on their site. The motion carried.

F. Sherman Associates Development South Lake Drive Development Proposal

Mayor St. Marie-Carls stated that Sherman Associates made essentially the same presentation to the CDA as they did to the Planning Commission. The CDA voted to have Ehlers and Associates work with Sherman Association to review the financial aspect of the project from a TIF perspective. They may be coming to the March meeting.

Alderman Klug had a comment regarding the statement by Sherman Associates that the need for senior housing will continue to grow. Alderman Klug referenced the draft Comprehensive Plan section 1.6 which states that the need for "...senior housing may decline and the supply of units will outstrip the demand..." Commissioner Stemwell thought that Alderman Klug made a good point, however; the comprehensive plan, which is a guide, states that the City needs diversity in the housing available and that applies to even senior housing. The City has a lot of financial assisted senior housing but not market rate or assisted living. He continued that the City needs to make sure it is not over duplicating what is already in existence and he believes this proposal can be a unique niche for the City.

Commissioner Kiepczynski stated that it sounded like the units had been tweaked some from the initial presentation based upon the market studies Sherman was performing as reported by Mayor St. Marie-Carls. She further added that there was discussion with Sherman regarding public access to the Oak Leaf Trail from the site at a location to be determined in the future.

There was no action taken on this item.

5. Unfinished Business

A. 4235 South Nicholson Avenue Site – RFP Review

Both Bear Development and Brinshore Development were in attendance. Mayor St. Marie-Carls requested that Brinshore present first.

Richard Sciortino of Brinshore Development stated that they took to heart what they heard at the previous Planning Commission meeting. They have refined, and will continue to refine, their proposal for the site. Based upon those comments and the cell tower and its easement, they have reconfigured the site layout and reduced the density. There are now 23 family units with a one to one underground parking ratio. The site also has approximately surface parking spaces. They are using a traditional design with some brick features but on such a small building, all brick would not provide a residential feel so they have included some hardy plank type panels. The design is still "green" with eco-friendly features. A benefit is that the City receives a tax increase on the site. Their financial plan does include some TIF financing but has been reduced to approximately \$300,000. For a good score with WHEDA, the City needs to participate in the development. Brinshore is prepared to work with the City on the purchase of the land. Their timeline is to work through the design and zoning in 2016 and be prepared to submit to WHEDA in January of 2017. If successful, Brinshore would close with WHEDA in fall of 2017 and complete the project in 2018.

There were some general questions from the Commission about the site plan regarding the rain garden, parking, bedroom sizes and where the other Brinshore developments in the area are located. Mr. Sciortino stated that the rain garden is a place holder for stormwater management, clarified the parking configuration and bedroom sizes and indicated that their other developments were at Center and Tutonia and Dr. Martin Luther King Jr. Drive and Locust.

A question was then asked if substantial changes could be made after WHEDA approved the project. Mr. Sciortino stated that no substantial changes could be made. There could be some leeway for minor changes, but nothing major. Another question was asked regarding the use of WHEDA funding as to why the site did not lend itself to market rate housing. Mr. Sciortino stated that overall, the mortgage per unit is substantial and it would take rents of over \$1000/month to break even. The location does not support rents of that value. The Brinshore presentation was concluded.

Mayor St. Marie-Carls then had SR Mills and Joe Schwenker of Bear Development present their concept for the site.

Mr. Mills began by stating that there were lessons learned at the previous Planning Commission meeting. They heard that the development cannot be too dense, that parking for the library is important, pedestrian safety is important and that the design must blend with the surrounding area. They also reviewed their workforce housing concept and have found that the numbers needed to make market rate housing an option for the site are not supported.

Mr. Schwenker brought forward two options. Option 1 is 22 – 1-3 bedroom units. There are 18 underground parking spaces with 22 surface spaces for the apartments and 49 general use surface spaces. There will be no access to Nicholson Avenue and they will create bump-outs to assist in pedestrians crossing the street. Option 2 includes 32 – 1-3 bedroom units with 32 underground parking spaces with 27 surface spaces for the apartments with 29 surface spaces for general use. The building will be 3 stories and they will work with relocating the electric line.. The exterior building materials will be a combination of masonry and hardy plank. Bear Development has updated their financing plan in light of the 2 new options. Originally, they had requested \$1,250,000 in TIF financing. They are now requesting \$462,000 for option 1 and \$640,000 for option 2. They will still be applying for WHEDA assistance for the project.

Amy Krahn, Library Director, was appreciative of Bear listening to the concerns of the Library.

The Commission generally thought that one large parking lot was overwhelming. While the spaces may be needed, it also needs to be aesthetic. There was discussion on whether the number of parking stalls being proposed by either developer is really needed. The concern is that some of the street parking which is being utilized by the library patrons currently, will be used by visitors and tenants of the proposed apartments thus leaving less spaces for the patrons.

Mayor St. Marie-Carls asked what type of tax value the development could have for the City. Mr. Schwenker estimated that their project would create approximately \$1000/unit in taxes. Mr. Sciortino stated that Brinshore would be paying fair market value for the land with a ground lease which would be an approximate \$600,000 benefit to the City.

There was discussion regarding the need for workforce housing and how WHEDA reviews workforce and market rate housing in the application process.

Mayor St. Marie-Carls requested that the Library Board review the proposals and the parking lot proposals that had been done for the library side of the street and provide feedback to the Commission.

No action was taken on this item.

6. Adjourn

The next meeting will be March 23, 2016 at 6:30pm. A motion was made by Commissioner Buechel, seconded by Commissioner Kiepczynski to adjourn. Motion carried. Meeting adjourned at 8:23pm.



City of St. Francis Building Inspector

3400 E Howard Ave
St. Francis, Wisconsin 53235
Ph 414-316-4311
Fax 414-481-6483

Office Hours Mon.– Fri. Craig Vretenar
8:00- 9:00 AM
1:00-2:00 PM

E-mail craigv@stfranwi.org

2/15/2016

Mayor St. Marie-Carls and Members of Common Council,

Attached are three applications for rezoning from Milwaukee County to appropriately zone parks in the City of St. Francis. Two of them are zoned Institutional Use which require a Special Use under this zoning. These would be Bay View Park and Nathaniel Greene Park. The third park area is the land deeded by Kimball Hill Homes to Milwaukee County. It is the land east of Parkshore and the Landings abutting Lake Michigan and Sheridan Park to the south (in Cudahy) This is zoned PUD and would need to be changed to IU SU. Please forward to the Planning Commission for their review and recommendation.

Craig Vretenar

Craig Vretenar
Building Inspector/
Zoning Administrator

City of St. Francis

3400 E Howard Ave
St. Francis, WI. 53235

**APPLICATION FOR CHANGE OF ZONING ORDINANCE,
PLANNED UNIT DEVELOPMENT OR SPECIAL USE**

Important: No application for a change of zoning will be given consideration by the City Planning Commission or Common Council, unless made on this form. This application form will be the permanent record in this case. Applicant should use care in setting forth clearly and completely all facts relied upon to support the zoning change applied for. Be sure property description given in petition and on accompanying survey(s) is correct.

