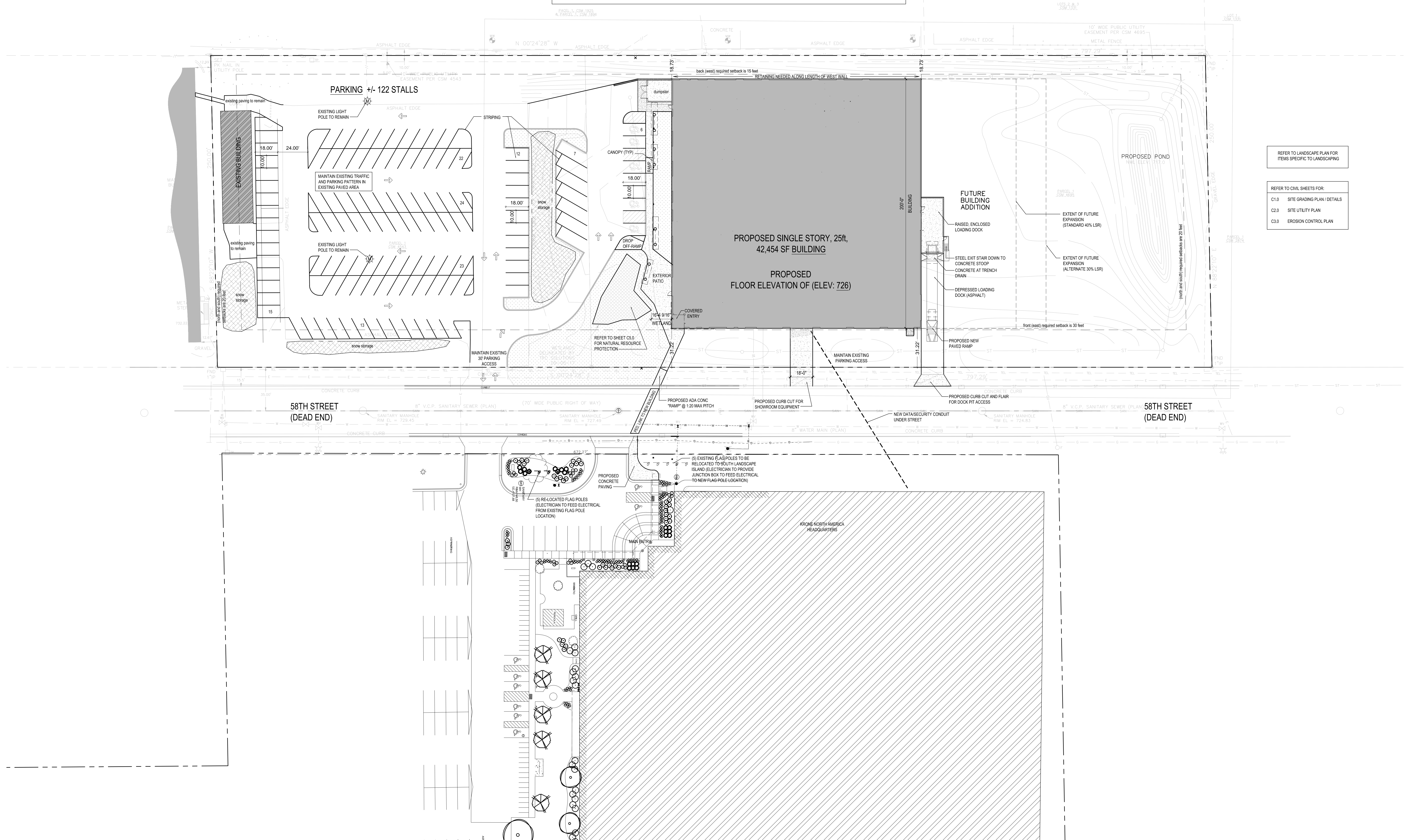


FRANKLIN ZONING DISTRICT: M1 (Limited Industrial)

1. The front (east) required setback is 30 feet
2. The side (north and south) required setbacks are 20 feet
3. The back (west) required setback is 15 feet
4. 40% green space must be maintained (entire parcel)
5. Parking - Light Industrial (2 / 1,000sf = 80 spaces required)
6. Building plus Loading Dock 42,454 sf
7. Paving 63,084 sf
8. TOTAL NON-PERVIOUS 105,538 sf
9. Site Size Legal Description (Gross) 199,277 sf (4.5748 acres)
10. Build-able Site Area (Net) 155,199.47 sf
11. TOTAL GREEN SPACE 93,739 sf
12. Landscape Ratio (LSR) 47.03 % (11 / 9)
13. Gross Floor Area Ratio (GFAR) 21.35 % (6 / 9)
14. Net Floor Area Ratio (NFAR) 27.35 % (6 / 10)
15. Snow Storage 6,300 sf (10% of paving)

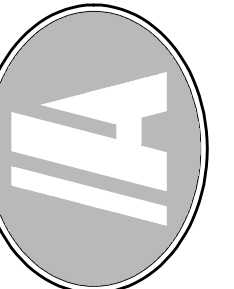


REFER TO LANDSCAPE PLAN FOR
ITEMS SPECIFIC TO LANDSCAPING

REFER TO CIVIL SHEETS FOR:
C1.0 SITE GRADING PLAN / DETAILS
C2.0 SITE UTILITY PLAN
C3.0 EROSION CONTROL PLAN

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 168th Street
New Berlin, WI 53151
WWW.ANDERSONASHTON.COM



Wisconsin Registered Architect:
Steven L. Wagner, Architect
Wis DSGPS Lic# A-9577-G

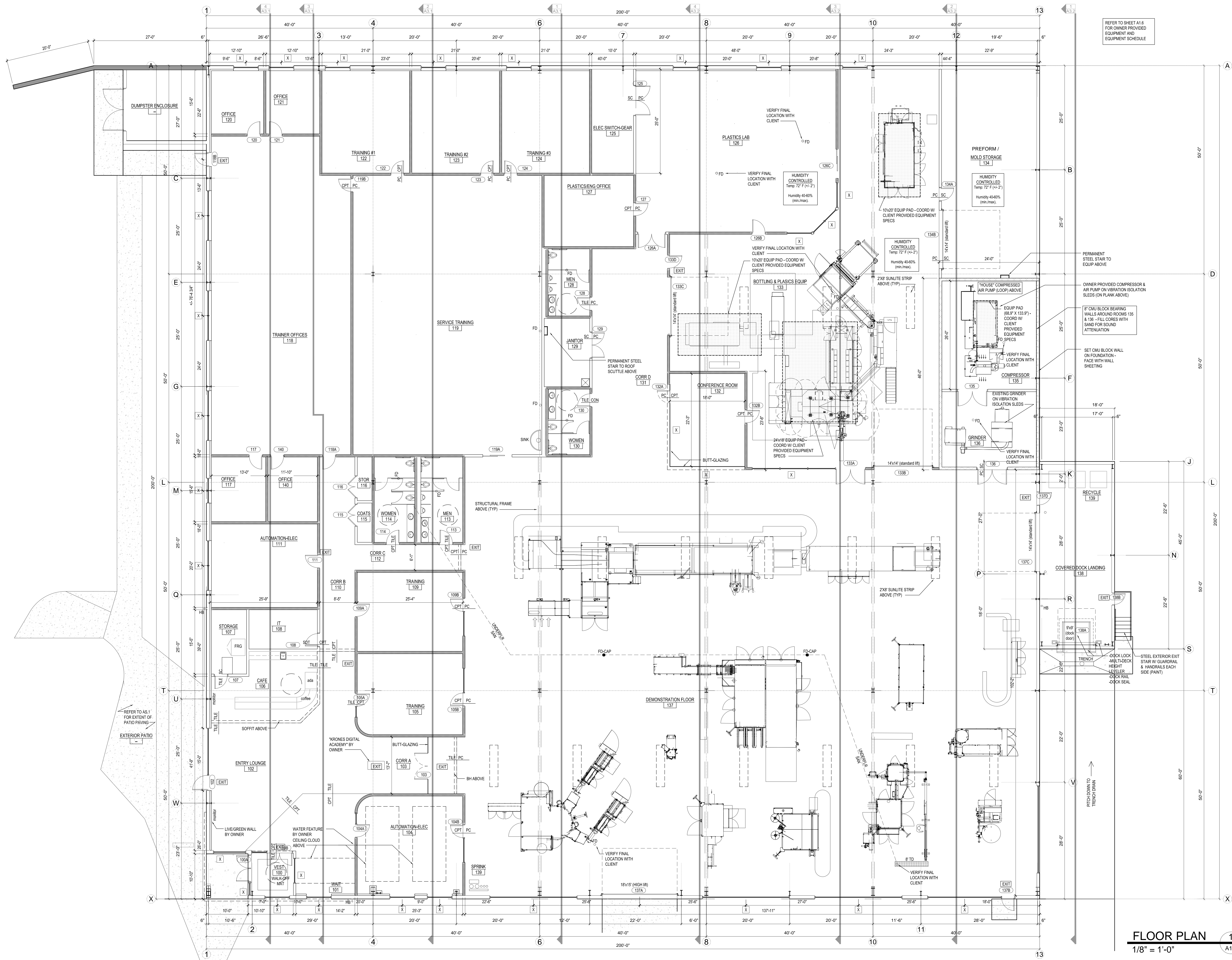
Wisconsin Registered Contractor:
ID #: 1048911 WI Dept of Commerce

