CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of February 5, 2015

Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception

RECOMMENDATION: Department of City Development staff recommends denial of the Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception. However, if approved, staff recommends approval be subject to the conditions set forth in the attached draft resolutions.

Project Name:	Autumn Leaves CBRF
Project Location:	9201 West Drexel Avenue
Property Owner:	Preserve Apartments LLC
Applicant:	The LaSalle Group, Inc.
Agent:	Jason Glover, Regional Development Director
Current Zoning:	R-8 Multiple-Family Residence District & C-1 Conservancy District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential to the north, Aurora St. Luke's Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west
Applicant's Action Requested:	Approval of applications related to the proposed CBRF (memory care) development

Introduction and Background

Please note:

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

On December 26, 2014, The LaSalle Group, Inc. file a Comprehensive Master Plan (CMP) Amendment, Special Use and Natural Resource Special Exception (NRSE) for a multi-family Community Based Residential Facility (CBRF) upon property located at 9201 West Drexel Avenue. The subject CBRF development will be specifically used as a memory care residence for people with dementia and Alzheimer's.

- Comprehensive Master Plan Amendment Application: The CMP Amendment Application requests to amend the Future Land Use designation for the subject property from "Mixed Use" and "Areas of Natural Resource Features" to "Residential – Multi-Family" and "Areas of Natural Resource Features."

The existing Areas of Natural Resource Features designation would be amended to match the Conservation Easement area as shown on the attached plans.

- Special Use: Per Table 15-3.0602 of the Unified Development Ordinance (UDO), Community Living Arrangements (serving 16 or more persons) are allowed in the R-8 Residence District as a Special Use. The applicant has indicated that the facility will be licensed by the State of Wisconsin as a CBRF. The applicant intends to apply for the State license following City approvals. As such, *staff recommends that Special Use approval shall be conditioned upon the applicant receiving a license from the State of Wisconsin Department of Health Services to operate a Community Based Residential Facility*. The subject development as proposed would be similar in use to the Elizabeth Residence facility located at 9329 and 9355 South 48th Street in Franklin, which use includes memory care and is a State licensed CBRF.

  The applicant is requesting the R-8 zoning district Special Use Option 2 in order to construct a higher density development.

- Natural Resource Special Exception: The development will impact wetlands, wetland buffers and wetland setbacks; therefore, the applicant has submitted a NRSE Application along with a mitigation plan, which is discussed further in this report.

Project Description/Analysis

Special Use

The applicant is requesting approval to develop a 46 unit, 54 bed memory care residence facility. The proposed single-story building has an area of approximately 37,835 square feet and has a peak height of 25'-0".

Site Plan:
The subject property has a base site area of approximately 6.91 acres, containing approximately 2.57 acres of protected natural resource features. The proposed project would contain 2.486 acres of impervious surface (and 4.431 acres greenspace), resulting in an Open Space Ratio (OSR) of 0.64, which complies with the R-8 District Special Use Option 2 minimum of 0.25.

In addition to the principal building, the site contains a storage shed and dumpster enclosure, which will be constructed of face brick to match the main building. The wall height of the dumpster enclosure will be 7'-4". The storage building has a peak height of 15.75 feet. This exceeds the R-8 District maximum height requirement of 15-feet; however, per Section 15-3.0701A.7. of the UDO (below), the standard may be modified by the Common Council pursuant to the recommendations of the Plan Commission. As the storage building would be located behind the main building, with little visibility along Drexel Avenue, staff has no objection to the proposed height.

> **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the

Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

The plans show ground mechanicals on either side of the building, which are screened by a seven foot high fiberglass fence. Residential District standards limit fence heights to six feet; however, Section 15-3.0900 of the UDO allows the Plan Commission to approve a greater height for special structures that do not detract from the design of the principal structure provided the special structure is an integral part of the principal structure. Staff does not object to the proposed height in order to fully screen the mechanical equipment. *Staff recommends that the applicant utilize the same brick that is on the building to screen the ground mechanicals, opposed to the fencing*.

The property is accessible from West Drexel Avenue. The applicant is proposing an ingress/egress location that is directly across from Wyndham Hills Parkway. Staff suggests cross-access be constructed to the property to the east, U.S. Bank, and future cross-access be reserved and shown on the site plan to the property to the west, Risen Savior Lutheran Church. The applicant does not wish to provide the cross-access in order to keep the infiltration basins as shown, to not add the additional impervious surface, and to not further impact any environmentally sensitive areas of the site.

The Site Plan currently includes a sidewalk around the front half of the building, but does not have any other pedestrian type amenities. *Staff recommends, and the applicant has agreed, to submit a revised site plan providing a concrete path from the building to the storm water pond and place a minimum of two benches adjacent to the storm water pond*.

The site plan includes a 30-foot landscape bufferyard as the property abuts a less intense use (single-family) on the north side of West Drexel Avenue. The applicant is proposing to keep the sign, flagpoles and seven parking spaces within this area. *Staff recommends that only the handicapped accessible parking be allowed within the bufferyard.* Staff suggests that the five non-handicapped parking stalls be relocated to another portion of the site.

Parking:
Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per bedroom for "Group Homes or Institutional Residential not within a residential neighborhood." As previously stated, the Autumn Leaves development contains 54 beds; therefore, 54 parking spaces are required. The proposed Site Plan consists of 49 parking spaces. The applicant has indicated that they require a minimum of 34 parking spaces for this type of facility. Staff has no objections to the quantity of parking provided.

Two ADA parking stalls are provided, in conformance with UDO standards.

Landscaping:
Table 15-5.0302 of the UDO requires one planting of each type (canopy/shade tree, evergreen tree, decorative tree and shrub) per five provided parking spaces for Commercial, Office, Institutional and Similar Uses. With 49 parking spaces provided, a minimum of 10 plantings of each type are required.

If the development were considered a multi-family development, 1.5 canopy/shade trees per dwelling unit, 1 decorative tree per dwelling unit, 1 evergreen per dwelling unit and 3 shrubs per dwelling unit would be required. Therefore, a total of 69 canopy/shade trees, 46 evergreen trees, 46 decorative trees and 138 shrubs would be required for the proposed 46 unit development.

The applicant is providing 30 canopy/shade trees, 38 evergreens, 32 decorative trees. The exact number of shrubs provided has not yet been calculated. According to the applicant and per the landscape plan submitted, the shrubs will exceed the required number of plantings.

Staff recommends that a small landscaped berm be constructed along the north side of the property south of the Drexel Avenue right-of-way, that the existing vegetation on the northeast corner of the site be removed and replaced with additional landscaping, and that additional landscaping be placed at the northwest corner of the site. It should be noted that this might require a slightly smaller bio-swale area(s).

The applicant has provided hose bibs on the buildings for irrigation. Areas for snow storage are illustrated on the Landscape Plans as well.

Staff recommends that the proposed plantings within City right-of-way be subject to approval by the Board of Public Works and Engineering Department. The applicant is aware of this required step.

Outdoor Lighting:
The applicant is proposing pole lights within the parking and drive areas of the site as well as building lighting per the plans provided. The photometric plan is in conformance with UDO lighting standards.

Natural Resource Protection Plan and Natural Resource Special Exception
The applicant has submitted a Natural Resource Protection Plan. The site contains several protected resources including: steep slopes, wetlands, wetland buffers and wetland setback.

The development is disturbing approximately 6,022 square feet of wetlands, 50,870 square feet of wetland buffers and 15,479 square feet of wetland setback. Steep slopes are also impacted; however, the disturbances are within the protection standards of Table 15-4.0100 of the UDO.

The applicant has submitted a Natural Resource Special Exception Application requesting approval of the proposed impacts to protected natural resource features. With that application, the applicant is proposing to partner with the Milwaukee Area Land Conservancy (MALC) to provide off-site mitigation to compensate for the impacts to natural resource features described above. The mitigation is proposed at a property owned by MALC, known as the Legend Creek Carity Prairie site, which is located directly to the west of the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in Franklin. The site is within the same watershed as the Autumn Leaves property and is a total of 23-acres. The Legend Creek Carity Prairie site was donated by developer Bill Carity and is a premier prairie, Oak Savanna, and wetland complex with rare plant species, and is one of the last unplowed prairies located in Milwaukee County. The applicant and MALC are in the process of drafting a memorandum of understanding to

outline the restoration of natural resource features on this property, which will be paid for by the developer, The LaSalle Group, Inc. A draft agreement is attached that details the proposed restoration works to be completed by MALC.

Staff recommends submittal of a detailed mitigation plan outlining the envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for such wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to issuance of a Building Permit.

Staff also recommends the submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.

In addition, staff recommends that the applicant show the Conservation Easement on a revised set of plans to be submitted to the Department of City Development. The applicant is open to including the swale seed mix areas shown on the landscape plan within the conservation easement to help compensate for natural resource areas that will be disturbed on the property. Staff is supportive of including these areas; however, would note that these areas would have to be kept natural and not maintained as mowed or manicured landscaped areas. The use of these areas would be very restrictive under the City's typical conservation easement language.

Staff is also suggesting consideration of retaining walls to lessen the amount of impact to the wetland buffer on the south side of the site. Staff is further suggesting that any invasive species along the perimeter of the remaining wetland on the south side of the site be removed, replaced with native shrubs, and such maintained for a minimum of three years.

At their January 28, 2015 meeting, the Environmental Commission approved a motion recommending approval of the NRSE and proposed mitigation plan, including staff's recommendations.

Architecture:
The building is primarily comprised of face brick veneer with stone veneer banding along the base of the building. Other materials include fiber cement siding and asphalt shingles. *Staff recommends that the applicant provide revised elevations that include full stone walls on the south elevation at the gabled roof locations*. The applicant has indicated agreement with this recommendation.

Signage:
The applicant is showing a monument sign on the site plan for reference. Building signage is not proposed. All signage is subject to separate review and approval and a sign permit through the Inspection Department.

The applicant is also proposing three flag poles adjacent to West Drexel Avenue. The center flag pole is 35 feet in height and will be for the American flag. The flag poles on either side will contain the State of Wisconsin flag and an Autumn Leaves flag and will be 30 feet in height. Per the Municipal Code, flags other than United States, State of Wisconsin, Milwaukee County or City of Franklin require Common Council approval. Staff has no objections to these flags.

Stormwater Management:
The applicant is proposing two infiltration basins that will discharge into a larger stormwater management pond. The infiltration basins are in addition to the standard storm water management requirements and are proposed to further improve water quality on the site as part of mitigating for other natural resource impacts.

The Engineering Department is currently reviewing the preliminary storm water management plans. The applicant will provide a final stormwater management plan and stormwater management agreement with the final engineering plans. *Staff recommends that the applicant submit to the Engineering Department, for review and approval, a final storm water management plan, prior to Building Permit*.

Comprehensive Master Plan Amendment

- *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 property is currently designated as Mixed Use and Areas of Natural Resource Features on the City's 2025 Future Land Use Map. The applicant is proposing to amend that designation to Residential – Multi-Family and Areas of Natural Resource Features. The Areas of Natural Resource Features will be amended to match the conservation easement area.

The Economic Development chapter of the Comprehensive Master Plan identified this area as:

- a Potential Sites Future Development area as shown on Map 4.1;
- part of the Loomis Road/Hwy 36 Commercial Corridor (prepared by the Economic Development Commission) as shown on Map 4.2;
- part of the City Civic Area (as originally proposed in the City's 1992 Comprehensive Master Plan) as shown on Map 4.4;
- and states that it is envisioned that such areas "will adequately address the need for business development sites in the short and medium term."

This area was also identified as part of Area I (Civic Center) and envisioned for future commercial uses, in the *Franklin First, Strategies to Bring Balance to Franklin's Tax Base* report, prepared by Ticknor & Associates in March 2000.

Staff would also note that development of this site for a residential/institutional use of the type herein proposed would not be a significant benefit to the existing and future retail uses within the Shoppes of Wyndham Village center. The proximity of this site, and its pedestrian and vehicular connections to the Shoppes of Wyndham Village, provides an opportunity to further enhance the

viability of the shopping center, particularly if such uses were mixed use or office in nature (as is proposed in the Comprehensive Master Plan and in the other documents noted above).

Staff therefore believes that conversion of this area from Mixed Use to Multi-Family Residential is not consistent with the following goals, and objectives of the Comprehensive Master Plan:

- the 70/30 Tax Base Goal;
- Encourage high quality commercial, retail and office development in appropriate locations.
- Decrease homeowners tax burden through quality non-residential development.
- Accommodate (where appropriate) mixed-use development within identified districts and commercial areas.

Staff Recommendation

Department of City Development staff recommends denial of the proposed project as it is not consistent with the City's Comprehensive Master Plan.

However, should the City wish to approve the proposed project, staff's recommendations in regard to the Special Use and the Natural Resource Special Exception have been included within the draft resolutions.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 1-30-15]

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 46 UNIT COMMUNITY BASED RESIDENTIAL FACILITIES MULTI-FAMILY MEMORY CARE RESIDENCE FACILITY USE UPON PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE (THE LASALLE GROUP, INC., APPLICANT)

WHEREAS, The LaSalle Group, Inc. having petitioned the City of Franklin for the approval of a Special Use in a R-8 Multiple-Family Residence District and C-1 Conservancy District, to allow for the development of an approximately 37,835 square foot, single story, 46 unit (54 beds) State licensed Community Based Residential Facilities multi-family memory care residence facility use, upon property located at approximately 9201 West Drexel Avenue, bearing Tax Key No. 794-9994-003, more particularly described as follows:

> That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 8, and part of the Southwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:
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> Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 88°09'29" West along the South line of said 1/4 Section 169.86 feet to the point of beginning of the lands to be described;
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> Thence continuing South 88°09'29" West along said South line 490.97 feet to a point on the West line of the East 1/2 of the East 1/2 of said Southeast 1/4 Section; thence North 00°11'57" West along said West line 697.00 feet to a point on the South line of West Drexel Avenue; thence South 59°29'08" East along said South line 646.63 feet to a point; thence Southeasterly along said South line 118.81 feet along the arc of a curve whose center lies to the Northeast whose radius is 545.00 feet and whose chord bears South 65°43'50.5" East 118.57 feet to a point; thence South 71°58'33" East 6.39 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 4122; thence South 30°30'52" West along said West line 350.75 feet to the point of beginning; 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 5th day of February, 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.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of The LaSalle Group, Inc., 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 The LaSalle Group, Inc., successors and assigns, as a Community Based Residential Facilities multi-family memory care residence facility use under Option 2 in Table 15-3.0209A R-8 Multiple-Family Residence District Development Standards, Special Use: Multiple-Family Attached Dwelling Units with More Than Two D.U.s per Structure, (requiring in part a minimum of 25% open space upon the property), which shall be developed in substantial compliance with, and operated and maintained by The LaSalle Group, Inc., pursuant to those plans City file-stamped _____, 2015 and annexed hereto and incorporated herein as Exhibit A.

2. The LaSalle Group, Inc., 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 LaSalle Group, Inc. Community Based Residential Facilities multi-family memory care residence facility development, 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 LaSalle Group, Inc., and the Community Based Residential Facilities multi-family memory care residence facility use under Option 2 in Table 15-3.0209A R-8 Multiple-Family Residence District Development Standards, Special Use: Multiple-Family Attached Dwelling Units with

More Than Two D.U.s per Structure, (requiring in part a minimum of 25% open space upon the property), for the property located at approximately 9201 West Drexel 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 approval granted hereunder is subject to the applicant receiving and thereafter at all times maintaining a license from the State of Wisconsin Department of Health Services to operate a Community Based Residential Facility.

