



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

**PLAN COMMISSION MEETING AGENDA**  
**Thursday, November 5, 2026 at 6:00 P.M.**

- A. Call to Order and Roll Call**
- B. Approval of Minutes**
  - 1. Approval of the regular meeting of October 22, 2026.
- C. Public Hearing Business Matters.**
  - 1. **Burleson, Zoning Map Amendment and Certified Survey Map.** Request to recommend approval of a Zoning Map Amendment (Rezoning) to rezone from R-SE Suburban/Estate Residence District to R-SR Suburban Residence District and a two-lot Certified Survey Map upon property located at 8748 S 83<sup>rd</sup> Street (TKN 849 0100 000). Please note the public hearing is only for the Zoning Map Amendment portion of this request.
- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.
- E. Business Matters**
  - 1. **Angel Taber, Certified Survey Map.** Request for approval of a 2-Lot Certified Survey Map for property zoned R-SR - Suburban Residence District located at 7461 S 68TH ST (TKN 756 9999 000).
- F. Adjournment**

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

\*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.

\*\*Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at 414- 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: November 19, 2026.

**City of Franklin  
Plan Commission Meeting  
October 22, 2026  
Minutes**

unapproved

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

Mayor John Nelson called the October 22, 2026, Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderman Nabil Salous, Alderwoman Michelle Eichmann and Commissioners Kevin Haley, Michael Shawgo and Rebecca Specht. Excused was Patrick Leon. Also present were City Attorney Christina Lucchesi, Planning Manager Régulo Martínez-Montilva, Assistant Planner Rose Melton and Planning Associate Nick Fuchs. Alderwoman Danelle Kenney was present.

**B. Approval of Minutes – Regular Meeting of September 3, 2026.**

Alderman Salous moved and Alderwoman Eichmann seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**C. Public Hearing Business Matters**

1. **RISE Commercial District, Conditional Use Request.** Request to allow Animal Boarding Facility/Kennel and/or Veterinary Service uses, which are Conditional Uses in the LI: Limited Industrial District per Unified Development Ordinance Table 15-3-04(C); and overnight parking of vehicles exceeding eight thousand (8,000) pounds rated gross vehicle weight, per Unified Development Ordinance Section 15-5-01(C)(10)(c), upon property located at 9924 S. Monarch Drive (TKN 891 9014 000).

Assistant Planner Rose Melton presented the Conditional Use request.

The Official Notice of Public Hearing was read into the record by Assistant Planner Rose Melton and the Public Hearing opened at 6:19 pm and closed at 6:24 pm.

Commissioner Specht moved and Alderman Salous seconded a motion to postpone the item until Planning Department staff receive information from Engineering or the Department of Public Works about weight limitations on S. Monarch Drive. On voice vote, all voted ‘aye’; motion carried (5-0-1).

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

The citizen comment period opened at 6:58 p.m. and closed at 6:58 p.m.

**E. Business Matters**

1. **Kenneth R. Sweeney, Certified Survey Map.** Request for approval of a 3-Lot Certified Survey for property zoned R-V - Village Residence District located at 11507 West Church Street (TKN 799 0010 001).

Planning Associate Nick Fuchs presented the Certified Survey Map request.

Alderwoman Eichmann moved and Commissioner Specht seconded a motion to adopt a resolution approving a 3-Lot Certified Survey for property zoned R-V - Village Residence District located at 11507 West Church Street (TKN 799 0010 001). On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. Bear Development, Certified Survey Map.** Request for approval of a 2-Lot Certified Survey Map for property zoned LI - Limited Industrial District located at the southeast corner of Chicory Street and Monarch Drive (TKN 891 9059 000).

Planning Associate Nick Fuchs presented the Certified Survey Map request.

Alderman Salous moved and Alderwoman Eichmann seconded a motion to adopt a resolution approving a 2-Lot Certified Survey Map for property zoned LI - Limited Industrial District located at the southeast corner of Chicory Street and Monarch Drive (TKN 891 9059 000). On roll call vote, all voted 'aye'; motion carried (5-0-1).

**F. Adjournment**

Alderwoman Eichmann moved and Commissioner Haley seconded to adjourn the meeting at 7:06 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).



CITY OF FRANKLIN  
REPORT TO THE PLAN COMMISSION

Item C.1 & E.1.

Meeting of November 5, 2026

Rezoning & Certified Survey Map

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**RECOMMENDATION:** City Development Staff recommends approval of this Rezoning & Certified Survey Map to create two commercial lots, subject to the conditions set forth in this report and the attached resolution.

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|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| <b>Project name:</b>         | <b>Burleson – Rezoning &amp; Two lot Certified Survey Map</b> |
| <b>Property Owner:</b>       | Joseph & Kelly Burleson                                       |
| <b>Applicant:</b>            | Joseph & Kelly Burleson                                       |
| <b>Property Address/TKN:</b> | 8748 S 83 <sup>rd</sup> Street / 849 0100 000                 |
| <b>Aldermanic District:</b>  | District 1                                                    |
| <b>Zoning District:</b>      | R-SE – Suburban/Estate Residence District                     |
| <b>Staff Planner:</b>        | Luke Hamill, Associate Planner                                |

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**Project Description/Analysis**

The applicant is seeking approval of a Rezoning and Certified Survey Map (CSM) for the creation of two residential lots on the corner of 83<sup>rd</sup> Street and Margaret Lane. The total site is 30,299 square feet (0.7 acres). The site currently has an existing single-family home and detached garage. Lot 1 will include the existing single-family home, while Lot 2 is vacant for the property owner to build a new home and indicated they will be selling Lot 1.

The subject site is zoned R-SE – Suburban/Estate Residence District. The newly proposed lots would not meet the 18,000 square feet minimum lot area for the existing zoning district. The applicant is requesting to rezone the parcel from R-SE to R-SR – Suburban Residence District, a similar single family district, which allows for a smaller 10,000 minimum square foot lot area. Both lots meet the minimum lot area of the requested zoning district, as well as all the other Bulk and Dimensional Standards set in Article 3 of the Unified Development Ordinance (UDO). Both lots will be served by public sanitary sewer and public water supply. Access to Lot 2 will need to come from S 83<sup>rd</sup> Street, while Lot 1 has an existing driveway with access to Margaret Lane.

The site abuts the same R-SE zoning district in all directions.

**Rezoning**

In accordance with §15-9-09(B), there are 9 criteria that shall be considered in the review of Map Amendment Applications. Note that these are not standards that have to be exactly met, but criteria that should be reviewed when making a Rezoning decision. Staff Opinions on each of those criteria are in the table below.

| <b>Criteria</b>                                                                                                                                                                    | <b>Staff's Finding</b>                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>1. The proposed map amendment is consistent with the City of Franklin Comprehensive Master Plan and other adopted policies of the City.</i></b>                              | The Future Land Use of this property is Residential according to the Future Land Use Map of the City of Franklin Comprehensive Master Plan. The proposed rezoning from R-SE to R-SR maintains the Residential future land use.                                                                                                                                                                              |
| <b><i>2. Major land uses, conditions or circumstances have changed since the UDO was adopted or amended.</i></b>                                                                   | This criteria is not applicable to the rezoning as there are not major changes to the UDO or land uses.                                                                                                                                                                                                                                                                                                     |
| <b><i>3. Sites do not exist for the proposed use in existing districts permitting such use.</i></b>                                                                                | This criteria is not applicable as single-family residential zoning is prominent in the City of Franklin.                                                                                                                                                                                                                                                                                                   |
| <b><i>4. The requested map amendment is compatible with the existing uses, development patterns and zoning of nearby properties.</i></b>                                           | The zoning of R-SR is very comparable to the surrounding zoning of R-SE. The only differences are that R-SR allows for a minimum of 10,000 square foot lots compared to 18,000 square foot lots, as well as R-SR allowing for 10 feet lower minimum lot width than R-SE. The only other change is that R-SR allows Duplexes as a Conditional Use. The applicant is not proposing any duplexes at this time. |
| <b><i>5. The present development of the area complies with existing ordinances.</i></b>                                                                                            | The existing home is a permitted use in both R-SE and R-SR. The applicant is proposing to construct a new single-family home on the newly created lot, which is also permitted in the UDO.                                                                                                                                                                                                                  |
| <b><i>6. The existing zoning imposes an unreasonable hardship and a reasonable economic benefit cannot be realized from uses permitted by the existing zoning.</i></b>             | There is no hardship with this application request.                                                                                                                                                                                                                                                                                                                                                         |
| <b><i>7. The proposed map amendment does not conflict with existing or planned public improvements or will not adversely impact schools, parks or other public facilities.</i></b> | As part of the Rezoning and CSM process, staff sends the application materials to the appropriate school district for any comments. The Franklin School District did not have any comments on the proposed CSM or rezoning.                                                                                                                                                                                 |
| <b><i>8. The natural environment or traffic patterns in the vicinity will not be adversely affected in a manner inconsistent with the planned character of the area.</i></b>       | There are no natural resources on site and the City of Franklin Engineering Department did not have any comments concerning traffic to the area.                                                                                                                                                                                                                                                            |
| <b><i>9. The proposed map amendment is not detrimental to the health, safety and welfare of the neighborhood or of the City as a whole.</i></b>                                    | Staff does not believe the rezoning will cause detriment to the health, safety and welfare of the neighborhood or City since the allowed uses and dimensional standards are very similar to the surrounding zoning.                                                                                                                                                                                         |

