



# Ecological Services of Milwaukee, Inc.

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Ecological Design

NEPA Compliance

Wetland Mitigation

September 11, 2017

Neumann Developments, Inc  
Attn: Cory O'Donnell  
N27 W24025 Paul Court, Suite 100  
Pewaukee, WI 53072.

Ecological Services of Milwaukee, Inc. (ESM) completed an inventory of trees at a proposed water main route in the City of Franklin, Wisconsin. The inventory was done on August 31 and September 11, 2017 and focused on a 75-foot wide corridor (study area) identified in Figure 1. The purpose of the tree survey was to identify all living trees within the study area with a diameter at breast height (dbh) of eight inches or greater.

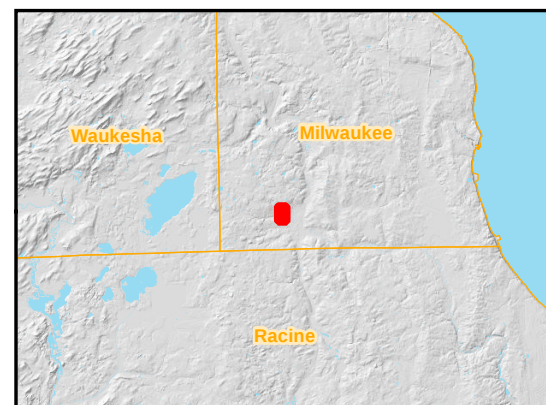
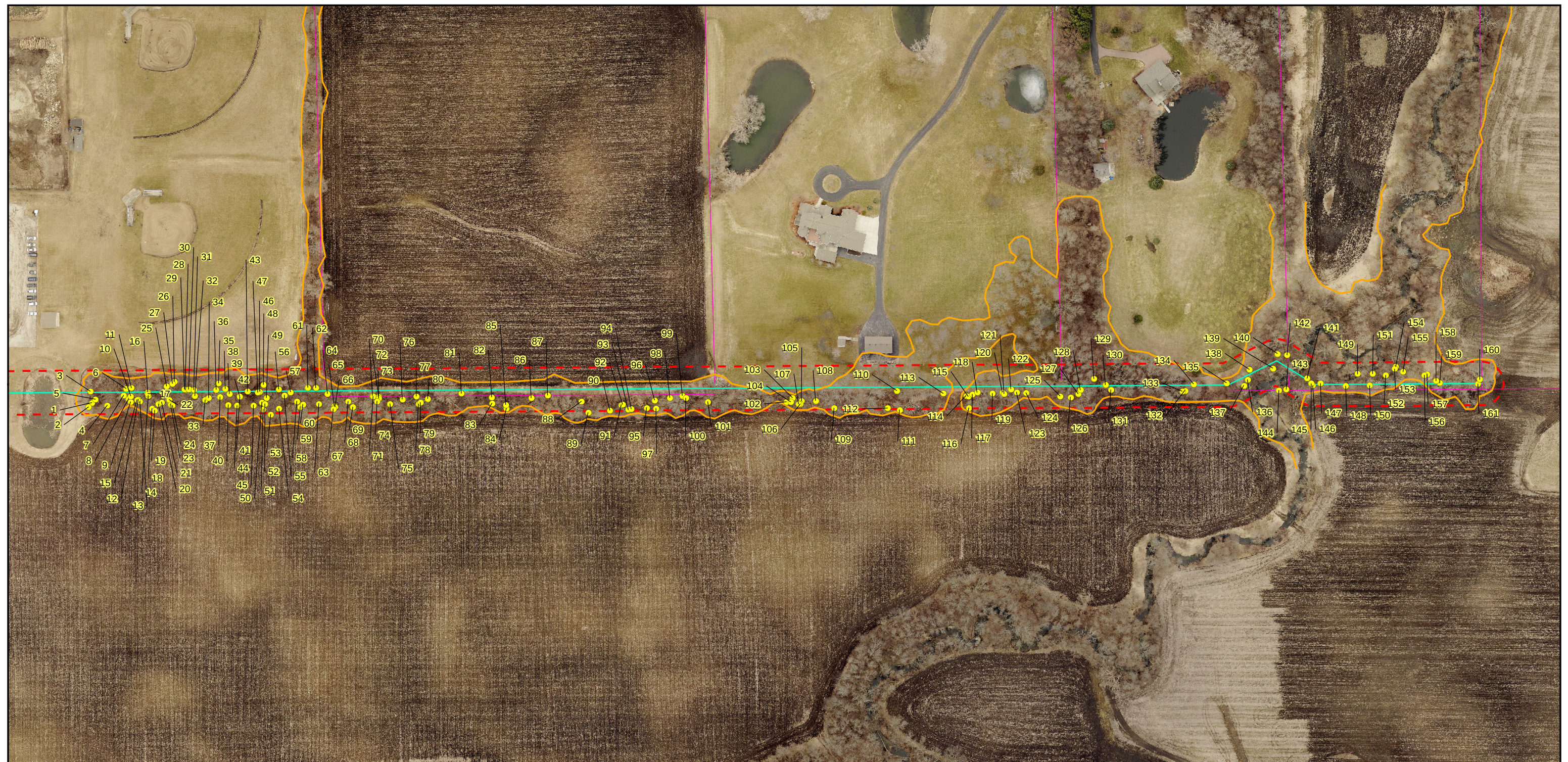
A total of 161 trees were identified (see Figure 1 and Table 1), the most common of which were box elder, black cherry, bur oak and hawthorne. Many of the trees observed were damaged, the result of being struck by nearby dead trees falling. Table 1 provides some information related to the health of the trees. Where no notation is provided in the comments, the tree was assumed to be relatively healthy at the time the inventory was completed.

The study area contains a large number of very large dead ash trees which have likely succumbed to infection by emerald ash borer. All of the living ash trees identified are showing signs of decline (loss of limbs and leaves; fungus). The study area also contains a variety of non-native species. The most prevalent include large common buckthorns, hybrid honeysuckles, thistles, garlic mustard, Japanese knotweed and reed canary grass. Living trees lying on the ground which have recently fallen and common buckthorn were not inventoried for this study, even if they exceeded the eight-inch size limit.

In addition to infiltration by non-native species, the study area has experienced disturbance due to dumping of debris and fill materials, repeated mowing and trimming of vegetation along the edge, and erosion and sedimentation from surrounding agricultural fields.