5. Ground mechanicals shall be screened by way of the same brick required for the principal building and not by fencing.

6. Applicant shall submit a revised site plan providing a concrete path from the building to the storm water pond and place a minimum of two benches adjacent to the storm water pond.

7. Only the handicapped accessible parking shall be allowed within the bufferyard.

8. Applicant shall construct a small landscaped berm along the north side of the property south of the Drexel Avenue right-of-way, remove the existing vegetation on the northeast corner of the site and replace it with additional landscaping, and place additional landscaping at the northwest corner of the site, with the specifications for all of the foregoing to be approved prior to installation by the Department of City Development.

9. The proposed plantings within City right-of-way shall be subject to approval by the Board of Public Works and Engineering Department.

10. Applicant shall submit a detailed off-site mitigation plan outlining the applicant's envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to the issuance of a Building Permit.

11. Applicant shall submit a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to the issuance of an Occupancy Permit.

12. Applicant shall submit a revised set of plans to the Department of City Development that depicts the Conservation Easement boundary.

13. Applicant shall provide revised elevations that include full stone walls on the south elevation at the gabled roof locations.

14. Applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan, prior to the issuance of a Building Permit.

15. The accessory building height shall not exceed 15.75 feet, which height limit is hereby approved per Section 15-3.0701A.7. of the Unified Development Ordinance.

16. The installation and presentation of an Autumn Leaves flag, as depicted upon the plans submitted by the applicant, is hereby approved.

17. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event The LaSalle Group, Inc., 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.

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 _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 1-29-15]*

RESOLUTION NO. 2015-____

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE FROM MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL – MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, The LaSalle Group, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue, from Mixed Use and Areas of Natural Resource Features Use to Residential – Multi-Family Use and Areas of Natural Resource Features Use, such property bearing Tax Key No. 794-9994-003, more particularly described as follows:

> That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 8, and part of the Southwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:
>
> Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 88°09'29" West along the South line of said 1/4 Section 169.86 feet to the point of beginning of the lands to be described;
>
> Thence continuing South 88°09'29" West along said South line 490.97 feet to a point on the West line of the East 1/2 of the East 1/2 of said Southeast 1/4 Section; thence North 00°11'57" West along said West line 697.00 feet to a point on the South line of West Drexel Avenue; thence South 59°29'08" East along said South line 646.63 feet to a point; thence Southeasterly along said South line

118.81 feet along the arc of a curve whose center lies to the Northeast whose radius is 545.00 feet and whose chord bears South 65°43'50.5" East 118.57 feet to a point; thence South 71°58'33" East 6.39 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 4122; thence South 30°30'52" West along said West line 350.75 feet to the point of beginning; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on February 5, 2015, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue, from Mixed Use and Areas of Natural Resource Features Use to Residential – Multi-Family Use and Areas of Natural Resource Features Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

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

APPROVED:

_____
Stephen R. Olson, Chairman

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Draft 2/5/15

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of The LaSalle Group, Inc. for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance

Whereas, The Lasalle Group, Inc., having filed an application dated December 26, 2014, 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 January 28, 2015 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 February 5, 2015 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 9201 West Drexel Avenue, zoned R-8 Multiple-Family Residence District and C-1 Conservancy 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 December 26, 2014 by The LaSalle

Group, Inc., 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,*_____.

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: _____.

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

a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will 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: _____*; and*

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

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:_____.

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: _____.

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

4. Aesthetics:_____.

5. Degree of noncompliance with the requirement allowed by the Special Exception: _____.

6. Proximity to and character of surrounding property: _____.

7. Zoning of the area in which property is located and neighboring area: *Residential.*

8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*

9. Natural features of the property: _____.

10. Environmental impacts:_____.

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 _____ 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 The LaSalle Group, Inc. and all other applicable provisions of the Unified Development Ordinance. 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 _____, 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 _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 1-8-15]

ORDINANCE NO. 2015-____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE FROM MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL-MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES USE (APPROXIMATELY 6.9 ACRES) (THE LASALLE GROUP, INC., APPLICANT)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, The LaSalle Group, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of Natural Resource Features Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on February 5, 2015, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of Natural Resource Features Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on February 17, 2015; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of Natural Resource

Features Use. Such property is more particularly described within Resolution No. 2015- ____ of even-date herewith.

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 by a majority vote of the members-elect of the Common Council 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 _____

City of Franklin Environmental Commission

TO:	Common Council
DATE:	January 28, 2015
RE:	Special Exception application review and recommendation
APPLICATION:	The LaSalle Group, Inc., Applicant, dated: December 26, 2014

I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

1. Unified Development Ordinance Section(s) from which Special Exception is requested:

   Section 15-4.0102

2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):

   The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts.

3. Applicant's reason for request:

   The proposed site plan has been painstakingly reworked to provide the best possible compromise between the required features of the development with a focus on increasing water quality and protection of natural resources while minimizing resource disturbance or loss to the maximum extent practical. We have positioned the building, reconfigured the parking lot, set elevations, and proposed water quality and vegetative enhancements far above anything that has ever been proposed on one of our developments. Unfortunately, because more than one-third of the existing site is covered by protected resources, a small fraction must be impacted in order to move forward with the project.

4. Applicant's reason why request appropriate for Special Exception:

The purpose of this project is to provide the residents of Franklin with the highest standard of memory care available in the country while providing an overall improvement to the environment on and around the site.

The project is not wetland dependent. The development of the property, however, will encompass the filling of 0.138 acres (6,022 S.F.) of wetlands. Unfortunately, the wetlands are centrally located on the site and development of the site could not happen without their disturbance. A wetland delineation was conducted on this property by Wetland & Waterway Consulting, LLC in June, 2014. The wetland requested to be filled is 2,072 sq. ft. of lowland shrubby area occupying an isolated pocket on the central-west side of the site and 3,950 sq. ft. of a disturbed drainage ditch that is no longer functional, also on the central-west side of the site.

II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species: *No significant impact on the total amount of existing flora located on the property.*

2. Storm and flood water storage: *Biofiltration basins and a storm water pond are included as part of the proposed development.*

3. Hydrologic functions: *The development impacts small pocket wetlands, one being a drainage ditch that is no longer needed.*

4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: *Water quality protection is addressed by the storm water management plan. The inclusion of biofiltration basins along with the storm water pond go above and beyond City standards and best management practices.*

5. Shoreline protection against erosion: *Erosion control measures will be implemented.*

6. Habitat for aquatic organisms: *No impact.*

7. Habitat for wildlife: *No significant stated impact.*

8. Human use functional value: *No impact.*

9. Groundwater recharge/discharge protection: *No impact.*

10. Aesthetic appeal, recreation, education, and science value: *No significant impact. Wetlands are visible from West Drexel Avenue. The biofiltration basins will have similar characteristics and aesthetic appeal as the wetlands as well as educational value related to storm water management.*

11. State or Federal designated threatened or endangered species or species of special concern: *No impact.*

12. Existence within a Shoreland: *No impact.*

13. 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:

    A Secondary Environmental Corridor is mapped on this site. It encompasses the large wetland complex to the south of the parcel but does not include the ditch and isolated wetland pocket that will be filled.

    Conclusion (1. through 13.): In consulting the WDNR publication entitled "Wetland Functional Values" (PUBL-WZ-02693), the potential functional value provided by these two complexes is wildlife habitat. It does not appear that water quality protection, aesthetics, floral diversity, flood protection, shoreline protection, groundwater recharge, or groundwater discharge are functional values. It is important to note that the limited floral diversity and size of the wetland restricts its ability to provide high quality wildlife habitat. Fauna living in this area and seeking wetland habitat almost certainly utilize the larger wetland complex located on the south end of the parcel. The fauna that do use these two complexes are likely to use it on a transient rather than a permanent basis.

III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:

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):

   The wetlands are centrally located onsite and the drainage ditch wetland was not created by the applicant and is no longer functional.

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 applicants and that there are no reasonable practicable alternatives: *; or*

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

The project will have an effect on the wetlands, wetland buffers and wetland setbacks. Due to the centrally located low quality pocket wetlands, this disturbance cannot be avoided. No better alternative exists for the proposed development.

The site plan was specifically redesigned for this site. This will be the first Autumn Leaves developed with this building and site configuration, redesigned specifically to limit and reduce the natural resource disturbances. The project has been designed as small as possible to meet the project's needs. We will not be able to develop the project for our needs without approval of the NRSE.

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

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

The focus of our site search was in this portion of the City of Franklin. Based on surrounding uses and our site location characteristics this is the best location for our use; and

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

The Special Exception will not undermine the neighboring properties; and

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

Off-site mitigation is proposed to compensate for onsite disturbance of natural resource features; 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)*:

Biofiltration basins and native plantings will be utilized for water quality purposes and the proposed off-site mitigation will enhance a high quality

natural resource area to compensate for the onsite impacts of the low quality wetlands.

IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:

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 project meets all R-8 Multiple-Family Residence District setbacks.

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 wetlands are centrally located on the property.

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

   The subject property is currently vacant.

4. Aesthetics:

   The site currently contains wetlands, wetland buffers, wetland setbacks and steep slopes.

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

   The property contains approximately 2.57 acres of natural resource features. The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts.

6. Proximity to and character of surrounding property:

   The property is bounded by Single-family residential to the north, Aurora St. Luke's Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west

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

The property is zoned R-8 Multiple-Family District. The properties to the north are zoned R-3E Suburban/Estate Single-Family Residence District and B-6 Professional Office District. The property to the south is zoned I-1 Institutional District and C-1 Conservancy District. The property to the east is zoned B-2 General Business District. The properties to the west are zoned I-1 Institutional District and R-8 Multiple-Family Residence District.

8. Any negative affect upon adjoining property:

   The development will not negatively affect the adjoining property. Furthermore, the less intense single-family use is on the opposite side of West Drexel Avenue and a 30-foot landscape buffer is provided.

9. Natural features of the property:

   The property contains 2.57 acres of protected natural resource features consisting of wetlands, wetland buffers, wetland setbacks and steep slopes.

10. Environmental impacts:

    The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts

V. Environmental Commission Recommendation:

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.

2. The Environmental Commission recommends approval of the Application upon the aforesaid recommendations for the reasons set forth therein.

3. The Environmental Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
   a. *Staff recommends submittal of a detailed mitigation plan outlining the envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for such wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance*

and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to issuance of a Building Permit.

b. *Staff also recommends the submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.*

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the ____ day of _____, 2015.

Dated this ____ day of _____, 2015.

_____
Wesley Cannon, Chairman

Attest:

_____
Curtis Bolton, Vice-Chairman

City of Franklin

9201 West Drexel Avenue
TKN 794-9994-003

Planning Department
(414) 425-4024

0 150 300 600 Feet

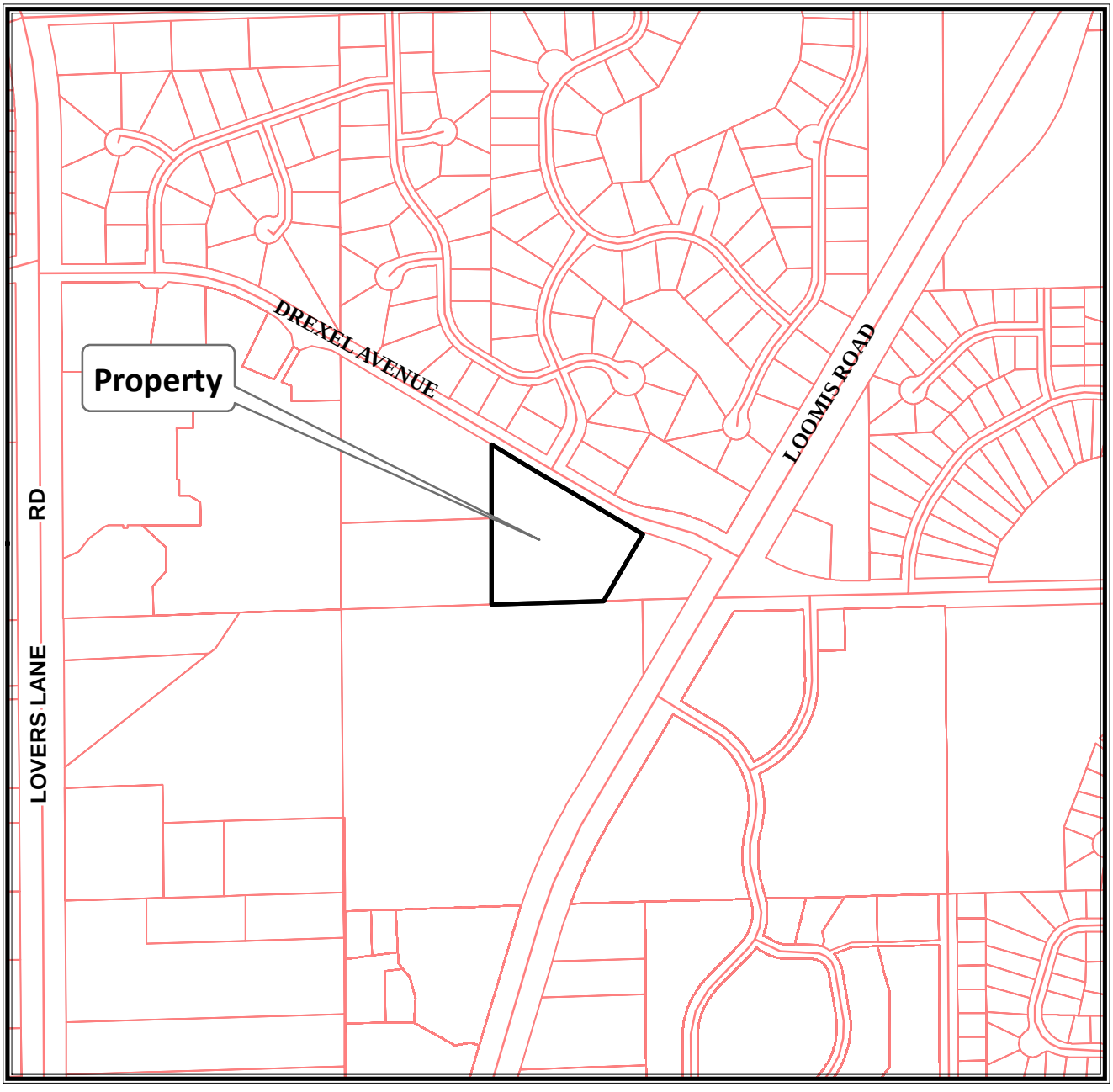
NORTH

2013 Aerial Photo

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.

City of Franklin

9201 West Drexel Avenue
TKN 794-9994-003



Planning Department
(414) 425-4024

0 412.5 825 1,650 Feet

NORTH

2013 Aerial Photo

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.

THE LASALLE GROUP

December 22, 2014

City of Franklin
Mayor Olson, Alderman, Common Council, and Planning Department
Attn: Nick Fuchs
9229 West Loomis Road
Franklin, Wisconsin 53132

RE: Natural Resource Special Exception Application – Project Narrative – Autumn Leaves of Franklin – approximately 6.9 acres of land located at approximately 9201 West Drexel Avenue, Franklin, Wisconsin

Dear Mayor Olson, Alderman, Common Council, and Planning Department:

The LaSalle Group is in process of developing its Autumn Leaves of Franklin project on the 6.9 acres of land located at approximately 9201 West Drexel Avenue in Franklin, Wisconsin. Pursuant to the Natural Resource Special Exception Application requirements, please see the following information.