In order to approve the CSM, the Plan Commission and Common Council must find that the proposed land division meets the requirements for a CSM as provided in the Unified Development Ordinance, including all standards for development as provided in the following sections of the UDO:

- Division 15-9-13 Minor Land Division
- Division 15-8 Subdivision Standards
- Division 15-8.0100 Required Improvements for Land Divisions
- Division 15-8.0200 Construction

### **Staff Recommendation**

City Development Staff recommends approval of this Rezoning and Certified Survey Map to rezone the zoning from R-SE – Suburban/Estate Residence District and create two residential lots, subject to the conditions set forth in this report and the attached resolution.

Pursuant to Wisconsin Statutes 236.34(1m)(f), the approval authority shall take action within 90 days of submittal unless the time is extended by agreement with the subdivider. This application was submitted on August 31, 2026; therefore, the Common Council shall take action before November 29, 2026.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 10-14-26]*

ORDINANCE NO. 2026-\_\_\_\_\_

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT  
ORDINANCE (ZONING MAP) TO REZONE THE PROPERTY BEARING TAX KEY  
NUMBER 849 0100 000 FROM R-SE SUBURBAN/ESTATE RESIDENCE DISTRICT TO R-  
SR SUBURBAN RESIDENCE DISTRICT  
(8748 S 83<sup>RD</sup> STREET)  
(JOSEPH & KELLY BURLESON, APPLICANTS & PROPERTY OWNERS)

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WHEREAS, Joseph & Kelly Burleson having petitioned for the rezoning of approximately 0.7 acres of land, from R-SE Suburban/Estate Residence District to R-SR Suburban Residence District, such land located at 8748 S 83<sup>rd</sup> Street and bearing Tax Key Number 849 0100 000; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 5th day of November, 2026, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1:           §15-2-03 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for property located at 8748 S 83<sup>rd</sup> Street and bearing Tax Key Number 849 0100 000, described below, be changed from R-SE Suburban/Estate Residence District to R-SR Suburban Residence District:

Lot 10 in Block 10 in Security Acres Addition, being a Subdivision of the West ½ of the Northeast ¼ of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Tax Key Number 849 0100 000.

SECTION 2:           The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

ORDINANCE NO. 2026-\_\_\_\_\_  
BURLESON REZONING  
Page 2

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

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED:

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

ATTEST:

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

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

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A TWO-LOT CERTIFIED  
SURVEY MAP, A REDIVISION OF LOT 10, BLOCK 10, IN SECURITY ACRES  
ADDITION, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF  
SECTION 21, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE  
COUNTY, WISCONSIN  
(JOSEPH & KELLY BURLESON, PROPERTY OWNERS)  
(8748 S 83<sup>RD</sup> STREET)

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WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of

Lot 10, Block 10, in Security Acres Addition, being a Subdivision of the West ½ of the Northeast ¼ of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

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 Joseph & Kelly Burleson, 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 §15-8-10 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 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.

BURLESON – CERTIFIED SURVEY MAP

RESOLUTION NO. 2026-\_\_\_\_\_

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4. Joseph & Kelly Burleson, successors and assigns, and any developer of the Burleson two (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 §15-9-14 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 Joseph & Kelly Burleson and the two (2) lot certified survey map project for the property located at 8748 S 83<sup>rd</sup> 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 must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Joseph & Kelly Burleson, 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, Joseph & Kelly Burleson, 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 17th day of November, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 17th day of November, 2026.

APPROVED:

BURLESON – CERTIFIED SURVEY MAP  
RESOLUTION NO. 2026-\_\_\_\_\_

Page 3

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John R. Nelson, Mayor

ATTEST:

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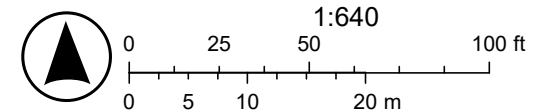
Shirley J. Roberts, City Clerk

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

[illegible]

Parcel      Zoning

Road Right-of-Way      R-SE - Suburban/Estate Residence



City of Franklin, WI, City of Franklin, WI & Milwaukee County Land  
Information Office, FEMA, SE Wisc Reg Planning Comm, Microsoft, Vantor

## Burleson - Minor Land Division & Rezoning

### **Legal description of subject property:**

Lot 10, Block 10 in Security Acres Addition, being a subdivision of the West 1/2 of the Northeast 1/4 of section 21, Township 5 north, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

### **Project narrative:**

We intend to split the .6 acre property into 2 properties. We plan to sell the current home and build a single family, ranch style home on the open land.

There is not enough area for each new lot to meet the minimum area requirement for the current zoning, which is why we've requested to rezone the lots with the property division.

### **Natural Resource Protection Plan:**

Please see included letter stating this is not needed based on completed testing.

# Burleson - Minor Land Division & Rezoning

## Site Intensity and Capacity Calculations:

Zone R-SE requesting change to R-SR

| Base Site Area - Lot 1 - section with existing dwelling            |                                                                                                                                                                                            |             |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Table 15-9-04(A)(5): Calculation of Base Site Area for Development |                                                                                                                                                                                            |             |
| Step                                                               | Land Area to Be Determined                                                                                                                                                                 | Calculation |
| a                                                                  | Total gross site area (SF or acres; use throughout) determined through a boundary survey of the subject property                                                                           | 13,740      |
| b                                                                  | Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of utilities, and dedicated public park or school sites | 8937.9      |
| c                                                                  | Land reserved for open space as part of a previously approved development or land division                                                                                                 | 0           |
| d                                                                  | Land area to be reserved for parks and schools                                                                                                                                             | 0           |
| e                                                                  | Net Natural Resource Protection Lands, row (j) from Table 15-3-01                                                                                                                          | 0           |
| f                                                                  | Net Buildable Area for Development = (a) - (sum (b+c+d+e))                                                                                                                                 | 4,802       |

| Capacity Calculation - Lot 1 - section with existing dwelling                                              |                                                     |                                           |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------|
| Table 15-9-04(A)(e): Calculation of Site Capacity For Residential Uses                                     |                                                     |                                           |
| Land Area to Be Determined                                                                                 | Area (SF or acres; use throughout)                  |                                           |
| a. Net Buildable Area for Development, Row (f) from Table 15-9-04(A)(5)                                    | a = row (f), Table 15-9-04(A)(5)                    |                                           |
| 4,802                                                                                                      |                                                     |                                           |
| For single-family units, if proposed:                                                                      |                                                     |                                           |
| e. Number of units proposed:                                                                               | f. Minimum lot area per unit (from Section 15-3-01) | g = (e) x (f) Minimum land area required: |
| One (1)                                                                                                    |                                                     |                                           |
| Total minimum land area required shall not exceed net buildable area for development; check that (h) < (a) |                                                     |                                           |
|                                                                                                            | h = (d) + (g) Total minimum land area required:     |                                           |

| Base Site Area - Lot 2 - section with no dwelling                  |                                                                                                                                                                                            |             |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Table 15-9-04(A)(5): Calculation of Base Site Area for Development |                                                                                                                                                                                            |             |
| Step                                                               | Land Area to Be Determined                                                                                                                                                                 | Calculation |
| a                                                                  | Total gross site area (SF or acres; use throughout) determined through a boundary survey of the subject property                                                                           | 16,559      |
| b                                                                  | Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of utilities, and dedicated public park or school sites | 8572.7      |
| c                                                                  | Land reserved for open space as part of a previously approved development or land division                                                                                                 | 0           |
| d                                                                  | Land area to be reserved for parks and schools                                                                                                                                             | 0           |
| e                                                                  | Net Natural Resource Protection Lands, row (j) from Table 15-3-01                                                                                                                          | 0           |
| f                                                                  | Net Buildable Area for Development = (a) - (sum (b+c+d+e))                                                                                                                                 | 7,986       |



