

Natural Resource Protection Plan
Starfire Systems, Inc., 9825 South 54th Street, Franklin, WI



Prepared for:

Starfire Systems, Inc.
Darrel R. Malek, PE, President
9825 South 54th Street
Franklin, WI 53132

Prepared by:

TRC Environmental Corporation
150 North Patrick Boulevard
Brookfield, WI 53045
TRC Project 224444



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Results you can rely on

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July 15, 2015

Darrel R. Malek, PE
Starfire Systems, Inc. President
9825 South 54th Street
Franklin, WI 53132

Subject: **Starfire Natural Resource Protection Plan (NRPP)**
9825 South 54th Street, Franklin, WI
TRC Project Number 224444
Submitted October 10, 2014, Revised July 15, 2015

Dear Mr. Malek,

As part of the Certified Survey Map (CSM) approval process, TRC Environmental has prepared this Natural Resource Protection Plan (NRPP) for the property is located at 9825 South 54th Street, City of Franklin, Milwaukee County, Wisconsin. The purpose of the NRPP is to identify and map natural resource features that are defined and protected by the City of Franklin's Unified Development Ordinance (UDO), and provide mitigation measures where necessary.

The property is located in Section 26, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. The property is located in the zoning district Planned Development District (PDD). Mr. Darrel Malek, owner of this property, may be reached at the following phone number: (414) 448-0100.

Ginny Plumeau and Alex Meehean of TRC Environmental conducted the field assessment on September 11, 2014 to determine whether natural resources as defined by the City of Franklin's Unified Development Ordinance (UDO) were present on the property. As defined by the UDO, natural resource features include steep slopes, mature woodlands, young woodlands, lakes, ponds, streams, shore buffers, floodplains, wetlands, and wetland buffers. Each feature is defined in the UDO, along with their respective protection standards.

Based on the field assessment, it was determined that wetland, wetland buffer, wetland setback, and young forest areas are associated with the project site (Refer to Figure 2 NRPP Sheet in Appendix A).

A wetland delineation report provided by Stantec (dated April 23, 2014) shows that wetland habitat is located within the woodland in the southern portion of the property. The wetland delineation report is included in Appendix B.

Table 15-3.0503 from the UDO (Appendix C) was used to calculate the total acres of land in each natural resource feature and the acres of land required to be preserved based on the UDO's protection standards. Also included in Appendix C are the Site Intensity Calculations (Table 15-3.0504 Versions A & B, Appendix C) for the property, and the NRPP Checklist. Site photographs are included in Appendix D for additional reference.

Existing Natural Resources

The 3.551-acre (154,716 square feet) parcel currently contains one building with associated driveways, parking areas, landscaped areas, one young woodland, one wetland, a 30 foot wetland buffer, and a 50 foot wetland setback. Additional parking areas, impervious surfaces, and a building expansion are being proposed for this site.

Steep Slopes

There are no steep slopes, as defined by the UDO, located on the property.

Lakes and Ponds

There are no lakes or ponds located on the property.

Streams/Shore Buffers

There are no streams located on the property.

Floodplains/Floodways/Floodlands

There are no floodplains/floodways/floodlands located on the property.

Woodlands

One young woodland occurs on the property. The UDO defines young woodlands as "an area or stand of trees whose total combined canopy covers an area of one-half (0.50) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three (3) inches."

This 1.296-acre (56,453.8 square feet) young woodland is a part of a larger woodland area that extends outside the property boundary (total young woodland is 2.961-acres (128,981.2 square feet), as determined by aerial photography interpretation). The young woodland was delineated on September 11, 2014. The boundary was delineated by flagging the lateral extent of foliage (drip line) of the roughly continuous tree canopy (see NRPP Sheet in Appendix A and photos in Appendix D).

The young woodland associated with this property consists of bur oak (*Quercus macrocarpa*), white oak (*Quercus alba*), American elm (*Ulmus americana*), black willow (*Salix nigra*), cottonwood (*Populus deltoides*), shagbark hickory (*Carya ovata*), and hophornbeam (*Ostrya virginiana*) in the tree layer with gray dogwood (*Cornus racemosa*) and dense common buckthorn (*Rhamnus cathartica*) in the shrub layer.

One (1) individual tree with a DBH \geq 8 inches within 25 feet of the proposed improvements was tagged and surveyed. This tree is an American elm with a DBH of 13 inches.

There are no mature woodlands present on site. The UDO defines a mature woodland as "An area or stand of trees whose total combined canopy covers an area of one (1) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least (10) ten inches; or any grove consisting of

eight (8) or more individual trees having a DBH of at least twelve (12) inches whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove.”

Wetlands and Shoreland Wetlands

One wetland is located in the southern portion of the property, totaling 0.511 acres (22,259.2 square feet). A partial site wetland delineation was completed by Eric Parker, PWS of Stantec (dated April 23, 2014). (Wetland Delineation Report, Appendix B). The Stantec wetland delineation covered the northern portion of the wetland. TRC outlined the remainder of the wetland boundary by using best available information based on a map review and observations in the field; however, a formal wetland delineation was not conducted, thus the acreage calculation above is approximate. This area is depicted on the NRPP sheet (Appendix A).

Wetland Buffers (30 feet)

There is one wetland buffer, associated with the wetland on this property. The wetland buffer extends into a proposed parking area. 1.141-acre (49,702.0 square feet) of the 30 foot buffer is located within the property (see NRPP Sheet in Appendix A). Wetland buffers are defined as the undisturbed land area (including undisturbed natural vegetation) within 30 feet landward of the delineated wetland boundary parallel to that boundary.

Wetland Setbacks (50 feet)

There is one wetland setback (which includes the area in the wetland buffer), associated with the wetland on this property. 1.463-acre (63,728.3 square feet) of the 50 foot setback is located within the property (Refer to NRPP Sheet in Appendix A). Wetland setbacks are defined as all of that landward land area defined by the minimum required horizontal setback distance of 50 feet from a delineated wetland boundary.

Proposed Natural Resources Impacts and Protection

As stated above one young woodland, wetland, wetland buffer, and wetland setback are located on the property.

Woodlands

According to the City of Franklin’s UDO, young woodlands carry a 50% protection standard, and mitigation is permitted for parcels zoned as Industrial. A total of 0.003-acre (130.7 square feet) of woodland impact is proposed, which is within the amount allowed by the UDO.

Wetlands and Shoreland Wetlands

Wetlands carry a 100% protection standard. There are no proposed site impacts to wetlands at this time.

Wetland Buffers (30 feet)

Wetland buffers carry a 100% protection standard; however, mitigation is allowed in nonresidential areas. A total of 0.032-acre (1,393.92 square feet) of wetland buffer impact is proposed. A Natural Resource Special Exemption Application will be submitted to the City of Franklin for proposed impacts.

Wetland Setback (50 feet)

Wetland setbacks carry a 100% protection standard; however, mitigation is allowed in nonresidential areas. A total of 0.054-acre (2,352.2 square feet) of wetland setback impact is proposed (which also includes the acreage of the 30 feet Wetland Buffer noted above). A Natural Resource Special Exemption Application will be submitted to the City of Franklin for proposed impacts.

The total unadjusted natural resource protection land is 2.622-acres (114,214.3 square feet). Due to overlapping natural resources the adjusted natural resource protection land is 2.479-acres (107,985.2 square feet) (see Table 15-3.0503 in Appendix C).

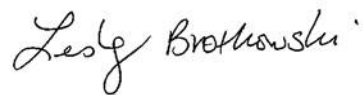
MITIGATION

To offset the proposed 0.054-acre (2,352.24 square feet) impact to the wetland buffer and wetland setback, onsite mitigation is planned at a ratio of 1.5:1. Natural area enhancements will be conducted within 0.081-acre (3,528.4 square feet) of the young woodland, managing invasive shrubs. Common buckthorn is most abundant within the understory. Invasive shrubs will be cut and the stumps will be treated with herbicide. Shrubs may be cut using a hand held brush cutter or chainsaw and stumps will be treated immediately following cutting with herbicide. Shrubs in wetland areas should only be treated with aquatic approved herbicides; label instructions will be followed for all treatment applications.

CLOSING

We appreciate the opportunity to work with you on this project. If you have any questions or comments concerning this report, please contact me at (402) 238-7789 or by e-mail at lbrotkowski@trcsolutions.com.

Sincerely,



Lesley Brotkowski
Senior Ecologist
TRC Environmental
150 North Patrick Boulevard
Brookfield, WI 53045

APPENDIX A
FIGURES

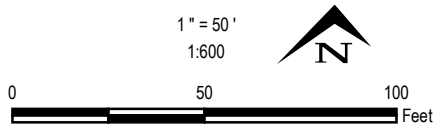



LEGEND

 PROPERTY BOUNDARY

NOTES

1. BASE MAP IMAGERY FROM ESRI/MICROSOFT, "WORLD IMAGERY", WEB BASEMAP SERVICE LAYER, 2011.
2. PROPERTY BOUNDARY DIGITIZED FROM SITE PLAN PROVIDED BY ELLENA ENGINEERING CONSULTANTS, LLC (5/12/2014).



PROJECT:		STARFIRE ELECTRIC, LLC	
		9825 S. 54TH STREET	
		FRANKLIN, WISCONSIN	
SHEET TITLE:			
SITE LOCATION MAP			
DRAWN BY:	RHODE B	SCALE:	PROJ. NO.
CHECKED BY:	BROTKOWSKI L	1:600	224444
APPROVED BY:	BROTKOWSKI L	DATE PRINTED:	FILE NO.
DATE:	OCTOBER 2014		224444-001.mxd
			FIGURE 1
		<i>708 Heartland Trail, Suite 3000 Madison, WI 53717 Phone: 608.826.3600 www.trcsolutions.com</i>	

**APPENDIX B
WETLAND DELINEATION REPORT**

Wetland Delineation Report

Starfire Extinguisher Co.
City of Franklin, Milwaukee
County, Wisconsin
Stantec Project #: 193702877




Prepared for:
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LLC.
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April 23, 2014

Sign-off Sheet

This document entitled Wetland Delineation Report was prepared by Stantec Consulting Services Inc. (Stantec) for Ellena Engineering Consultants, LLC. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by 
(signature)

Eric C. Parker, P.W.S., Senior Scientist

Reviewed by 
(signature)

Carol R. McCoy, Senior Scientist

WETLAND DELINEATION REPORT

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WETLAND DELINEATION REPORT

Starfire Site
INTRODUCTION
April 23, 2014

1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) performed a wetland delineation at the Starfire Extinguisher Company (the "Property") in the Franklin Industrial Park on behalf of Ellena Engineering Consultants LLC. The Property is approximately 2.45 acres in size and located in Section 26, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Specifically, the Property is located on the southwest corner of the intersection of West Airways Avenue and South 54th Street (Figure 1).

The purpose and objective of the wetland delineation was to identify the extent and spatial arrangement of wetlands within the Property. The wetland delineation was completed by Eric Parker of Stantec on April 16, 2014. One wetland area was identified on the Property.

Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the U.S. Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (WDNR) has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350 and 353. Finally counties, townships, and municipalities may have local zoning authority over certain types of wetlands and waterways. Stantec recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

WETLAND DELINEATION REPORT

Starfire Site
METHODS
April 23, 2014

2.0 METHODS

2.1 WETLANDS

Wetland determinations were based on the criteria and methods outlined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (1987) and subsequent guidance documents (USACE 1991, 1992), and applicable Regional Supplements to the *Corps of Engineers Wetland Delineation Manual*.

The wetland determination involved the use of available resources to assist in the assessment such as U.S. Geological Survey (USGS) topographic maps, U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) soil survey, WDNR Wisconsin Wetland Inventory (WWI) mapping, and aerial photography.

On-site wetland determinations were made using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the USACE 1987 Manual and applicable Regional Supplement. According to procedures described in the 1987 Manual and applicable Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils), are considered wetlands.

Additionally, as climate plays an important role in the formation and identification of wetlands, the antecedent precipitation in the months leading up to the field investigations was reviewed. The current year's precipitation data were compared to long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using a WETS analysis as developed by the NRCS.

Being early growing season, non-evergreen plant species were sought on the Property to see if they were emerging.

The uppermost wetland boundary and sampling points were identified and surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

2.2 WATERWAYS

Prior to field work, waterways in the vicinity of the Property were reviewed to see if they extended into the Property. During the field work, evidence of channels, ditches, streams, ponds, or other water bodies that may be regulated by the USACE or WDNR were identified.

WETLAND DELINEATION REPORT

Starfire Site
RESULTS
April 23, 2014

3.0 RESULTS

3.1 SITE DESCRIPTION

The Property is comprised of a building, parking, driveways, turf grass, and a shrubby thicket area. The shrubby thicket is located in the southern portion of the Property. The Property is mostly flat with minor micro-relief that resulted from filling in the 1990's. Generally the Property ranges in elevation between approximately 725 and 730 feet mean sea level (msl). The Property is bordered by industrial properties to the east, north, and west; and undeveloped lands to the south.

Soils mapped on the Property by the *NRCS Soil Survey of Milwaukee and Waukesha Counties* include Morley silt loam (MzdB) and Blount silt loam (BlA) (Appendix A, Figure 2). According to the NRCS List of Hydric Soils for Milwaukee County, the Blount soil mapping series, although not typically hydric, may contain inclusions of hydric soil such as Ashkum silty clay loam. Wetlands identified during the field investigation are located primarily within areas mapped as potentially possessing inclusions of hydric soils within the Blount mapping unit.

The Wisconsin Wetland Inventory (WWI) map identifies wetlands in the southern portion of the Property, and extending further south and southwest outside the Property (Appendix A, Figure 3). The field delineated wetland in the southern part of the Property (W-1) is located roughly in the locations shown on the WWI map (Appendix A, Figure 4).

Average precipitation for the investigation area was obtained from the Mitchell International Airport (Milwaukee, WI) weather station (WI5479) and used for the WETS analysis. Based on the WETS analysis, antecedent moisture conditions were in the normal range (Appendix D) at the time of the field investigation.

3.2 WETLANDS

One wetland was identified and delineated within the Property. Wetland determination data forms were completed for four sample points within and adjacent to the wetland and are contained in Appendix B. Photographs of the wetlands and adjacent lands are contained in Appendix C. Also included in Appendix C were photographs taken of emerging non-evergreen plant species providing evidence the 2014 growing season was underway. The wetland boundary and sample point locations are shown on Figure 4 (Appendix A). The wetlands are summarized in Table 1 and described in detail in the following sections.

Table 1. Summary of Wetlands Identified within the Property

Wetland	Wetland Type	Adjacent Surface Waters	Acreage (on-site)
Wetland 1 (W-1)	Shrub Carr	Isolated	0.23 acres

3.2.1 Wetland 1

Wetland 1 (W-1) is a depressional wetland that was built around during the development of the Franklin Industrial Park in the 1990's. The wetland may be connected to other wetlands south and west of the Property via culverts under 54th Street (Appendix A, Figure 3).

WETLAND DELINEATION REPORT

Starfire Site
RESULTS
April 23, 2014

Vegetation

Dominant plant species identified at sample point P1 completed within W-1 consist of hummock sedge (*Carex stricta*), green bulrush (*Scirpus atrovirens*), reedtop grass (*Agrostis gigantea*), pussy willow (*Salix discolor*), gray dogwood (*Cornus racemosa*), bur oak (*Quercus macrocarpa*), and American elm (*Ulmus americana*). Other dominants observed at sample point P4 were silky dogwood (*Cornus obliqua*), reed canary grass (*Phalaris arundinacea*), yellow lake sedge (*Carex utriculata*), and grass-leaf goldenrod (*Euthamia graminifolia*). Other common species identified in the wetland are listed on the data forms contained in Appendix B. The dominant species within the wetland are comprised mostly of hydrophytic vegetation (OBL, FACW, and/or FAC) and meet the hydrophytic vegetation criterion.

Hydrology

The wetland appears to have a seasonally inundated/saturated hydroperiod within the central portion and a seasonally saturated hydroperiod along the outer margin. The wetland may be considered a problem area due to the seasonal nature of the hydroperiod, however given the wet time of year (early spring) primary hydrology indicators were observed during the evaluation. Inundation (A1), High Water Table (A2), Saturation within the upper 12 inches (A3), and Water Stained Leaves (B9) were observed as primary indicators of wetland hydrology. Secondary indicators of wetland hydrology were Geomorphic Position (D2) and the FAC-Neutral Test (D5). Therefore, the wetland hydrology criterion was met.