Note: All applications must be accompanied by a check or cash in the sum of \$195.00 for regular change of zoning or \$300.00 for Planned Development or Special Use + .00065 per dollar of development cost.

To the Honorable Mayor and Common Council of the City of St. Francis,

I (I -We) the under signed owner(s), representative(s) X (check one) of all or part of real property described below, hereby petition your Honorable Body to change, alter, and amend the boundaries of use districts by changing from the IU District to the IU SU District the following described property, a plat of which, as well as a statement of facts pertaining to the change requested are attached hereto and made part of this petition.

Address(s) 3120 S. Lake Drive

Current use Park

Proposed use Park

Tax Key Nos. 5429999000

[Signature] 2/11/16 Director of Administrative Services,
Signed Date Milwaukee County
Title

Teig Whaley-Smith
Print name

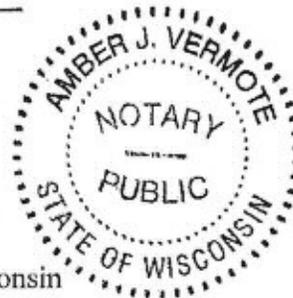
State of Wisconsin)
Milwaukee County) SS.

NOTE: CC: Applicant - City Engineer
Zoning Administrator

ACKNOWLEDGMENT

FEE \$ _____

Personally came before me this 11th day of February, 2016, the above named Teig Whaley-Smith and _____ to me known to be the persons who executed this document, and I hereby acknowledge the same.



[Signature] Notary Public, Wisconsin
(Signed)

Amber J Vermote My Commission (~~expires~~) (~~is permanent~~) 9-11-18
(Print name) (Strike one) (Date)

STATEMENT OF FACTS PERTAINING TO THE ACCOMPANYING REQUEST FOR A
CHANGE OF

ZONING ORDINANCE

The following deed restrictions are in effect on the above property: (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

ENVIRONMENTAL CORRIDOR

The following deed restrictions are in effect on property immediately opposite above property. (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

N/A

Property in the block in which the above described property is situated is now devoted to the following uses: (Describe fully all existing uses.)

RESIDENTIAL - RELIGIOUS - BUSINESS

Petitioner proposes to erect on the above property: (State fully, proposed building, structure or other improvements and accompany with site, grading, parking, landscape and building plans.)

N/A

BAY VIEW PARK

TAX KEY: 5429999000

LEGAL DESCRIPTION: ALL THAT PART OF NW1/4 SEC 14-6-22E LYING NELY OF LAKE ROAD AND SELY OF SCHLOSSER SUBD

Milwaukee County St. Francis Rezoning Application

Physical park descriptions and major use attributes.

Bay View Park:

Bay View Park consists of 39.5 acres between Lake Michigan and Lake Drive extending north to E. Oklahoma Ave. and terminating on the south at approximately 3600 S. Lake Drive. The park land consists of a sand beach on the east, an area of trees to the north and open turf field from the middle to the south boundary. The Oak Leaf Trail and ancillary running paths traverse the entire park. An unlined soccer practice field is situated in the center of the park. There are no parking facilities or roads within the park.

Greene Park:

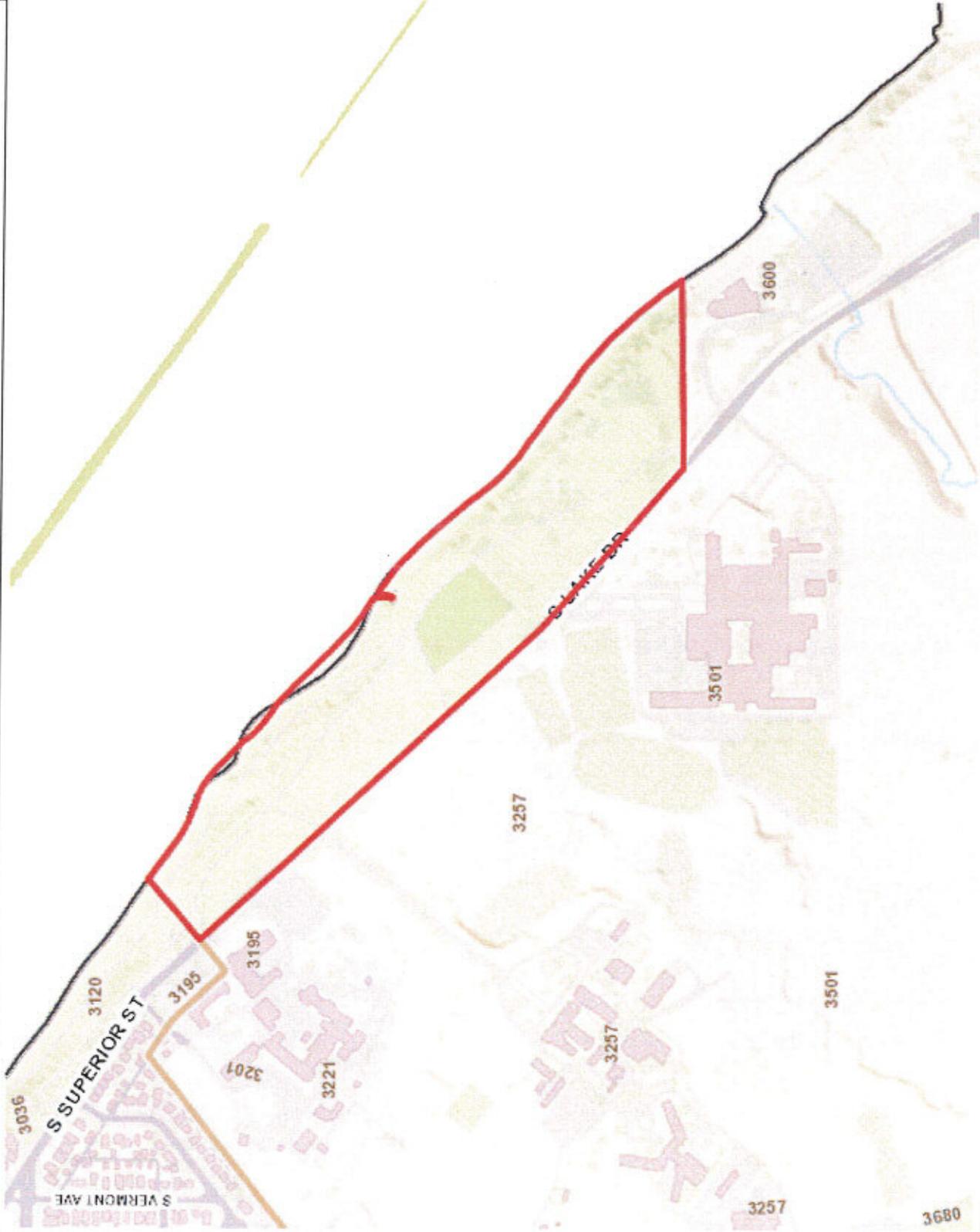
Greene Park is a 36.5 acre park bounded by Barland, Denton, Kingan & Lunham Avenues in the City of St. Francis. The eastern half of the park contains two baseball diamonds, a softball diamond, three tennis courts, a basketball court, a children's playground, a wading pool, a structure with restrooms and an asphalt paved area for court games. A paved path encircles all of the fields on the eastern half of the park and bisects the park into two halves. There are two reservable picnic areas on the middle of the southern half accessible by a parking lot that can accommodate sixty-one vehicles. The western half of the park consists of open turf and wooded areas.