PROPOSED BUILDING FOR:
KRONES, INC
9611 S 58TH STREET
FRANKLIN, WI 53132

DRAFTED BY: S L W
PROJECT DESIGNER: S L W
SUBMITTAL DATE: 11/27/2017
DESIGN NO.: 3765
CONSTRUCTION NO.: P-01701

AS1

ARCHITECTURAL SCHEMATIC SITE PLAN
SCALE: 1 : 30 (WHEN PRINTED TO 30X42 SHEET)



REFER TO SHEET A1.6
FOR OWNER PROVIDED
EQUIPMENT AND
EQUIPMENT SCHEDULE

REFER TO AS.1
FOR EXTENT OF
PATIO PAVING


FLOOR PLAN
1/8" = 1'-0"

1
A1.1

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD

Wisconsin Registered Architect:
Steven L. Wagner, Architect
Wis DSPS Lic# A-9577-5
New Berlin, WI 53151
Phone: (262) 786-6400
info@anderson-ashton.com


Wisconsin Registered Architect:
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Wis DSPS Lic# A-9577-5
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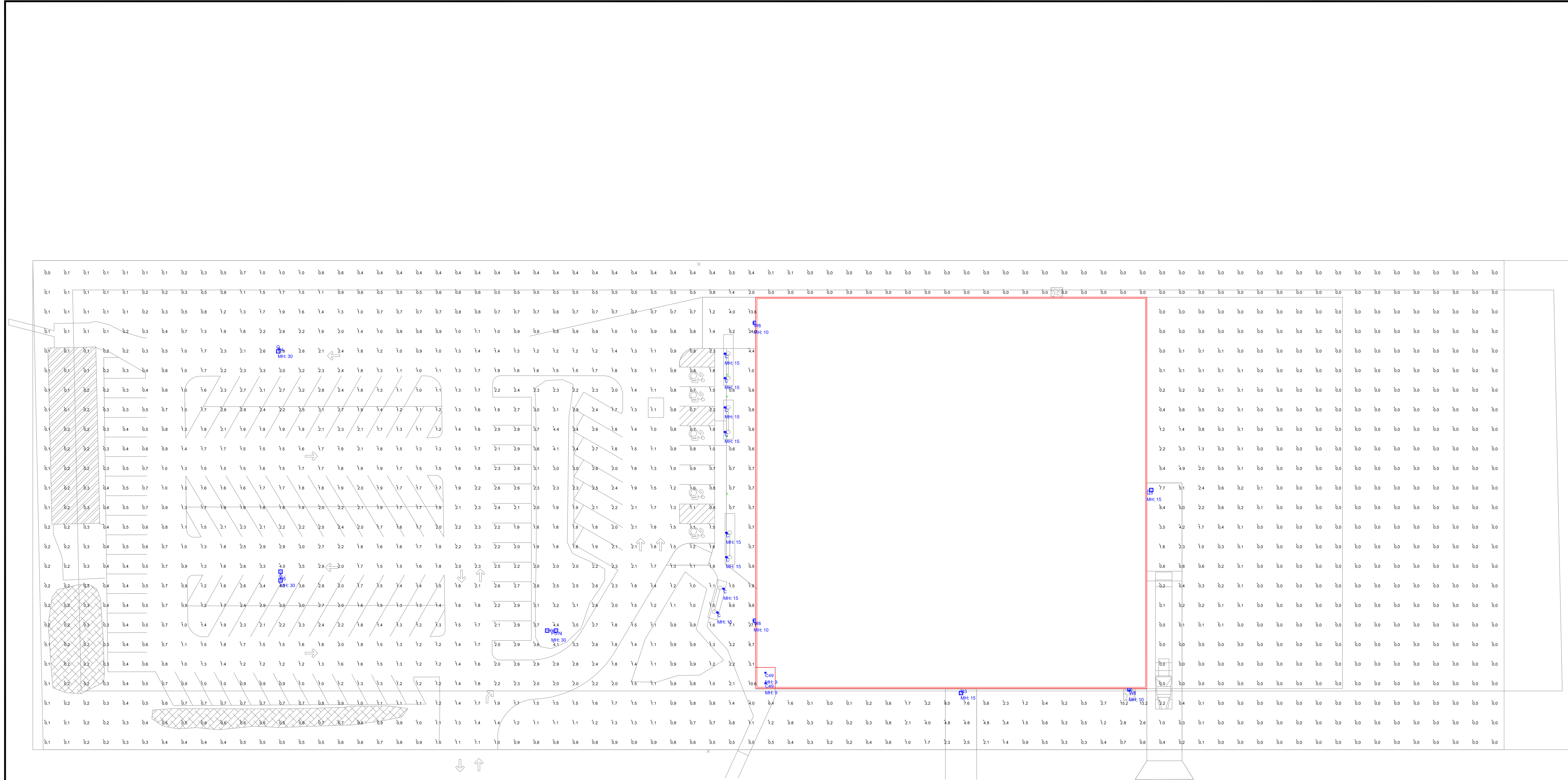
Wisconsin Registered Contractor:
ID #: 1048911 WI Dept of Commerce

PROPOSED BUILDING FOR:
KRONES, INC
9611 S 58TH STREET
FRANKLIN, WI 53132


DRAFTED BY: S.L.W.
PROJECT DESIGNER: S.L.W.
SUBMITTAL DATE: 11/27/2017
DESIGN NO.: 3765
CONSTRUCTION NO.: P-21701

A1.1
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Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
2	C49	SINGLE	0.900	CREE + C-CP-A-SQ-49L-xxK-xx	43.96	87.92	4778
1	P4	SINGLE	0.900	CREE + OSQ-A-NM-4ME-T-xxK-U/L (EXT POLE)	166	166	21902
1	P5	BACK-BACK	0.900	CREE + (2) OSQ-A-NM-5ME-T-xxK-U/L (EXT POLE)	166	996	21469
2	P5-N	BACK-BACK	0.900	CREE + (2) OSQ-A-NM-5ME-T-xxK-U/L (25' POLE 3' BASE NEW POLE)	166	996	21469
3	W8	SINGLE	0.900	CREE + C-WP-A-SL-8L-xxK-xx	80	240	8110
2	O3	SINGLE	0.900	CREE + OSQ-A-xx-3ME-B-xxK-U/L + WALL MOUNT	86	172	11424
8	O	SINGLE	0.900	SLV + 751761U	29.97	239.76	3012
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.04	27.7	0.0	N/A	N/A
PARKING LOT	Illuminance	Fc	1.73	4.4	0.2	8.65	22.00

Enterprise Lighting LTD

KRONES, INC
9600 S 58TH STREET
FRANKLIN, WI 53132

SITE
LIGHTING LAYOUT

DATE OCT. 26, 2017	SCALE 1' = 20'- 0"	SHEET NUMBER E1
-----------------------	-----------------------	--------------------

Draft 12/7/17

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of Krones, Inc,
property owner, for a Special Exception to Certain Natural Resource Provisions of the
City of Franklin Unified Development Ordinance

Whereas, Krones, Inc., property owner, having filed an application dated November 10, 2017, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated November 29, 2017 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated December 7, 2017 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at approximately 9611 South 58th Street, zoned M-1 Limited Industrial District, and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: "The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant."

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated November 10, 2017, by Krones, Inc., property owner, pursuant to the City of Franklin Unified Development Ordinance, the

proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather, existing site grading along with the desired reuse of the existing parking lot as a parking lot to serve the proposed training building coupled with the need to provide a safe and controlled pedestrian access between the existing Kronos building across the street constricted the building of the new training center to the proposed location.*

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives; *or*

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: *Agree, requirements will unreasonably and negatively impact the owner's use of the property and there are no practicable alternatives.*

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *Agree, be consistent with the existing character of the neighborhood; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *Agree, not effectively undermine the ability to apply or enforce the requirement with respect to other properties; and*

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *Agree, be in harmony with the general purpose and intent of the provisions of this Ordinance; and*

d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: *(this finding only applying to an application to improve or enhance a natural resource feature). NA*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The size and shape of the proposed building is critical to the internal scope of the business within and critical to the success of their business here in Franklin.*
2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *The steep grades to the North of the existing parking lot would be considered unusual in an industrial park; however, the proposed building design is intended to locate the loading dock to take advantage of the existing steep grades.*
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The proposed improvements to this property are within the permitted use of the industrial park zoning district and will be occupied and used as such for the foreseeable future.*
4. Aesthetics: *Much of the improved area within the wetland buffer is intended to promote a visual connection between wetland and occupants of the proposed building.*
5. Degree of noncompliance with the requirement allowed by the Special Exception: *None anticipated.*
6. Proximity to and character of surrounding property: *This property is within an old, established industrial park.*
7. Zoning of the area in which property is located and neighboring area: *M-1 Limited Industrial District.*
8. Any negative affect upon adjoining property: *None anticipated.*
9. Natural features of the property: *This is an industrial park.*
10. Environmental impacts: *None anticipated.*
11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of November 29, 2017 is incorporated herein.*
12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or

structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

Decision

Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions: 1) that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted; 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Kronos, Inc., property owner, and all other applicable provisions of the Unified Development Ordinance; 4) applicant shall submit a mitigation plan, providing enhancements adjacent to the proposed stormwater pond onsite to compensate for the proposed impacts to the protected natural resource features being disturbed for Department of City Development review and approval, prior to issuance of a Building Permit; 5) applicant shall submit a Conservation Easement to protect the wetland and remaining wetland buffer. Prior to issuance of an Occupancy Permit, the Conservation Easement must be recorded with the Milwaukee County Register of Deeds following Common Council approval; and 6) the mitigation in terms, conditions, and restrictions shall be included into the proposed Stormwater Easement, subject to review and approval by the City Attorney. The duration of this grant of Special Exception is permanent.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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

