



REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2015

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

Project Name:	ACJM 1883 LLC UDO Text Amendment & Certified Survey Map
Project Address:	9843, 9847 and 9851 South 27 th Street
Applicant:	Adam and Tanya Murphy
Owners (property):	ACJM 1883 LLC
Current Zoning:	B-4 South 27 th Street Mixed Use Commercial District
2025 Future Land Use:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Nature's Nook to the north and west, single-family residential to the north, Wheaton Franciscan Healthcare to the south and City of Oak Creek to the east
Applicant Action Requested:	Approval of the Certified Survey Map

Introduction:

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.

On April 6, 2015, the applicant filed a Unified Development Ordinance (UDO) Text Amendment and Certified Survey Map (CSM) Application with the Department of City Development requesting approval to divide the existing property located at 9843, 9847 and 9851 South 27th Street into two separate lots.

The subject property currently contains multiple buildings that include single-family and commercial uses. The applicant wishes to have the commercial building, which is utilized for the property owner's business, and the existing single-family home on separate parcels. Section 15-3.0304A.2. of the UDO requires "that no new lots of record for One-family detached dwellings and Two-family attached dwellings be created after the effective date of this ordinance." Therefore, the applicant is not able to create a new lot for the existing single-family home without amending the B-4 District.

As such, the applicant requested to add the underlined text to Section 15-3.0304A.2., "Require that no new lots of record for the development of new One-family detached dwellings or Two-family attached dwellings be created after the effective date of this ordinance." The B-4 District does permit one-family detached dwellings per Table 15-3.0602 of the UDO.

The Plan Commission, at their May 7, 2015 meeting, recommended approval of the Unified Development Ordinance Text Amendment as requested by the applicant. At their May 19, 2015 meeting, the Common Council approved the UDO Text Amendment. Therefore, the applicant is moving forward with the Certified Survey Map request.

Project Description and Analysis:

Lot 1 of the proposed CSM has an area of approximately 3.11 acres and contains the single-family use. Lot 2 has an area of approximately 2.09 acres and contains the commercial use. Lot 1 also contains a building that is currently being used as a single-family home while the other building is being renovated for use as a single-family home. The property owner will be moving into the other building once renovations are complete, leaving the current single-family building vacant. The property owner has indicated that the future use of this building is unknown at this time.

Lot 1 will require access to S. 27th Street through Lot 2. The UDO allows for shared driveways along a State Highway and the typical driveway setbacks are waived per Section 15-5.0202C.6. of the UDO. The applicant has submitted a draft copy of the shared driveway agreement. Staff recommends that the applicant illustrate the shared driveway location on the Certified Survey Map and submit a signed copy of the shared driveway agreement to Department of City Development for recording with the Certified Survey Map.

15-5.0202C.6. Shared Driveway Setbacks. Where a shared driveway between neighboring lots or parcels is provided to serve as access to a State or County Highway for the purposes of highway safety as approved by either the Wisconsin Department of Transportation or Milwaukee County Highway Department, any minimum driveway setback as required by the Zoning Ordinance shall be waived, given that such waiver of setback is for the shared driveway that is constructed over or abutting property lines of lots or parcels that benefit from the shared driveway. All other driveways on such lots or parcels shall conform to required setbacks.

Currently a breezeway exists connecting two of the buildings on the subject property. The applicant is proposing to place the property line through the center of that breezeway; therefore, B-4 District building setbacks will not be met with the proposed land division. The applicant is proposing that a condition be placed on the CSM approval that requires the breezeway be removed or a variance granted within one year of approval. This will be difficult to enforce as the CSM will have already been recorded. Staff recommends the following condition to address this issue:

The existing breezeway connecting the commercial building on Lot 2 and the building immediately to the north on Lot 1 shall be razed or the applicant shall receive approval of a Variance Application from the Board of Zoning and Building Appeals for the building setback encroachment, prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds. Alternately, the applicant may elect to provide a letter of credit or post a bond to the City of Franklin in an amount to be determined by the Building Inspector or such lesser amount as may be provided by a bona fide demolition contractor estimate to be reasonably approved by the Building Inspector or

designee, prior to the recording of the Certified Survey Map, to assure the removal of the existing breezeway and compliance with B-4 District building setbacks within one year from date of Common Council approval.

Section 15-7.0201 of the UDO requires the submission of a Natural Resource Protection Plan for all Certified Survey Map (CSM) requests. According to the applicant, no protected natural resources exist onsite; however, Part 4 of the UDO requires specific documentation to verify whether natural resources exist on a given property. The applicant has not yet provided the required documentation.

For example, Part 4 of the UDO, for Woodlands and Forests, including groves, as defined in Part 11 require that the determination of woodland and forest boundaries shall be based on the sources in the order indicated below. If the first source is considered inaccurate or inappropriate, as determined by the Zoning Administrator, the succeeding source shall be used:

1. A field survey of trees compiled by a registered land surveyor and identified by a landscape architect, forester, arborist, or botanist with a professional degree in one of those fields of endeavor. The location, size, and species of all healthy trees having a diameter of eight (8) inches or greater Diameter at Breast Height (DBH) that are located in woodland and forest areas within twenty-five (25) feet of any proposed improvement and/or in woodland and forest areas to be demolished due to the placement of improvements or grading are to be graphically shown on the "Natural Resource Protection Plan" or submitted as a separate drawing. For the remaining undisturbed areas of the development, Certified Survey Map, Subdivision Plat, or Condominium only the outline of woodland and forest areas indicating whether they are mature or young woodlands is required.
2. 1" = 400' aerial photographs prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and available from SEWRPC (most recent date only).

In this case, the Planning Manager is recommending that source #2 be provided as the applicant is not proposing any development at this time. It can also be noted that SEWRPC field verified woodlands on the Nature's Nook property immediately adjacent to the subject property in 2010. The map by SEWRPC is attached, which illustrates the field delineated natural resources on the Nature's Nook property as well as extensions of woodland areas on the subject property. The woodland areas shown on the subject property were based upon the review of aerial photography.

The Department of City Development staff will make similar determinations related to the Natural Resource Protection Plan as required and permitted by the UDO.

As the applicant has not provided a NRPP, staff recommends the conditions below. If no protected natural resources are located onsite, Conditions No. 2 and 3 below will not be applicable and would be considered satisfied.

1. Applicant shall submit a detailed Natural Resource Protection Plan, or a letter from a qualified professional or company stating that no protected resource exist onsite, prior to recording the Certified Survey Map.
2. Applicant shall submit a revised Certified Survey Map illustrating the protected natural resources upon the face of the Certified Survey Map, prior to recording.
3. Applicant shall submit a written Conservation Easement for review and approval by the Common Council, and for recording with the Certified Survey Map.

Staff Recommendation:

City Development Staff recommends approval of the proposed Unified Development Ordinance Text Amendment and Certified Survey Map, subject to the conditions in the draft ordinance and resolution.

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6044 AND LANDS, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(ADAM C. MURPHY AND TANYA M. MURPHY, APPLICANTS)
(9843, 9847 AND 9851 SOUTH 27TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being A part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 9843, 9847 and 9851 South 27th Street, bearing Tax Key No. 902-9970-001, Adam C. Murphy and Tanya M. Murphy, applicants; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof 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 certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Adam C. Murphy and Tanya M. Murphy, as described above, be and the same is hereby approved, subject to the following conditions:

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, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within

ADAM C. MURPHY AND TANYA M. MURPHY – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

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the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Adam C. Murphy and Tanya M. Murphy, successors and assigns, and any developer of the Adam C. Murphy and Tanya M. Murphy 2 lot certified survey map 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, 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.
5. The approval granted hereunder is conditional upon Adam C. Murphy and Tanya M. Murphy and the 2 lot certified survey map project for the property located at 9843, 9847 and 9851 South 27th 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.
6. The applicant shall illustrate the shared driveway location on the Certified Survey Map and submit a signed copy of the shared driveway agreement to Department of City Development for recording with the Certified Survey Map.
7. The existing breezeway connecting the commercial building on Lot 2 and the building immediately to the north on Lot 1 shall be razed or the applicant shall receive approval of a Variance Application from the Board of Zoning and Building Appeals for the building setback encroachment, prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds. Alternately, the applicant may elect to provide a letter of credit or post a bond to the City of Franklin in an amount to be determined by the Building Inspector or such lesser amount as may be provided by a bona fide demolition contractor estimate to be reasonably approved by the Building Inspector or designee, prior to the recording of the Certified Survey Map, to assure the removal of the existing breezeway and compliance with B-4 District building setbacks within one year from date of Common Council approval.
8. Applicant shall submit a detailed Natural Resources Protection Plan, or a letter from a qualified professional or company stating that no protected resources exist onsite, prior to recording the Certified Survey Map.