Sheridan Park:

The park is located on a narrow strip of land bordered on the west by development accessed via Lake Drive and by the shore of Lake Michigan on the east. The primary land features are open turf and low lying brush on the bluff overlooking the lake. The area of Sheridan Park within St. Francis primarily serves as a conduit for the extension of the Oak Leaf Trail to Bay View Park.



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Legend

- Tax Parcels
- Plat of Survey
- Foreclosure
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
- Railroad 8k
- Transportation Poly
- Bridge Structure
- Structure
- Structure Large Shadow
- Transportation Poly
 - <all other values>
 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
 - High : 180
 - Low : 0
- Trees
 - Tree Poly

1:6,927



Notes

Parcel #5429999000
Bay View Park

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

1,155 0 577 1,155 Feet

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION



STATEMENT OF FACTS PERTAINING TO THE ACCOMPANYING REQUEST FOR A
CHANGE OF

ZONING ORDINANCE

The following deed restrictions are in effect on the above property: (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

NONE

The following deed restrictions are in effect on property immediately opposite above property. (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

NONE KNOWN

Property in the block in which the above described property is situated is now devoted to the following uses: (Describe fully all existing uses.)

RESIDENTIAL & BUSINESS & CHURCH WEST OF PROPERTY

Petitioner proposes to erect on the above property: (State fully, proposed building, structure or other improvements and accompany with site, grading, parking, landscape and building plans.)

N/A

CITY OF ST. FRANCIS

LIST OF DATA AND PLANS REQUIRED

BEFORE SCHEDULING FOR A PLANNING COMMISSION REVIEW

OF

APPLICATION FOR CHANGE OF ZONING

10 SETS OF PLANS AND DATA FOR PLANNING COMMISSION
12 SETS OF PLANS AND DATA FOR PUBLIC HEARING

- ___ 1) Name of owner(s) – (Including proof)
- ___ 2) Option(s) on property – (Including proof)
- ___ 3) Recent plat of Survey – (One year limit) & Legal Property Description(s) of all properties requested to be rezoned.
- ___ 4) Preliminary Site Development Plan(s) – (Showing Structures, Parking & Traffic patterns, Proposed and Present Elevations (including adjacent parcels) and preliminary Landscape plans.
- ___ 5) Building Plan(s) – To include Floor Plans, Elevations and Individual Living Unit Plans
- ___ 6) Estimated Cost of Improvements – (Structure & Land)

NOTE: X denotes information required pending Planning Commission review.

Council Meetings held on Tuesday of the first full week of the month and Tuesday of the third week of every month at 7:00 PM in the Council Chambers, 2nd floor of City Hall.

Planning Commission meetings held the fourth Wednesday of the month (or call of the Chair). 7:00 PM – Committee Room, adjacent to the Council Chambers.

All applications to be reviewed by Zoning Administrator prior to filing with City Clerk. Please make an appointment. Office hours 8 to 9 AM & 1 to 2 PM.

CJV.
Zoning Administrator)

2 / 15 / 16
(Date)

Nathaniel Greene Park

TAX KEY: 5850077000

LEGAL DESCRIPTION: HARBOR VIEW TERRACE ALL OF BLOCKS 6, 7, 8 11, 12, 13, 14, 15 & 16. EXEMPT

Milwaukee County St. Francis Rezoning Application

Physical park descriptions and major use attributes.

Bay View Park:

Bay View Park consists of 39.5 acres between Lake Michigan and Lake Drive extending north to E. Oklahoma Ave. and terminating on the south at approximately 3600 S. Lake Drive. The park land consists of a sand beach on the east, an area of trees to the north and open turf field from the middle to the south boundary. The Oak Leaf Trail and ancillary running paths traverse the entire park. An unlined soccer practice field is situated in the center of the park. There are no parking facilities or roads within the park.

Greene Park:

Greene Park is a 36.5 acre park bounded by Barland, Denton, Kingan & Lunham Avenues in the City of St. Francis. The eastern half of the park contains two baseball diamonds, a softball diamond, three tennis courts, a basketball court, a children's playground, a wading pool, a structure with restrooms and an asphalt paved area for court games. A paved path encircles all of the fields on the eastern half of the park and bisects the park into two halves. There are two reservable picnic areas on the middle of the southern half accessible by a parking lot that can accommodate sixty-one vehicles. The western half of the park consists of open turf and wooded areas.

Sheridan Park:

The park is located on a narrow strip of land bordered on the west by development accessed via Lake Drive and by the shore of Lake Michigan on the east. The primary land features are open turf and low lying brush on the bluff overlooking the lake. The area of Sheridan Park within St. Francis primarily serves as a conduit for the extension of the Oak Leaf Trail to Bay View Park.



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

Legend

- Tax Parcels
- Plat of Survey
- Foreclosure
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
- Railroad 8k
- Transportation Poly
- Bridge Structure
- Structure
- Structure Large Shadow
- Transportation Poly
 - <all other values>
 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
- High : 180
- Low : 0
- Trees
- Tree Poly

1:5,809



Notes
 Parcel #5850077000
 Nathaniel Greene Park
 4235 S. Lipton Ave
 St. Francis, WI

