

Plat of Survey

The South 5 acres of the East 25 acres of the South 65 acres of the West 1/2 of the Southeast 1/4 of Section 11, Township 5 North, Range 21 East, City of Franklin. Excepting the following piece of land: Commencing at Southwest corner of the East 25 acres of the South 65 acres of the West 1/2 of the Southeast 1/4 of said Section 11, running thence North 10 Rods to a point; thence East 1 Rod to a point; thence Southeast to a point on the Section Line; thence West on Section Line, 4 Rods to the point of commencement.

Property As Surveyed:

Commencing at the Southeast corner of the West 1/2 of the Southeast 1/4 of Section 11; thence South 87° 28' 02" West along the South line of said Southeast 1/4, 168.87 feet to a point; thence North 00° 00' 26" East, 430.47 feet to the south line of Evergreen Park Estates Subdivision; thence North 87° 40' 43" East, along said south line, 168.86 feet to the East line of the West 1/2 of said Southeast 1/4; thence South 00° 00' 32" West, along said East line, 429.85 feet to the point of commencement.

Gross square footage of parcel is 72,573 square feet or 1.66605 acres of land, more or less.

Net square footage excluding the southerly 40 feet along West Drexel ave is 65,825 square feet or 1.51113 acres of land, more or less.

Address: 4714 W Drexel Ave, Franklin, WI 53132

Tax Key: 7889996000

PROPOSED FLOOR AREA AND LOT COVERAGE DATA:

Lot Size: 65,825 sq. ft. +/-

House:
First Floor: 1,338 sq. ft.
Second Floor: 1,418 sq. ft.
TOTAL ABOVE GRADE: 2,756 sq. ft.

Attached Garage: 950 sq. ft.
Other Impervious Surfaces (driveway, walks, stoops, patios, etc.): 2,267 sq. ft.

Covered Porch(s) and steps: 120 sq. ft.
House Lot Coverage: 2.21%
Garage Lot Coverage: 1.44%
Other Impervious Surfaces: 3.44%

Proposed Building Statistics:

First Floor Elev. = 725.18
Top of Wall = 723.83
Garage Grade = 723.50
Front Yard Grade = 723.25
Basement Floor Elev. = 715.08
Top of Basement Footing (9' Wall) = 714.83

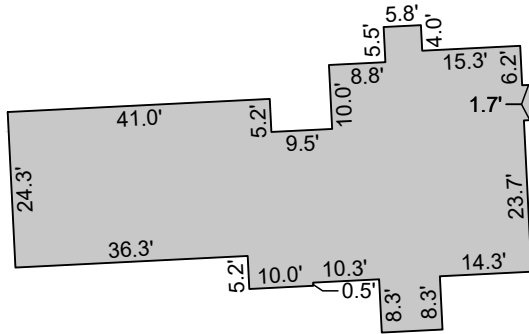
Driveway Slope = 2.8% to 40' right of way line

GENERAL NOTES:

- All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983.
- Datum for the survey is NAVD88, with a site benchmark for the survey on the Sanitary Manhole in front of subject property, as shown on survey, Elevation = 722.80.

Building Detail

Scale: 1" = 30'



Zoning:
R-SR Suburban Residence District

Setbacks:
Front Yard = 30.0'
Side Yard = 10.0'
Rear Yard = 30.0'

I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

FEMA NOTE:

All floodplain information is based on the Flood Insurance Rate Map (FIRM) Panel No. 55079C0163, with an effective date of 10/24/2024.

Prepared for:
MH Concepts
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Kevin A. Slotke, P.L.S. 2503

DATE: 9/26/2025

Revision Notes:

- 3/4/26 JRS - add proposed house
- 3/23/26 - JGS - Add info. per "Informational Requirements for Plat of Survey"
- 5/08/26 - JGS - Add FEMA note and floodplain house tie.