If you have questions regarding this tree survey, please contact me at your convenience.  
Thank you.

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



- Tree
- Drip Line
- - - Survey Corridor
- Property Line
- Water Main



0 100 200  
Feet



Source: Milwaukee County Imagery, 2015

**FIGURE 1:**  
PROPOSED WATER MAIN PROJECT  
STUDY AREA  
TREE INVENTORY

TABLE 1: Proposed Water Main Tree Inventory, Franklin, WI

| Map Number | Common Name  | Scientific Name           | Diameter at Breast Height (dbh) | Comments                                                                           |
|------------|--------------|---------------------------|---------------------------------|------------------------------------------------------------------------------------|
| 1          | bur oak      | <i>Quercus macrocarpa</i> | 20                              |                                                                                    |
| 2          | box elder    | <i>Acer negundo</i>       | 8                               | damaged by tree fall                                                               |
| 3          | box elder    | <i>Acer negundo</i>       | 28                              | damaged by tree fall                                                               |
| 4          | silver maple | <i>Acer saccharinum</i>   | 22                              |                                                                                    |
| 5          | red oak      | <i>Quercus rubra</i>      | 31                              |                                                                                    |
| 6          | red oak      | <i>Quercus rubra</i>      | 33                              |                                                                                    |
| 7          | white ash    | <i>Fraxinus americana</i> | 8                               | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 8          | black cherry | <i>Prunus serotina</i>    | 8                               |                                                                                    |
| 9          | red oak      | <i>Quercus rubra</i>      | 11                              |                                                                                    |
| 10         | black cherry | <i>Prunus serotina</i>    | 9                               |                                                                                    |
| 11         | red oak      | <i>Quercus rubra</i>      | 8                               |                                                                                    |
| 12         | black cherry | <i>Prunus serotina</i>    | 8                               |                                                                                    |
| 13         | black cherry | <i>Prunus serotina</i>    | 8                               |                                                                                    |
| 14         | hawthorne    | <i>Crataegus mollis</i>   | 15                              | dying                                                                              |
| 15         | black cherry | <i>Prunus serotina</i>    | 15                              |                                                                                    |
| 16         | bur oak      | <i>Quercus macrocarpa</i> | 15                              |                                                                                    |
| 17         | box elder    | <i>Acer negundo</i>       | 15                              |                                                                                    |
| 18         | silver maple | <i>Acer saccharinum</i>   | 23                              |                                                                                    |
| 19         | American Elm | <i>Ulmus americana</i>    | 8                               |                                                                                    |
| 20         | White ash    | <i>Fraxinus americana</i> | 8                               | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 21         | bur oak      | <i>Quercus macrocarpa</i> | 10                              |                                                                                    |
| 22         | box elder    | <i>Acer negundo</i>       | 12                              |                                                                                    |
| 23         | red oak      | <i>Quercus rubra</i>      | 14                              |                                                                                    |
| 24         | red oak      | <i>Quercus rubra</i>      | 8                               |                                                                                    |
| 25         | black cherry | <i>Prunus serotina</i>    | 13                              |                                                                                    |
| 26         | bur oak      | <i>Quercus macrocarpa</i> | 13                              |                                                                                    |
| 27         | bur oak      | <i>Quercus macrocarpa</i> | 9                               |                                                                                    |
| 28         | black cherry | <i>Prunus serotina</i>    | 13                              |                                                                                    |
| 29         | black cherry | <i>Prunus serotina</i>    | 8                               |                                                                                    |
| 30         | red oak      | <i>Quercus rubra</i>      | 31                              | damaged by tree fall                                                               |
| 31         | black cherry | <i>Prunus serotina</i>    | 10                              |                                                                                    |
| 32         | bur oak      | <i>Quercus macrocarpa</i> | 32                              |                                                                                    |
| 33         | bur oak      | <i>Quercus macrocarpa</i> | 24                              |                                                                                    |
| 34         | bur oak      | <i>Quercus macrocarpa</i> | 30                              |                                                                                    |
| 35         | box elder    | <i>Acer negundo</i>       | 12                              |                                                                                    |
| 36         | bur oak      | <i>Quercus macrocarpa</i> | 11                              |                                                                                    |
| 37         | bur oak      | <i>Quercus macrocarpa</i> | 31                              |                                                                                    |
| 38         | black cherry | <i>Prunus serotina</i>    | 11                              |                                                                                    |
| 39         | red oak      | <i>Quercus rubra</i>      | 19                              |                                                                                    |
| 40         | black cherry | <i>Prunus serotina</i>    | 10                              |                                                                                    |
| 41         | box elder    | <i>Acer negundo</i>       | 15                              | damaged by tree fall                                                               |
| 42         | red oak      | <i>Quercus rubra</i>      | 25                              | damaged by tree fall                                                               |
| 43         | black cherry | <i>Prunus serotina</i>    | 18                              | damaged by tree fall                                                               |
| 44         | box elder    | <i>Acer negundo</i>       | 9                               | damaged; dying                                                                     |
| 45         | black cherry | <i>Prunus serotina</i>    | 19                              |                                                                                    |
| 46         | black cherry | <i>Prunus serotina</i>    | 8                               |                                                                                    |
| 47         | black cherry | <i>Prunus serotina</i>    | 9                               |                                                                                    |
| 48         | box elder    | <i>Acer negundo</i>       | 7                               |                                                                                    |
| 49         | box elder    | <i>Acer negundo</i>       | 7                               |                                                                                    |
| 50         | black cherry | <i>Prunus serotina</i>    | 9                               |                                                                                    |
| 51         | box elder    | <i>Acer negundo</i>       | 9                               |                                                                                    |
| 52         | red oak      | <i>Quercus rubra</i>      | 28                              |                                                                                    |
| 53         | box elder    | <i>Acer negundo</i>       | 9                               |                                                                                    |
| 54         | box elder    | <i>Acer negundo</i>       | 8                               |                                                                                    |