Franklin
NOV 10 2017
City Development



City of Franklin

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

Date of Application: _____

NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]):

Name: Mr. Holger Beckmann
Company: KRONES Incorporated
Mailing Address: PO Box 321801
City / State: Franklin, WI Zip: 53132-6241
Phone: 414-409-4236
Email Address: holger.beckmann@kronesusa.com

Project Property Information:

Property Address: 9600 South 58th Street
Property Owner(s): KRONES, Incorporated
Mailing Address: PO Box 321801
City / State: Franklin, WI Zip: 53132-6241
Email Address: holger.beckmann@kronesusa.com

Applicant is Represented by (contact person) (Full Legal Name[s]):

Name: Robin L. Sterr
Company: Anderson Ashton
Mailing Address: 2746 South 166th Street
City / State: New Berlin, WI Zip: 53151
Phone: 262-786-4640
Email Address: Rsterr@andersonashton.com

Tax Key Nos: 899 9990 062
Existing Zoning: M-1
Existing Use: Existing parking lot and vacant land
Proposed Use: Training Facility Building
Future Land Use Identification: Industrial

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

Natural Resource Special Exception Application submittals for review must include and be accompanied by the following:

(See Section 15-10.0208 of the Unified Development Ordinance for review and approval procedures.)

<http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm>

- ☐ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☐ Application Filing Fee, payable to City of Franklin: ☐ \$500
- ☐ Legal Description for the subject property (WORD.doc or compatible format).
- ☐ Seven (7) complete **collated** sets of Application materials to include:
 - ☐ One (1) original and six (6) copies of a written Project Narrative.
 - ☐ Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Plat of Survey (as required by Section 15-9.0110(B) of the Unified Development Ordinance).
 - ☐ Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Natural Resource Protection Plan (See Sections 15-4.0102 and 15-7.0201 for information that must be denoted on or included with the NRPP).
 - ☐ Four (4) **folded** reduced size (11"x17") copies of the Plat of Survey and Natural Resource Protection Plan.
- ☐ Three copies of the Natural Resource Protection report, if applicable. (see Section 15-7.0103Q of the UDO).
- ☐ One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.
- ☐ Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Natural Resource Special Exception requests require review by the Environmental Commission, public hearing at and review by the Plan Commission, and Common Council approval prior to recording with Milwaukee County Register of Deeds.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Name & Title (PRINT)

Date:

Signature - Property Owner

Name & Title (PRINT)

Date:

Signature - Applicant

Name & Title (PRINT)

Date:

Signature - Applicant's Representative

Name & Title (PRINT)

Date:

Project Summary

The proposed project consists of the construction of a 42,454 square foot pre-engineered metal building on a parcel of land adjacent to an existing parking lot. The property is currently owned by Krone and is located within the original Franklin industrial park. The East elevation of the building will be finished in flat architectural metal panel combined with several large storefront windows. The large storefront windows along the East are intended to showcase Krone's current equipment offerings. The South elevation will be faced with flat architectural metal panel and punctuated with insulated aluminum windows intended to bring natural lighting deep into the interior of the building. The West elevation will be faced with ribbed metal panel. The North elevation will be a combination of ribbed metal panel and flat architectural metal panels. The roof of the building will be a standing seam metal panel system with integral skylights within a mono-slope roof which pitches to the West. The project will feature a retention pond on the North end of the property for onsite storm water storage. The existing parking lot will be pulverized and resurfaced with additional asphalt parking areas being constructed on the north and south portions of the existing lot. The building will fill an important need for the operations of this international company. The building's intended purpose is to both host prospective and current consumers, introducing them to Krone's line of industry leading equipment and to host international trainees, giving them a single location to both demonstrate and learn to operate and maintain Krone's proprietary equipment.

SECTION 15-3.0502**CALCULATION OF BASE SITE AREA**

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

Table 15-3.0502

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

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	4.57 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed <i>residential use</i> , subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed <i>nonresidential use</i> , subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 4.57 acres

SECTION 15-3.0503**CALCULATION OF THE AREA OF NATURAL
RESOURCES TO BE PROTECTED**

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

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X <u>0</u> =	<u>0</u>
20-30%	0.65	0.75	0.70	X <u>0</u> =	<u>0</u>
+ 30%	0.90	0.85	0.80	X <u>0</u> =	<u>0</u>
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u>0</u> =	<u>0</u>
Young	0.50	0.50	0.50	X <u>0</u> =	<u>0</u>
Lakes & Ponds	1	1	1	X <u>0</u> =	<u>0</u>
Streams	1	1	1	X <u>0</u> =	<u>0</u>
Shore Buffer	1	1	1	X <u>0</u> =	<u>0</u>
Floodplains	1	1	1	X <u>0</u> =	<u>0</u>
Wetland Buffers	1	1	1	X <u>0.18</u> =	0.18
Wetlands & Shoreland Wetlands	1	1	1	X <u>0.03</u> =	0.03
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					0.21

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

SECTION 15-3.0504**CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES**

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

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 <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>4.57</u></p> <p>Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.40</u></p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =</p>	<p align="right">1.83 acres</p>
STEP 2:	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>4.57</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: - <u>1.83</u></p> <p>Equals NET BUILDABLE SITE AREA =</p>	<p align="right">2.74 acres</p>
STEP 3:	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>2.74</u></p> <p>Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>0.85</u></p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =</p>	<p align="right">2.33 acres</p>
STEP 4:	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>4.57</u></p> <p>Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>0.42</u></p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =</p>	<p align="right">1.92 acres</p>
STEP 5:	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the <i>lowest</i> 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 align="right">1.92 acres</p> <p align="right">(<u>83,635</u> s.f.)</p>

Natural Resource Special Exception Question and Answer Form

Section 1: Per Section 15-9.0110, Applications for a Special Exception to stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback provisions, and for improvements or enhancements to a natural resource feature of this Ordinance shall include the following:

- A. Name and address of the applicant and all abutting and opposite property owners of records.

Name: Rob Sterr

Company: Anderson Ashton

Address: 2746 South 166th Street New Berlin WI 53151

- B. Plat of survey. Plat of survey prepared by a registered land surveyor showing all of the information required under §15-9.0102 of this Ordinance for a Zoning Compliance Permit.
(Please attach)

- C. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:

1. Indication of the section(s) of the UDO for which a Special Exception is requested.

Wetland buffer areas – Section 15-4.0102 H and Wetland Setbacks – Section 15-4.0102I

2. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.

There is small isolated Wetland area of 1358 s.f that was discovered and delineated. The wetlands are a result of runoff from the existing parking lot and poor drainage / grading. The wetlands are in a location of the initial proposed site expansion. The site has been redesigned to avoid the wetlands but cannot be designed to avoid the wetland buffer and setback areas.

3. Statement of the reason(s) for the request.

The proposed project cannot be constructed to meet the current needs and future expansion plans without encroaching into the wetland buffer and setback areas.

4. Statement of the reasons why the particular request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:

The request is appropriate since the intention of the wetland buffers and setbacks are to protect the wetland areas. The proposed plan does maintain and protect the wetlands. The adjacent impervious area will no longer drain directly into the wetland area. The proposed storm water and grading plan are designed to collect and reroute this runoff to a new storm water pond on the north which will protect the wetland quality. In addition the wetland is located in the front of the proposed building so the owner will maintain the

vegetative quality of the wetlands and adjacent areas for aesthetic reasons.

a. Background and Purpose of the Project.

- i. Describe the project and its purpose in detail. Include any pertinent construction plans.

The project is a new 40,000 square foot, stand-alone building, across the street from the main KRONES facility. The building will be used as a training center for employees as customers on how to operate and work on KRONES equipment.

- ii. State whether the project is an expansion of an existing work or new construction.

The project is a new building

- iii. State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.

There is pedestrian interaction between the existing building on the east side of 58th street with the new building on the west side of the street, close as possible in correlation to the existing entrance. Additionally, the site has a future expansion planned to the north which is imperative to the business plan of KRONES.

b. Possible Alternatives.

- i. State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

3 alternative site plans were developed. The initial preferred alternative 1 encroached on the wetland area. The site was redesigned to avoid the wetland area (to current proposed plan) and a third alternative was developed to avoid the buffer and setback areas. The third alternative is not a feasible solution since it places the building too far from the parking area and the connection to the existing facility across the street. It also does not allow for any future expansion of the building. It is not possible for the project to proceed if the wetland buffer and setback exceptions are not granted.

- ii. State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

See above response

- iii. State how the project may be made smaller while still meeting the project's needs.

The size and shape of the building is how the Owner needs the floor plan to be to conduct its training and business. The project will not proceed if

the size of the building is reduced.

- iv. State what geographic areas were searched for alternative sites.

No other areas were searched for alternative sites

- v. State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.

There are no other sites available.

- vi. State what will occur if the project does not proceed.

Possible relocation of the business to another state.

c. Comparison of Alternatives.

- i. State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

3 alternatives were consider. The cost of each is comparable. There will be no cost of the loss resources since under the current alternative the wetland will remain and be protected.

- ii. State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

Alternative 1 was rejected since it required removal of the wetland area. Alternative 3 was rejected since the building will be too far from the existing parking lot and existing facility across the street. It was also rejected since it prohibits any future building expansion which is a necessity for this project.