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



968 Feet

484

0

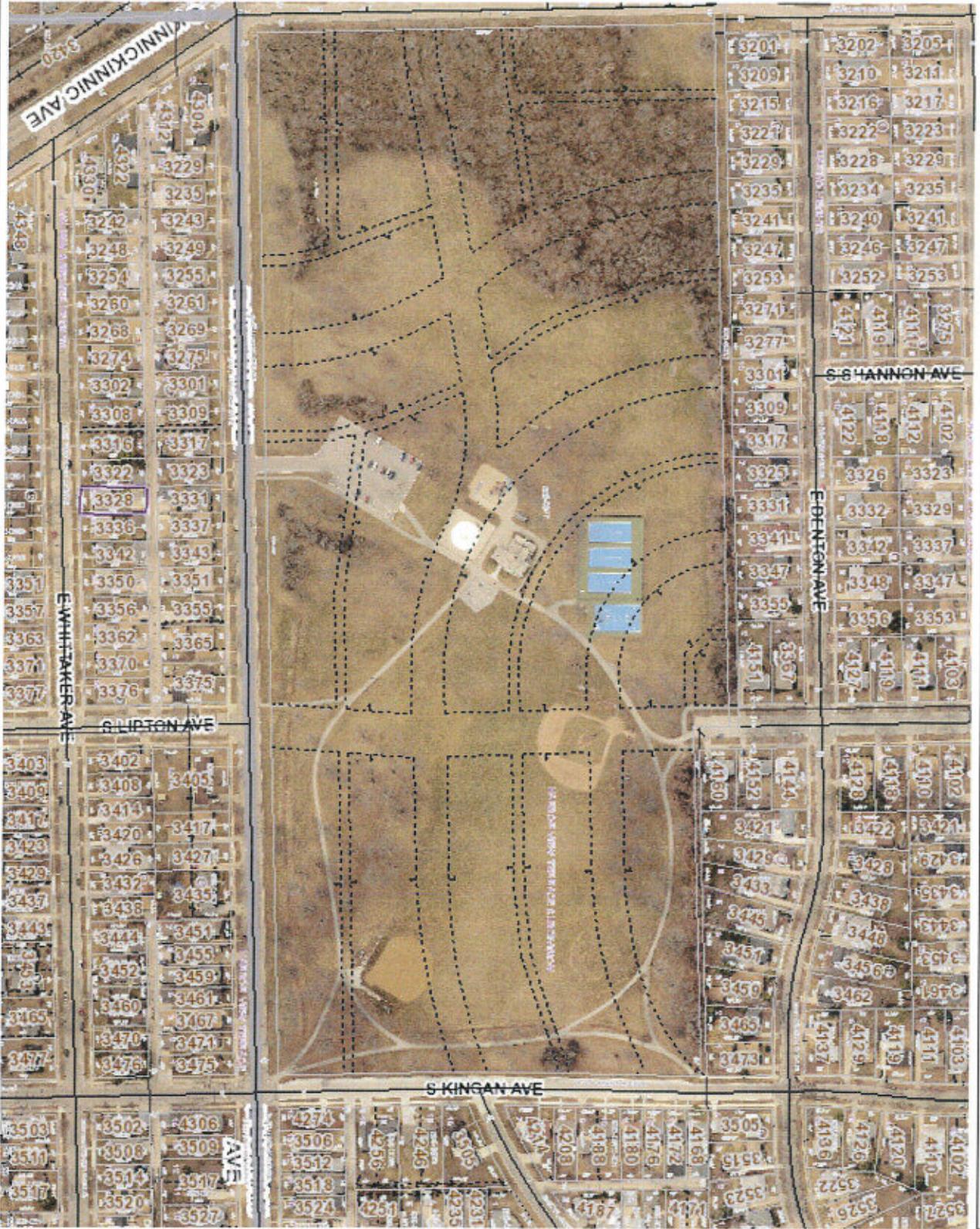
968

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
 © MCAMLLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Legend

- Tax Parcels
- Taxparcel Boundary
- Parcel Line
- Easement Line
- ROW**
- Right of Way
- Railway
- Carto Line**
- Extended The Line, Hook, or PT
- Dimension, Identification, or Note A
- Tiltline
- Easement
- MeanderLine
- CivilDivision
- Subdivision**
- Current
- Old
- Condo**
- Current
- Old
- CSM**
- Current
- Old
- Water**
- Plat of Survey
- Foreclosure
- Subdivision Docs
- Condo Docs
- CSM Docs
- 2015 COLOR**
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- County Boundary
- City Limits Outline
- Streets**
- Primary
- Secondary
- Freeway
- Primary Ramp
- Freeway Ramp
- A71

1:3,236



Notes

539
 0 270 539 Feet
 NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
 © MCMILIS
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

City of St. Francis
3400 E Howard Ave
St. Francis, WI. 53235

**APPLICATION FOR CHANGE OF ZONING ORDINANCE,
PLANNED UNIT DEVELOPMENT OR SPECIAL USE**

Important: No application for a change of zoning will be given consideration by the City Planning Commission or Common Council, unless made on this form. This application form will be the permanent record in this case. Applicant should use care in setting forth clearly and completely all facts relied upon to support the zoning change applied for. Be sure property description given in petition and on accompanying survey(s) is correct.

Note: All applications must be accompanied by a check or cash in the sum of \$195.00 for regular change of zoning or \$300.00 for Planned Development or Special Use + .00065 per dollar of development cost.

To the Honorable Mayor and Common Council of the City of St. Francis,

I (I-We) the under signed owner(s), representative(s) X (check one) of all or part of real property described below, hereby petition your Honorable Body to change, alter, and amend the boundaries of use districts by changing from the PUD District to the IU SU District the following described property, a plat of which, as well as a statement of facts pertaining to the change requested are attached hereto and made part of this petition.

Address(s) 4800 S. Lake Drive

Current use Park

Proposed use Park

Tax Key Nos. 5439004001 & 5439005001

Signed

Teig Whaley-Smith

Print name

2/11/16
Date

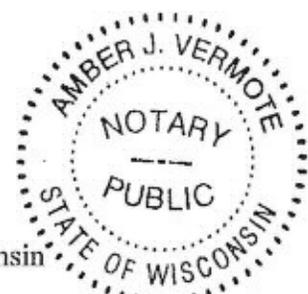
Director of Administrative Services,
Milwaukee County
Title

State of Wisconsin)
Milwaukee County) SS.
ACKNOWLEDGMENT

NOTE: CC: Applicant - City Engineer
Zoning Administrator

FEE \$ _____

Personally came before me this 11th
day of February, 2016, the above
named Teig Whaley-Smith
and _____
to me known to be the persons who executed
this document, and I hereby acknowledge the same.



Amber J Vermote
(Print name)

Notary Public, Wisconsin
My Commission (expires) (is permanent) 9-11-18
(Strike one) (Date)

STATEMENT OF FACTS PERTAINING TO THE ACCOMPANYING REQUEST FOR A
CHANGE OF

ZONING ORDINANCE

The following deed restrictions are in effect on the above property: (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

ENVIRONMENTAL CORRIDOR

The following deed restrictions are in effect on property immediately opposite above property. (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

N/A

Property in the block in which the above described property is situated is now devoted to the following uses: (Describe fully all existing uses.)

High SCHOOL - RESIDENTIAL

Petitioner proposes to erect on the above property: (State fully, proposed building, structure or other improvements and accompany with site, grading, parking, landscape and building plans.)

