

stated, Lot 1 does not meet the minimum lot width requirement and is considered a flag lot per Section 15-5.0106K. of the UDO.

Utilities, Infrastructure and Access

Public sewer and water service is located adjacent to the properties. Lot 1 is the only vacant lot and is planned to be developed. Staff is recommending the extension of public water; however, the potential buyer of Lot 1 is considering requesting an exemption. *Staff recommends that development of Lot 1 shall be contingent upon connecting to public sewer and water facilities.*

A new driveway access to W. St. Martins Road will be required for development of Lot 1. Lots 2, 3 and 4 will all maintain their existing access locations to W. St. Martins Road. The applicant has not provided Milwaukee County Department of Transportation approval for the new ingress/egress location for Lot 1. *Staff recommends that the applicant provide documentation of access approval from Milwaukee County, prior to issuance of a Building Permit for Lot 1. Staff also recommends that an additional 32-feet of right-of-way be dedicated to the City to help eventually achieve a full right-of-way of 130-feet for W. St. Martins Road.*

Natural Resource Protection Plan

The applicant has provided a Wetland Delineation Report, dated June 16, 2015, from Thompson and Associates Wetland Services, LLC. A wetland is located on Lots 1 and 2. The buffer and setback also extend onto Lot 3. These features are shown on the attached CSM as well as the Conservation Easement.

A wetland concurrence has not yet been completed. Staff also believes a woodland potentially exists along the southern lot line of Lot 1. Therefore, *staff recommends that the Natural Resource Protection Plan shall be subject to review by a consultant of the City's choosing, with all costs of said review being the responsibility of the applicant. Furthermore, the applicant shall address all consultant comments to the satisfaction of the Planning Manager, prior to recording the Certified Survey Map with Milwaukee County.*

Staff also recommends that the applicant shall submit a written Conservation Easement for Common Council approval and recording with the Milwaukee County Register of Deeds at the time the Certified Survey Map is recorded.

Consistency with the Comprehensive Master Plan

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

Land Division Variance:

Section 15-5.0106K. of the UDO prohibits flag lots (see below).

Flag Lots Prohibited. Flag-shaped lots, or lots not meeting the minimum frontage requirements of this Ordinance or where access to a public street right-of-way to such lots is by a narrow strip of land, shall not be permitted. Flag lots are where the rear of the lot is disproportionate in width to the front of the lot width without a gradual widening of the lot as the lot increase in depth (shaped like a flag with the pole being the lot frontage).

Per Section 15-9.0310 of the UDO, the Plan Commission may waive or modify land division requirements of Divisions 15-5.0100, 15-8.0100, and 15-8.0200 of this ordinance upon application. This Section states, “Where, in the judgment of the Plan Commission, it would be inappropriate to apply literally the provisions of Divisions 15-5.0100, 15-8.0100, and 15-5.0200 of this Ordinance because exceptional or undue hardship would result, the Plan Commission may waive or modify any requirement to the extent deemed just and proper.”

Section 15-9.0310B. of the UDO indicates the findings of fact and conditions that should be considered in granting a land division variance and states, “No variance to the provisions of Divisions 15-5.0100, 15-8.0100, and 15-8.0200 of this Ordinance shall be granted unless the Plan Commission finds by the greater weight of the evidence that all the following facts and conditions exist and so indicates in the minutes of its proceedings.” Attached are the facts and conditions as presented by the applicant that will be added to the resolution if approved, subject to any changes by the Plan Commission.

Please note that a majority vote is required by the Plan Commission to approve a land division variance.

Area Exception:

Table 15-3.0203 contains the R-3 District Development Standards. As indicated, Lot 1 does not meet the minimum 100-foot lot width at the setback line.

Section 15-10.0209 of the UDO lists permitted area exceptions, which includes “lot width.” Section 15-10.0209F. of the UDO states that the Plan Commission shall hold a public hearing and make a recommendation to the Board of Zoning and Building Appeals (BZBA). The Application is tentatively scheduled for the November 18, 2015 BZBA meeting.

Section 15-10.0209G. of the UDO states the standards that the BZBA shall consider in determining whether to grant or deny an Area Exception request. Attached are the applicant’s responses to this section of the UDO for Plan Commission review and consideration.

STAFF RECOMMENDATION

The applicant was not able to submit a revised Certified Survey Map and other information to address staff’s comments, which are attached along with the applicant’s preliminary responses. Therefore, City Development Staff is recommending that the Plan Commission table the subject applications until the applicant is able to address staff comments.

If the Plan Commission prefers to move the item forward, staff recommends that approval be subject to the following conditions:

1. Applicant shall address all Department of City Development and Engineering Department comments contained within staff’s comment letter, dated October 22, 2015, to the satisfaction of the Planning Manager and City Engineer.
2. The development of Lot 1 shall be contingent upon connecting to public sewer and water facilities.

3. The applicant shall provide documentation of access approval from Milwaukee County, prior to issuance of a Building Permit for development of Lot 1.
4. The CSM shall be revised to dedicate an additional 32-feet of right-of-way along West St. Martins Road to the City of Franklin.
5. The Natural Resource Protection Plan shall be subject to review by a consultant of the City's choosing, with all costs of said review being the responsibility of the applicant. Furthermore, the applicant shall address all consultant comments to the satisfaction of the Planning Manager, prior to recording the Certified Survey Map with Milwaukee County.
6. A written Conservation Easement shall be submitted for Common Council approval and recording with the Milwaukee County Register of Deeds at the time the Certified Survey Map is recorded.

The applicant has indicated that they may be able to submit a revised Certified Survey Map and other documentation requested by staff on Monday, November 2nd. Staff will forward revisions to the Plan Commission as soon as they are received.

Please note that staff is still awaiting property owner signatures for three of the parcels involved. If those signatures are not provided prior to Plan Commission review, it would not be appropriate to take action on the applications.