- iii. State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

Alternative 3 was rejected since there will be no space on the site for the required storm water management facilities and the building expansion.

- iv. State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

-
-
-
- d. Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

The chosen alternative maintains and protects the existing wetland. It allows for a reasonable connection to the parking lot and to the existing facility across the street and allows for the future expansion of the building.

- e. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description. Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

The only natural resource area on the site is a small isolated wetland. The project is requesting a special exception to build within the 30' wetland buffer and 50' wetland setback area. (See wetland report and NRPP)

- f. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

- i. Diversity of flora including State and/or Federal designated threatened and/or endangered species.

See wetland rept for flora description. No threatened or endangered species exists.

- ii. Storm and flood water storage.

The wetland buffer and setback area does not provide any significant storm or flood storage. Storm water storage is proved on the north with a proposed storm water pond.

- iii. Hydrologic functions.

The wetland buffer and setback area does not provide any signifincat hydrologic functions. Storm water manamgmt is proved on the north with a proposed storm water pond.

- iv. Water quality protection including filtration and storage of sediments, nutrients or toxic substances.

Water quality / sediment removal will be provided on the north with a proposed storm water pond

- v. Shoreline protection against erosion.

NA

- vi. Habitat for aquatic organisms.

NA

- vii. Habitat for wildlife.

No impact anticipated

- viii. Human use functional value.

No impact anticipated.

- ix. Groundwater recharge/discharge protection.

No impact anticipated.

- x. Aesthetic appeal, recreation, education, and science value.

No impact anticipated. Wetland area will be maintained and enhanced.

- xi. Specify any State or Federal designated threatened or endangered species or species of special concern.

Non

- xii. Existence within a Shoreland.

NA

- xiii. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.

Non

- g. Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.

Water quality / sediment removal will be provided on the north with a proposed storm water pond

5. Date of any previous application or request for a Special Exception and the disposition of that previous application or request (if any).

- D. Copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit. *(Please attach accordingly)*

Section 2: Staff recommends providing statements to the following findings that will be considered by the Common Council in determining whether to grant or deny a Special Exception to the stream, shore buffer, navigable water-related, wetland, wetland buffer and wetland setback regulations of this Ordinance and for improvements or enhancements to a natural resource feature, per Section 15-10.0208B.2. of the Unified Development Ordinance.

- a. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature):

Existing site grading along with the desired reuse of the existing parking lot as a parking lot to serve the proposed training building coupled with the need to provide a safe and controlled pedestrian access between the existing Krones building across the street constricted the building of the new training center to the proposed location.

- b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

- i. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

; or

- ii. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

Agree

c. The Special Exception, including any conditions imposed under this Section will:

i. be consistent with the existing character of the neighborhood:

Agree

; and

ii. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

Agree

; and

iii. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

Agree

; and

iv. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

NA

d. In making its determinations, the Common Council shall consider factors such as:

i. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

The size and shape of the proposed building is critical to the internal scope of the business within and critical to the success of their business here in Franklin

ii. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:

The steep grades to the North of the existing parking lot would be considered unusual in an industrial park, however, the proposed building design is intended to locate the loading dock to take advantage of the existing steep grades

- iii. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

The proposed improvements to this property are within the permitted use of the industrial park zoning district and will be occupied and used as such for the foreseeable future

- iv. Aesthetics:

Much of the improved area within the wetland buffer is intended to promote a visual connection between wetland and occupants of the proposed building

- v. Degree of noncompliance with the requirement allowed by the Special Exception:

none anticipated

- vi. Proximity to and character of surrounding property:

This property is within an old, established industrial park

- vii. Zoning of the area in which property is located and neighboring area:

M-1

- viii. Any negative affect upon adjoining property:

none anticipated

- ix. Natural features of the property:

This is an industrial park

x. Environmental impacts:

none anticipated

NOV 27 2017



November 22, 2017

WIC-SE-2017-41-03234

Anderson Ashton, Inc.
Rob Sterr
2746 S. 166th Street
New Berlin, WI 53151

RE: Wetland Delineation Report for a project area (9600 S. 58th Street), located in the NW1/4 of the NW1/4 of Section 26, Township 05 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Sterr:

We have received and reviewed the wetland delineation report prepared for the project area referenced above by TRC Environmental Corporation. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon a November 3, 2017 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email
Neil.Molstad@wisconsin.gov.

Sincerely,

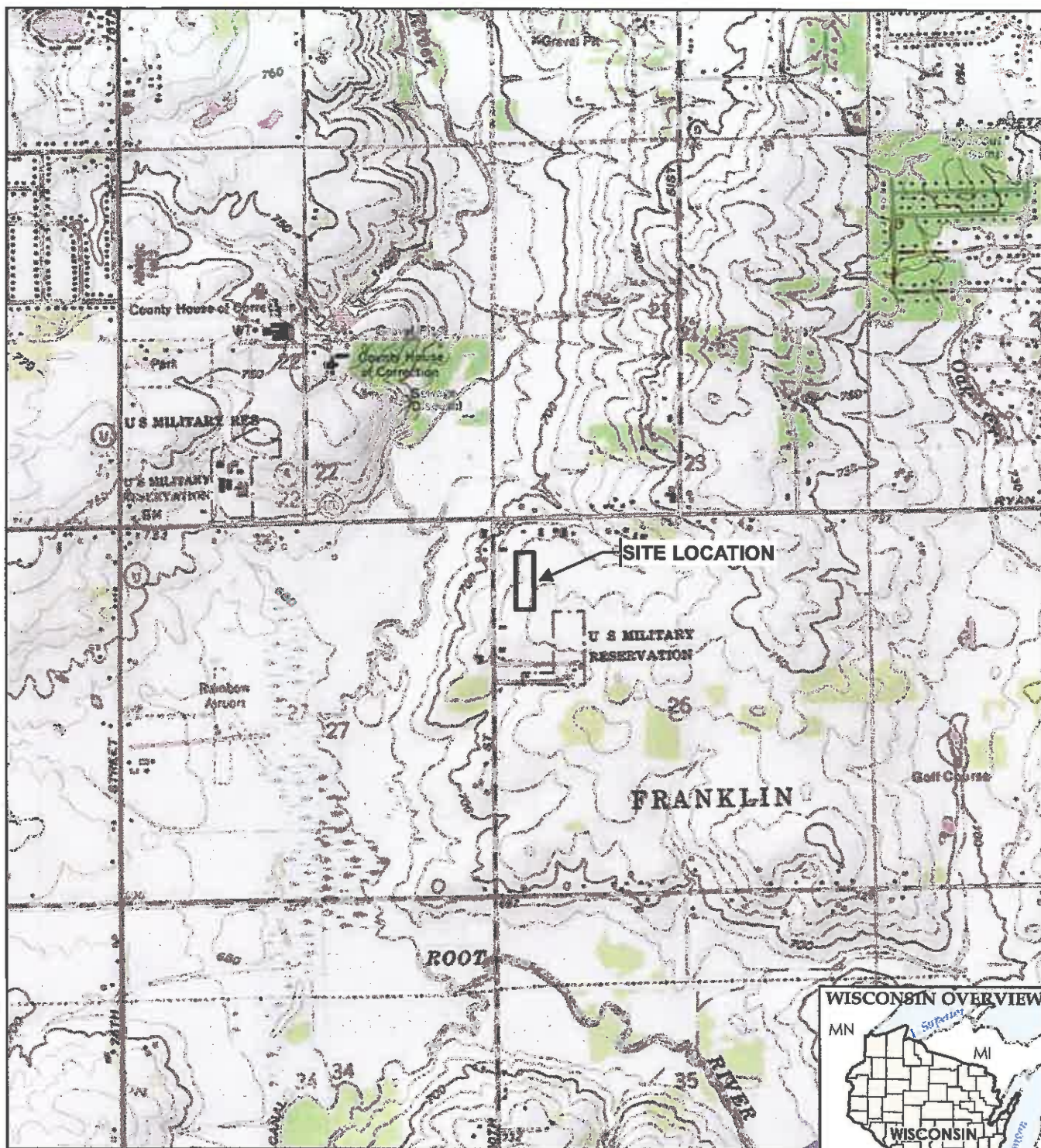
A handwritten signature in black ink, appearing to read 'Neil Molstad', with a stylized flourish at the end.

Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
Joel Dietl, City of Franklin
Laura Giese, TRC
Joshua Wied, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineation Mapping for the Project Area



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



150 North Patrick Blvd.
Suite 180
Brookfield, WI 53045
Phone: 262.879.1212

TRC - GIS

PROJECT:

**WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

TITLE:

SITE LOCATION MAP

DRAWN BY:

R SUEMNICHT

CHECKED BY:

L GIESE

APPROVED BY:

L GIESE

DATE:

SEPTEMBER 2017

PROJ. NO.:

283896







FILE:

283896-001slm.mxd

FIGURE 1



LEGEND


-  UPLAND AND SAMPLE LOCATION
 WETLAND SAMPLING LOCATION
 CULVERT
 UPLAND DRAINAGE GWALF CENTER LINE
 TRC DELINEATED WETLAND
 STUDY AREA

NOTES

1. HASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.

154185 S



FINANCE	WETLAND DELINEATION KRONES PROPERTY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN		WETLAND DELINEATION MAP		200906
TITLE					
OWNER/EST.	N. S. KRAMER		TAXAL. NO.		
CLIENT/REP.	L. C. ROSE		L. C. ROSE		
APPROVED BY:					
DATE:	SEPTEMBER 2017		EXHIBIT A		
			150 North Parkside Blvd., Suite 100 Franklin, WI 53122 Phone: 262.579.1232 www.trc-online.com		



Wetland and Waterway Delineation Report

September 8, 2017

TRC Project No. 283896-0000-0000

Krones Property

9600 S. 58th Street
Franklin, Wisconsin 53132

Prepared For:

Anderson Ashton
2746 South 166th St.
New Berlin, WI 53151

Prepared By:

Laura A.B. Giese, PhD
TRC Environmental Corporation
150 N. Patrick Blvd., Suite 180
Brookfield, WI 53045

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Statement of Qualifications	1
1.2	Agency Regulatory Authority.....	2
2.0	METHODS	2
2.1	Off-Site Review	2
2.2	On-Site Field Investigation.....	2
3.0	RESULTS.....	3
3.1	Off-Site Review	3
3.2	On-Site Field Investigation.....	4
3.2.1	Site Description.....	4
3.2.2	Uplands	4
3.2.3	Wetlands.....	4
3.2.4	Other Aquatic Resources	4
3.2.5	Professional Opinion On Wetland Susceptibility Per NR 151	5
4.0	CONCLUSIONS.....	5
5.0	REFERENCES.....	5

APPENDICES

Appendix A:	Figures
Appendix B:	Antecedent Precipitation Data/WETS Analysis
Appendix C:	Wetland Delineation Map
Appendix D:	Site Photographs
Appendix E:	Wetland Determination Data Forms
Appendix F:	Professional Opinion on Wetland Susceptibility

1.0 Introduction

On behalf of Anderson Ashton, TRC Environmental Corporation (TRC) conducted a wetland and waterway delineation within a designated Study Area at 9600 S. 58th Street (Figure 1, Appendix A). The Study Area was approximately 4.5 acres and located in Section 26, Township 5N, Range 21E in the City of Franklin, Milwaukee County, Wisconsin.

Landowner's Name and Contact Information:

Krones Inc.
PO Box 321801
Franklin, WI 53132-6241
Parcel ID 8999990062

c/o Rob Sterr
Anderson Ashton
2746 South 166th St.
New Berlin, WI 53151
Phone: 262.719.8850
Email: rsterr@andersonashton.com

The purpose of this wetland and waterway delineation was to determine the current location and extent of wetlands and waterways located within a designated Study Area for potential development. Our study is presented here in terms of methodology, results, and conclusions.

The wetland and waterway delineation field investigation was conducted by TRC scientist Laura Giese on August 31, 2017. Laura Giese was the lead investigator and is the author of this report.

1.1 Statement of Qualifications

TRC has extensive experience managing and conducting wetland delineations across the United States. TRC's biologists and ecologists have been trained to properly and consistently apply the methods set forth in the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplements. They have direct experience identifying and documenting indicators of hydrophytic vegetation, wetland hydrology, and hydric soil and are experienced in dealing with naturally problematic and disturbed conditions.

TRC's large natural resources staff have the capability to coordinate wetland survey teams to meet fast-track project schedules and satisfy the challenges of complex or controversial projects.

Dr. Laura A.B. Giese, PWS, CF, CSE is a Senior Biologist at TRC with over 25 years of professional experience working in natural resources throughout the East and Midwest. Her credentials include Professional Wetland Scientist, Professional Wetland Delineator – VA, Certified Forester, and Certified Senior Ecologist. Dr. Giese's experience includes wetland delineation and functional analyses, stream assessment and restoration, and forest management. She has been the principal investigator on rare, threatened and endangered species surveys, and botanical surveys. Dr. Giese has designed and monitored wetland mitigation banks and managed the Piedmont Wetlands Research Program for mitigation design and implementation. Dr. Giese has authored numerous wetland, botanical and

forestry technical reports, and prepared wetland permit applications. Dr. Giese assisted with development of the qualifying exam for the Virginia Wetland Delineator Certification Program and served on the peer review committee for the US Army Corps of Engineers Atlantic and Gulf Coastal Plain Regional Supplement. Through Virginia Tech, Dr. Giese has taught graduate courses on wetlands and invasive species.

1.2 Agency Regulatory Authority

The wetlands and/or waterways identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin Department of Natural Resources (WDNR), and local jurisdiction under county, town, city, or village.

2.0 Methods

This wetland and waterway delineation was conducted in accordance with the guidelines of the 1987 Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, 2010) and in general accordance with Wisconsin Department of Natural Resources guidelines. National Wetland Indicator status and taxonomic nomenclature is referenced from The National Wetland Plant List (Lichvar, 2016). National Wetland Indicator status is based on the Midwest Region. Indicators of hydric soil are based on the Field Indicators of Hydric Soils in the United States guide Version 8.1 (Vasilas, L. M. et. al. 2017). This report has also been prepared in accordance with the guidelines set forth in the "Guidance for Submittal of Delineation Reports to the St. Paul District Corps of Engineers and the Wisconsin Department of Natural Resources" document issued March 4, 2015.

2.1 Off-Site Review

Prior to conducting fieldwork, several maps were reviewed including the United States Geological Survey (USGS) 7.5' Quadrangle maps, Natural Resource Conservation Service (NRCS) Soil Survey Map, Wisconsin Wetland Inventory (WWI) Map, and aerial photographs. These sources were used to identify areas likely to contain wetlands and waterways.

Precipitation data from approximately 90 days prior to the field investigation were obtained from a weather station near the Study Area and compared with 30-year average precipitation data obtained from a NRCS WETS Table for the County where the Study Area was located to determine if antecedent hydrologic conditions at the time of the site visit were normal, wetter, or drier than the normal range.

2.2 On-Site Field Investigation

Areas having wetland indicators within the Study Area were evaluated in the field by TRC wetland scientist Laura Giese on August 31, 2017. Sample points were located in areas exhibiting wetland and upland characteristics to document the presence and/or absence of wetlands and to provide support for the delineated wetland boundaries. At each sample point, data were collected to document the vegetation and hydrophytic vegetation indicators, soil profile and hydric soil indicators, and wetland hydrology indicators.

Plant species were identified at each sample point and their wetland indicator status; obligate wetland (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), or upland (UPL); was determined by referencing The National Wetland Plant List (Lichvar 2016). Soil pits were dug to the depth needed to document a hydric soil indicator or confirm the absence of indicators. Soil color was determined using a Munsell soil color chart. The sample point plots and soil pits were evaluated for presence of wetland hydrology indicators.

The wetland boundaries were delineated and staked using wire pin flags and when needed flagging tape. Wetland boundaries were generally determined by subtle differences in the abundance of hydrophytic vegetation and non-hydrophytic vegetation, presence versus absence of hydric soil indicators, and presence versus absence of wetland hydrology indicators.

3.0 Results

3.1 Off-Site Review

The County 2-Foot Contour Map (Appendix A, Figure 2) showed elevations ranging from 716 to 732 feet above sea level. The majority of the Study Area is relatively level except for the western boundary which has a fairly steep drop in elevation. Generally surface flow is towards the northwest.

According to the NRCS Soil Survey map (Appendix A, Figure 3) two mapped soil units are located within the Study Area. The soils mapped within the Study Area are listed on Table 1 below.

Table 1 Mapped Soils

Map Unit Symbol	Soil Series Name	Drainage Class	Hydric Rating	% of Study Area
BIA	Blount silt loam 1 to 3 percent slopes	Somewhat poorly drained	0	84.6
MzdB	Morley silt loam, 2 to 6 percent slopes	Well drained	0	15.4

The Wisconsin Wetland Inventory (WWI) map (Appendix A, Figure 4) depicts no wetlands within the Study Area.

A review of aerial imagery from 2005 to 2015 (Appendix A, Figures 5-9) shows the Study Area as grassland surrounded by industrial development. No land use change has occurred onsite or on neighboring properties during this time period.

Prior to conducting the field visit, antecedent precipitation data were analyzed. Data were obtained from a nearby weather station (MILWAUKEE MITCHELL AP (WI) USW00014839) and compared to data from a nearby WETS station (MILWAUKEE MITCHELL AP, WI). The most recent rainfall event prior to the site visit was 0.04 inches, which occurred on August 30, 2017. Precipitation for the 14 days prior to the site visit was 1.09 inches. The precipitation data for the 90 day period prior to the field visit (Appendix D, Table 3) were entered into a WETS analysis worksheet (Appendix D, Table 4) to weigh the information from each preceding month to analyze hydrologic conditions. Based on this analysis, the

antecedent hydrologic conditions were considered to be within a normal range, suggesting that climatic/hydrologic conditions were normal for this time of year.

3.2 On-Site Field Investigation

3.2.1 Site Description

The Study Area is comprised of a small building and paved parking lot in the southern portion and grassland throughout the remaining. Some scattered early successional shrubs and young trees have become established along the western boundary and northern portion of the Study Area. Topography is generally level, except for the relatively steep slope along the western boundary.

No disturbed (atypical) or naturally problematic conditions were encountered. The Study Area appears to have been prepared in anticipation of development, which may have included fill material placed more than 15 years ago, based on historic aerial imagery. Therefore, normal circumstances were considered present.

3.2.2 Uplands

Upland plant communities observed in the Study Area included grassland and early successional shrub. Sample points SP-1, SP-2, SP-3, and SP-6 were located in upland areas where there was a mapped WWI wetland indicator soil or potential wetness signature. The remaining upland sample point discussed below was paired with the wetland sample point to document the delineated wetland boundary.