Alice Thompson  
1514 Menomonee Ave.  
South Milwaukee, WI 53172  
414.571.8383  
414.750.7401

April 27, 2026

Kelly and Joseph Burleson  
8748 S. 83<sup>rd</sup> St.  
Franklin WI 53132

Re: Natural Resource Protection Plan, City of Franklin  
Site: 8748 S. 83<sup>rd</sup> St. Franklin WI 53132

Dear Kelly,

This letter report is to detail the absence of any protected natural features on your 0.67 lot on the corner of W. Margaret Lane and 83<sup>rd</sup> St. in Franklin.

I have viewed multiple maps of your site as shown attached and field reviewed your lot on April 17, 2026.

The site shows no wetlands on the WDNR Surface Water Data Viewer or 'wetland indicators and soils' as shown on the attached map (Figure 1). I zoomed out the map to show surrounding wetlands or suspect wetlands are over a tenth of a mile away. There are no lakes or ponds on the site.

The City of Franklin GIS site similarly shows no wetlands, and in addition no FEMA floodplain as well.

The soils are mapped as Ozaukee silt loam (OzaB) which are primarily upland soils with hydric inclusions in concave basins (Figure 2). There were no low areas on this lot.

The site has no mapped environmental corridor or isolated natural resource area on the Southeast Wisconsin Regional Planning Commission website (Figure 2).

There is no forest or wooded area on the lot. There are several larger trees including a silver maple and a black walnut, however these do not meet the definition of woodland:

**“WOODLAND**

An area or stand of trees with a minimum of eight (8) or more individual trees with a dBH of at least six (6) inches, whose combined canopies cover at least fifty (50) percent of the area. The area

is defined using the perimeter of the canopies during full leaf-on. Woodland may include, without limitation, trees, woodlands, forests, and oak-savanna complexes.” City of Franklin Code 2025-11-18- definitions.

I took several photos of the lot which are attached. In addition to the two mature trees- a silver maple and a black walnut, the rest of the area was mowed lawn. Mowed vegetation included Canada bluegrass, dandelion, common fescue grass, blue violets, alsike clover and creeping Charlie, all common to upland lawn.

The Table “Calculation of Natural Resource Protection Land Area” is shown below, with all areas having zero acres.

| Table 15-9-04(A)(4): Calculation of Natural Resource Protection Land Area                                                                             |                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Resource/Feature                                                                                                                                      | Total land surface area of each Natural Resource feature (acres or square feet; use throughout) |
| a. SEWRPC Primary Environmental Corridor                                                                                                              |                                                                                                 |
| b. SEWRPC Secondary Environmental Corridor                                                                                                            |                                                                                                 |
| c. SEWRPC Isolated Natural Resource                                                                                                                   | ZERO for all resources a-h                                                                      |
| d. Surface Water or Wetland Buffer                                                                                                                    |                                                                                                 |
| e. Woodland or Forest                                                                                                                                 |                                                                                                 |
| f. Wetland                                                                                                                                            |                                                                                                 |
| g. Degraded Wetland                                                                                                                                   |                                                                                                 |
| h. Lake or Pond                                                                                                                                       |                                                                                                 |
| i. Gross land surface area of natural resource features                                                                                               | (i) = Sum of (a) through (h) above 0                                                            |
| j. Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least one Natural Resource feature (a) through (h) | Determine from map; total surface area lying within at least one Natural Resource Feature       |

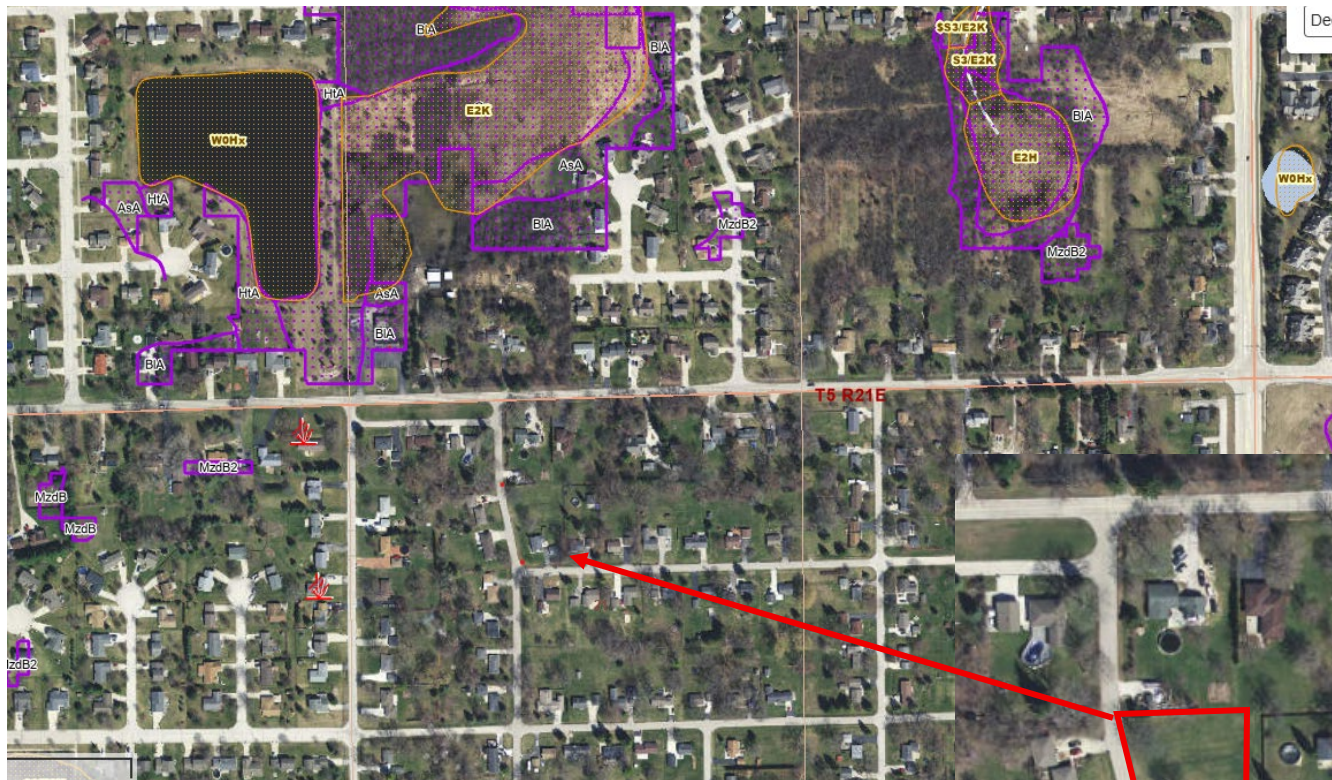
My professional conclusion is that there are no Natural Resource Protection Areas on this lot and thus a Protection Plan is not required.