Soils

Soils within the wetland are mapped by the NRCS as mostly Blount silt loam (B1A) (Appendix A, Figure 2). The Blount series consists of somewhat poorly drained nearly level soils formed in a thin layer of silt and in calcareous silty clay loam glacial till. Soil colors and redoximorphic features observed at sample points P1 and P4 were not consistent with the Blount series characteristics and were determined to be hydric. The field indicators of hydric soil identified within W-1 consisted of NRCS Indicators F6- Redox Dark Surface and F3- Depleted Matrix. Therefore, the hydric soil criterion was satisfied.

Wetland Boundary

The wetland boundary was determined based on distinct differences in vegetation, hydrology, soils, and topography consisting of the following: 1) Transition from a depressional shrub carr wetland community dominated by pussy willow and gray dogwood to an upland woodland community dominated by bur oak, prickly ash (*Zanthoxylum americanum*) and a turf area dominated by Kentucky bluegrass (*Poa pratensis*); 2) Transition from saturated soils within the wetland to a lack of wetland hydrology indicators within the adjacent upland; and 3) Transition from poorly drained hydric soils to moderately well drained non-hydric soils in historic fill materials and natural upland slopes. The transition from wetland to upland characteristics generally correlated with a well-defined topographic break.

3.3 UPLANDS

Uplands within the Property consist of the portions of the site other than the south central portion where W-1 was delineated. After discussions with the project engineer and reviewing the 2005 aerial photograph (Figure 5, Appendix A), it is evident that the site was developed in approximately the 1990's. The north edge of W-1 is comprised of turf grass and fill materials established at the time of the site development when the existing pavement surrounding the building was constructed. The entire southern portion of the property was never developed; and the portion that is not W-1 is comprised of dry-mesic woodland on a five to eight percent slope on the east side, and an upland brushy thicket on the west side on a slope of four to five percent. Common species seen at sample point P2 are representative of the eastern area. Gray dogwood was the most common species within the brushy upland area on the west side.

WETLAND DELINEATION REPORT

Starfire Site
RESULTS
April 23, 2014

3.4 WATERWAYS

No evidence of channels, ditches, streams, ponds, or other water bodies that may be regulated by the USACE or WDNR were identified within the Property. A pond was noted approximately 50 feet outside the Property boundary to the southwest.

3.5 OTHER ENVIRONMENTAL CONSIDERATIONS

This report is limited to the identification of state and/or federally regulated wetlands and waterways within the Property. However, there may be other regulated environmental features within the Property, including, but not limited to, historical or archeological features, endangered or threatened species, and/or floodplains, etc. Federal, state, and local units of government and regional planning organizations may have regulatory authority to control or restrict land uses within or in close proximity to these features. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

WETLAND DELINEATION REPORT

Starfire Site
CONCLUSION
April 23, 2014

4.0 CONCLUSION

Stantec performed a wetland delineation of the Starfire Property on behalf of Ellena Engineering Consultants LLC. The approximately 2.45-acre Property is located in Section 26, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. The purpose and objective of the wetland delineation was to identify the extent and spatial arrangement of wetlands within the Property.

One wetland (W-1) was identified and delineated on the Property in accordance with state and federal guidelines and were subsequently flagged, surveyed with GPS, and mapped using GIS software. The portion of W-1 within the Property was 0.23 acre. Wetlands were composed of shrub carr. Adjacent uplands were composed of dry-mesic woodland and brushy thicket on sloped ground, parking areas, a building, and turf grass.

The USACE has regulatory authority over waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350, and 353. Finally counties, townships, and municipalities may have local zoning authority over certain types of wetlands and waterways.

Prior to beginning work at this site or disturbing or altering wetlands, waterways, or adjacent lands in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence with regard to the proposed work to comply with applicable regulations. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present on the site at the time of the fieldwork. The delineation was performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the WDNR or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to recent precipitation patterns and the season of the year. In addition, the physical characteristics of the site can change over time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands on the site.

WETLAND DELINEATION REPORT

Starfire Site
REFERENCES
April 23, 2014

5.0 REFERENCES

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WETLAND DELINEATION REPORT

Starfire Site
Appendix A- Figures
April 23, 2014

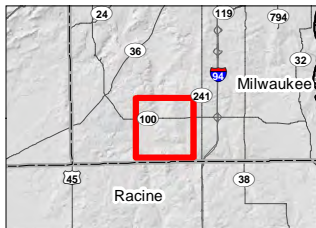
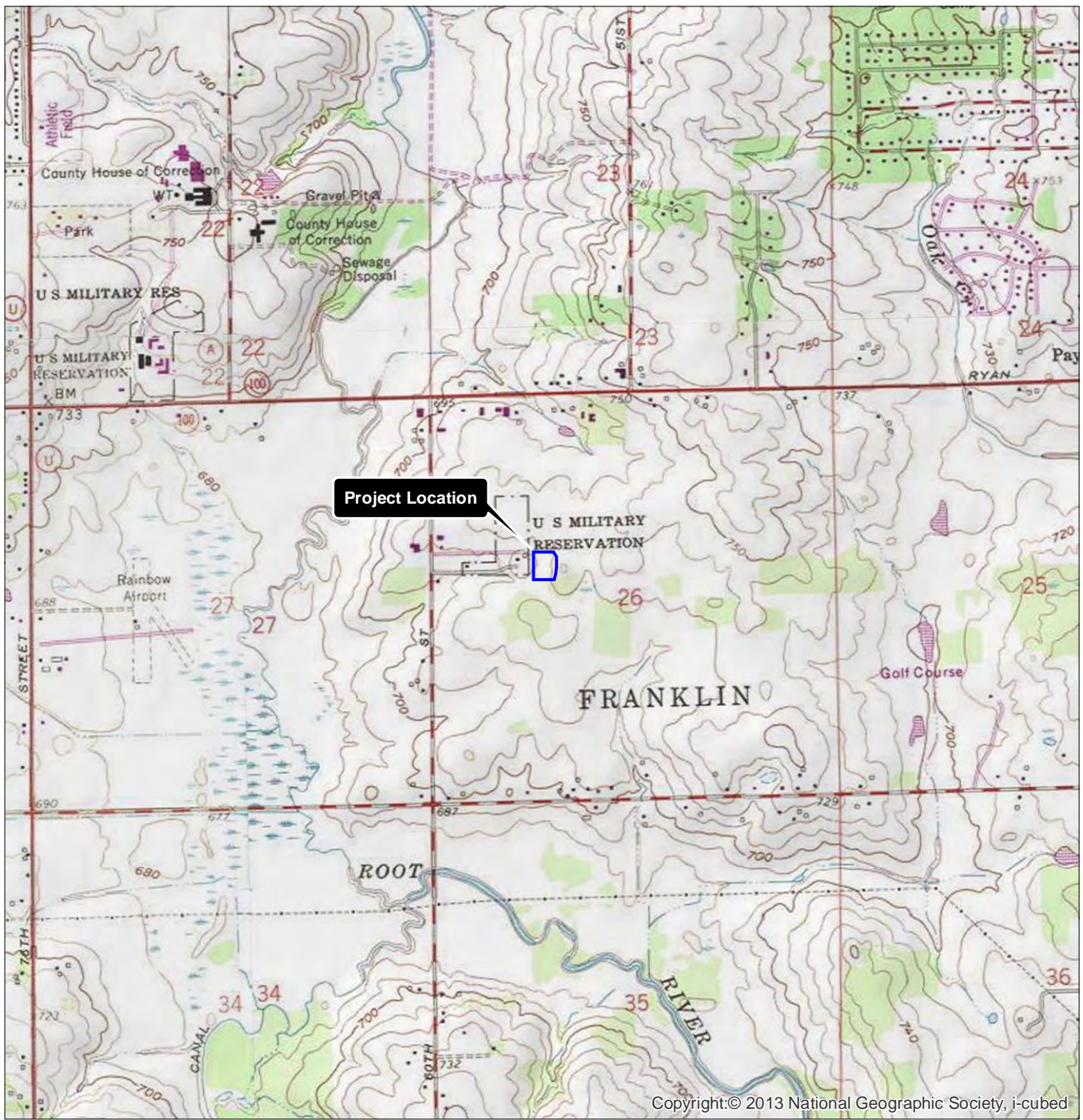
Appendix A – Figures

Figure 1. Project Location and Topography

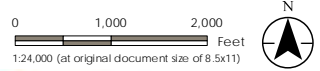
Figure 2. NRCS Soil Survey Data

Figure 3. Wisconsin Wetland Inventory

Figure 4. Field Delineated Wetland Data



Legend
 Project Location



Project Location 193702877
 T05N, R21E, S26 Prepared by KAS on 2014-04-11
 T. of Franklin, Technical Review by MMP on 2014-04-11
 Milwaukee Co., WI Independent Review by EAP on 2014-04-11

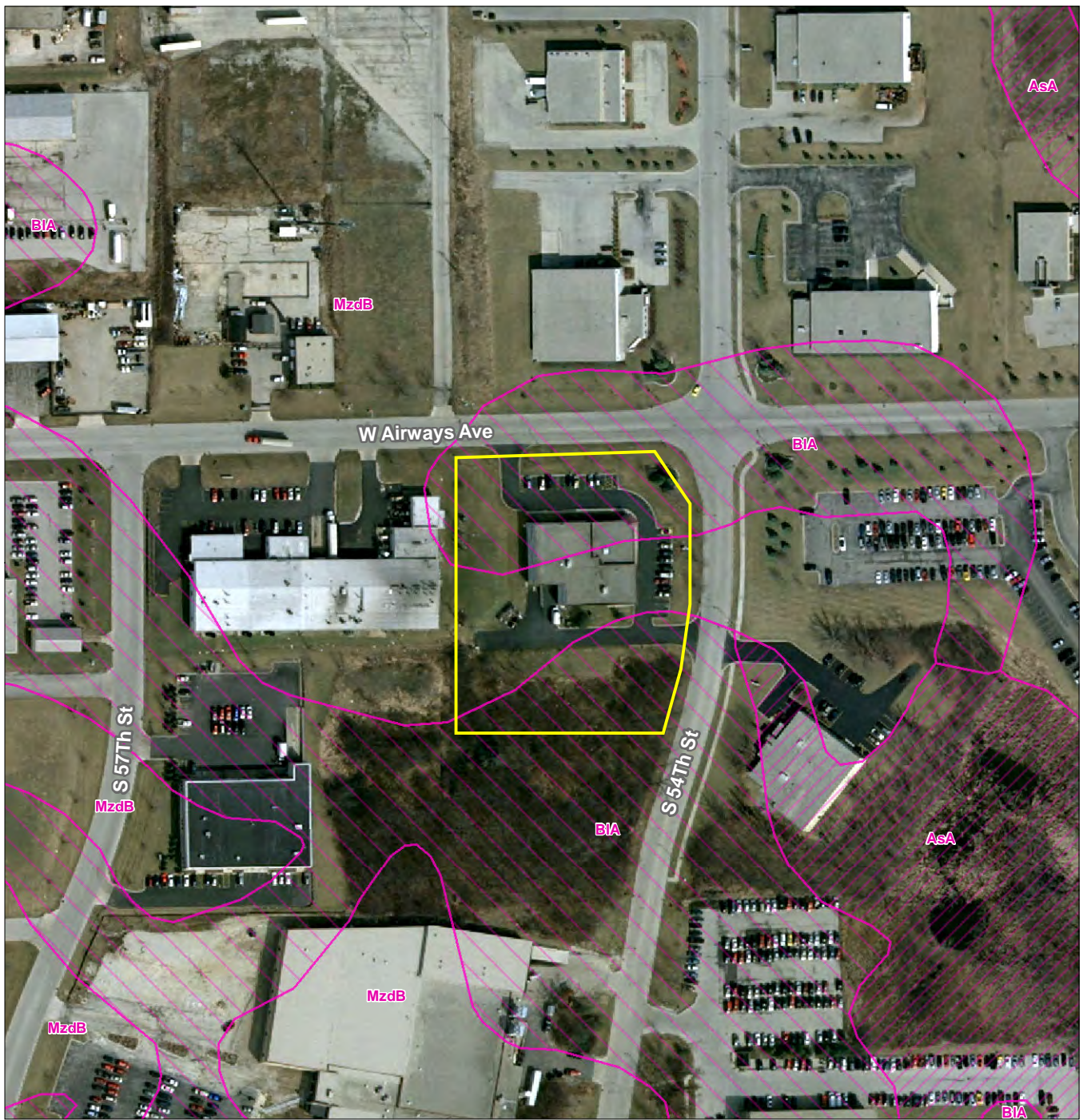
Client/Project
 Elena Engineering Consultants, LLC.
 Starfire Site Wetland Delineation

Figure No.
 1
 Title

Project Location and Topography

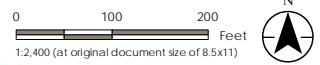
- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec and USGS
 3. Orthophotography: USGS 7.5' Topographic Quadrangles

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Legend

- Project Location
- NRCS Soil Survey Data
- Hydric Soils
- Possible Hydric Inclusions
- Non-Hydric Soils
- DNR 24k Hydrography
- Perennial Stream
- Intermittent Stream
- Waterbody



Project Location: 193702877
 T05N, R21E, S26
 T. of Franklin, WI
 Milwaukee Co., WI
 Prepared by KAS on 2014-04-11
 Technical Review by MMP on 2014-04-11
 Independent Review by EAP on 2014-04-11

Client/Project:
 Elena Engineering Consultants, LLC.
 Starfire Site Wetland Delineation

Figure No.
 2

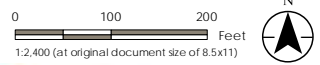
Title
 NRCS Soil Survey Data

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WDNR, NRCS, and WDOT
 3. Orthophotography, 2010 WROC

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- Legend**
- Project Location
 - Wisconsin Wetland Inventory
 - DNR 24k Hydrography
 - ~ Perennial Stream
 - - - Intermittent Stream
 - Waterbody



Project Location: 193702877
 T05N, R21E, S26 Prepared by KAS on 2014-04-11
 T. of Franklin, Technical Review by MMP on 2014-04-11
 Milwaukee Co., WI Independent Review by EAP on 2014-04-11

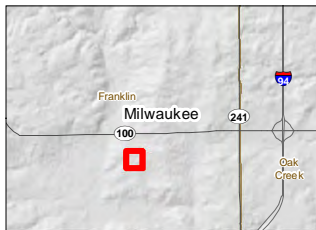
Client/Project:
 Elena Engineering Consultants, LLC.
 Starfire Site Wetland Delineation

Figure No.
 3
 Title

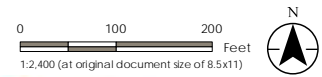
Wisconsin Wetland Inventory

- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WDNR, and WDOT
 3. Orthophotography, 2010 WROC

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- Legend**
- Project Location
 - Sample Points
 - Field Delineated Wetland
 - DNR 24k Hydrography
 - ~ Perennial Stream
 - - - Intermittent Stream
 - Waterbody



Project Location: 193702877
 T05N, R21E, S26 Prepared by KAS on 2014-04-15
 T. of Franklin, Technical Review by MMP on 2014-04-15
 Milwaukee Co., WI Independent Review by EAP on 2014-04-17

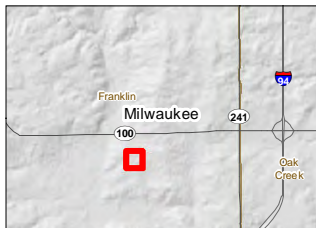
Client/Project:
 Elena Engineering Consultants, LLC.
 Starfire Site Wetland Delineation

Figure No.
 4
 Title

Field Delineated Wetland Data

- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec and WDOT
 3. Orthophotography: 2005 NAIP

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Legend
Project Location



Project Location 193702877
T05N, R21E, S26 Prepared by KAS on 2014-04-15
I. of Franklin, Technical Review by MMP on 2014-04-15
Milwaukee Co., WI Independent Review by EAP on 2014-04-16

Client/Project
Elena Engineering Consultants, LLC.
Starfire Site Wetland Delineation

Figure No. 5 **DRAFT**
Title

2005 Historic Orthophotography

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec and WDOT
 3. Orthophotography, 2005 NAIP

