

NEUMANN DEVELOPMENTS, INC. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2017-_____

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10. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Southbrook Church, Inc., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Southbrook Church, Inc., with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2017-_____

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
PARK CIRCLE CONDOMINIUMS AT APPROXIMATELY 9733 SOUTH 76TH STREET
(NEUMANN DEVELOPMENTS, INC., APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a condominium plat for Park Circle Condominiums (total development includes 54 duplex single-family condominiums; the plat includes three building pads for three 2-unit condominiums, the remainder of the properties being expansion lands), such plat being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of the Northeast 1/4 of said Section 28; thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet to the Point of Beginning; Thence continuing South 00°15'12" East along said east line, 157.59 feet; thence South 88°30'36" West, 60.01 feet to the west right of way line of South 76th Street-County Trunk Highway "U"; thence South 00°15'12" East along said west right of way line, 285.15 feet to the north line of Parcel 1 of Certified Survey Map No. 7040; thence South 88°30'36" West along said north line, 1264.54 feet to the west line of the East 1/2 of said Northeast 1/4; thence North 00°22'22" West along said west line, 670.96 feet to the south line of Parcel 1 of Certified Survey Map No. 6114; thence North 88°31 '50" East along said south line, 933.85 feet to the west line of Parcel 1 of Certified Survey Map No. 4504; thence South 00°15'12" East along said west line, 219.45 feet to the south line of said Parcel 1; thence North 89°44'48" East along said south line, 392.00 feet to the Point of Beginning, more specifically, of the property located at approximately 9733 South 76th Street, bearing Tax Key No. 896-9999-007, Neumann Developments, Inc., applicant; said Condominium Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the Department of City Development and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on August 3, 2017, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed condominium plat is appropriate for approval pursuant to law upon certain conditions and is 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, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Condominium Plat for Park Circle Condominiums, as submitted by Neumann Developments, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
PARK CIRCLE CONDOMINIUMS
RESOLUTION NO. 2017-_____

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1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, and that all minor technical deficiencies within the Condominium Plat be rectified, all prior to the recording of the Condominium Plat.
2. Neumann Developments, Inc., applicant, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Park Circle Condominiums development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Neumann Developments, Inc., applicant, and the Park Circle Condominiums development for the property located at approximately 9733 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The Park Circle Condominiums development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
5. Applicants shall record the revised Condominium Plat with the Milwaukee County's Office of the Register of Deeds within 60 days of Common Council approval.
6. The applicant shall apply for and obtain, concurrently with the required Special Use application, a determination from the Common Council that the public road is reasonable and necessary in the public interest and shall not require the grant of a special exception (as set forth in Ordinance No. 2016-2224). Or alternatively, demonstrate that a minimum of 70 percent of the mature woodlands onsite are protected within the Conservation Easement, or prepare a restoration plan for the woodland impacts associated with the water main extension which confirms that the remaining tree line no longer meets the criteria for protection, for Department of City Development review and approval prior to issuance of a Building Permit.
7. The trees along the north property line, including those onsite and the canopies of trees located on the property to the north, shall be illustrated and included as part of the conservation easement. Alternatively, the applicant may demonstrate that a minimum of 70% of the mature woodlands onsite are protected within the

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
PARK CIRCLE CONDOMINIUMS
RESOLUTION NO. 2017-_____

Page 3

conservation easement and not protect the remaining 30%. The Condominium Plat shall be revised accordingly.

8. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Condominium Plat for Park Circle Condominiums be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a condominium plat, the City Clerk is hereby directed to obtain the recording of the Condominium Plat for Park Circle Condominiums with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

From: [Ronnie Asuncion](#)
To: [Nick Fuchs](#)
Cc: [Glen Morrow](#); [Sara Arnold](#)
Subject: Neumann Development, Inc.
Date: Monday, July 24, 2017 2:54:49 PM

Nick,

Please have these conditions below be part of your comments.

Certified Survey Map Review:

1. Must resolve the technical omissions and deficiencies identified by the Milwaukee County. Upon receipt of the comments from Milwaukee County, the City comments may be revised to reflect changes required by the County;
 - Page 8 of 8; under the CITY OF FRANKLIN COMMON COUNCIL APPROVAL, insert the sentence after Approved **“and dedication accepted”** by the Common Council
2. Must show 65-ft right of way dedication for South 76th CTH “U” for arterial width of right of way requirement.
3. Must have the approval from Milwaukee County regarding the proposed right of way connecting to Trunk Highway “U”. Development for this intersection must also be reviewed and approved by the County.
4. Must indicate on the proposed certified survey map when and who delineated the wetlands. If the wetland delineation was performed by someone without “Assured Delineator” classification, concurrence is required from the DNR.
5. Must show the detail of the wetlands with bearings and distances (Wetlands Table) on a separate sheet.
6. Must show all the proposed easements. All easements must have a separate document and it must be submitted to the Engineering Department for review and approval.
7. Must indicate in this proposal that **“Public Water and Sewer are not available in this area, public water and sewer must be extended for future development”**.
8. Please submit the final certified survey map in AutoCAD (Drawing File) and Pdf format electronically to Rasuncion@franklinwi.gov to update City of Franklin GIS system.

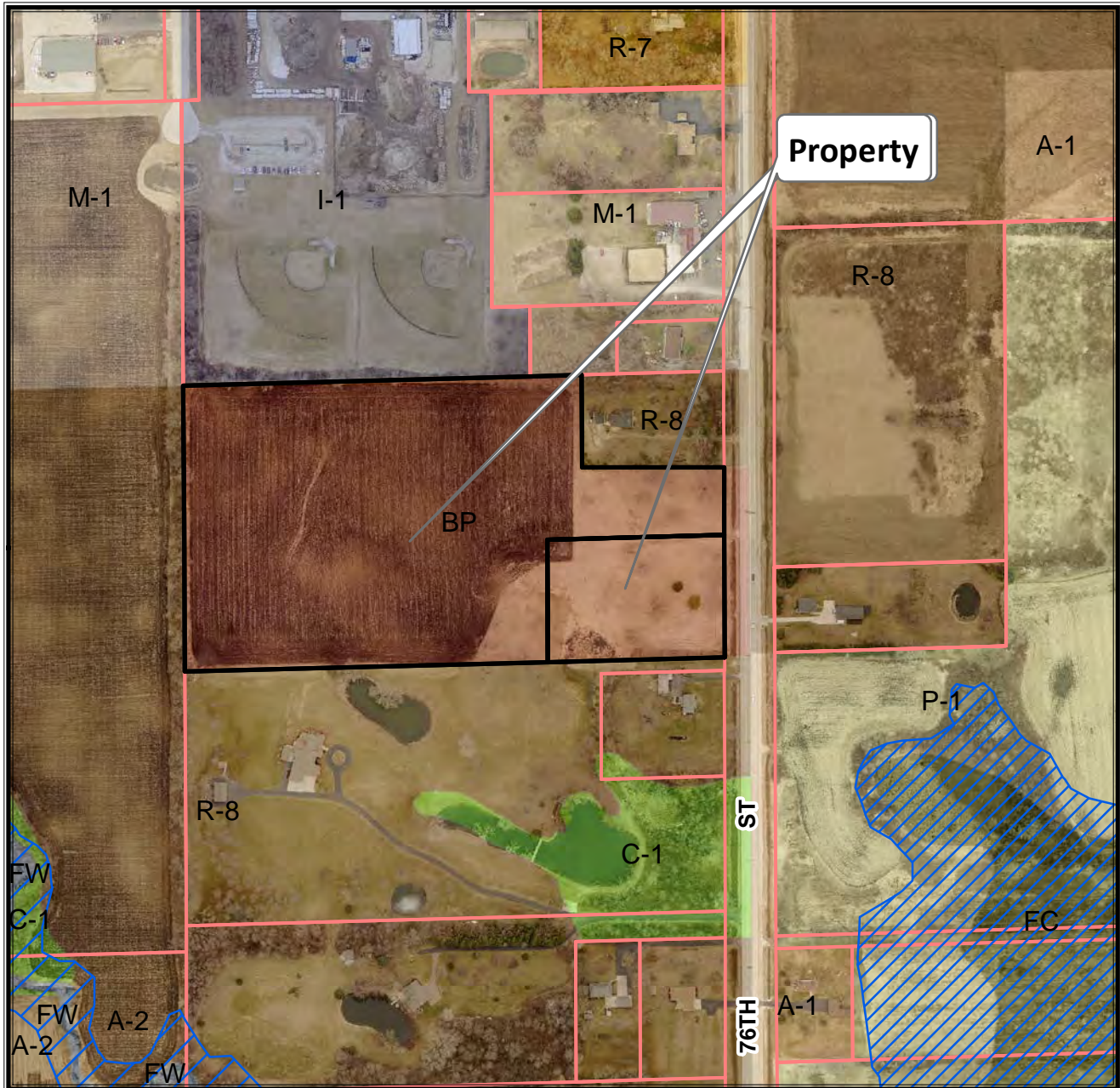
Condominium review:

1. Before recommending its approval the CSM must be recorded first.
2. Must submit engineering plans for review and approval.

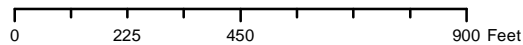
Thanks

Ronnie Asuncion
Engineering Lead Technician
City of Franklin
Engineering Department
(414)425-7510
rasuncion@franklinwi.gov

9733 S. 76th Street
TKN's 896 9999 007 and 896 9999 008

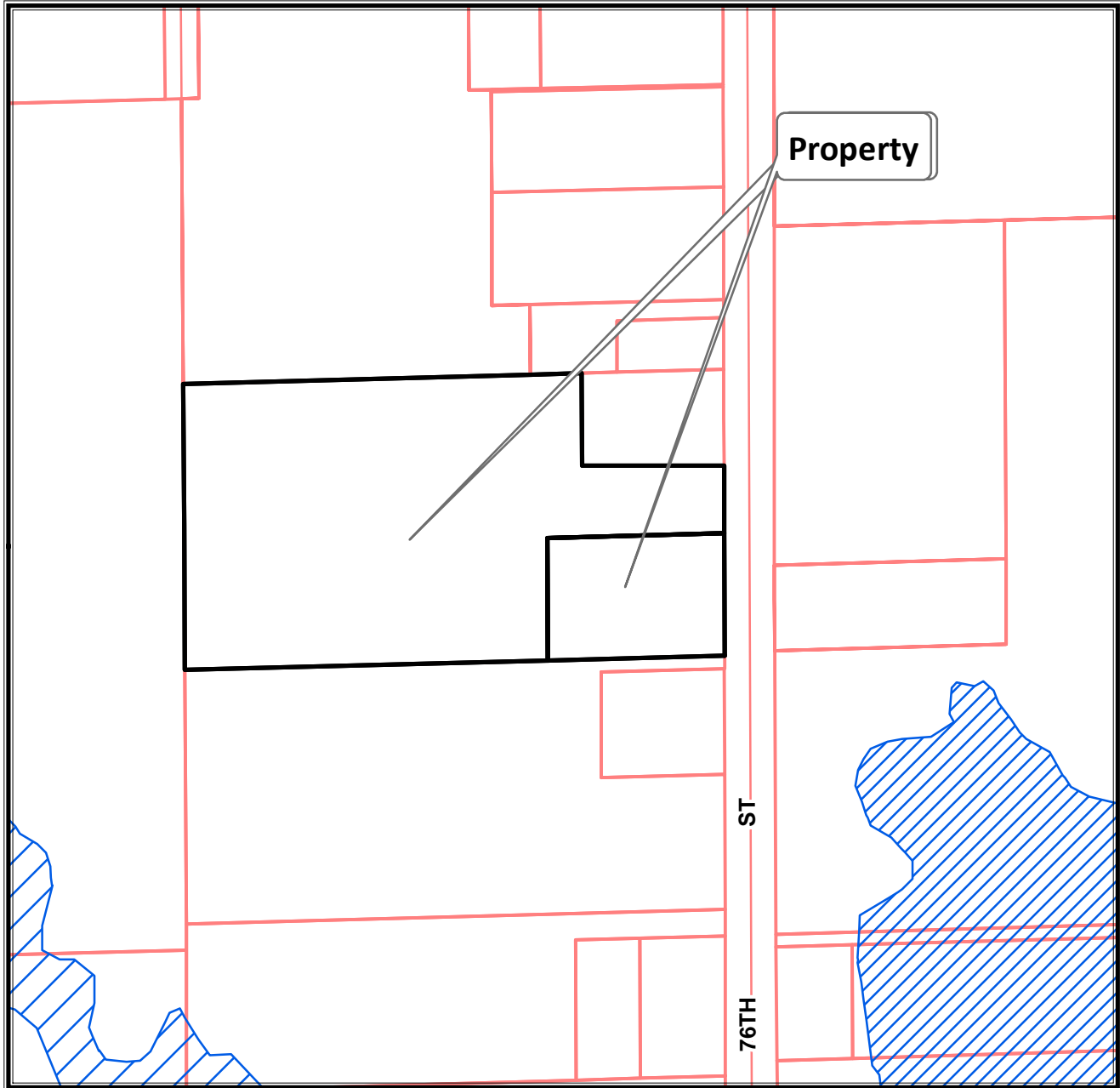


Planning Department
(414) 425-4024

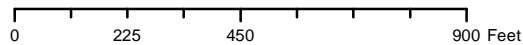


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9733 S. 76th Street
TKN's 896 9999 007 and 896 9999 008



Planning Department
(414) 425-4024



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





Franklin

JUL 17 2017

City Development

Park Circle

Project Summary

Neumann Developments is eager to provide details regarding its latest potential subdivision in the City of Franklin, located at 9733 S. 76th St. Neumann Developments has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000. Neumann Developments, Inc. has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in seven of the past nine years!

Project Summary for Park Circle:

- 54 duplex single family condominiums
- Density 3 units/acre
- Total Area 18.00 Acres

Current Zoning is R-8

The proposed development would utilize an access point at S. 76th St.

All units and stormwater management facilities are located in upland. A proposed 30' wide landscape buffer easement and outlot is suggested along S. 76th St. Landscape buffer-yards are incorporated into the design based on prior natural resource protection plan. A natural resource protection plan was completed in spring 2017 and incorporated into the design. Common area amenities including a passive park are planned for this community.

This community will be created with a common architectural requirements throughout the development. Multiple architectural styles of homes will be required. Typically four or more are incorporated into the design theme. The architectural details will be reviewed by an architectural control committee reviewing the minimum home size, construction materials, and other pertinent details regarding the community standards. The anticipated home size floor areas are to be between 1,400 square feet and 1,900 square feet and cost to be around \$320,000 to \$400,000.

- Variations on side entry and front entry for garage
- Deep lot and wide lots allow for variation on floor plan design
- Option sun room and bonus rooms also provide for varied building design

Park Circle is within the existing sanitary sewer and water service areas. Sanitary and water services would be obtained from off-site services located north along S. 76th St and/or 80th St.



Market Analysis

Projected Value Analysis

54 Condo Units x \$320,000 = \$17,280,000

Projected Absorption Rate = 16 Condo Units per year

A current review of condominium sales from \$320,000 to \$440,000 in Franklin from May 2016 to May 2017 indicated 14 units that have sold. There currently are 4 units available and 2 pending. Limited supply also had an impact of sales in the area. We anticipate the absorption rate of the development to generate 1.33 condo units to sell per month or approximately 16 units per year.

Projected School Impact = Less than $0.6 * 54 \text{ units} = 21.6 (22)$ students

There are several factors present in most parts of the country that tend to reduce education expenses per housing unit. The first is the average number of school-aged children present in the units. According to the American Housing Survey, there is, on average, only a little over one school-aged child for every two households in the U.S. The number is about 0.6 per household for single-family and under 0.4 per household for multifamily. So education costs per housing unit are lower than costs per pupil, simply because there is less than one pupil per household. We are envisioning empty nesters purchasing the majority of the condominiums in this development, therefore having a negligible effect on the Franklin Schools.