Sincerely,



Alice Thompson, M.S., Senior Professional Wetland Scientist  
WDNR Assured Wetland Delineator

Attachments: Maps, Photos



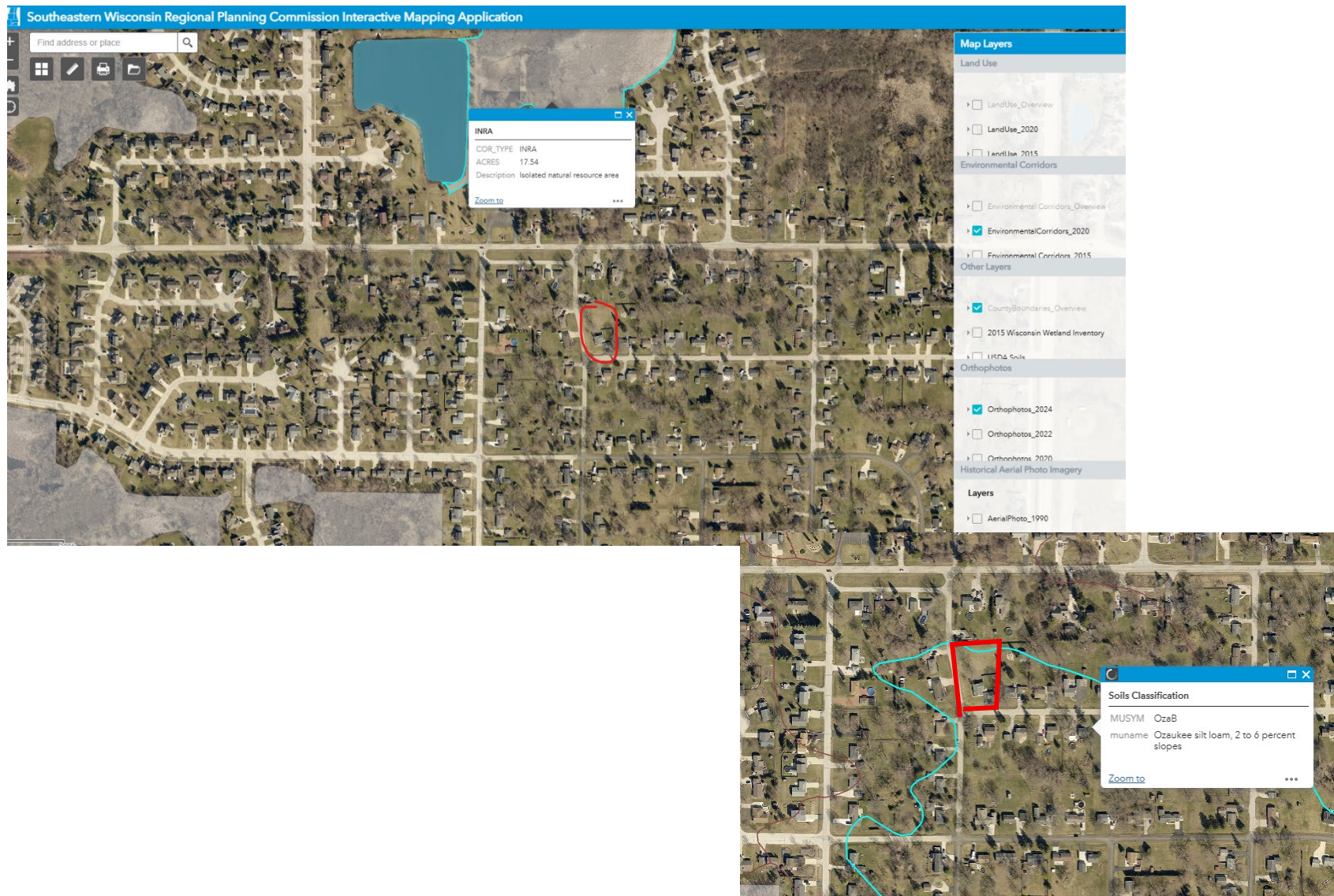
Yellow – Wetland Polygons  
Purple- Suspect Wetland Polygons



Project Area  
in red

8748 S. 83<sup>rd</sup> St, Franklin WI  
WDNR Wetland and Suspect Wetland Map

Figure 1



Project Area  
outlined in red

Source: SEWRPC GIS Website

**8748 S. 83<sup>rd</sup> St. Franklin, WI**

**SEWRPC Soils and Environmental Corridor Maps**

**Figure 2**



8748 S. 83<sup>rd</sup> St, Franklin, WI

Upper left- from Margaret St facing north – front of lot

Center right- from back of lot facing south towards house

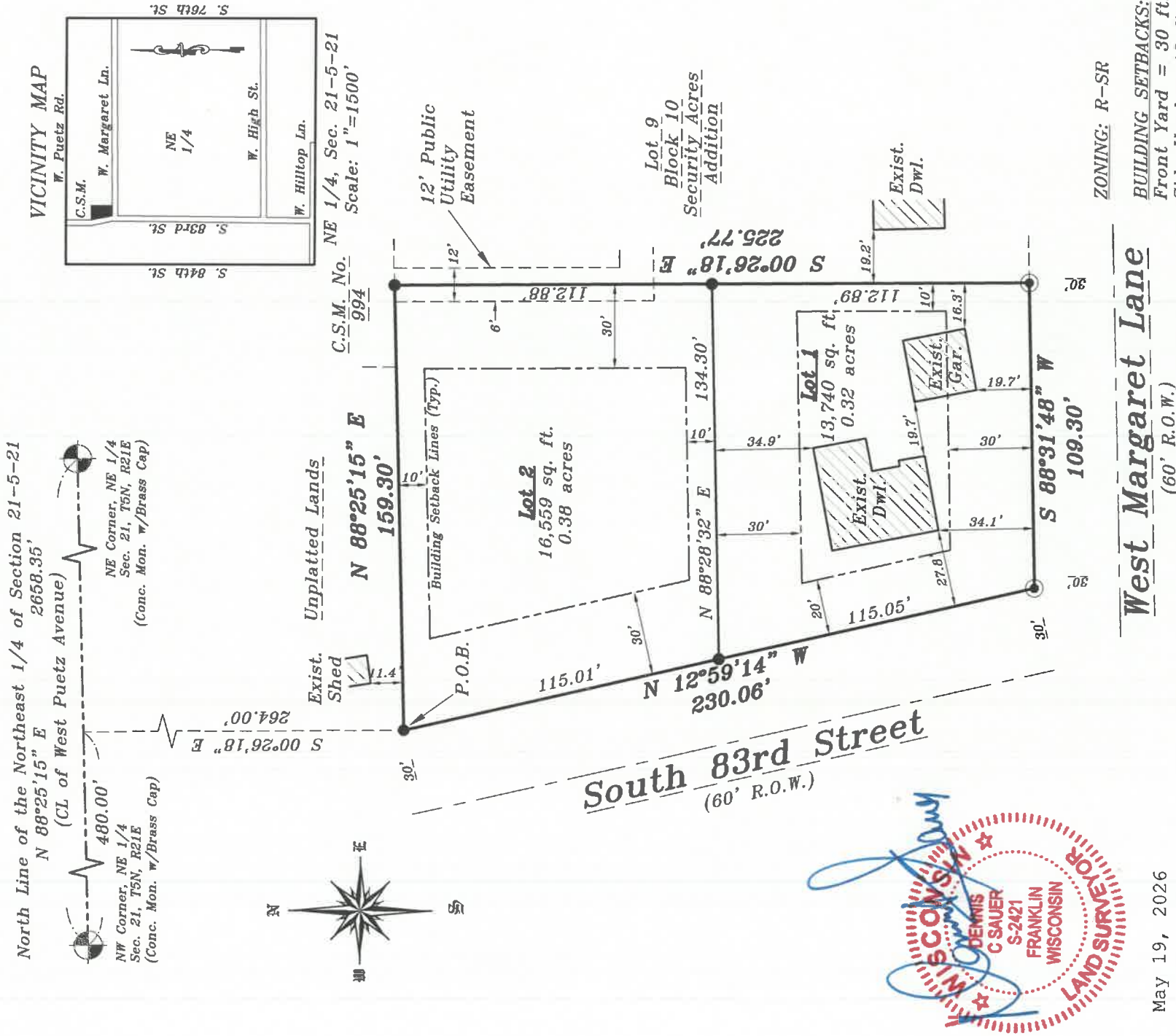
Center left- NE corner of lot- ground slopes away to background of photo. Electric pole at ~ NE boundary of lot

Lower right- from back of house facing north towards NW Corner of lot.



# CERTIFIED SURVEY MAP NO.

Being a redivision of Lot 10, Block 10, in SECURITY ACRES ADDITION, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



Prepared for:

Joseph L. Burleson  
Kelly A. Burleson,  
Husband and Wife  
8748 S. 83rd St.  
Franklin, WI 53132

Prepared by:

Dennis C. Sauer P.L.S.-2421  
Metropolitan Survey Service, Inc.  
8482 S. 76th St.  
Franklin, WI 53132  
(414) 529-5380

## NOTES:

- Denotes iron pipe found and accepted.
- Denoted 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83), with the North line of the NE 1/4 of Section 21, T5N, R21E having an assumed bearing of N 88°25'15" E.