ADAM C. MURPHY AND TANYA M. MURPHY – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

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9. In the event it is determined pursuant Condition No. 8 above that natural resources exist on the site, applicant shall submit a revised Certified Survey Map illustrating the protected natural resources upon the face of the Certified Survey Map, prior to recording.
10. In the event it is determined pursuant Condition No. 8 above that natural resources exist on the site, applicant shall submit a written Conservation Easement for review and approval by the Common Council, and for recording with the Certified Survey Map.

11. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, ACJM 1883 LLC, 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, ACJM 1883 LLC, 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 _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

ATTEST:

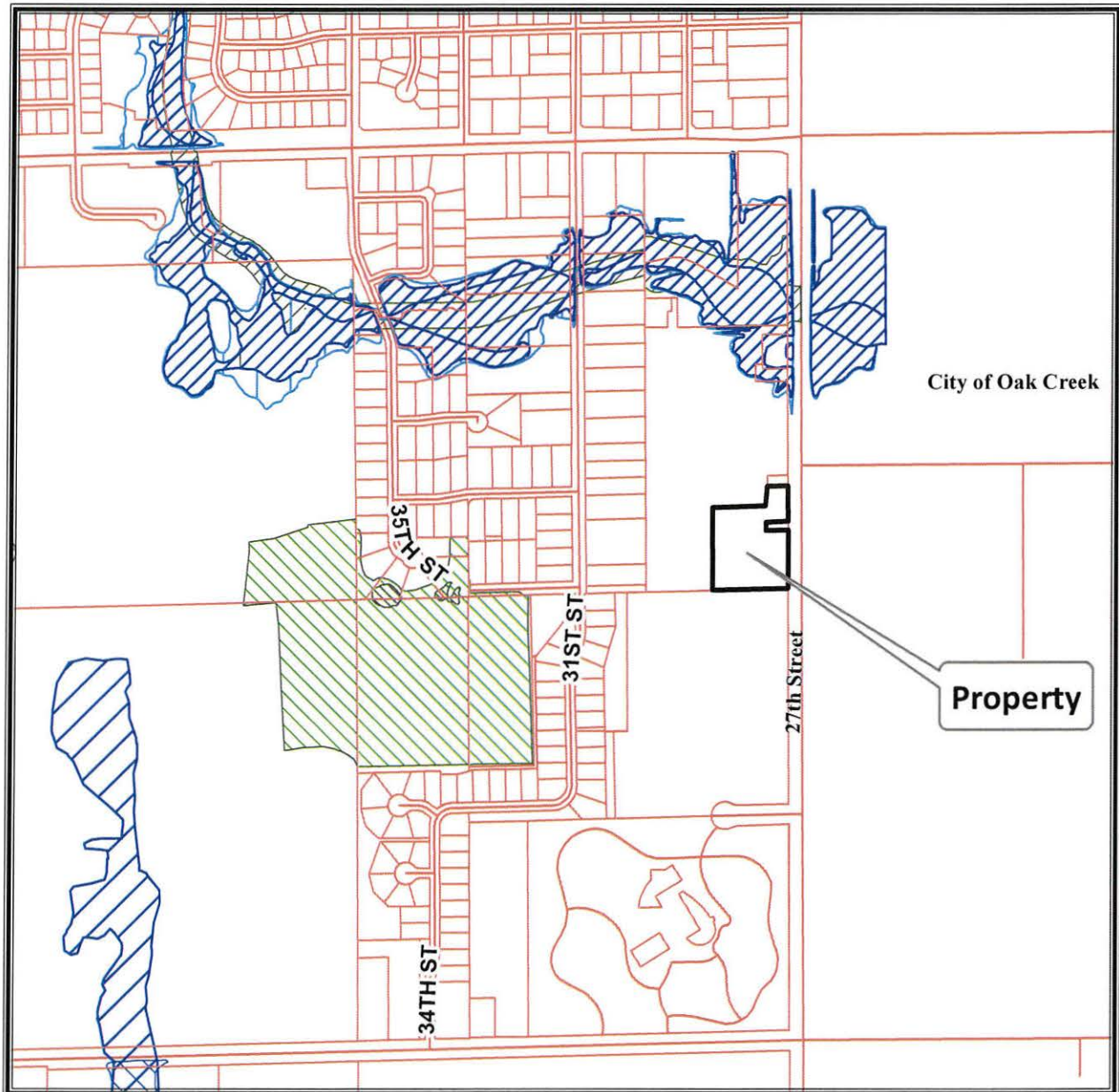
Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



9851 South 27th Street
TKN 902-9970-001



Planning Department
(414) 425-4024

0 550 1,100 2,200 Feet

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.



2013 Aerial Photo



9851 South 27th Street
TKN 902-9970-001



Planning Department
(414) 425-4024

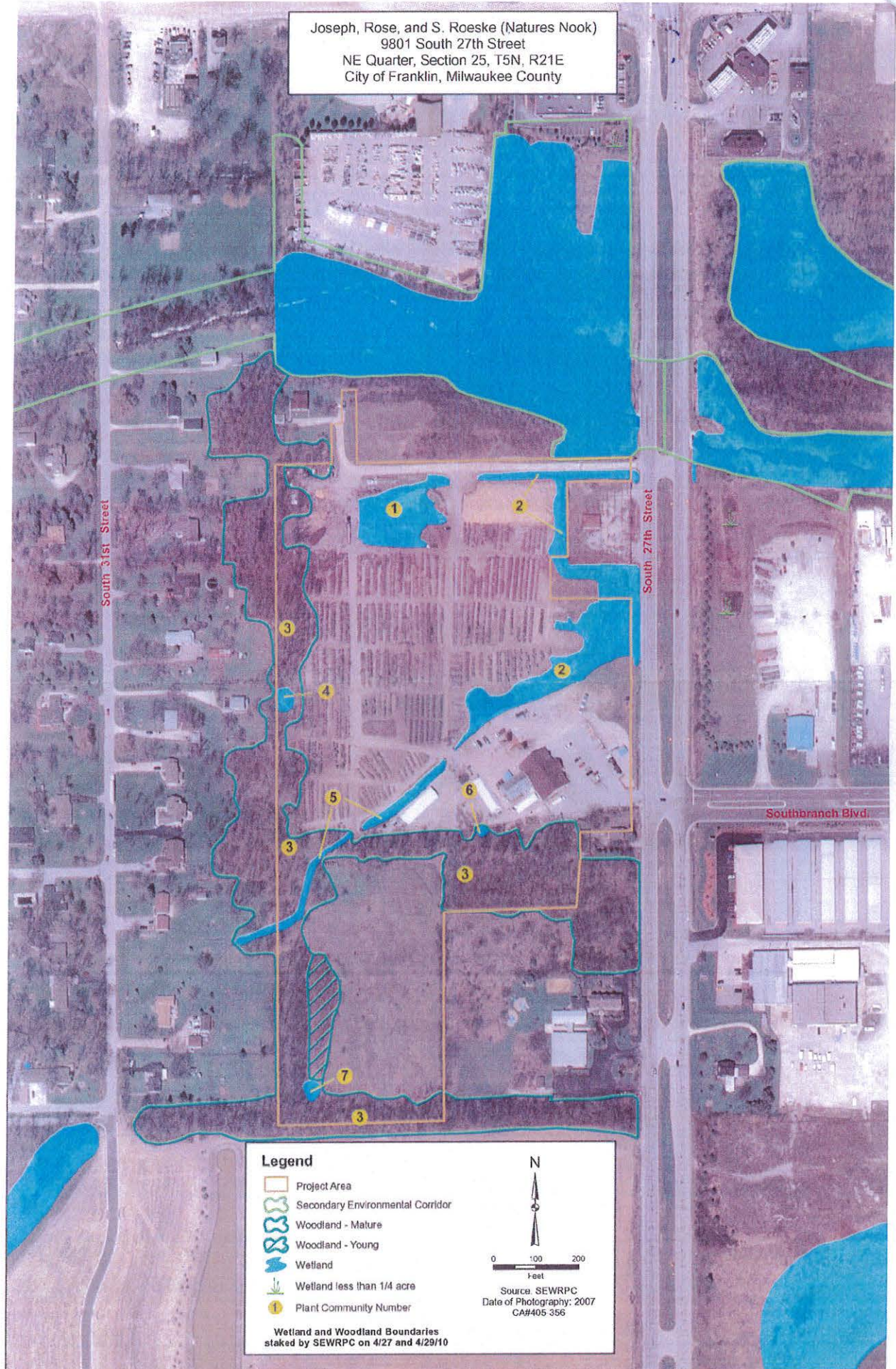
0 140 280 560 Feet

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.