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

WETLAND DELINEATION REPORT

Starfire Site
Appendix B- Wetland Determination Data Forms
April 23, 2014

Appendix B – Wetland Determination Data Forms

Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire			County: Milwaukee
Investigator #1: Eric C. Parker	Investigator #2:		State: Wisconsin
Soil Unit: Blount silt loam	NW1/WW1 Classification: T3/E2K		Wetland ID: W-1
Landform: Toeslope	Local Relief: Concave		Sample Point: P1
Slope (%): 0	Latitude: N/A	Longitude: N/A	Community ID: Shrub carr
Are climatic/hydrologic conditions on the site typical for this time of year? (if no, explain in remarks) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Section: 26
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
			Township: 5N
			Range: 21 Dir: E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hydic Soils Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is This Sampling Point Within A Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks: **Antecedent moisture conditions are in the normal range. Recent rain and standing water in this wetland.**

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present):

<p><u>Primary:</u></p> <input checked="" type="checkbox"/> A1 - Surface Water <input checked="" type="checkbox"/> A2 - High Water Table <input checked="" type="checkbox"/> A3 - Saturation <input type="checkbox"/> B1 - Water Marks <input type="checkbox"/> B2 - Sediment Deposits <input type="checkbox"/> B3 - Drift Deposits <input type="checkbox"/> B4 - Algal Mat or Crust <input type="checkbox"/> B5 - Iron Deposits <input type="checkbox"/> B7 - Inundation Visible on Aerial Imagery <input type="checkbox"/> B8 - Sparsely Vegetated Concave Surface	<p><u>Secondary:</u></p> <input type="checkbox"/> B9 - Water-Stained Leaves <input type="checkbox"/> B13 - Aquatic Fauna <input type="checkbox"/> B14 - True Aquatic Plants <input type="checkbox"/> C1 - Hydrogen Sulfide Odor <input type="checkbox"/> C3 - Oxidized Rhizospheres on Living Roots <input type="checkbox"/> C4 - Presence of Reduced Iron <input type="checkbox"/> C6 - Recent Iron Reduction in Tilled Soils <input type="checkbox"/> C7 - Thin Muck Surface <input type="checkbox"/> D9 - Gauge or Well Data <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> E6 - Surface Soil Cracks <input type="checkbox"/> E10 - Drainage Patterns <input type="checkbox"/> C2 - Dry-Season Water Table <input type="checkbox"/> C8 - Crayfish Burrows <input type="checkbox"/> C9 - Saturation Visible on Aerial Imagery <input type="checkbox"/> D1 - Stunted or Stressed Plants <input checked="" type="checkbox"/> D2 - Geomorphic Position <input checked="" type="checkbox"/> D5 - FAC-Neutral Test
--	---	--

Field Observations:

Surface Water Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 1 (in.)	Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Table Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 0 (in.)	
Saturation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 0 (in.)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **N/A**

Remarks: **Depressional - broad swale wetland within the Franklin Business Park.**

SOILS

Map Unit Name: **Blount silt loam** Series Drainage Class: **somewhat poorly**

Taxonomy (Subgroup): **Aeric Epiaqualfs**

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix			Mottles				Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%	Type	Location	
0	8	1	10YR 4/2	100	--	--	--	--	--	silty clay loam
8	16	2	10YR 3/1	97	10YR	3/6	3	C	M	silty clay
16	21	3	2.5Y 2.5/1	95	10YR	4/4	5	C	M	silty clay loam
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present):

<input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input type="checkbox"/> F3 - Depleted Matrix <input checked="" type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions	<p>Indicators for Problematic Soils¹</p> <input type="checkbox"/> A16 - Coast Prairie Redox <input type="checkbox"/> F12 - Iron-Manganese Masses <input type="checkbox"/> Other (Explain in Remarks)
--	--	--

Restrictive Layer (if Observed) Type: **N/A** Depth: **N/A**

Hydic Soil Present? Yes No

Remarks: **Upper 16 inches appear to be historic slope wash because the black third horizon is likely a buried A horizon.**

¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Project/Site: **Starfire - 54th Street** Wetland ID: **W-1** Sample Point **P1**

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)

	Species Name	% Cover	Dominant	Ind.Status
1.	<i>Quercus macrocarpa</i>	7	Y	FAC
2.	<i>Ulmus americana</i>	5	Y	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		12		

Sapling/Shrub Stratum (Plot size: 15 ft radius)

1.	<i>Salix discolor</i>	25	Y	FACW
2.	<i>Cornus racemosa</i>	10	Y	FAC
3.	<i>Spiraea alba</i>	5	N	FACW
4.	<i>Cornus alba</i>	2	N	FACW
5.	<i>Cornus obliqua</i>	2	N	FACW
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		44		

Herb Stratum (Plot size: 5 ft radius)

1.	<i>AGROSTIS GIGANTEA</i>	20	Y	FACW
2.	<i>Scirpus atrovirens</i>	15	Y	OBL
3.	<i>Carex stricta</i>	15	Y	OBL
4.	<i>Euthamia graminifolia</i>	7	N	FACW
5.	<i>Geum aleppicum</i>	5	N	FACW
6.	<i>Eupatorium perfoliatum</i>	5	N	OBL
7.	<i>Carex pellita</i>	5	N	OBL
8.	<i>Juncus dudleyi</i>	5	N	FACW
9.	<i>Cardamine bulbosa</i>	3	N	OBL
10.	<i>Cornus racemosa</i>	2	N	FAC
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		82		

Woody Vine Stratum (Plot size: 30 ft radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks: Shrub carr with adjacent (to the east) natural wooded (dry-mesic) slope. Reconfigured tree and shrub plots from circular to rectangular to fit within the mapped wetland.

Additional Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index Worksheet

Total % Cover of: Multiply by:

OBL spp.	<u>43</u>	x 1 =	<u>43</u>
FACW spp.	<u>76</u>	x 2 =	<u>152</u>
FAC spp.	<u>19</u>	x 3 =	<u>57</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>
Total		<u>138</u> (A)	<u>252</u> (B)

Prevalence Index = B/A = 1.826

Hydrophytic Vegetation Indicators:

Yes No Rapid Test for Hydrophytic Vegetation

Yes No Dominance Test is > 50%

Yes No Prevalence Index is ≤ 3.0 *

Yes No Morphological Adaptations (Explain) *

Yes No Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present Yes No

Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire			County: Milwaukee
Investigator #1: Eric C. Parker	Investigator #2:		State: Wisconsin
Soil Unit: Blount silt loam	NW1/WW1 Classification: None		Wetland ID: Adj. to W-1
Landform: Rise	Local Relief: Linear		Sample Point: P2
Slope (%): 5	Latitude: N/A	Longitude: N/A	Datum: N/A
Are climatic/hydrologic conditions on the site typical for this time of year? (if no, explain in remarks) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Community ID: Shrub carr
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
			Section: 26
			Township: 5N
			Range: 21 Dir: E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is This Sampling Point Within A Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks: **Antecedent moisture conditions are in the normal range. Natural slope w/mature trees present.**

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present):

<p><u>Primary:</u></p> <input type="checkbox"/> A1 - Surface Water <input type="checkbox"/> A2 - High Water Table <input type="checkbox"/> A3 - Saturation <input type="checkbox"/> B1 - Water Marks <input type="checkbox"/> B2 - Sediment Deposits <input type="checkbox"/> B3 - Drift Deposits <input type="checkbox"/> B4 - Algal Mat or Crust <input type="checkbox"/> B5 - Iron Deposits <input type="checkbox"/> B7 - Inundation Visible on Aerial Imagery <input type="checkbox"/> B8 - Sparsely Vegetated Concave Surface	<input type="checkbox"/> B9 - Water-Stained Leaves <input type="checkbox"/> B13 - Aquatic Fauna <input type="checkbox"/> B14 - True Aquatic Plants <input type="checkbox"/> C1 - Hydrogen Sulfide Odor <input type="checkbox"/> C3 - Oxidized Rhizospheres on Living Roots <input type="checkbox"/> C4 - Presence of Reduced Iron <input type="checkbox"/> C6 - Recent Iron Reduction in Tilled Soils <input type="checkbox"/> C7 - Thin Muck Surface <input type="checkbox"/> D9 - Gauge or Well Data <input type="checkbox"/> Other (Explain)	<p><u>Secondary:</u></p> <input type="checkbox"/> E6 - Surface Soil Cracks <input type="checkbox"/> E10 - Drainage Patterns <input type="checkbox"/> C2 - Dry-Season Water Table <input type="checkbox"/> C8 - Crayfish Burrows <input type="checkbox"/> C9 - Saturation Visible on Aerial Imagery <input type="checkbox"/> D1 - Stunted or Stressed Plants <input type="checkbox"/> D2 - Geomorphic Position <input type="checkbox"/> D5 - FAC-Neutral Test
---	--	---

<p>Field Observations:</p> <p>Surface Water Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Depth: NA (in.)</p> <p>Water Table Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Depth: NA (in.)</p> <p>Saturation Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Depth: NA (in.)</p>	<p>Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
--	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **N/A**

Remarks: **Point on wooded slope rising to the east. No wetland hydrology indicators observed.**

SOILS

Map Unit Name: **Blount silt loam** Series Drainage Class: **somewhat poorly**

Taxonomy (Subgroup): **Aeric Epiaqualfs**

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix			Mottles				Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%	Type	Location	
0	7	1	10YR 3/2	100	--	--	--	--	--	silt loam
7	20	2	10YR 4/3	100	--	--	--	--	--	silty clay
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present <input checked="" type="checkbox"/>):		Indicators for Problematic Soils ¹	
<input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input type="checkbox"/> F3 - Depleted Matrix <input type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions	<input type="checkbox"/> A16 - Coast Prairie Redox <input type="checkbox"/> F12 - Iron-Manganese Masses <input type="checkbox"/> Other (Explain in Remarks)	

¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p>Restrictive Layer (if Observed) Type: N/A Depth: N/A</p>	<p>Hydric Soil Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
--	--

Remarks: **Soil profile appears well drained, natural and typical for a dry-mesic woodland in this region.**

Project/Site: **Starfire - 54th Street** Wetland ID: **Adj. to W-1** Sample Point **P2**

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	<i>Quercus macrocarpa</i>	25	Y	FAC
2.	<i>Quercus ellipsoidalis</i>	15	Y	UPL
3.	<i>Ostrya virginiana</i>	15	Y	FACU
4.	<i>Carya ovata</i>	10	N	FACU
5.	<i>Quercus alba</i>	10	N	FACU
6.	<i>Ulmus americana</i>	5	N	FACW
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		80		

Sapling/Shrub Stratum (Plot size: 15 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	<i>Zanthoxylum americanum</i>	40	Y	FACU
2.	<i>Viburnum lentago</i>	25	Y	FAC
3.	<i>Ostrya virginiana</i>	15	N	FACU
4.	<i>Quercus macrocarpa</i>	15	N	FAC
5.	<i>Carya ovata</i>	7	N	FACU
6.	<i>Cornus racemosa</i>	5	N	FAC
7.	<i>RHAMNUS CATHARTICA</i>	3	N	FAC
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		110		

Herb Stratum (Plot size: 5 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	<i>Zanthoxylum americanum</i>	15	Y	FACU
2.	<i>Cornus racemosa</i>	10	Y	FAC
3.	<i>LONICERA X BELLA</i>	5	Y	FACU
4.	<i>TARAXACUM OFFICINALE</i>	3	N	FACU
5.	<i>Ribes missouriense</i>	2	N	UPL
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		35		

Woody Vine Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 37.5% (A/B)

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp. <u>0</u>	x 1 = <u>0</u>
FACW spp. <u>5</u>	x 2 = <u>10</u>
FAC spp. <u>83</u>	x 3 = <u>249</u>
FACU spp. <u>120</u>	x 4 = <u>480</u>
UPL spp. <u>17</u>	x 5 = <u>85</u>
Total <u>225</u> (A)	Total <u>824</u> (B)
Prevalence Index = B/A = <u>3.662</u>	

Hydrophytic Vegetation Indicators:

Yes No Rapid Test for Hydrophytic Vegetation

Yes No Dominance Test is > 50%

Yes No Prevalence Index is ≤ 3.0 *

Yes No Morphological Adaptations (Explain) *

Yes No Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present Yes No

Remarks: **Dry mesic mature woodland with west aspect. Reconfigured tree plot to fit along the edge of the wetland on the upland side of the wetland boundary.**

Additional Remarks:

Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire			County: Milwaukee
Investigator #1: Eric C. Parker	Investigator #2:		State: Wisconsin
Soil Unit: Morley silt loam	NW1/WW1 Classification: T3/E2K		Wetland ID: Adj. to W-1
Landform: Rise	Local Relief: Linear		Sample Point: P3
Slope (%): 5	Latitude: N/A	Longitude: N/A	Community ID: Disturbed turf
Are climatic/hydrologic conditions on the site typical for this time of year? (if no, explain in remarks) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Section: 26
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
			Township: 5N
			Range: 21 Dir: E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is This Sampling Point Within A Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks: Antecedent moisture conditions are in the normal range. Normal circumstances assumed present based on aerial photography and owner stating the fill was placed in the 1990's along the adjacent driveway as the business park was developed. Recent disturbance adding gravel.	

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present):

<p><u>Primary:</u></p> <input type="checkbox"/> A1 - Surface Water <input type="checkbox"/> A2 - High Water Table <input type="checkbox"/> A3 - Saturation <input type="checkbox"/> B1 - Water Marks <input type="checkbox"/> B2 - Sediment Deposits <input type="checkbox"/> B3 - Drift Deposits <input type="checkbox"/> B4 - Algal Mat or Crust <input type="checkbox"/> B5 - Iron Deposits <input type="checkbox"/> B7 - Inundation Visible on Aerial Imagery <input type="checkbox"/> B8 - Sparsely Vegetated Concave Surface	<input type="checkbox"/> B9 - Water-Stained Leaves <input type="checkbox"/> B13 - Aquatic Fauna <input type="checkbox"/> B14 - True Aquatic Plants <input type="checkbox"/> C1 - Hydrogen Sulfide Odor <input type="checkbox"/> C3 - Oxidized Rhizospheres on Living Roots <input type="checkbox"/> C4 - Presence of Reduced Iron <input type="checkbox"/> C6 - Recent Iron Reduction in Tilled Soils <input type="checkbox"/> C7 - Thin Muck Surface <input type="checkbox"/> D9 - Gauge or Well Data <input type="checkbox"/> Other (Explain)	<p><u>Secondary:</u></p> <input type="checkbox"/> E6 - Surface Soil Cracks <input type="checkbox"/> E10 - Drainage Patterns <input type="checkbox"/> C2 - Dry-Season Water Table <input type="checkbox"/> C8 - Crayfish Burrows <input type="checkbox"/> C9 - Saturation Visible on Aerial Imagery <input type="checkbox"/> D1 - Stunted or Stressed Plants <input type="checkbox"/> D2 - Geomorphic Position <input type="checkbox"/> D5 - FAC-Neutral Test
---	--	---

<p>Field Observations:</p> Surface Water Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Depth: NA (in.) Water Table Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Depth: NA (in.) Saturation Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Depth: NA (in.)	<p>Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
---	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **N/A**

Remarks: **Point on fill slope rising to the north. No wetland hydrology indicators observed. Shrubby uplands to the west at a similar elevation as P-3.**

SOILS

Map Unit Name: **Morley silt loam** Series Drainage Class: **moderately well**

Taxonomy (Subgroup): **Oxyaquic Hapludalfs**

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix			Mottles				Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%	Type	Location	
0	14	1	10YR 4/2	100	--	--	--	--	--	silty clay
14	21	2	10YR 5/3	100	--	--	--	--	--	silty clay
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

<p>NRCS Hydric Soil Field Indicators (check here if indicators are not present <input checked="" type="checkbox"/>):</p> <input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<p>Indicators for Problematic Soils¹</p> <input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input type="checkbox"/> F3 - Depleted Matrix <input type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions <input type="checkbox"/> A16 - Coast Prairie Redox <input type="checkbox"/> F12 - Iron-Manganese Masses <input type="checkbox"/> Other (Explain in Remarks)
--	---

¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p>Restrictive Layer (if Observed) Type: N/A Depth: N/A</p>	<p>Hydric Soil Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
--	--

Remarks: **Buried turf grass (possible earlier ground elevation) observed at 7 inch depth.**