TABLE 1: Proposed Water Main Tree Inventory, Franklin, WI

| Map Number | Common Name  | Scientific Name           | Diameter at Breast Height (dbh) | Comments                                                                           |
|------------|--------------|---------------------------|---------------------------------|------------------------------------------------------------------------------------|
| 55         | black cherry | <i>Prunus serotina</i>    | 15                              |                                                                                    |
| 56         | box elder    | <i>Acer negundo</i>       | 16                              |                                                                                    |
| 57         | black cherry | <i>Prunus serotina</i>    | 11                              |                                                                                    |
| 58         | box elder    | <i>Acer negundo</i>       | 25                              |                                                                                    |
| 59         | box elder    | <i>Acer negundo</i>       | 17                              |                                                                                    |
| 60         | black cherry | <i>Prunus serotina</i>    | 14                              |                                                                                    |
| 61         | box elder    | <i>Acer negundo</i>       | 13                              |                                                                                    |
| 62         | black cherry | <i>Prunus serotina</i>    | 13                              |                                                                                    |
| 63         | hawthorne    | <i>Crataegus mollis</i>   | 8                               |                                                                                    |
| 64         | red oak      | <i>Quercus rubra</i>      | 33                              |                                                                                    |
| 65         | box elder    | <i>Acer negundo</i>       | 13                              |                                                                                    |
| 66         | black cherry | <i>Prunus serotina</i>    | 11                              |                                                                                    |
| 67         | box elder    | <i>Acer negundo</i>       | 8                               | damaged by tree fall                                                               |
| 68         | box elder    | <i>Acer negundo</i>       | 8                               |                                                                                    |
| 69         | black cherry | <i>Prunus serotina</i>    | 11                              |                                                                                    |
| 70         | black cherry | <i>Prunus serotina</i>    | 8                               |                                                                                    |
| 71         | black cherry | <i>Prunus serotina</i>    | 10                              |                                                                                    |
| 72         | box elder    | <i>Acer negundo</i>       | 11                              |                                                                                    |
| 73         | black cherry | <i>Prunus serotina</i>    | 9                               |                                                                                    |
| 74         | black cherry | <i>Prunus serotina</i>    | 9                               |                                                                                    |
| 75         | hawthorne    | <i>Crataegus mollis</i>   | 10                              |                                                                                    |
| 76         | black cherry | <i>Prunus serotina</i>    | 19                              |                                                                                    |
| 77         | box elder    | <i>Acer negundo</i>       | 11                              |                                                                                    |
| 78         | black cherry | <i>Prunus serotina</i>    | 10                              |                                                                                    |
| 79         | hawthorne    | <i>Crataegus mollis</i>   | 35                              |                                                                                    |
| 80         | black cherry | <i>Prunus serotina</i>    | 12                              |                                                                                    |
| 81         | box elder    | <i>Acer negundo</i>       | 33                              |                                                                                    |
| 82         | black cherry | <i>Prunus serotina</i>    | 17                              |                                                                                    |
| 83         | hawthorne    | <i>Crataegus mollis</i>   | 12                              |                                                                                    |
| 84         | black cherry | <i>Prunus serotina</i>    | 11                              |                                                                                    |
| 85         | hawthorne    | <i>Crataegus mollis</i>   | 10                              |                                                                                    |
| 86         | black cherry | <i>Prunus serotina</i>    | 16                              |                                                                                    |
| 87         | box elder    | <i>Acer negundo</i>       | 30                              |                                                                                    |
| 88         | black cherry | <i>Prunus serotina</i>    | 11                              |                                                                                    |
| 89         | black walnut | <i>Juglans nigra</i>      | 19                              |                                                                                    |
| 90         | box elder    | <i>Acer negundo</i>       | 13                              |                                                                                    |
| 91         | black cherry | <i>Prunus serotina</i>    | 21                              |                                                                                    |
| 92         | black cherry | <i>Prunus serotina</i>    | 14                              |                                                                                    |
| 93         | box elder    | <i>Acer negundo</i>       | 10                              |                                                                                    |
| 94         | box elder    | <i>Acer negundo</i>       | 10                              |                                                                                    |
| 95         | black cherry | <i>Prunus serotina</i>    | 10                              |                                                                                    |
| 96         | black cherry | <i>Prunus serotina</i>    | 12                              |                                                                                    |
| 97         | box elder    | <i>Acer negundo</i>       | 9                               |                                                                                    |
| 98         | box elder    | <i>Acer negundo</i>       | 17                              |                                                                                    |
| 99         | black cherry | <i>Prunus serotina</i>    | 8                               |                                                                                    |
| 100        | black cherry | <i>Prunus serotina</i>    | 18                              |                                                                                    |
| 101        | red oak      | <i>Quercus rubra</i>      | 32                              |                                                                                    |
| 102        | black cherry | <i>Prunus serotina</i>    | 9                               |                                                                                    |
| 103        | red oak      | <i>Quercus rubra</i>      | 32                              |                                                                                    |
| 104        | box elder    | <i>Acer negundo</i>       | 15                              |                                                                                    |
| 105        | white ash    | <i>Fraxinus americana</i> | 14                              | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 106        | white ash    | <i>Fraxinus americana</i> | 9                               | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |

TABLE 1: Proposed Water Main Tree Inventory, Franklin, WI

| Map Number | Common Name   | Scientific Name            | Diameter at Breast Height (dbh) | Comments                                                                           |
|------------|---------------|----------------------------|---------------------------------|------------------------------------------------------------------------------------|
| 107        | box elder     | <i>Acer negundo</i>        | 9                               |                                                                                    |
| 108        | hackberry     | <i>Celtis occidentalis</i> | 19                              |                                                                                    |
| 109        | black cherry  | <i>Prunus serotina</i>     | 17                              |                                                                                    |
| 110        | American plum | <i>Prunus americana</i>    | 17                              |                                                                                    |
| 111        | white ash     | <i>Fraxinus americana</i>  | 18                              | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 112        | white ash     | <i>Fraxinus americana</i>  | 9                               | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 113        | white ash     | <i>Fraxinus americana</i>  | 12                              | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 114        | black cherry  | <i>Prunus serotina</i>     | 13                              |                                                                                    |
| 115        | black cherry  | <i>Prunus serotina</i>     | 9                               |                                                                                    |
| 116        | red oak       | <i>Quercus rubra</i>       | 15                              |                                                                                    |
| 117        | black cherry  | <i>Prunus serotina</i>     | 11                              |                                                                                    |
| 118        | black cherry  | <i>Prunus serotina</i>     | 16                              |                                                                                    |
| 119        | black cherry  | <i>Prunus serotina</i>     | 10                              |                                                                                    |
| 120        | black cherry  | <i>Prunus serotina</i>     | 9                               |                                                                                    |
| 121        | black cherry  | <i>Prunus serotina</i>     | 10                              |                                                                                    |
| 122        | black cherry  | <i>Prunus serotina</i>     | 17                              |                                                                                    |
| 123        | black cherry  | <i>Prunus serotina</i>     | 11                              |                                                                                    |
| 124        | black cherry  | <i>Prunus serotina</i>     | 21                              |                                                                                    |
| 125        | black cherry  | <i>Prunus serotina</i>     | 14                              |                                                                                    |
| 126        | basswood      | <i>Tilia americana</i>     | 46                              |                                                                                    |
| 127        | basswood      | <i>Tilia americana</i>     | 10                              |                                                                                    |
| 128        | basswood      | <i>Tilia americana</i>     | 12                              |                                                                                    |
| 129        | box elder     | <i>Acer negundo</i>        | 9                               |                                                                                    |
| 130        | white ash     | <i>Fraxinus americana</i>  | 13                              | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 131        | hawthorne     | <i>Crataegus mollis</i>    | 10                              |                                                                                    |
| 132        | basswood      | <i>Tilia americana</i>     | 16                              |                                                                                    |
| 133        | basswood      | <i>Tilia americana</i>     | 23                              |                                                                                    |
| 134        | American elm  | <i>Ulmus americana</i>     | 9                               |                                                                                    |
| 135        | basswood      | <i>Tilia americana</i>     | 24                              |                                                                                    |
| 136        | black cherry  | <i>Prunus serotina</i>     | 14                              |                                                                                    |
| 137        | American elm  | <i>Ulmus americana</i>     | 9                               |                                                                                    |
| 138        | black walnut  | <i>Juglans nigra</i>       | 15                              |                                                                                    |
| 139        | black cherry  | <i>Prunus serotina</i>     | 8                               |                                                                                    |
| 140        | white ash     | <i>Fraxinus americana</i>  | 10                              | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 141        | white ash     | <i>Fraxinus americana</i>  | 9                               | showing one or more signs of stress (loss of limbs, wilt, fungus, cracks in trunk) |
| 142        | box elder     | <i>Acer negundo</i>        | 17                              |                                                                                    |
| 143        | black cherry  | <i>Prunus serotina</i>     | 16                              |                                                                                    |
| 144        | American elm  | <i>Ulmus americana</i>     | 8                               |                                                                                    |
| 145        | box elder     | <i>Acer negundo</i>        | 9                               |                                                                                    |
| 146        | box elder     | <i>Acer negundo</i>        | 9                               |                                                                                    |
| 147        | box elder     | <i>Acer negundo</i>        | 8                               |                                                                                    |
| 148        | box elder     | <i>Acer negundo</i>        | 9                               |                                                                                    |
| 149        | box elder     | <i>Acer negundo</i>        | 14                              |                                                                                    |
| 150        | box elder     | <i>Acer negundo</i>        | 17                              |                                                                                    |

**TABLE 1: Proposed Water Main Tree Inventory, Franklin, WI**

| Map Number | Common Name  | Scientific Name        | Diameter at Breast Height (dbh) | Comments |
|------------|--------------|------------------------|---------------------------------|----------|
| 151        | box elder    | <i>Acer negundo</i>    | 12                              |          |
| 152        | box elder    | <i>Acer negundo</i>    | 17                              |          |
| 153        | box elder    | <i>Acer negundo</i>    | 12                              |          |
| 154        | black cherry | <i>Prunus serotina</i> | 8                               |          |
| 155        | box elder    | <i>Acer negundo</i>    | 10                              |          |
| 156        | box elder    | <i>Acer negundo</i>    | 9                               |          |
| 157        | box elder    | <i>Acer negundo</i>    | 10                              |          |
| 158        | box elder    | <i>Acer negundo</i>    | 10                              |          |
| 159        | box elder    | <i>Acer negundo</i>    | 11                              |          |
| 160        | box elder    | <i>Acer negundo</i>    | 13                              |          |
| 161        | box elder    | <i>Acer negundo</i>    | 20                              |          |

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. REVIEWED: ASZ DESIGNED: ASZ DRAFTED: BR

- NOTES:
1. WETLAND FIELD DELINEATED IN 2010 (PER DNR SURFACE WATER VIEWER-INF-SE-2010-41-04882). WETLAND CONCURRENCE FROM THE WIS DNR ON 9/3/2010 AND FROM THE US ARMY CORPS ON 9/2/2010. THE WETLAND WAS REDELINEATED IN 2017 AS SHOWN.
  2. NATURAL RESOURCE PROTECTION PLAN COMPLETED BY ECOLOGICAL SERVICES OF MILWAUKEE, INC ON MAY 24, 2017.
  3. PROPERTY CONSISTS OF TAX KEY NUMBERS 896-9999-007 (ADDRESS 9733 S. 76TH ST.) AND 896-9999-008. TOTAL GROSS SITE AREA = 783,941 SF (17.9968 AC)
  4. PROPERTY IS CURRENTLY ZONED R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT.
  5. MIN LOT AREA=6,000 SF
  6. MIN LOT WIDTH AT SETBACK LINE=60 FEET / 75 FEET ON CORNER
  7. MIN FRONT SETBACK=25 FEET
  8. MIN SIDE YARD=5 FEET / 15 FEET ON CORNER
  9. MIN REAR YARD=25 FEET
  10. CURRENT 2025 FUTURE LAND USE MAP DESIGNATION: RESIDENTIAL-MULTI-FAMILY AND NATURAL RESOURCE FEATURES.
  11. USE STATEMENT: THE PROPOSED LOTS WILL BE USED AS MULTI-FAMILY RESIDENTIAL CONDOMINIUM. THERE ARE 27 BUILDINGS WHICH WILL INCLUDE 54 UNITS. DENSITY IS 0.66 BUILDINGS/ACRE AND 0.33 UNITS/ACRE.
  12. UTILITIES SHOWN PER VISIBLE INSPECTION AND MARKINGS AND PLANS FROM DIGGERS HOTLINE. (TICKET NUMBERS 20172022452, 20172022460, 20172022487 AND 20172022498)
  13. VISION CORNER EASEMENT: NO VISUAL OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING, OR VEGETATION, SHALL BE PERMITTED BETWEEN THE HEIGHTS OF 2.5 FEET AND 10 FEET ABOVE THE PLANE THROUGH THE MEAN CURB GRADES WITHIN THE VISION CORNER EASEMENT.