Projected Tax Revenue \$320,000/1000 ($320 * 24.09$) = \$7,709 per unit

- Average annual local govt. operating expense per housing unit in the Milwaukee Metropolitan Area (2010) \$3733 per unit (multi-family) **National Association of Home Builders and SEWRPC*

Projected Population Impact 1.95 residents per condominium unit ($54 * 1.95$) = 105 residents

Financial Plan for Project Implementation

Neumann Developments will make and install the public improvements reasonably necessary and will provide security to ensure that we will make those improvements within a reasonable time. Neumann Developments will post a Letter of Credit, at the commencement of the project in an amount not to exceed 120 percent of the estimated total cost to complete the required public improvements. This Letter of Credit will provide security for no more than 14 months after the date of public improvements for which the security is provided are substantially completed and upon substantial completion of the public improvements (binder coat installation on roads).

SECTION 15-3.0504

CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL DEVELOPMENT

Franklin

JUL 1 2011

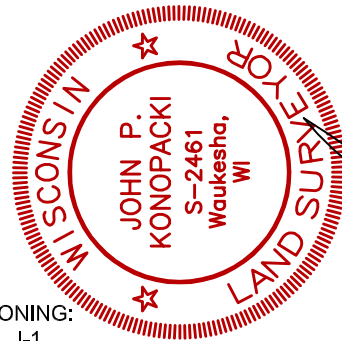
City Development

<p>STEP 1:</p>	<p>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>17.99</u></p> <p>Multiply by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0.00</u></p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =</p>	<p>0.00 acres</p>
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>17.99</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: <u>2.65</u></p> <p>Equals NET BUILDABLE SITE AREA =</p>	<p>15.34 acres</p>
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>15.34</u></p> <p>Multiply by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>5.00</u></p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE =</p>	<p>76.7 D.U.s</p>
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>17.99</u></p> <p>Multiply by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>5.00</u></p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE =</p>	<p>89.95 D.U.s</p>
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above);</p>	<p>76.7 D.U.s</p>

CERTIFIED SURVEY MAP NO. _____

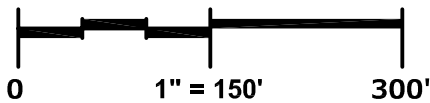
Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,
City of Franklin, Milwaukee County, Wisconsin

SEE SHEET 6 FOR LINE
AND CURVE TABLES
SEE SHEET 9 FOR NOTES
AND RESTRICTIONS



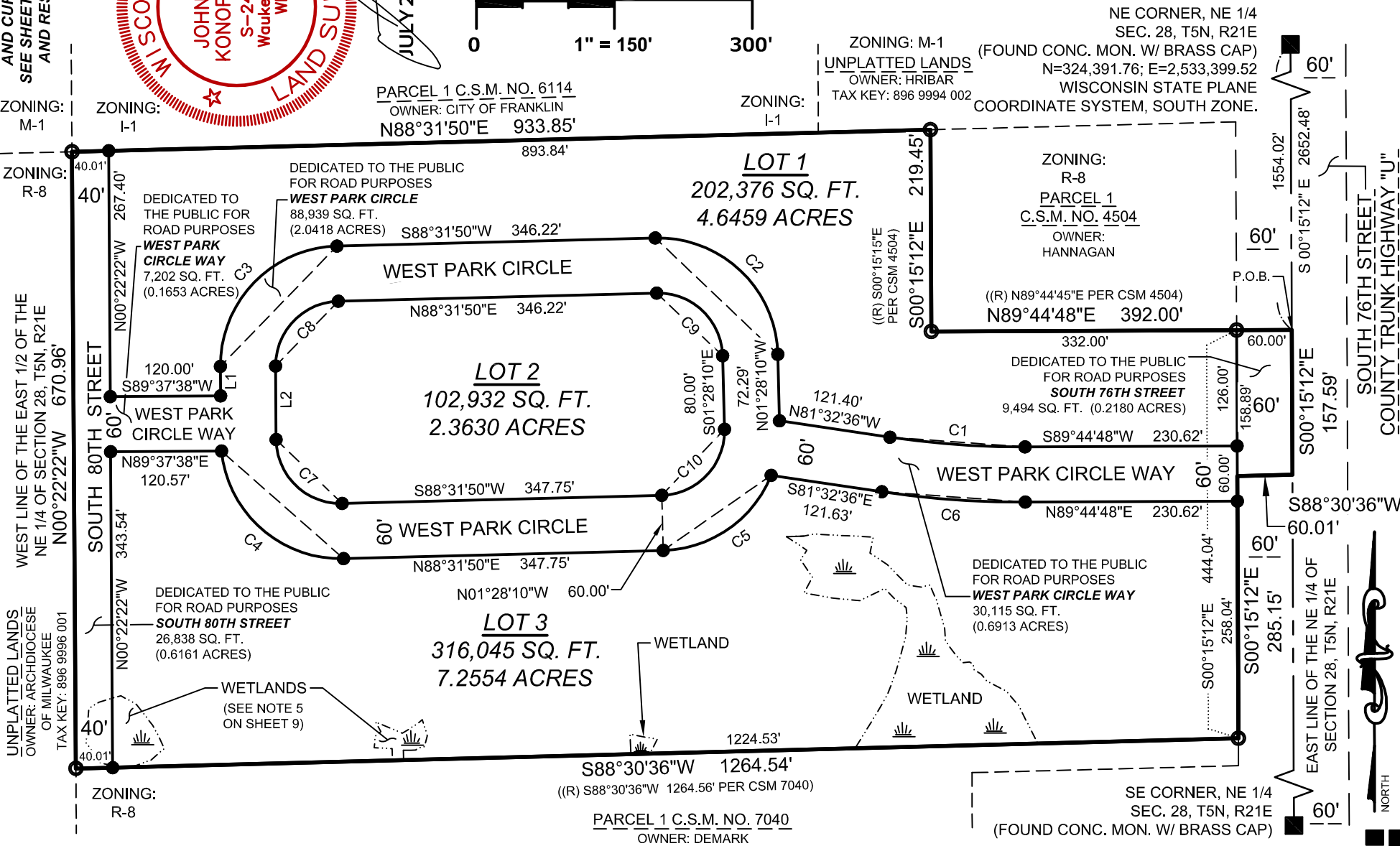
JULY 25, 2017

GRAPHICAL SCALE (FEET)



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- ☙ - Denotes Wetland



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

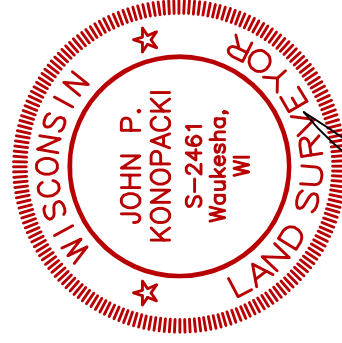
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

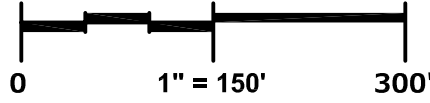


EASEMENT DETAIL
SEE SHEET 9 FOR NOTES
AND RESTRICTIONS



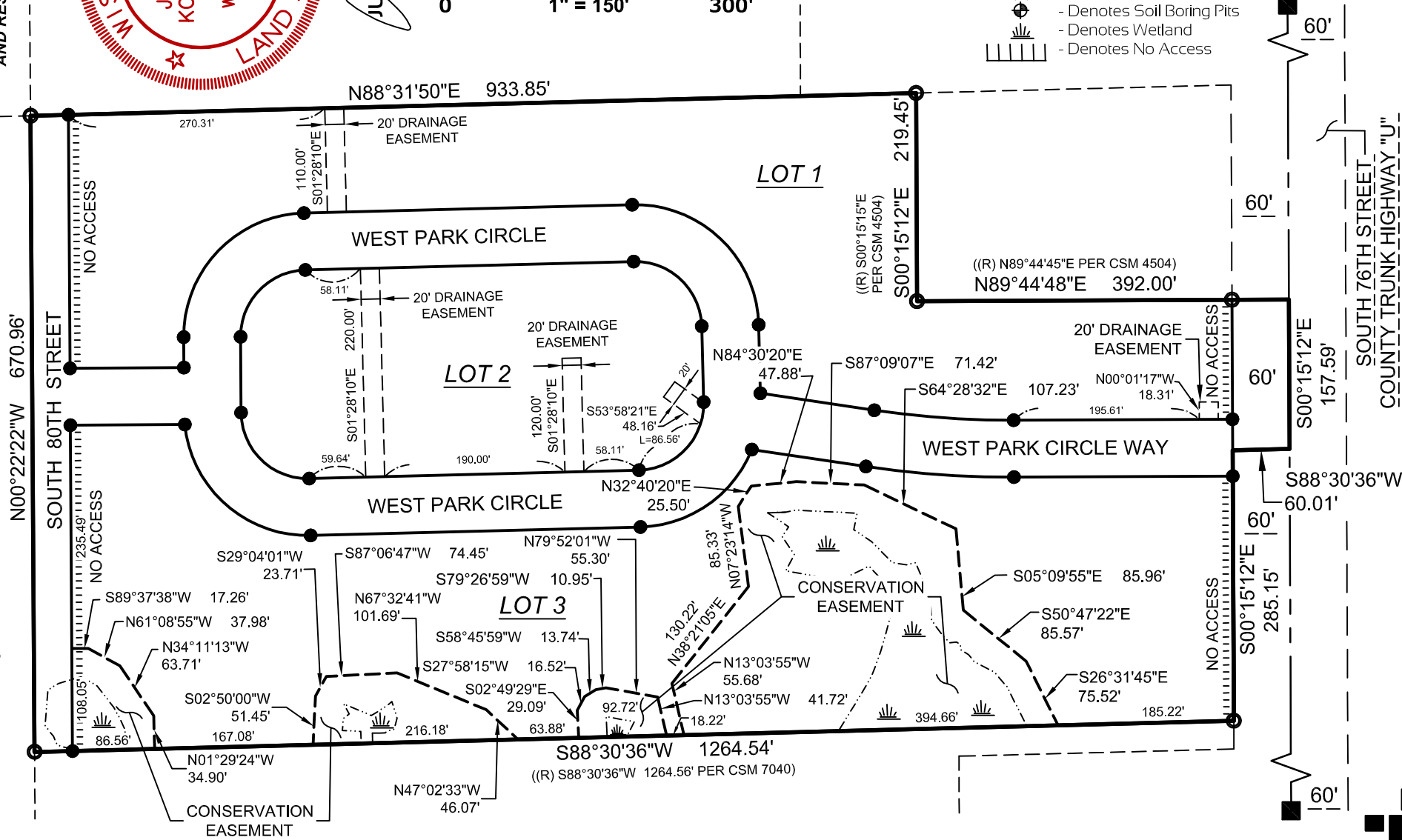
JULY 25, 2017

GRAPHICAL SCALE (FEET)



LEGEND:

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- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- ⊕ - Denotes Soil Boring Pits
- ▨ - Denotes Wetland
- - - - - Denotes No Access



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

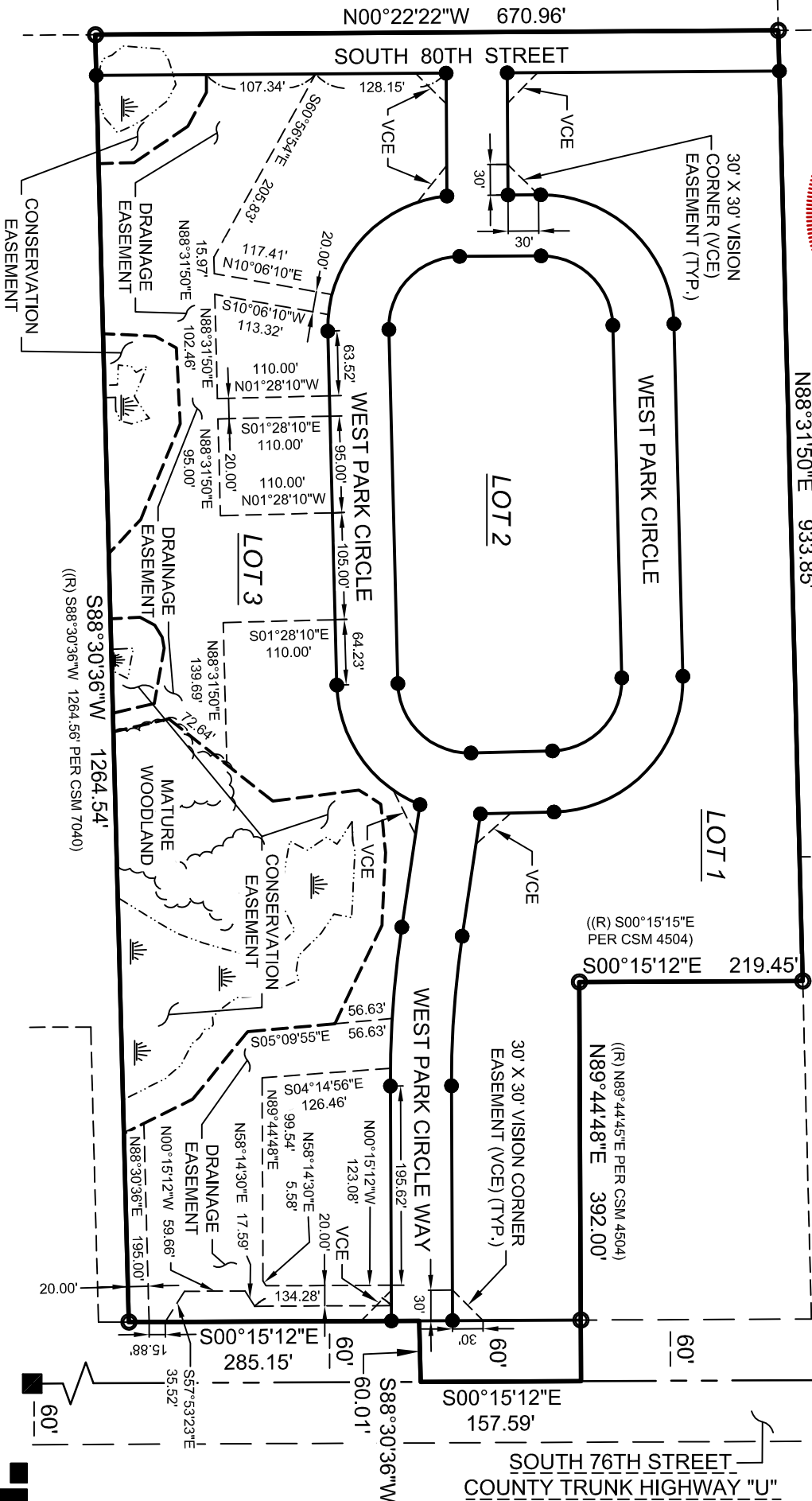
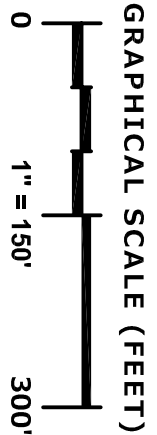
Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



EASEMENT DETAIL
SEE SHEET 9 FOR NOTES AND RESTRICTIONS



JULY 25, 2017



- LEGEND:**
- - Denotes Found 1" Iron Pipe Rebar, 15 LBS./FT.
 - - Denotes "Recorded As"
 - (R) - Denotes Soil Boring Pits
 - ▤ - Denotes Wetland
 - ▨ - Denotes No Access

Prepared By:
PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD | SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00
SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. _____

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,
City of Franklin, Milwaukee County, Wisconsin