Project/Site: **Starfire - 54th Street** Wetland ID: **Adj. to W-1** Sample Point **P3**

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 15 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	<i>Cornus racemosa</i>	15	Y	FAC
2.	<i>Crataegus crus-galli</i>	5	Y	FAC
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		20		

Herb Stratum (Plot size: 5 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	<i>POA PRATENSIS</i>	10	Y	FAC
2.	<i>Achillea millefolium</i>	3	Y	FACU
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		13		

Woody Vine Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Dominance Test Worksheet	
Number of Dominant Species that are OBL, FACW, or FAC:	<u>3</u> (A)
Total Number of Dominant Species Across All Strata:	<u>4</u> (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>75.0%</u> (A/B)

Prevalence Index Worksheet	
Total % Cover of:	Multiply by:
OBL spp. <u>0</u>	x 1 = <u>0</u>
FACW spp. <u>0</u>	x 2 = <u>0</u>
FAC spp. <u>30</u>	x 3 = <u>90</u>
FACU spp. <u>3</u>	x 4 = <u>12</u>
UPL spp. <u>0</u>	x 5 = <u>0</u>
Total <u>33</u> (A)	<u>102</u> (B)
Prevalence Index = B/A = <u>3.091</u>	

Hydrophytic Vegetation Indicators:		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Rapid Test for Hydrophytic Vegetation
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Dominance Test is > 50%
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Prevalence Index is ≤ 3.0 *
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Morphological Adaptations (Explain) *
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:	
Tree	- Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/Shrub	- Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.
Herb	- All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.
Woody Vines	- All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Remarks: **Meets dominance test, however the vegetation is sparse in this disturbed turf area adjacent to a recently graveled parking area. The few plants that were observed were mostly planted (or sodded) *Poa pratensis*. Shrub plot reconfigured, mostly to the west on uplands along wetland.**

Additional Remarks:

Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire			County: Milwaukee
Investigator #1: Eric C. Parker	Investigator #2:		State: Wisconsin
Soil Unit: Blount silt loam	NW1/WW1 Classification: T3/E2K		Wetland ID: W-1
Landform: Footslope	Local Relief: Linear		Sample Point: P4
Slope (%): 2	Latitude: N/A	Longitude: N/A	Community ID: Shrub carr
Are climatic/hydrologic conditions on the site typical for this time of year? (if no, explain in remarks) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Section: 26
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
			Township: 5N
			Range: 21 Dir: E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hydic Soils Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is This Sampling Point Within A Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks: **Antecedent moisture conditions are in the normal range.**

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present):

<p><u>Primary:</u></p> <input checked="" type="checkbox"/> A1 - Surface Water <input checked="" type="checkbox"/> A2 - High Water Table <input checked="" type="checkbox"/> A3 - Saturation <input type="checkbox"/> B1 - Water Marks <input type="checkbox"/> B2 - Sediment Deposits <input type="checkbox"/> B3 - Drift Deposits <input type="checkbox"/> B4 - Algal Mat or Crust <input type="checkbox"/> B5 - Iron Deposits <input type="checkbox"/> B7 - Inundation Visible on Aerial Imagery <input type="checkbox"/> B8 - Sparsely Vegetated Concave Surface	<p><u>Secondary:</u></p> <input type="checkbox"/> B9 - Water-Stained Leaves <input type="checkbox"/> B10 - Drainage Patterns <input type="checkbox"/> B11 - True Aquatic Plants <input type="checkbox"/> C1 - Hydrogen Sulfide Odor <input type="checkbox"/> C3 - Oxidized Rhizospheres on Living Roots <input type="checkbox"/> C4 - Presence of Reduced Iron <input type="checkbox"/> C6 - Recent Iron Reduction in Tilled Soils <input type="checkbox"/> C7 - Thin Muck Surface <input type="checkbox"/> D9 - Gauge or Well Data <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> E6 - Surface Soil Cracks <input type="checkbox"/> E10 - Drainage Patterns <input type="checkbox"/> C2 - Dry-Season Water Table <input type="checkbox"/> C8 - Crayfish Burrows <input type="checkbox"/> C9 - Saturation Visible on Aerial Imagery <input type="checkbox"/> D1 - Stunted or Stressed Plants <input checked="" type="checkbox"/> D2 - Geomorphic Position <input checked="" type="checkbox"/> D5 - FAC-Neutral Test
--	---	--

Field Observations:

Surface Water Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 2 (in.)	Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Table Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 10 (in.)	
Saturation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 0 (in.)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **N/A**

Remarks: **Standing water in old tire ruts to the east and west of P4.**

SOILS

Map Unit Name: **Blount silt loam** Series Drainage Class: **somewhat poorly**

Taxonomy (Subgroup): **Aeric Epiaqualfs**

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix			Mottles				Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%	Type	Location	
0	5	1	10YR 4/2	100	--	--	--	--	--	silty clay
5	12	2	10YR 4/2	95	10YR	5/4	5	C	M	silty clay
12	20	3	7.5YR 5/2	90	10YR	6/4	10	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present):

<input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input checked="" type="checkbox"/> F3 - Depleted Matrix <input type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions	<p>Indicators for Problematic Soils¹</p> <input type="checkbox"/> A16 - Coast Prairie Redox <input type="checkbox"/> F12 - Iron-Manganese Masses <input type="checkbox"/> Other (Explain in Remarks)
--	--	--

¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: **N/A** Depth: **N/A**

Hydic Soil Present? Yes No

Remarks:

Project/Site: **Starfire - 54th Street** Wetland ID: **W-1** Sample Point **P4**

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	<i>Ulmus americana</i>	5	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		5		

Sapling/Shrub Stratum (Plot size: 15 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	<i>Cornus obliqua</i>	50	Y	FACW
2.	<i>Salix discolor</i>	20	Y	FACW
3.	<i>Crataegus crus-galli</i>	15	N	FAC
4.	<i>Cornus racemosa</i>	10	N	FAC
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		95		

Herb Stratum (Plot size: 5 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	PHALARIS ARUNDINACEA	25	Y	FACW
2.	AGROSTIS GIGANTEA	20	Y	FACW
3.	Carex utriculata	15	Y	OBL
4.	Euthamia graminifolia	15	Y	FACW
5.	Carex stricta	10	N	OBL
6.	Solidago gigantea	7	N	FACW
7.	Cornus obliqua	5	N	FACW
8.	Fragaria virginiana	2	N	FACU
9.	BARBAREA VULGARIS	2	N	FAC
10.	Helianthus grosseserratus	2	N	FACW
11.	Achillea millefolium	2	N	FACU
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		105		

Woody Vine Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind.Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Dominance Test Worksheet	
Number of Dominant Species that are OBL, FACW, or FAC:	<u>7</u> (A)
Total Number of Dominant Species Across All Strata:	<u>7</u> (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100.0%</u> (A/B)

Prevalence Index Worksheet	
Total % Cover of:	Multiply by:
OBL spp. <u>25</u>	x 1 = <u>25</u>
FACW spp. <u>149</u>	x 2 = <u>298</u>
FAC spp. <u>27</u>	x 3 = <u>81</u>
FACU spp. <u>4</u>	x 4 = <u>16</u>
UPL spp. <u>0</u>	x 5 = <u>0</u>
Total <u>205</u> (A)	<u>420</u> (B)
Prevalence Index = B/A = <u>2.049</u>	

Hydrophytic Vegetation Indicators:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rapid Test for Hydrophytic Vegetation
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dominance Test is > 50%
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Prevalence Index is ≤ 3.0 *
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Morphological Adaptations (Explain) *
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:	
Tree	- Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/Shrub	- Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.
Herb	- All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.
Woody Vines	- All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
---	--

Remarks: **Shrub and tree plots non-circular, re-configured to go along edge of wetland**

Additional Remarks:

WETLAND DELINEATION REPORT

Starfire Site
Appendix C– Site Photographs
April 23, 2014

Appendix C – Site Photographs



Photo 1. North view of Sample Point P1. Starfire building is in the background.



Photo 2. Yellow avens (*Geum aleppicum*) near sample point P1 greening up, indicating the 2014 growing season is underway.



Photo 3. East view of sample point P3. This is in an area of historic fill and turf that was recently graded.



Photo 4. Northeast view of sample point P4 within the western side of W-1.



Photo 5. Southeast view of the east side of W-1 from the graveled turf area.



Photo 6. Yellow lake sedge (*Carex utriculata*) greening up and also indicating the 2014 growing season was underway for field work on April 16.



Photo 7. Pussy willow (*Salix discolor*) greening up and also indicating the 2014 growing season was underway for field work on April 16.



Photo 8. South view of the north edge of W-1 from the graveled turf

WETLAND DELINEATION REPORT

Starfire Site
Appendix D- WETS Analysis
April 23, 2014

Appendix D – WETS Analysis

WETS Analysis Worksheet

Project Name: Franklin 54th Street
 Project Number: 193702877
 Period of interest: February - April 16th, 2014*
 Station: Milwaukee Mitchell Airport (WI5479)
 County: Milwaukee County, Wisconsin

Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	April	1.48	2.02	2.37
2nd month prior:	March	1.58	2.59	3.14
3rd month prior:	February	0.93	1.65	2.01
		Sum =	6.26	

Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
2.54	Wet	3	3	9
1.12	Dry	1	2	2
1.63	Normal	2	1	2
		Sum =	Sum*** =	13

*Normal precipitation with 30% to 70% probability of occurrence

Determination: _____ Wet

**Condition value:

Dry = 1
 Normal = 2
 Wet = 3

***If sum is:

6 to 9 then period has been drier than normal
 10 to 14 then period has been normal
 15 to 18 then period has been wetter than normal

_____ Dry
 X Normal

Precipitation data source: Midwest Regional Climate Center, cli-MATE: MRCC Application Tools Environment

Reference: Donald E. Woodward, ed. 1997. *Hydrology Tools for Wetland Determination*, Chapter 19. Engineering Field Handbook. U.S. Department of Agriculture, Natural Resources Conservation Service, Fort Worth, TX.

**APPENDIX C
TABLES**

Table 15-3.0503 Worksheet for the Calculation of Natural Resource Protection Land

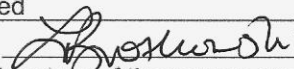
Natural Resource Feature	Zoning District Type: Non-Residential (b) Protection Standard (%)	Area of Resource in Study Area (acres)	Protection Requirement (acres)	Area of Proposed Disturbance in Study Area (acres)
Steep Slopes:				
10 - 19%	40%	0.000	0.000	0.000
20 - 30%	70%	0.000	0.000	0.000
> 30%	80%	0.000	0.000	0.000
Woodlands & Forests:				
Mature	70%	0.000	0.000	0.000
Young	50%	1.296	0.648	0.003
Lakes & Ponds	100%	0.000	0.000	0.000
Streams	100%	0.000	0.000	0.000
Shore Buffer	100%	0.000	0.000	0.000
Floodplains/Floodlands	100%	0.000	0.000	0.000
Wetland Buffers (30')	100%	1.141	1.141	0.032
Wetland Setback (50')*	100%	1.463	1.463	0.054
Wetlands & Shoreland Wetlands	100%	0.511	0.511	0.000
<p>* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.</p> <p>The total unadjusted natural resource protection land is 2.622 acres; however, the young woodland and wetland overlap covers 0.143 acres. Due to overlapping natural resources, the adjusted natural resource protection land is 2.479 acres.</p>				

Table 15-3.0505
WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND
CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP 1:	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take Base Site Area (from Step 5 in Table 15-3.0502): 3.551 acres</p> <p>Multiple by Minimum Landscape Surface Ratio (LSR) (see specific zoning district LSR standard): X 0.45</p> <p style="text-align: right;">1.598 acres</p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =</p>	
STEP 2:	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take Base Site Area (from Step 5 in Table 15-3.0502): 3.551 acres</p> <p>Subtract Total Resource Protection Land from Table 15-3.0503 or Minimum Required Landscape Surface (from Step 1 above), whichever is greater:</p> <p style="text-align: right;">- 2.479 acres</p> <p>Equals NET BUILDABLE SITE AREA =</p> <p style="text-align: right;">1.072 acres</p>	
STEP 3:	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take Net Buildable Site Area (from Step 2 above): 1.072 acres</p> <p>Multiple by Maximum Net Floor Area Ratio (NFAR) (see specific nonresidential zoning district NFAR standard): X 0.91</p> <p style="text-align: right;">0.976 acres</p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =</p>	
STEP 4:	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take Base Site Area (from Step 5 of Table 15-3.0502): 3.551 acres</p> <p>Multiple by Maximum Gross Floor Area Ratio (GFAR) (see specific nonresidential zoning district GFAR standard): X 0.50</p> <p style="text-align: right;">1.776 acres</p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =</p>	
STEP 5:	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p> <p>(Multiple results by 43,560 for maximum floor area in square feet):</p> <p style="text-align: right;">0.976 acres (42,514.56 square feet)</p>	

NATURAL RESOURCE PROTECTION PLAN CHECKLIST

Staff Use	Complete or NA	Natural Resources that must be Identified, Measured, Graphically Depicted	Ordinance #
	NA	Steep Slopes, measured & graphically Indicated	15-4.0102-A
	X	Woodlands and Forests, as defined, measured & graphically Indicated	15-4.0102-B
	NA	Lakes and Ponds, measured & graphically Indicated	15-4.0102-C
	NA	Streams, measured & graphically Indicated	15-4.0102-D
	NA	Shore Buffers, measured & graphically Indicated	15-4.0102-E
	NA	Floodplain(s), Floodway(s) & Floodland(s), measured & graphically Indicated	15-4.0102-F
	NA	Drainageways (as defined in the City of Franklin Unified Development Ordinance), measured & graphically Indicated	15-4.0102-G
	X	Wetlands and Shoreland Wetlands, measured & graphically Indicated	15-4.0102-H
	X	Project Name	15-7.0201-A
	X	Location (physical address and/or Section - 1/4 Section information)	15-7.0201-B
	X	Scale, North Arrow, Contours (2' interval)	15-7.0702-L
	X	Names, Addresses, Telephone #s of Owners, Subdividers, Lessee & Developer	15-7.0201-C
	X	Date and all applicable revision dates	15-7.0201-D
	X	Site Boundary	15-7.0201-E
	X	Lot Lines, Right-of-Way lines and Easements	15-7.0201-F
	X	Existing Streets	15-7.0201-G
	NA	Easements along property boundaries adjacent to the site	15-7.0201-H
	X	Location and extent of existing Natural Resource features	15-7.0201-I
	X	Disturbed and Preserved Nat. Resource Features (shown graphically and in numerical sequence on plan)	15-7.0702-J
	X	Method of Natural Resource Preservation (Conservation Easements)	15-7.0702-K
	X	Site Intensity Calculations	15-7.0702-N
	X	Mitigation Plan (See attached pages)	15-4.0103
	X	Name of Person Performing Wetland Delineation	
	X	Date of Wetland Delineation	
	X	50' Wetland Building Setback Lines, identified & dimensioned	
	NA	75' Shoreland Buffer Areas, identified & dimensioned	


 Signature of the person preparing this checklist

Staff Notes

Reviewer's Initials: _____

**APPENDIX D
SITE PHOTOGRAPHS**

Photo 1:

Area adjacent to proposed parking, facing southwest. The wetland is located in the background of this photograph.
September 11, 2014



Photo 2:

Wetland habitat within Study Area.
September 11, 2014



Photo 3:

Young woodland
edge with dense
shrubs

September 11, 2014



Photo 4:

Young woodland
interior.