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A 4 LOT CERTIFIED
SURVEY MAP, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST
1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(RICHARD A. REUTELER AND ANN M. REUTELER, APPLICANTS)
(10475, 10609, 10629 AND 10631 WEST ST. MARTINS ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the properties located at 10475, 10609, 10629 and 10631 West St. Martins Road, bearing Tax Key Nos. 800-9999-000, 800-9993-000, 800-9992-000 and 800-9991-001, Richard A. Reuteler and Ann M. Reuteler, 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. Reuteler and Ann M. Reuteler, 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 the *City of Franklin Design Standards and Construction Specifications* and such form

RICHARD A. REUTELER AND ANN M. REUTELER – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

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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. Reuteler and Ann M. Reuteler, successors and assigns, and any developer of the Richard A. Reuteler and Ann M. Reuteler 4 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. Reuteler and Ann M. Reuteler and the 4 lot certified survey map project for the properties located at 10475, 10609, 10629 and 10631 West St. Martins Road: (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. Applicant shall address all Department of City Development and Engineering Department comments contained within staff's comment letter, dated October 22, 2015, to the satisfaction of the Planning Manager and City Engineer.
7. The development of Lot 1 shall be contingent upon connecting to public sewer and water facilities.
8. The applicant shall provide documentation of access approval from Milwaukee County, prior to issuance of a Building Permit for development of Lot 1.
9. The CSM shall be revised to dedicate an additional 32-feet of right-of-way along West St. Martins Road to the City of Franklin.
10. The Natural Resource Protection Plan shall be subject to review by a consultant of the City's choosing, with all costs of said review being the responsibility of the applicant. Furthermore, the applicant shall address all consultant comments to the satisfaction of the Planning Manager, prior to recording the Certified Survey Map with Milwaukee County.
11. A written Conservation Easement shall be submitted for Common Council approval and recording with the Milwaukee County Register of Deeds at the time the Certified Survey Map is recorded.

RICHARD A. REUTELER AND ANN M. REUTELER – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

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12. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Richard A. Reuteler and Ann M. Reuteler, 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. Reuteler and Ann M. Reuteler, 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:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A LAND DIVISION
VARIANCE FOR A 4 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH,
RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(RICHARD A. REUTELER AND ANN M. REUTELER)
(10475 WEST ST. MARTINS ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application from Richard A. Reuteler and Ann M. Reuteler, for a land division variance to allow a flag-shaped lot, such variance being necessary as a concurrent application for approval of a certified survey map, such map being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 10475 West St. Martins Road, bearing Tax Key No. 800-9999-000, Richard A. Reuteler and Ann M. Reuteler, applicants; and

WHEREAS, §15-9.0310 of the Unified Development Ordinance allows for Land Division Variances in part from the provisions of Division 15-5.0100, §15-5.0106K. providing that flag-shaped lots are prohibited; and

WHEREAS, §15-9.0310 of the Unified Development Ordinance sets forth findings which must be made by the Plan Commission and approved by a majority vote of the entire membership of the Plan Commission (4 votes) for approval of a Land Division Variance application.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Commission makes the following findings upon the greater weight of the evidence that all the following facts and conditions exist:

1. There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship, to wit: _____.
2. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the land division portions of the Unified Development Ordinance should be changed, to wit: _____.
3. Such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity, to wit: _____.
4. That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the

A RESOLUTION CONDITIONALLY APPROVING A LAND DIVISION VARIANCE
FOR RICHARD A. REUTELER AND ANN M. REUTELER***
RESOLUTION NO. 2015-_____

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public interest, to wit: _____.

BE IT FURTHER RESOLVED, that a Declaration of Easements, Covenants and Restrictions, Conservation Easement and Access Easements be approved by the Common Council and recorded with the Milwaukee County Register of Deeds prior to the issuance of any Occupancy Permit.

BE IT FINALLY RESOLVED, that the application by Richard A. Reuteler and Ann M. Reuteler, for a Land Division Variance, upon the above findings, be and the same is hereby approved, subject to the approval of the aforesaid certified survey map application by Richard A. Reuteler and Ann M. Reuteler and the foregoing condition.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

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

APPROVED:

Stephen R. Olson, Mayor

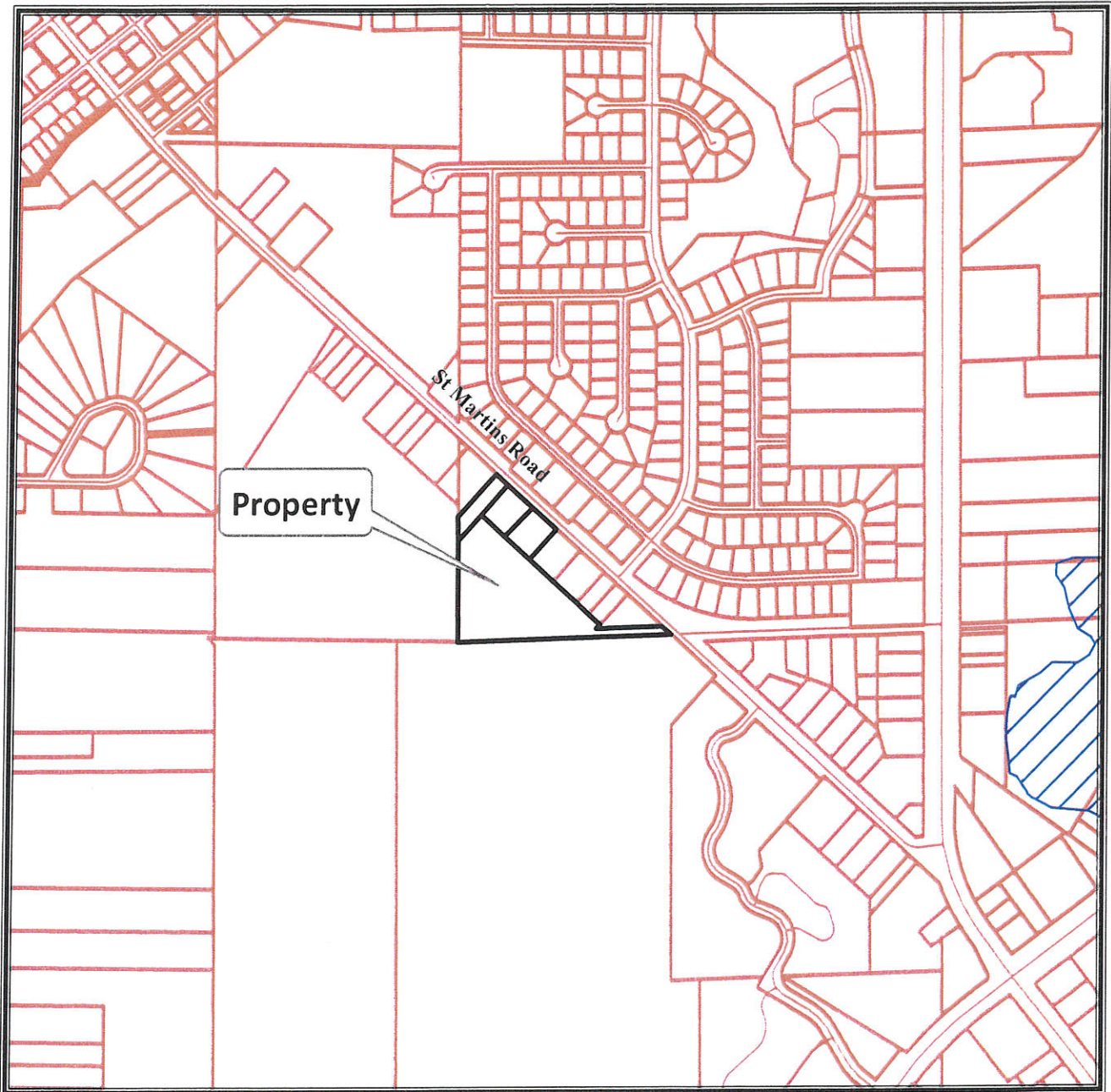
ATTEST:

Sandra L. Wesolowski, City Clerk

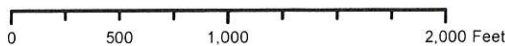
AYES _____ NOES _____ ABSENT _____



10475, 10609, 10629 and 10631 W. St Martins Road
4 Lot Certified Survey Map (Redivision of Parcels)



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.

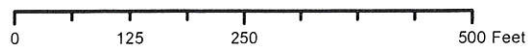




10475, 10609, 10629 and 10631 W. St Martins Road 4 Lot Certified Survey Map (Redivision of Parcels)



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.

City of Franklin Department of City Development

Date: October 22, 2015

To: Richard and Ann Reuteler and Mona Elmore, RE/MAX Realty

From: City Development Staff

RE: Certified Survey Map, Land Division Variance and Area Exception Applications

Please be advised that City Staff has reviewed the submitted Certified Survey Map (CSM), Land Division Variance and Area Exception Applications for property located at approximately 10475, 10609, 10629 and 10631 West St. Martins Road. Department comments are as follows for the submittal date-stamped by the City of Franklin on October 5, 2015.

Planning Department

1. As the CSM also includes properties located at 10609, 10629 and 10631 W. St. Martins Road, property owner signatures are required for each of those properties as well. Separate owner verification letters or CSM Applications can be signed by these owners to indicate their approval and support of the CSM Application.
2. Please note that the R-3 District requires public sewer and water facilities. Please continue discussions with the Engineering Department and Department of City Development regarding the extension of water.
3. Please provide the following information on the CSM per Section 15-7.0702
 - **Setbacks, Shore Buffers, Wetland Buffers, Wetland Setbacks, and Building Lines.** All required setbacks, shore buffers, wetland buffers, wetland setbacks, and building lines shall be graphically indicated and dimensioned on the Certified Survey Map. - - The natural resources setbacks are graphically shown, but please also illustrate the building lines.

Building Line. The line nearest the front of and across a zoning lot, establishing the minimum setback to be provided between the front line of a building or structure and the street right-of-way line.

- **Existing and Proposed Contours.** Existing and proposed contours at vertical intervals of not more than two (2) feet. Elevations shall be marked on such contours based on National Geodetic Vertical Datum of 1929 (mean sea level). This requirement may be waived if the parcel(s) created are fully developed. - - This requirement applies to Lot 1 only.
4. Has Milwaukee County approved the access for the proposed Lot 1 to W. St. Martins Road? Please provide a letter from Milwaukee County approving the new driveway location.
 5. The CSM includes two notes regarding sewer and water service. Please revise to include a single note to specify if the lands are served by public sewer and water facilities.
 6. Please double check the square footage amounts for the lands encompassed by wetlands and the conservancy easement. The Conservation Easement should include the wetland

and the 30-foot wetland buffer (i.e. the Conservation Easement should be a larger area than the wetland because it also includes the wetland buffer).

7. As previously mentioned, staff suggests rezoning the existing C-1 District to the R-3 District.
8. It is stated in the project narrative that woodlands were not identified onsite. Where the woodlands field surveyed by a professional? Staff believes there are woodlands onsite and recommends that this be verified by a professional landscape architect, forester, arborist or botanist. If woodlands exist onsite, a minimum of 70% of the woodlands must be shown on the CSM and included in the Conservation Easement.

A second option related to the woodlands is to dedicate all of the wooded areas onsite as mature woodlands, which then would not require a tree survey. Again, at least 70% of the wooded area must be preserved in the Conservation Easement.

9. Staff is recommending that a wetland concurrence be completed to ensure that the wetland delineation by Thompson and Associates Wetland Services is accurate. This concurrence can be done by a City consultant with the cost being charged back to the applicant. Another option is to utilize the Department of Natural Resources wetland confirmation process and provide the City with the results of the DNR's review. Additional information can be found at <http://dnr.wi.gov/topic/wetlands/identification.html>.

Please be aware that the wetland delineation season is coming to a end. Staff recommends contacting the DNR immediately or let staff know if you are opting to have a City consultant review the delineation and we will try to get that scheduled right away.

10. A written Conservation Easement is required to protect the natural resource features onsite. Attached is the City's template that must be completed and submitted for Common Council approval.
11. In your re-submittal, please include copies of the Findings and Factors in the Review of Land Division Variances and Standards in the Review of Area Exceptions forms as well as the project narrative, CSM and any other supporting documentation.

Engineering Department

The Engineering Department comments are attached.

Fire Department

The Fire Department has no comments or concerns.

Police Department

The Franklin Police Department has reviewed the application for 10475 West St. Martins Road and has no issues with this request.

Milwaukee County

Milwaukee County comments are attached.



MEMORANDUM: FROM ENGINEERING

DATE: October 20, 2015, 2015
TO: Planning and Zoning Department
FROM: Glen Morrow, P.E., City Engineer
SUBJECT: 4-Lots Proposed Certified Survey Map
10475 West St Martins Road

Glen Morrow

Franklin
OCT 20 2015
City Development

Applicant: Richard A and Ann M. Reuteler

The Engineering Department has completed its review of the above proposal. Prior to recommending it for approval, the following conditions must be met:

Proposed Certified Survey Map

1. Must resolve the technical omissions and deficiencies identified by Milwaukee County. City comments may be revised to reflect changes required by Milwaukee County.
2. Must show date of the wetlands delineation.
3. Must show the dedication of street right of way from 33-feet to 65-feet to comply with the required width of the right of way for this is considered an arterial road (130-FT R.O.W.). Legal description must encompass up to the centerline of St. Martins Road then dedicate the required right of way.
4. Must revise the paragraph on page 6 of 6 of this proposal, under the Common Council Approval, to insert the phrase and “**dedication accepted**” after the word “Approved”.
5. Must identify on the proposed certified survey map which lot is being served by sewer and water. Not all lots are served by sewer and water.
6. Must have road access approval from the County of Milwaukee. The approval must include the installation of the culvert at the entrance of the proposed Lot 1 of this C.S.M.
7. Must show the proposed development of Lot 1.
 - Submit design of the future connection for sewer and water.
 - Submit proposed grading plan.