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 10, Block 10, in SECURITY ACRES ADDITION, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 21, 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 redivision of Lot 10, Block 10, in Security Acres Addition, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 and a point on the centerline of West Puetz Avenue; thence N 88°25'15" E along the north line of said Northeast 1/4 and said centerline, 480.00 feet to a point on the east right-of-way line of South 83rd Street and it's extension thereof; thence S 00°26'18" E along said east right-of-way line, 264.00 feet to the point of beginning of the lands to be described; thence N 88°25'15" E, 159.30 feet; thence S 00°26'18" E, 225.77 feet to a point on the north right-of-way line of West Margaret Lane; thence S 88°31'48" W along said north right-of-way line, 109.30 feet to a point on the northeasterly right-of-way line of South 83rd Street; thence N 12°59'14" W along said northeasterly right-of-way line, 230.06 to the point of beginning of the lands described.

Said lands contain 30,299 square feet (0.70 acres) .

That I have made such survey, land division and map by the direction of Joseph L. Burleson and Kelly A. Burleson, 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.

May 19, 2026  
Date



  
Dennis C. Sauer  
Professional Land Surveyor S-2421

#### PREPARED FOR:

Joseph L. Burleson  
Kelly A. Burleson  
Husband and Wife  
8748 South 83rd Street  
Franklin WI 53132-8541

#### PREPARED BY:

Dennis Sauer, P.L.S. 2421  
Metropolitan Survey Service, Inc.  
8482 South 76th Street  
Franklin, WI 53132

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 10, Block 10, in SECURITY ACRES ADDITION, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

### OWNER'S CERTIFICATE

Joseph L. Burleson and Kelly A. Burleson, Husband and Wife, as owners, do hereby certify that they 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 owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Joseph L. Burleson, Owner

\_\_\_\_\_  
Kelly A. Burleson, Owner

STATE OF WISCONSIN)  
\_\_\_\_\_  
COUNTY) SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Joseph L. Burleson and Kelly A. Burleson, Husband and Wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

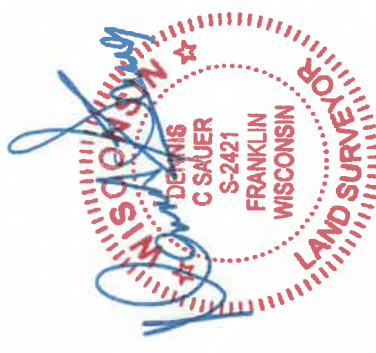
\_\_\_\_\_  
Print Name  
Notary Public-State of Wisconsin  
My Commission Expires: \_\_\_\_\_

### CITY OF FRANKLIN COMMON COUNCIL APPROVAL

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

\_\_\_\_\_  
John R. Nelson, Mayor  
City of Franklin

\_\_\_\_\_  
Shirley Roberts, Clerk  
City of Franklin



May 19, 2026



CITY OF FRANKLIN  
REPORT TO THE PLAN COMMISSION

Item E.1.

Meeting of November 5, 2026

Certified Survey Map

---

**RECOMMENDATION:** City Development Staff recommends approval of the two-lot Certified Survey Map for property located at 7461 S 68TH ST, subject to the conditions set forth in this report and the attached resolution.

---

|                                 |                                     |
|---------------------------------|-------------------------------------|
| <b>Project Name: Sweeney:</b>   | Certified Survey Map                |
| <b>Project Address/Tax Key:</b> | 7461 S 68TH ST/ 756 9999 000        |
| <b>Property Owner:</b>          | Angel Taber                         |
| <b>Applicant:</b>               | Angel Taber                         |
| <b>Aldermanic District:</b>     | District 5                          |
| <b>Zoning District:</b>         | R-SR - Suburban Residence District. |
| <b>Staff Planner:</b>           | Marion Ecks, AICP                   |

---

**Project Description/Analysis**

The applicant filed a Certified Survey Map Application to divide the property located at 7461 S 68TH ST. The property is currently about 1.494 acres or 65078.64 square feet and contains an existing dwelling, detached garage, a shed, and woodlands. The applicant is proposing to create two lots.

Lot 1 will be approximately 26,858 Square Feet or 0.6166 acres and will include the existing house, driveway and outbuildings. LOT 2 will be 26,903 Square Feet or 0.6176 acres. The new Lot 2 is intended for a future single family home. All lots conform to the minimum lot width and size requirements of the R-SR - Suburban Residence District.

The property currently includes a portion of the right of way of South 68<sup>th</sup> Street. The applicant proposes to dedicate this portion of the street to match with the adjoining right of way, an area of 11,527 Square Feet or 0.2646 acres.

**Natural Resource Protection Plan (NRPP)**

The applicant produced a Natural Resource Protection Plan for the property, as there is a woodland on the future south parcel. There are no wetlands or other water resources on the property. A portion of the woodland will be conserved in a conservation easement. A forestry permit (zoning compliance) will be required prior to any future removal of trees. Staff recommends the applicant complete a Conservation Easement prior to the recording of the CSM.

**Staff Recommendation:**

City Development Staff recommends approval of the 2-Lot Certified Survey Map, subject to the conditions set forth in this report and the attached resolution.

## RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING A TWO-LOT CERTIFIED  
SURVEY MAP, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 10, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN,  
MILWAUKEE COUNTY, WISCONSIN.  
(ANGEL TABER, APPLICANT AND PROPERTY OWNER)

---

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of a part of Southeast 1/4 of the Northwest 1/4 of Section 10, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; 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 Angel Taber, 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 §15-8.10B 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 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. Angel Taber, successors and assigns, and any developer of the Angel Taber two (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 §15-9.14E. 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 Angel Taber and the two (2) lot certified survey map project for the property located at 7461 S 68TH ST (TKN 756 9999 000): (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 must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Angel Taber 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, Angel Taber, 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 \_\_\_\_\_, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Shirley Roberts, City Clerk

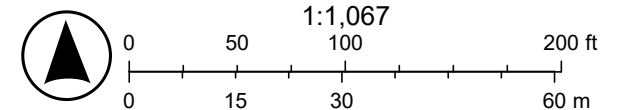
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

# City of Franklin Property Viewer



10/28/2026, 1:35:44 PM

- Parcel
- Road Right-of-Way



City of Franklin, WI, City of Franklin, WI & Milwaukee County Land Information Office, SE Wisc Reg Planning Comm, Microsoft, Vantor

**From:** [Angel Taber](#)  
**To:** [Marion Ecks](#)  
**Subject:** Electronic Copy  
**Date:** Sunday, October 25, 2026 7:30:10 PM  
**Attachments:** [1452-001-CSM-10 22 2026.pdf](#)  
[Impervious Surface Form.pdf](#)  
[1452-001 CSM.pdf](#)  
[NRPP 7461 68th St Report 8 11 26.pdf](#)

---

Hello Marion, detailed below are the necessary documents required for the electronic copy of the documents requested. Please let me know if there's anything I missed that should be included still.

Thank you,  
Angel

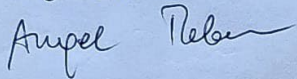
June 22<sup>nd</sup>, 2026

To Whom It May Concern,

I, Angel Taber, the owner of the land found on 7461 S 68<sup>th</sup> Street, Franklin, WI 53132, propose the division of my land into two separate parcels. They are to be divided in a manner that leaves both new lots with an almost equal amount of land each, while maintaining proper zoning regulations. This division is done with the purpose of allowing for the two separate lots to be acted upon as if they were two separate properties. Thank you for your attention to this matter.

Sincerely,

Angel Taber

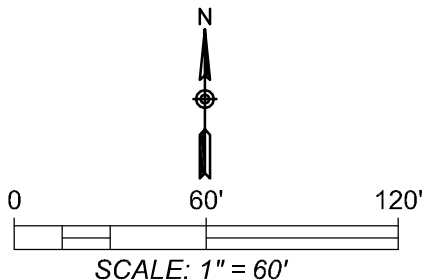
A handwritten signature in cursive script that reads "Angel Taber". The signature is written in dark ink and is positioned below the printed name "Angel Taber".