Project Narrative

Autumn Leaves of Franklin will be a 1-story, approximate 37,835 SF building, containing 54 beds and providing memory care services for people with Alzheimer's and Dementia.

The project will be a cutting edge memory care community that contains various unique design elements to provide the best memory care possible. Based upon our extensive research and operation of memory care communities, this new building design includes: (i) an innovative shape to allow for efficient resident care, resident wandering, and ultimately utmost comfort for the resident, (ii) the most current resident monitoring system in the market today, (iii) an innovative memory care life engagement program, and (iv) extensive well designed common areas to enhance resident lives including courtyards, green house, bistro cafe, relaxation room, salon and spa. Further, the updated site design includes unique, comprehensive bioswale and landscape elements designed to effectively fit into the unique property surroundings.

We are the leading provider of memory care in the country and we are coming to Wisconsin to the City of Franklin.

The total all-in project cost is greater than $10 Million and will provide over 50 construction jobs during the approximate 10 month construction period. Upon full operation, the Autumn Leaves of Franklin memory care community will provide for over 20 full time, permanent jobs. And, very importantly, we will be able to provide top level memory care for City of Franklin residents and their families. It is a private pay community. We are very good stewards to the community and our focus is on providing the best care to our residents and their families.

Per the included site layout and landscape layout diagram, the site layout contains two bioswales at the front portion of the site along with native plantings and landscaping on three sides of the building to aid in the wetlands mitigation. The bioswales contain perforated subgrade piping that will pipe the water to the detention pond located on the south side of the property. The subgrade piping will be perforated and the

detention pond will have a spreader in order to effectively return (versus one pinch point) the treated water back into the natural environment. The bioswales will be planted with native species in order to create an attractive setting with the plants anticipated to grow up to four feet. These bioswales will effectively filter the water, effectively return the water back to the system, and will provide a nice aesthetic. The site plan contains 49 parking spaces and a storage shed, dumpster, generator pad, and transformer pad on the south side of the building so that they are not visible from the street. The property will also contain a front entry fountain and courtyard area.

The one story building has a low impact design and our residents do not drive so we do not produce a large amount of traffic. Given the unique property surroundings and wetlands, a low impact use on the site will preserve the integrity of the area.

The building will be a one story building with a pitched roof. The siding will be stone, brick masonry, and cast stone. The interior of the building will contain the 54 resident rooms contained in both private and semi-private rooms. The interior of the building will also contain extensive common elements to provide a great atmosphere and program for the residents, including a living room with piano, library, cafe bistro, salon, spa, nursing area, green house, relaxation area, television room, activities room, resident dining rooms, commercial kitchen, and onsite employee offices. The building design is cutting edge and unique to allow for the residents to be able to wander and to allow for ample common area space to provide for a very nice setting. The building is well appointed with nice furniture and finishings.

Per the enclosed service and amenity list and property brochure, our Autumn Leaves of Franklin community will be staffed 24 hours per day, seven days per week and provide a home-like atmosphere for people with memory care needs. All of our licensed nurses are complimented by CNA's and other qualified caregivers on-site around the clock to assist with daily living activities that range from administering medications and monitoring health status to activities and exercise. Our program allows our residents to maintain their own identity and preserve their dignity while staying active.

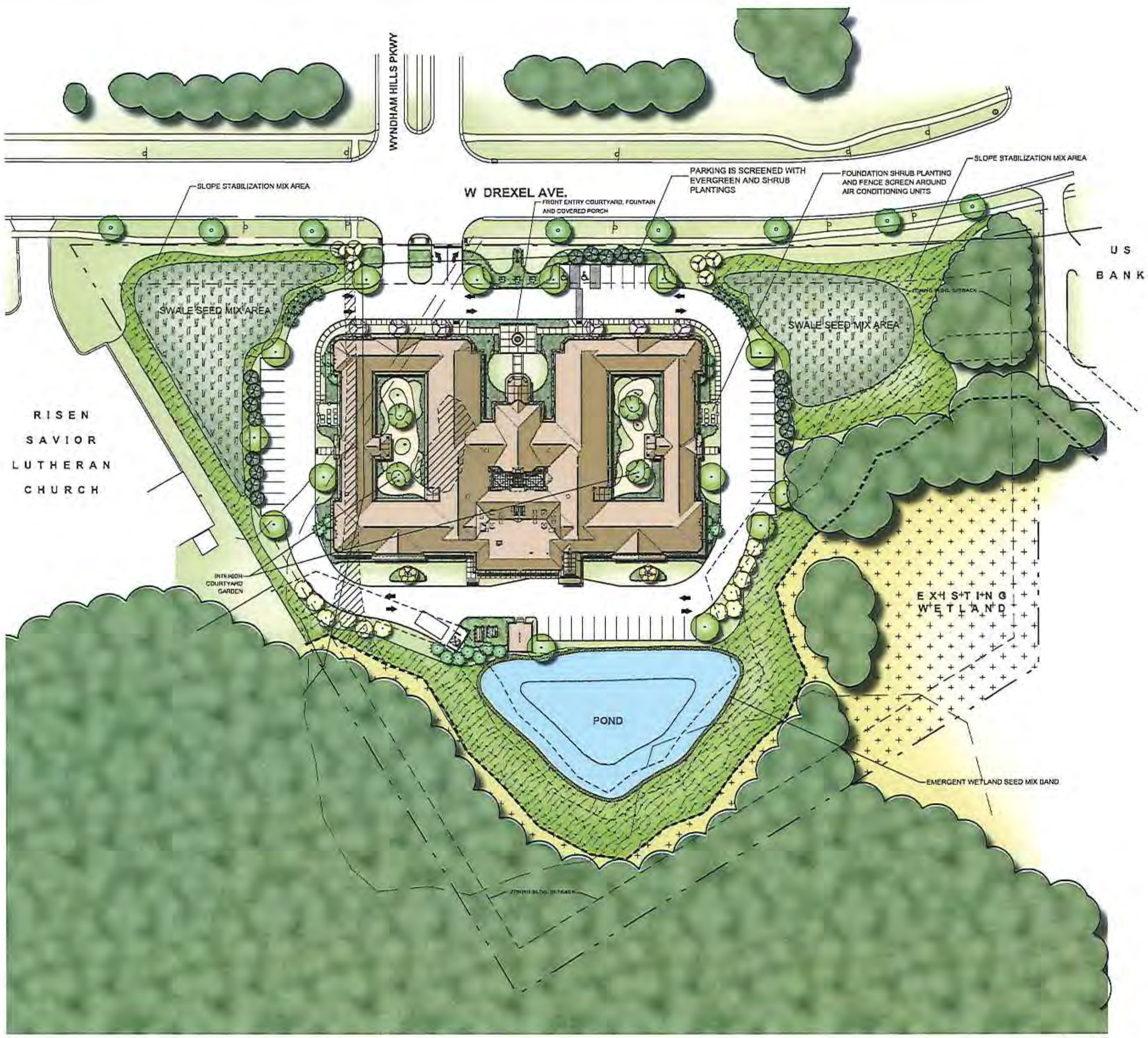
The LaSalle Group is a family owned and operated company based in Dallas, Texas with its initial roots in Chicago, Illinois. Through our direct subsidiaries, we develop, construct, own, and operate Autumn Leaves memory care communities. We are a top level provider of memory care in the country. We have been in the senior living and memory care industry for 14 years and there are over 35 Autumn Leaves communities throughout the country.

We are coming to the City of Franklin in Wisconsin with a cutting edge, leading memory care program that will effectively incorporate various site layout elements to fit into the unique property surroundings. We are a low impact use which is beneficial to the integrity of the area. We will be brining jobs to the community. And we will be able to provide top level care for City of Franklin residents and their families.

Sincerely,

Jason Glover, The LaSalle Group

Enclosures
- Site Location
- Site Plan
- Landscape Site Plan
- Building Elevations
- Service and Amenity Overview and List
- Sample Property Brochure



ILLUSTRATIVE LANDSCAPE PLAN:

north

0 40' 80'

PLANT SCHEDULE:

EXISTING TREES:

PROPOSED LANDSCAPE

SHADE TREE 1:
3" cal., B&B
Gleditsia triacanthos 'Skyline' / Skyline Honeylocust
Platanus x acerifolia / London Plane Tree

SHADE TREE 2:
3" cal., B&B
Gymnocladus dioica / Kentucky Coffeetree
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
Ulmus x 'Frontier' / Frontier Elm

SHADE TREE 3:
3" cal., B&B
Acer x freemanii 'Marmo' / Marmo Freeman Maple
Quercus bicolor / Swamp White Oak
Ulmus x 'Frontier' / Frontier Elm

ORNAMENTAL TREE 1:
8 to 10 feet in height, B&B/Multi Stem
Amelanchier canadensis / Shadblow Serviceberry
Cornus mas / Cornelian Cherry Dogwood
Pyrus calleryana 'Redspire' / Redspire Callery Pear

ORNAMENTAL TREE 2:
8 to 10 feet in height, B&B/Multi Stem
Cercis canadensis / Eastern Redbud
Magnolia stellata / Star Magnolia
Syringa reticulata / Japanese Tree Lilac

ORNAMENTAL TREE 3:
8 to 10 feet in height, B&B/Multi-Stem
Betula platyphylla 'Whitespire' / Whitespire Birch
Alnus glutinosa / European Alder

EVERGREEN TREE 1:
8, 10 & 12 feet in height, B&B
Abies concolor / White Fir
Picea abies / Norway Spruce

EVERGREEN TREE 2:
6 to 8 feet in height, B&B
Juniperus chinensis 'Sea Green' / Sea Green Juniper
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae

EVERGREEN TREE 3:
6 to 8 feet in height, B&B
Juniperus chinensis 'Mount Batten' / Mountbatten Juniper
Picea pungens 'Colorado Green' / Colorado Green Spruce

FOUNDATION PLANTING
Min. 30" height.
Cornus baileyi / Red-twig Dogwood
Euonymus alatus 'Compactus' / Compact Burning Bush
Euonymus fortunei 'Coloratus' / Purple-leaf Wintercreeper
Pachysandra terminalis / Japanese Spurge
Rhododendron x 'P.J.M.' / PJM Rhododendron
Rhus aromatica 'Gro-Low' / Gro-Low Sumac
Ribes alpinum / Alpine Currant
Syringa meyeri 'Palibin' / Dwarf Korean Lilac
Taxus x media 'Densiformis' / Dense Yew
Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum

SCREEN PLANTING
Min. 30" height.
Calamagrostis x acutiflora / Karl Foerster Feather Reed Grass
Cotoneaster acutifolius / Peking Cotoneaster
Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea
Hydrangea quercifolia / Oakleaf Hydrangea
Syringa patula 'Miss Kim' / Miss Kim Lilac
Viburnum dentatum 'Christom' / Blue Muffin Viburnum

EXISTING WETLAND AREA

SOD LAWN

EMERGENT WETLAND SEED MIX
This is a wetland seed mix for saturated soils and shallow water in relatively stable wetlands and ponds with good water quality. When established, plants will spread to water depths of up to 12 inches. This seed mix includes at least 8 of 12 native permanent grass, sedge, or rush species and 13 of 20 native forb or shrub species. Apply at a rate of 34.38 PLS pounds per acre.

SWALE SEED MIX
Best suited for drainage swales or depressions, the native plants used in this mix help filter pollutants from lawns and pavement runoff. The seed mix can also be applied to areas that temporarily retain water after a rain event or dry-bottomed detention basins. This seed mix includes at least 10 of 12 native permanent grass and sedge species and 12 of 17 native forb species to provide diversity for establishment. Apply at 32.30 PLS pounds per acre.

SLOPE STABILIZATION SEED MIX
This grass and sedge mix is best suited for sites with slopes where erosion control is needed. Applications include embankments, dams, and levees. Use this mix in conjunction with erosion control materials for best results. This seed mix includes 7 of 8 native permanent grass and sedge species. Apply at 50.5 PLS pounds per acre.

MICHAEL ARENSON
630 DUNDEE ROAD
NORTHBROOK, ILLINOIS 60062
847-504-0333 • FAX 847-504-9989
ARCHITECTS

AUTUMN LEAVES
www.AutumnLeaves.com
The LaSalle Group, Inc.
Las Colinas, Texas 75062
www.LaSalleGroup.com

AUTUMN LEAVES ASSISTED LIVING

FRANKLIN WISCONSIN

NO.	DESCRIPTION	DATE
	REVISED	08/16/14

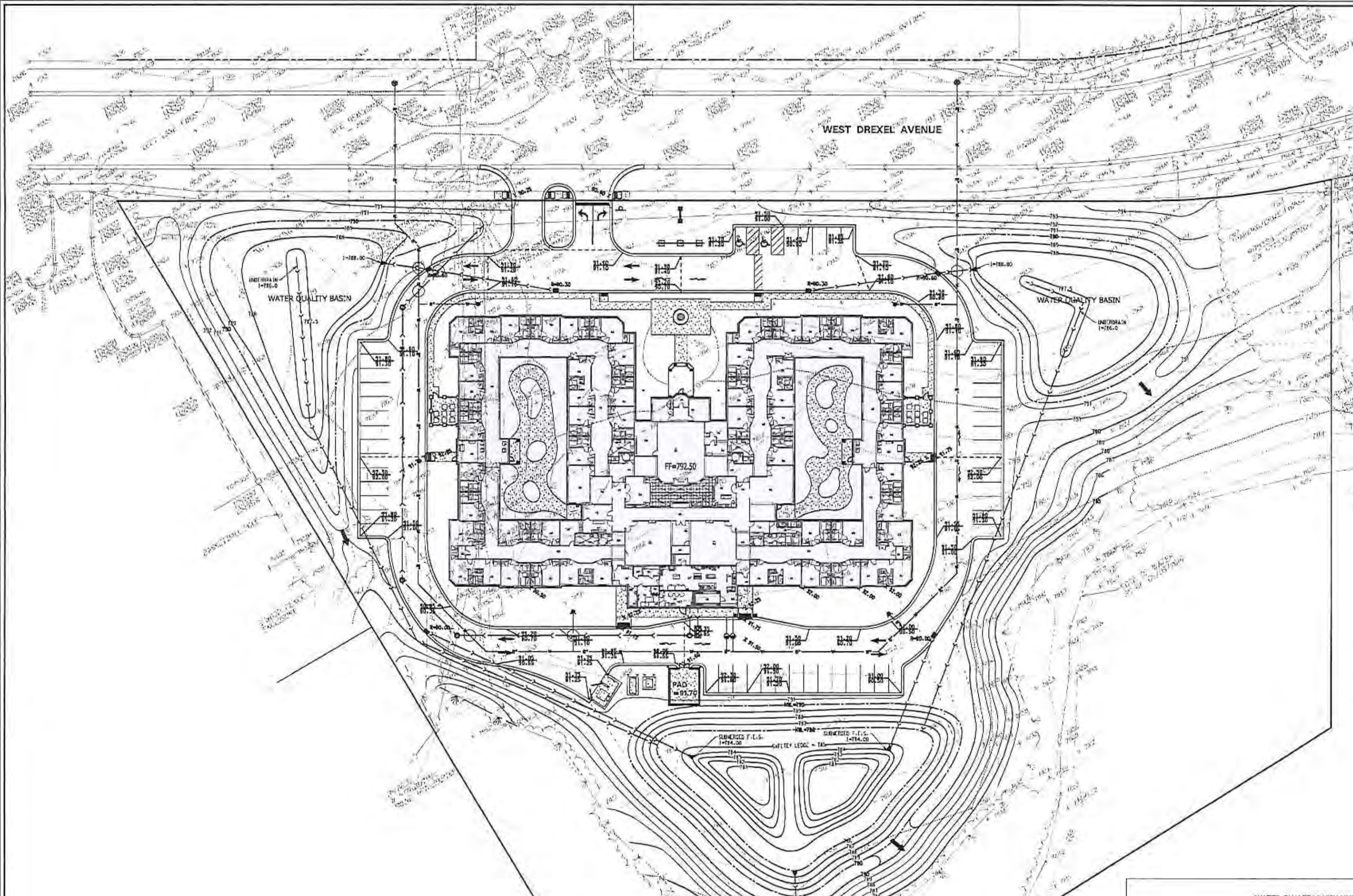
REVISIONS

SIGNATURE

DRAWN BY	APPROVED BY
YH	NF
JOB NO.	DATE
14023	12-02-2014

SHEET NO.