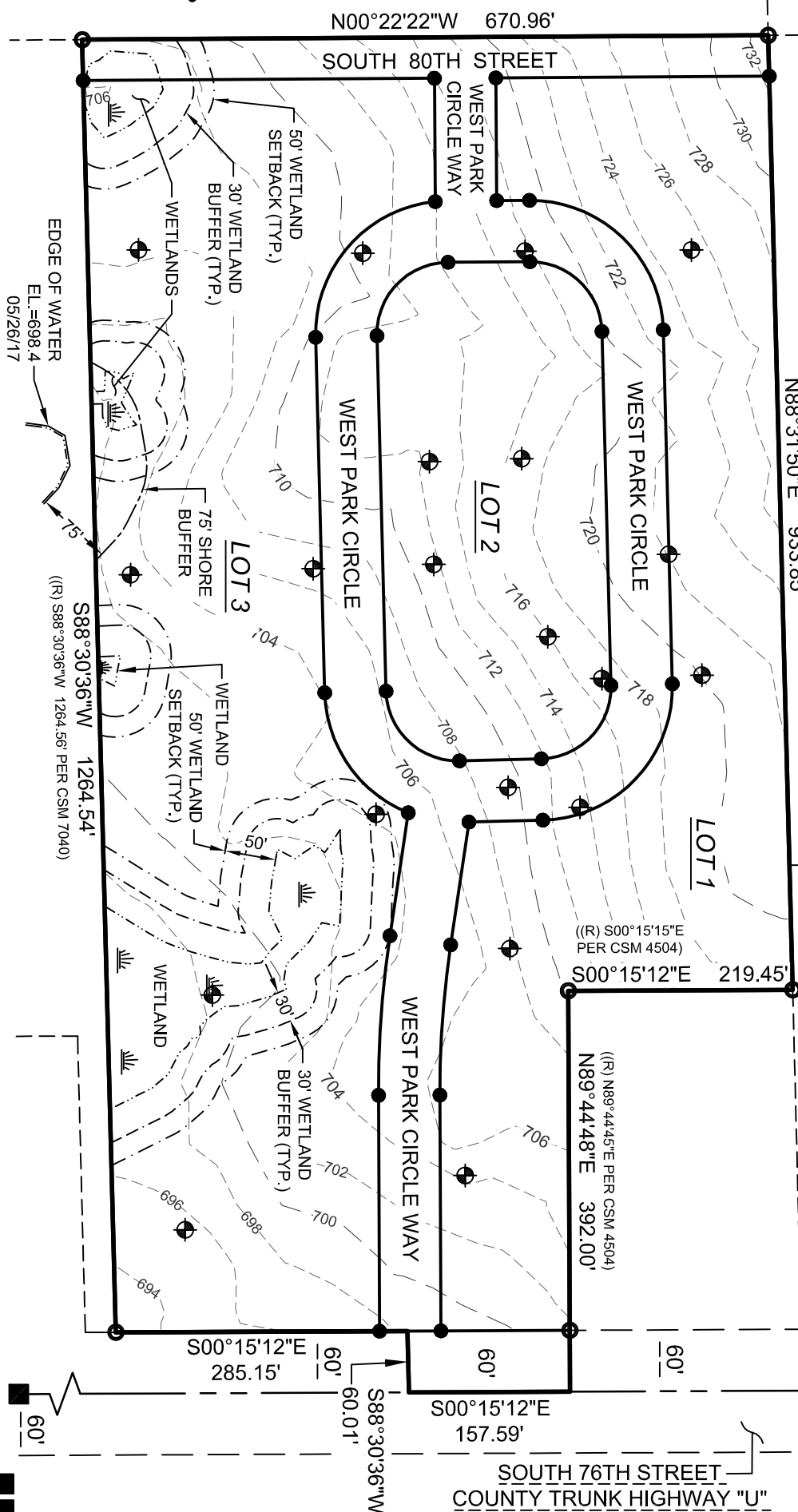
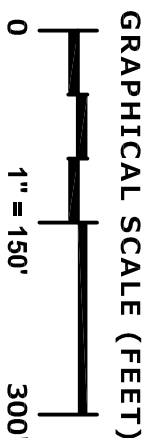


ENVIRONMENTAL DETAIL

SEE SHEET 9 FOR NOTES
AND RESTRICTIONS



JULY 25, 2017



- LEGEND:**
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 - (R) - Denotes "Recorded As"
 - ⊕ - Denotes Soil Boring Pits
 - ⊞ - Denotes Wetland

Prepared By:
PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD | SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00
 SHEET 4 OF 9

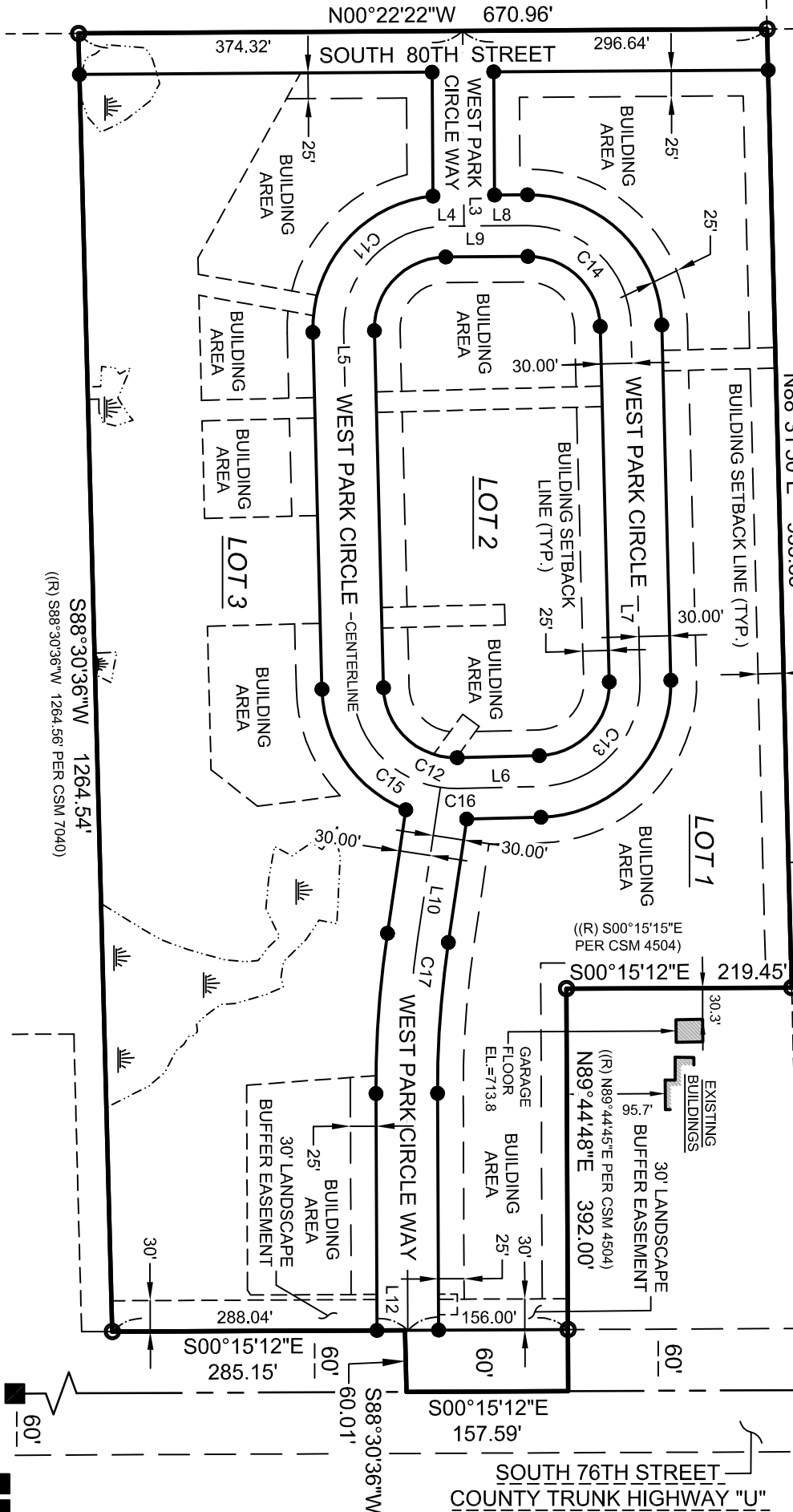
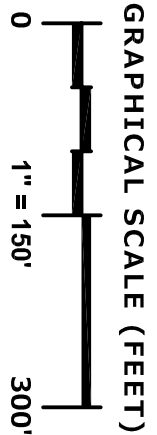
CERTIFIED SURVEY MAP NO. _____

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

LOT DETAIL
SEE SHEET 6 FOR LINE AND CURVE TABLES
SEE SHEET 9 FOR NOTES AND RESTRICTIONS



JULY 25, 2017



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- - Denotes Found 1" Iron Pipe
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Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Subject Property Zoning: R-8 Multiple-Family Residence District
Street Setback=25 Feet; Side Setback=5 Feet; Rear Setback=25 Feet
Tax Key Numbers: 896-9999-007 & 896-9999-008

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00
SHEET 5 OF 9

CERTIFIED SURVEY MAP NO. _____

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,
City of Franklin, Milwaukee County, Wisconsin

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	147.46'	970.00'	008°42'36"	S85°53'54"E	147.32'	S89°44'48"W	N81°32'36"W
C2	204.20'	130.00'	090°00'00"	N46°28'10"W	183.85'	N01°28'10"W	S88°31'50"W
C3	201.72'	130.00'	088°54'12"	S44°04'44"W	182.08'	S88°31'50"W	S00°22'22"E
C4	194.54'	130.00'	085°44'31"	S48°35'54"E	176.89'	S05°43'39"E	N88°31'50"E
C5	151.41'	130.00'	066°43'53"	N55°09'53"E	143.00'	N88°31'50"E	N21°47'57"E
C6	156.58'	1030.00'	008°42'36"	S85°53'54"E	156.43'	N89°44'48"E	S81°32'36"E
C7	111.30'	70.00'	091°05'48"	S45°55'16"E	99.94'	S88°31'50"W	N00°22'22"W
C8	108.62'	70.00'	088°54'12"	S44°04'44"W	98.04'	N00°22'22"W	N88°31'50"E
C9	109.96'	70.00'	090°00'00"	N46°28'10"W	98.99'	N88°31'50"E	S01°28'10"E
C10	109.96'	70.00'	090°00'00"	N43°31'50"E	98.99'	S01°28'10"E	S88°31'50"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°22'22"E	32.15'
L2	N00°22'22"W	80.01'

CENTERLINE CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	158.99'	100.00'	091°05'48"	S45°55'16"E	142.77'
C12	157.08'	100.00'	090°00'00"	N43°31'50"E	141.42'
C13	157.08'	100.00'	090°00'00"	N46°28'10"W	141.42'
C14	155.17'	100.00'	088°54'12"	S44°04'44"W	140.06'
C15	139.76'	100.00'	080°04'26"	N48°29'37"E	128.66'
C16	17.32'	100.00'	009°55'34"	N03°29'37"E	17.30'
C17	152.02'	1000.00'	008°42'36"	S85°53'54"E	151.87'

CENTERLINE LINE TABLE		
LINE NO.	BEARING	DISTANCE
L3	N89°37'38"E	190.00'
L4	S00°22'22"E	17.87'
L5	N88°31'50"E	347.75'
L6	N01°28'10"W	80.00'
L7	S88°31'50"W	346.22'
L8	S00°22'22"E	62.14'
L9	S00°22'22"E	80.01'
L10	S81°32'36"E	148.12'
L12	N89°44'48"E	230.62'

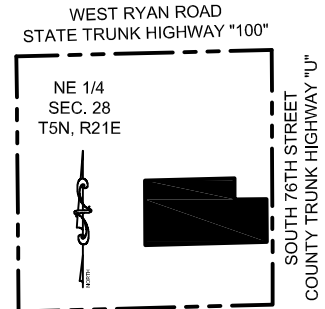


JULY 25, 2017

CERTIFIED SURVEY MAP NO. _____

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

VICINITY SKETCH SCALE 1"=2000'



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 28;
Thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet to the Point of Beginning;

Thence continuing South 00°15'12" East along said east line, 157.59 feet;
Thence South 88°30'36" West, 60.01 feet to the west right of way line of South 76th Street - County Trunk Highway "U";
Thence South 00°15'12" East along said west right of way line, 285.15 feet to the north line of Parcel 1 of Certified Survey Map No. 7040;
Thence South 88°30'36" West along said north line, 1264.54 feet to the west line of the East 1/2 of said Northeast 1/4;
Thence North 00°22'22" West along said west line, 670.96 feet to the south line of Parcel 1 of Certified Survey Map No. 6114;
Thence North 88°31'50" East along said south line, 933.85 feet to the west line of Parcel 1 of Certified Survey Map No. 4504;
Thence South 00°15'12" East along said west line, 219.45 feet to the south line of said Parcel 1;
Thence North 89°44'48" East along said south line, 392.00 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 783,941 square feet (17.9968 acres) of land Gross and 621,353 square feet (14.2643 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of NEUMANN DEVELOPMENTS, INC, owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 in surveying, mapping and dividing the land with in this certified survey map.

Date: JULY 25, 2017





John P. Konopacki
Professional Land Surveyor S-2461

PREPARED FOR THE OWNER
AND SUBDIVIDER:
NEUMANN DEVELOPMENTS, INC
CORY O'DONNELL
N27 W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PH: (262) 542-9200

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#901.00
SHEET 7 OF 9

CERTIFIED SURVEY MAP NO. _____

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

NEUMANN DEVELOPMENTS, INC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

NEUMANN DEVELOPMENTS, INC, as owner, does further certify that the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 have been complied with and that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Franklin

IN WITNESS WHEREOF, the said NEUMANN DEVELOPMENTS, INC has caused these presents to be signed by Cory O'Donnell, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2017.

In the presence of: NEUMANN DEVELOPMENTS, INC

Cory O'Donnell - (Title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2017, Cory O'Donnell, (title) _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such (title) _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2017.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2017, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



[Signature]
JULY 25, 2017

CERTIFIED SURVEY MAP NO. _____

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East,
City of Franklin, Milwaukee County, Wisconsin

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved and dedication accepted by the Common Council of the City of Franklin by Resolution No. _____ Signed this
_____ day of _____, 2017.

Steve Olson, Mayor

Sandra L. Wesolowski, City Clerk

NOTES:

1. All measurements have been made to the nearest one-hundredth of a foot.
2. All angular measurements have been made to the nearest one second.
3. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079CO207E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Vertical Datum: Contours are shown at a 2' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 28, Town 5 North, Range 21 East, Elevation = 736.04.
5. Wetlands delineated by Wetland & Waterway Consulting, LLC ON April 22 and May 5, 2017.
6. Subject property to be serviced by municipal sanitary sewer and water.
7. VISION CORNER EASEMENT RESTRICTIONS: No visual obstructions, such as structures, parking, or vegetation, shall be permitted between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the Vision Corner Easement.
8. Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East has a bearing of N00°15'12" W.
9. NO ACCESS NOTE: NEUMANN DEVELOPMENTS, INC, as owner, hereby restricts all lots in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with South 76th Street - County Trunk Highway "U" or South 80th Street, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statutes, and shall be enforceable by the Department of Transportation.
10. The City of Franklin Department of Public Works facility located to the north is to be expanded for future storage yard use, including the removal of existing recreation/baseball field use.
11. 30' LANDSCAPE BUFFER EASEMENT: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.

CONSERVATION EASEMENT RESTRICTIONS

- Construct or place buildings or any structure;
- Construct or make any improvements, unless, notwithstanding Covenant 1 above, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like;
- Excavate, dredge, grade, mine, drill, or change the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees;
- Conduct any filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris;
- Plant any vegetation not native to the protected property or not typical wetland vegetation;
- Operate snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles.