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

PREPARED FOR:  
ANGEL TABER  
7461 S. 68th STREET  
FRANKLIN, WI

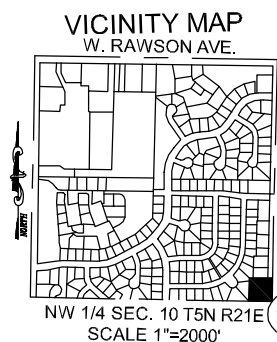
PREPARED BY:  
MARC C. PASSARELLI  
S-2817  
ENDPOINT SOLUTIONS CORP.  
6871 S. LOVERS LANE RD.  
FRANKLIN, WI 53132



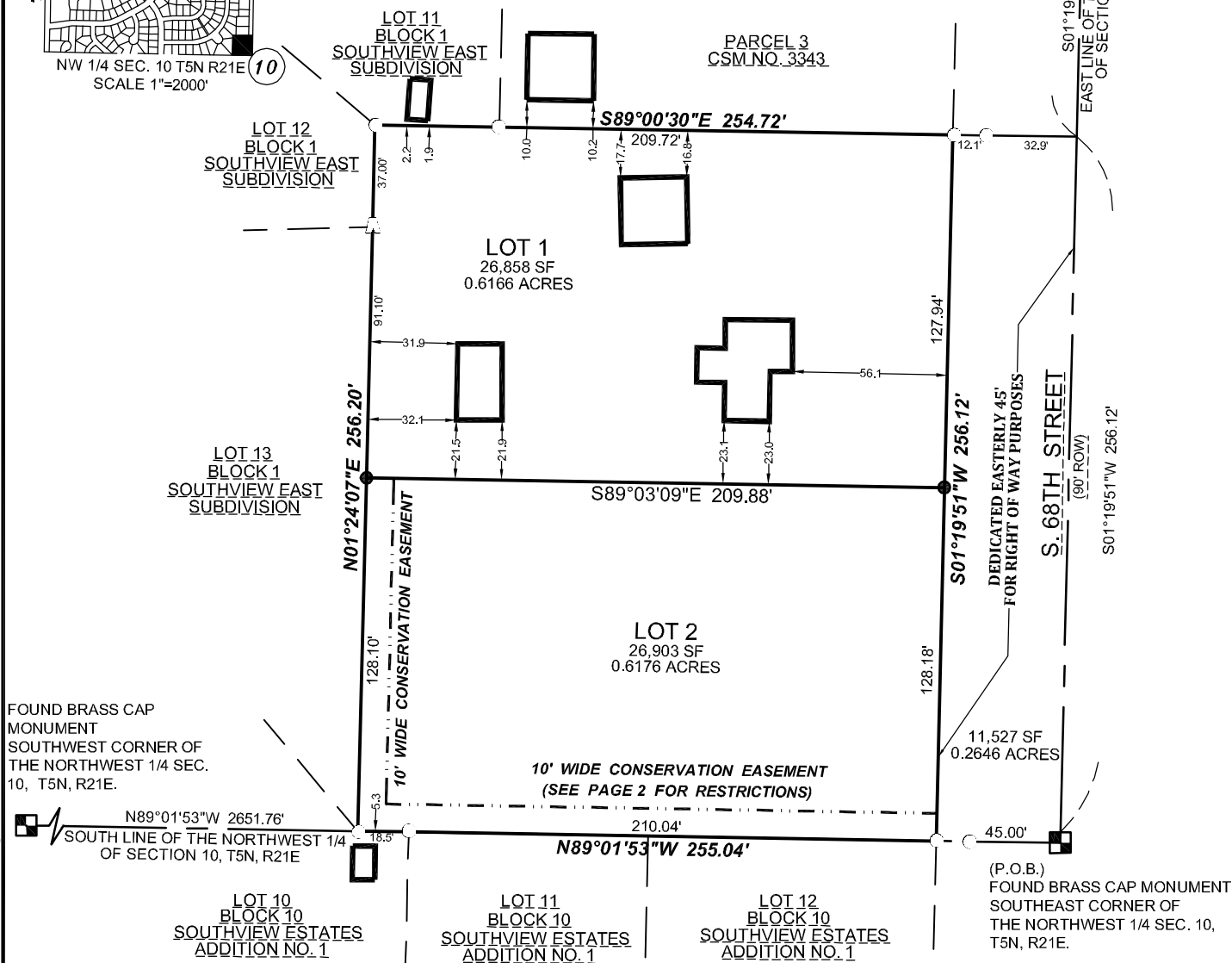
## NOTE:

- DENOTES 1" IRON PIPE FOUND
- DENOTES 1" x 18" IRON PIPE SET  
WT = 1.13 LBS / LINEAR FT.
- △ DENOTES AXLE ROD FOUND
- ▣ DENOTES EXISTING BUILDING

BEARINGS REFER TO MILWAUKEE COUNTY COORDINATE SYSTEM IN WHICH THE EAST LINE OF THE NW 1/4 SEC 10-5-21 BEARS DUE S 01° 19' 51" W.



FOUND BRASS CAP MONUMENT  
NORTHEAST CORNER OF  
THE NORTHWEST 1/4 SEC. 10, T5N, R21E.



FOUND BRASS CAP MONUMENT  
SOUTHWEST CORNER OF  
THE NORTHWEST 1/4 SEC.  
10, T5N, R21E.

(P.O.B.)  
FOUND BRASS CAP MONUMENT  
SOUTHEAST CORNER OF  
THE NORTHWEST 1/4 SEC. 10,  
T5N, R21E.



DATE : 10/21/2026

*Marc C. Passarelli*

INSTRUMENT DRAFTED BY : MARC C. PASSARELLI P.L.S. #2817

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132  
Phone: (414) 427-1200  
DRAWN BY: TJS  
PROJECT NO: 999-1119-001  
DATE: 10/22/2026  
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**  
**STATE OF WISCONSIN)**  
**MILWAUKEE COUNTY)SS**

I, Marc C. Passarelli, a Professional Land Surveyor, do hereby certify: that I have surveyed, divided, dedicated and mapped a parcel of land, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Said land described below to-wit:

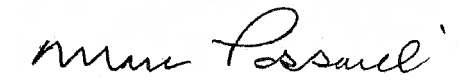
Beginning at the Southeast corner of the Northwest 1/4 of Section 10; thence North 89°01'53" West along the South line of said Northwest 1/4, 255.04 feet; thence North 01°24'07" East, 256.20 feet to a point; thence South 89°00'30" East, 254.72 feet to a point along the East line of said Northwest 1/4 Section; thence South 01°19'51" West, 256.12 feet to the point of beginning. Containing 65,288 square feet (1.4988 acres) of land.

Dedicating the easterly 45 feet for right of way purposes.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin state statutes and ordinances of the City of Franklin, Milwaukee County in surveying, dividing and mapping the same.

Dated this 22st day of October, 2026.

  
Marc C. Passarelli S-2817  
Wisconsin Professional Land Surveyor



CONSERVATION EASEMENT RESTRICTIONS

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

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132  
Phone: (414) 427-1200  
DRAWN BY: TJS  
PROJECT NO: 1452-001  
DATE: 10/22/2026  
SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

CONSENT OF ENTITY MORTGAGEE

Rocket Mortgage, a bank duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, as mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described on this map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Type or Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ):SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, \_\_\_\_\_ (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument aqs such officer on behalf of the entity, by its authority.

Notary Signature: \_\_\_\_\_  
Print Notary Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_. My Commission expires: \_\_\_\_\_  
(Notary Seal)



DATE : 10/22/2026

*Marc Passarelli*

THIS INSTRUMENT DRAFTED BY MARC C. PASSARELLI

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132  
Phone: (414) 427-1200

DRAWN BY: TJS  
PROJECT NO: 1452-001  
DATE: 10/22/2026  
SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

ANGEL TABER, as owner, hereby certifies that they have caused the land described above to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and Division 15 of the Unified Development Ordinance of the City of Franklin, and that this map is required to be submitted to the following for approval or objection:  
City of Franklin:

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

\_\_\_\_\_  
Angel Taber

STATE OF WISCONSIN)  
COUNTY OF MILWAUKEE):SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the  
above named \_\_\_\_\_,  
individually and as personal representative of the estate of \_\_\_\_\_, to me be known to  
be the persons who executed the forgoing instrument and acknowledged the same.