**LIMITED COMMON ELEMENT**  
(DRIVEWAY, SIDEWALK, PATIO, DECKS)  
ALL OTHER OPEN SPACE IS COMMON ELEMENT

**Legal Description (Based on survey):**  
Being part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:  
Commencing at the Northeast corner of the Northeast 1/4 of said Section 28; thence South 00°15'12" East along the east line of said Northeast 1/4, 1554.02 feet to the Point of Beginning; thence continuing South 00°15'12" East along said east line, 157.59 feet; thence South 88°30'36" West, 60.01 feet to the west right of way line of South 76th Street - County Trunk Highway "U"; thence South 00°15'12" East along said west right of way line, 285.15 feet to the north line of Parcel 1 of Certified Survey Map No. 7040; thence South 88°30'36" West along said north line, 1264.54 feet to the west line of the East 1/2 of said Northeast 1/4; thence North 00°22'22" West along said west line, 670.98 feet to the south line of Parcel 1 of Certified Survey Map No. 6114; thence North 88°31'50" East along said south line, 933.85 feet to the west line of Parcel 1 of Certified Survey Map No. 4504; thence South 00°15'12" East along said west line, 219.45 feet to the south line of said Parcel 1; thence North 89°44'48" East along said south line, 392.00 feet to the Point of Beginning.

Tax Key Nos. 896-9999-007 and 896-9999-008  
Address 9733 S. 76th Street

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

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

**PARCEL 1**  
C.S.M. NO. 6114  
OWNER: CITY OF FRANKLIN  
ADDRESS: 7811 W RYAN RD  
TAX KEY: 896 9999 001  
ZONING: R-8  
USE: PUBLIC UTILITY / RECREATION  
(BASEBALL FIELDS TO BE REMOVED FOR FUTURE DEPARTMENT OF PUBLIC WORKS STORAGE YARD EXPANSION)

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 5844

OWNER: DESM PROPERTY HOLDING INC  
ADDRESS: 9643 S 76TH ST  
TAX KEY: 896 9994 003  
ZONING: M-1  
USE: COMMERCIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

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C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

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ADDRESS: 9705 S 76TH ST  
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ZONING: R-8  
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ZONING: R-8  
USE: RURAL RESIDENTIAL

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OWNER: MICHAEL & BARBARA HANNAGAN  
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ZONING: R-8  
USE: RURAL RESIDENTIAL

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ZONING: R-8  
USE: RURAL RESIDENTIAL

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ZONING: R-8  
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ZONING: R-8  
USE: RURAL RESIDENTIAL

**PARCEL 1**  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAX KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

**REFERENCE BEARING:** THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, T5N, R21E, WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 00°15'12" EAST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

**PARCEL 1** C.S.M. NO. 7040  
OWNER: ROGERS, DEBAMAK  
ADDRESS: 9675 S 76TH ST  
TAX KEY: 896 9999 010  
ZONING: R-8 (WITHIN 200')  
C-1 (BEYOND 200')  
USE: RURAL RESIDENTIAL

**ENGINEER:**  
PINNACLE ENGINEERING GROUP, LLC  
ATTN: ANTHONY ZANON  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
PH: (262) 754-8888

**DEVELOPER:**  
NEUMANN DEVELOPMENTS, INC  
ATTN: CORY O'DONNELL  
N27 W24025 PAUL COURT, SUITE 100  
PEWAUKEE, WI 53072  
PH: (262) 542-9200

**OWNER:**  
SOUTHBROOK CHURCH, INC  
P.O. BOX 320135  
FRANKLIN, WI 53132

**SOILS:**  
BIA = BLOUNT SILT LOAM (C/D HYDRIC INCLUSIONS)  
FIB = FOX SILT LOAM (B)  
GRB = GRAYS SILT LOAM (B)  
MzdB = OZAUKEE SILT LOAM (C)  
ShB = SAYLESVILLE SILT LOAM (C)

## REVISIONS

1 CITY COMMENTS 09/08/17

REG JOB NO. 901.00-WI

REG PM ASZ

START DATE 07-25-17

SCALE 1" = 50'

SHEET C-1 C-4

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**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING  
WISCONSIN OFFICE:  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