2013 Aerial Photo

Joseph, Rose, and S. Roeske (Natures Nook)
9801 South 27th Street
NE Quarter, Section 25, T5N, R21E
City of Franklin, Milwaukee County



Certified Survey Map (CSM) Application:

Date: Updated June 8, 2015

From: Adam and Tanya Murphy
ACMJ 1883 LLC
9843 / 9847 / 9851 S. 27th St
Tax Key: 902-9970-001

Franklin

JUN 8 2015

City Development

Proposed Project Description:

Now that Section 15-3.0304A.2 of the UDO has been amended to allow a new parcel with an existing one-family / two-family dwelling to be created, we propose:

The North/South division of the 5.2 acre property listed above into two parcels:

Lot 1 – North 3.11 acres - for existing residential use – Adam and Tanya Murphy

Lot 2 - South 2.09 acres – for existing commercial use – ACJM 1883/Big Bang LLC

Shared Access:

The following Shared Access will be required between the properties, and is detailed in the attached Shared Access Agreement, which will be recorded with the CSM:

- 1) Shared septic access, until municipal sewer is made available.
- 2) Perpetual shared driveway access. WI DOT will not allow new access to S. 27th.
- 3) Shared breezeway connection between buildings. Within one year from approval of the CSM, either a permit will be applied for to raze the breezeway, or a variance will be applied for to maintain the breezeway.

The fire sprinkler system for the buildings, required by the Franklin Fire Department, currently runs through the breezeway, from the office building on Lot 2. Once Lot 1 is made residential, the sprinkler system will not be required and can be disconnected. However, until that time, it is still required. Consequently, we have not considered the engineering and construction plans that will be required in order to remove the breezeway. Once the property subdivision is approved, we will look into the requirements for the removal of the breezeway.

Natural Resources Protection Plan:

Based on my conversations with Nick Fuchs regarding the requirements for natural resources, there are no natural resources requiring protection on the property. The property was originally farm land, and is surrounded by farm land owned by Wheaton Franciscan to the south, and the commercial landscaping of Nature's Nook to the West and North.

The property does not contain steep slopes, lakes, streams, or ponds, floodplains, floodways, flood lands, and does not infringe on any shore or wetland buffers.

Additionally, while there are areas that are wooded, the property does not meet the requirements for either a mature or young woodland, based on my understanding of the canopy requirements. While there are a lot of trees throughout the property, most is actually smaller brush. The tree canopy areas do not meet the requirement as set out by section 15-11.0100 or young or mature woodlands. We have worked with Davey Tree Service for several years in order to protect our trees from Emerald Ash Borer, to trim and stabilize trees near the buildings, to fertilize and strengthen healthy trees, and also to remove diseased trees near the buildings. We have done little work deeper in the property.

Date of Application: April 1, 2015

CERTIFIED SURVEY MAP (CSM) APPLICATION

Complete, accurate and specific information must be entered. **Please Print.**

Applicant (Full Legal Name[s]):

Name: Adam and Tanya Murphy

Company: ACJM 1883 LLC

Mailing Address: 9843 S. 27th St

City / State: Franklin, WI Zip: 53132

Phone: 414-688-4714

Email Address: amurphy@bigbangllc.com

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: Jan Scott Pierce

Company: Jan Pierce, S.C.

Mailing Address: 2217 S. Kinnickinnic Ave

City / State: Milwaukee, WI Zip: 53207

Phone: 414-755-2258

Email Address: jan@janpiercelaw.com

Project Property Information:

Property Address: 9843 / 9847 / 9851 S. 27th St

Property Owner(s): ACJM 1883 LLC

Mailing Address: 9851 S. 27th St

City / State: Franklin, WI Zip: 53132

Email Address: amurphy@bigbangllc.com

Tax Key Nos: 902-9970-001

Existing Zoning: B4

Existing Use: Mixed

Proposed Use: Mixed / Residential

CMP Land Use Identification: Mixed

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

Certified Survey Maps shall be prepared as provided in § 236.34 (1m) (c) Wis. Stats. and Division 15-7.0700 of the Unified Development Ordinance.


Certified Survey Map submittals for review must include and be accompanied by the following:

- ☒ Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds: \$75
 - ☒ Two (2) original map copies for Milwaukee County review, prepared at 8-1/2" wide by 14" long on durable white paper.
- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: \$1,500
- ☒ Seven (7) complete sets of Application materials, for City of Franklin review to include:
 - ☒ Project Summary: a written detailed description of the project: One (1) original and six (6) copies
 - ☒ Map Copies: One (1) original map copy and six (6) map copies prepared at 8-1/2" wide by 14" long and must be clearly legible.
- ☐ As may be required, seven (7) copies of a "Natural Resource Protection Plan and "Landscape Plan" for any landscape bufferyard easement areas.
- ☐ If applicable, three (3) copies of the Natural Resource Protection report (see Division 15-9.0309D of the UDO).
- ☐ If applicable, one copy of the Site Intensity and Capacity Calculations (see Division 15-3.0500 of the UDO).
- ☒ Email (or CD ROM) with all plans and submittal materials in Adobe PDF. (May be waived by City Planner.)


- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Certified Survey Map requests require Plan Commission review and Common Council approval.
- All Certified Survey Map requests shall comply with Chapter 236 of the Wisconsin State Statutes.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.


(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).


Signature - Property Owner
Adam C. MURPHY - MEMBER
Name & Title (PRINT)

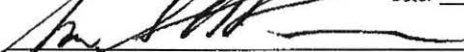
Date: _____


Signature - Property Owner
Tanya H. MURPHY - MEMBER
Name & Title (PRINT)

Date: _____


Signature - Applicant
Adam Murphy - MEMBER
Name & Title (PRINT)

Date: _____


Signature - Applicant's Representative
Jan Scott Pierce, Attorney
Name & Title (PRINT)