September 11, 2014



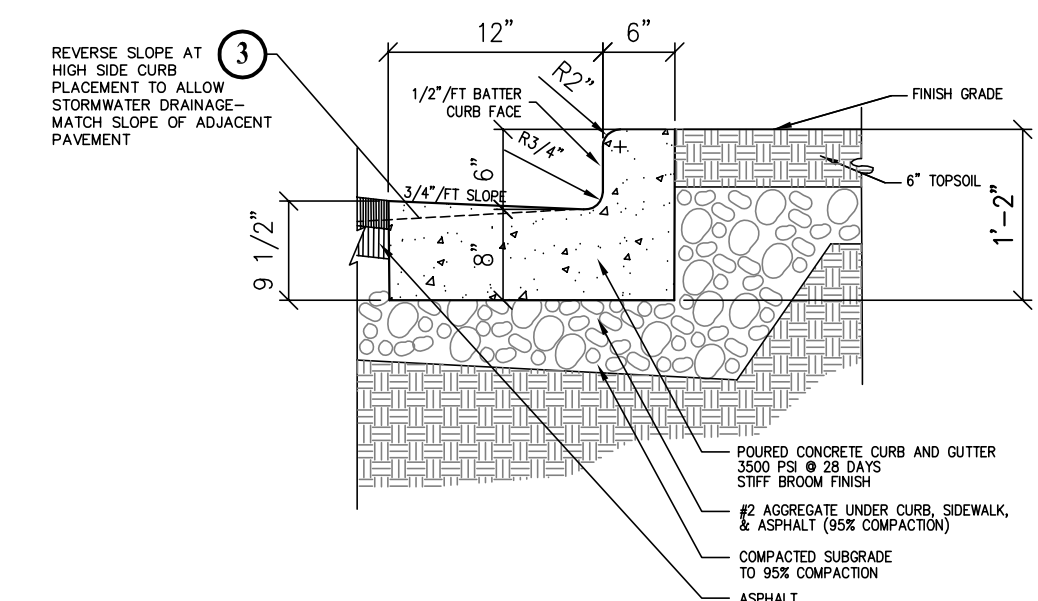
West Airways Avenue

NOTE: GRADING CERTIFICATION IS REQUIRED FOR THIS DEVELOPMENT. AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN FOR REVIEW.

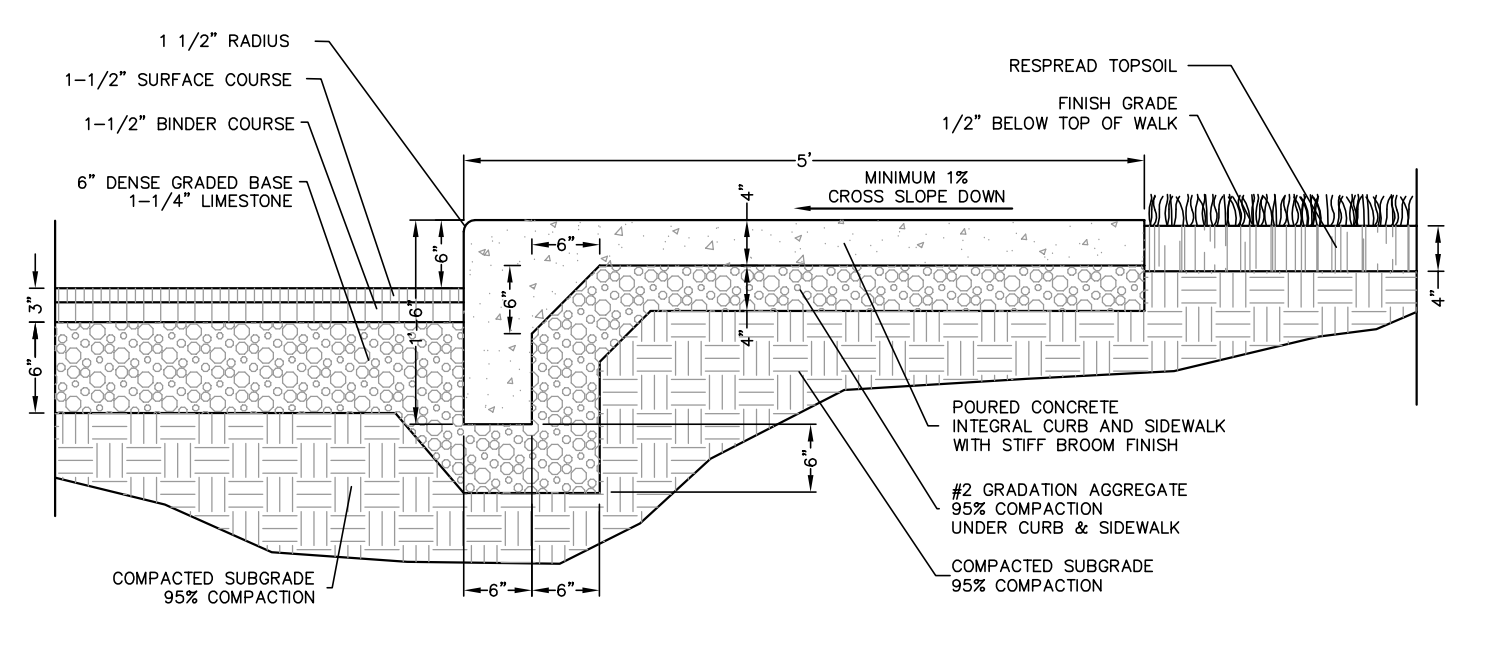
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

STANDARD DUTY PAVEMENT (TYPICAL):
REMOVE EXISTING TOPSOIL, GRADE TO PROPOSED SUB-GRADE, COMPACT BASE & PLACE:
1-1/2" ASPHALT SURFACE COURSE
1-1/2" ASPHALT BINDER COURSE
6" CRUSHED STONE BASE COURSE
(REMOVE ALL EXCESS MATERIAL OFFSITE)

STANDARD DUTY PAVEMENT IN CAR PARKING AREAS (TYPICAL):
REMOVE EXISTING PAVEMENT, REGRADE & COMPACT BASE & PLACE:
1-1/2" ASPHALT SURFACE COURSE
1-1/2" ASPHALT BINDER COURSE
(REMOVE ALL EXCESS MATERIAL OFFSITE)



18" CONCRETE CURB & GUTTER
NO SCALE



INTEGRAL WALK/CURB DETAIL
NO SCALE

25' WIDE X 50' LONG
2-3" TEMPORARY GRAVEL ENTRANCE DRIVE

PROPOSED SPOT GRADE AT THE EDGE OF PAVEMENT

PROPOSED CONTOUR GRADE

EXISTING CONTOUR GRADE

APPROXIMATE WETLAND LINE FIELD DELINEATION SCHEDULED FOR OFFICIAL DETERMINATION (NO PARKING STALLS CAN BE CONSTRUCTED WITHOUT WDNR & CITY APPROVALS)

- EROSION CONTROL NOTES:**
- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, unless otherwise called for on the plans, specifications or special provisions.
 - All erosion control measures specified on this plan shall meet the design criteria, standards and specifications set forth in the Department of Natural Resources Technical Standards and the Village of Caledonia erosion control ordinance.
 - All erosion control devices (i.e., silt fence, gravel entrance, etc.), shall be installed prior to commencing mass grading or utility construction.
 - All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
 - The owner will provide all surveying and construction staking for this contract. The contractor shall exercise care and diligence in protecting the same. Any expense incurred for additional re-staking caused by contractor's neglect may be charged to the contractor and deducted from the sums due him under this contract.
 - The contractor shall notify Diggers Hotline, all Utilities City Departments, and government units whose property may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 1-800-242-8511.
 - Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
 - Contractor shall be responsible for maintaining the public roadway and the roads shall be kept free of silt or dirt tracked from areas under construction by sweeping or other appropriate measures. Dust generated by construction activities shall be minimized by use of watering, calcium chloride surface treatment, construction scheduling or other appropriate methods.
 - If applicable, inlets shall be protected with a Type "FF" fabric barrier as per the State Technical Standards. Frequent inspection and timely maintenance is required.
 - Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and mulch or erosion control fabric as specified on the plan all per the Technical Standards.
 - All inactive disturbed areas shall be seeded and mulched per Technical Standard 1059 within seven days. Highway mix #40 shall be used for seeding with an application rate of 2.5 lbs/1000 sq ft.
 - All erosion control devices shall be routinely inspected by the General Contractor every seven days or within 24 hours of a rainfall greater than 0.5 inch. Inspection reports by Owner's on site by Construction Manager.
 - All stormwater (where applicable) shall be directed towards the storm water basin by means of a diversion or temporary ditch.

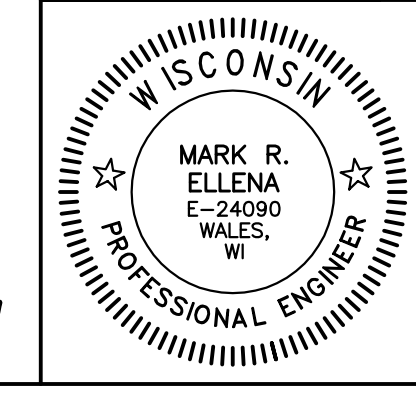
CONSTRUCTION PHASING SEQUENCING:
THE GRADING AND UTILITY CONTRACTORS MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE VILLAGE OF CALEDONIA.

- INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN (TRACKING PAD).
- INSTALL SILT FENCE.
- STRIP TOPSOIL FROM THE PROPOSED STORM WATER FACILITY AREA AND CONSTRUCT STORM WATER FACILITY. STOCK PILE EXCESS TOPSOIL WITH EROSION CONTROL PROTECTION IN THE FUTURE PARKING AREA SHOWN ON THE PLAN.
- STRIP TOPSOIL FROM THE PROPOSED PARKING LOT AND BUILDING AREA AND STOCK PILE AS PER TASK 3.
- CONSTRUCT BUILDING, INSTALL UTILITIES AND PARKING LOT.
- RESTORE DISTURBED AREAS CONCURRENTLY WITH THE CONSTRUCTION OF THE BUILDING AND PARKING AREAS.
- REVEGETATE AND STABILIZE ALL DISTURBED AREAS PER PLAN.
- AS BUILT SURVEY REQUIRED TO BE SUBMITTED AND APPROVED BY THE VILLAGE FOR THE STORM WATER FACILITY. UPON APPROVAL OF THE AS BUILT SURVEY AND THE SITE HAS BEEN 80% REVEGETATED THE OWNER AND VILLAGE SHALL INSPECT AND APPROVE THE REMOVAL OF THE REMAINING SILT FENCE.

SCALE: 1" = 20'

REVISIONS	
DATE	DESC
04-23-14	WTL
05-06-14	REV1

Elleena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellen@eeeceng.com



STARFIRE BUILDING ADDITION
Franklin, Wisconsin

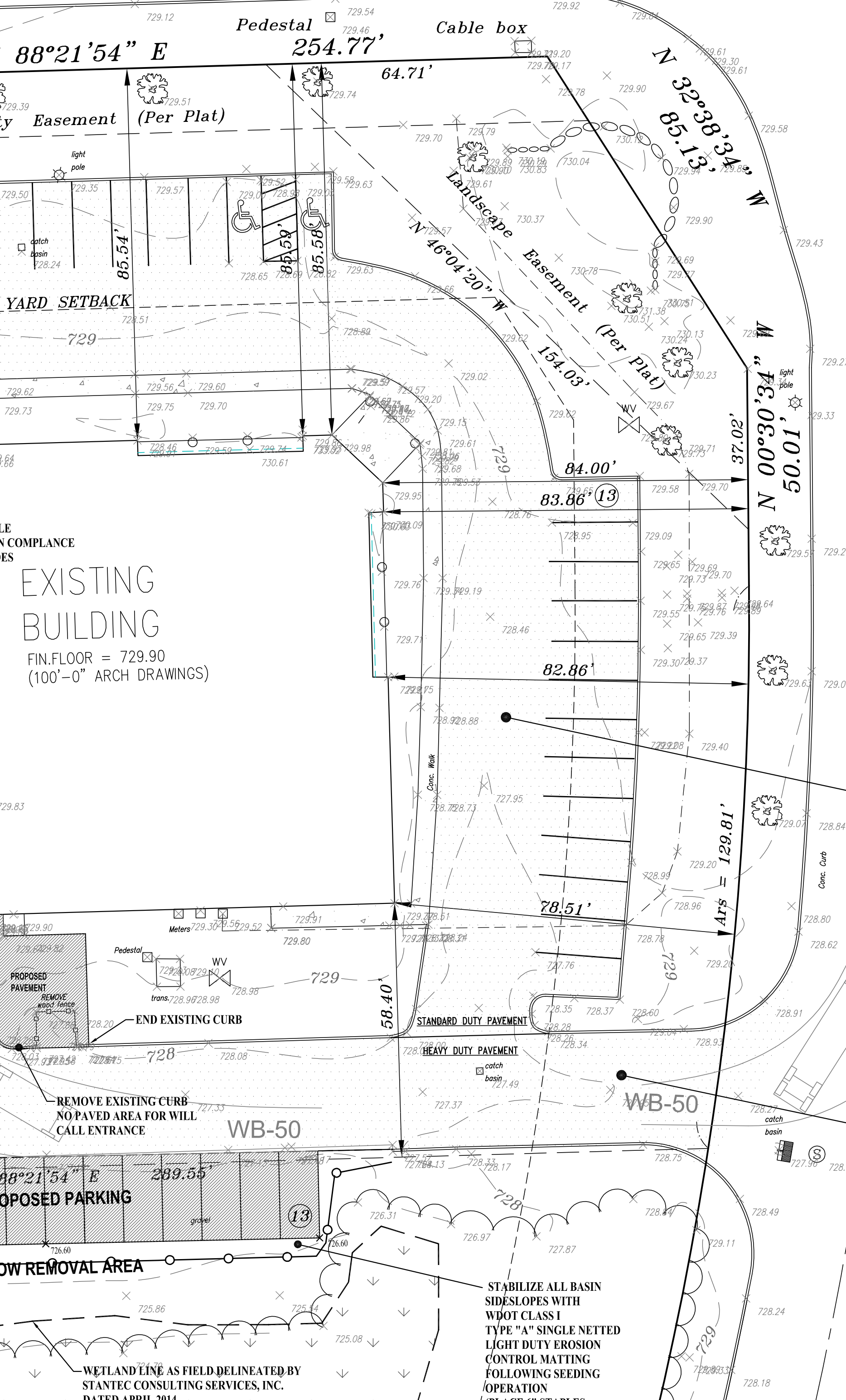
GRADING & PAVING PLAN
(WITH EROSION CONTROL)

SCALE: 1"=20' DATE: 04/10/14
PREPARED BY: MRE,PE PROJECT NO:
APPROVED BY: SHEET C1.0

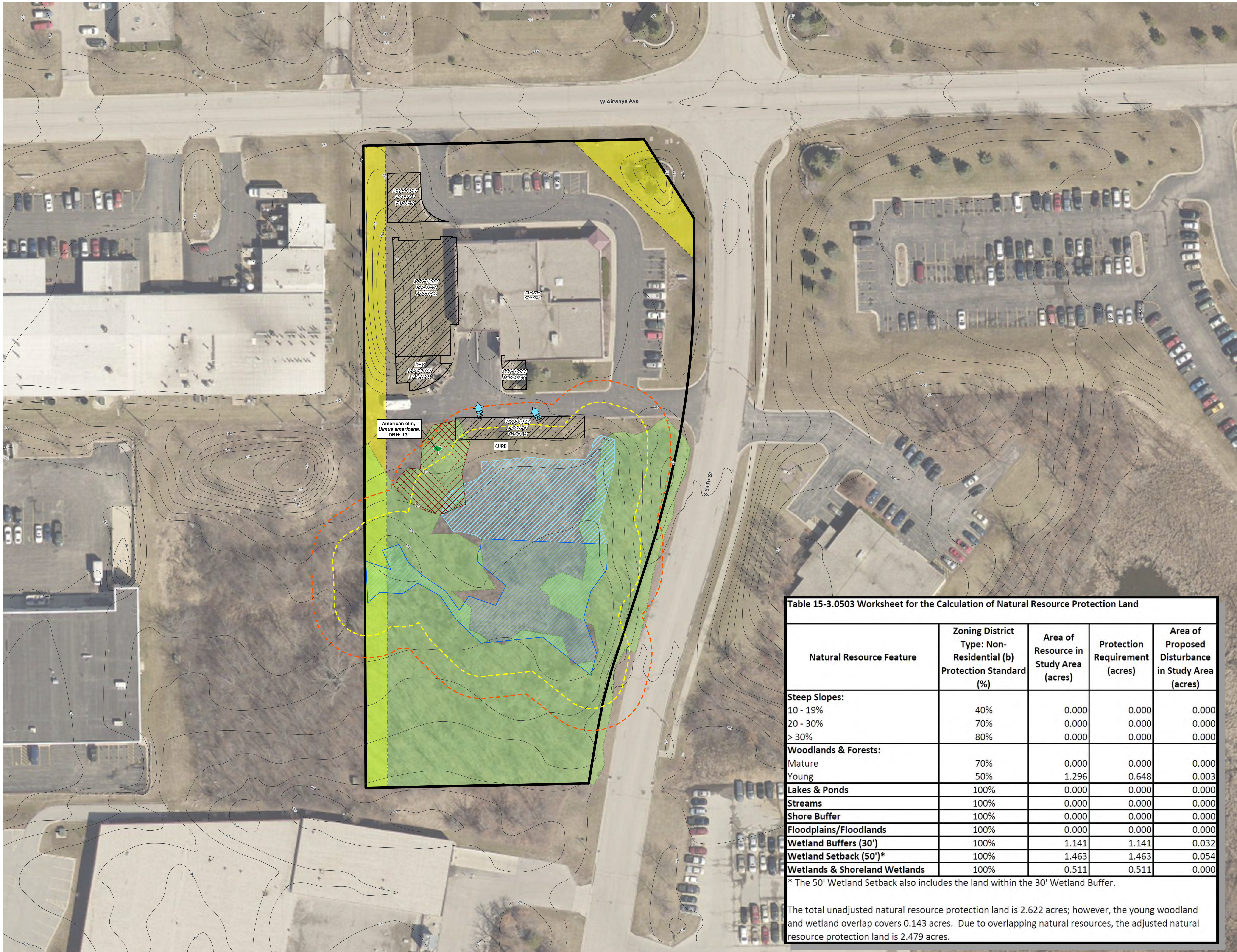
THIS PLAN IS NOT APPROVED FOR CONSTRUCTION

NOTE: UTILITIES CANNOT PENETRATE THE FOUNDATION SYSTEM.