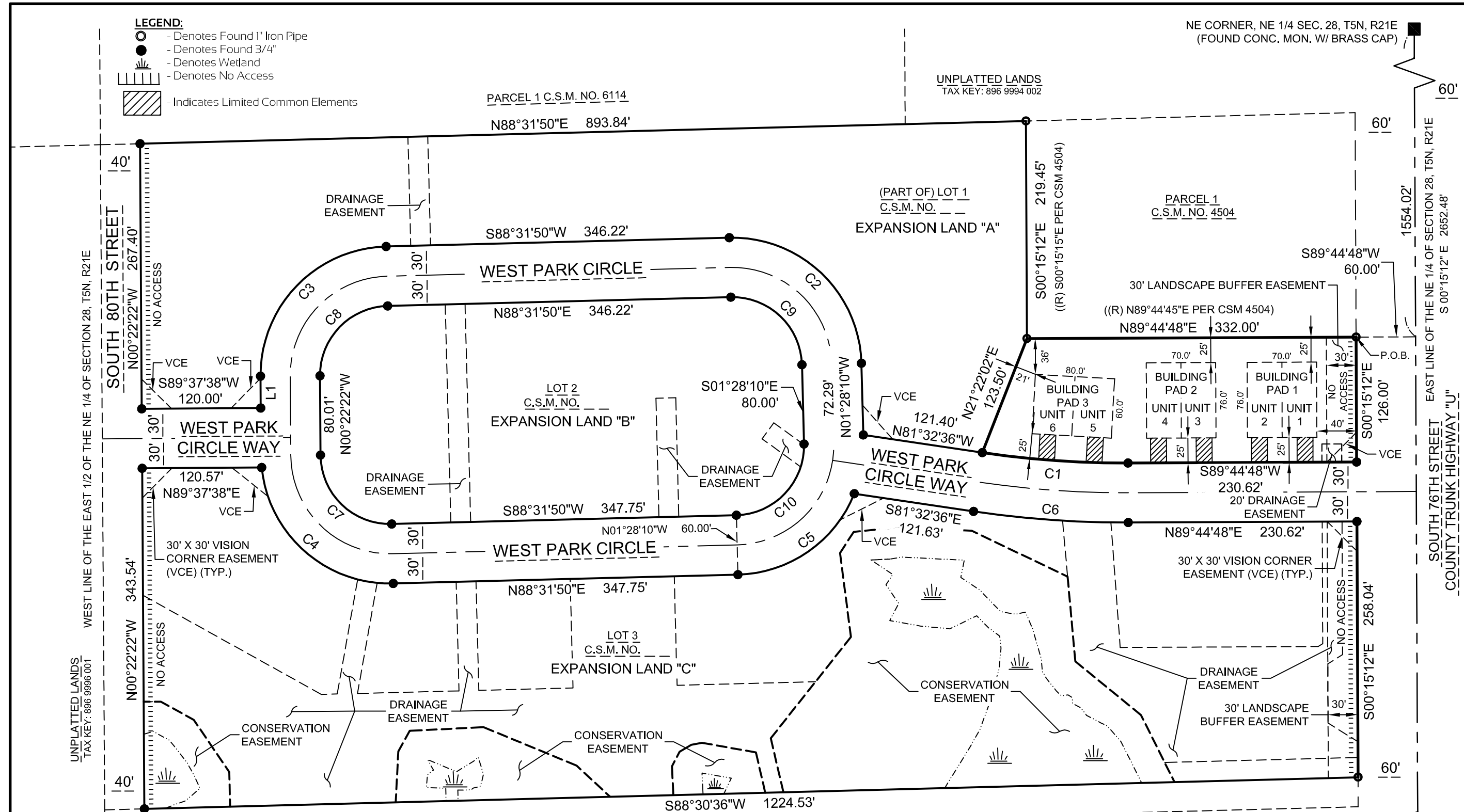


JULY 25, 2017

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

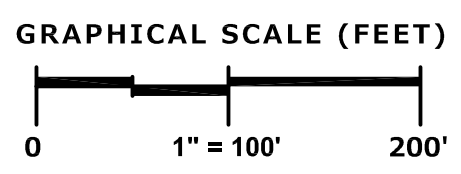
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SHEET 9 OF 9



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4"
 - ▨ - Denotes Wetland
 - - Denotes No Access
 - ▨ - Indicates Limited Common Elements

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.
 - Expansion Land may contain up to an additional 48 Units for a total of 54 Units in "Park Circle".
 - All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
 - Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service. These items may be modified subject to Condominium Association approval without revising the Condominium Plat.
 - Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
 - The Declarant has the sole right to determine the location, size and other similar features within the Land Expansion Areas including without limitation the future Units, General Common Elements and Limited Common Elements.
 - Wetlands delineated by Wetland & Waterway Consulting, LLC ON April 22 and May 5, 2017.
 - VISION CORNER EASEMENT RESTRICTIONS: No visual obstructions, such as structures, parking, or vegetation, shall be permitted between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the Vision Corner Easement.
 - NO ACCESS: No right of direct vehicular ingress or egress to South 76th Street - County Trunk Highway "U" or South 80th Street, as shown on this Condominium Plat.
 - 30' LANDSCAPE BUFFER EASEMENT: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.
 - The City of Franklin Department of Public Works facility located to the north is to be expanded for future storage yard use, including the removal of existing recreation/baseball field use.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East has a bearing of N00°15'12" W.

CONDOMINIUM PLAT OF PARK CIRCLE

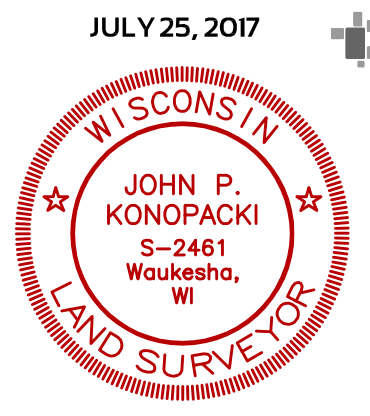
City of Franklin, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

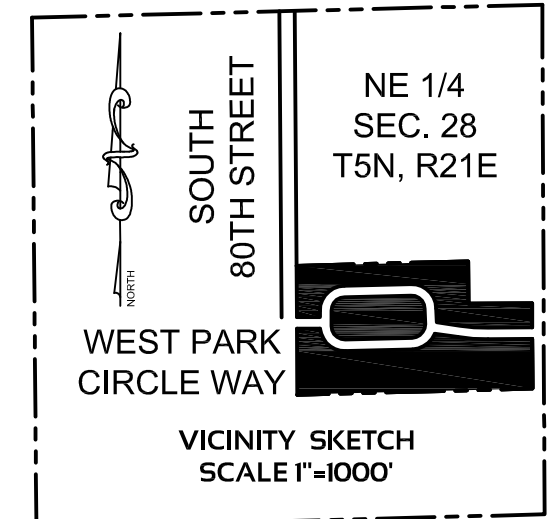
STATE OF WISCONSIN
 WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of PARK CIRCLE, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED
 JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461
 REGISTER OF DEEDS



WEST RYAN ROAD
 STATE TRUNK HIGHWAY "100"



ADDRESS:

- UNIT 1: _____ West Park Circle Way, Franklin, Wisconsin
- UNIT 2: _____ West Park Circle Way, Franklin, Wisconsin
- UNIT 3: _____ West Park Circle Way, Franklin, Wisconsin
- UNIT 4: _____ West Park Circle Way, Franklin, Wisconsin
- UNIT 5: _____ West Park Circle Way, Franklin, Wisconsin
- UNIT 6: _____ West Park Circle Way, Franklin, Wisconsin

www.pinnacle-engr.com

LEGAL DESCRIPTION:

Part of Lot 1 of Certified Survey Map No. _____, recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the northeast corner of Lot 1 of said Certified Survey Map No. _____; Thence South 00°15'12" East along the east line of said Lot 1, 126.00 feet to the north right of way line of West Park Circle Way; Thence South 89°44'48" West along said north right of way line, 230.62 feet to a point of curvature; Thence northwesterly 147.46 feet along the arc of a curve to the right, whose radius is 970.00 feet and whose chord bears North 85°53'54" West, 147.32 feet; Thence North 21°22'02" East, 123.50 feet to the southwest corner of Parcel 1 of Certified Survey Map No. 4504 and a north line of said Lot 1; Thence North 89°44'48" East along said north line, 332.00 feet to the Point of Beginning.

EXPANSION LAND "A" LEGAL DESCRIPTION:

Part of Lot 1 of Certified Survey Map No. _____, recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of Lot 1 of said Certified Survey Map No. _____; Thence South 89°44'48" West along the north line of said Lot 1, 332.00 feet to the Point of Beginning;

Thence South 21°22'02" West, 123.50 feet to the north right of way line of West Park Circle Way; Thence North 81°32'36" West along said north right of way, 121.40 feet to the east right of way line of Park Circle; Thence the following courses along said right of way line of Park Circle: North 01°28'10" West, 72.29 feet; Northwesterly 204.20 feet along the arc of a curve to the left, whose radius is 130.00 feet and whose chord bears North 46°28'10" West, 183.85 feet; South 88°31'50" West; 346.22 feet; Southwesterly 201.72 feet along the arc of a curve to the left, whose radius is 130.00 feet and whose chord bears South 44°04'44" West, 182.08 feet; South 00°22'22" East, 32.15 feet to the north right of way line of West Park Circle Way; Thence South 89°37'38" West along said north right of way line, 120.00 feet to the east right of way line of South 80th Street; Thence North 00°22'22" West along said east right of way line, 267.40 feet to the north line of said Lot 1; Thence North 88°31'50" East along said north line, 893.84 feet to the east line of said Lot 1; Thence South 00°15'12" East along said east line, 219.45 feet to the Point of Beginning.

EXPANSION LAND "B" LEGAL DESCRIPTION:

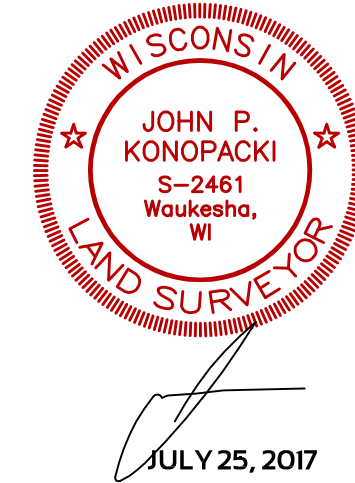
Lot 2 of Certified Survey Map No. _____, recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

EXPANSION LAND "C" LEGAL DESCRIPTION:

Lot 3 of Certified Survey Map No. _____, recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

**CONDOMINIUM PLAT OF
PARK CIRCLE**

City of Franklin, Milwaukee County, Wisconsin



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°22'22"E	32.15'

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	147.46'	970.00'	008°42'36"	N85°53'54"W	147.32'	S89°44'48"W	N81°32'36"W
C2	204.20'	130.00'	090°00'00"	N46°28'10"W	183.85'	N01°28'10"W	S88°31'50"W
C3	201.72'	130.00'	088°54'12"	S44°04'44"W	182.08'	S88°31'50"W	S00°22'22"E
C4	194.54'	130.00'	085°44'31"	S48°35'54"E	176.89'	S05°43'39"E	N88°31'50"E
C5	151.41'	130.00'	066°43'53"	N55°09'53"E	143.00'	N88°31'50"E	N21°47'57"E
C6	156.58'	1030.00'	008°42'36"	S85°53'54"E	156.43'	N89°44'48"E	S81°32'36"E
C7	111.30'	70.00'	091°05'48"	S45°55'16"E	99.94'	S88°31'50"W	N00°22'22"W
C8	108.62'	70.00'	088°54'12"	S44°04'44"W	98.04'	N00°22'22"W	N88°31'50"E
C9	109.96'	70.00'	090°00'00"	N46°28'10"W	98.99'	N88°31'50"E	S01°28'10"E
C10	109.96'	70.00'	090°00'00"	N43°31'50"E	98.99'	S01°28'10"E	S88°31'50"W

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1.0 INTRODUCTION

On behalf of Neumann Companies, Inc., Wetland & Waterway Consulting, LLC and Ecological Services of Milwaukee, Inc. (ESM, Inc.) are pleased to provide this Natural Resources Protection Plan (NRPP) Report for a proposed residential development project. The proposed project is located on an approximate 17.99-acre property at 9725-9733 South 76th Street in the City of Franklin, Milwaukee County, Wisconsin, herein after referred to as the “study area”.

The study area is located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 5 North, Range 21 East, in the City of Franklin (Appendix A, Figure 1), and is bordered by South 76th Street on the east, residential properties to the north and south, and agricultural lands to the west.

1.1 Statement of Qualifications

Dave Meyer of Wetland & Waterway Consulting, LLC is an independent environmental consultant providing wetland delineations, environmental permitting services, site assessments, and planning advice. He obtained a master’s degree in Natural Resources Management from Southern Illinois University-Carbondale in 1977. Mr. Meyer has held technical and administrative positions in wetland and water resources specialties with the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers. He has satisfactorily completed the Reg IV Wetland Delineation training offered by the U.S. Army Corps of Engineers, the Advanced Wetland Delineation training conducted by the University of Wisconsin-LaCrosse in 2002 and 2007, the USACOE/WIDNR 1987 Wetland Delineation Manual Midwest Region Supplement Training in 2009, the USACOE/WIDNR 1987 Wetland Delineation Manual Northcentral/Northeast Region Supplement Training in 2010, the Basic Hydric Soil ID training conducted by the University of Wisconsin-LaCrosse in 2011, the Wetland Training Institute’s Advanced Hydrology for Jurisdictional Determinations in 2016, and the SEWRPC Environmental Corridor Delineation Workshops in 2004 and 2015. Mr. Meyer is recognized by the Wisconsin Department of Natural Resources as an Assured Delineator.

ESM, Inc. provides ecological services including wetland assessments and delineations, wetland restoration and mitigation planning, long-term compliance monitoring, native plant community planting plans and specifications, NEPA documentation, environmental permitting and agency coordination services. The firm’s owner has 27 years of experience and extensive professional training in plant ecology, wetland ecology, botany, and native plant community restoration.

2.0 METHODS

2.1 Analysis of Existing Conditions

Prior to conducting fieldwork, ESM reviewed documents and mapping for the site, including the following:

- United States Geological Survey Topographic Map
- Wisconsin Department of Natural Resources Surface Water Data Viewer
- Wisconsin Wetland Inventory Map
- Hydric Soils

- Aerial Photography (2008, 2010, 2013 and 2015)

This information, in addition to other maps and documents, was also referenced for the Wetland Delineation Report compiled by Wetland & Waterway Consulting, LLC (Appendix B).

2.2 Field Investigations

ESM, Inc. performed a field investigation of the site on April 8 and April 21, 2017. The purpose of the investigation was to identify natural resources within the study area, including steep slopes, woodlands, lakes, ponds, streams, floodlands, wetlands, and ecological buffers and setbacks. As part of the investigation, ESM, Inc. identified and surveyed the locations of trees with a diameter at breast height (dbh) of at least eight inches located in woodlands within twenty-five feet of proposed improvements. In addition, the outline (drip line) of other woodlands was located. Surveying of the tree locations and drip lines was performed using a Trimble GeoXh with hurricane antenna, corrected to sub-decimeter accuracy. These features are graphically represented on the NRPP map (Appendix A, Figure 2).

Wetland investigations were performed by Wetland & Waterway Consulting, LLC, in April 2017 and are documented in Appendix B. Wetland boundaries mapped as part of this investigation were incorporated and graphically represented on the NRPP map.

2.3 GIS Analysis

GIS ArcMap software was used to map the natural resource features of the site shown on the NRPP map (Figure 1), combined with survey data (topography, buffers, setbacks and wetlands) provided by Pinnacle Engineering, Inc. of Brookfield, Wisconsin. GIS was used to determine the areas of all identified natural resources, buffers and setbacks.

3.0 RESULTS

The portion of the study area along 76th Street consists primarily of a grassy field with scattered trees and a wetland area. This portion of the study area also contains two mature forest areas.

The western portion of the study area has been plowed for agricultural use and is bordered on the north and west by a tree line and by a residential property to the south. The western half of the study area contains three wetlands. All resources identified within the study area are described below.

3.1 Existing Natural Resources

3.1.1 Steep Slopes

The City of Franklin's Unified Development Ordinance (UDO) defines three categories of steep slopes (10-20%; 20-30% and greater than 30%), all requiring at least a ten foot drop and a minimum area of 5,000 square feet.

There are no steep slopes, as defined by the UDO, within the study area.

3.1.2 Woodlands

The UDO defines a young woodland as an area or stand of trees whose total combined canopy covers an area of at least 0.50 acres, with at least 50% of the trees having a minimum diameter at breast height (dbh) of 3 inches.

A mature woodland is defined as an area or stand of trees whose total combined canopy covers an area of at least one acre and at least 50% of the trees have a dbh of 10 inches; or any grove of 8 or more trees with a minimum dbh of 12 inches whose combined canopies cover at least 50% of the area encompassed by the grove.