Date: _____

CERTIFIED SURVEY MAP NO. _____

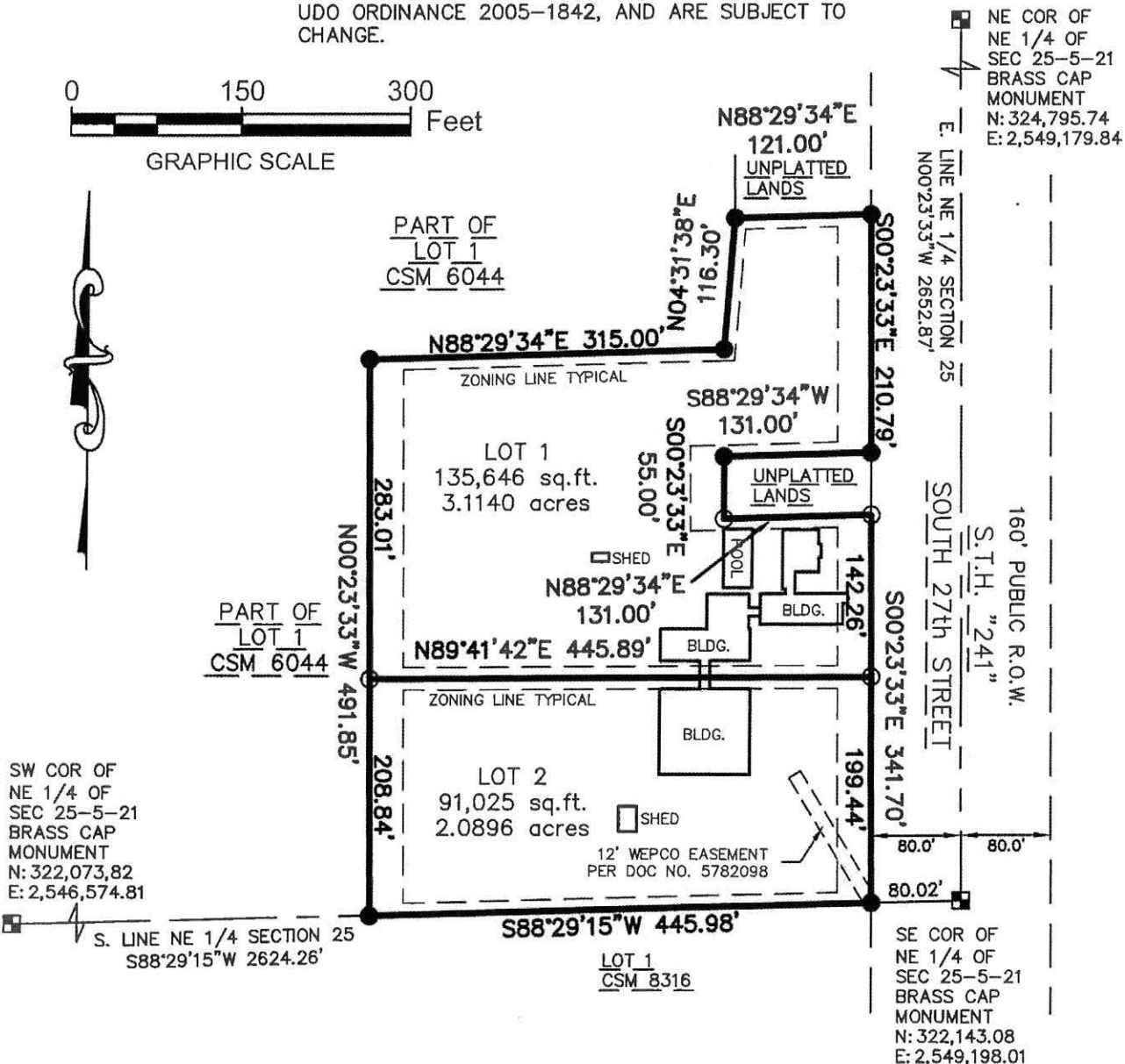
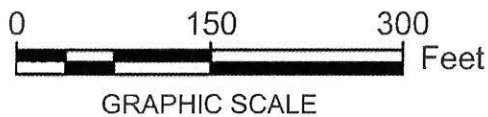
A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

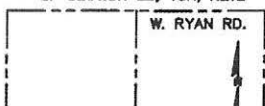
OWNER:
ACJM 1883 LLC
9851 S. 27th STREET
FRANKLIN, WI., 53132

ZONED B-4, 30' FRONT & REAR SETBACKS AND 10' SIDE SETBACK. THE ZONING SETBACKS AND ZONING ARE AS OF JUNE 7, 2005 AS SET FORTH IN THE FRANKLIN UDO ORDINANCE 2005-1842, AND ARE SUBJECT TO CHANGE.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 25, T 5 N, R 21 E, WHICH BEARS N00°23'33"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



LOCATION MAP
NORTHEAST 1/4
OF SECTION 25, T5N, R21E

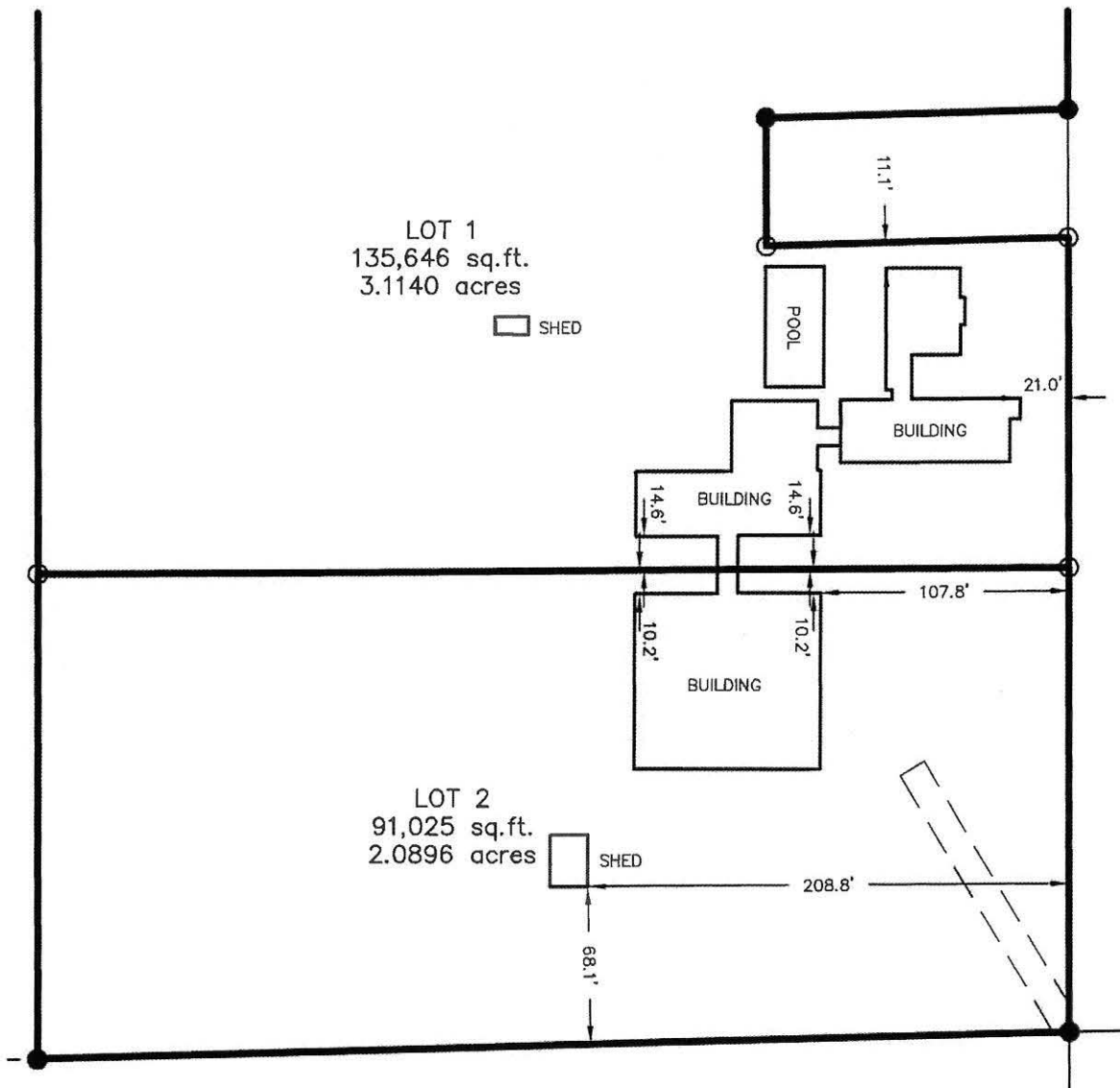


R.A. Smith National, Inc.

Beyond Surveying

CERTIFIED SURVEY MAP NO. _____

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

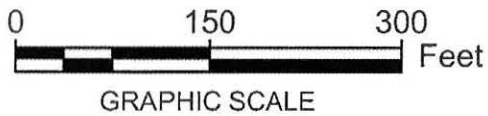


R.A. Smith National, Inc.