SURVEY NOTE:
THE EXISTING TOPOGRAPHIC SURVEY SHOWN HEREON WAS CONDUCTED BY METROPOLITAN SURVEY DATED MARCH, 2014.



Saved By: jPPEZ on 7/15/2015, 09:04:56 AM
 Path: E:\Starfire\Electric\Franklin\2014_22444-02444-003.mxd
 Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
 Map Rotation: 0



- LEGEND**
- TAGGED TREES (WITHIN 25' OF PROPOSED DEVELOPMENT)
 - 1' CONTOUR INTERVAL
 - YOUNG WOODLAND
 - WETLAND BOUNDARY - FIELD DELINEATED BY STANTEC, APRIL 2014 (SEE NOTE 5.)
 - APPROXIMATE WETLAND BOUNDARY*
 - WETLAND BUFFER MITIGATION AREA (0.081 ACRES)
 - 30' WETLAND BUFFER
 - 50' WETLAND BUFFER
 - PROPOSED DEVELOPMENT
 - PROPERTY BOUNDARY
 - APPROXIMATE SURFACE WATER FLOW DIRECTION
 - LANDSCAPE EASEMENT (PER PLAT)

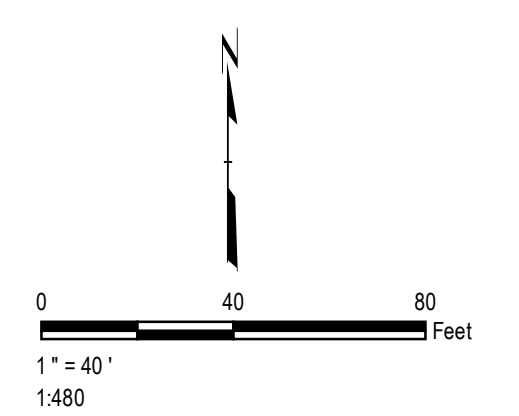
- NOTES**
1. BASE MAP IMAGERY FROM ESRI/MICROSOFT, "WORLD IMAGERY", WEB BASEMAP SERVICE LAYER, 2011.
 2. PROPERTY BOUNDARY & PROPOSED DEVELOPMENT AREAS DIGITIZED FROM SITE PLAN PROVIDED BY ELLENA ENGINEERING CONSULTANTS, LLC (5/12/2014).
 3. CONTOURS ARE DERIVED FROM 3 METER DIGITAL ELEVATION MODEL FROM THE UNITED STATE GEOLOGICAL SURVEY (USGS) NATIONAL ELEVATION DATASET (NED).
 4. * WETLAND DEMARCATED BY TRC USING BEST AVAILABLE INFORMATION
TOWNSHIP: 5N
RANGE: 21E
SECTION: 26
 5. FIELD DELINEATION CONDUCTED ON APRIL 23, 2014 BY ERIC PARKER, PWS, SENIOR SCIENTIST, STANTEC INC.
 6. PROPERTY OWNER PHONE NUMBER: (414) 448-0100.

Table 15-3.0503 Worksheet for the Calculation of Natural Resource Protection Land

Natural Resource Feature	Zoning District Type: Non-Residential (b) Protection Standard (%)	Area of Resource in Study Area (acres)	Protection Requirement (acres)	Area of Proposed Disturbance in Study Area (acres)
Steep Slopes:				
10 - 19%	40%	0.000	0.000	0.000
20 - 30%	70%	0.000	0.000	0.000
> 30%	80%	0.000	0.000	0.000
Woodlands & Forests:				
Mature	70%	0.000	0.000	0.000
Young	50%	1.296	0.648	0.003
Lakes & Ponds	100%	0.000	0.000	0.000
Streams	100%	0.000	0.000	0.000
Shore Buffer	100%	0.000	0.000	0.000
Floodplains/Floodlands	100%	0.000	0.000	0.000
Wetland Buffers (30')	100%	1.141	1.141	0.032
Wetland Setback (50')*	100%	1.463	1.463	0.054
Wetlands & Shoreland Wetlands	100%	0.511	0.511	0.000

* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.

The total unadjusted natural resource protection land is 2.622 acres; however, the young woodland and wetland overlap covers 0.143 acres. Due to overlapping natural resources, the adjusted natural resource protection land is 2.479 acres.



2	JP	7/15/2015	REVISIONS TO 7/14/2015 SUBMITTAL	LB
1	BR	10/10/2014	ORIGINAL ISSUE	LB
NO.	BY	DATE	REVISION	APPD.
PROJECT: STARFIRE ELECTRIC, LLC 9825 S. 54TH STREET FRANKLIN, WISCONSIN				
SHEET TITLE: NATURAL RESOURCE PROTECTION PLAN				
DRAWN BY: RHODE B	SCALE: 1:480	PROJ. NO. 224444		
CHECKED BY: BROTKOWSKI L	FILE NO. 224444-003.mxd			
APPROVED BY: BROTKOWSKI L	DATE PRINTED: JULY 2015	FIGURE 2		





CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of August 6, 2015

Rezoning and Special Use

RECOMMENDATION: City Development Staff recommends approval of the Rezoning and Special Use applications for the Rawson Pub, located at 5621 West Rawson Ave, subject to the conditions of approval in the attached draft ordinance and resolution.

Project Name:	Rawson Pub Rezoning and Special Use
Project Address:	5621 West Rawson Avenue
Property Owner:	Steven D. Schweitzer
Applicant:	Steven D. Schweitzer
Current Zoning:	M-2 General Industrial District
Proposed Zoning:	B-2 General Business District
Use of Surrounding Properties:	Verdure Park commercial development to the north, ABRA Auto Body and Glass to the east, the Payne & Dolan quarry to the south and a parking lot for the bar on land owned by Payne & Dolan to the west
Comprehensive Plan:	Commercial
Applicant Action Requested:	Recommendation of approval to the Common Council for the proposed Rezoning and Special Use for the Rawson Pub

INTRODUCTION/BACKGROUND:

Please note:

- Staff recommendations are underlined and in *italics* and are included in the draft resolution.
- Staff suggestions are only underlined and are not included in the draft ordinance.

Please also note that this staff report has been updated and revised, as indicated by the **highlighted text**.

Mr. Steve Schweitzer approached the Department of City Development with an interest in building an approximately 351 square foot addition for a kitchen on the southeast corner of the existing Rawson Pub building located at 5621 West Rawson Ave. The Rawson pub property is currently zoned M-2 General Industrial District, which doesn't allow Drinking Places classified under Standard Industrial Classification (SIC) Title No. 5813. Prior to the adoption of the UDO in 1998, taverns were a permitted use in the M-2 District. Therefore, the bar is a legal non-conforming use. For this reason, Staff recommended Mr. Schweitzer rezone his property to B-2 General Business District, which allows a bar under SIC Title No. 5813 as a Special Use.

On June 9, 2015, Mr. Schweitzer filed a Temporary Use Application with the Department of City Development, requesting approval for a band performance on the outdoor patio in the rear of the Rawson Pub, on Saturday, July 11, 2015 from 6:00 p.m. to 11:00 p.m. At the July 9, 2015, meeting of the Plan Commission, the following action was approved: motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary use for live outdoor musical entertainment upon property located at 5621 West Rawson Avenue. The Department of City Development did not receive any complaints regarding the July 11th concert. Mr. Schweitzer would like to have similar outdoor entertainment/concert events in the future, without having to apply for a temporary use permit each time. For this reason, Mr. Schweitzer has added outdoor entertainment/concerts to his Special Use Application.

On June 15, 2015, Mr. Steve Schweitzer filed Rezoning and Special Use Applications with the Department of City Development, requesting approval to rezone the Rawson Pub property at 5621 West Rawson Ave. from M-2 General Industrial District to B-2 Business District and for a Special Use to allow for a bar/restaurant with outdoor entertainment /concerts business use.

At the July 23, 2015, meeting of the Plan Commission a public hearing was held on the subject rezoning and special use. Only one comment was made at the rezoning hearing by a citizen who requested that the City address any potential lighting or noise concerns in a proactive manner. Following the hearings, the following actions were approved: motion to table the request to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-2 General Industrial District to B-2 General Business District; and motion to table the request for recommendation to approve a resolution imposing conditions and restrictions for the approval of a Special Use to allow for a bar/restaurant with outdoor entertainment/concerts business use upon property located at 5621 West Rawson Avenue. Staff had requested these items be tabled to allow the applicant more time to work with Staff and to prepare a Plan Commission submittal.

PROJECT DESCRIPTION/ANALYSIS:

The applicant is proposing an approximately 351 square foot addition for a kitchen. The Rawson Pub currently only provides prepackaged foods such as chips and frozen pizzas. The proposed kitchen addition will greatly increase the bars food offerings. The applicant is also proposing to add a wood dumpster enclosure and an approximately 168 square foot storage shed within the parking lot along the west side of the building. The proposed shed is approximately 16 feet from the rear lot line, which does not meet the minimum 20-foot rear yard setback requirement of the B-2 General Business District. Therefore, *Staff recommends the applicant move the proposed shed north, to meet the minimum required 20-foot rear yard setback of the B-2 General Business District.* The applicant is not proposing any additional landscaping or exterior lighting at this time.

The applicant submitted a scaled Site Plan for Staff's review, but was unable to coordinate with his architect to provide copies for the Plan Commission meeting. Staff comments to the applicant included several technical corrections for the applicant to resolve. Therefore, *Staff recommends the applicant submit a revised Site Plan meeting the requirements of Section 15-7.0100 of the Unified Development Ordinance to the Department of City Development for review and approval by Staff, prior to the issuance of a Building Permit.*

The subject property is approximately 0.98 acres or 42,689 square feet. The applicant has not provided Site Intensity and Capacity Calculations, which are required to confirm whether or not the minimum Landscape Surface Ratio of 0.25 for the B-2 Business District is being met. Therefore, *Staff recommends the applicant submit Site Intensity and Capacity Calculations per Section 15-7.0103-S of*

the Unified Development Ordinance, for review and approval by Staff, prior to the issuance of a Building Permit.

The current hours of operation for the bar are Monday – Thursday 2:00 p.m. to 2:00 a.m., Friday 2:00 p.m. to 2:30 a.m., Saturday 12:00 p.m. to 2:30 a.m. and Sunday 12:00 p.m. to 2:00 a.m. The applicant has indicated that the proposed hours of operation for the bar after completion of the kitchen addition will be Monday & Tuesday 2:00 p.m. to 2:00 a.m., Wednesday & Thursday 11:00 a.m. to 2:00 a.m., Friday & Saturday 11:00 a.m. to 2:30 a.m. and Sunday 11:00 a.m. to 11:00 p.m. According to the applicant the Rawson Pub currently has 7 employees. The applicant anticipates hiring 5-7 more employees as result of the proposed addition.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to each of the seven standards, which is included in your packet.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance (UDO) defines requirements for off-street parking. According to this section, bars require 10 spaces per 1,000 square feet of gross floor area (GFA). As part of restaurant use, a kitchen area requires 6.5 spaces per 1,000 square feet of GFA. The Rawson Pub is approximately 3,400 square feet, which requires 34 off-street parking spaces. The proposed kitchen addition is only approximately 351 square feet, which requires 1 additional parking space. Therefore, the property is required to have a minimum of 35 off-street parking spaces.

The Rawson Pub has approximately 52 off-street parking spaces on site and another 66 off-street spaces in an adjacent parking lot leased from Payne and Dolan, Inc. The location of the proposed shed and dumpster enclosure will result in a loss of 4 parking spaces (2 each). Therefore, the bar will be served by a total of 48 onsite parking space and 114 total off-street parking spaces, which far exceeds the minimum parking requirement. In addition, onsite parking lot has 2 handicap accessible parking spaces, which complies with Section 15-2.0103(A)(6) and Table 15-5.0202(I)(1) of the Unified Development Ordinance.

Outdoor Entertainment/Concert Events:

As previously noted, the applicant has also requested approval to hold outdoor entertainment events such as the outdoor concert which was recently approved by the Plan Commission and which was held on Saturday July 11, 2015 from 6:00 p.m. to 11:00 p.m. However, the applicant has not provided any additional details about this request.

Due to the location of the subject property and that few residential properties are nearby, staff believes there should be little chance of adverse impacts upon adjacent properties from such outdoor entertainment/concert events. However, due to the lack of details provided by the applicant, and to help ensure that there are no adverse impacts upon surrounding properties, staff recommends the following conditions:

- That the outdoor events be limited to such concerts, shows, and parties as may be reasonably expected to be accessory and incidental to the use of the subject property as a bar and restaurant.
- That such outdoor events as concerts, shows, and parties which may need or require speakers, amplifiers, etc. or could otherwise involve loud noises or bright lights, must be limited to the

outdoor patio area in the rear of the Rawson Pub property and limited to Fridays and Saturdays from 11:00 a.m. to 11:00 p.m. and Sundays from 3:00 p.m. to 10:00 p.m.

- *That each and every event shall be submitted to the City of Franklin Planning Department at least 30 days prior to such event for review by City staff to ensure compliance with all other applicable municipal rules and regulations, and permits and approvals, including but not limited to emergency access requirements, health department inspections, building permit approvals, sign permit approvals, fire department inspections, etc.*

Rezoning:

The Verdure Park development located immediately north of the Rawson Pub property across West Rawson Avenue is zoned B-2 General Business District. Therefore, the proposed rezoning will be consistent with the adjacent zoning district and does not constitute “spot zoning”.

Comprehensive Master Plan Consistency

Consistent with, as defined by Wisconsin State Statute; means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property, and the lands to the north, and east, for future commercial land uses. Therefore the proposed rezoning is consistent with the 2025 CMP. Subsequently, a Comprehensive Master Plan Amendment is not required.

In addition, the subject rezoning request is consistent with the City’s 70/30 Goal. Chapter 2 of the CMP recommends that the City strive to achieve a balance of 70 percent residential to 30 percent commercial assessed valuation to help lower the City’s tax rate and to help achieve the Balanced Development Principle. Chapter 4 specifically includes the 70/30 Goal as part of the City’s economic development efforts.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the Rezoning and Special Use applications for the Rawson Pub, located at 5621 West Rawson Ave., subject to the conditions of approval in the attached draft ordinance and resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 7-9-15]

ORDINANCE NO. 2015-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL
OF LAND FROM M-2 GENERAL INDUSTRIAL DISTRICT TO
B-2 GENERAL BUSINESS DISTRICT
(5621 WEST RAWSON AVENUE)
(APPROXIMATELY .971 ACRES)
(STEVEN D. SCHWEITZER, APPLICANT)

WHEREAS, Steven D. Schweitzer having petitioned for the rezoning of a certain parcel of land from M-2 General Industrial District to B-2 General Business District, such land being located at 5621 West Rawson Avenue; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 23rd day of July, 2015, 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: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from M-2 General Industrial District to B-2 General Business District:

THE NORTH 323.75 FEET OF THE WEST 170.00 FEET OF THE EAST 573. 66 FEET OF THE EAST 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. EXCEPTING THE NORTH 75.00 FEET FOR STREET PURPOSES. CONTAINING .971ACRES. Tax Key No. 758-9990-000.