N/A

CITY OF ST. FRANCIS

LIST OF DATA AND PLANS REQUIRED

BEFORE SCHEDULING FOR A PLANNING COMMISSION REVIEW

OF

APPLICATION FOR CHANGE OF ZONING

10 SETS OF PLANS AND DATA FOR PLANNING COMMISSION
12 SETS OF PLANS AND DATA FOR PUBLIC HEARING

- ___ 1) Name of owner(s) – (Including proof)
- ___ 2) Option(s) on property – (Including proof)
- ___ 3) Recent plat of Survey – (One year limit) & Legal Property Description(s) of all properties requested to be rezoned.
- ___ 4) Preliminary Site Development Plan(s) – (Showing Structures, Parking & Traffic patterns, Proposed and Present Elevations (including adjacent parcels) and preliminary Landscape plans.
- ___ 5) Building Plan(s) – To include Floor Plans, Elevations and Individual Living Unit Plans
- ___ 6) Estimated Cost of Improvements – (Structure & Land)

NOTE: X denotes information required pending Planning Commission review.

Council Meetings held on Tuesday of the first full week of the month and Tuesday of the third week of every month at 7:00 PM in the Council Chambers, 2nd floor of City Hall.

Planning Commission meetings held the fourth Wednesday of the month (or call of the Chair). 7:00 PM – Committee Room, adjacent to the Council Chambers.

All applications to be reviewed by Zoning Administrator prior to filing with City Clerk. Please make an appointment. Office hours 8 to 9 AM & 1 to 2 PM.

CJV.
Zoning Administrator)

2 /15 / 16
(Date)

SHERIDAN PARK

TAX KEYS: 5439004001, 5439005001

LEGAL DESCRIPTIONS:

(5439004001) CERTIFIED SURVEY MAP NO. 5579 LOT 1, EXC PART RE-DIVIDED AS PAR. 2 OF CSM-6843, SE 14-6-22

(5439005001) CERTIFIED SURVEY MAP NO. 5579 LOT 2, EXC. PART RE-DIVIDED AS PAR. 3 & 4 OF CSM-6843, SE 14-6-22

Milwaukee County St. Francis Rezoning Application

Physical park descriptions and major use attributes.

Bay View Park:

Bay View Park consists of 39.5 acres between Lake Michigan and Lake Drive extending north to E. Oklahoma Ave. and terminating on the south at approximately 3600 S. Lake Drive. The park land consists of a sand beach on the east, an area of trees to the north and open turf field from the middle to the south boundary. The Oak Leaf Trail and ancillary running paths traverse the entire park. An unlined soccer practice field is situated in the center of the park. There are no parking facilities or roads within the park.

Greene Park:

Greene Park is a 36.5 acre park bounded by Barland, Denton, Kingan & Lunham Avenues in the City of St. Francis. The eastern half of the park contains two baseball diamonds, a softball diamond, three tennis courts, a basketball court, a children's playground, a wading pool, a structure with restrooms and an asphalt paved area for court games. A paved path encircles all of the fields on the eastern half of the park and bisects the park into two halves. There are two reservable picnic areas on the middle of the southern half accessible by a parking lot that can accommodate sixty-one vehicles. The western half of the park consists of open turf and wooded areas.

Sheridan Park:

The park is located on a narrow strip of land bordered on the west by development accessed via Lake Drive and by the shore of Lake Michigan on the east. The primary land features are open turf and low lying brush on the bluff overlooking the lake. The area of Sheridan Park within St. Francis primarily serves as a conduit for the extension of the Oak Leaf Trail to Bay View Park.



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
 © MCAMLIS

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

Legend

- Tax Parcels
- Taxparcel Boundary
 - ParcelLine
 - ExtParcelLine
- ROW
 - Right of Way
 - Railway
- Carto Line
 - Extended Tie Line, Hook, or PT
 - Dimension, Identification, or Note A
 - TieLine
 - Easement
 - MeanderLine
 - CivilDivision
- Subdivision
 - Current
 - Old
- Condo
 - Current
 - Old
- CSM
 - Current
 - Old
- Water
- Plat of Survey
- Foreclosure
- Subdivision Docs
- Condo Docs
- CSM Docs
- 2015 COLOR
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- County Boundary
- City Limits Outline
- Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71

1:3,233



Notes



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Legend

- Tax Parcels
- Taxparcel Boundary
 - ParcelLine
 - ExtParcelLine
- ROW
 - Right of Way
 - Railway
- Carto Line
 - Extended Tie Line, Hook, or PT
 - Dimension, Identification, or Note A
 - TieLine
 - Easement
 - MeanderLine
 - CivilDivision
- Subdivision
 - Current
 - Old
- Condo
 - Current
 - Old
- CSM
 - Current
 - Old
- Water
- Plat of Survey
- Foreclosure
- Subdivision Docs
- Condo Docs
- CSM Docs
- 2015 COLOR
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- County Boundary
 -
 -
- City Limits Outline
- Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71

1: 3,233



Notes

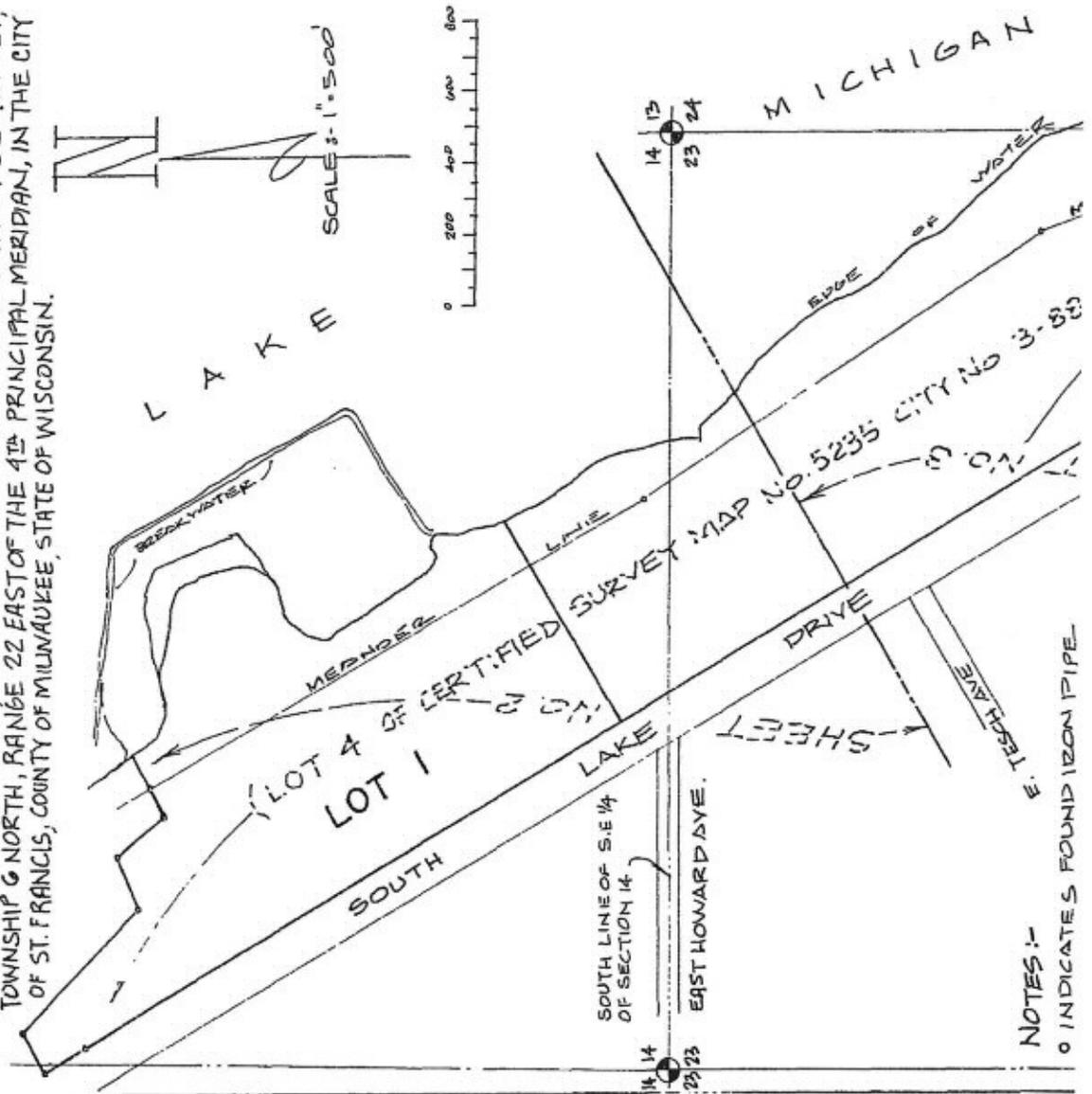
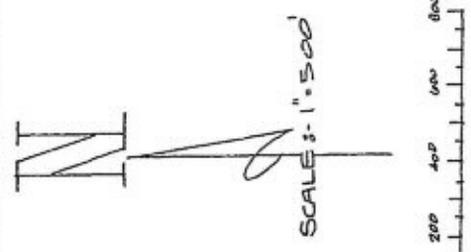
DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated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