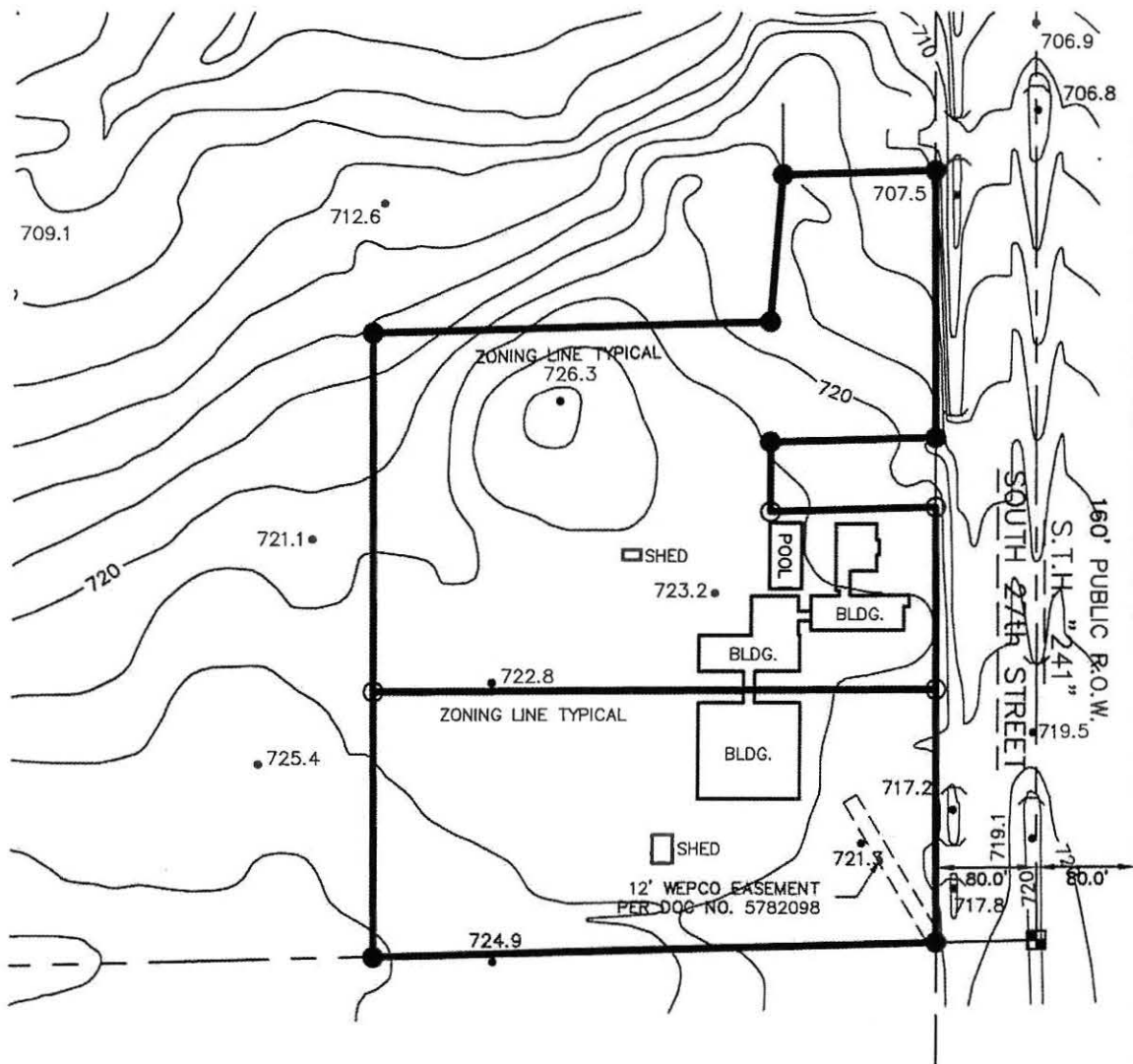
Beyond Surveying

CERTIFIED SURVEY MAP NO. _____

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



2' CONTOURS PER TOPOGRAPHIC MAP OF THE NE 1/4
SECTION 25-5-21 PREPARE FOR MILWAUKEE COUNTY
BY AERO-METRIC ENGINEERING, INC. NGVD 1929 DATUM



R.A. Smith National, Inc.

Beyond Surveying
and Engineering

CERTIFIED SURVEY MAP NO. _____

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, Stephan G. Southwell, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Southeast corner of said Northeast 1/4 Section; thence South 88°29'15" West along the South line of said 1/4 Section 80.02 feet to the point of beginning of lands to be described; thence continuing South 88°29'15" West along said South line 445.98 feet to an Easterly corner of Parcel 1 in Certified Survey Map No. 6044; thence North 00°23'33" West along the Easterly line of said Parcel 491.85 feet to a point; thence North 88°29'34" East along said Easterly line 315.00 feet to a point; thence North 04°31'38" East 116.30 feet to an Easterly corner of said Parcel; thence North 88°29'34" East along said Easterly line 121.00 feet to a point in the West line of South 27th Street; thence South 00°23'33" East along said West line 210.79 feet to an Easterly corner of said Parcel 1; thence South 88°29'34" West along the Easterly line of said Parcel 131.00 feet to an Easterly corner of said Parcel 1; thence South 00°23'33" East 55.00 feet to a point; thence North 88°29'34" East 131.00 feet to a point in the West line of South 27th Street; thence South 00°23'33" East along said West line 341.70 feet to the point of beginning.

Said parcel contains 226,671 square feet or 5.2036 acres.

THAT I have made such survey, land division and map by the direction of _____
_____, owner.

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 236.34 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance Division Section 15 in surveying, dividing and mapping said lands.

DATE

_____(SEAL)
STEPHAN G. SOUTHWELL,
PROFESSIONAL LAND SURVEYOR S-1939

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

_____ a _____ duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Franklin Municipal Code.

_____, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Franklin

WITNESS the hand and seal of _____, has caused these presents to be signed by _____, its _____, this _____ day of _____, 2015.

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2015, the above named _____, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____

CITY OF FRANKLIN COMMON COUNCIL

APPROVED by the Common Council of the City of Franklin by Resolution No. _____ signed on this _____ day of _____, 2015.

STEVE OLSEN, MAYOR

SANDRA L. WESOLOWSKI, CITY CLERK

SHARED ACCESS AGREEMENT

This Agreement is made as of June __, 2015 by ACJM 1883 LLC, a Wisconsin limited liability company ("ACJM 1883"), Big Bang LLC, a Wisconsin limited liability company ("Big Bang"), and Adam Murphy and Tanya Murphy (collectively the "Murphys"), for the benefit of all present and future owners and interest holders in the property set forth in the attached Exhibit A (collectively, the Property, or if divided, the multiple parcels of the Property shall be referred to as the "Property").

WITNESSETH:

WHEREAS, ACJM 1883 is the owner of the Property;

WHEREAS, Big Bang is a tenant with a lease to use the Property;

WHEREAS, the Murphys are members of ACJM 1883 and will become owners of the Property;

WHEREAS, the Property contains a holding tank which, until such time that municipal sewer service is available, has the capacity to service multiple parcels should the Property be divided (collectively the piping, electrical and monitoring systems shall be defined as (the "Sewer System");

WHEREAS, ACJM 1883 intends to divide the Property into multiple parcels; sell one or both of the parcels; and deems it necessary to provide a sewer system to service the parcels, and deems it necessary and appropriate to provide this Agreement for the purpose of providing said sewer system;

WHEREAS, the Property has one driveway that has the ability to service multiple parcels should the Property be divided (the "Driveway");

WHEREAS, ACJM 1883 intends to divide the Property into multiple parcels; sell one or both of the parcels; and deems it necessary to provide a driveway to serve the parcels, and deems it necessary and appropriate to provide this Agreement for the purpose of providing said access;

WHEREAS, the Property has multiple buildings on it that are connected by a breezeway that may not be immediately removed should the Property be divided (the "Breezeway");

WHEREAS, ACJM 1883 intends to divide the Property into multiple parcels; sell one or both of the parcels; and deems it necessary to provide for use of the Breezeway by both parcels, and deems it necessary and appropriate to provide this Agreement for the purpose of providing said use;

WHEREAS, it is the intention and purpose of this Agreement to provide for and burden the Property with the Sewer System, the Driveway, and the Breezeway and its associated costs so as to assure the continuous and satisfactory operation and maintenance of same;

NOW THEREFORE, it is agreed that the Sewer System, the Driveway, and the Breezeway shall be used and paid for by the owners of the Property as well as by all future owners, occupants and interest holders of the Property, (collectively, the "Owners"), upon the following terms and conditions:

The Owners of the Property are hereby granted the right in common to use the Sewer System, the Driveway, and the Breezeway.