# PARK CIRCLE CITY OF FRANKLIN, MILWAUKEE CO.

## SITE PLAN

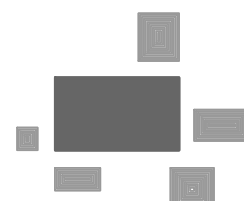
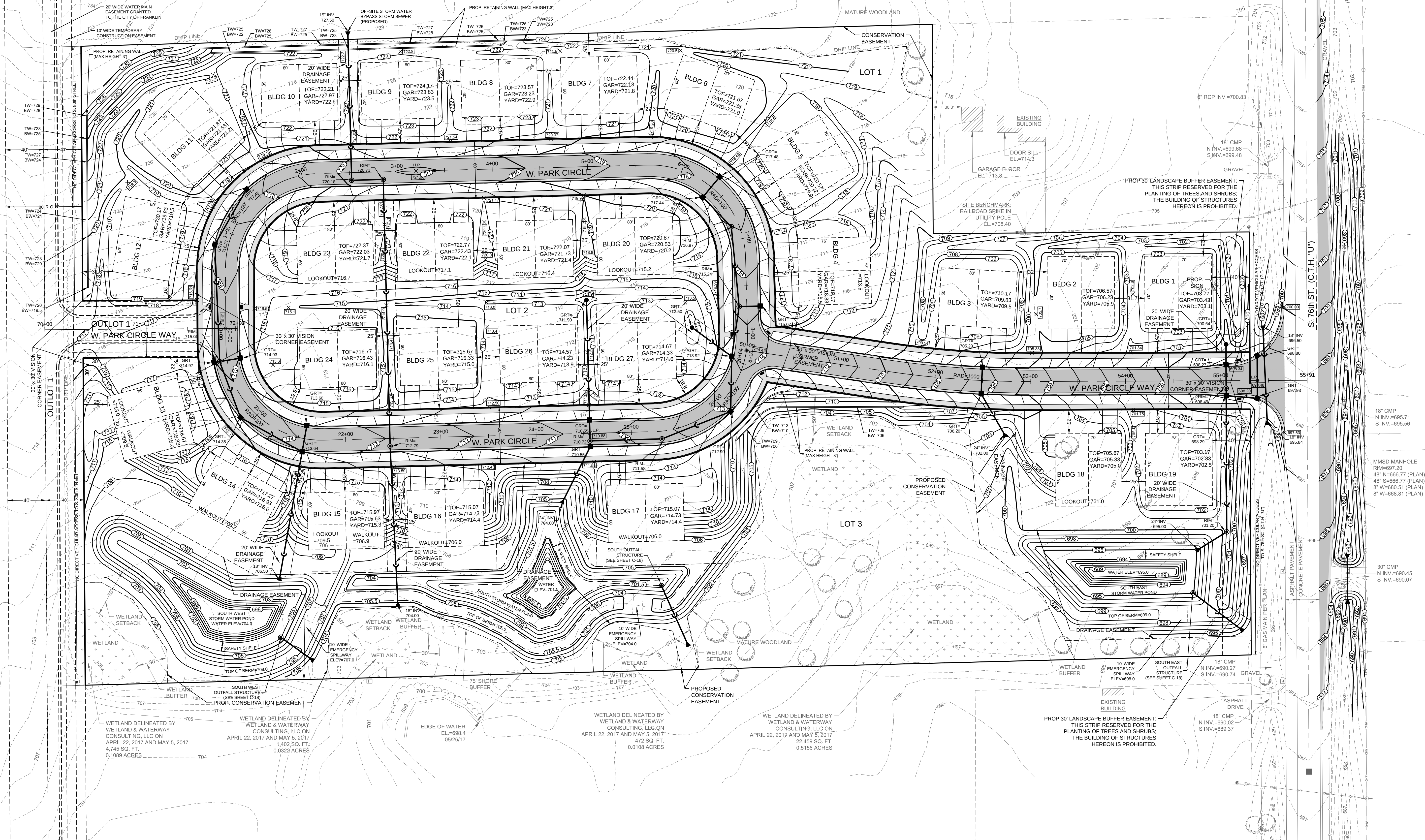
SITE PLAN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.  
DESIGNED: BR  
REVIEWED: ASZ  
DATE: 08/08/17



GRAPHICAL SCALE (FEET)

0 1" = 50' 100'



**PINNACLE ENGINEERING GROUP**

ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

WISCONSIN OFFICE:  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

## PARK CIRCLE CITY OF FRANKLIN, MILWAUKEE CO.

## SITE PLAN - TOPOGRAPHY DETAIL

### REVISIONS

| NO. | DATE     | DESCRIPTION   |
|-----|----------|---------------|
| 1   | 09/08/17 | CITY COMMENTS |
|     |          |               |
|     |          |               |
|     |          |               |

REG JOB NO. 901.00-WI  
REG PM ASZ  
START DATE 07-25-17  
SCALE 1" = 50'

SHEET  
C-2  
C-4

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. DESIGNED: ASZ REVIEWED: ASZ DATED: BR

- NOTES:
1. WETLAND FIELD DELINEATED IN 2010 (PER DNR SURFACE WATER VIEWER-INF-SE-2010-41-04882). WETLAND CONCURRENCE FROM THE WIS DNR ON 9/3/2010 AND FROM THE US ARMY CORPS ON 9/2/2010. THE WETLAND WAS REDELINEATED IN 2017 AS SHOWN.
  2. NATURAL RESOURCE PROTECTION PLAN COMPLETED BY ECOLOGICAL SERVICES OF MILWAUKEE, INC ON MAY 24, 2017.
  3. PROPERTY CONSISTS OF TAX KEY NUMBERS 896-9999-007 (ADDRESS 9733 S. 76TH ST.) AND 896-9999-008. TOTAL GROSS SITE AREA = 783,941 SF (17.9968 AC)
  4. PROPERTY IS CURRENTLY ZONED R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT.
    - a. MIN LOT AREA=6,000 SF
    - b. MIN LOT WIDTH AT SETBACK LINE=60 FEET / 75 FEET ON CORNER
    - c. MIN FRONT SETBACK=25 FEET
    - d. MIN SIDE YARD=5 FEET / 15 FEET ON CORNER
    - e. MIN REAR YARD=25 FEET
  5. CURRENT 2025 FUTURE LAND USE MAP DESIGNATION: RESIDENTIAL-MULTI-FAMILY AND NATURAL RESOURCE FEATURES.
  6. USE STATEMENT: THE PROPOSED LOTS WILL BE USED AS MULTI-FAMILY RESIDENTIAL CONDOMINIUM. THERE ARE 27 BUILDINGS WHICH WILL INCLUDE 54 UNITS. DENSITY IS 0.66 BUILDINGS/ACRE AND 0.33 UNITS/ACRE.
  7. UTILITIES SHOWN PER VISIBLE INSPECTION AND MARKINGS AND PLANS FROM DIGGERS HOTLINE. (TICKET NUMBERS 20172022452, 20172022460, 20172022487 AND 20172022498)
  8. VISION CORNER EASEMENT: NO VISUAL OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING, OR VEGETATION, SHALL BE PERMITTED BETWEEN THE HEIGHTS OF 2.5 FEET AND 10 FEET ABOVE THE PLANE THROUGH THE MEAN CURB GRADES WITHIN THE VISION CORNER EASEMENT.

**LIMITED COMMON ELEMENT**  
(DRIVEWAY, SIDEWALK, PATIO, DECKS)  
ALL OTHER OPEN SPACE IS COMMON ELEMENT

PARCEL 1  
C.S.M. NO. 6114  
OWNER: CITY OF FRANKLIN  
ADDRESS: 7811 W RYAN RD  
TAK KEY: 896 9990 001  
ZONING: I-1  
USE: PUBLIC UTILITY / RECREATION  
(BASEBALL FIELDS TO BE REMOVED FOR  
FUTURE DEPARTMENT OF PUBLIC WORKS  
STORAGE YARD EXPANSION)  
(R) N88°31'50"E PER CSM 6114  
(D) N88°31'42"E 933.77'  
N88°31'50"E 933.85'