L-1



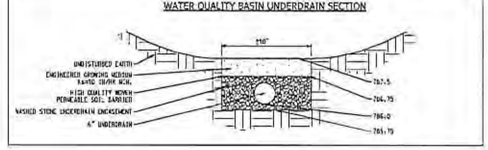
LEGEND

- F/F FINISHED FLOOR
- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- LOCAL DRAINAGE DIVIDE
- TOP OF CURB / EDGE OF PAVEMENT

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

WATER QUALITY BASIN UNDERDRAIN SECTION



NO	DATE	REMARKS

NO	DATE	REMARKS

OVERALL ENGINEERING EXHIBIT

AUTUMN LEAVES
FRANKLIN, WISCONSIN

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8251ENG.DGN

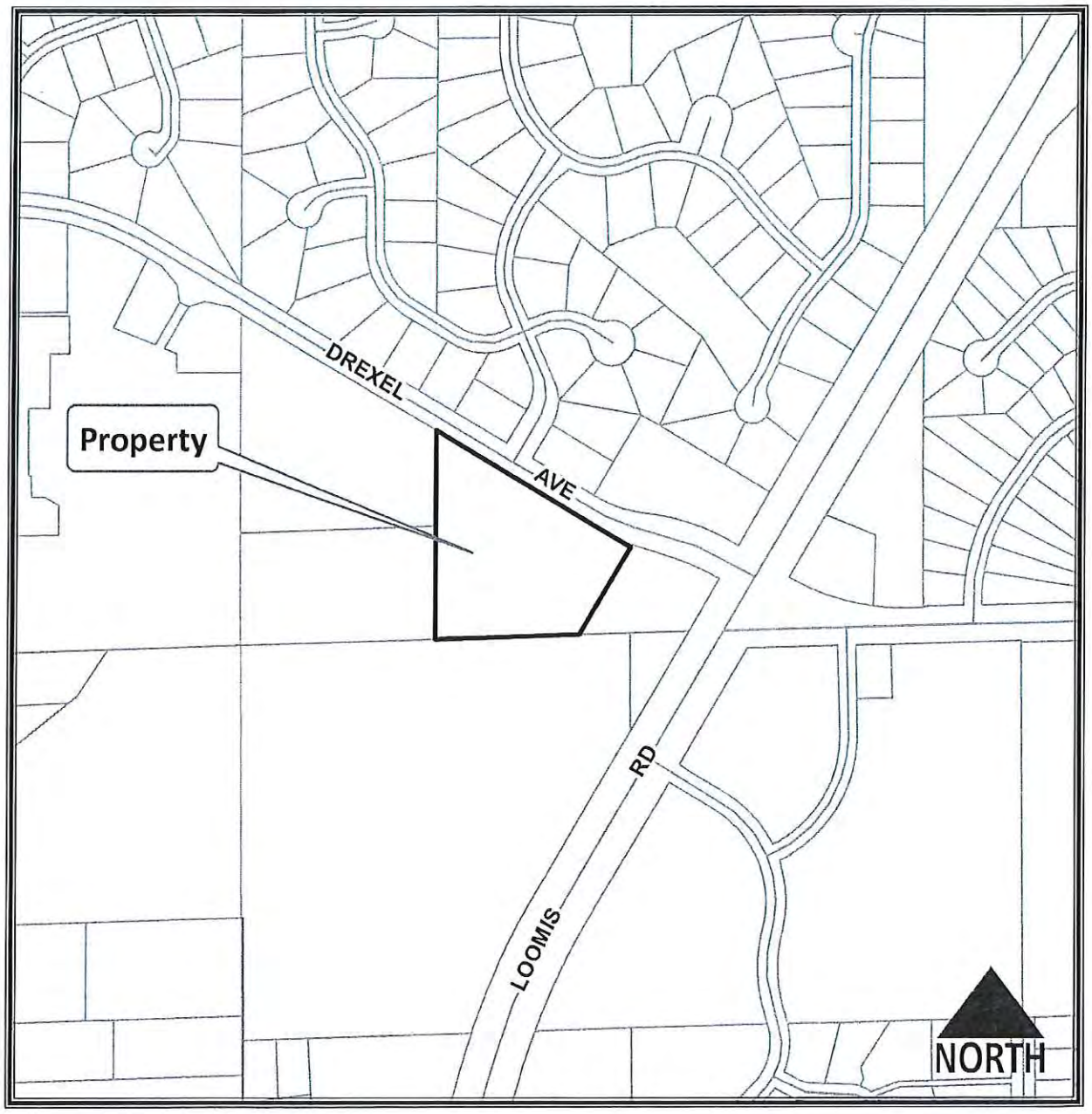
DATE:

JOB NO. 8251

SHEET EX-ENG
1 OF 1

City of Franklin

TKN 794-9994-003
Approx. 9201 West Drexel Avenue



Planning Department
(414) 425-4024

0 375 750 1,500 Feet

2013 Aerial Photo

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.

Throughout our history, Autumn Leaves Memory Care Residences have quickly become nationally renowned for their high level of quality and innovation in the care for residents requiring assistance with acts of daily living. We have redefined the level of quality-care and respect associated with the care of this population and have set the standards that families seek for their loved ones. Our Autumn Leaves communities are staffed 24 hours per day, 7 days a week and provides a home for people with memory impairments such as Alzheimer's, and Dementia. Unlike many Assisted Living facilities which simply meet state requirements with one RN on site 8 hours a day and on call the remaining 16 hours, we are committed to providing licensed nurses on site 24 hours a day, 7 days per week. We also employ a Regional Director of Nursing whom is on call 24 hours a day 7 days a week to respond to any medical emergency that would require her attention. Additionally, all of our licensed nurses are complimented by CNA's and other qualified care givers on-site around the clock to assist with daily living activities that range from administering medications and monitoring health status to activities and exercise. What is most important to us and our business is to provide a caring homelike environment that allows residents to maintain their own identity and preserve their dignity while staying active. Some of the services we provide are:

Services and Amenities:

- Licensed nurses with specialized expertise in senior and dementia care
- Staff trained specifically for Alzheimer's and dementia-related memory care
- Emergency call response in each room
- Administration and storage of all medications
- Health monitoring
- Assistance with daily living activities including bathing, dressing, eating, toileting, hygiene, and mobility
- Daily housekeeping and laundry
- 24 hour security with monitored and magnetically locked exterior doors

Nutrition:

- Home-style cooking with freshly prepared meals made from scratch
- 3 nutritious meals prepared daily with attention to individual dietary needs
- Ongoing evaluation of nutritional needs and special dietary requirements
- Snacks available 24 hours a day
- Monitoring of weight loss/gain
- Monitoring of insulin levels for diabetics

Activities:

- Daily activities and exercise programs
- Cookouts, birthday parties and holiday/themed dinners and events
- Music and pet therapy
- Gardening
- Day-trips, outings, and supervised outdoor walks in our courtyards
- Social and educational involvement
- Scheduled entertainment
- Family incorporated activities
- Multi Denomination Religious services and Bible studies

June 2014

AUTUMN LEAVES™

SOUTH BARRINGTON

215 Bartlett Road | Barrington, IL 60010
AutumnLeaves.com

Picture Yourself Here

This is the space for our "Resident of the Month." Once they've moved into our community, we will highlight one resident here every month.

The newsletter is just one way that we keep in touch with our families and let them know what's happening at Autumn Leaves. When a new resident moves in, his or her entire family becomes part of our Autumn Leaves community.

We'd love to have your family join our family!

Visit Us Today

Let us show you how Autumn Leaves of South Barrington was designed with memory care in mind. Notice the abundant natural light, wide hallways and secure courtyard. Residents enjoy ease and freedom of movement while staying safe.

Alzheimer's Complications

Unfortunately, people with Alzheimer's often struggle with more than memory loss. As the disease progresses, many experience additional mental, emotional and physical problems. These complications of Alzheimer's can trigger difficult behavior, especially for those with limited abilities to describe their symptoms or ask for relief.

If you're caring for a loved one at home, these complications can make your job even more stressful, but you can take steps to manage them. Here are some common complications and tips for coping:

Infections. Bladder infections, the flu and pneumonia often affect people with Alzheimer's. Talk with your loved one's doctor about annual flu shots and a pneumonia shot. Cranberry juice may help ward off bladder infections. Watch for sudden behavior changes or signs of fever.

Sleep problems. People with Alzheimer's may feel sleepy during the day but have difficulty sleeping at night. To help, maintain a regular schedule for waking, meals and bedtime. Keep daytime naps brief. Encourage your loved one to spend time outdoors in the sunlight early in the day. Limit caffeine, alcohol and tobacco. Medications may affect sleep, too; talk with the doctor if that could be a factor.

Bladder and bowel issues. People with Alzheimer's have trouble controlling their bladder and bowels as the disease progresses. To help

(Continued on page 2)

Crunchy Treat

Go ahead and enjoy that bowl of popcorn with your evening movie—this popular snack is rich in antioxidants and fiber. Just be sure to go lightly on the butter and salt.

Staff

Executive Director
Barbara Schechtel
Director Sales & Marketing
Lora Ellis

Thank You From Our Staff

A Tea Time Line

People have been drinking tea, made from the plant camellia sinensis, for thousands of years. Originally discovered in China and enjoyed for its taste and health benefits, tea soon spread to Japan and was used often during meditation. As more tea plants were discovered and cultivated, the drink became available to everyone, not just the noble and wealthy.

Similarly, when tea was introduced to Europe in the late 1600s, it was considered a beverage for the aristocratic class, as high import taxes limited the availability of tea to the common people. Around this same time, tea was popular among American colonists, but they too faced high prices due to taxes. Following the Revolutionary War, when tea was famously boycotted, the United States joined the tea trade, bringing the beverage back to the people. By the late 19th century, fine hotels and tea rooms in both the U.S. and England offered late afternoon tea services, boosting the popularity of tea parties once held by English royalty.

The Right Clothes

As the weather warms up, you may be reorganizing your closet—putting away the heavy sweaters and winter coats, and bringing out the swimsuits and lighter clothes for summer.

You may want to do that for your loved one, too. Alzheimer's and dementia affect judgment, and that means mix-ups can happen. Your loved one may no longer be able to weigh factors like the season or the occasion. He or she may choose a heavy sweater on a sweltering day, or wear sequins for a casual outing.

Even those of us without memory loss will have trouble picking the right outfit from time to time. For people with memory loss, an abundance of options can easily overwhelm.

You can help by simplifying the choices. Pare down your loved one's closet and leave only a limited number of appropriate choices. Put away the clothes that are out-of-season. If you find outfits your loved one will never wear—an evening gown or a business suit, for example—consider giving them away, or store them elsewhere. Make sure all of the clothes are easy to put on in the morning and take off at night.

Alzheimer's Complications, Continued

prevent accidents, take your loved one to the restroom every few hours. Stay alert for signs of needing to toilet (fidgeting, clutching clothing). Limit fluid intake at bedtime.

Falls. People with Alzheimer's are more likely to lose their balance and fall. Remove any objects that might trip your loved one, such as extension cords or loose rugs. Make sure that stairways have handrails, place non-skid strips in the bathtub and install night lights.

Agitation and aggression. Your loved one may fidget, shout, throw things, or try to hit someone. Try to stay calm. Keep the person's surroundings as quiet as possible. Check for causes of discomfort that might have triggered the outburst: pain, fatigue, or a need to use the restroom.

Autumn Leaves communities are carefully designed to help minimize and manage these complications. Our hallways are wide and have handrails to help prevent falls. Staff members are trained to recognize signs of complications and to calm residents should they become agitated. Our buildings have abundant natural light during the day and dimmer light in the evening, promoting better sleep.

The Longest Day

For those of us affected by Alzheimer's disease, June 21 has three meanings: it's the summer solstice, the first day of summer and it's the day when people from around the world mark "The Longest Day" to help fight Alzheimer's.

On The Longest Day, teams come together to honor the strength, passion and endurance of those facing Alzheimer's with a day of activity. Participants enjoy activities, like running, hiking, cycling, cooking, gardening or golfing.

The event raises awareness and funds for the Alzheimer's Association, the world's largest nonprofit funder of Alzheimer's research and a source of care and support for families affected by Alzheimer's.

Alzheimer's disease is the sixth-leading cause of death in the United States. More than 5 million Americans are living with the disease, with some 15.5 million family and friends providing care. In 2013, the cost of caring for people with Alzheimer's in the United States was about $203 billion.

Father's Day

At Autumn Leaves, we're looking forward to visits from family members on Sunday, June 15, in honor of Father's Day. Here's a little history on how the holiday got started.

The first Father's Day celebration took place in 1910 at the YMCA in Spokane, Wash. Founder Sonora Smart Dodd wanted to honor her father, William Jackson Smart, a Civil War veteran and a single parent who raised six children.

The holiday gained momentum in the 1930s, when manufacturers of ties, tobacco pipes and other traditional gifts for dad began promoting Father's Day. In 1966, President Lyndon B. Johnson issued the first presidential proclamation designating the third Sunday in June as Father's Day. Six years later, President Richard Nixon signed it into law.

Now, Father's Day is a "second Christmas" for retailers of men's gifts. The National Retail Federation estimates that the average person spent almost $120 on dad in 2013.

Family Ties

What do you give dad for Father's Day? Traditionally, the iconic gift was a necktie.

But ties may be going the way of vinyl record albums soon. Since the words "casual Friday" entered the lexicon, sales of men's neckties have tumbled, from their peak of $1.8 billion in 1995 to as low as $500-$600 million in recent years.

Why? Fewer men are wearing ties to work. Even President Barack Obama turns up often in tie-less dress shirts and blazers. And gadgets are eclipsing ties as favorite Father's Day gifts. Consumers spent an estimated $1.7 billion on electronic gadgets for Father's Day last year, almost as much as the $1.8 billion spent for clothing of all types for Father's Day gifts.

But ties may be turning a corner. Sales to young men, ages 18 to 34, are seeing an uptick, and some retailers say they're doing brisk business in bow ties.