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.

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 _____, 2015, by Alderman _____.

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR A
BAR/RESTAURANT WITH OUTDOOR ENTERTAINMENT/CONCERTS
BUSINESS USE UPON PROPERTY LOCATED
AT 5621 WEST RAWSON AVENUE
(RAWSON PUB)
(STEVEN D. SCHWEITZER, APPLICANT)

WHEREAS, Steven D. Schweitzer having petitioned the City of Franklin for the approval of a Special Use in the B-2 General Business District to allow for a bar/restaurant with outdoor entertainment/concerts business use, upon property located at 5621 West Rawson Avenue, bearing Tax Key No. 758-9990-000, more particularly described as follows:

THE NORTH 323.75 FEET OF THE WEST 170.00 FEET OF THE EAST 573. 66 FEET OF THE EAST 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. EXCEPTING THE NORTH 75.00 FEET FOR STREET PURPOSES. CONTAINING .971ACRES; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of July, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

STEVEN D. SCHWEITZER – SPECIAL USE
RESOLUTION NO. 2015-_____

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NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Steven D. Schweitzer, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Steven D. Schweitzer, successors and assigns, as a bar/restaurant with outdoor entertainment/concerts business use, which shall be developed in substantial compliance with, and operated and maintained by Steven D. Schweitzer, pursuant to those plans City file-stamped July 28, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Steven D. Schweitzer, successors and assigns, 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, for the Steven D. Schweitzer (Rawson Pub) bar/restaurant with outdoor entertainment/concerts business use, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the Steven D. Schweitzer (Rawson Pub) bar/restaurant with outdoor entertainment/concerts business use, for the property located at 5621 West Rawson Avenue: (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.
4. The applicant shall move the proposed shed north, to meet the minimum required 20-foot rear yard setback of the B-2 General Business District.
5. The applicant shall submit a revised Site Plan meeting the requirements of Section 15-7.0100 of the Unified Development Ordinance to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.
6. The applicant shall submit Site Intensity and Capacity Calculations as required by Section 15-7.0103-S of the Unified Development Ordinance to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.
7. Outdoor events shall be limited to such concerts, shows, and parties as may be reasonably expected to be accessory and incidental to the use of the subject property as a bar and restaurant.

STEVEN D. SCHWEITZER – SPECIAL USE
RESOLUTION NO. 2015-_____

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8. Outdoor events such as concerts, shows and parties which may need or require speakers, amplifiers, etc. or could otherwise involve loud noises or bright lights, must be limited to the outdoor patio area in the rear of the Rawson Pub property and limited to Fridays and Saturdays from 11:00 a.m. to 11:00 p.m. and Sundays from 3:00 p.m. to 10:00 p.m.
9. Each and every event shall be submitted to the City of Franklin Department of City Development at least 30 days prior to such event for review by City Staff to ensure compliance with all other applicable municipal rules and regulations, and permits and approvals, including but not limited to emergency access requirements, health department inspections, building permit approvals, sign permit approvals, fire department inspections, etc.

BE IT FURTHER RESOLVED, that in the event Steven D. Schweitzer, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

STEVEN D. SCHWEITZER – SPECIAL USE
RESOLUTION NO. 2015-_____

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BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

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

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

APPROVED:

Stephen R. Olson, Mayor

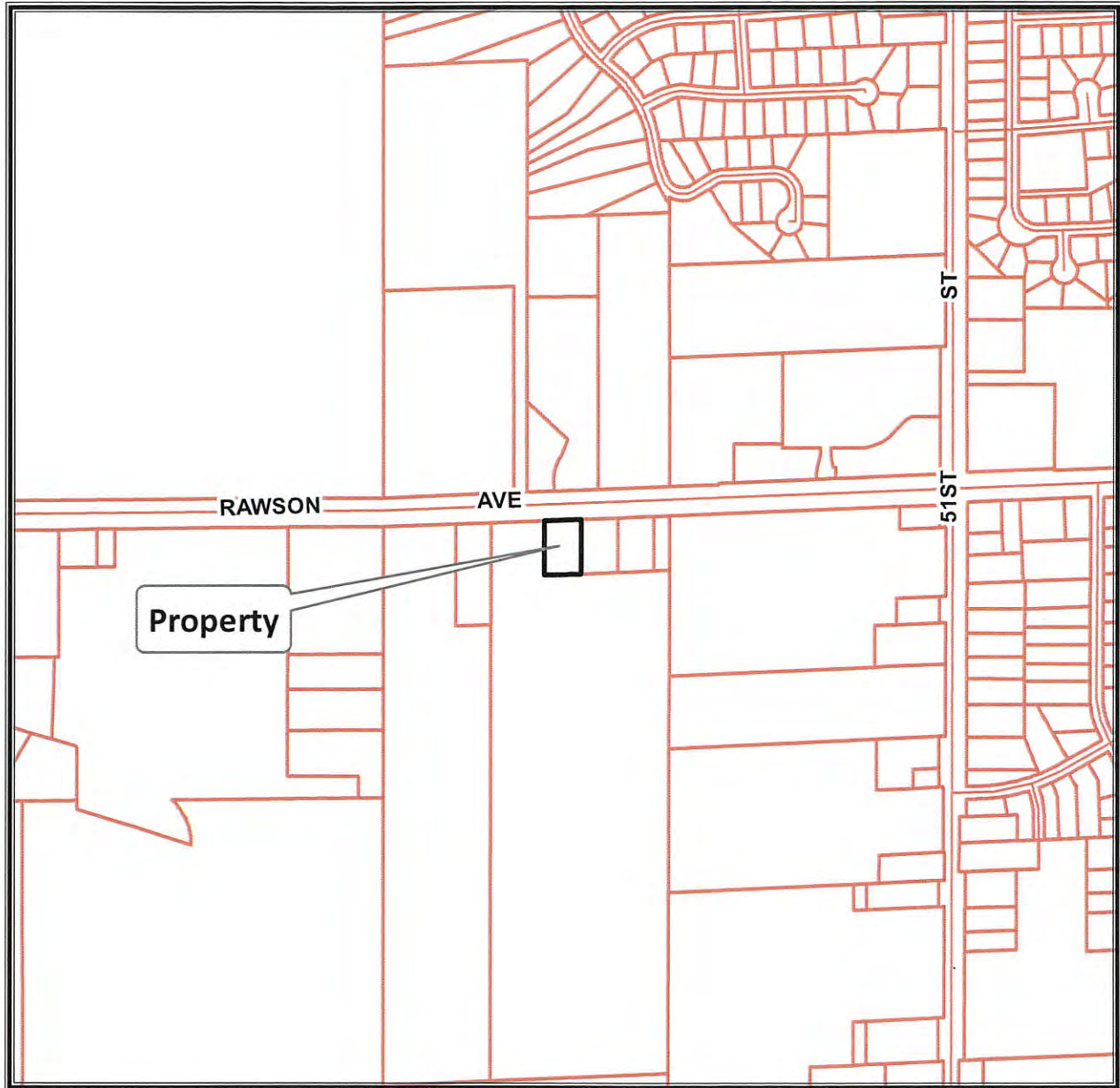
ATTEST:

Sandra L. Wesolowski, City Clerk

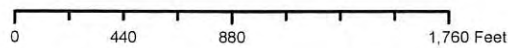
AYES _____ NOES _____ ABSENT _____



5621 W. Rawson Avenue
TKN 758-9990-000



Planning Department
(414) 425-4024



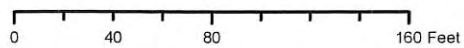
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



5621 W. Rawson Avenue
TKN 758-9990-000



Planning Department
(414) 425-4024

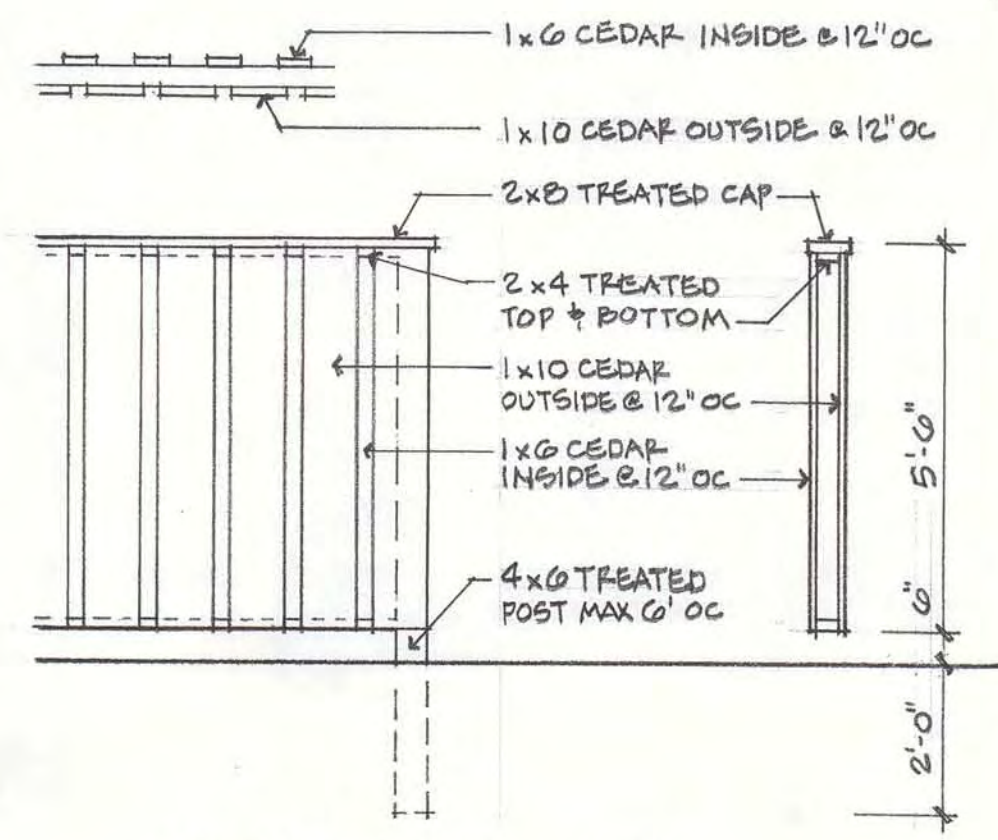
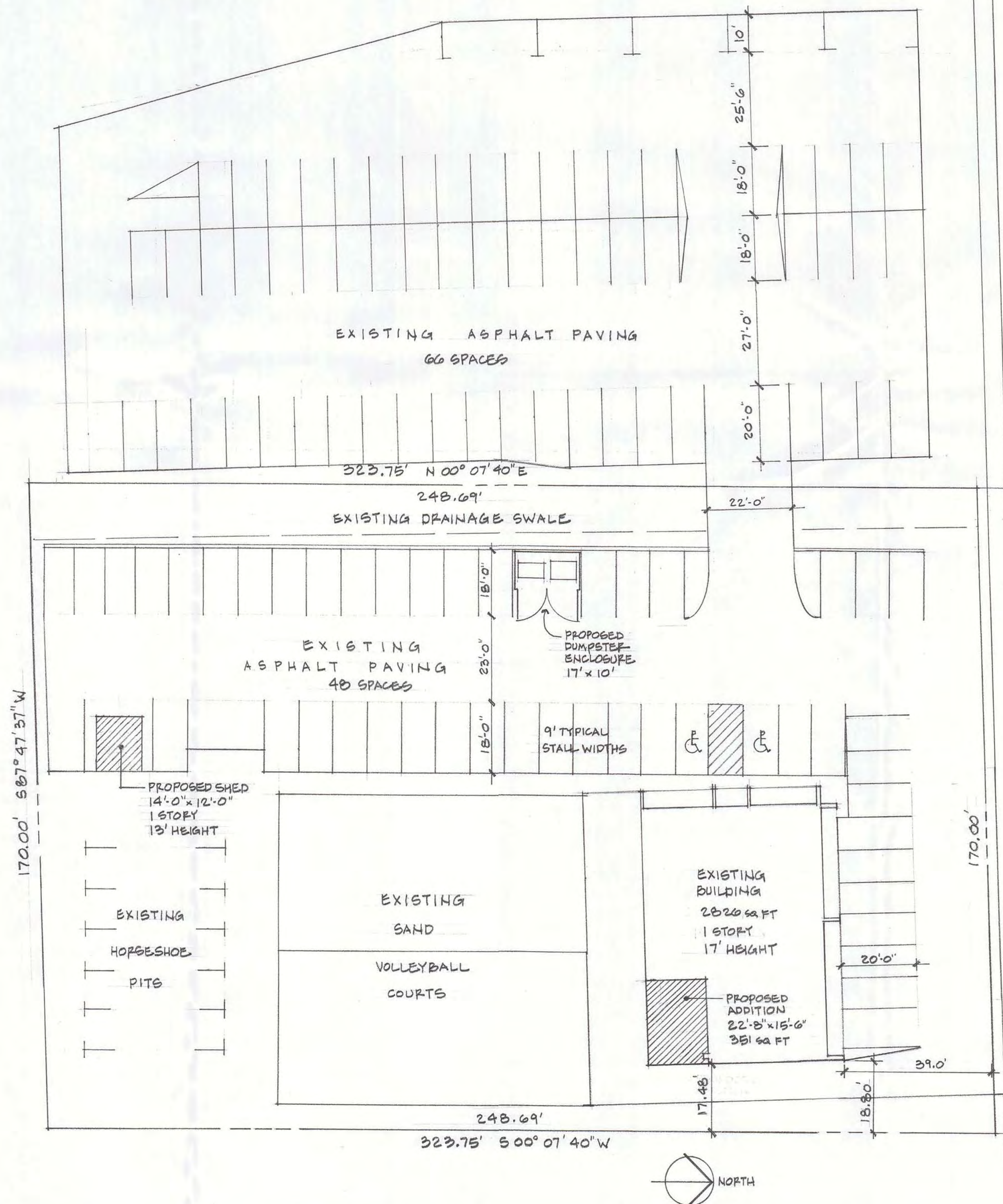


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2013 Aerial Photo

PROPERTY AREA 42277 sq FT = .971 ACRES
 PRESENT ZONING M-2
 3177 sq FT BUILDING @ 10 SPACES PER 1000 SF = 32 SP. REQ'D



W. RAWSON AVE.

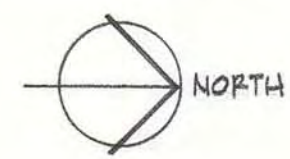
Franklin

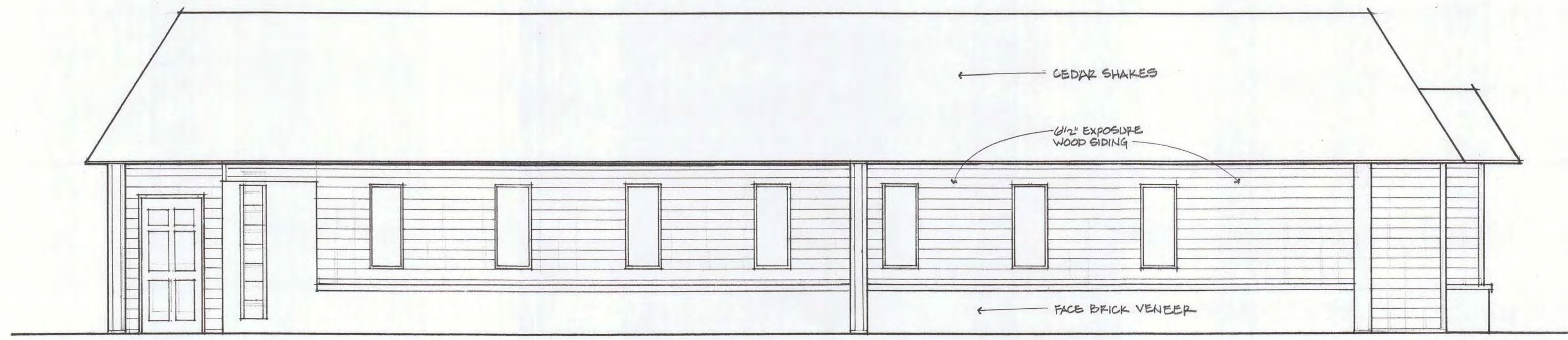
AUG 3 2015

City Development

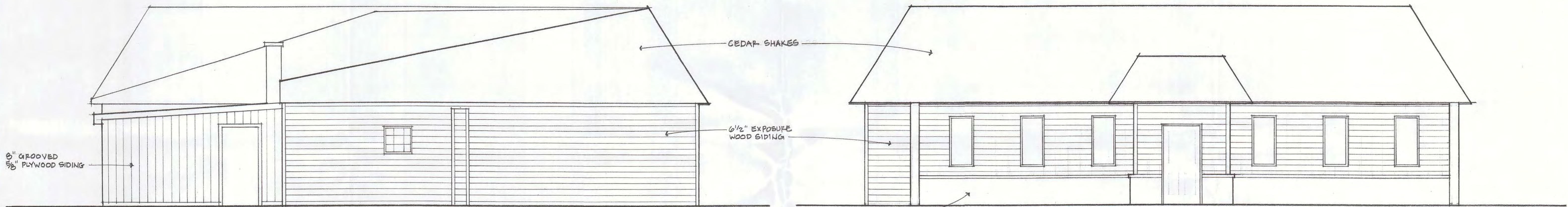
RAWSON PUB 5621 W. RAWSON AVE. FRANKLIN, WI 53132		
OWNER STEVE SCHWEITZER 10165 S. 76th ST. FRANKLIN, WI 53132		
RICHARD W. BEISSER, ARCHITECT 951 N. 31st Street Milwaukee, Wisconsin 53208		
SCALE: 1" = 20'-0"	DATE: JUNE 5, 2015	DR. BY: RW BEISSER
SITE PLAN		SHEET 1 NO.