Thank you.

Responses to Comments from CSM

Milwaukee County, Rosita Ross

1. Lot 1 entrance will show dedicated street right of way. Buyer to install culvert at entrance.
2. Lot 1 square footage corrected to xxxx square footage.

City of Franklin Department of Engineering, Glen Morrow

1. Milwaukee County comments corrected.
2. Date of wetlands delineation added to June 16, 2015.
3. Lot 2, Lot 3, Lot 4 will show dedicated street right of way. Legal descriptions updated.
4. Dedication accepted added to Page 6 of CSM proposal.
5. Identification of lots being served by sewer and water completed.
6. Lot 1 entrance will show dedicated street right of way. Buyer to install culvert at entrance.
7. Lot 1 has a proposed buyer, John Schleck of J.P. Schleck Construction, LLC.. Attached is information regarding the future connection of sewer and water Mr. Schleck proposes using from KS Energy Utility Contractor, Paul G Senft and Son's Trenching, and Park View Plumbing.

City of Franklin Department of City Development, City Development Staff

1. Property owners of Lot 2, Lot 3, Lot 4 to sign for approval.
2. Lot 1 has a proposed buyer, John Schleck of J.P. Schleck Construction, LLC.. Attached is information regarding the future connection of sewer and water Mr. Schleck proposes using from KS Energy Utility Contractor, Paul G Senft and Son's Trenching, and Park View Plumbing.
3. CSM updated per Section 15-7.0702 regarding setbacks for building lines and Contours for Lot 1.
4. Milwaukee County, Rosita Ross, does not provide written letters approving the new driveway location. Telephone conversation on October 29, 2015, indicated this is a City of Franklin requirement which is why an Area Exception application and also a Variance application were required. Ms. Ross indicates dedicating the street right of way and a culvert, if required by the City of Franklin, is sufficient for the County of Milwaukee's needs.
5. CSM updated regarding sewer and water service.
6. Conservation Easement attached.
7. Unable to locate any C-1 District on the CSM. All property is recorded as R-3 on city maps.
8. The wetlands report does not identify woodlands. All trees on property were planted by owner. A total of xx trees exist in the proposed driveway area. Of these trees, xx would be removed for the driveway. This is a percentage of xx. Woodlands will be addressed in the Conservation Easement.
9. Wetland concurrence documentation is attached from Thompson and Associates Wetland Services. Ms. Thompson is a Assured Wetland Delineator. In addition, the WDNR reviewed the wetland line and approved it on September 2, 2015.
10. Conservation Easement attached.
11. Documentation updated and re-submitted.

Project Narrative for Reuteler Division and Sale of Property
CSM Application and Area Exception Application

Richard and Ann Reuteler
10475 W. St. Martins Road
Franklin, WI 53132

Approval of the **Certified Survey Map** is requested to sell the vacant land property. Buyers are as follows:

- Lot 1 – unknown (two interested parties)
- Lot 2 – John and Terry Reuteler; purchasing to extend their backyard
- Lot 3 – Mark and Kristin Sinner; purchasing to extend their backyard
- Lot 4 – Dan Keske; purchasing to extend his back sideyard

All property owners in with land adjoining the property, as listed below, were given two opportunities to purchase the land behind their homes / school. As indicated, only Lot 2, Lot 3, and Lot 4 property owners chose to accept.

Approval of the **Area Exception Application** refers to Lot 1 only. Section 15-9-0106:

The current use of the property is as vacant land. It is zoned residential.

The access to the property from St. Martin’s Road is 62.93 feet which is over the required 60.00 feet by ordinance for an access. The property narrows to 43.72 feet. The property on either side is unavailable for purchase to widen the access. The Wetland Delineation Report does not identify any woodlands in the area of the driveway. Impact to any mature trees will not exceed 30%.

The property needs a variance so it can be sold as Lot 1 for a residential single family home.

Name and Address of all abutting property owners of record:

Indian Community School Of

Milwaukee Inc	10405 W Saint Martins RD	Franklin	WI	53132	
Debra J Hoch	10501 W Saint Martins RD	Franklin	WI	53132	
Kenneth W & Susan K Stanis	10515 W Saint Martins RD	Franklin	WI	53132	
Joseph & Colleen Smith	10523 W Saint Martins RD	Franklin	WI	53132	
Janice S York	10541 W Saint Martins RD	Franklin	WI	53132	
David A & Dawn M York	10551 W Saint Martins RD	Franklin	WI	53132	
John and Terry Reuteler	10609 W Saint Martins RD	Franklin	WI	53132	Lot 2
Mark and Kristin Sinner	10629 W Saint Martins RD	Franklin	WI	53132	Lot 3
Daniel R Keske	10631 W Saint Martins RD	Franklin	WI	53132	Lot 4

Richard Reuteler
Ann Reuteler
October 1, 2015

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	7.68 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 1.63 acres
STEP 5:	Equals "Base Site Area"	= 6.05 acres

SECTION 15-3.0503

**CALCULATION OF THE AREA OF NATURAL
RESOURCES TO BE PROTECTED**

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

Franklin
OCT 5 2015
City Development

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 <u>0</u> =	<u>0</u>
20-30%	0.65	0.75	0.70	X <u>0</u> =	<u>0</u>
+ 30%	0.90	0.85	0.80	X <u>0</u> =	<u>0</u>
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u>.33</u> =	<u>.23</u>
Young	0.50	0.50	0.50	X <u>.10</u> =	<u>.05</u>
Lakes & Ponds	1	1	1	X <u>0</u> =	<u>0</u>
Streams	1	1	1	X <u>0</u> =	<u>0</u>
Shore Buffer	1	1	1	X <u>0</u> =	<u>0</u>
Floodplains	1	1	1	X <u>0</u> =	<u>0</u>
Wetland Buffers	1	1	1	X <u>.76</u> =	<u>.76</u>
Wetlands & Shoreland Wetlands	1	1	1	X <u>.87</u> =	<u>.87</u>
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					<u>1.91</u>

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.

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.