Autumn Leaves Blog!

Visit our blog to learn more about Autumn Leaves.
AutumnLeaves.com/blog

AUTUMN LEAVES™ AutumnLeaves.com

Message From the Executive Director

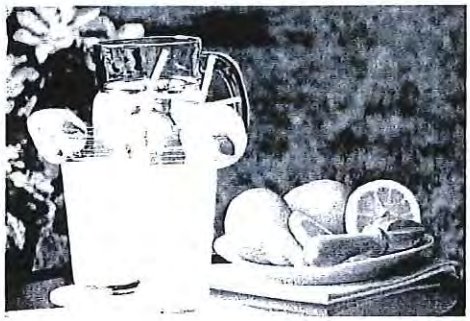
Summer is almost here! And you can certainly see the signs of summer everywhere at Autumn Leaves.

When you visit, be sure to explore our interior courtyard and garden with your loved one. Chances are you'll discover your own favorite spot.

At our Autumn Leaves' communities, many residents enjoy gardening in the courtyard, or taking walks outdoors. The courtyard is designed specifically so that residents may enjoy the outdoors, getting fresh air and exercise without the risk of wandering off or getting lost.

When you visit our garden, take a few minutes to just enjoy the beauty of the season and the blossoming flowers. This is the time of year to stop and smell the roses! We hope you'll do just that.

Barbara Schechtel
Executive Director
Autumn Leaves of
South Barrington



Tip of the Month

People with dementia can forget to drink enough, and often lose the ability to read the body's symptoms of thirst. This can cause serious problems, especially in hot weather. Encourage your loved one to drink often, and offer foods high in fluid content, like soups and smoothies.

"Thank you for all the care you give Mother. You make her smile and laugh, which is so precious to me. I deeply appreciate all you do!"

Jackie - Oswego, IL

The Autumn Leaves Difference

Autumn Leaves is an assisted living community dedicated solely to memory care. We are staffed with certified community managers and nurses who are trained specifically to care for those living with dementia and Alzheimer's. Most assisted living communities offer general assisted services but Autumn Leaves is different. We are focused on memory care only.

Your loved one is surrounded by a thoroughly trained staff since every member of our team, from the housekeeper to the chef, has received dementia training within the first 60 days of joining our family, and on-going training throughout the year. They learn how to read our resident's nonverbal cues and to anticipate needs to address them in a timely manner. This added level of training ensures your loved one a safe and comfortable environment.

We invite you to visit any of our Autumn Leaves communities so that you can experience the Autumn Leaves difference for yourself.

Autumn Leaves Locations

Call and schedule a visit with any of our locations to experience the Autumn Leaves difference in memory care. For more information and to see a virtual tour of one of our communities, visit AutumnLeaves.com.

CHICAGO, IL COMMUNITIES

Autumn Leaves of Bolingbrook
351 Lily Cache Lane | Bolingbrook, IL 60440
(630) 759-0797 | ID# 5104283

Autumn Leaves of Crystal Lake
495 Alexandra Boulevard | Crystal Lake, IL 60014
(815) 459-7800 | ID# 5102865

Autumn Leaves of Glen Ellyn
190 Geneva Road | Glen Ellyn, IL 60137
(888) 662-8886 | ID# Pending

Autumn Leaves of Orland Park
8021 W. 151st Street | Orland Park, IL 60462
(708) 403-2400 | ID# 5103293

Autumn Leaves of Oswego
900 Douglas Road | Oswego, IL 60543
(331) 454-7540 | ID# 5103962

Autumn Leaves of St. Charles
10 N. Peck Road | St. Charles, IL 60175
(630) 485-4510 | ID# 5103970

Autumn Leaves of South Barrington
215 Bartlett Road | South Barrington, IL 60010
(847) 844-1205 | ID# Pending

Autumn Leaves of Vernon Hills
500 Atrium Drive | Vernon Hills, IL 60061
(847) 996-1000 | ID# 5102949

We have additional communities in Texas, Oklahoma, and Georgia.

AUTUMN LEAVES

AutumnLeaves.com | (888) 662-8886

AUTUMN LEAVES™

BETTER MEMORY CARE. BY DESIGN.

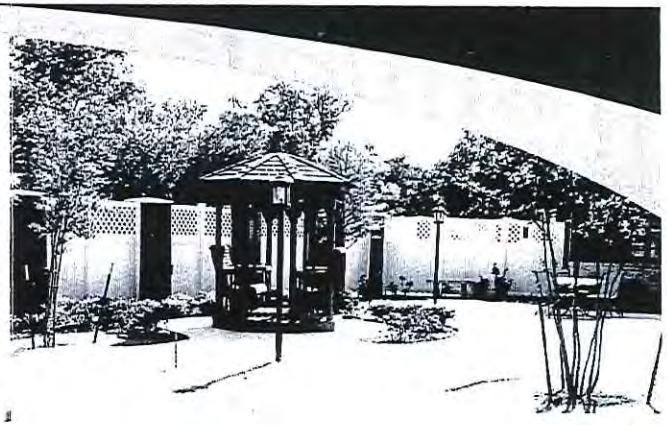
Our Legacy Of Care

For over 15 years our family has been providing quality care to those with Alzheimer's and other forms of dementia. We specifically train our caregivers and staff to understand the unique needs of each individual we are privileged to care for. As leaders in the industry, we also know how crucial it is to design an environment where our residents can thrive and feel at home.

Our care team is dedicated to knowing our residents as individuals and to provide care as they would for a member of their own family. When a resident moves into Autumn Leaves, they are family.

Quality Care You Can Trust

We are dedicated to providing a safe and secure home for your loved one. Our expertly trained nursing staff is on duty 24 hours a day, seven days a week, to ensure individualized care in a safe and nurturing environment.



Our experience has shown that social interaction and activities play a vital role in your loved one's mental and physical well-being. With this in mind, we have researched and designed the Autumn Leaves Inspired Connections® program that is tailored to specifically fit our residents' unique personalities and preferences. You can rest assured that your loved one's days are filled with enjoyable activities and meaningful friendships.

A Nurturing Environment

Our communities are designed and built from the ground up to provide the best possible environment for those with memory loss. With our years of experience and extensive research, we have been able to meticulously plan our communities to ensure the comfort and safety of our residents.

Our floor plan layout, the wide hallways, the abundance of natural light, and secure courtyards and walking paths have all been designed to provide ease of movement, minimize confusion, and encourage social interaction. Keeping current with the latest advancements in dementia care, we are able to implement programs and introduce technologies to improve our residents' quality of life.

"My experience with Autumn Leaves has been wonderful from day one...There is no cure for this terrible disease, but there is hope here at Autumn Leaves...I thank God every day for all these people here at Autumn Leaves for giving me a little more happy time with my Mom."

Jan - St. Charles, IL

DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

A. ***General Standards*.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

   Response: Yes, the proposed use and development of this site will be in harmony with the existing zoning ordinance, fits well within the surrounding uses, and is being developed as a low intensity site that will create a compatible transition between the adjacent properties and the natural resources surrounding this site, including the large wetland to the south.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

   Response: The proposed use and development will not have an undue adverse impact, and it will improve the area by providing a use that is needed and currently underserved in the area. The proposed use is a compatible element with the surrounding properties including the family oriented residential subdivision to the north, the ministry opportunities with the church to the west and the low density financial and professional institutions to the east.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

   Response: The property will not dominate the immediate vicinity or interfere with the development of neighboring properties. The single story building is proposed as a low intensity development that will blend well with the surrounding properties.

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: Yes, all public facilities and services have been verified to be existing within or adjacent to the subject property.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: No, the proposed development will not have adverse effects on traffic congestion in this area. Given that our residents are unable to drive, our traffic impacts are low, and limited to staff and visiting family members. Adequate design has been provided to provide safe and efficient ingress and egress.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: Please refer to the Natural Resource Special Exception application with regards to the natural resource impacts. No other scenic, historic, or other significant features are applicable to the site.

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response: Special use is required due to the property zoning. The proposed use and development will comply with applicable provisions and standards of the zoning district.

B. ***Special Standards for Specified Special Uses*.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: We recognize that a special use permit may have special standards or provisions associated with it. We shall comply with all possible standards and provisions in order to receive the special use permit.

C. ***Considerations***. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit**. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The project will have a positive public benefit by providing memory care to local residents. Our research has shown memory care to be underserved for this community.

2. **Alternative Locations**. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: The focus of our site search was in this portion of the City of Franklin. Based on surrounding uses and our site location characteristics this is the best location for our use.

3. **Mitigation of Adverse Impacts**. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: The single story development incorporates design of extensive landscape and water quality elements including bioswales, infiltration basins, retention basins, and native vegetation. The building is designed to blend well with the neighboring properties, and landscaping is provided to screen the parking lots from offsite areas. The water quality elements will provide an effective transition between the natural background and the surrounding developments.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area**. Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: The proposed use is compatible with the surrounding developments. It will not establish a precedent for incompatible developments or incompatible uses in the area.

DIVISION 15-3.0500 SITE INTENSITY AND CAPACITY CALCULATIONS

SECTION 15-3.0501 NATURAL RESOURCE PROTECTION AND SITE INTENSITY AND CAPACITY CALCULATIONS FOR RESIDENTIAL AND NONRESIDENTIAL USES REQUIRED

A. **Recognition of Natural Resource Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.

B. **When Natural Resource Protection and Site Intensity and Capacity Calculations Are Required.** Natural resource protection is required for all development and the site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in this Ordinance except as excluded under the provisions of Section 15-3.0501C. of the Unified Development Ordinance.

C. **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required).** Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998. A Natural Resource Protection Plan shall not be required with an application for certified survey map approval where a single property zoned I-1Institutional District is divided as a result of a public work of improvement for street extension purposes, with related public sanitary sewer and water work for which special assessment was made, into two or more parcels through the property fee acquisition by the City for the extension of the public street. The foregoing exclusions from Natural Resource Protection Plan submission requirements for certified survey map applications shall only be available upon the conditions that in lieu of the Plan submission requirement, the certified survey map application shall be accompanied by the "best available information" as to the existence of any natural resource features, such as existing topographical maps, wetland inventories, and other such inventories as may be available; and that a Natural Resource Protection Plan must be submitted upon any further development of any portion of the mapped property. A Natural Resource Protection Plan shall also not be required with an application for certified survey map approval where lots are being created from a larger surrounding parcel, with the larger in area in relation to the lots created remnant parcel being vacant, or already having being developed by the existence of a principal structure and not being the subject of current further development application, and with the only natural resources within the map area being upon the remnant parcel and being more than 500 feet away from the lots being created. The foregoing exclusion from Natural Resource Protection Plan submission requirement for certified survey map applications shall only be available upon the conditions that i) in lieu of the Natural Resource Protection Plan submission requirement, the Certified Survey Map application shall show upon its face the existence of any natural resource features, as identified in §15-4.0102, located on

the parcels of the Certified Survey Map based upon the "best available" information; (ii) that a Natural Resource Protection Plan must be submitted upon any further development of the "remnant" parcel; and iii) the following note shall be placed upon the face of such Certified Survey Map: "The Natural Resource Features identified herein are not based upon field surveys. In the event of further land division or development of a parcel herein with any such Natural Resource Feature, a complete NRPP with field surveys is required for said parcel" For the purposes of this section, the Zoning Administrator shall not require that the "best available" information be a "first source" of information, as identified in §15-4.0102A., B., C., D., and G. Notwithstanding any other provision of this Ordinance, natural resource protection and any such related Natural Resource Protection Plan, shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for any accessory use structure or accessory use development or for an addition or modification to an existing principal structure development which does not increase the existing developed structure and impervious surface area upon the parcel by more than 50% or 2,500 square feet, whichever is smaller, where natural resource feature(s) are not within 100 feet of the area to be disturbed by the new development, upon a parcel supporting an existing principal structure with an existing principal use; determination as to whether natural resource features are within 100 feet of the area to be disturbed, the boundaries of which shall be clearly identified within application materials, shall be made by the City Engineer or designee; however, if any resources identified by the Southeastern Wisconsin Regional Planning Commission in PR 176 or in PR 42, as may be amended from time to time, as Primary or Secondary Environmental Corridor and/or Isolated Natural Resources Area, are located on the site by the City Engineer or designee, but are outside of 100 feet of the area to be disturbed, a written plan shall be provided by the applicant detailing the protective measures that will be implemented to prevent such natural resource feature(s) adverse impacts, which shall be subject to approval by the Plan Commission and shall be installed as may be provided on site as detailed within the plan as a condition of application approval.

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.	6.917 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 ***"Site Intensity and Capacity Calculations" for a proposed residential use***, subtract (-) the land proposed for nonresidential uses; *or* In the case of ***"Site Intensity and Capacity Calculations" for a proposed nonresidential use***, subtract (-) the land proposed for residential uses.	0 - acres
STEP 5:	Equals "Base Site Area"	= 6.917 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: dddd 10-19%	0.00	0.60	0.40	X _____ =	_____
20-30%	0.65	0.75	0.70	X _____ =	_____
+ 30%	0.90	0.85	0.80	X _____ =	_____
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X _____ =	_____
Young	0.50	0.50	0.50	X _____ =	_____
Lakes & Ponds	1	1	1	X _____ =	
Streams	1	1	1	X _____ =	
Shore Buffer	1	1	1	X _____ =	
Floodplains	1	1	1	X _____ =	
Wetland Buffers	1	1	1	X 1.21 =	1.21
Wetlands & Shoreland Wetlands	1	1	1	X 1.96 =	1.96
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					3.17

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 15-3.0209A

R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Special Use: Single-Family Detached D.U.s and Maximum Two-Attached D.U.s (Two-Family Structures)	Special Use: Multiple-Family Attached Dwelling Units with More Than Two D.U.s per Structure	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open Space Ratio (OSR)	0.00	0.35	0.25
Gross Density (GD)	5.00	6.10	8.00
Net Density (ND)	5.00	8.00	8.00
Lot Dimensional Requirements			
Minimum Lot Area (s.f.)	6,000	43,560	43,560
Minimum Lot Width at Setback Line (feet)	60 & 75 – corner	150	150
Minimum Front Yard (feet)	25 (e)	30 (c, e)	30 (c, e)
Minimum Side Yard (feet)	5 (e)	20 (d, e)	20 (d, e)
Minimum Side Yard on Corner Lot (feet)	15 (e)	30 (e)	30 (e)
Minimum Rear Yard (feet)	25 – D.U. & 10 – garage (e)	30 (e)	30 (e)
Minimum Shore Buffer (feet)	75	75	75
Minimum Wetland Buffer (feet)	30	30	30
Minimum Wetland Setback (feet)	50	50	50
Maximum Lot Coverage (maximum percent of lot area)	0.35	N/A	N/A
Minimum Total Living Area per Dwelling Unit (D.U.) in Single-Family and Two-Family Structures			
1-Story D.U. 3 Bedrooms	1,250 s.f.	N/A	N/A
1-Story D.U. >3 Bedrooms	150 s.f. (a)	N/A	N/A
1-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
Multi-Story D.U. 3 Bedrooms	1,550 s.f. – total & 950 s.f. – 1st floor	N/A	N/A
Multi-Story D.U. >3 Bedrooms	100 s.f. (a)	N/A	N/A
Multi-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
Maximum Building Height			
Principal Structure (stories/ft.)	2.5/30	3.0/45	3.0/45
Accessory Structure (stories/ft.)	Not Permitted (attached garages are required)	1.0/15	1.0/15

N/A = NOT APPLICABLE

(a) Add to minimum required building floor area for each bedroom in excess of three (3).
(b) Add to minimum required first floor area for each D.U. which has a basement less than 600 s.f.
(c) Plus one (1) additional foot for each two (2) feet over thirty-five (35) feet of building height.
(d) Plus five (5) additional feet for each additional story above two (2) stories of building height.
(e) See Section 15-5.0108 for increased setback requirements along arterial streets and highways.