3.2.3 Wetlands

One wetland (W-1) was delineated. The delineated wetland boundary and sample points are shown on a map (Exhibit A) in Appendix C. Photographs were taken at sample points and other notable locations (Appendix D). Data were collected and recorded on Wetland Determination Data Forms at six sample points to document wetland and upland locations (Appendix E).

Wetland W-1 (Fresh (wet) Meadow)

Wetland W-1 was approximately 0.03 acres within the Study Area and consisted of a fresh (wet) meadow plant community. Wetland W-1 appears to receive surface runoff from the parking lot, which ponds temporarily in the micro-topography (SP-4). There does not appear to be sustained surface flow downslope since wetland hydrology indicators dissipate and non-hydrophytic vegetation becomes dominant (SP-5).

The boundary of wetland W-1 was based on subtle topographic breaks, the boundary between hydrophytic and non-hydrophytic vegetation, the boundary between the presence and absence of wetland hydrology indicators, and the boundary between hydric and non-hydric soil.

3.2.4 Other Aquatic Resources

No other aquatic resources were present. There is an upland drainage swale along the western property boundary which appears to drain into an unmaintained six to eight inch culvert pipe on the southern

end. Runoff from the impervious surface on the adjacent property to the west appears to flow toward the culvert. Although the ditch was incised one to two feet, there was no defined bed and bank or ordinary high water mark. Substrate varied from fill gravels to woody debris, and the majority of the ditch was vegetated with a mix of ruderal forbs and shrubs, which included frost aster (*Symphotrichum pilosum* (FACU)), reed canary grass (*Phalaris arundinacea* (FACW)), gray dogwood (*Cornus racemosa* (FAC)), field horsetail (*Equisetum arvense* (FAC)), Canada goldenrod (*Solidago canadensis* (FACU)), smooth brome (*Bromus inermis* (UPL)), field sow-thistle (*Sonchus arvensis* (FACU)), Queen Anne's-lace (*Daucus carota* (UPL)), and highbush-cranberry (*Viburnum opulus* (FAC)).

3.2.5 Professional Opinion On Wetland Susceptibility Per NR 151

Table 5 in Appendix F lists a professional opinion on wetland susceptibility, based on a request by the WDNR, to do so per revised NR 151 guidance (Guidance #3800-2015-02). Please note that the final determination of wetland susceptibility rests with the WDNR.

4.0 Conclusions

Based on the wetland delineation completed by TRC, one wetland (W-1) was delineated totaling 0.03 acres of wetlands within the 4.5-acre Study Area. No other aquatic resources were observed within the Study Area.

Wetlands and other aquatic resources delineated and identified in this report are a professional finding based on current regulatory guidelines published by the USACE and WDNR at the time the resources were delineated. Unknown and future conditions that affect observations of field indicators or change in interpretation of regulatory policy or methods may modify future findings.

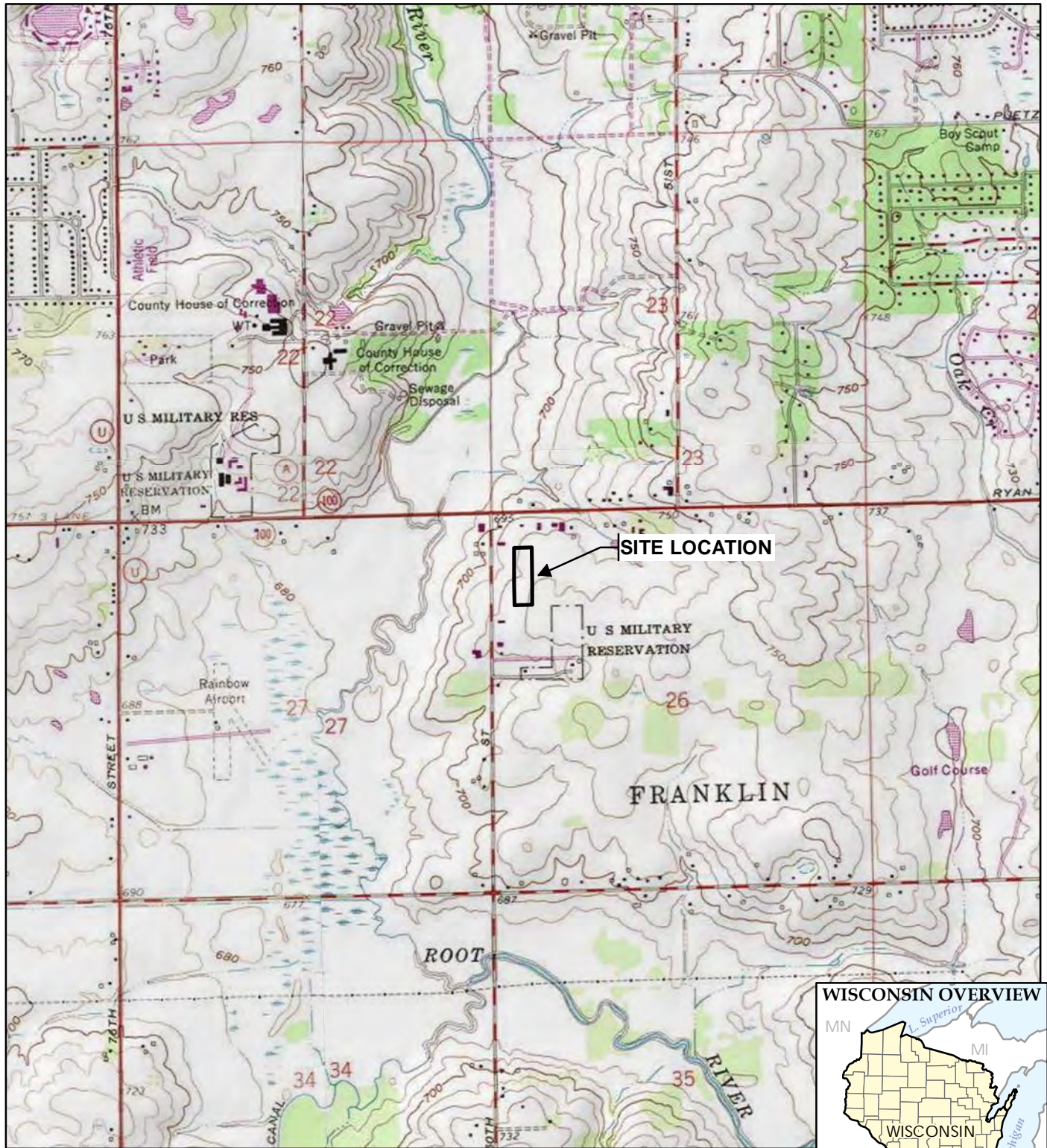
The ultimate authority to determine the location of the wetland boundary and jurisdictional authority over the wetlands and other aquatic resources identified in this report resides with the USACE and WDNR. Decisions made by staff of these regulatory agencies may result in modifications to the location of the wetland or other aquatic resource boundaries shown in this report. In addition, the USACE and WDNR have jurisdictional authority to determine which features are exempt from regulation or non-jurisdictional. If the client proposes to modify a potentially exempt or non-jurisdictional feature, a WDNR Artificial Determination Exemption and USACE Approved Jurisdictional Determination (AJD) would be needed. Furthermore, municipalities, townships and counties may have local zoning authority over certain areas or types of wetlands and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.

Any activity in a delineated wetland or below the Ordinary High Water Mark of other aquatic resources may require USACE and WDNR permits, and local government permits. If the Client proceeds to change, modify or utilize the property in question without obtaining authorization from the appropriate regulatory agency, it will be done at the Client's own risk and TRC Environmental Corporation shall not be responsible or liable for any resulting damages.

5.0 References

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- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2016. The National Wetland Plant List: 2016 Update of Wetland Ratings. *Phytoneuron* 2014-41: 1-42.
- Midwestern Regional Climate Center cli-MATE Database (Web Address: <http://mrcc.isws.illinois.edu/CLIMATE/>)
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- U.S. Army Corps of Engineers. 2015. St. Paul District Regulatory. Special Public Notice. Issued: March 4, 2015. Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources.
- USDA Natural Resources Conservation Service Web Soil Survey (Web Address: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>)
- USDA NRCS Climate Analysis by County Web Site (WETS). (Web Address: <http://www.wcc.nrcs.usda.gov/climate/wetlands.html>)
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Appendix A: Figures



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



150 North Patrick Blvd.
Suite 180
Brookfield, WI 53045
Phone: 262.879.1212

TRC - GIS

PROJECT:

**WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

TITLE:

SITE LOCATION MAP

DRAWN BY:

R SUEMNICHT

CHECKED BY:

L GIESE

APPROVED BY:

L GIESE

DATE:

SEPTEMBER 2017

PROJ. NO.:

283896



FILE:

283896-001slm.mxd

FIGURE 1

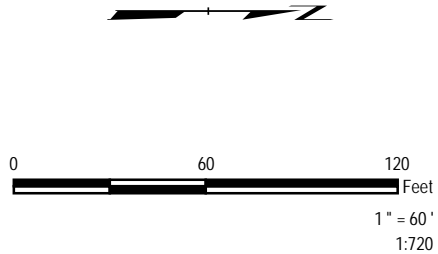



LEGEND

-  2' CONTOUR INTERVAL
-  STUDY AREA

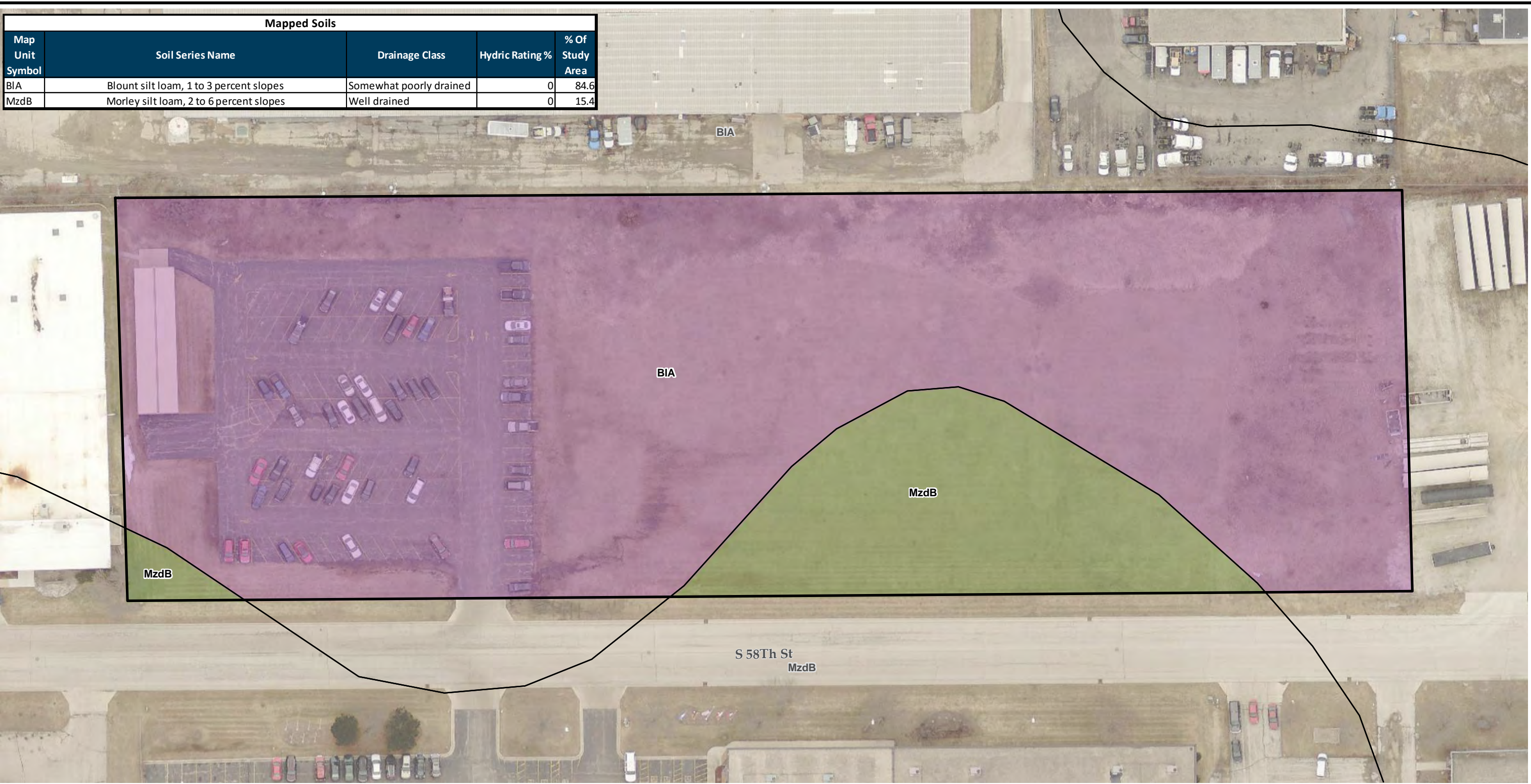
NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.
2. CONTOUR DATA ACQUIRED FROM USGS, NATIONAL ELEVATION DATASET, 1/9TH ARCSECOND RESOLUTION.




PROJECT:		WETLAND DELINEATION KRONES PROPERTY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN	
TITLE:		CONTOUR MAP	
DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE	FIGURE 2	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:		283896-002.mxd	


Mapped Soils				
Map Unit Symbol	Soil Series Name	Drainage Class	Hydric Rating %	% Of Study Area
BIA	Blount silt loam, 1 to 3 percent slopes	Somewhat poorly drained	0	84.6
MzdB	Morley silt loam, 2 to 6 percent slopes	Well drained	0	15.4




LEGEND

SOIL CLASSIFICATION

 BLOUNT SILT LOAM, 1 TO 3 PERCENT SLOPES

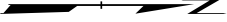
 MORLEY SILT LOAM, 2 TO 6 PERCENT SLOPES

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.

2. SOILS DATA ACQUIRED FROM USDA/NRCS SSURGO DATABASE.



060120

Feet

1" = 60'

1:720

PROJECT:
**WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

TITLE:
NRCS SOILS MAP

DRAWN BY: R SUEMNICHT


CHECKED BY: L GIESE

APPROVED BY: L GIESE

DATE: SEPTEMBER 2017

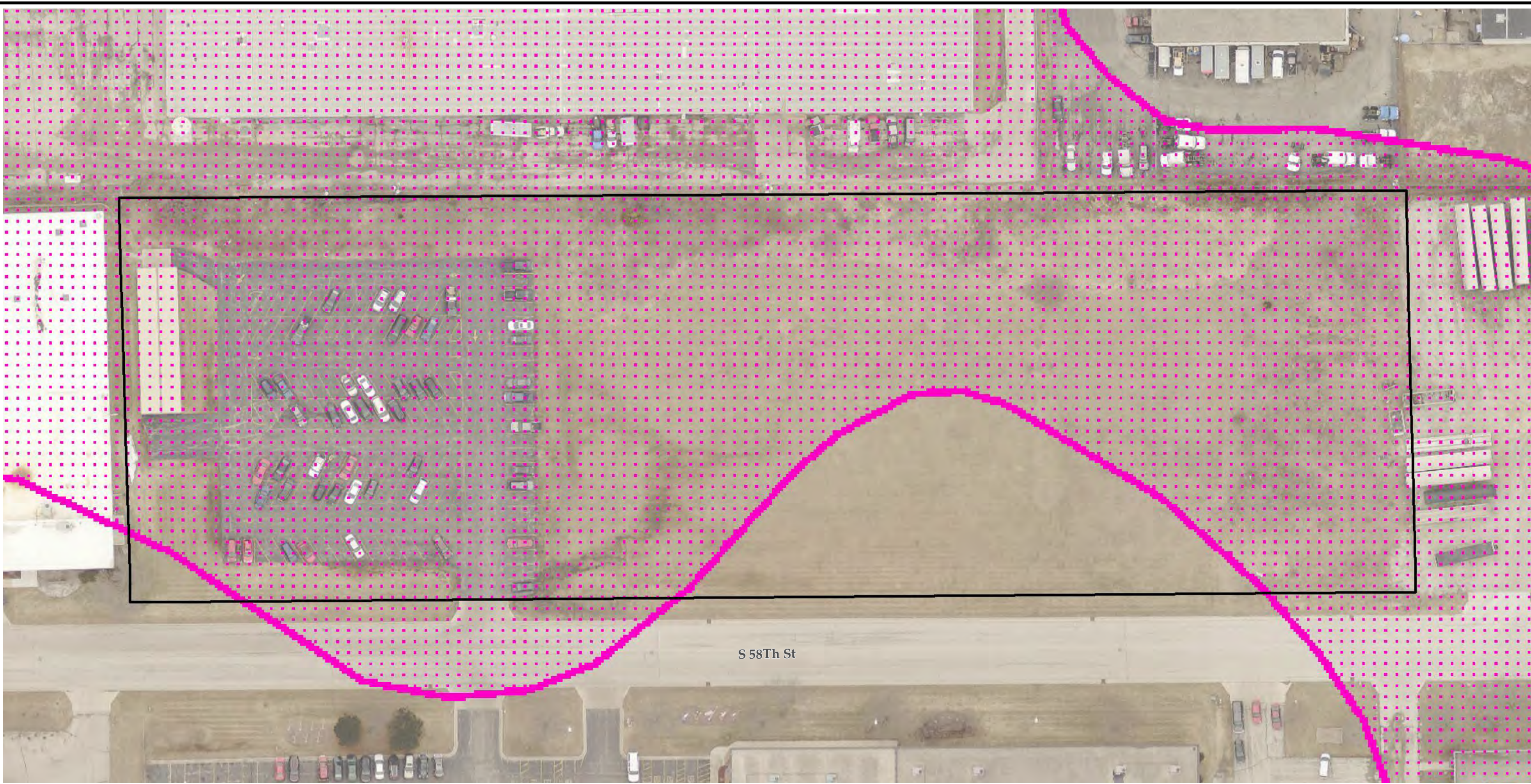
PROJ. NO.: 283896

FIGURE 3





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FILE NO.: 283896-003.mxd



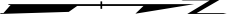
LEGEND

 WETLAND INDICATOR SOILS

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.
2. THERE ARE NO WISCONSIN WETLAND INVENTORY WETLANDS WITHIN THE EXTENTS OF THIS MAP ACCORDING TO THE WISCONSIN DNR SURFACE WATER DATA VIEWER.



060120

Feet

1" = 60'

1:720

PROJECT:
**WETLAND DELINEATION
KRONOS PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

TITLE:
WISCONSIN WETLAND INVENTORY MAP

DRAWN BY: R SUEMNICHT


CHECKED BY: L GIESE

APPROVED BY: L GIESE

DATE: SEPTEMBER 2017

PROJ. NO.: 283896

FIGURE 4



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FILE NO.: 283896-004.mxd



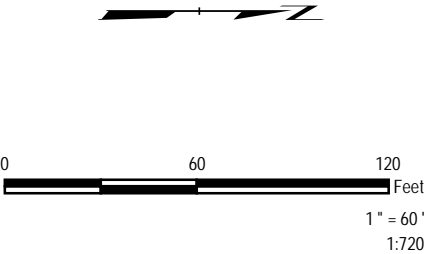
S 58Th St


LEGEND

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2005.