Each healthy tree, 8 inches or greater in dbh was identified, measured and located using GPS. Woodland boundaries and the woodland drip lines were also located and mapped using recent aerial photography. Woodland boundaries, tree locations, and a list of the trees identified and their dbh is provided on the NRPP figure in Appendix A.

Young Woodlands

There are no young woodlands, as defined by the UDO, within the study area.

Mature Woodlands

There are two mature woodlands located within the study area. One approximate 0.36-acre mature woodland is located in the southern portion of the study area and consists primarily of black walnut (*Juglans nigra*) trees in a grassy field and abutting the residential property to the south.

Another mature woodland lies along the northern boundary of the study area. This mature woodland consists of red oak, crabapple (*Malus* spp.), black walnut and silver maple (*Acer saccharinum*) trees. Most of the trees in this woodland lie directly on or just outside the property boundary; however, the tree drip line extends into the site, as depicted on Figure 2. The on-site portion of this mature woodland is approximately 0.23 acres.

3.1.3 Lakes and Ponds

Lakes are defined by the UDO as any body of water 2.0 acres or greater in size, measured at its maximum condition, whereas ponds are defined as bodies of water less than 2.0 acres measured at their maximum condition.

There are no lakes or ponds, as defined by the UDO, within the study area.

3.1.4 Streams

The UDO defines a stream as a course of running water, either perennial or intermittent, flowing in a channel.

There are no streams, as defined by the UDO, within the study area.

3.1.5 Shore Buffers

A shore buffer is defined by the UDO as the undisturbed land area and vegetation within seventy-five feet landward of the ordinary high water mark (OHWM) of all navigable waters and parallel to that OHWM.

There is one 0.12-acre shore buffer, as defined by the UDO, within the study area, located along the southern boundary of the site. This area is a portion of a buffer for a pond that lies on the adjacent residential property.

3.1.6 Floodplain Fringe

A floodplain fringe is defined by the UDO as floodlands outside of a floodway that are subject to inundation by the 100-year recurrence interval flood.

There are no floodplain fringe areas, as defined by the UDO, within the study area.

3.1.7 Floodway

The UDO defines the floodway as the portion of the 100-year flood that will safely convey the regulatory flood discharge with stage increases usually not exceeding 0.01 foot.

There are no floodways, as defined by the UDO, within the study area.

3.1.8 Wetlands

Wetlands are defined by the UDO as any area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

Wetlands were delineated by Wetland and Waterway Consulting, LLC. A report, documenting the wetland investigation and describing the results of that study, is included as Appendix B. Four wetlands were identified in the study, covering approximately 0.67 acres and consisting of shallow marsh, wet meadow, and farmed depressional area wetlands.

3.1.9 Shoreland Wetland

Shoreland wetland is defined by the UDO as a wetland that is located within a shoreland area (lands lying within one thousand feet of a lake, pond, or flowage or three hundred feet from a river or stream, or to the landward side of floodplain areas).

All of the 0.67 acres of wetland described in Section 3.1.8 is shoreland wetland.

3.1.10 Wetland Buffers

Wetland buffers are defined by the UDO as undisturbed land within thirty feet landward of the delineated boundary of any wetland and parallel to the delineated wetland boundary.

The wetland buffers associated with the delineated wetlands within the study area total 40,119 square feet (0.921 acres) and are shown on the NRPP map (Figure 1).

3.1.11 Wetland Setbacks

The UDO defines wetland setbacks as all landward areas defined by the minimum required horizontal setback distance of fifty feet from a delineated wetland boundary. The wetland setbacks associated with wetlands delineated in the study area extend for 26,877 square feet (0.617 acres) beyond the wetland buffers. The total area covered by wetland setbacks that overlaps and includes wetland buffers is 1.54 acres. Wetland setbacks are shown on Figure 1.

3.2 Calculation of Natural Resource Protection Land

Worksheets supporting the calculation of natural resource protection land are included in Appendix C. A total of 2.65 acres of resource protection land, consisting of shore buffer, wetland buffers, wetland setbacks and wetlands was identified within the study area.

4.0 NATURAL RESOURCE DISTURBANCES AND PRESERVATION

The City of Franklin's Unified Development Ordinance describes the mitigation requirements associated with the proposed site developments. The site intensity calculation tables are included in Appendix A. Based on the results of the NRPP site assessment, the proposed residential development (See Appendix A, Figure 3) will not affect any natural resources identified in Section 3.3 or their buffers or setbacks.

All identified natural resource features of the site, which include 0.59 acres of mature woodlands, 0.12 acres of shore buffer, 0.92 acres of wetlands buffers, 0.62 acres of wetland setbacks, and 0.67 acres of wetlands / shoreland wetlands shall be protected in perpetuity under a permanent Natural Resource Conservation Easement.

5.0. CLOSING

We appreciate the opportunity to work with you on this project. If you have any comments or questions regarding this report, please contact me at 262-719-4286.

Sincerely,



Dave Meyer, Owner
Wetland & Waterway Consulting, LLC



Rose M. Chmielewski
President, Sr. Ecologist
Ecological Services of Milwaukee, Inc.

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of August 3, 2017****Site Plan Amendment**

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan Amendment for the installation of two futsal courts at Croatian Park.

Project Name:	Croatian Park Futsal Courts Site Plan Amendment
Project Address:	9100-9140 S. 76 th Street
Property Owner:	Fed of Croatian Soc Inc.
Applicant:	Fed of Croatian Soc Inc.
Current Zoning:	P-1 Park District
2025 Comprehensive Plan:	Recreational
Use of Surrounding Properties:	Milwaukee County owned land to the north and east, vacant land zoned R-8 to the south and single-family residential to the west
Applicant's Action Requested:	Recommendation to the Plan Commission for approval of the Site Plan Amendment Application

Please note staff suggestions are underlined and are not included in the draft resolution.

INTRODUCTION:

On June 23, 2017, the applicant filed a Site Plan Amendment application requesting approval for the construction of two futsal courts at the northeast corner of the Croatian Park property located at 9100 S. 76th Street.

PROJECT DESCRIPTION AND ANALYSIS:

Specifically, the applicant is requesting site plan amendment approval to construct two futsal courts, which includes paving a 100-foot by 130-foot pad. The majority of the courts will be placed over an existing graveled area within the northeastern corner of the subject property. The applicant is also proposing to eliminate 29,575 square feet of graveled areas throughout the site. The applicant intends to return these gravel areas to greenspace, thus not requiring storm water management facilities.

Note that storm water management is required if a half acre or more of impervious surface has been added to the site since the adoption of MMSD Chapter 13 on September 24, 2001. If possible, the applicant would keep and maintain the 8,816 square foot gravel parking area that is adjacent to S. 76th Street that is currently shown to be removed. Staff is currently reviewing aerial photography and the applicant's site plan and will only allow that area to remain if determined that impervious surface added to the site since September 24, 2001 is less than 21,780 square feet (i.e. half acre).

While the applicant has not provided a Natural Resource Protection Plan (NRPP) it can be noted that best available information does not indicate any protected natural resource features within or immediately adjacent to the proposed futsal courts. It can also be noted that a NRPP prepared in March 2010 by Cedarburg Science (based upon best available information) also indicated that there are not any protected natural resources within this area. Furthermore, it can be noted that the applicants had previously removed the landscaping that was present at this location. Therefore, staff suggests that the landscaping be replaced as close to this location as possible, subject to review and approval of the Department of City Development within one year of construction of the futsal courts.

Currently no lighting, landscaping or any other site amenities are proposed. The applicant has indicated that future improvements may include a third futsal court, lighting, and a roof structure over the courts. Any such improvements will likely require another Site Plan Amendment at that time. Staff and the applicant have discussed storm water requirements in detail and the applicant understands that future improvements will require storm water management facilities.

STAFF RECOMMENDATION:

Department of City Development staff recommends approval of the Site Plan Amendment for the installation of two futsal courts at Croatian Park.

RESOLUTION NO. 2017-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY
LOCATED AT 9100 SOUTH 76TH STREET TO ALLOW FOR
CONSTRUCTION OF TWO FUTSAL COURTS AT THE NORTHEAST
CORNER OF THE EXISTING CROATIAN EAGLES SOCCER CLUB PROPERTY
(TAX KEY NO. 884-9995-000)
(CROATIAN EAGLES SOCCER CLUB, APPLICANT)

WHEREAS, Croatian Eagles Soccer Club having applied for an amendment to the Site Plan for the property located at 9100 South 76th Street, approval of a Zoning Permit for Croatian Central Committee occurring on January 30, 1957, Site Plan approval occurring in 1999, and the Site Plan was amended thereafter by Resolution No. 2005-0080 and Resolution No. 2010-003; and

WHEREAS, such proposed amendment proposes construction of two futsal (variant of United States soccer (English football)) courts occupying a 100 foot by 130 foot (13,000 square feet) area, extending partly over an existing gravel surface and partly over existing lawn at the northeast corner of the Croatian Eagles Soccer Club property located at 9100 South 76th Street, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Croatian Eagles Soccer Club, dated July 20, 2017, as submitted by Croatian Eagles Soccer Club, as described above, be and the same is hereby approved, subject to the following conditions:

1. Croatian Eagles Soccer Club, successors and assigns and any developer of the Croatian Eagles Soccer Club futsal courts construction project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Croatian Eagles Soccer Club futsal courts construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
2. The approval granted hereunder is conditional upon Croatian Eagles Soccer Club and the Croatian Eagles Soccer Club futsal courts construction project for the property

CROATIAN EAGLES SOCCER CLUB - SITE PLAN AMENDMENT
RESOLUTION NO. 2017-_____

Page 2

located at 9100 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Croatian Eagles Soccer Club futsal courts construction project shall be developed in substantial compliance with the plans City file-stamped July 20, 2017.

4. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Croatian Eagles Soccer Club futsal courts construction as depicted upon the plans City file-stamped July 20, 2017, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 9100 South 76th Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

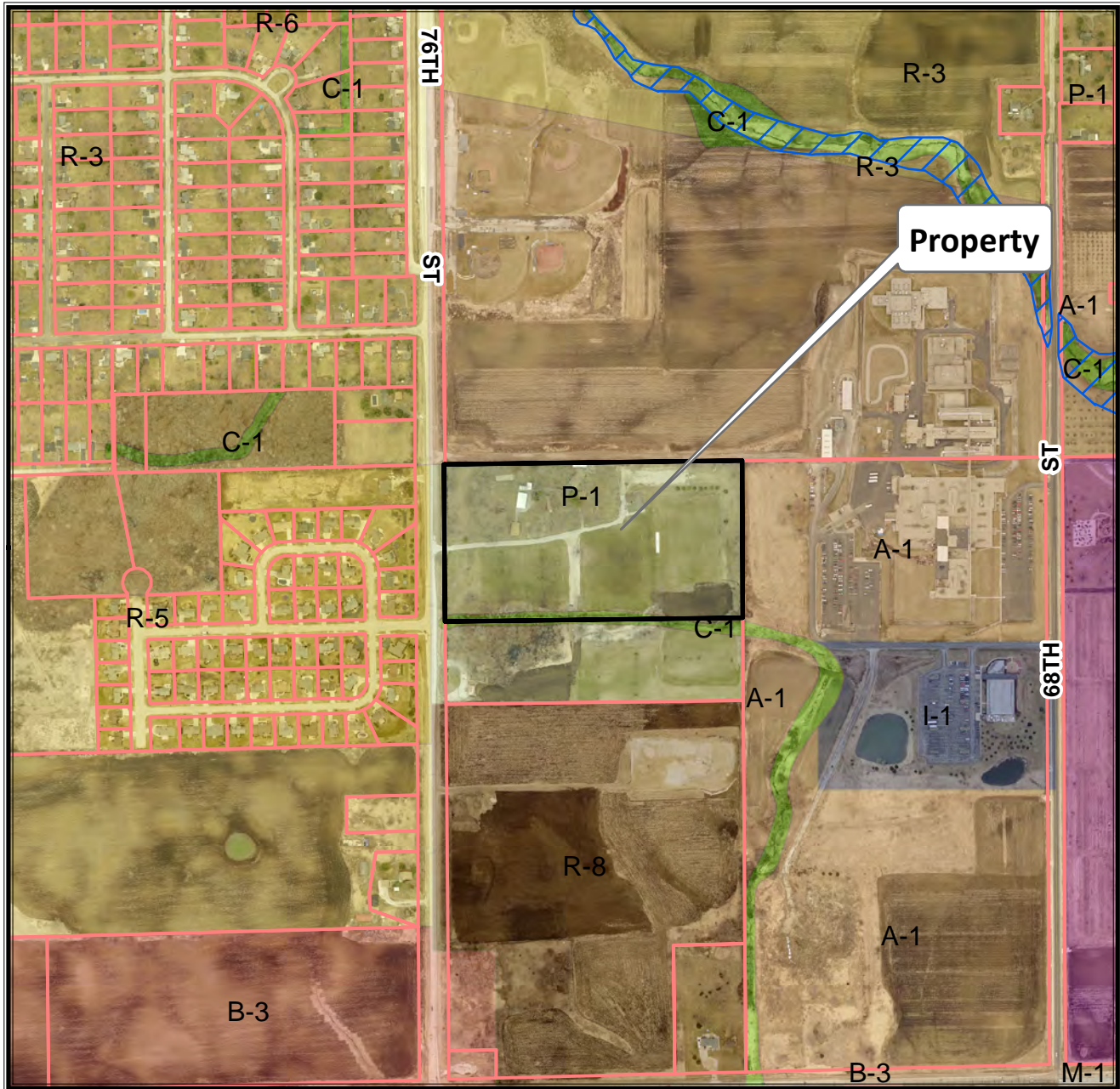
Stephen R. Olson, Chairman

ATTEST:

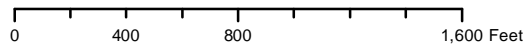
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

9100 S. 76th Street
TKN: 884 9995 000

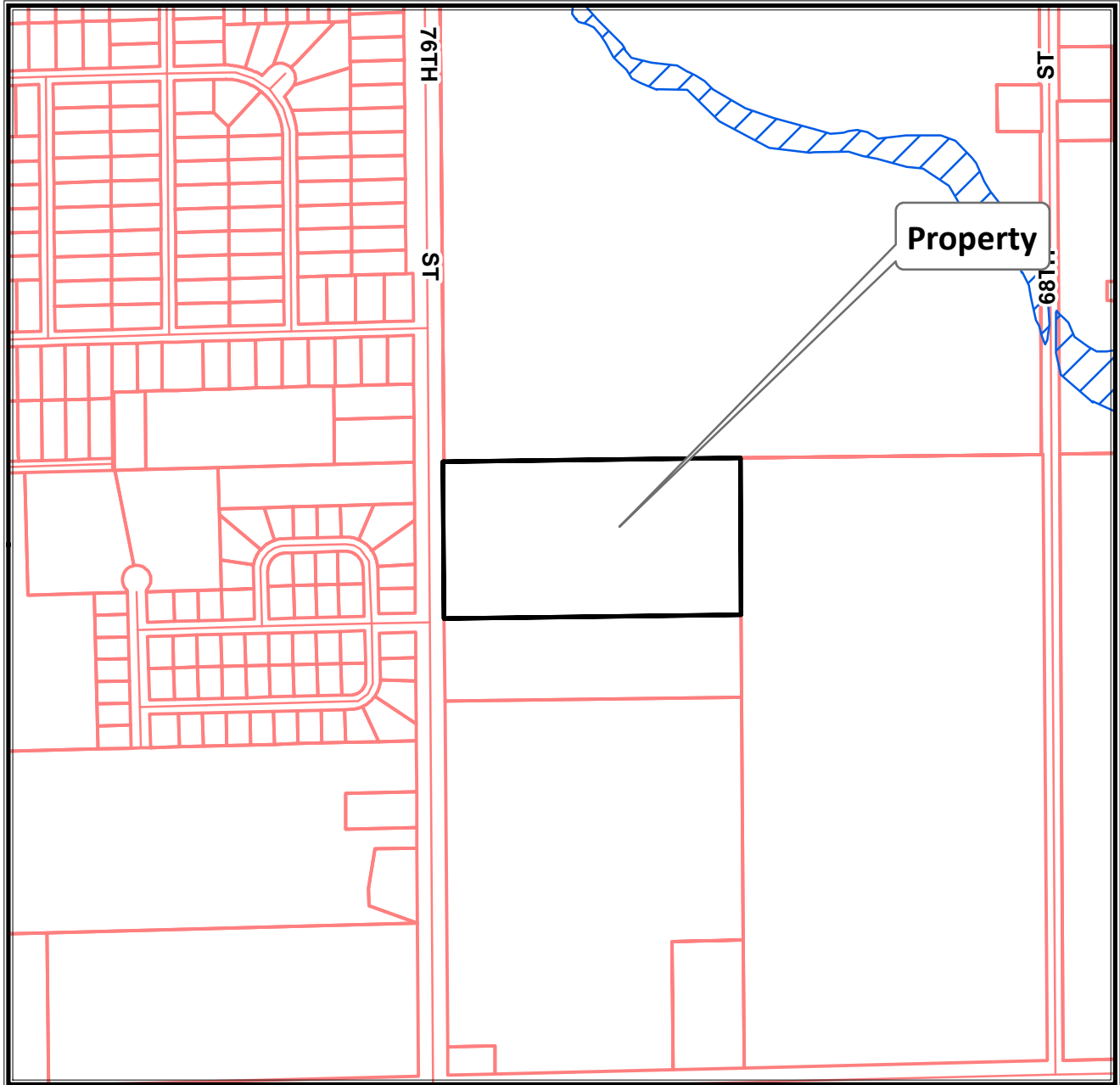


Planning Department
(414) 425-4024

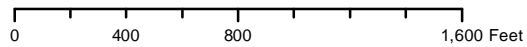


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9100 S. 76th Street
TKN: 884 9995 000