PARCEL 1  
C.S.M. NO. 5844

OWNER: DESM PROPERTY HOLDING INC  
ADDRESS: 9643 S 76TH ST  
TAK KEY: 896 9994 003

ZONING: M-1  
USE: COMMERCIAL

OWNER: JEROME & DEBBIE HRIBAR  
ADDRESS: 9675 S 76TH ST  
TAK KEY: 896 9995 000  
ZONING: M-1  
USE: RURAL RESIDENTIAL

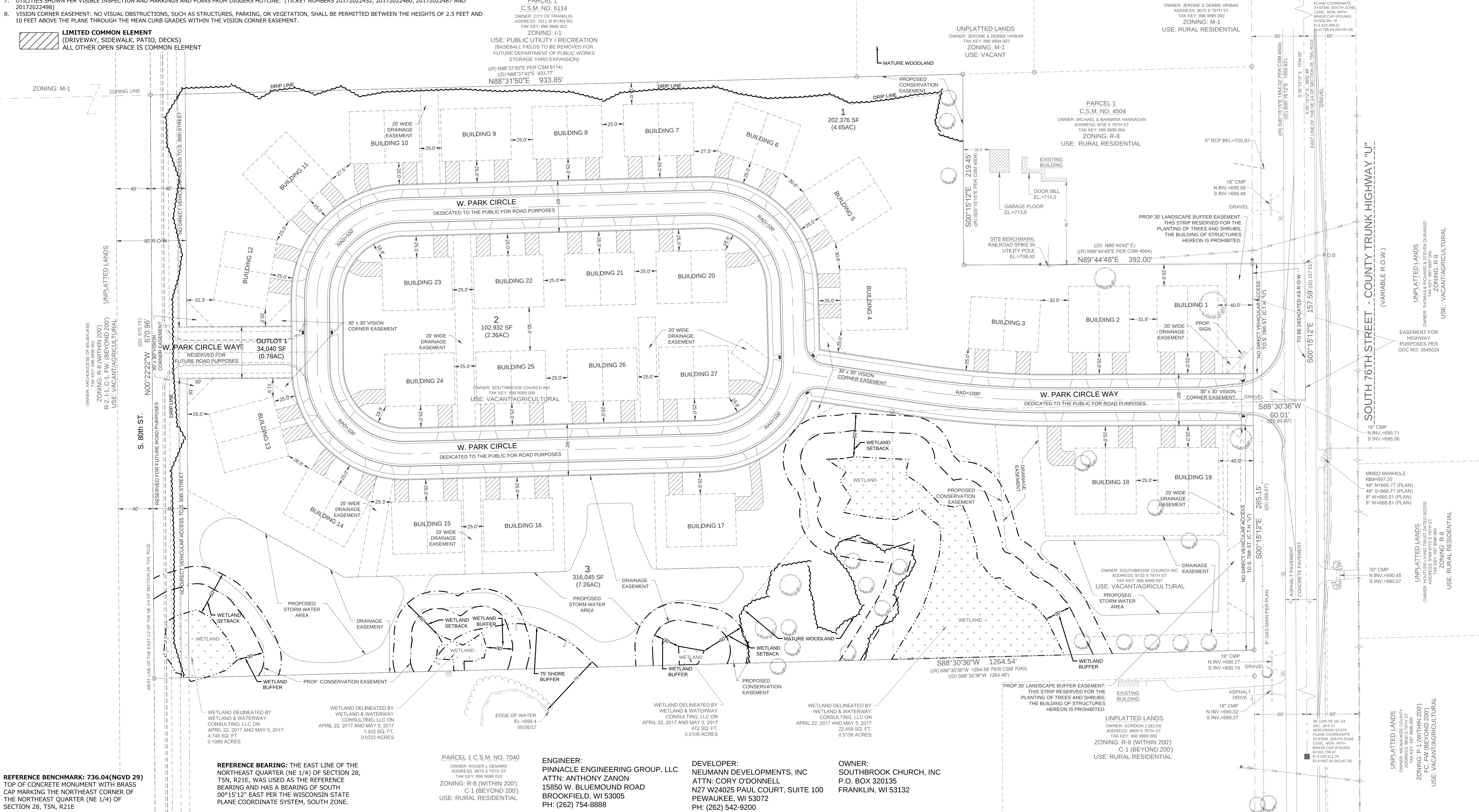
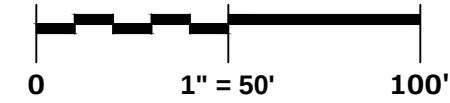
UNPLATTED LANDS  
OWNER: JEROME & DEBBIE HRIBAR  
TAK KEY: 896 9994 002  
ZONING: M-1  
USE: VACANT

PARCEL 1  
C.S.M. NO. 4504  
OWNER: MICHAEL & BARBARA HANNAGAN  
ADDRESS: 9705 S 76TH ST  
TAK KEY: 896 9999 004  
ZONING: R-8  
USE: RURAL RESIDENTIAL

PROPOSED 30' LANDSCAPE BUFFER EASEMENT:  
THIS STRIP RESERVED FOR THE  
PLANTING OF TREES AND SHRUBS;  
THE BUILDING OF STRUCTURES  
HEREON IS PROHIBITED.



GRAPHICAL SCALE (FEET)



**REFERENCE BEARING:** THE EAST LINE OF THE  
NORTHEAST QUARTER (NE 1/4) OF SECTION 28,  
T5N, R21E, WAS USED AS THE REFERENCE  
BEARING AND HAS A BEARING OF SOUTH  
00°15'12" EAST PER THE WISCONSIN STATE  
PLANE COORDINATE SYSTEM, SOUTH ZONE.