The Owners of the Property shall be assessed costs and expenses expenses required for the use of and maintenance of the Sewer System, the Driveway, and the Breezeway, and if necessary the replacement of same, as follows:

Sewer System

Holding tank is in the parking lot of Lot 2. All billing will go to Lot 2. Lot 1 will be responsible for 100 gallons per day, per resident, paid to Lot 2 monthly.

Lot 2 is responsible for all maintenance and repairs of all sewer lines and tanks on both properties, for a period of five years after the recording of the CSM.

After five years:

- a) Lot 2 is responsible for all maintenance/repairs associated with the holding tank, and all underground sewer lines on Lot 2 that exclusively service Lot 2 buildings or jointly service Lot 1 and Lot 2 building,.
- b) Lot 1 is responsible for all maintenance/repairs associated with all underground sewer lines and tanks on Lot 1, and sewer lines on Lot 2 that service Lot 2 buildings exclusively.

Driveway

Lot 2 is responsible for the initial restoration of Lot 1 driveway and parking access – asphalt and concrete – after completion of Lot 1 residential renovations.

Lot 1 and Lot 2 are independently responsible for all driveways and parking lots on their respective properties after the initial restoration listed above.

Lot 1 shall have access S. 27th St. (or other street access) through Lot 2. Lot 2 shall maintain a minimum access of 16' from Lot 1 to Lot 2.

Breezeway

Lot 2 is responsible for all maintenance and repairs associated with the breezeway connection spanning the property line between the two lots, up to and including the sprinkler system, alarm system, and fire doors.

Within one year from CSM recording, Lot 2 will apply for permits to remove the breezeway

connection and renovate both existing buildings based on that removal, or apply for a variance to maintain the breezeway connection.

In the event of the removal of the breezeway connection:

- a) Lot 2 is responsible for all expenses associated with the demolition and with any repairs or renovations of the building on Lot 2.
- b) For a period of one year from permit approval, Lot 2 is also responsible for all expenses associated with any repairs or renovations to the connected building on Lot 1, specifically associated with the doors, entrance, and southern exterior.

Each Owner shall cause their assessment to be paid within 30 days of receiving the assessment notice.

Each Owner hereby agrees that they will promptly carry out their responsibilities assigned pursuant to this Agreement;

The consent of all parties to pay a proportionate share of costs in excess of \$2,000 shall be obtained prior to embarking upon expenditures not provided for by this Agreement, except in emergency situations. An arbitrator shall be chosen by the Owners; shall be consulted in the event the parties cannot agree regarding the said expenditures; and the arbitrator's decision shall be definitive.

Each Owner does hereby grant to the other such easements over, across and through the respective parcels as shall be reasonably necessary in order to carry out their responsibilities consistent with the purposes of this Agreement.

No Owner may install landscaping or improvements that will impair the use of said easements. Each Owner shall have the right to act to correct an emergency situation and shall have access to the pertinent parcel in the absence of the other.

This Agreement may be terminated upon unanimous agreement of all the Owners at any time.

The term of this Agreement shall be perpetual except as herein limited.

That the benefits and burdens of this Agreement shall constitute a covenant running with the parcels of land herein described and shall be binding upon the heirs, successors in title of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this document as of the day and year first above written.

ACJM 1883 LLC

By: _____
Tanya Murphy, member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of June, 2015 the above named Tanya Murphy to me known to be a member of ACJM 1883 LLC who executed the foregoing instrument and acknowledged the same.

(print name)

Notary Public, Milwaukee County, Wisconsin
My Commission expires: _____

BIG BANG LLC

By: _____
Adam Murphy, member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of June, 2015 the above named Adam Murphy to me known to be a member of Big Bang LLC who executed the foregoing instrument and acknowledged the same.

(print name)

Notary Public, Milwaukee County, Wisconsin
My Commission expires: _____

Tanya Murphy (individually)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of June, 2015 the above named Tanya Murphy who executed the foregoing instrument and acknowledged the same.

(print name)

Notary Public, Milwaukee County, Wisconsin
My Commission expires: _____

Adam Murphy (individually)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of June, 2015 the above named Adam Murphy who executed the foregoing instrument and acknowledged the same.

(print name)

Notary Public, Milwaukee County, Wisconsin
My Commission expires: _____

This instrument drafted by:
Jan Scott Pierce
Jan Pierce, S.C.
2217 S. Kinnickinnic Avenue
Milwaukee, Wisconsin 53207



REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2015

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

Project Name:	Hepp Certified Survey Map (CSM)
Project Address:	8473 South 47 th Street
Applicant:	Richard A. Hepp
Owners (property):	Richard A. and April Hepp
Current Zoning:	R-3 Suburban/Estate Single Family Residence District
2025 Future Land Use:	Residential
Use of Surrounding Properties:	Single-family residential to the north, south, east and west
Applicant Action Requested:	Approval of the Certified Survey Map

Project Description and Analysis:

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.

On December 29, 2014, the applicant filed a Certified Survey Map (CSM) Application with the Department of City Development, requesting approval to split an approximately 2.11-acre property into two parcels. The applicant's initial submittal lacked a Natural Resource Protection Plan (NRPP) as required by Section 15-7.0201 of the City of Franklin Unified Development Ordinance. As the application was submitted in winter, conditions were not favorable for conducting wetland delineations. As a result, a proper NRPP could not be completed until the growing season started again in the spring.

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. March 30th, 2015 was 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 January 20, 2015, Staff received a letter from Richard Hepp 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 July 28th, 2015.

The property located at 8473 South 47th Street is approximately 2.11-acres and encompasses Mr. Hepp's single-family residence. As previously stated, Mr. Hepp is proposing to divide his

property into two lots. The proposed lots are shown on the Certified Survey Map (CSM) as Lot 1 and Lot 2. Lot 1 will retain Mr. Hepp's home and accessory structures and have an area of approximately 1.14 acres. Lot 2 will be a vacant developable lot and have an area of approximately 0.98 acres. Both lots will be served by public sanitary sewer and water.

The proposed lots meet the R-3 Suburban/Estate Single-Family Residence District minimum lot area of 20,000 square feet as well as the minimum lot width of 100 feet. While the proposed lots significantly exceed the 20,000 square foot minimum size requirement, their size is comparable to adjacent lots within the Hunting Park Subdivision. The proposed CSM is surrounded on all sides by single-family lots that range in size from 0.63 acres to 2.43 acres. The 2.43 acre parcel is an unplatted lot to the west of the subject parcel, and is located outside of the Hunting Park Subdivision along South 51st Street. The average size of adjacent parcels within the Hunting Park Subdivision is 0.84 acres. Overall, the proposed 2-Lot CSM meets the requirements of the UDO.

On January 14, 2015, the applicant asked the City to request the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to conduct a natural resource determination on his property. On May 4th, 2015, the Department of City Development received a sketch map of the wetland delineation they conducted at the Hepp property on April 29, 2015. Mr. Hepp has included a copy of this sketch map in addition to the required site intensity and capacity calculations. These documents in addition to the wetland buffer and wetland setback data shown on the face of the CSM serve as Mr. Hepp's NRPP.

It should be noted that SEWRPC did not map the woodlands on the subject property as most of the woodlands are located within the wetlands. It can also be noted that all of the woodlands located east of the WE Energies overhead electric lines (which are located along the western boundary of the subject property) were cut down sometime in late 2014 or early 2015. SEWRPC staff were informed by the subject property owner that all of those trees were Green Ash, had been dead or dying, and had been infested with the Emerald Ash Borer. SEWRPC staff has confirmed that the trees removed were most likely Green Ash, and that the understory was most likely primarily comprised of buckthorn.

As depicted on the CSM, an existing garage encroaches into the Wetland Buffer and Wetland Setback and an existing above ground pool also encroaches within the Wetland Setback. As Mr. Hepp's property was an existing lot of record prior to 1998, he was not required to submit an NRPP in 1999 prior to the issuance of his Building Permit for the detached garage. According to Mr. Hepp, the pool was constructed in 1986, which precedes the UDO. Since these structures were built legally, they may remain. However, the conservation easement template language will need to be altered to account for these structures within the easement area. Mr. Hepp's submittal lacks a Conservation Easement document. Therefore, staff recommends submittal of a written Conservation Easement for review and approval by the Common Council, and for recording with the Certified Survey Map.