Franklin

OCT 5 2015

City Development

Table 15-3.0504

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL 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>6.05</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0</u></p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE = <u>6.05</u> 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>6.05</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>- 1.63</u></p> <p>Equals NET BUILDABLE SITE AREA = <u>4.42</u> 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>6.05</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>1.718</u></p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE = <u>4.33</u> 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>6.05</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>1.718</u></p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE = <u>4.33</u> 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><u>4.33</u> D.U.s</p>

Franklin

OCT 5 2015

City Development

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Oshkosh Service Center
625 E County Road Y, Suite 700
Oshkosh, WI 54901-9731

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 30, 2015

Alice Thompson
Thompson & Associates
1514 Menomonee Avenue
South Milwaukee, WI 53172

Subject: Assured Wetland Delineator 2015 Concurrence

Dear Ms. Thompson:

This letter is your concurrence for wetland delineations conducted in calendar year 2015. We have randomly selected three wetland delineation reports from those you submitted during calendar year 2014. A panel reviewed those delineation reports and we are pleased to inform you that your work continues to meet the standards for the Wetland Delineation Professional Assurance Program.

You and your clients will not need to wait for the department to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

In the instance where a municipality may require a letter of concurrence for your work prior to moving forward in the local regulatory process, this letter shall serve as that concurrence.

Code of Ethics

Being an assured wetland delineator requires a high level of moral integrity and technical competencies. An assured wetland delineator that is no longer fulfilling the moral and ethical standards of the program will be subject to removal. The following are examples of activities that are in violation of the assured program's moral and ethical standards:

- Knowingly taking part in an activity that results in the violation of state or federal wetland or waterway regulations.
- Knowingly falsifying or misrepresenting a wetland boundary.
- Signing your name to a non-assured delineator's work.
- Failing to submit all delineation reports to the wetland assurance program.
- Repeatedly failing to apply standard wetland delineation protocols.
- Failing to keep abreast of the current state of the science, including techniques, methods, and reporting protocols.

In the event that an assured delineator is found to be in violation of the program's moral and ethical standards, they will be notified and allowed a chance to discuss the issue. In the event that a delineator's assured status is revoked, they will be reclassified as conditionally assured, and will need to reapply to the program to regain their previous status.

Continuing Education Requirements

Being an assured delineator requires a high level of technical knowledge related to the science of wetland delineation. For that reason, the program requires assured delineators to accumulate three Continuing Education Credits every three years. The credits need to be gained from activities related to wetland science, such as hydric soils, wetland hydrology, plant identification, wetland delineation, wetland restoration, wetland permitting, or other wetland related topics.

Continuing education units (CEU's) shall be awarded at the following rate, for the following activities:

- College Courses: 1 College Credit = 1CEU
- Workshops: 0.1 CEU's per hour (eg. 16 hours = 1.6 CEU's)
 - This includes hydric soil, plant identification, wetland delineation, and other similar workshops.
- Presenting or Teaching: 0.2 CEU's per item (leading a group workshop or presenting at a professional meeting = 0.2 CEU's)
- Attending Professional Meetings: 8 hour meeting = 0.25 CEU's.
 - Total accumulation from this category cannot exceed 1 CEU over a three year period.
 - Examples of relevant meetings include, but are not limited to, annual conferences such as those held by the Society of Wetland Scientists or the Wisconsin Wetlands Association.

Using 2012 as a starting point, **we have records of you completing 5.9 continuing education credits.** Please let us know if this record is incorrect by sending us any pertinent certificates or records. **You have accumulated all required continuing education credits** for the January 1, 2012 through January 1, 2015 time period.

Program Considerations

As an assured wetland delineator, there are a few important general considerations to keep in mind:

- Please submit all delineations throughout the year as they are completed. This is especially important as it relates to required annual field reviews of an assured delineator's work. Submit any late season delineations no later than January 15, 2016. Failure to submit wetland delineation reports before January 15 may result in suspension from this program.
- You must complete and submit at least three delineation reports each year to maintain your assured status.
- You must submit documentation of continuing education on an annual basis. Please submit this information by January 15, 2016. Applicable continuing education includes wetland delineation, vegetation, soils, hydrology, restoration, regulation, ecology or management coursework, as well as wetland conferences or other events. The advanced wetland delineation course offered by UW-LaCrosse or an equivalent course is required every 6 years.
- As an assured delineator, you may not conduct wetland delineations as a non-assured delineator.

General Delineation Considerations

In our review of all assured wetland delineation reports we noted some data-reporting issues that we would like all assured delineators to address:

- If delineations are done very early or very late in the growing season, explain why conditions are suitable, particularly in relation to vegetation identification, or conduct a follow-up visit to verify dominance determinations and wetland boundaries.
- Refer to the *normal range* from the WETS table when determining antecedent hydrologic conditions. Do not compare rainfall data to the *average* values. Clearly state whether the antecedent conditions were

normal, abnormally wet, or abnormally dry. The NRCS weighted month method is a simple way to make this determination, and additional data such as USGS Waterwatch or the Palmer Drought Index can be used as supplemental information.

- If multiple people worked on a delineation, be sure to indicate you, as an assured delineator, were the lead field worker and author.
- Any areas that have been filled need to be evaluated for possible wetland law violations. It is essential to include at least a rough estimate of the date when the wetland was filled, and any permit data if available.
- Dig soil pits to at least 20 inches, or deeper if necessary, to properly assess any potential soil or hydrology indicators. If refusal is encountered when digging the soil pit, document the reasons on the data sheet.
- Adequately characterize a site by documenting the characteristics of all plant communities/landscape positions. The proper amount of data collection should be based upon the site's size and complexity. Guidance on data collection can be found in Part IV, Section D of the Corps of Engineers 1987 Wetland Delineation Manual. Generally speaking, small homogenous areas require less documentation, and large heterogeneous areas require a greater amount of data collection. The following features are examples of areas that should be characterized with a data sheet:
 - wet spot on soil map
 - wetness signature on aerial photography
 - areas of hydric soils or soils with hydric inclusions
 - distinct plant communities observed on aerial photography
 - mapped wetland areas
- Do not make jurisdictional determinations on artificial wetland features such as ditches or ponds. WDNR needs to make a determination whether those features provide significant habitat for aquatic or wetland dependent organisms.
- Have a thorough understanding of disturbed and naturally problematic conditions. Document these conditions on your data sheets as appropriate.
- Please provide additional documentation for hydrology and soil indicators where appropriate and/or required. For example, if hydrology indicator B13 (Aquatic Fauna) is checked on a data form it should be noted what types and amounts of organisms were observed in the remarks.
- Make sure you are properly applying the hydric soil indicators based on soil profile textures.
- If you include regulatory language in your reports, please keep the language updated by removing references to obsolete and/or non-relevant programs and regulatory guidance. The following paragraph is an example of a concise summary of agency regulatory authority¹:

“Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the U.S. Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (WDNR) has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350, and 353. Furthermore, municipalities, townships and counties may have local zoning authority over certain areas or types of wetlands and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.”