Planning Department
(414) 425-4024



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





Croatian Eagles Soccer Club - Futsal Court Plan

In 1922 a group of Croatian immigrants began a club with dreams of freedom, camaraderie, while enjoying their favorite past time of soccer. During the years, the Eagles have grown to include youth soccer which is currently home to over 500 children (Boys and Girls) and 400+ families. In addition to the club's membership and family orientated atmosphere, we have opened our fields to the Milwaukee Urban Soccer Collaborative in hopes to help provide soccer to underserved communities in the city of Milwaukee. Recently, we have also extended our passion for educating children by providing coaching support to outlying areas as with our recent partnership with Burlington United. The Eagles have been a positive fixture of the Franklin, WI community for over 61 years and a large component of its families are Franklin residents.

Our men's soccer teams continue to find success in the adult divisions including a championship in the National Open Cups in 1946 and 2012. The success of our club mainly rests on the hard work, dedication and steadfast determination to continue the growth of soccer with focus on the love for community as our ancestors had 95 years ago. Growth of soccer is taking a new route and in order to adequately provide our players with the most up to date level of the game, expansion and innovation are necessary.

In an effort to continue this innovative path and continue to be a strong soccer club, we are currently in discussions to create 2 Futsal Courts in our park. Futsal is a variant of US soccer (English Football) and played on a hard court surface. The court is smaller than a traditional soccer field and contains less active players, generally 4 players and 1 goalie per team. Futsal is one of the fastest growing sports in the US.

Wisconsin Soccer Group (WSG) headed by Keith Tozer has partnered with Croatian Eagles to promote Futsal in WI. Keith Tozer is the commissioner of the Professional Futsal League (PFL) and partner of Mark Cuban (Shark Tank, NBA Dallas Mavericks, etc.). In addition, Keith is the US Futsal National Team Coach who has shown interest and willingness to bring national Futsal teams to Milwaukee.

Franklin

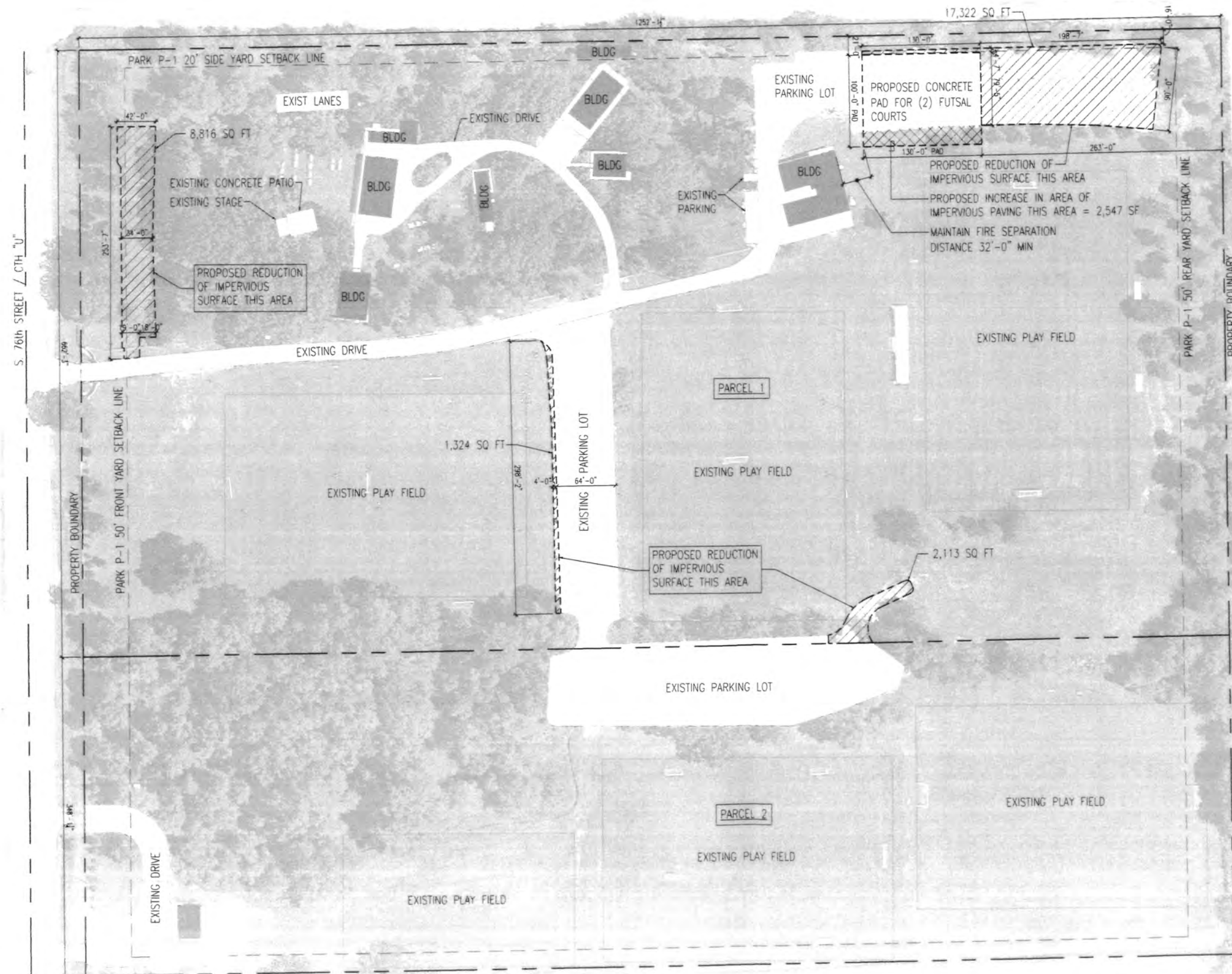
JUL 20 2017

elopment



These would be the first dedicated Futsal Courts of their kind in the WI market. Futsal has seen a rise in popularity and has been observed to be a strong leader in indoor soccer across the country and the world. The addition of these Futsal Courts would allow the club many opportunities in the years to come including:

- Training Facility for our 3 National Futsal Team Players
 - Alex Tozer, Diego Bobadilla and Phillip Surprise
- All 3 are Youth Coaches for the Croatian Eagles Soccer Club
- Dedicated Summer Futsal League in WI
 - None currently exist in the state
- Dedicated Outdoor Futsal Tournaments
- Youth Futsal
 - Midwest Adult Playoffs & Tournaments
 - Training Facility for a Future Milwaukee PFL Team
 - Futsal Training & Certification for Coaches
 - Youth Futsal Camp
 - Another Opportunity for MUSC and their members
- Dedicated practice facility during the rainy months



EXISTING CONDITIONS:

GROSS LAND AREA (PER SURVEY)	
PARCEL 1	829,146 SF (19.03 AC)
PARCEL 2	435,759 SF (10.00 AC)
TOTAL	1,264,905 SF (29.03 AC)
BUILDINGS	
PARCEL 1	13,371 SF
PARCEL 2	942 SF
TOTAL	14,313 SF
IMPERVIOUS SURFACE (PARKING / SIDEWALKS, ETC):	
PARCEL 1	110,758 SF
PARCEL 2	41,916 SF
TOTAL	152,674 SF
LANDSCAPED (GRASS, PLANTS, TREES)	
PARCEL 1	705,017 SF
PARCEL 2	392,901 SF
TOTAL	1,097,918 SF
LAND COVERAGE	
IMPERVIOUS SURFACE	152,674 SF
BUILDING	14,313 SF
TOTAL	166,987 SF

MODIFICATIONS TO IMPERVIOUS SURFACE:

INCREASE IN IMPERVIOUS SURFACE DUE TO CONSTRUCTION OF PROPOSED FUTSAL COURT PAD:	+2,547 SF
REDUCTION IN IMPERVIOUS SURFACE DUE TO ELIMINATION OF PARKING LOT AREAS:	
ELIMINATION OF NORTHWEST PARKING LOT	-8,816 SF
REDUCTION @ EAST END OF NORTHEAST LOT	-17,322 SF
REDUCTION @ WEST EDGE OF CENTER LOT	-1,324 SF
REDUCTION @ EAST END OF SOUTH LOT	-2,113 SF
TOTAL	-29,575 SF
TOTAL INCREASE IN IMPERVIOUS SURFACE	+2,547 SF
TOTAL REDUCTION IN IMPERVIOUS SURFACE	-29,575 SF
NET REDUCTION IN IMPERVIOUS SURFACE	-27,028 SF

ESTIMATED IMPERVIOUS SURFACE ADDITIONS SINCE 2001:

WEST LOT	8,816 SF
NORTHEAST LOT	24,766 SF
	33,582 SF
PROPOSED MODIFICATION	-27,028 SF
TOTAL	6,554 SF (0.15 AC)



foundation architect

2625 S. Graeley Street
Milwaukee, WI 53207

info@foundationarchite
Phone (414) 403-3433

www.foundationarchite

CONSULTANT

PROJECT TITLE AND LOCATION

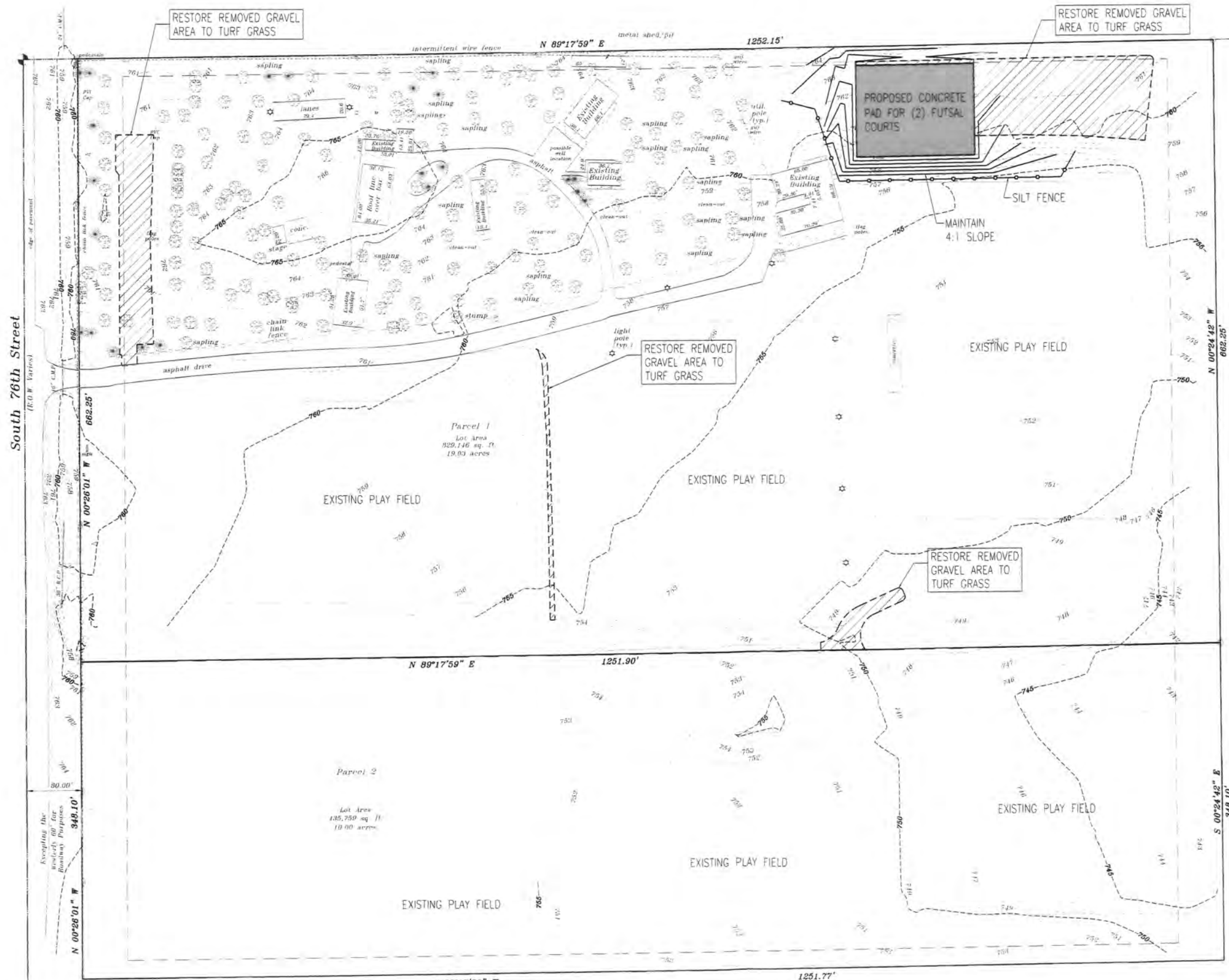
Federation of Croatian Societies, Inc.
Croatian Park
9100 South 76th Street
Franklin, Wisconsin 53132

REVISIONS



SET FILE
DESIGN DEVELOPMENT

FOUNDATION ARCHITECTS PROJECT N/A
17006



MAINTENANCE PLAN
 [Faded text describing maintenance requirements]

CONSTRUCTION SCHEDULE
 [Faded text describing construction timeline]



foundation architect

2625 S. Greeley Street,
Milwaukee, WI 53207
info@foundationarchitect.com
Phone (414) 403-3433
www.foundationarchitect.com

CONSULT PLAN

PROJECT TITLE AND LOCATION

Federation of Croatian Societies, Inc.
Croatian Park
 9100 South 76th Street
 Franklin, Wisconsin 53132

REVISIONS:
 [Revision list with symbols]

307 THIS
 DESIGN DEVELOPMENT

FOUNDATION ARCHITECT'S PROJECT NUMBER
 17006



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of August 3, 2017

Certified Survey Map

RECOMMENDATION: City Development Staff recommends denial of the proposed Certified Survey Map. If approved, Staff recommends the approval be subject to the conditions set forth in the attached draft resolution.

Project Name:	Gudgeon, Loudon Certified Survey Map
Project Address:	7270 South 51 st Street and 5050 West Minnesota Avenue
Applicant:	David Gudgeon
Owners (property):	David and Barbara Gudgeon and James L. Loudon
Current Zoning:	R-6 Suburban Single Family Residence District
2025 Future Land Use:	Residential
Use of Surrounding Properties:	Single-family residential to the north, south and west and multi-family residential to the east
Applicant Action Requested:	Approval of the proposed Certified Survey Map

INTRODUCTION:

Please note:

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

On May 17, 2017, the applicant filed a Certified Survey Map (CSM) Application with the Department of City Development, requesting to divide the rear portion of the properties at 7270 South 51st Street and 5050 West Minnesota Avenue into a third developable lot.