Staff Recommendation:

City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 6-10-15]

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED
SURVEY MAP, BEING A RE-DIVISION OF LOT 2, BLOCK 3 OF
HUNTING PARK, BEING A SUBDIVISION OF A PART OF THE NORTHWEST
1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN
(RICHARD A. HEPP AND APRIL HEPP, APPLICANTS)
(8473 SOUTH 47TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a re-division of Lot 2, Block 3 of Hunting Park, being a subdivision of a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 8473 South 47th Street, bearing Tax Key No. 834-0015-000, Richard A. Hepp and April Hepp, applicants; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof 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 certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Richard A. Hepp and April Hepp, as described above, be and the same is hereby approved, subject to the following conditions:

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, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of

RICHARD A. HEPP AND APRIL HEPP – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 2

separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Richard A. Hepp and April Hepp, successors and assigns, and any developer of the Richard A. Hepp and April Hepp 2 lot certified survey map 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, 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.
5. The approval granted hereunder is conditional upon Richard A. Hepp and April Hepp and the 2 lot certified survey map project for the property located at 8473 South 47th 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.
6. A written Conservation Easement shall be submitted to the Department of City Development for review and approval by the Common Council, and recording with the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Richard A. Hepp and April Hepp, 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 owners, Richard A. Hepp and April Hepp, with the Office of the Register of Deeds for Milwaukee County.

RICHARD A. HEPP AND APRIL HEPP – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 3

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of
Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

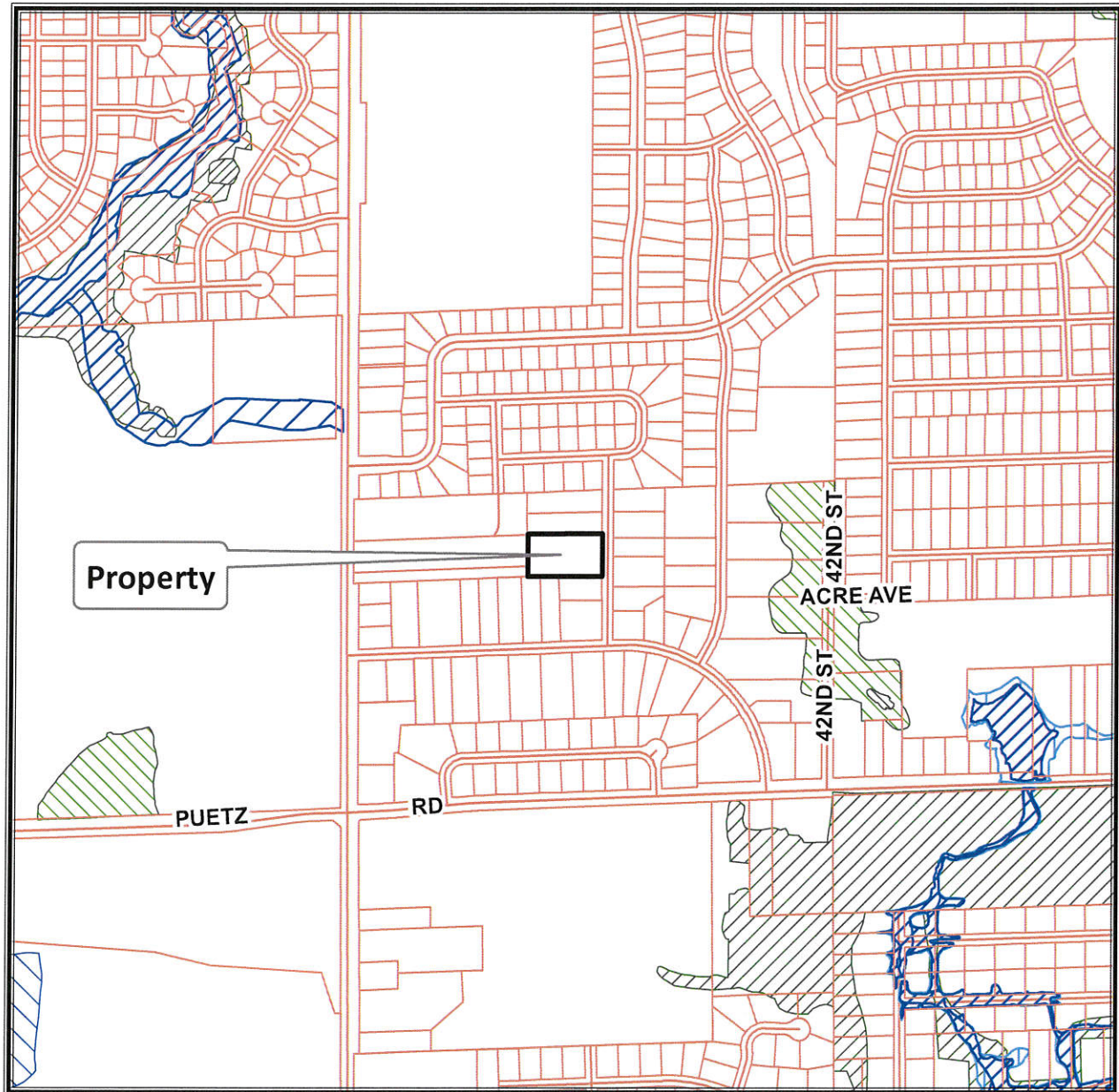
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



8473 South 47th Street



Planning Department
(414) 425-4024

0 500 1,000 2,000 Feet

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.



8473 South 47th Street



Planning Department
(414) 425-4024

0 37.5 75 150 Feet

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.


NORTH
2013 Aerial Photo

Narrative Description of Hepp Project:

Division of single lot into two lots.

Richard & April Hepp
8473 S. 47th Street
Franklin, Wisconsin 53132
Phone 414-423-1566
Heppra@comcast.net

Franklin

JUN 8 2015

City Development

CERTIFIED SURVEY MAP NO.

Being a re-division of Lot 2 in Block 3 of Hunting Park, being a subdivision of a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Prepared by:

*Dennis C. Sauer RLS 2421
Metropolitan Survey Service, Inc.
9415 West Forest Home Ave. Suite 202
Hales Corners, WI 53130*

Prepared for:

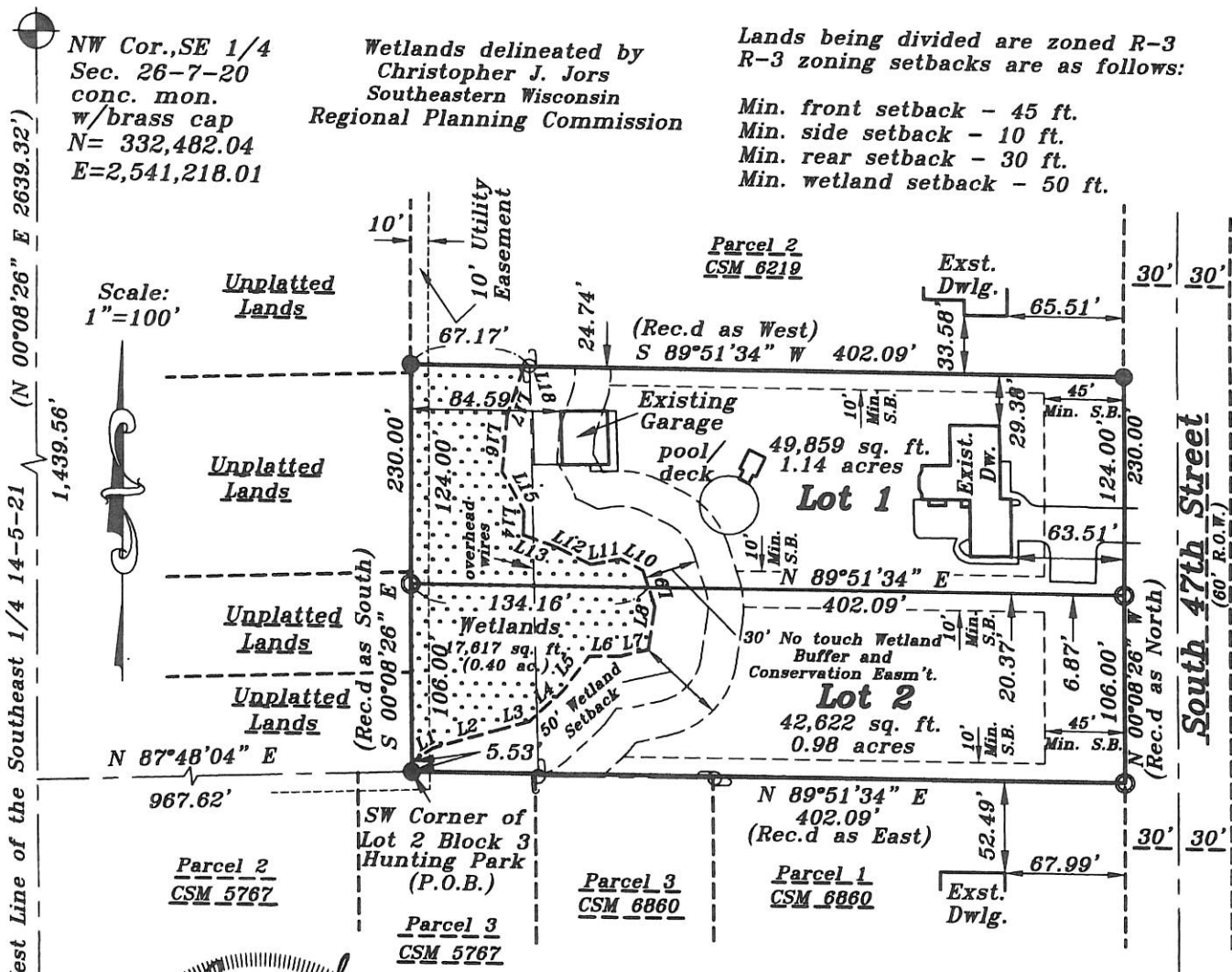
Richard & April Hepp
8473 S 47th Street
Franklin, WI 53132