PARCEL 1 C.S.M. NO. 7040  
OWNER: ROGER L DEMARX  
ADDRESS: 9675 S 76TH ST  
TAK KEY: 896 9999 010  
ZONING: R-8 (WITHIN 200')  
C-1 (BEYOND 200')  
USE: RURAL RESIDENTIAL

ENGINEER:  
PINNACLE ENGINEERING GROUP, LLC  
ATTN: ANTHONY ZANON  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
PH: (262) 754-8888

DEVELOPER:  
NEUMANN DEVELOPMENTS, INC  
ATTN: CORY O'DONNELL  
N27 W24025 PAUL COURT, SUITE 100  
PEWAUKEE, WI 53072  
PH: (262) 542-9200

OWNER:  
SOUTHBROOK CHURCH, INC  
P.O. BOX 320135  
FRANKLIN, WI 53132

UNPLATTED LANDS  
OWNER: GORDON J SELKE  
ADDRESS: 9609 S 76TH ST  
TAK KEY: 896 9998 000  
ZONING: R-8 (WITHIN 200')  
C-1 (BEYOND 200')  
USE: RURAL RESIDENTIAL

UNPLATTED LANDS  
OWNER: HOUTER LIVING TRUST DATED 02/20/02  
ADDRESS: 9705 S 76TH ST  
TAK KEY: 896 9999 000  
ZONING: R-8  
USE: RURAL RESIDENTIAL

UNPLATTED LANDS  
OWNER: HOUTER LIVING TRUST DATED 02/20/02  
ADDRESS: 9705 S 76TH ST  
TAK KEY: 896 9999 000  
ZONING: R-8  
USE: RURAL RESIDENTIAL

EASEMENT FOR  
HIGHWAY  
PURPOSES PER  
DOC NO. 3545024

UNPLATTED LANDS  
OWNER: THOMAS & RICHARD A STEVEN DURANSO  
TAK KEY: 897 9997 000  
ZONING: R-8  
USE: VACANT/AGRICULTURAL

PLAN | DESIGN | DELIVER  
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## PARK CIRCLE CITY OF FRANKLIN, MILWAUKEE CO.

## SITE PLAN - SETBACK-BUFFER DETAIL

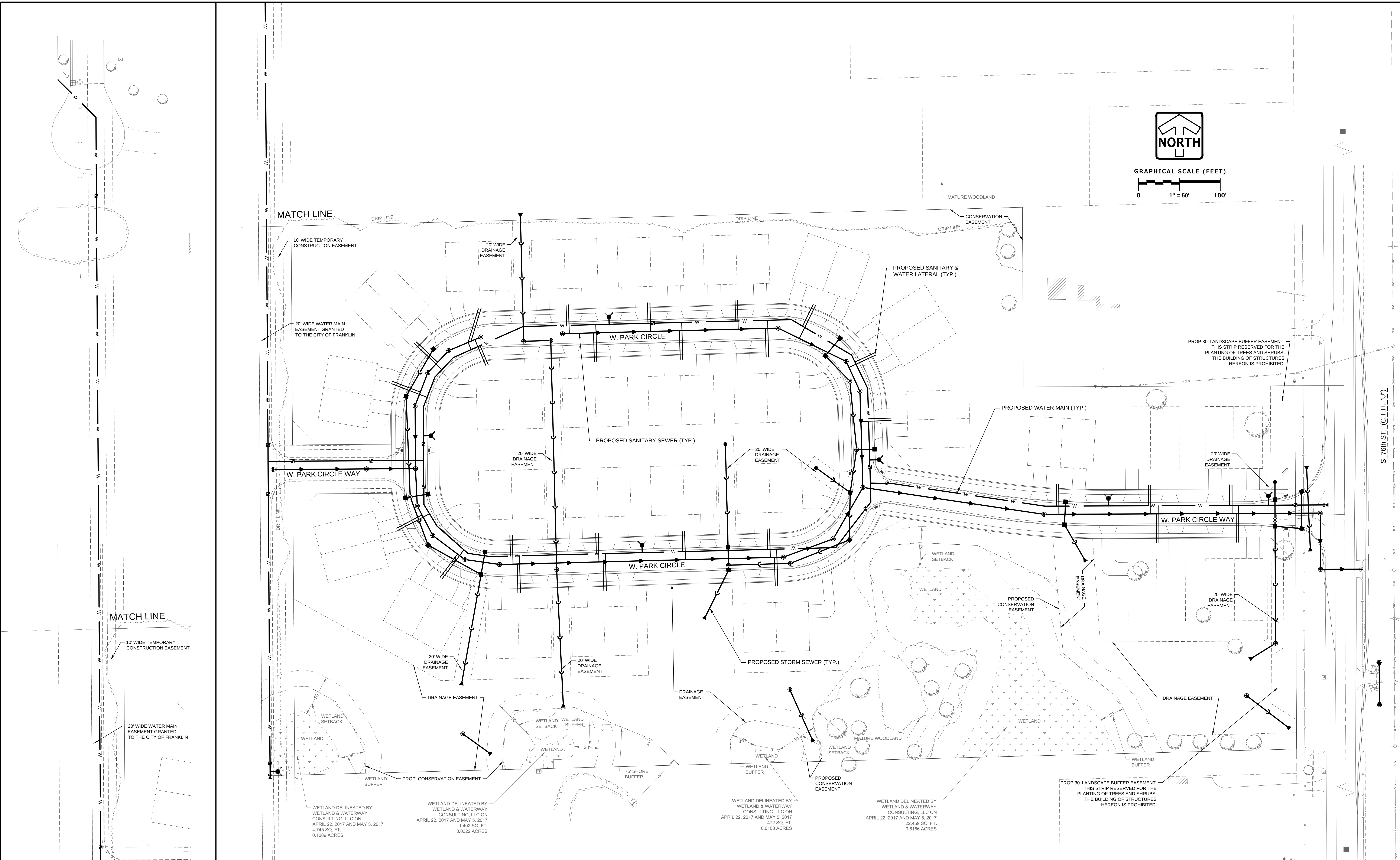
### REVISIONS

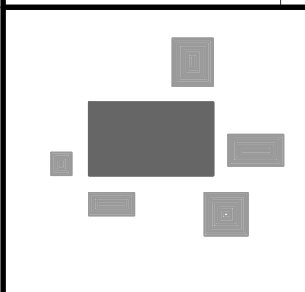
|   |               |          |
|---|---------------|----------|
| 1 | CITY COMMENTS | 09/08/17 |
|---|---------------|----------|

REG JOB No. **901.00-WI**  
REG PM **ASZ**  
START DATE **07-25-17**  
SCALE **1" = 50'**

SHEET  
**C-3**  
**C-4**

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DRAFTED: BR DESIGNED: ASZ REVIEWED: ASZ





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BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

# PARK CIRCLE

## CITY OF FRANKLIN, MILWAUKEE CO.

### SITE PLAN - UTILITY DETAIL

| REVISIONS         |          |
|-------------------|----------|
| 1 - CITY COMMENTS | 09/08/17 |
|                   |          |
|                   |          |
|                   |          |

REG JOB No. 901.00-WI  
REG PM ASZ  
START DATE 07-25-17  
SCALE 1" = 50'

SHEET  
C-4  
C-4

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