My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved and dedication accepted by the Common Council of the City of Franklin,  
Resolution No. \_\_\_\_\_, signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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



DATE : 10/22/2026

*Marc Passarelli*

THIS INSTRUMENT DRAFTED BY MARC C. PASSARELLI

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132  
Phone: (414) 427-1200  
DRAWN BY: TJS  
PROJECT NO: 1452-001  
DATE: 10/22/2026  
SHEET 4 OF 4



August 10, 2026

Angel Taber  
7461 S. 68<sup>th</sup> St.  
Franklin, WI 53132

Alice Thompson  
1514 Menomonee Ave.  
South Milwaukee, WI  
53172  
414.571.8383  
414.750.7401

Dear Ms. Taber,

I investigated your property at 7461 S. 68<sup>th</sup> St. on Friday August 7, 2026 for City of Franklin Natural Resource Features. You explained that the project area is the south ½ of the lot which contained woodland and mowed lawn.

My associate Aaron Menke and I identified and measured all the trees in the woodland using the definition as follows:

» WOODLAND

*An area or stand of trees with a minimum of eight (8) or more individual trees with a DBH of at least six (6) inches, whose combined canopies cover at least fifty (50) percent of the area. The area is defined using the perimeter of the canopies during full leaf-on. Woodland may include, without limitation, trees, woodlands, forests, and oak-savanna complexes.” City of Franklin Code 2025-11-18- definitions.*

We found 31 trees equal to or greater than 6” DBH, with the majority (17 of 31 or 55%) being black walnut (*Juglens nigra*). There were also box elder (*Acer negundo*), American elm (*Ulmus americana*), silver maple (*Acer saccharinum*), and a single sugar maple (*Acer saccharum*) and white mulberry (*Morus alba*). The tree canopy varied from 70-80% overhead. There was a gap in the canopy as two large sized trees had died and fallen.

The dripline of the woodlot was surveyed using a handheld Garmin gps device and the map is attached. The woodlot was ~0.36 acres in size. The aerial photo of the lot shows that the trees appear to be beyond the dripline – this is an artifact of the angle of the sun when the photo was taken.

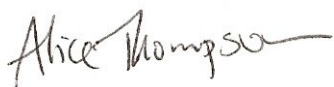
There were four trees found outside of the woodlot greater than 8 inches DBH that are shown on the map. Of these the aging box elder and one of the white spruce were in poor condition.

No other Natural Resource Features were found on the lot.

The Table below shows the lack of features except woodland:

| Table 15-9-04(A)(4): Calculation of Natural Resource Protection Land Area                                                                             |                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Resource/Feature                                                                                                                                      | Total land surface area of each Natural Resource feature (acres or square feet; use throughout) |
| a. SEWRPC Primary Environmental Corridor                                                                                                              | ZERO for resources a-d                                                                          |
| b. SEWRPC Secondary Environmental Corridor                                                                                                            |                                                                                                 |
| c. SEWRPC Isolated Natural Resource                                                                                                                   |                                                                                                 |
| d. Surface Water or Wetland Buffer                                                                                                                    |                                                                                                 |
| e. Woodland or Forest                                                                                                                                 | e. woodland= 0.36 acres                                                                         |
| f. Wetland                                                                                                                                            | ZERO for resources f-h                                                                          |
| g. Degraded Wetland                                                                                                                                   |                                                                                                 |
| h. Lake or Pond                                                                                                                                       |                                                                                                 |
| i. Gross land surface area of natural resource features                                                                                               | (i) = Sum of (a) through (h) above 0.36 acres                                                   |
| j. Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least one Natural Resource feature (a) through (h) | Determine from map; total surface area lying within at least one Natural Resource Feature       |

Sincerely,



Alice Thompson, M.S., Senior Professional Wetland Scientist  
WDNR Assured Wetland Delineator

Attachments: Tree Count, Maps, Photos

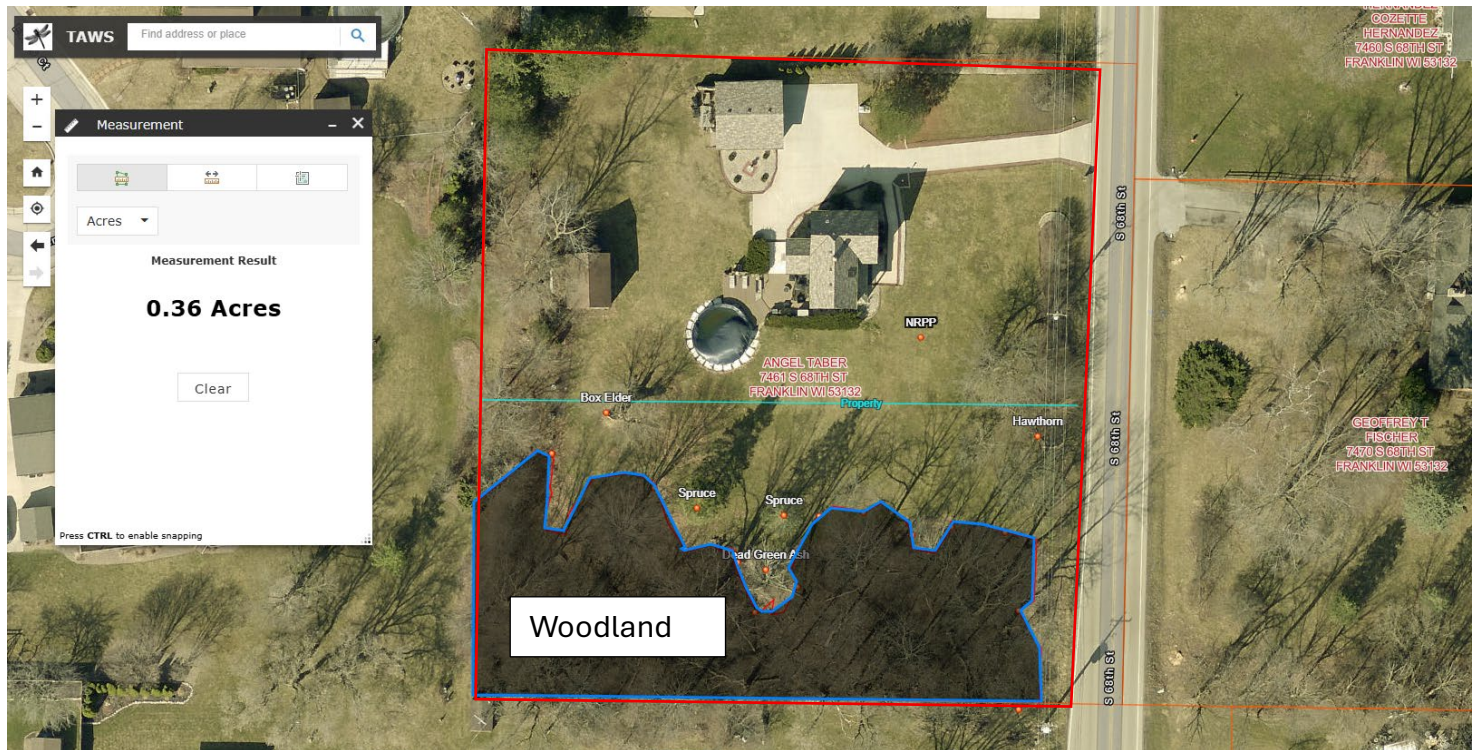


Figure 1. 7461 68<sup>th</sup> St. Map of Woodland as defined by City of Franklin that totals 0.36 acres and four trees greater than 8"DBH in lawn.