NW Cor., SE 1/4
Sec. 26-7-20
conc. mon.
w/brass cap
N= 332,482.04
E=2,541,218.01

*Wetlands delineated by
Christopher J. Jors
Southeastern Wisconsin
Regional Planning Commission*

***Lands being divided are zoned R-3
R-3 zoning setbacks are as follows:***

Min. front setback - 45 ft.
Min. side setback - 10 ft.
Min. rear setback - 30 ft.
Min. wetland setback - 50 ft.



Wetlands delineated by:
Christopher J. Jores
Southeastern Wisconsin Regional
Planning Commission
W239 N1812 Rockwood Drive
PO Box 1607
Waukesha, Wisconsin 53187-1607

**Area of lands encompassed
by wetlands - 17,617 sq. ft. (0.40 ac)**

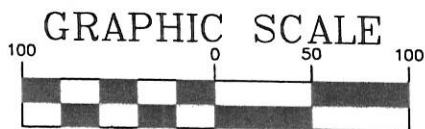
Area of lands encompassed
by conservancy easm't. - 10,948 sq. ft.
(0.25 ac)

Area of lands encompassed by
wetland setback - 17,484 sq. ft.
(0.40 ac)

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	14.28	N56°51'35"E
L2	38.04	N73°40'41"E
L3	18.43	N73°55'59"E
L4	25.70	N47°05'03"E
L5	25.72	N36°23'52"E
L6	17.64	N88°36'44"E
L7	16.17	N76°08'58"E
L8	24.64	N08°54'12"E
L9	20.93	N18°37'46"W
L10	14.11	N64°10'00"W
L11	17.27	S78°42'11"W
L12	20.53	N64°27'29"W
L13	20.70	N70°19'28"W
L14	13.73	N01°31'01"E
L15	24.99	N29°37'10"W
L16	31.82	N05°02'56"E
L17	26.22	N18°46'07"E
L18	3.97	N17°50'03"W

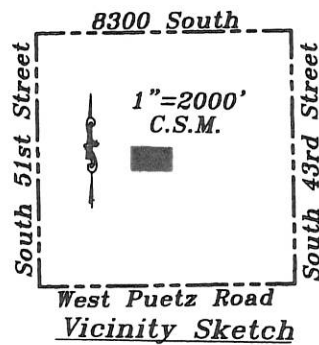
December, 19, 2014

South 1/4 Corner
Sec. 14-5-21
conc. mon.
w/brass cap
N= 329,842.90
E=2,541,224.49



(IN FEET)
1 inch = 100 ft.

M:\CSM's\Franklin\105287.dwg



Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the West line of the SE 1/4 of Section 14, T5N, R21E having an assumed bearing of N 00°08'26" W.

○ — Denotes 1" iron pipe set

● — Denoted 1" iron pipe found and accepted or set as noted.

This CSM is served by public sanitary sewer

CERTIFIED SURVEY MAP NO. _____

Being a re-division of Lot 2, Block 3 of Hunting Park, being a subdivision of a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, registered land surveyor, do hereby certify:


That I have surveyed, a re-division of Lot 2, Block 3 of Hunting Park, being a subdivision of a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; Commencing at the South corner of said 1/4 Section; thence, N 00° 08' 26" W, along the West line of said Southeast 1/4 Section 1199.76 feet; thence, N 87° 48' 04" E, 967.62 feet to the Southeast corner of Lot 2, Block 3 Huntington Park and the point of beginning; thence N 89° 51' 34" E, 402.09 feet to the west line of South 47th Street; thence N 00° 08' 26" W, along said West line 230.0 feet; thence, S 89° 51' 34" W 402.09 feet; thence S 00° 08' 26" E, 230.0 feet to the point of beginning, said lands contain 92,481 square feet or 2.12 acres.

That I have made such survey, land division and map by the direction of, Richard A. Hepp and April Hepp, husband and wife, 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 236.34 of the Wisconsin State Statutes and the Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code in surveying, dividing and mapping the same.

12/19/14
Date


Dennis C. Sauer
Professional Land Surveyor S-2421



PREPARED FOR:
Richard A. Hepp & April Hepp
8473 S 47th Street
Franklin, WI 53132

PREPARED BY:
Metropolitan Survey Service
9415 West Forest Home Avenue
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a re-division of Lot 2, Block 3 of Hunting Park, being a subdivision of a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

As owners, Richard A. Hepp and April Hepp, husband and wife, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.

Richard A. Hepp

April Hepp

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20_____, Richard A. Hepp and April Hepp, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

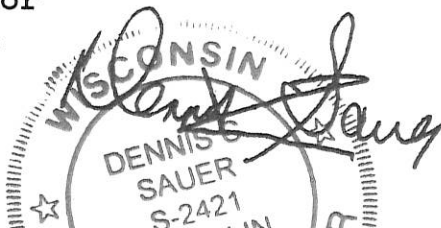
Notary Public
State of Wisconsin
My Commission Expires: _____

COMMON COUNCIL APPROVAL

APPROVED and accepted by the Common Council of the City of Franklin, Resolution No. _____, on this _____ day of _____, 20_____.

Steve Olson, Mayor
City of Franklin

Sandra L. Wesolowski, Clerk
City of Franklin



Richard and April Hepp Property
8473 South 47th Street
SE Quarter, Section 14, T5N-R21E
City of Franklin, Milwaukee County


T3K

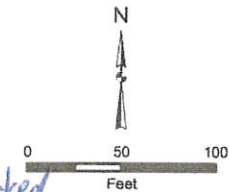
South 35th Street

Legend

 Project Area

 Wetland

 Wetland Staked
by SEWRPC on
4/29/15



Source: SEWRPC
Date of Photography: 2010
CA#405-380

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X _____ = _____	_____
20-30%	0.65	0.75	0.70	X _____ = _____	_____
+ 30%	0.90	0.85	0.80	X _____ = _____	_____
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X _____ = _____	_____
Young	0.50	0.50	0.50	X _____ = _____	_____
Lakes & Ponds	1	1	1	X _____ = _____	_____
Streams	1	1	1	X _____ = _____	_____
Shore Buffer	1	1	1	X _____ = _____	_____
Floodplains	1	1	1	X _____ = _____	_____
Wetland Buffers	1	1	1	X _____ = _____	0.25
Wetlands & Shoreland Wetlands	1	1	1	X _____ = _____	0.40
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					0.65

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.