Table 15-3.0504

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL DEVELOPMENT

STEP 1:	**CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 6.917 Multiple by Minimum ***Open Space Ratio (OSR)*** (see specific residential zoning district OSR standard): X 0.25 Equals **MINIMUM REQUIRED ON-SITE OPEN SPACE** =	1.73 acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 6.917 Subtract ***Total Resource Protection Land*** from Table 15-3.0503) or ***Minimum Required On-Site Open Space*** (from Step 1 above), whichever is greater: - 3.17 Equals **NET BUILDABLE SITE AREA** =	3.75 acres
STEP 3:	**CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:** Take ***Net Buildable Site Area*** (from Step 2 above): 3.75 Multiply by Maximum ***Net Density (ND)*** (see specific residential zoning district ND standard): X 8.0 Equals **MAXIMUM NET DENSITY YIELD OF SITE** =	30 D.U.s
STEP 4:	**CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:** Take ***Base Site Area*** (from Step 5 of Table 15-3.0502): 6.917 Multiple by Maximum ***Gross Density (GD)*** (see specific residential zoning district GD standard): X 8.0 Equals **MAXIMUM GROSS DENSITY YIELD OF SITE** =	55.34 D.U.s
STEP 5:	**DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:** Take the ***lowest*** of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	30 D.U.s

$54\ \text{BED} \times \frac{\text{D.U.}}{3\ \text{BED}} = 18\ \text{D.U.} < 30$ ✓

SECTION 15-3.0505 CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL USES

In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a nonresidential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0505 shall be performed.

A. Maximum Permitted Floor Area for a Retail Building:

1 Not withstanding the provisions of Table 15-3.0505, no individual retail building in any of the following districts shall exceed a total of 125,000 gross square feet of floor area, including all roofed area.

a. B-1 Neighborhood Business District
b. B-2 General Business District
c. B-3 Community Business District
d. B-5 Highway Business District

2 Not withstanding, any other provision of this Ordinance, no special use permit, PDD District, special exception or variance may be approved or granted that would allow a retail building to exceed the size limits of this subparagraph (1) and no nonconforming use or structure may be expanded in any manner that would increase its nonconformace with the limits of subparagraph (1).

Table 15-3.0505

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP 1:	**CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): _____ Multiple by Minimum ***Landscape Surface Ratio (LSR)*** (see specific zoning district LSR standard): X _____ Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE** =	acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): _____ Subtract ***Total Resource Protection Land*** from Table 15-3.0503) or ***Minimum Required Landscape Surface*** (from Step 1 above), whichever is greater: - _____ Equals **NET BUILDABLE SITE AREA** =	acres
STEP 3:	**CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:** Take ***Net Buildable Site Area*** (from Step 2 above): _____ Multiple by Maximum ***Net Floor Area Ratio (NFAR)*** (see specific nonresidential zoning district NFAR standard): X_____ Equals **MAXIMUM NET FLOOR AREA YIELD OF SITE** =	acres
STEP 4:	**CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:** Take ***Base Site Area*** (from Step 5 of Table 15-3.0502): _____ Multiple by Maximum ***Gross Floor Area Ratio (GFAR)*** (see specific nonresidential zoning district GFAR standard): X _____ Equals **MAXIMUM GROSS FLOOR AREA YIELD OF SITE** =	acres
STEP 5:	**DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:** 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): (Multiple results by 43,560 for maximum floor area in square feet):	acres (_____ s.f.)

NATURAL RESOURCE PROTECTION PLAN

December 19, 2014

Autumn Leaves
The LaSalle Group
1900 East Golf Road
Schaumberg, Ill. 60173

Prepared by:
Wetland & Waterway Consulting, LLC
Dave Meyer
S83 W23915 Artesian Avenue
Big Bend, WI 53103
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NATURAL RESOURCE PROTECTION PLAN
AUTUMN LEAVES

TABLE OF CONTENTS

Background:

This approximately 6.92 acre vacant site is located on the south side of Drexel Avenue, just west of W. Loomis Road.

In the early 1990's this site underwent significant modification: 1) All topsoil was stripped from the site with the exception of the wetland areas that were present on the south and west sides, 2) A sanitary sewer was installed along the western side of the parcel and, 3) A drainage ditch was constructed on the west side and a culvert was installed on the south side of Drexel Avenue to direct storm water runoff to the ditch. As a result of modifications to the City's street expansion plans, the culvert was removed in the mid-1990's, but the ditch remains. As a result of the historic grading and construction activity on and adjacent to the site, this parcel has been classified as Atypical.

The construction of a memory care facility providing care for seniors with memory impairment is proposed. This assessment of the natural resource features and proposed impacts was conducted according to the City of Franklin Natural Resource Protection Plan guidelines. Natural resource features defined within the guidelines include steep slopes, mature woodlands, young woodlands, lakes, ponds, streams, shore buffers, floodplains, wetlands, wetland buffers, and wetland setbacks.

Results:

The following environmental features have been identified on the subject parcel

Steep Slopes: Three categories of steep slopes are defined within the UDO. These categories are based upon the relative degree of the steepness of the slope as follows: ten (10) to twenty (20) percent, twenty (20) to thirty (30) percent and greater than thirty (30) percent. No land area shall be considered a steep slope unless the steep slope area has at least a ten (10) foot vertical drop and has a minimum area of five thousand (5,000) square feet. Steep slopes exclude man-made slopes. Refer to the Environmental Impacts Plan exhibit for the location of the steep slopes on the site. The two smaller steep slope areas in the southeast side of the site are less than 5,000 sq. ft. in size and, therefore, do not qualify under the UDO definition.

Lakes and Ponds: The UDO defines lakes as bodies of water greater than 2 acres in size and ponds as less than 2 acres in size, as measured by the shoreline at its maximum condition rather than the permanent pool condition. No waters meeting this definition are present.

Streams and Shore Buffers: No streams are present on the site.

Floodplains: According to the FEMA floodplain map, there are no floodplains on the property. The property is located within a Zone X area which is an area considered to be outside of the 500 year floodplain. Refer to the attached exhibit.

Woodlands: The UDO defines a young woodland as an area or stand of trees whose total combined canopy covers an area of one-half (0.05) 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. However, no trees grown for commercial purposes shall be considered a young woodland.

A mature woodland is defined 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 ten (10) inches; or any grove consisting of eight (8) or more individual trees having a DBH of at least twelve inches (12) whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove. However, no trees grown for commercial purposes should be considered a mature woodland.

The subject site does not contain either young or mature woodlands. Virtually all of the woody vegetation (trees and shrubs) on this site is located within the flagged wetland boundaries on the south side of the parcel. A field review showed that there are not sufficient trees of size or density within the wetland to meet young or mature status.

Wetlands: A wetland delineation was conducted on 6-3-14. The full report is included in the Exhibits section.

Wetland Buffers: The wetland buffer is the land area located within 30' of the delineated wetland boundary. This buffer and the proposed impacts are shown on the Environmental Impact Plan exhibit.

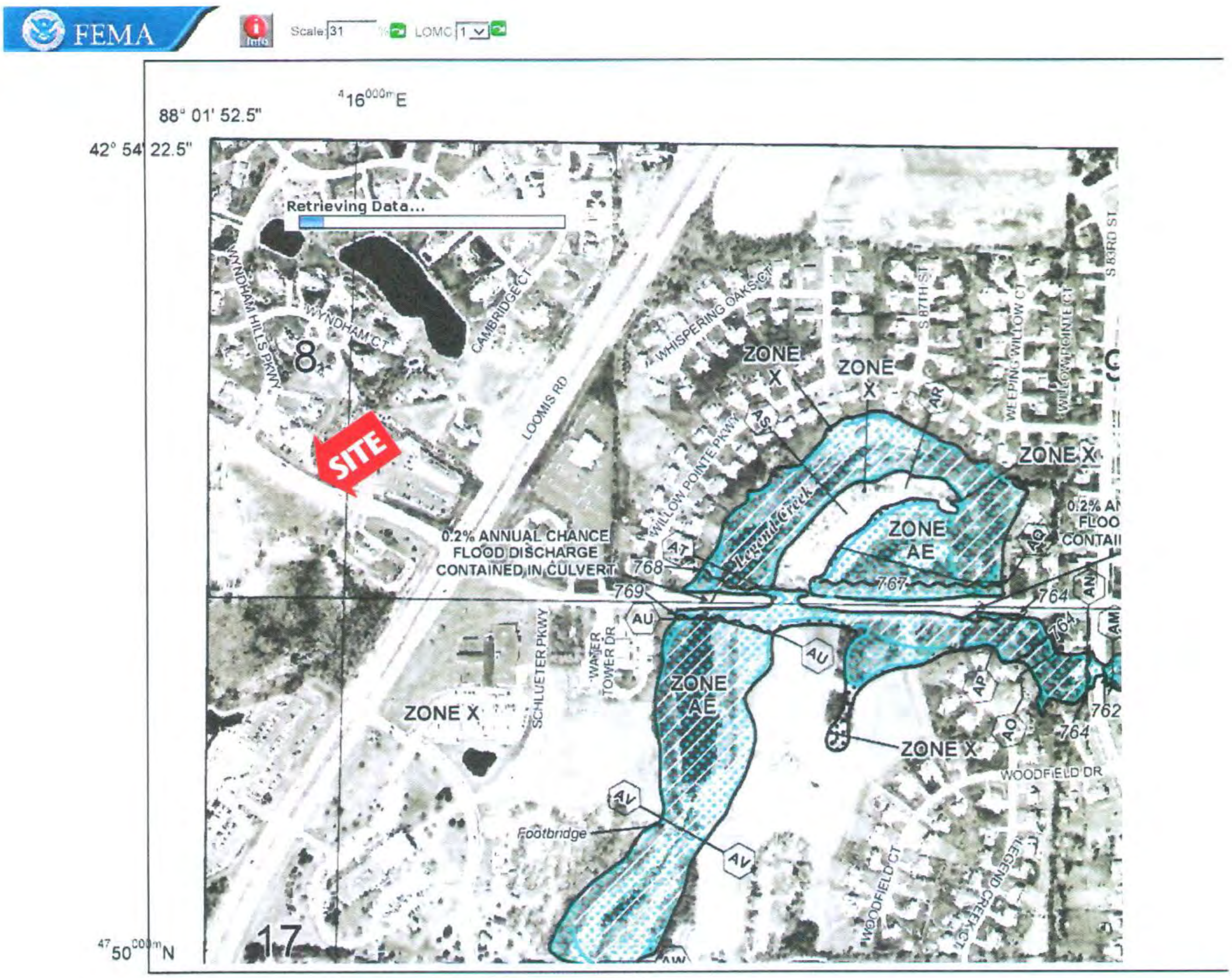
Wetland Setbacks: The wetland setback is the land area located within 50' of the wetland boundary. This setback and the proposed impacts are shown on the Environmental Impact Plan exhibit.

Discussion and Conclusion

The proposed development will have limited impacts to the natural resource features on the subject parcel. The Environmental Impact Plan exhibit calls out the location, type, and size of all impacts. The most important feature associated with this parcel is the wetland complex on the south end that extends offsite for undetermined distances. This complex, which is included within a Secondary Environmental Corridor, will not be impacted as part of the proposed development.

Mitigation is being proposed for the identified impacts. Refer to the Mitigation Proposal in the Exhibits section.

EXHIBITS


FEMA
Scale 31
LOMC 1
88° 01' 52.5"
416000m E
42° 54' 22.5"
4750000m N
Retrieving Data...
WYNDHAM HILLS PKWY
WYNDHAM CT
CAMBRIDGE CT
LOOMIS RD
8
SITE
0.2% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN CULVERT
WHISPERING OAKS CT
WILLOW POINTE PKWY
S 87TH ST
WEEPING WILLOW CT
WILLOW POINTE CT
S 83RD ST
ZONE X
ZONE AE
Legend Creek
768
769
767
764
762
SCHLUETER PKWY
WATER TOWER DR
Footbridge
WOODFIELD DR
WOODFIELD CT
LEGEND CREEK CT
17

Wetland & Waterway Consulting, LLC
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6-28-14

Mr. Matt Krummick
The LaSalle Group
1900 Eat Golf Road Suite 1120
Schaumburg, Ill. 60173

Dear Mr. Krummick:

Wetland & Waterway Consulting (WWC) has conducted a wetland delineation on property located in Secs. 8 and 9, T5N, R21E, City of Franklin. The delineation was conducted on 6-3-14 at your request. This site is under consideration for future development; therefore, location of the wetlands prior to construction is necessary. The purpose of the delineation was to identify and flag all wetlands within the boundaries identified on the attached maps.

Investigator

David Meyer is an independent environmental consultant providing environmental permitting services, site assessments, wetland delineations, and planning advice. He obtained a master's degree in Natural Resources Management from Southern Illinois University-Carbondale in 1977. Mr. Meyer has held technical and administrative positions in wetland and water resources specialties with the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers. He has satisfactorily completed the Reg IV Wetland Delineation training offered by the U.S. Army Corps of Engineers, the Advanced Wetland Delineation training conducted by the University of Wisconsin-LaCrosse in 2002 and 2007, the USACOE/WIDNR 1987 Wetland Delineation Manual Midwest Region Supplement Training in 2009, the USACOE/WIDNR 1987 Wetland Delineation Manual Northcentral/Northeast Region Supplement Training in 2010, the Basic Hydric Soil ID training conducted by the University of Wisconsin-LaCrosse in 2011, and the Primary Environmental Corridor Delineation Workshop conducted by the Southeastern Wisconsin Regional Planning Commission in 2004.

Methods

The site visit was conducted according to the guidelines identified in the U.S. Army Corps of Engineers' 1987 manual and the Regional Supplement. The plot size used was a 30 foot radius circle for trees, shrub/saplings, and woody vines, and a 5 foot radius circle for herbaceous vegetation. Resources utilized in the investigation included the NRCS county soil survey, aerial photos, and county plat maps. Sampling points were located in the areas that exhibited wetland characteristics as well as upland characteristics. Data was collected on the vegetation, hydrology, and soils at each sampling point. The wetlands were identified using the technical approach described in the USACOE 1987 Manual. Areas displaying a predominance of hydric vegetation, hydric soils, and wetland hydrology were flagged within the wetland boundaries. Refer to the wetland map attached to the end of this report for locations.

Description of the Site

This approximately 6.92 acre vacant site is located on the south side of Drexel Avenue, just west of W. Loomis Road.

In the early 1990's this site underwent significant modification: 1) All topsoil was stripped from the site with the exception of the wetland areas that were present on the south and west sides, 2) A sanitary sewer was installed along the western side of the parcel and, 3) A drainage ditch was constructed on the west side and a culvert was installed on the south side of Drexel Avenue to direct storm water runoff to the ditch. As a result of modifications to the City's street expansion plans, the culvert was removed in the mid-1990's, but the ditch remains. As a result of the historic grading and construction activity on and adjacent to the site, this parcel has been classified as Atypical.