¹ Language provided by Stantec Consulting Services, Inc. Used with permission.

Specific Delineation Considerations

The panel reviewed the Stonecast Site, Pewaukee Crossing, and Boelter Site delineation reports, and based upon this review the panel has the following comments:

- Be sure data forms are legible. Handwritten forms are fine, but understand they need to be legible to others.
- The panel appreciates the inclusion of the Summary of Atypical and Problem Areas Table in each delineation report, but suggests that the term "Atypical" be replaced with "Significantly Disturbed" to more accurately reflect current data form format.
- Do not list items such as rubble, rock, bare ground, or leaf litter as part of the herbaceous layer in the vegetation section of the data forms. We agree this is useful information, but it should be recorded in the remarks of the vegetation section. See Sample Points 2, 4, 6, and 10 of the Stonecast Site report.
- Identify plants to the species level whenever possible. If species identification is not possible, provide an explanation in the remarks section explaining why a more detailed identification was not possible, and if applicable how you determined which indicator status to apply. For example, if you cannot confidently determine which *Typha* spp. is in your sample plot, a reasonable explanation for assigning a wetland indicator status is that all *Typha* spp. are OBL. See various data forms from the Stonecast Site for examples of where this guidance could be applied.
- Use appropriate plant indicator status for *Rubus idaeus* (considered FAC in the Great Lakes portion of NE-NC region) and *Quercus macrocarpa* (FACU in NE-NC region). See data forms from the Boelter Site report.
- Watch for typos. There were a few plant name misspellings on various data forms. This is a minor concern.

It is important to note the review panel did not feel the concerns listed above resulted in inaccurate wetland boundaries, and that we are pleased with the quality of the reports you submitted.

We will be performing field evaluations for assured delineators in 2015. Each assured delineator will have a field review conducted on at least one of their reports. The field reviews will provide an opportunity for us to discuss specific issues that may need to be addressed.

We know you will encounter difficult sites in the upcoming year. If you have any questions about one of those sites, please feel free to contact me. Members of the review panel are happy to meet with you to assist with specific wetland delineations or to discuss general delineation issues. Another good resource for difficult sites, especially related to artificial wetland features and their potential exemption status, are the local Water Management Specialists. We encourage you to contact the local Water Management Specialists for guidance on handling artificial wetland features such as ponds and roadside ditches.

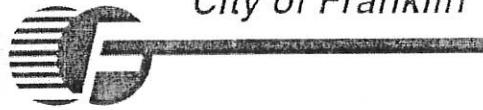
If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at thomas.nedland@wisconsin.gov or phone at 920-303-5439. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,



Tom Nedland, PWS
Wetland Identification Program Coordinator
Waterway and Wetland Protection Section
Bureau of Watershed Management

Planning Department
229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



City of Franklin

Phone: (414) 425-4024
Franklin Fax: (414) 427-7691
Web Site: www.franklinwi.gov

OCT 5 2015

City Development

Standards in the Review of Area Exceptions

Date: 10-1-2015 Case No. _____ Property Owner: Richard and Ann Reuteler
Property Address: 10475 W. St Martins Road, Franklin, WI 53132

Section 15-10.0209G of the City of Franklin Unified Development Ordinance specifically lists Standards to be reviewed by the Board of Zoning and Building Appeals to grant or deny an Area Exception. The Standards are:

i. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.
The property is currently vacant land. An area exception will not endanger anyone or anything. The exception will provide comfort for the owner (buyer) to build a home.

ii. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.
The use of an area exception to install a driveway, on land already mowed and cleared for access to the property will not be changed.

iii. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
This only affects the vacant land in question. The property next to it (Indian Community School) is blocked with trees, bushes, and foliage.

iv. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.
No change.

v. That the area exception shall be in harmony with the general purpose and intent of this Unified Development Ordinance.
The building of a single family home will add to the neighborhood

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



City of Franklin

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov

Franklin
City Development

Findings and Factors in the Review of Land Division Variances

Date: 10-1-2015

Case No. _____

Property Owner: Richard A and Ann M Reuteler

Property Address: 10475 W. St. Martins Road Franklin, WI 53132

Section 15-9.0310B.1 of the City of Franklin Unified Development Ordinance states, "No variance to the provisions of Divisions 15-5.0100, 15-8.0100, and 15-8.0200 of this Ordinance shall be granted unless the Plan Commission finds by the greater weight of the evidence that all the following facts and conditions exist and so indicates in the minutes of its proceedings:

1. There is exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship.

The property is located behind residential homes. There is only one access point.

2. Such hardships should not apply generally to other properties or be such a recurrent nature as to suggest that the land division portions of the Unified Development Ordinance should be changed.

No other known properties exist with an access point that starts at a footage wider than the requirements but narrows to the remainder of the property.