REV 7/30/15



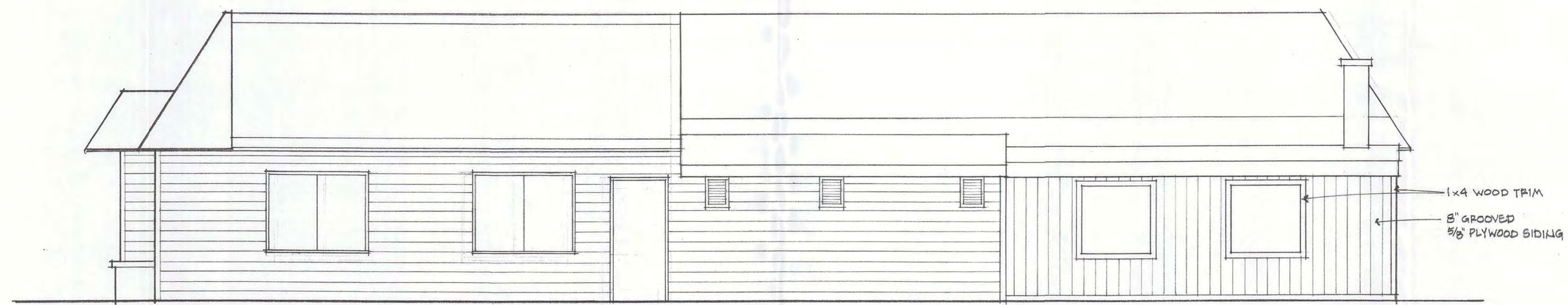


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

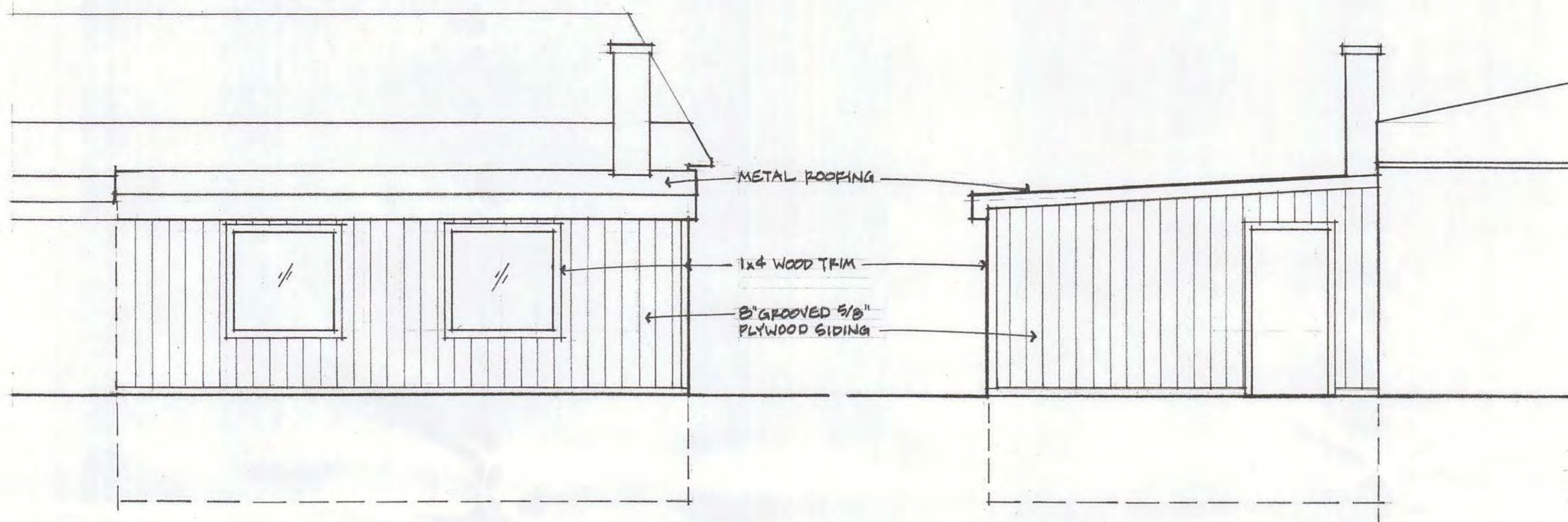
WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

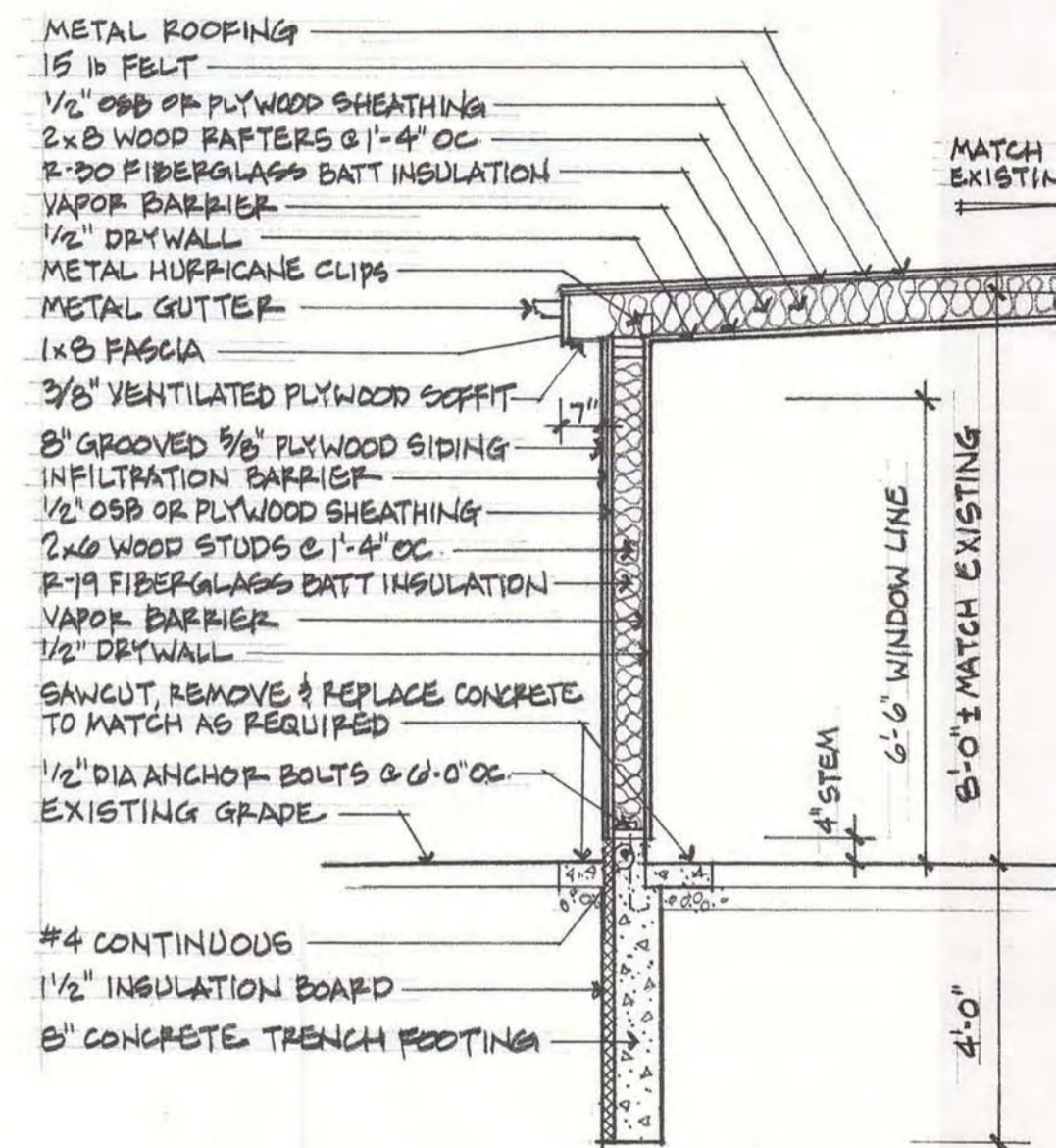
PROJECT DATA

STORIES
 CONSTRUCTION TYPE VB WOOD FRAME UNPROTEC
 SPRINKLERED
 OCCUPANCY GROUP A2 ASSEM

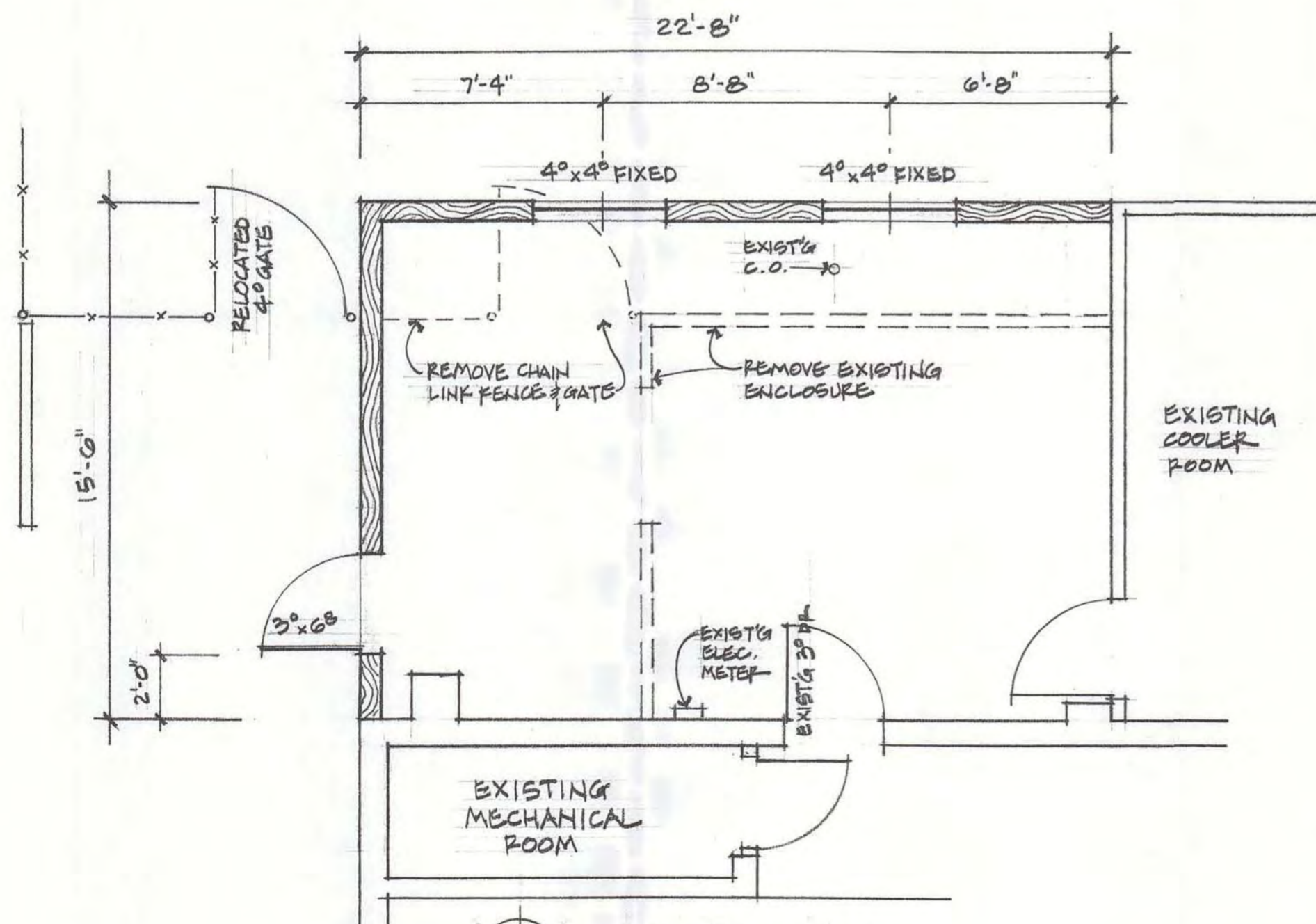


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

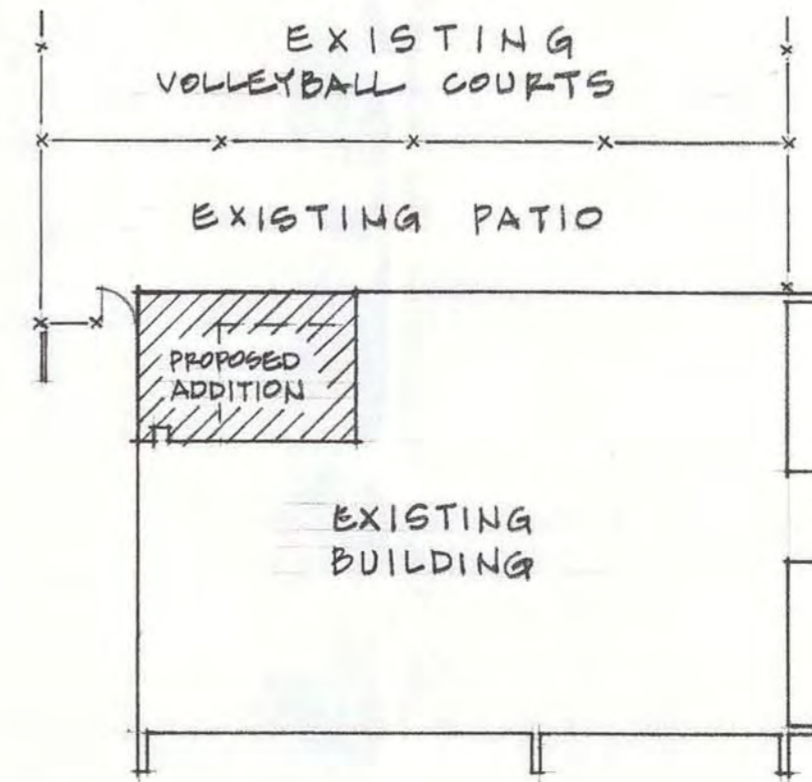
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



SECTION
 SCALE: 3/8" = 1'-0"



FLOOR PLAN
 SCALE: 1/4" = 1'-0"



LOCATION PLAN

PROPOSED ADDITION FOR RAWSON PUB 5021 W. RAWSON AVE FRANKLIN, WI 53132		
RICHARD W. BEISSER, ARCHITECT 951 N. 31st Street Milwaukee, Wisconsin 53208		
SCALE: AS SHOWN	DATE: NOV 19, 2014	DR BY: RW
ELEVATIONS, PLAN & DETAILS		SHEET NO