The site consists of upland dominated by grasses, forbs, and shrubs, and wetlands.

Wetland Complexes

Two wetland complexes were identified on the parcel.

Wetland #1 (Data point #10) is a small depressional basin on the west side of the site. This shallow depression appears to be the result of grading that took place on the site back in the early 1990's when the topsoil was removed. This small depression was left and has allowed water to collect regularly and maintain a small stand of wetland vegetation.

Wetland #2 borders the southern and western perimeters of the site and is part of a larger complex that extends offsite for undetermined distances to the west and south. It is a combination of sedge meadow (Data point #2), shrub carr (Data point #4), and lowland hardwood trees and shrubs (Data point #6). This complex also includes the drainage ditch along the western side of the parcel (Data point #8). The ditch extends from Drexel Avenue south to the point where it joins the rest of the larger complex.

Precipitation Data

Precipitation data from the websites of the USDA Natural Resource Conservation Service and the National Oceanic and Atmospheric Administration (NOAA) was reviewed.

Long Term Conditions--- The NRCS WETS tables indicate that in the subject area, the 30-year normal range of precipitation for the three months (March, April, May) prior to the delineation is between 6.16 and 11.30 inches. Actual precipitation for this 3 month period recorded on the National Oceanic and Atmospheric Administration (NOAA) website was 8.91 inches. Longer-term conditions were within the normal range.

Short term Conditions---The 30-year normal range for the month of May is between 1.80 and 3.71 inches and for June it is between 2.34 and 4.28 inches. The actual precipitation for the 14 day period immediately preceding the delineation was 0.73 inches. Shorter-term conditions were drier than the normal range.

Conclusion

The wetland lines staked in the field and referred to in this report are the best estimate of the wetland boundaries based on the conditions present at the time of delineation. Concurrence with these wetland lines by the U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources must be obtained before undertaking any alterations or modifications of this property. Input from these agencies may result in adjustments to the wetland/upland boundaries.

Activities affecting wetlands or surface waters may require permits from the U.S. Army Corps of Engineers, the Wisconsin Department of Natural Resources, and local municipal authorities. The client must obtain authorization from all proper regulatory authorities before altering, modifying, or using the property. If the required authorizations are not obtained, Wetland & Waterway Consulting, LLC shall not be liable or responsible for any resulting damages.

Sincerely,

Dave Meyer

Attachments
1. Data points
2. Soil Survey map
3. Wisconsin Wetland Inventory map
4. USGS Topo map
5. Location map
6. Wetland boundary map

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #1 UP

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): Convex

Slope (%): ≤5 Lat: Long: Datum:

Soil Map Unit Name: Ashkum silty clay loam ASA NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes see report No _____ (If no, explain in Remarks.)

Are Vegetation Y, Soil Y, or Hydrology Y significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil Y, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks: ASA is a mollisol – a problem soil. Entire upland area on this site was completely stripped of topsoil in 1990.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1. Lonicera x bella	10	✓	FACU
2. Rhamnus cathartica	10	✓	FAC
3. Acer negundo	10	✓	FAC
4.			
5.			
	30 = Total Cover		
Herb Stratum (Plot size: _____)			
1. Daucus carota	20		UPL
2. Equisetum arvense	60	✓	FAC
3. Poa pratensis	30	✓	FAC
4. Rhus typhina	20		UPL
5. Fragaria virginiana	5		FACU
	135 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR3/3	100					clay loam	
3-13	10YR5/3	100					clay loam 10% gravel	
13-21	10YR4/4	100					clay loam w/10% gravel	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks: Soil profile reflects filling/grading activities, not the A-S-A profile per the County Soil Survey

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #2wet

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): depressional basin Local relief (concave, convex, none): concave

Slope (%): 5 Lat. Long. Datum:

Soil Map Unit Name: Houghton muck HtA NWI classification: S3/E2K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes See report No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology Y significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No _____	Is the Sampled Area within a Wetland? Yes ✓ No _____
Hydric Soil Present?	Yes ✓ No _____	
Wetland Hydrology Present?	Yes ✓ No _____	

Remarks: Hydrology to the complex has been affected by the surrounding developments and scraping / grading of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2. Carex stricta	100	✓	OBL
3.			
4. Phalaris arundinacea	5		FACW
5.			
6.			
7.			
8.			
9.			
10.			
	105 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ✓ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR2/1	100					muck	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ✓ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ✓ Surface Water (A1)
- ✓ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 1

Water Table Present? Yes ✓ No ___ Depth (inches): Surface

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): Surface

Wetland Hydrology Present? Yes ✓ No ___

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #3UP

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave

Slope (%): ~5 Lat. Long. Datum:

Soil Map Unit Name: Ashkum silty clay loam AsA NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes see report No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No ✓	Is the Sampled Area within a Wetland? Yes _____ No _____
Hydric Soil Present?	Yes _____ No ✓	
Wetland Hydrology Present?	Yes _____ No ✓	

Remarks: AsA is a mollisol - a problem soil. Entire upland portion of site has had top soil stripped in approx. 1990.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Poa pratensis	65	✓	FAC
2. Fragaria virginiana	25	✓	FACU
3. Trifolium pratense	20		FACU
4. Daucus carota	2		UPL
5. Cornus racemosa	5		FAC
	117 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species 70	x 3 =	210
FACU species 45	x 4 =	180
UPL species 2	x 5 =	10
Column Totals: 117 (A)		400 (B)

Prevalence Index = B/A = 3.41

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 3/4	100					Clay loam	
5-20	10YR 4/4	100					clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #4 wet

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): depressional basin Local relief (concave, convex, none): concave

Slope (%): ≈5 Lat: Long: Datum:

Soil Map Unit Name: Houghton muck HtA NWI classification: S3/E2K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (see report) No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology Y significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No _____	
Hydric Soil Present?	Yes ✓ No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Wetland Hydrology Present?	Yes ✓ No _____	

Remarks: See remarks under Data Sheet #2

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2. Salix interior	100	✓	FACW
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2. Carex stricta	10	✓	OBL
3.			
4. Typha angustifolia	5	✓	OBL
5.			
6.			
7.			
8.			
9.			
10.			
	15 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21	10YR2/1	100					muck	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ✓ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ✓ Surface Water (A1)
- ✓ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 4

Water Table Present? Yes ___ No ✓ Depth (inches): Surface

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): Surface

Wetland Hydrology Present? Yes ✓ No ___

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #SUP

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): Concave

Slope (%): ≤5 Lat. Long. Datum:

Soil Map Unit Name: Ashkum silty clay loam A5A NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (see report) No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	
Hydric Soil Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks: See remarks under Data Sheet #1

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2. Juniperus virginiana	5	✓	FACU
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2. Poa pratensis	70	✓	FAC
3.			
4. Fragaria virginiana	25	✓	FACU
5.			
6. Cornus racemosa	5		FAC
7.			
8. Chrysanthemum leucanthemum	2		UPL
9.			
10. Equisetum arvense	5		FAC
	107 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/2	100					silt loam	
7-13	10YR 3/2	100					clay loam	
13-20	10YR 4/4	100					clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: ______ State: WI Sampling Point: #6 wet

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): depressional basin Local relief (concave, convex, none): concave

Slope (%): ≤5 Lat: ______ Long: ______ Datum: ______

Soil Map Unit Name: Ashkum silty clay loam AsA NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes see report No ______ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology Y significantly disturbed? Are "Normal Circumstances" present? Yes ______ No ✓

Are Vegetation N, Soil Y, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No ___	Is the Sampled Area within a Wetland?	Yes ✓ No ___
Hydric Soil Present? Yes ✓ No ___		
Wetland Hydrology Present? Yes ✓ No ___		

Remarks: See remarks under Data Sheet #2

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ______)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus deltoides	25	✓	FAC
2.			
3.			
4.			
5.			
	25 = Total Cover		

Sapling/Shrub Stratum (Plot size: ______)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus deltoides	20	✓	FAC
2. Salix interior	20	✓	FACW
3. Cornus racemosa	15	✓	FAC
4. Rhamnus frangula	20	✓	FACW
5. Fraxinus pennsylvanica	5		FACW
	80 = Total Cover		

Herb Stratum (Plot size: ______)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2. Carex stricta	10	✓	OBL
3.			
4. Aster simplex	5	✓	FAC
5.			
6.			
7.			
8.			
9.			
10.			
	15 = Total Cover		

Woody Vine Stratum (Plot size: ______)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
	______ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ______	x 1 = ______
FACW species ______	x 2 = ______
FAC species ______	x 3 = ______
FACU species ______	x 4 = ______
UPL species ______	x 5 = ______
Column Totals: ______ (A)	______ (B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No ______

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR2/1	100					silt loam	
6-14	10YR2/1	95	10YR4/4	5	C	M	silt loam	
14-22	10YR4/1	90	10YR4/4	10	C	M	clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ✓ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✓ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ✓ Surface Water (A1)
- ✓ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 2

Water Table Present? Yes ___ No ___ Depth (inches): Surface

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): Surface

Wetland Hydrology Present? Yes ✓ No ___

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #741

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave

Slope (%): <3 Lat: Long: Datum:

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes see report No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	
Hydric Soil Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks: See remarks under Data sheet #1

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1. Apocynum cannabium	15	✓	FAC
2.			
3.			
4.			
5.			
	15 = Total Cover		
Herb Stratum (Plot size: _____)			
1. Poa pratensis	55	✓	FAC
2. Cornus racemosa	30	✓	FAC
3. Solidago canadensis	15		FACU
4. Trifolium pratense	20		FACU
5.			
6.			
7.			
8.			
9.			
10.			
	120 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ✓ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					silt loam	
4-11	7.5YR 4/4	100					clay loam	
11-20	7.5YR 4/4	100					clay loam w/ 20% gravel	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #8 wet

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): drainage ditch Local relief (concave, convex, none): Concave

Slope (%): ≈ 10 Lat: Long: Datum:

Soil Map Unit Name: Ashkum silty clay loam A5A NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ~~✓~~ see report No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	
Hydric Soil Present?	Yes ✓	No _____	Is the Sampled Area within a Wetland? Yes _____ No ✓
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks:
See remarks under Data Sheet #1

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2. Salix interior	5	✓	FACW
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2. Poa pratensis	50	✓	FAC
3.			
4. Carex stricta	30	✓	OBL
5.			
6. Juncus dudleyi	20	✓	FACW
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/2	100					silt loam	
5-12	10YR 4/2	90	10YR 5/6	10	C	M	silt loam	
12-20	10YR 2/1	85	10YR 5/6	10	C	M	clay loam	
			10YR 5/3	5	C	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 10

Wetland Hydrology Present? Yes ✓ No _____

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #9UP

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): nearly level Local relief (concave, convex, none): Cohlex

Slope (%): None Lat: Long: Datum:

Soil Map Unit Name: Ashkum silty clay loam ASA NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes See Report No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation M, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	
Hydric Soil Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks: See remarks under Data Sheet #1

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		

Sapling/Shrub Stratum (Plot size: _____)			
1.			
2. Rosa multiflora	15	✓	FACU
3.			
4. Cornus racemosa	60	✓	FAC
5.			
	75 = Total Cover		

Herb Stratum (Plot size: _____)			
1.			
2. Equisetum arvense	35	✓	FAC
3.			
4. Poa pratensis	40	✓	FAC
5.			
6. Solidago canadensis	10		FACU
7.			
8.			
9.			
10.			
	85 = Total Cover		

Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ✓ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					silt loam	
6-20	2.5YR 4/4	100					clay w/ 10% gravel	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: West Drexel Avenue City/County: Franklin Sampling Date: 6-3-14

Applicant/Owner: State: WI Sampling Point: #1 Wet

Investigator(s): Meyer Section, Township, Range: Sec. 8+9 T5N R21E

Landform (hillslope, terrace, etc.): depressional basin Local relief (concave, convex, none): concave

Slope (%): =2 Lat: Long: Datum:

Soil Map Unit Name: Ashkum silty clay loam, AsA NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (see report) No _____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	Is the Sampled Area within a Wetland? Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks: Small depressional basin that appears to be a result of grading conducted on the site historically

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		

Sapling/Shrub Stratum (Plot size: _____)			
1. Acer saccharinum	5	✓	FACW
2. Salix interior	30	✓	FACW
3. Rhamnus cathartica	10	✓	FAC
4. Populus deltoides	15	✓	FAC
5. Cornus racemosa	5		FAC
	65 = Total Cover		

Herb Stratum (Plot size: _____)			
1.			
2. Poa pratensis	90	✓	FAC
3.			
4. Trifolium pratense	20		FACU
5.			
6.			
7.			
8.			
9.			
10.			
	90 = Total Cover		

Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR2/1	100					Silt loam	
2-4	10YR4/2	100					Silt loam	
4-9	10YR4/2	95	10YR3/6	5	C	M	Clay loam w/ 10% gravel	
9-20	10YR4/2	95	10YR3/6	5	C	M	Clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ✓ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

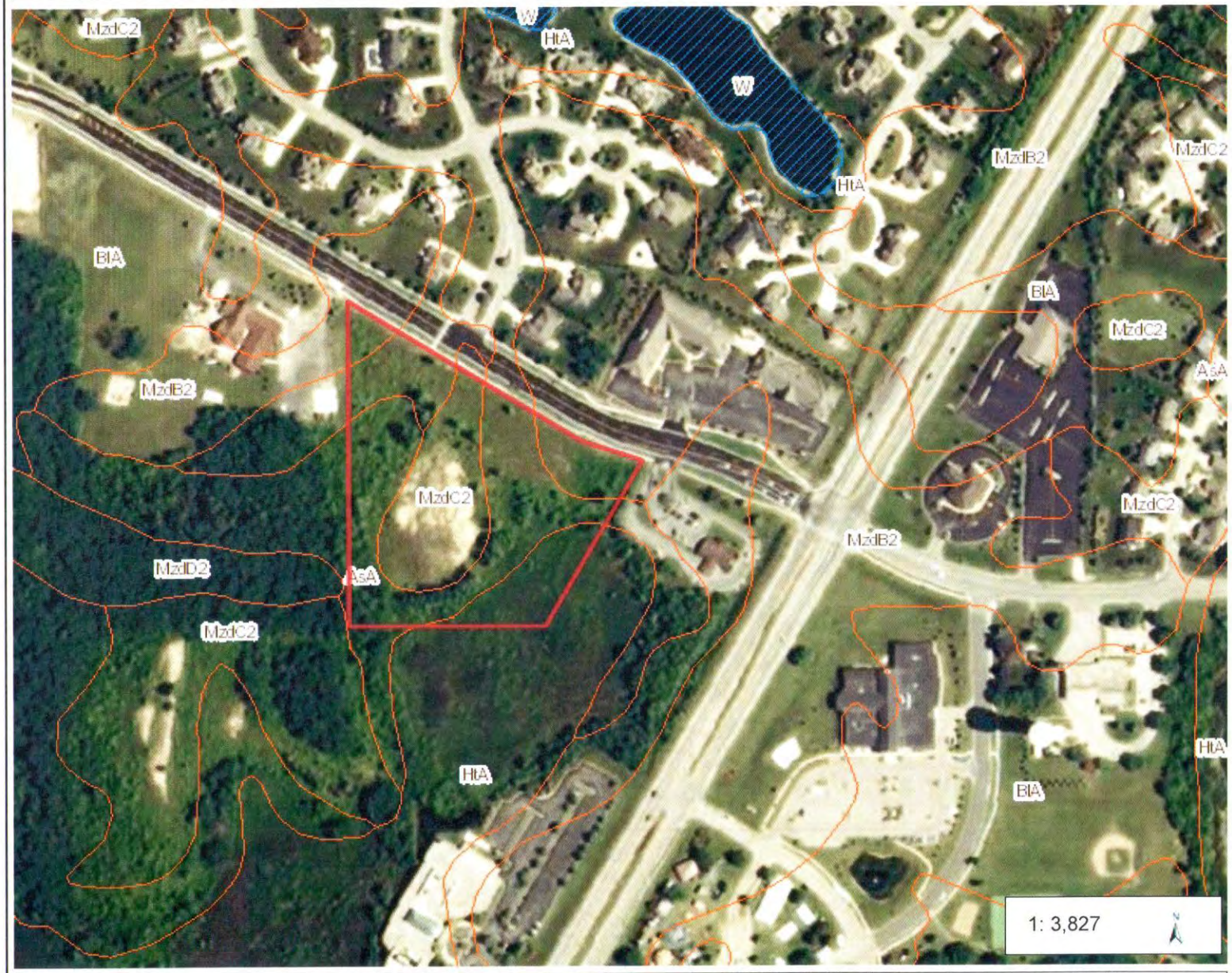
Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No _____