According to Section 15-9.0309-C of the UDO, the Common Council shall approve, approve conditionally and thereby require resubmission of corrected Certified Survey Map, or reject such Certified Survey Map within ninety (90) days from the date of filing of the map unless time is extended by agreement with the Subdivider. August 15, 2017 is the 90-day deadline for the application. Therefore, Staff recommended the applicant provide the City with a letter granting an extension for reviewing his application beyond the 90 day deadline. On July 14, 2017, Staff received a letter from David Gudgeon granting the City a 120-day extension for reviewing his CSM application. With the extension, the new deadline for the Common Council to approve, approve conditionally and thereby require resubmission of corrected Certified Survey Map, or reject such Certified Survey Map is December 13, 2017.

PROJECT DESCRIPTION AND ANALYSIS:

The property located at 7270 South 51st Street is approximately 1.0 acre and encompasses Mr. & Mrs. Gudgeon's single-family residence. The property located at 5050 West Minnesota Avenue is approximately 0.44 acres and encompasses Mr. Loudon's single-family residence. The

proposed Certified Survey Map would result in the creation of one new lot and the reconfiguration of the two existing lots. Lot 1 would have 124.06 feet of frontage adjacent to S. 51st Street and an area of 22,613 square feet. Proposed Lot 2 would have 215.16 feet of frontage adjacent to West Minnesota Avenue and an area of 20,750 square feet. Proposed Lot 3 would have 101 feet of frontage adjacent to West Minnesota Avenue and an area of 19,700 square feet.

The proposed lots all meet the minimum development standards of the R-6 Suburban Single-Family Residence District, including but not limited to, exceeding the 11,000 square foot minimum lot area and the 90-foot minimum lot width requirements. It can be noted the adjacent lots, which are all zoned R-6, range in size from approximately 57,499 square feet to approximately 10,454 square feet. Of the seven (7) properties adjacent to the proposed Certified Survey Map, the average size is approximately 27,941 square feet. Therefore, the proposed lots will be consistent with the character of the neighborhood.

Utilities, Infrastructure and Access

Lots 1 and 2 of the proposed Certified Survey Map (CSM) are served by public sewer and water supply facilities from South 51st Street. Lot 3 will be served by sanitary sewer, which is available along West Minnesota Avenue. However, Mr. Gudgeon does not wish to extend a water main located near the intersection of South 51st Street and West Minnesota Avenue to service Lot 3. As such, Staff recommends denial of the proposed CSM. However, should the City wish to approve the subject CSM, Staff would recommend the following conditions. *Staff recommends that prior to recording the Certified Survey Map; the applicant shall request that the City extend public water facilities to serve the proposed Lot 3. If rejected, the proposed lot may be developed with a private well-water system. A statement shall be added to Sheet 1 of the CSM to indicate whether the land is being served by public sewer and water or public sewer only.* The applicant is working with private utilities (gas, electric, telephone, etc.) to provide service to Lot 3. Lot 1 will maintain its existing access to South 51st Street. Lot 2 will maintain its existing access to West Minnesota Avenue and Lot 3 will also have access via West Minnesota Avenue.

Below are additional recommended conditions of approval, which are mostly technical in nature. The applicant shall revise the Certified Survey Map to:

- *Place the Common Council Approval after the Owner's Certificates;*
- *To include a Mortgage Holder Consent Page; and*
- *To remove the 12-foot wide water main easement from Sheet 1.*

Natural Resource Protection Plan

The applicant has provided a letter, dated June 18, 2017, from Wetland & Waterway Consulting, LLC stating that the site does not contain any protected natural resources including, steep slopes, woodlands, lakes, ponds, streams, shore buffers, floodplains, and wetlands.

Consistency with the Comprehensive Master Plan

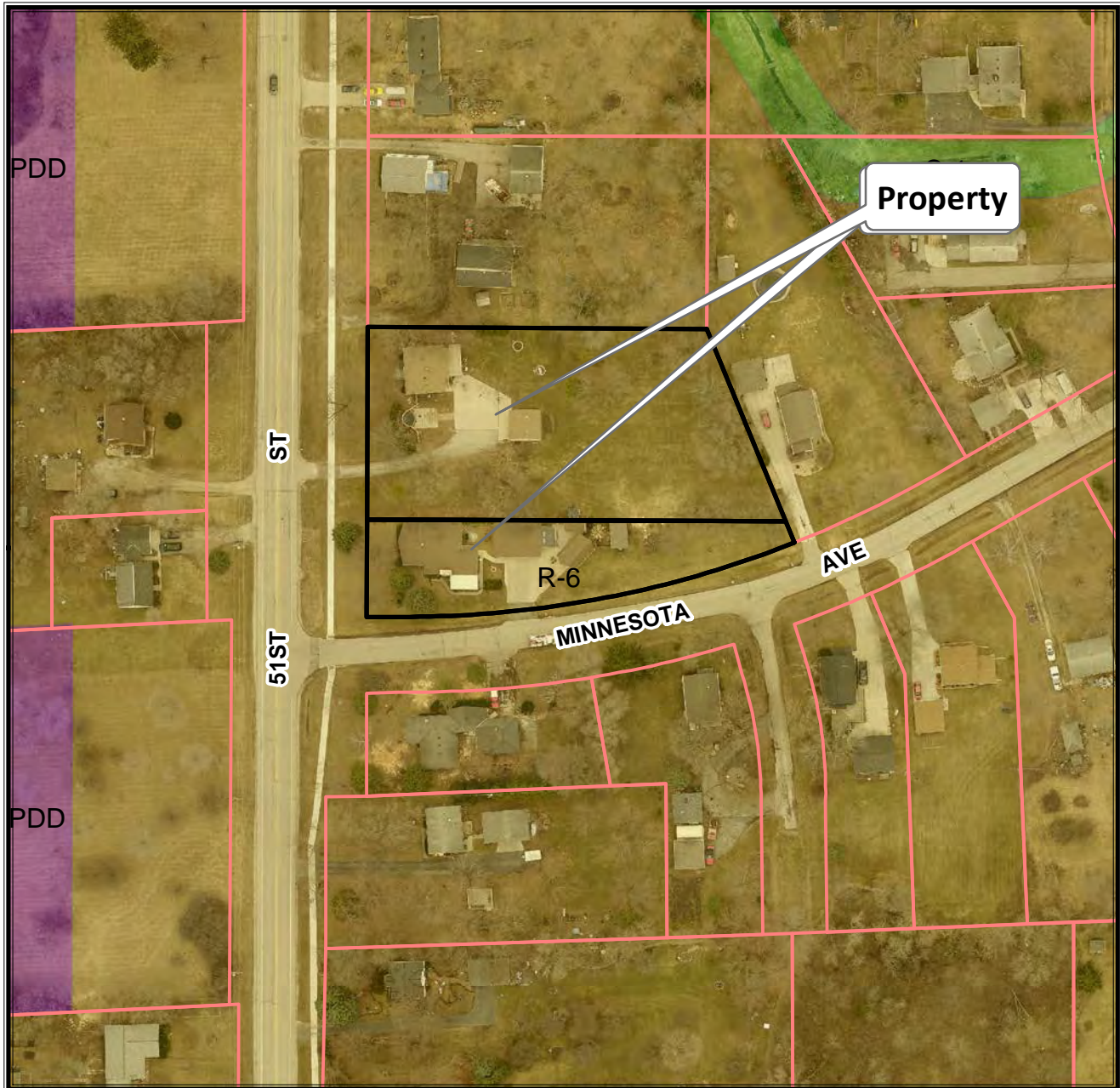
The proposed Certified Survey Map is consistent with the City of Franklin 2025 Comprehensive Master Plan. Map 5.7: Future Land Use Map 2025 identifies the subject area's future land use as single-family residential.

STAFF RECOMMENDATION:

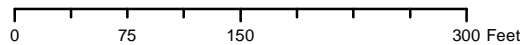
City Development Staff recommends denial of the proposed Certified Survey Map. Staff finds the proposed Certified Survey Map is not consistent with Section 15-3.0207A4 of the City of Franklin Unified Development Ordinance. This section states that the R-6 District is intended to be served by public sanitary sewer and water supply facilities, 1) except those lots which were lot(s) of record existing prior to the effective date of the Unified Development Ordinance on August 1, 1998, and 2) those lot(s) of record created by minor division, which lot(s) of record created by minor division are served by public sanitary sewer and for which lot(s) the Common Council on or after August 1, 1998, has denied the extension of public water.

A draft resolution is attached if the Plan Commission wishes to recommend approval of the Certified Survey Map request.

7270 S. 51st Street & 5050 W. Minnesota Ave.
TKNs 759 0025 000 & 759 0024 000



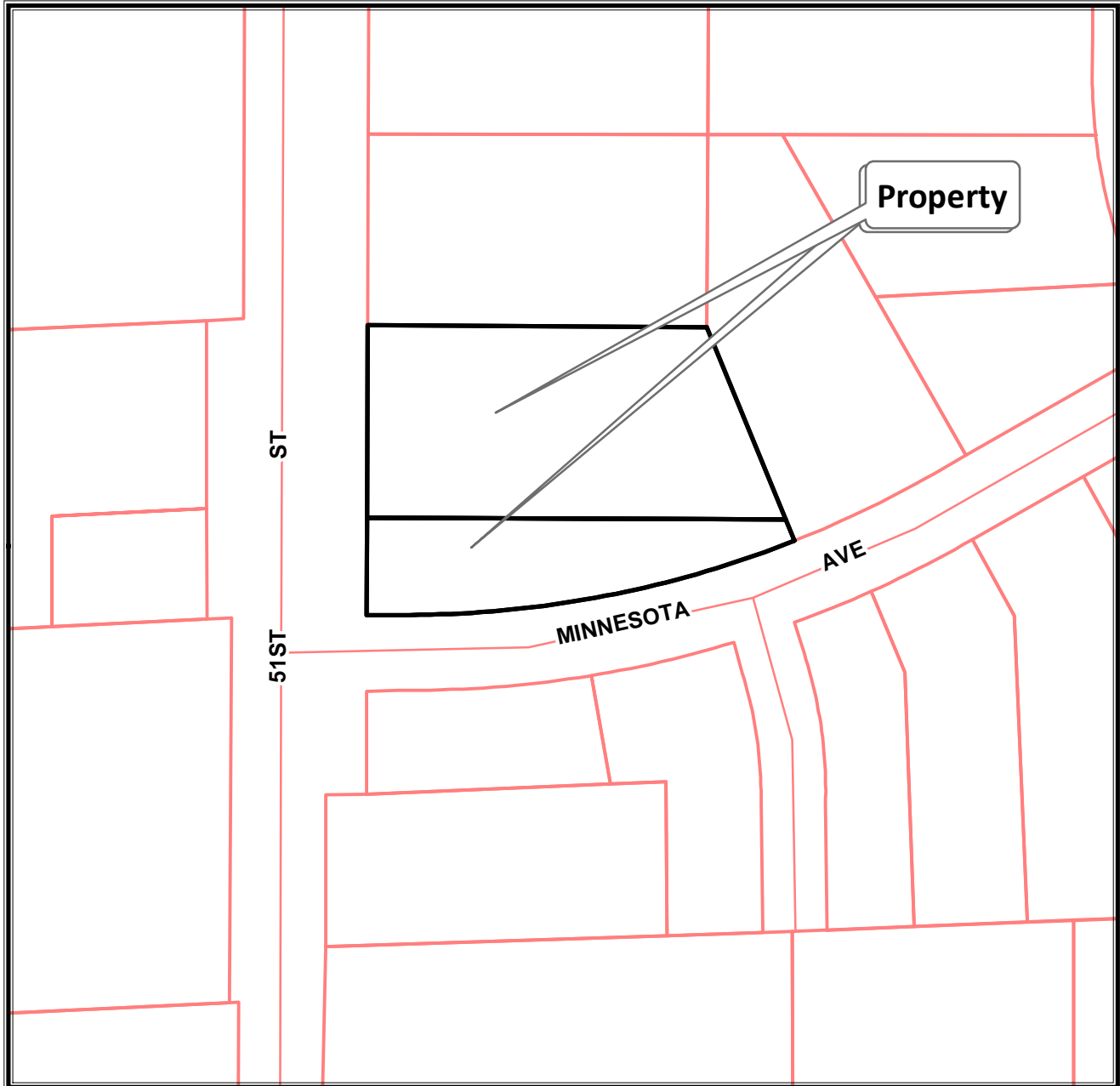
Planning Department
(414) 425-4024



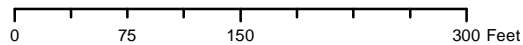
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



7270 S. 51st Street & 5050 W. Minnesota Ave.
TKNs 759 0025 000 & 759 0024 000



Planning Department
(414) 425-4024



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



David and Barbara Gudgeon
7270 S 51st St
Franklin, WI 53132

Mr. Orrin Sumwalt
City of Franklin Planning Department
9229 W Loomis Rd
Franklin, WI 53132

RE: Project Summary

Dear Mr. Sumwalt

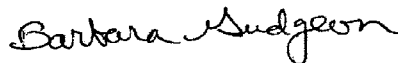
We are proposing to divide our property located at 7270 S 51st St into two lots. The existing lot, which is our current family residence, is approximately 1 acre. The proposed lots are shown on the Certified Survey Map (CSM) as Lot 1 and Lot 3.

Lot 1 and existing home will be sold to our daughter, Sara Lloyd, as her new family residence, and have an area of approximately 0.52 acres. Lot 1 is served by city sewer and water.

Lot 3 will be used to build our new family residence, and have an area of approximately 0.45 acres. Lot 3 will be served by city sewer and well. City water is not available on Minnesota Ave, and homes east of 51st St on Minnesota Ave are all supplied by a well.

The proposed lots meet the R-6 Single-Family Residence requirements. The proposed lots significantly exceed the 11,000-square-foot minimum district size requirement, and lot size is comparable to adjacent lots within the subdivision.