539 0 269 539 Feet
 NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
 © MCAMILIS
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Alan J. Coulson, P.C.
Professional Land Surveyors
205 W. MAIN STREET
WEST DUNDEE, IL 60118

CERTIFIED SURVEY MAP No. 5579 CITY No. 1-91

OF PART OF THE SOUTH HALF OF SECTION 14, PART OF THE NORTHEAST QUARTER OF SECTION 23, AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 22 EAST OF THE 4TH PRINCIPAL MERIDIAN, IN THE CITY OF ST. FRANCIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.



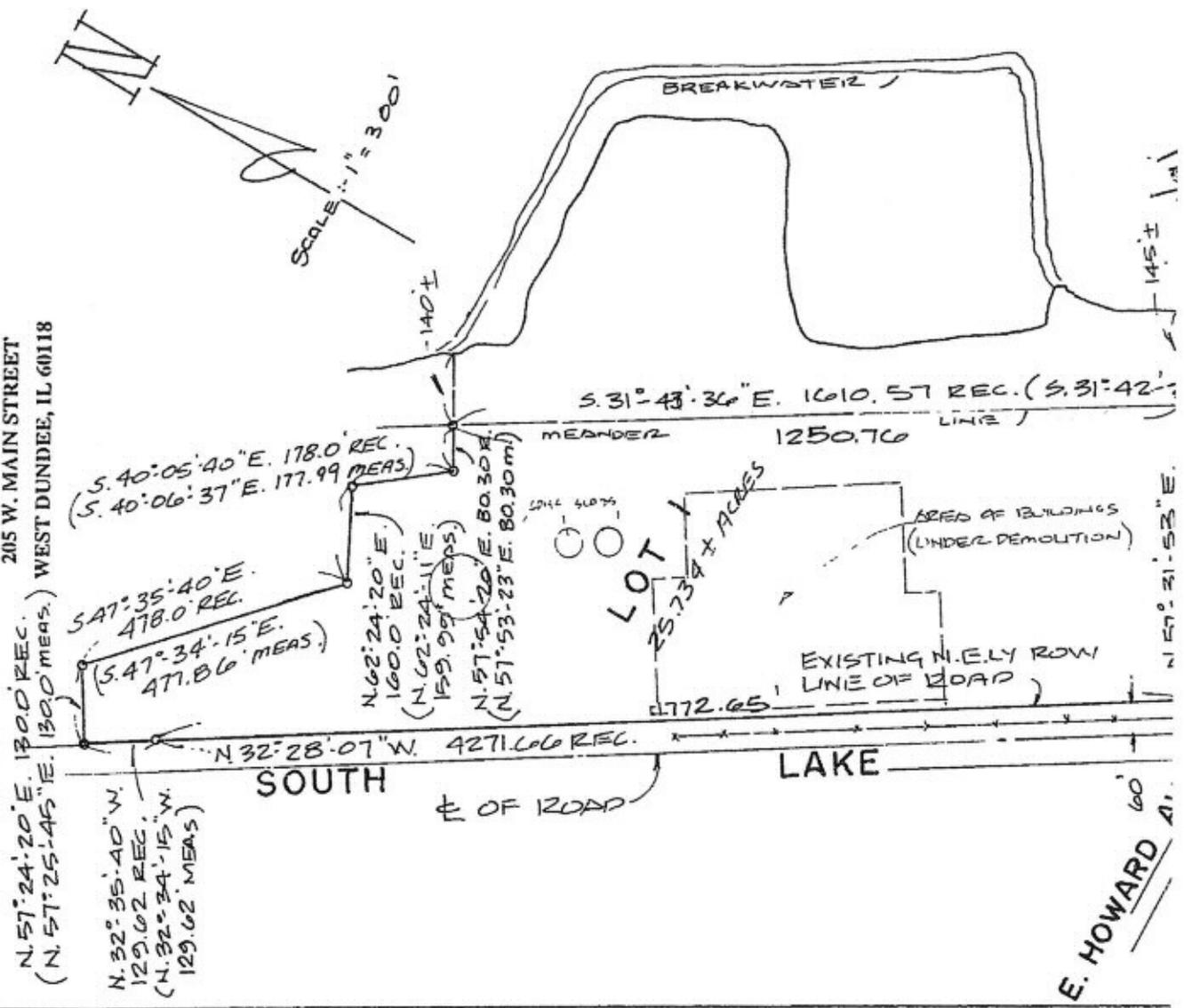
NOTES :-
O INDICATES FOUND IRON PIPE

REEL 2607 IMAG 695

5579
Alan J. Coulson, P.C.
Professional Land Surveyors

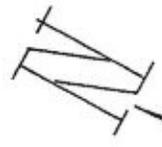
205 W. MAIN STREET
WEST DUNDEE, IL 60118