3. Such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity.

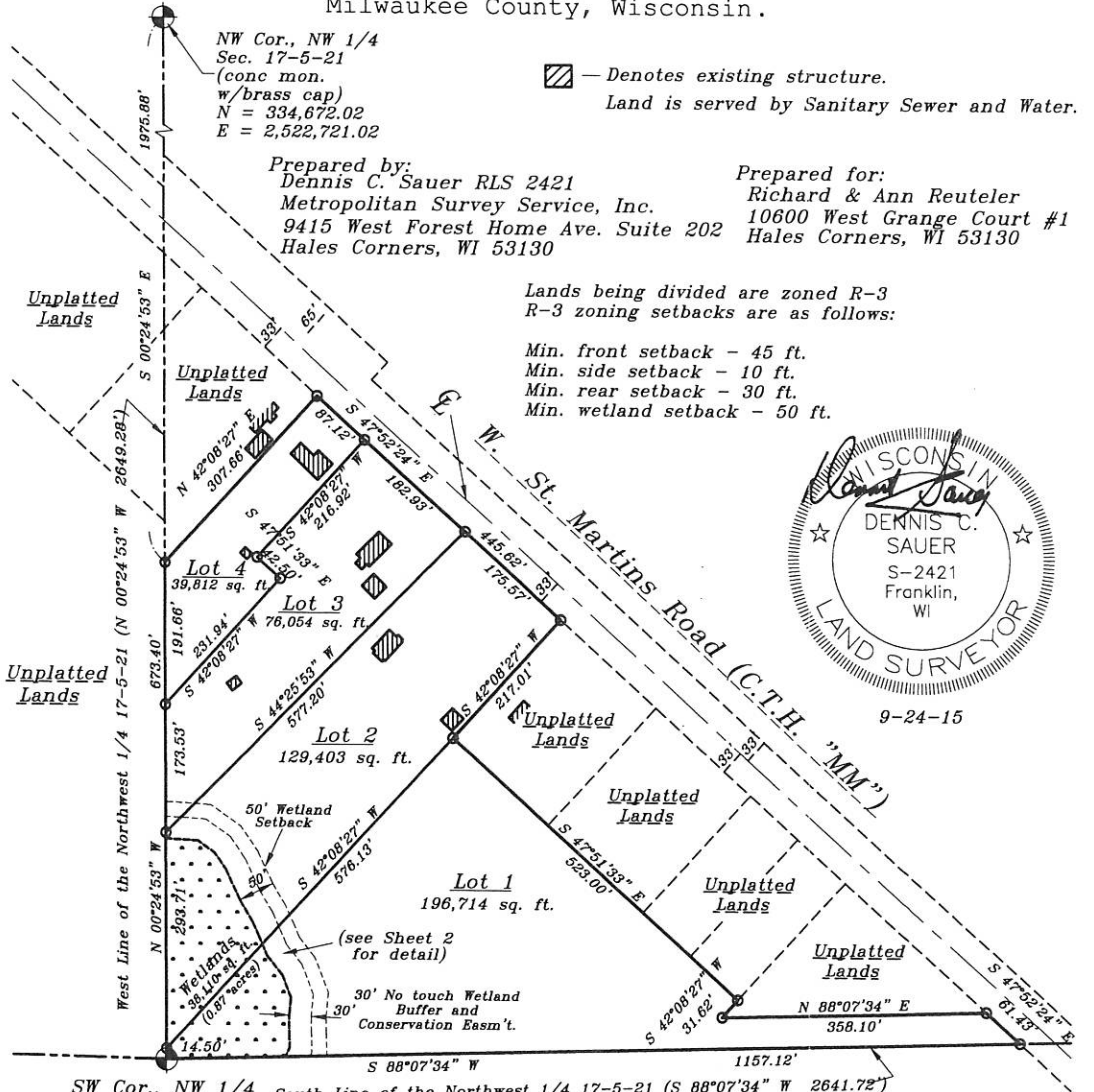
The access is required so the property is not land locked or unbuildable.

4. That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

An approved variance will allow the property to be sold as a residential lot for the intent of building a single family residence.

CERTIFIED SURVEY MAP NO.

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



NW Cor., NW 1/4
Sec. 17-5-21
(conc mon.
w/brass cap)
N = 334,672.02
E = 2,522,721.02

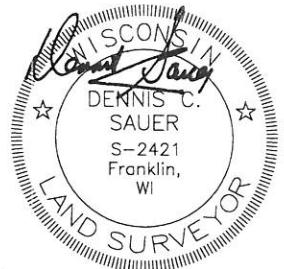
— Denotes existing structure.
Land is served by Sanitary Sewer and Water.

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 & Ann Reuteler
10600 West Grange Court #1
Hales Corners, WI 53130

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.

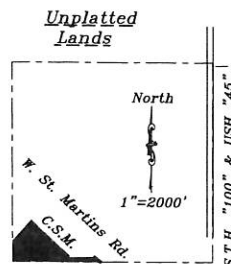


9-24-15

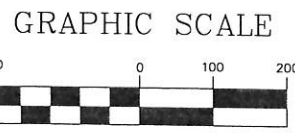
SW Cor., NW 1/4
Sec. 17-5-21
(conc mon.
w/brass cap)
N = 332,022.98
E = 2,522,740.20

- Area of lands encompassed by wetlands - 38,110 sq. ft. 0.87 acres
- Area of lands encompassed by conservancy easm't. - 11,983 sq. ft. 0.28 acres
- Area of lands encompassed by wetland setback - 20,737 sq. ft. 0.48 acres

Wetlands delineated by:
Thompson and Associates
Wetland Services, LLC
1514 Menomonee Avenue
South Milwaukee, WI 53172



Vicinity Map
NW 1/4 Sec. 17, T5N, R21E



(IN FEET)
1 inch = 200 ft.

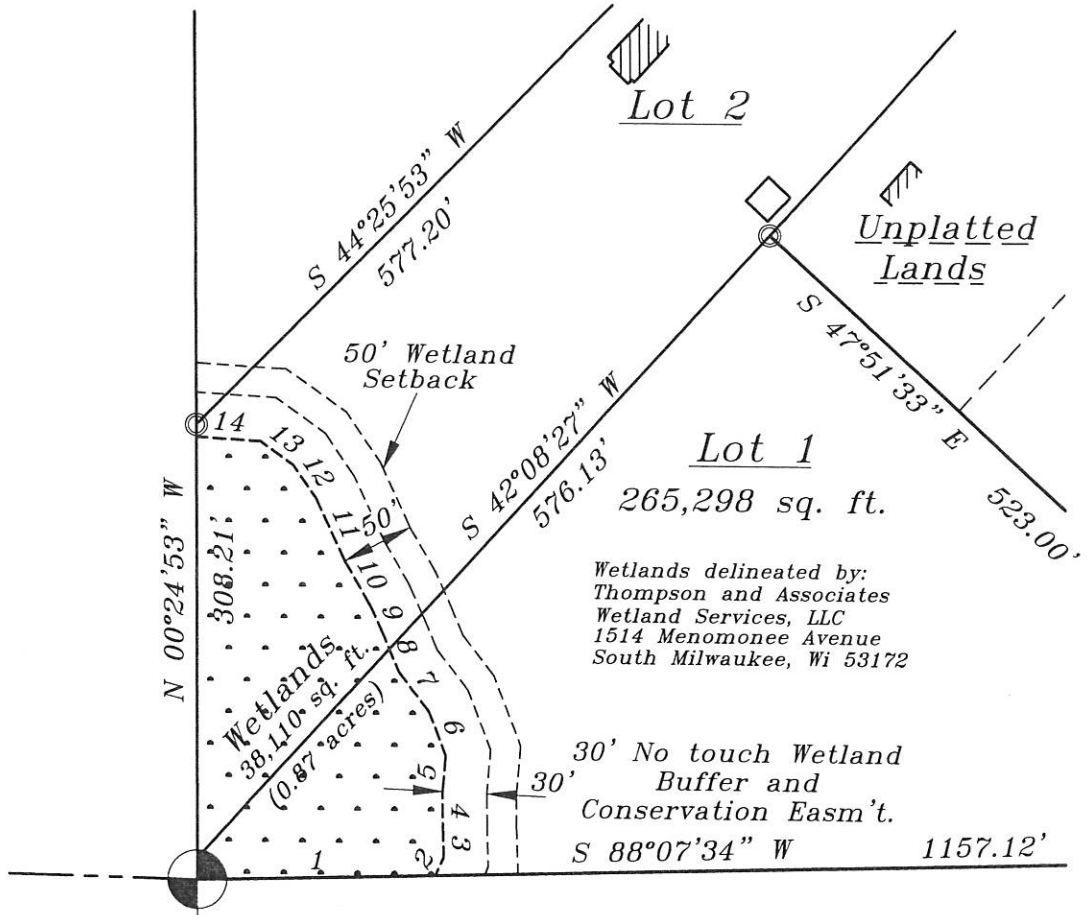
Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the West line of the SE 1/4 of Section 17, T5N, R21E having an assumed bearing of N 00°24'53" W.