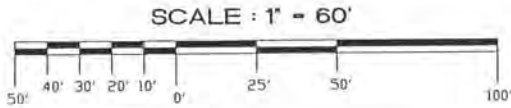
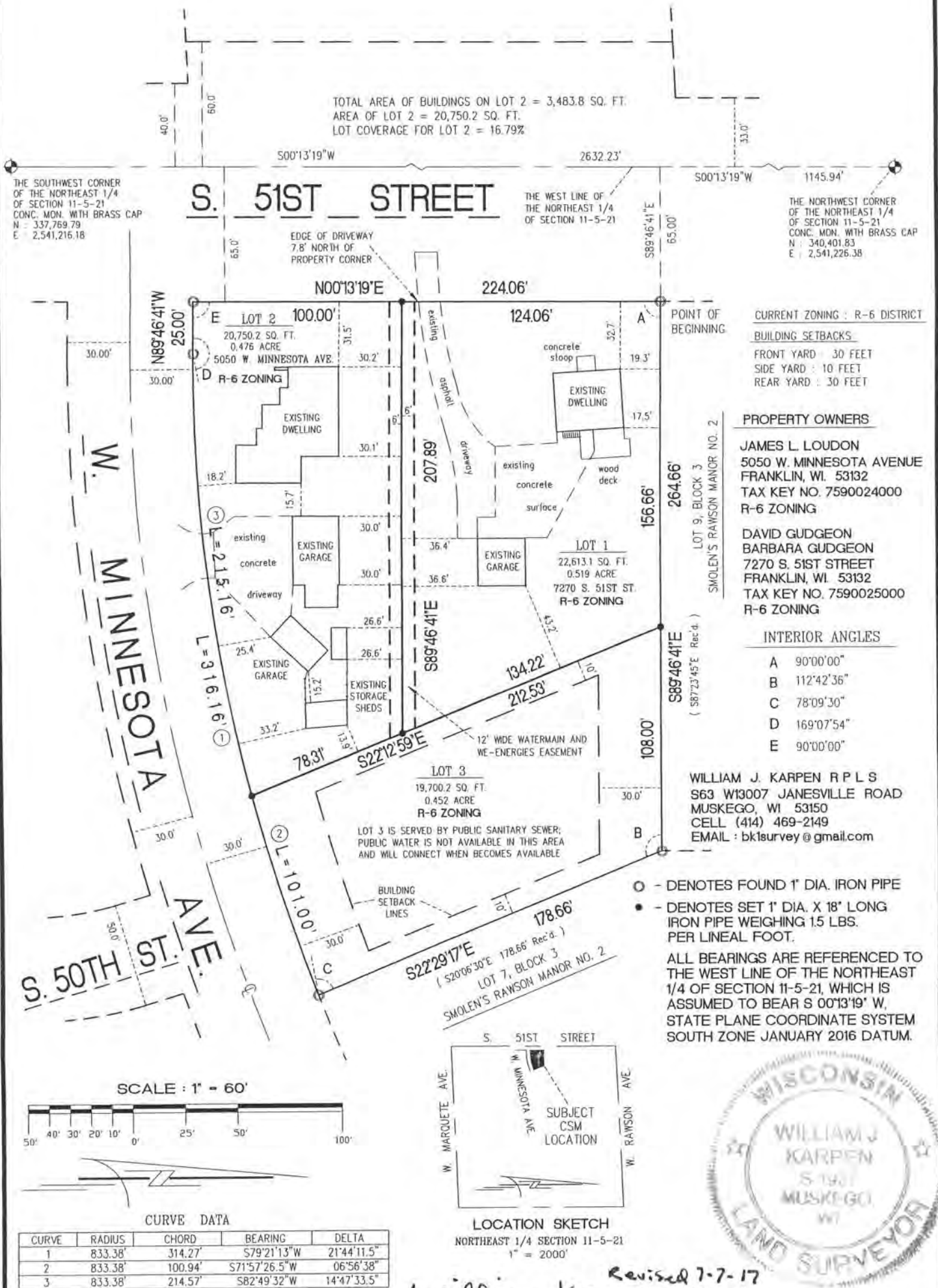
Sincerely,



David and Barbara Gudgeon

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 8, BLOCK 3, IN SMOLEN'S RAWSON MANOR NO. 2 AND THE EAST TWENTY FIVE FEET OF THE VACATED SERVICE ROAD ADJOINING ON THE WEST, IN THE NORTHEAST 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



CURVE DATA

CURVE	RADIUS	CHORD	BEARING	DELTA
1	833.38'	314.27'	S79°21'13"W	21°44'11.5"
2	833.38'	100.94'	S71°57'26.5"W	06°56'38"
3	833.38'	214.57'	S82°49'32"W	14°47'33.5"



William Karpen
 Revised 7-7-17
 11-7-16

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 8, BLOCK 3, IN SMOLEN'S RAWSON MANOR NO. 2 AND THE EAST TWENTY FIVE FEET OF THE VACATED SERVICE ROAD ADJOINING ON THE WEST, IN THE NORTHEAST 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, WILLIAM J. KARPEN, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 8, BLOCK 3, IN SMOLEN'S RAWSON MANOR NO. 2 AND THE EAST TWENTY FIVE FEET OF THE VACATED SERVICE ROAD ADJOINING ON THE WEST, IN THE NORTHEAST 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 11, RUNNING THENCE S00°13'19"W, ALONG THE WEST LINE OF SAID 1/4 SECTION 1145.94 FEET TO A POINT; THENCE S89°46'41" E, 65.00 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUE S89°46'41"E 264.66 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF LOT 8, BLOCK 3, SMOLEN'S RAWSON MANOR NO. 2; THENCE S22°29'17"E ALONG THE EASTERLY LINE OF SAID LOT 8, BLOCK 3, 178.66 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 8 AND ON THE NORTH RIGHT OF WAY LINE OF W. MINNESOTA AVENUE; THENCE 316.16 FEET ALONG THE NORTH LINE OF W. MINNESOTA AVENUE AND THE ARC OF A CURVE WITH THE RADIUS OF 833.38 FEET LOCATED TO THE NORTH, WITH AN INTERIOR ANGLE OF 21°44'11.5" AND A CHORD THAT BEARS S79°21'13"W 314.27 FEET TO A FOUND IRON PIPE; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF W. MINNESOTA AVENUE, N89°46'41"W 25.00 FEET TO A FOUND IRON PIPE; THENCE N00°13'19"E AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, 224.06 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING.
SAID LANDS CONTAINING 63,063.5 SQUARE FEET MORE OR LESS, 1.448 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF DAVID AND BARBARA GUDGEON, AND JAMES L. LOUDON, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND UNIFIED DEVELOPMENT ORDINANCE - DIVISION 15-7.0700 OF THE CITY OF FRANKLIN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 7th DAY OF November 2017

William Karpen Revised 7-7-17
WILLIAM J KARPEN S-1927
WISCONSIN REGISTERED LAND SURVEYOR



COMMON COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN RESOLUTION NO. _____, SIGNED ON THIS _____ DAY OF _____ 2017

SANDRA WESOLOWSKI
CITY CLERK

STEPHEN OLSON
CITY OF FRANKLIN MAYOR

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 8, BLOCK 3, IN SMOLEN'S RAWSON MANOR NO. 2 AND THE EAST TWENTY FIVE FEET OF THE VACATED SERVICE ROAD ADJOINING ON THE WEST, IN THE NORTHEAST 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

DAVID GUDGEON AND BARBARA GUDGEON, AS OWNERS, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND UNIFIED DEVELOPMENT ORDINANCE - DIVISION 15-7.0700 OF THE CITY OF FRANKLIN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

IN WITNESS WHEREOF, THE SAID, HAVE CAUSED THESE PRESENTS TO BE SIGNED AT _____ WISCONSIN, THIS _____ DAY OF _____, 2017.

_____, OWNERS
DAVID GUDGEON BARBARA GUDGEON

STATE OF WISCONSIN)
SS
_____) COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, DAVID GUDGEON AND BARBARA GUDGEON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

JAMES L LOUDON, AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND UNIFIED DEVELOPMENT ORDINANCE - DIVISION 15-7.0700 OF THE CITY OF FRANKLIN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

IN WITNESS WHEREOF, THE SAID, HAVE CAUSED THESE PRESENTS TO BE SIGNED AT _____ WISCONSIN, THIS _____ DAY OF _____, 2017.

_____) OWNER
JAMES L LOUDON

STATE OF WISCONSIN)
SS
_____) COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, JAMES L. LOUDON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____



Revised 7-7-17
William Karpen 11-7-2016
THIS INSTRUMENT DRAFTED BY: WILLIAM KARPEN

PLAT OF SURVEY

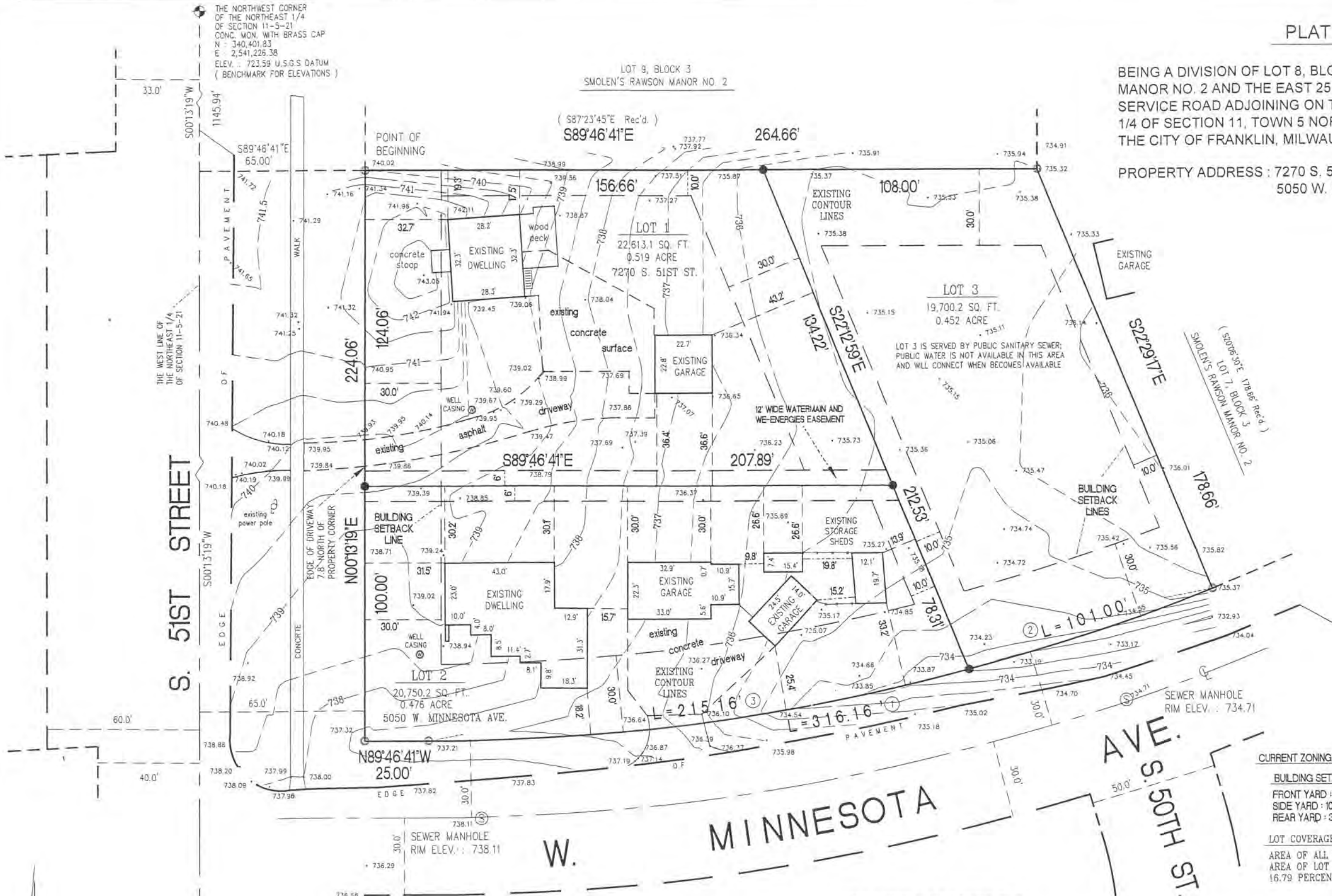
BEING A DIVISION OF LOT 8, BLOCK 3, IN SMOLEN'S RAWSON MANOR NO. 2 AND THE EAST 25 FEET OF THE VACATED SERVICE ROAD ADJOINING ON THE WEST, IN THE NORTHEAST 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

PROPERTY ADDRESS : 7270 S. 51ST STREET
5050 W. MINNESOTA AVENUE

Franklin

JUL 17 2017

elopment



CURRENT ZONING : R-6 DISTRICT

BUILDING SETBACKS
FRONT YARD : 30 FEET
SIDE YARD : 10 FEET
REAR YARD : 30 FEET

LOT COVERAGE CALCULATION FOR LOT 2
AREA OF ALL BUILDINGS : 3,483.8 SQ. FT.
AREA OF LOT : 20,750.2 SQ. FT.
16.79 PERCENT COVERAGE

LOT 3 IS SERVED BY PUBLIC SANITARY SEWER; PUBLIC WATER IS NOT AVAILABLE IN THIS AREA AND WILL CONNECT WHEN BECOMES AVAILABLE

Surveyed for: DAVID and BARBARA GUDGEON

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED (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 TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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 (1) YEAR FROM THE DATE HEREOF.

William Karpén
WISCONSIN REGISTERED LAND SURVEYOR

JULY 1ST, 2017
DATE

TO BE AN ORIGINAL COPY
THIS STAMP MUST BE RED

LOT 9, BLOCK 3
SMOLEN'S RAWSON MANOR NO. 2

(S87°23'45"E Rec'd.)
S89°46'41"E

LOT 1
22,613.1 SQ. FT.
0.519 ACRE
7270 S. 51ST ST.

LOT 3
19,700.2 SQ. FT.
0.452 ACRE
LOT 3 IS SERVED BY PUBLIC SANITARY SEWER; PUBLIC WATER IS NOT AVAILABLE IN THIS AREA AND WILL CONNECT WHEN BECOMES AVAILABLE

LOT 2
20,750.2 SQ. FT.
0.476 ACRE
5050 W. MINNESOTA AVE.

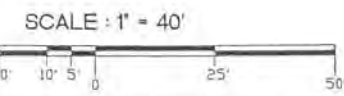
- - DENOTES SET 1" DIA. IRON PIPE
- - DENOTES FOUND IRON PIPE
- - DENOTES EXISTING SPOT ELEVATION

CURVE DATA

CURVE	RADIUS	CHORD	BEARING	DELTA
1	833.38	314.27'	S79°21'13"W	21°44'11.5"
2	833.38	100.94'	S71°57'26.5"W	06°56'38"
3	833.38	214.57'	S82°49'32"W	14°47'33.5"

WILLIAM J. KARPEN RPLS
S63 W3007 JANESVILLE ROAD
MUSKEGO, WI 53150
M (414) 469-2149
EMAIL : bklsurvey@gmail.com

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 11-5-21, WHICH IS ASSUMED TO BEAR N 00°13'19" E, STATE PLANE COORDINATE SYSTEM SOUTH ZONE JANUARY 2016 DATUM.



THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 11-5-21 CONC. MON. WITH BRASS CAP
N = 340,401.83
E = 2,541,226.38
ELEV. : 723.59 U.S.G.S DATUM (BENCHMARK FOR ELEVATIONS)

S. 51ST STREET

W. MINNESOTA

AVE. S. 50TH ST.



Wetland & Waterway Consulting, LLC

Dave Meyer

883 W23915 Artesian Avenue • Big Bend, WI 53103

262-719-4286 • Fax 262-364-2197

E-Mail • dave@wetlandwi.com

6-18-17

Mr. Dave Gudgeon
7270 S. 51st Street
Franklin, WI 53132

Dear Mr. Gudgeon:

Wetland & Waterway Consulting, LLC conducted a site inspection on 6-18-17 on the subject properties that are depicted on the attached exhibits. The inspection included Parcels 1, 2, and 3. The desktop review revealed the following information:

The field investigation revealed the following characteristics:

1. The site includes two single family homes with outbuildings and the surrounding mowed and maintained lawn (Parcels 1 and 2). The lawn areas are dominated by tall fescue, white clover, black medic clover, common plantain, creeping Charlie, and Kentucky bluegrass. Planted ornamental trees and shrubs include sugar maple, silver maple, green ash, box elder, black walnut, white pine, blue spruce, black locust, white cedar, and crab apple.
2. Also included is a vacant lot (Parcel 3). The lawn area is dominated by black medic clover, white clover, tall fescue, common plantain, and Kentucky bluegrass. Planted ornamental trees and shrubs include box elder, Chinese elm, blue spruce, honeysuckle, and crab apple. Two large green ash trees on this lot are dead.
3. None of the Natural Resource Classifications identified and defined in the City of Franklin's Unified Development Ordinance including steep slopes, woodlands, lakes and ponds, streams, shore buffers, floodplains, and wetlands are present on the site.

Please call me with questions at 262-719-4286.

Sincerely,

Dave Meyer

Friday, July 14, 2017

Orrin Sumwalt, AICP, Planner II
9229 W. Loomis Rd.
Franklin, WI 53132

Mr. Sumwalt,

David and Barbara Gudgeon are granting the city a 120 day extension to approve our request for subdividing our lot at 7270 S. 51st Street. This will give us time to amend our initial application with additional information. The initial application was filed on May 17, 2017. Please contact us if there are any questions concerning this request.

Would you please advise us of the dates and times of any meetings, deadlines, ect. concerning our request. Thank you for your assistance.

David and Barbara Gudgeon
7270 S. 51st St.
Franklin, WI 53132
414-761-6120
dgudgehome@gmail.com