CERTIFIED SURVEY MAP No. _____ CITY No. 16-1
N A V I G A T I O N



5579
Alan J. Coulson, P.C.
Professional Land Surveyors
205 W. MAIN STREET
WEST DUNDEE, IL 60118

CERTIFIED SURVEY MAP No. _____ CITY No. 1-91



SCALE: 1" = 300'

MICHIGAN

BULKHEAD DESCRIPTION
PER ORD. NO. 405

EDGE OF WATER 1917
EDGE OF WATER 1997

S. 31°43'36" E. 1610.57 REC.
S. 31°42'27" E. 1610.57 MEAS.

S. 35°09'06" E. 1349.48 REC.
S. 85°08'54" E. 1349.48 MEAS.

CONC. MONUMENT W/
BRASS PLATE ON SEC. W/
FENCE SET ON SEC. W/
120' ±
LINE FOR
DRAINAGE EXISTING
EASEMENT DITCH
(DOC # 103508,
Jan. 26, 1989)

LOT 2
52.62 ACRES

MEMBER LINE
EXISTING N.E.LY
R.O.W. OF DEDICATED
ROAD

2498.75

N. 32°28'07" W. 4271.60 REC.
LAKE (S.T.H. 32)

E. HOWARD
AVE.

E. TESCH AVE.

E. DENTON AVE.

SOUTH
E OF ROAD

CERTIFIED SURVEY MAP No. 5577 CITY No. 1-91

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss

I, Alan J. Coulson, a registered land surveyor in the State of Wisconsin, being first duly sworn on oath, do hereby depose and say:

THAT I have surveyed, divided and mapped a part of the South Half of Section 14, part of the Northeast Quarter of Section 23 and part of the Northwest Quarter of Section 24, all lying between the Northeastly line of South Lake Drive and the west shore of Lake Michigan, Township 6 North, Range 22 East of the Fourth Principal Meridian, City of St. Francis, County of Milwaukee, State of Wisconsin, described as follows: Lot 4 of Certified Survey Map No. 5235, City Map No. 3-88 according to the plat thereof recorded February 21, 1989 as Document No. 6254227.

THAT I have made such survey, land division and map by the direction of St. Francis Lakeside Group, an Illinois Limited Partnership, owners of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Municipal Code of the City of St. Francis in surveying, dividing and mapping the same.

MARCH 15 1991

Date

Alan J. Coulson
Alan J. Coulson - No. 1208
Registered Wisconsin Land Surveyor
Alan J. Coulson, P.C.
205 W. Main Street
West Dundee, Illinois 60118
(708) 426-2911

ALAN J. COULSON
S-1208
ELGIN, ILL.
LAND SURVEYOR



6512761

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT

AUG 15 1991 694 to
REEL 2607 IMAGE 698 incl.

Wendy
REGISTER
OF DEEDS

6512761
18.00

RECORD

OWNER'S CERTIFICATE

AS OWNERS, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

WE ALSO CERTIFY that this Certified Survey Map is

CERTIFIED SURVEY MAP No. 5519 CITY No. 1-91
PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City
of St. Francis on the 25 th Day of March
1991.

Signed: *Milton Vretenar*
Milton Vretenar
Chairman

Jack Schultz
Jack Schultz
Secretary

COMMON COUNCIL APPROVAL & ACCEPTANCE OF DEDICATION

Approved by the Common Council of the City of
St. Francis in accordance with Resolution Number 1860
adopted on the 16 th Day of
April, 1991.

Signed: *Milton Vretenar*
Milton Vretenar
Mayor

Diane Beaumont
Diane Beaumont
City Clerk

REGISTER OF DEED'S CERTIFICATE

Received for recording this _____ Day of _____
_____, 1991, at _____ o'clock _____ M. and
recorded in Volume _____ of Certified
Survey Maps of Milwaukee County, at Pages _____.

Register of Deeds



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

Legend

- Tax Parcels
- Parcel Line
- Est/Parcel Line
- ROW
- Right of Way
- Railway
- Carto Line
- Extended Tie Line, Hook, or PT
- Dimension, Identification, or Note A
- Tie Line
- Easement
- Meander Line
- Civil Division
- Subdivision
- Condo
- CSM
- Water
- Plat of Survey
- Foreclosure
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets
- Primary
- Secondary
- Freeway
- Primary Ramp
- Freeway Ramp
- A71
- Railroad 8k
- Transportation Poly
- Bridge Structure