Figure 2. below- close- up of woodland. Trees appear to extend beyond the dripline due to the shadows cast on the aerial. Blue line is approximate north boundary of area that Ms. Taber may divide into another lot.



|                                                                                          |                                        |                    |            |                |  |
|------------------------------------------------------------------------------------------|----------------------------------------|--------------------|------------|----------------|--|
| Tree Survey August 7, 2026                                                               |                                        |                    |            |                |  |
| 7461 68th St. Franklin WI, South 1/2 of Lot                                              |                                        |                    |            |                |  |
| All trees equal or greater than 6 inches DBH measured<br>Within Canopy Cover from 60-80% |                                        |                    |            |                |  |
|                                                                                          |                                        |                    |            |                |  |
|                                                                                          | <b>Tree Species</b>                    | <b>common name</b> | <b>DBH</b> |                |  |
| 1                                                                                        | Juglens nigra                          | black walnut       | 14.2       |                |  |
| 2                                                                                        | Juglens nigra                          | black walnut       | 13.7       |                |  |
| 3                                                                                        | Juglens nigra                          | black walnut       | 20.7       |                |  |
| 4                                                                                        | Juglens nigra                          | black walnut       | 7.8        |                |  |
| 5                                                                                        | Juglens nigra                          | black walnut       | 20.4       |                |  |
| 6                                                                                        | Juglens nigra                          | black walnut       | 11.9       |                |  |
| 7                                                                                        | Juglens nigra                          | black walnut       | 14.7       |                |  |
| 8                                                                                        | Juglens nigra                          | black walnut       | 18.9       |                |  |
| 9                                                                                        | Juglens nigra                          | black walnut       | 8.4        |                |  |
| 10                                                                                       | Juglens nigra                          | black walnut       | 15.1       |                |  |
| 11                                                                                       | Juglens nigra                          | black walnut       | 6.3        |                |  |
| 12                                                                                       | Juglens nigra                          | black walnut       | 9          |                |  |
| 13                                                                                       | Juglens nigra                          | black walnut       | 10.8       |                |  |
| 14                                                                                       | Juglens nigra                          | black walnut       | 6.9        |                |  |
| 15                                                                                       | Juglens nigra                          | black walnut       | 11.3       |                |  |
| 16                                                                                       | Juglens nigra                          | black walnut       | 13.6       |                |  |
| 17                                                                                       | Juglens nigra                          | black walnut       | 9.6        |                |  |
| 18                                                                                       | Ulmus americana                        | American elm       | 9.3        |                |  |
| 19                                                                                       | Ulmus americana                        | American elm       | 7.7        |                |  |
| 20                                                                                       | Ulmus americana                        | American elm       | 6          |                |  |
| 21                                                                                       | Ulmus americana                        | American elm       | 23.8       |                |  |
| 22                                                                                       | Acer negundo                           | box elder          | 19.1       |                |  |
| 23                                                                                       | Acer negundo                           | box elder          | 15.4       |                |  |
| 24                                                                                       | Acer negundo                           | box elder          | 20.1       |                |  |
| 25                                                                                       | Acer negundo                           | box elder          | 12         |                |  |
| 26                                                                                       | Acer negundo                           | box elder          | 9.4        |                |  |
| 27                                                                                       | Acer negundo                           | box elder          | 8.9        |                |  |
| 28                                                                                       | Acer saccharinum                       | silver maple       | 27.5       |                |  |
| 29                                                                                       | Acer saccharinum                       | silver maple       | 6.8        |                |  |
| 30                                                                                       | Acer saccharum                         | suger maple        | 21         |                |  |
| 31                                                                                       | Morus alba                             | white mulberry     | 9.3        |                |  |
|                                                                                          |                                        |                    |            |                |  |
|                                                                                          |                                        |                    |            |                |  |
|                                                                                          | Trees > 8 inches DBH outside of canopy |                    |            |                |  |
|                                                                                          |                                        |                    |            |                |  |
|                                                                                          | <b>Tree Species</b>                    | <b>common name</b> | <b>DBH</b> |                |  |
|                                                                                          | Picea glauca                           | white spruce       | 11.5       |                |  |
|                                                                                          | Picea glauca                           | white spruce       | 9.8        | poor condition |  |
|                                                                                          | Acer negundo                           | box elder          | 47         | poor condition |  |
|                                                                                          | Crataegus sp.                          | hawthorn           | 6.6        |                |  |
|                                                                                          |                                        |                    |            |                |  |



Upper left- facing west- treeline at property boundary- sugar maple at arrow included in canopy cover of woodlot.

Lower left- facing woodlot to south- woodlot canopy has a gap with the dead fallen trees- two white spruce not included in canopy as less than 50% canopy in the area.



Below- box elder greater than 8 " DBH in lawn- huge trunk but mostly dead branches and many re-sprouts- not in good condition

White spruce outside canopy- spruce to left in poor condition





Upper left- woodland facing southeast towards 68<sup>th</sup> St.

Middle left- Woodlot on east end at 68<sup>th</sup> St ROW and electrical poles.

Lower left- facing east towards 68<sup>th</sup> St. – Hawthorn greater than 8 “ DBH at red arrow



Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
 ☎ (414) 425-4024  
 ✉ generalplanning@franklinwi.gov  
 franklinwi.gov



APPLICATION DATE: \_\_\_\_\_

STAMP DATE: \_\_\_\_\_ city use only

## Impervious Surface Coverage for Accessory Structures

**Impervious Surface Coverage.** The portion of a lot that is not covered with soil or natural vegetation. Such surfaces include areas covered by buildings, porches, decks, patios, terraces, and swimming pools, and also include surfaces constructed of asphalt, concrete, gravel, brick, stone, tile or any other paving material used for parking, driveways and walkways.

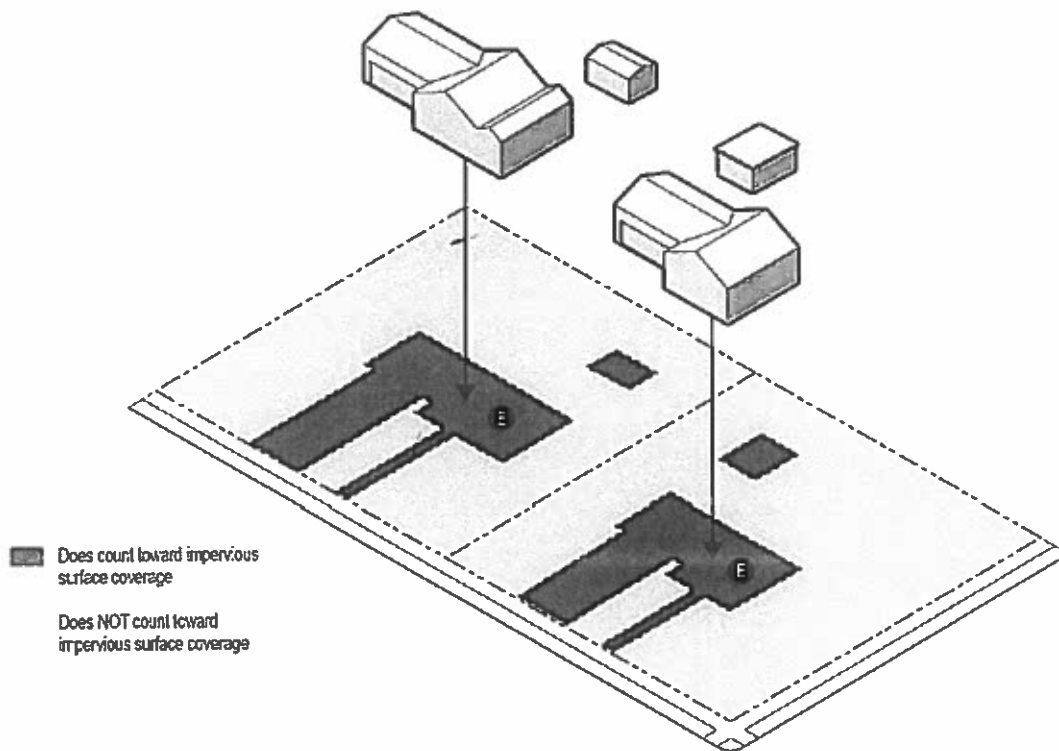


Figure 5 Imperious Surface Coverage

### Procedure

#### Impervious Coverage (in Square Feet)

|                               |                  |
|-------------------------------|------------------|
| House                         | 882              |
| Driveway                      | 2645             |
| Other hardscaping             | 291              |
| Accessory Structures          |                  |
| Garage                        | 582              |
| Shed                          | 453              |
| Pool                          | 459              |
| Total Impervious Surface Area | 5312 Square Feet |