PROJECT:		WETLAND DELINEATION KRONES PROPERTY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN	
TITLE:		2005 AERIAL IMAGERY	
DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE	FIGURE 5	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:		283896-005.mxd	



LEGEND

STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2007.

060120

Feet

1" = 60'

1:720

PROJECT:
**WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

TITLE:
2007 AERIAL IMAGERY

DRAWN BY: R SUEMNICHT

CHECKED BY: L GIESE

APPROVED BY: L GIESE

DATE: SEPTEMBER 2017

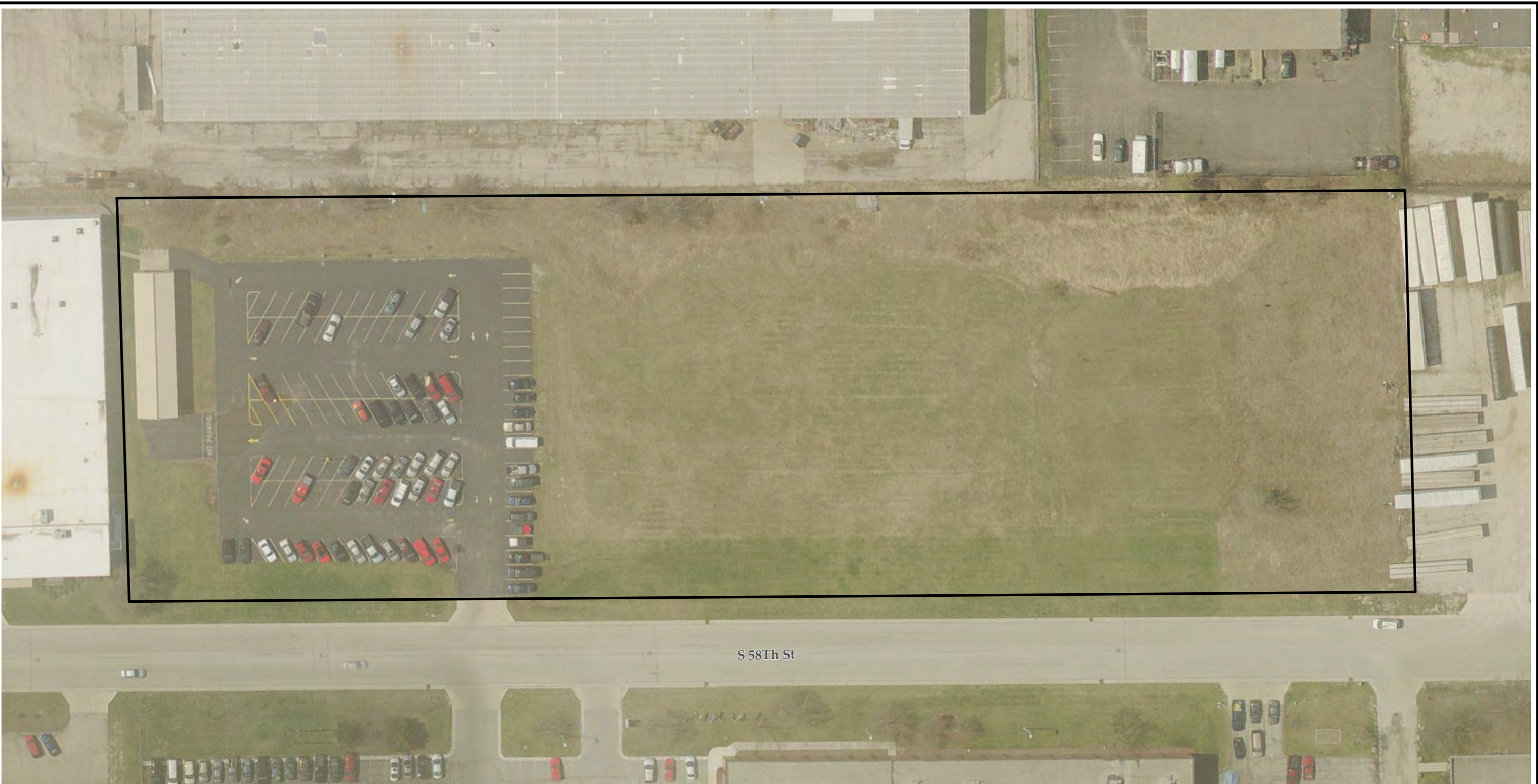
PROJ. NO.: 283896

FIGURE 6

TRC

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FILE NO.: 283896-006.mxd



LEGEND

STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2010.

060120

Feet

1" = 60'

1:720

PROJECT:		WETLAND DELINEATION KRONES PROPERTY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN	
TITLE:		2010 AERIAL IMAGERY	
DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE	FIGURE 7	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:		283896-007.mxd	



LEGEND

STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2013.

060120

Feet

1" = 60'

1:720

PROJECT:		WETLAND DELINEATION KRONES PROPERTY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN	
TITLE:		2013 AERIAL IMAGERY	
DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE	FIGURE 8	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:		283896-008.mxd	



LEGEND

STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.

060120

Feet

1" = 60'

1:720

PROJECT:**WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

TITLE:**2015 AERIAL IMAGERY**

DRAWN BY:R SUEMNICHT

CHECKED BY:L GIESE

APPROVED BY:L GIESE

DATE:SEPTEMBER 2017

PROJ. NO.:283896

FIGURE 9

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FILE NO.:283896-009.mxd

Appendix B:
Antecedent Precipitation Data / WETS Analysis

Table 3. Antecedent Precipitation Data					
June 1, 2017 - August 30, 2017					
Precipitation Data Source Location					
MILWAUKEE MITCHELL AP (WI) USW00014839					
3rd Month Prior		2nd Month Prior		1st Month Prior	
Date	PPT	Date	PPT	Date	PPT
6/1/2017	0.00	7/1/2017	0.18	8/1/2017	0.00
6/2/2017	0.00	7/2/2017	0.28	8/2/2017	0.00
6/3/2017	0.26	7/3/2017	0.00	8/3/2017	0.17
6/4/2017	0.32	7/4/2017	0.00	8/4/2017	T
6/5/2017	0.00	7/5/2017	T	8/5/2017	0.00
6/6/2017	0.00	7/6/2017	0.01	8/6/2017	0.12
6/7/2017	0.00	7/7/2017	0.08	8/7/2017	0.03
6/8/2017	T	7/8/2017	0.00	8/8/2017	0.00
6/9/2017	0.00	7/9/2017	0.00	8/9/2017	0.00
6/10/2017	0.00	7/10/2017	0.47	8/10/2017	0.13
6/11/2017	0.00	7/11/2017	T	8/11/2017	0.00
6/12/2017	0.03	7/12/2017	1.68	8/12/2017	0.00
6/13/2017	T	7/13/2017	0.00	8/13/2017	0.00
6/14/2017	0.05	7/14/2017	0.00	8/14/2017	0.00
6/15/2017	0.00	7/15/2017	0.01	8/15/2017	0.00
6/16/2017	0.04	7/16/2017	0.00	8/16/2017	0.09
6/17/2017	0.83	7/17/2017	0.00	8/17/2017	0.23
6/18/2017	T	7/18/2017	0.00	8/18/2017	0.00
6/19/2017	0.11	7/19/2017	0.21	8/19/2017	0.00
6/20/2017	0.22	7/20/2017	0.34	8/20/2017	0.00
6/21/2017	0.00	7/21/2017	0.38	8/21/2017	0.00
6/22/2017	0.05	7/22/2017	0.02	8/22/2017	0.00
6/23/2017	1.42	7/23/2017	0.01	8/23/2017	0.00
6/24/2017	T	7/24/2017	T	8/24/2017	T
6/25/2017	0.02	7/25/2017	0.00	8/25/2017	0.00
6/26/2017	T	7/26/2017	0.02	8/26/2017	T
6/27/2017	0.00	7/27/2017	0.00	8/27/2017	0.10
6/28/2017	1.67	7/28/2017	0.00	8/28/2017	0.48
6/29/2017	0.19	7/29/2017	0.00	8/29/2017	0.24
6/30/2017	T	7/30/2017	0.00	8/30/2017	0.04
		7/31/2017	0.00	8/31/2017	
Total = 5.21		Total = 3.69		Total = 1.63	

PPT - Precipitation in inches

T - Trace

M - Missing



Table 4. WETS Analysis

Project Site: Krones Property
 Period of interest: June - August, 2017
 County: Milwaukee

Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	August	2.86	4.03	4.77
2nd month prior:	July	2.44	3.56	4.25
3rd month prior:	June	2.40	3.56	4.26
Sum =		11.15		

Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
1.63	Dry	1	3	3
3.69	Normal	2	2	4
5.21	Wet	3	1	3
Sum =	10.53		Sum*** =	10

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

Determination:

Wet
 Dry
Normal

**Condition value:

***If sum is:

X

Dry = 1
 Normal = 2
 Wet = 3

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

Precipitation data source: MILWAUKEE MITCHELL AP (WI) USW00014839

WETS Station: MILWAUKEE MITCHELL AP, WI

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.