1:3,233

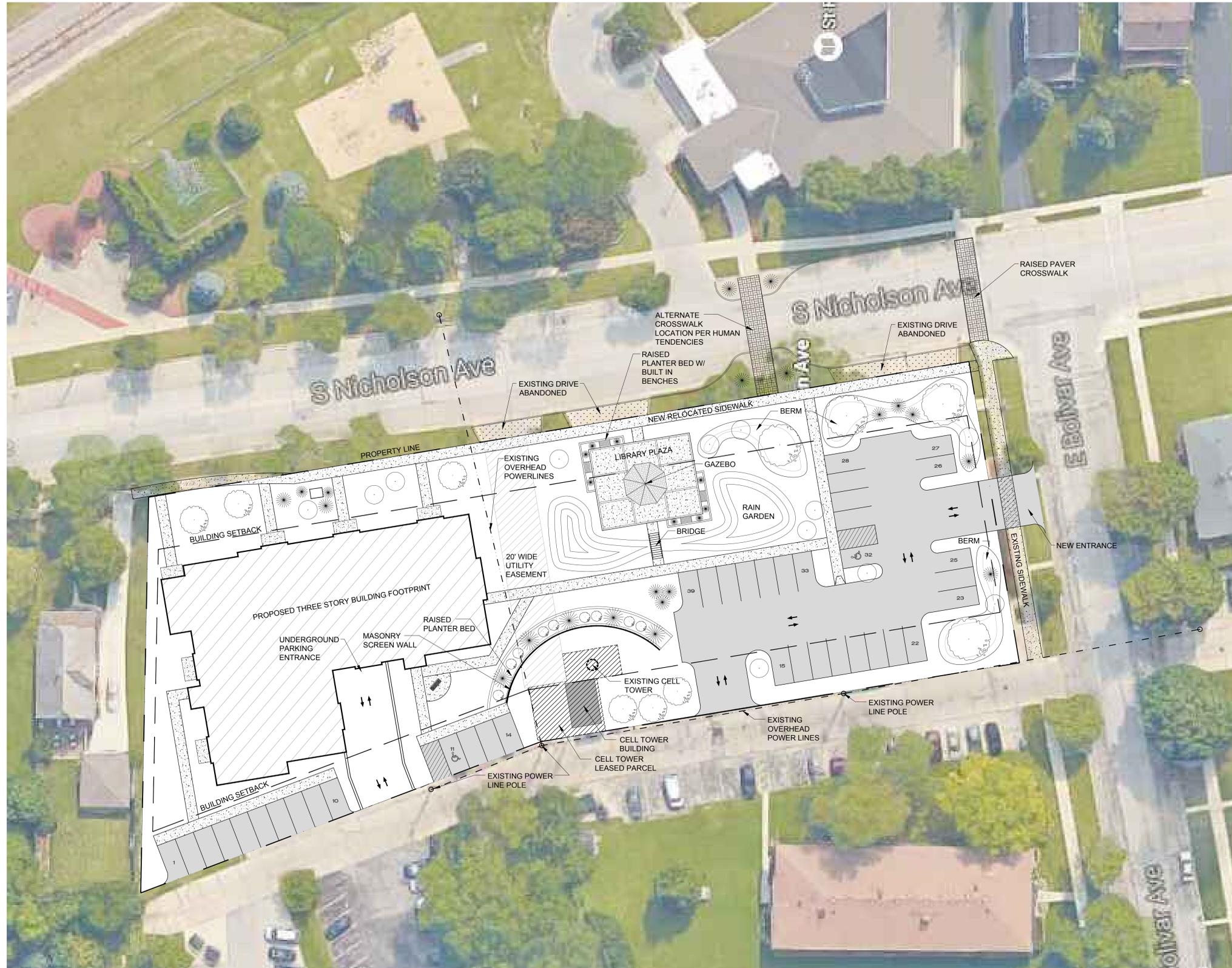


Notes

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



539
 269
 0
 539 Feet
 NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
 © MCAMLIS
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



FIRST FLOOR	
5	(2) BEDROOM APARTMENTS
2	(3) BEDROOM APARTMENTS
SECOND FLOOR	
6	(2) BEDROOM APARTMENTS
2	(3) BEDROOM APARTMENTS
THIRD FLOOR	
6	(2) BEDROOM APARTMENTS
2	(3) BEDROOM APARTMENTS
23	TOTAL APARTMENTS

BUILDING SIZE	
LOWER LEVEL	- 11,547 S.F.
FIRST FLOOR	- 11,547 S.F.
SECOND FLOOR	- 11,547 S.F.
THIRD FLOOR	- 11,547 S.F.
TOTAL	- 46,118 S.F.

PARKING	
SURFACE PARKING: SHARED LIBRARY	- 25 STALLS
SURFACE PARKING: APARTMENTS	- 14 STALLS
UNDERGROUND PARKING	- 25 STALLS
TOTAL	- 64 STALLS

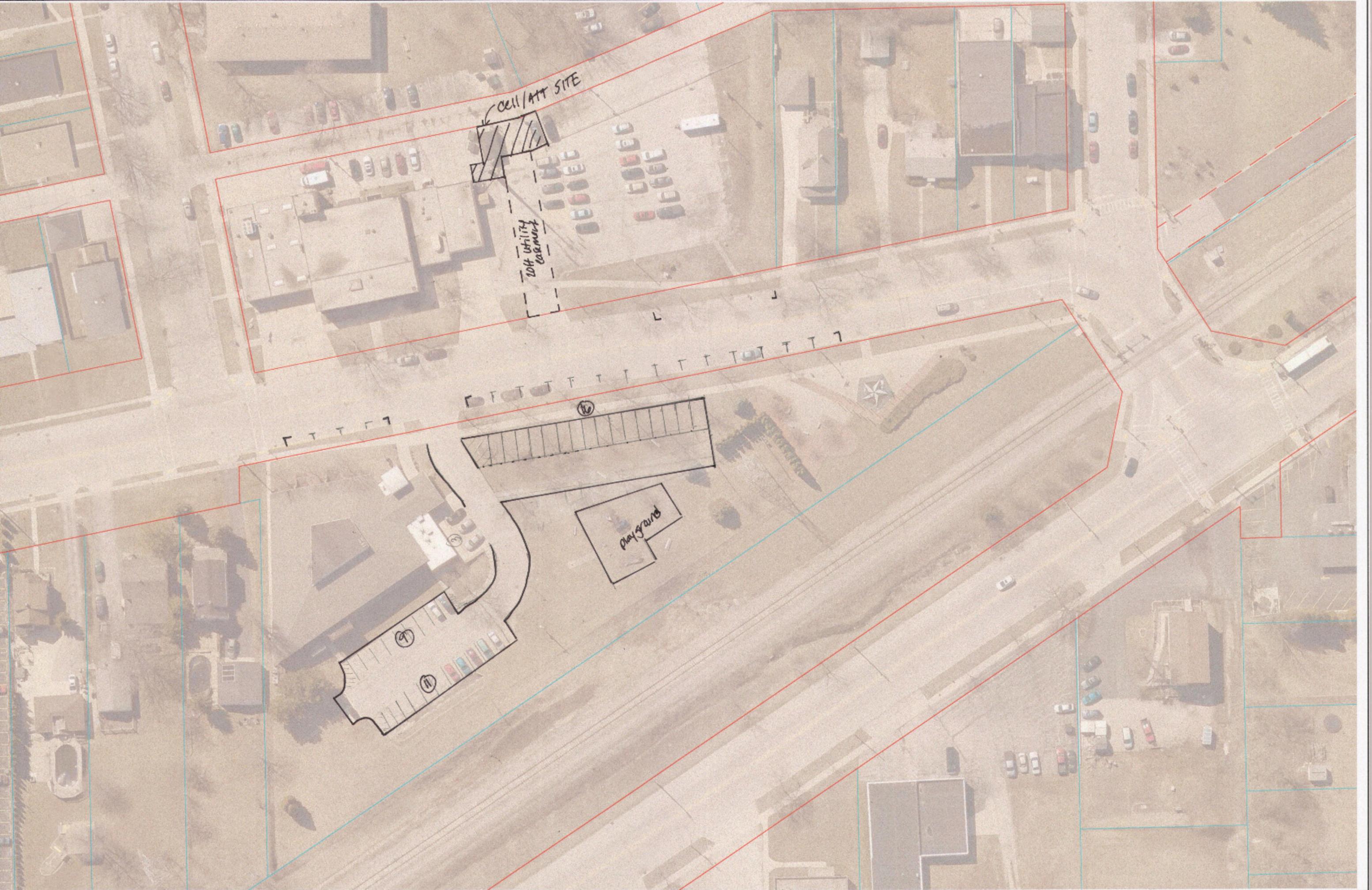
STORAGE UNITS	
10	Storage Units per Floor
30	Total Storage Units

SCHEMATIC PROPOSED
APARTMENT BUILDING
 4235 S. NICHOLSON AVE • ST. FRANCIS, WI 53235

PROFESSIONAL SEAL

PRELIMINARY DATES
 FEBRUARY 16, 2016
 FEBRUARY 29, 2016

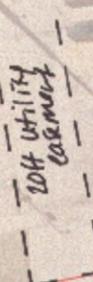
NOT FOR CONSTRUCTION



CELL / ATT SITE



soft utility easement



playground