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

This CSM is served by public sanitary sewer. Public water is not available in this area.

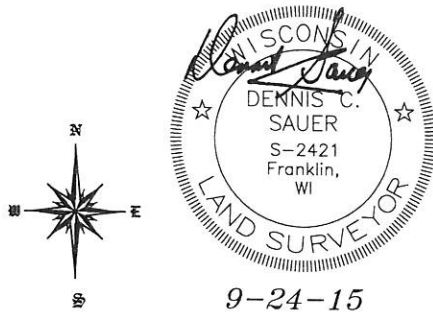
CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



Wetlands delineated by:
Thompson and Associates
Wetland Services, LLC
1514 Menomonee Avenue
South Milwaukee, WI 53172

30' No touch Wetland
Buffer and
Conservation Easmt.
S 88°07'34" W 1157.12'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	LENGTH	BEARING
1	161.87	N88°07'34"E
2	13.50	N24°20'37"E
3	18.42	N02°04'19"W
4	25.83	N00°52'46"W
5	24.41	N04°58'43"E
6	31.64	N21°14'00"W
7	34.04	N37°54'57"W
8	27.76	N22°50'04"W
9	21.60	N24°12'15"W
10	34.45	N30°18'44"W
11	46.64	N25°04'16"W
12	27.25	N34°44'51"W
13	26.95	N55°02'04"W
14	43.85	N86°49'22"W

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

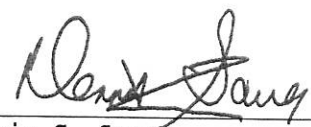
I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify: That I have surveyed, divided and mapped a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; Beginning at the Southwest corner of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East; thence N 00° 24' 53" W along the West line of said Northwest 1/4, 673.40 feet; thence N 42° 08' 27" E, 307.66 feet to the South line of W. St. Martins Road thence S 47°52'24" E, along said South line, 445.62 feet; thence S 42°08'27" W, 217.01 feet; thence S 47°51'33" E, 523.00 feet; thence S 42°08'27" W, 31.62 feet; thence N 88°07'34" E, 358.10 feet to the South line of W. St. Martins Road; thence S 47°52'24" E along said South line, 61.43 feet to the South line of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, thence S 88°07'34" W along said South line, 1157.12 feet to the point of beginning. Said lands containing 441,983.00 square feet (10.14 acres).

That I have made such survey, land division and map by the direction of, Richard A Reuteler & Ann M Reuteler, husband and wife, John J Reuteler, Mark A Sinner & Kristin L Sinner, husband and wife and Daniel R Keske, owners of said land.

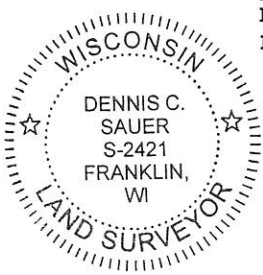
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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.

September 24, 2015
Date



Dennis C. Sauer
Professional Land Surveyor S-2421



PREPARED FOR:
Richard & Ann Reuteler
10600 W Grange Ct #1
Hales Corners, WI 53130

PREPARED BY: Dennis C. Sauer
Metropolitan Survey Service
9415 W Forest Home Ave #202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17,
Township 5 North, Range 21 East, in the City of Franklin, Milwaukee
County, Wisconsin.

OWNER'S CERTIFICATE

As owners, Richard A Reuteler & Ann M Reuteler, husband & wife, do hereby
certify that we have caused the land described on this map to be surveyed,
divided, and mapped 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 Reuteler, Owner

Ann M Reuteler, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20_____
Richard A Reuteler & Ann M Reuteler, Owners, to me known to be the persons
who executed the foregoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
My Commission Expires: _____

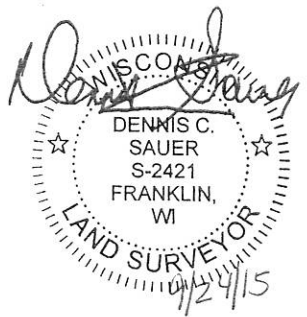
OWNER'S CERTIFICATE:

As owner, John J Reuteler, do hereby certify that I have caused the land
described on this map to be surveyed, divided, and mapped 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_____.

John J Reuteler, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS



CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE CONTINUED:

PERSONALLY came before me this _____ day of _____, 20____ John J Reuteler, Owner, 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:

As owners, Mark A Sinner & Kristin L Sinner, husband & wife, do hereby certify that we have caused the land described on this map to be surveyed, divided, and mapped 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____.

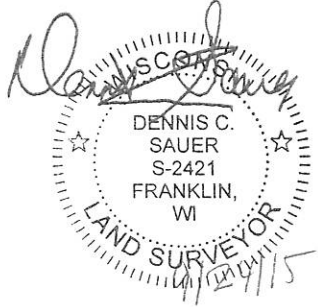
Mark A Sinner, Owner

Kristin L Sinner, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____ Mark A Sinner & Kristin L Sinner, Owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17,
Township 5 North, Range 21 East, in the City of Franklin, Milwaukee
County, Wisconsin.

OWNER'S CERTIFICATE:

As owner, Daniel R Keske, do hereby certify that I have caused the land
described on this map to be surveyed, divided, and mapped 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____.

Daniel R Keske, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____ Daniel
R Keske, Owner, 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_____.

Stephen Olson, Mayor
City of Franklin

Sandra L. Wesolowski, Clerk
City of Franklin

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C Sauer, P.L.S. S-2421