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

Remarks:

Surface Water Data Viewer Map



Legend

NRCS Wisconsin Soils

- Soil Mapping Unit
- Water

Hillshades (10-meter DEM)

- High : 255
- Low : 0

Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

Surface Water Data Viewer Map

Legend

Wetland Class Points
- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/drained wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas
- Wetland
- Upland

Filled Areas

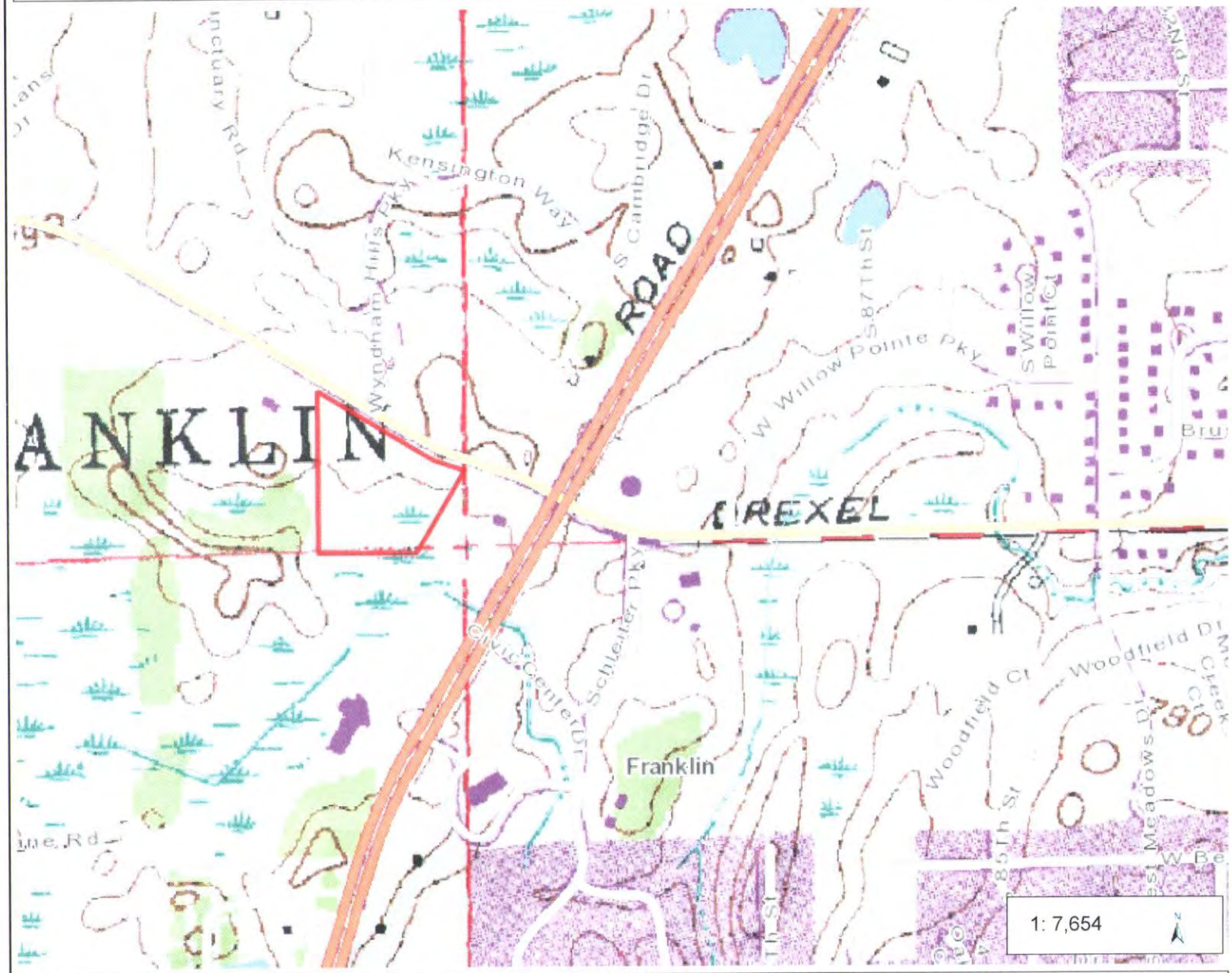
Hillshades (10-meter DEM)
- High : 255
- Low : 0

Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

Surface Water Data Viewer Map



Legend

- Rivers and Streams
- Open Water

Notes

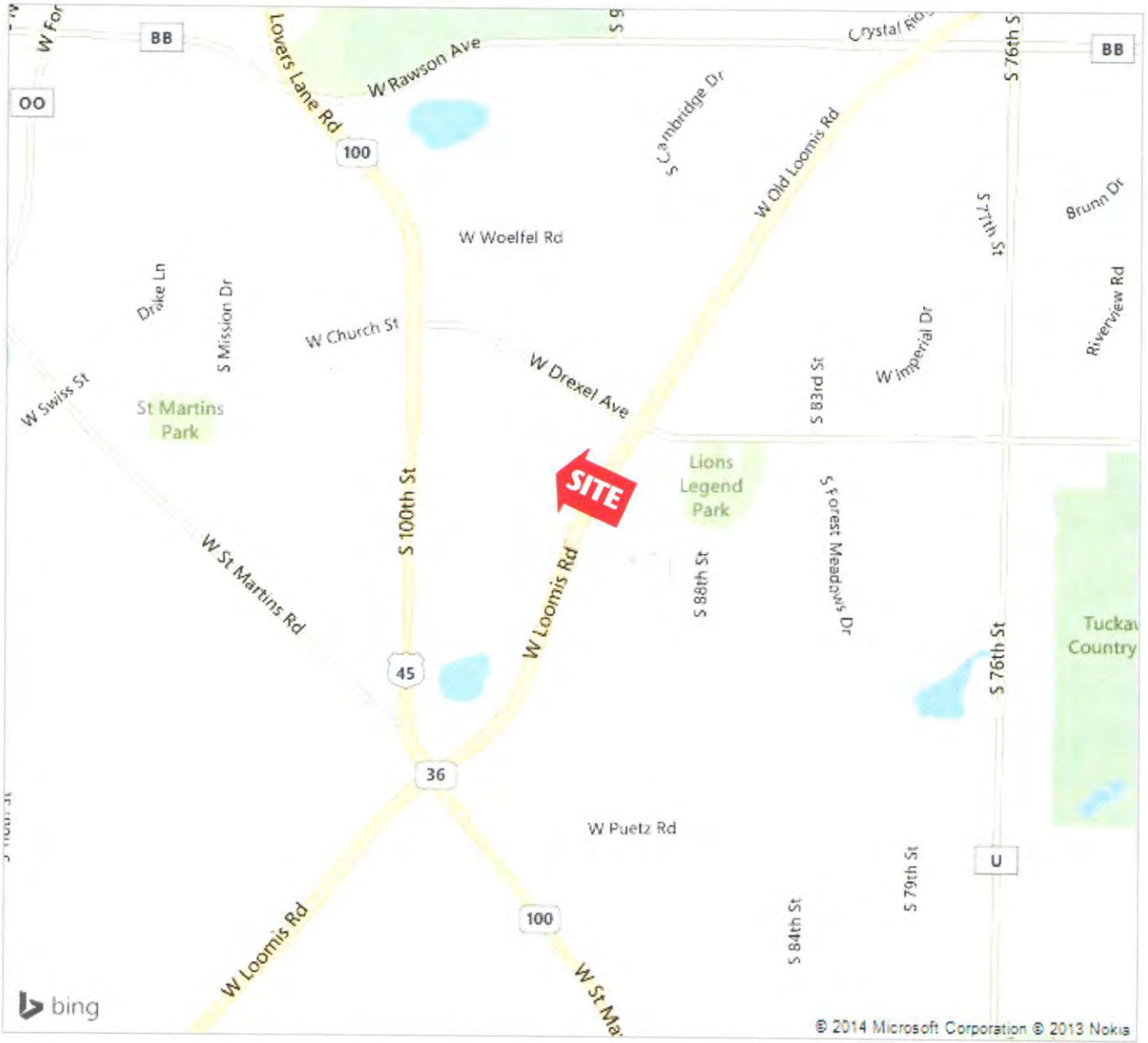
0.2 0 0.12 0.2 Miles

NAD_1983_HARN_Wisconsin_TM

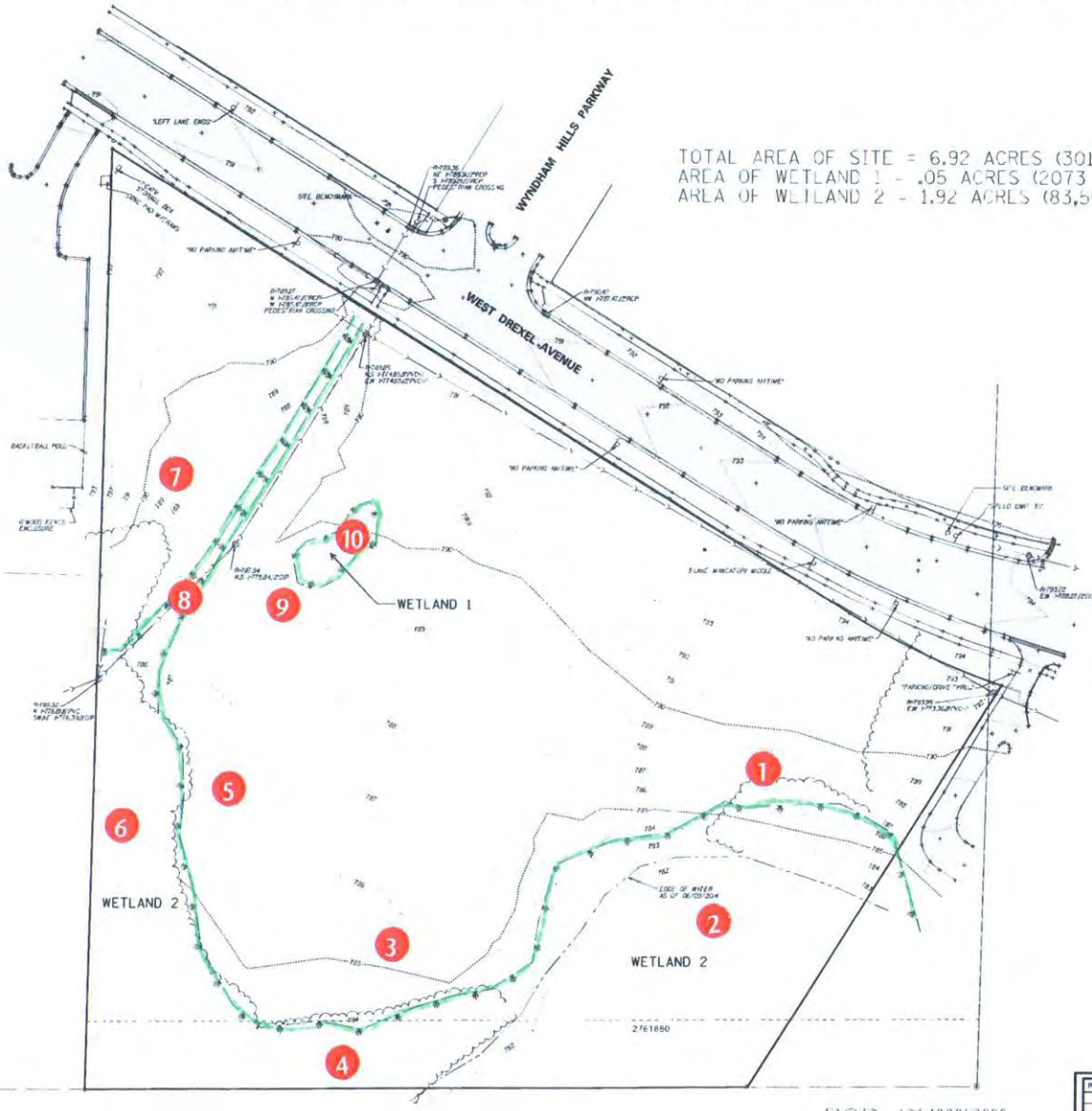
bing Maps

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more



BOUNDARY AND TOPOGRAPHIC SURVEY



TOTAL AREA OF SITE = 6.92 ACRES (301,328 S.F.)
AREA OF WETLAND 1 = .05 ACRES (2073 S.F.)
AREA OF WETLAND 2 = 1.92 ACRES (83,561 S.F.)

SCALE 1" = 40'
0 40 80

LEGEND

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK:

FOR REVIEW PURPOSES ONLY

REVISIONS

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W Higgins Road Suite 700
Rosemont, Illinois 60018
Phone (847) 696-4040 Fax (847) 696-4065

DATE 06/12/2014
JOB NO. 8251
FILENAME 8251TOPSUR-01
SHEET 1 OF 1

DEVELOPER
THE LASALLE GROUP
1900 E. GOLF ROAD, SUITE 1120
SCHAUMBURG, ILLINOIS 60173-5080
PHONE: (847) 413-2380
FAX: (847) 413-2382

SUMMARY OF PROTECTED RESOURCE

STEEP SLOPES > 5,000 S.F.	0 S.F.	= 0.00 AC
WETLANDS (UNDISTURBED)	79,423 S.F.	= 1.82 AC
WETLANDS (IMPACTED)	6,022 S.F.	= 0.14 AC
BUFFER (UNDISTURBED)	1,659 S.F.	= 0.04 AC
BUFFER (IMPACTED)	50,870 S.F.	= 1.17 AC
SETBACK (IMPACTED)	15,479 S.F.	= 0.35 AC
TOTAL PROTECTED RESOURCE AREA:	153,453 S.F.	= 3.52 AC
TOTAL BASE SITE:	301,283 S.F.	= 6.92 AC
NET BUILDABLE AREA:	147,830 S.F.	= 3.40 AC

NO. DATE REMARKS

NO. DATE REMARKS

ENVIRONMENTAL IMPACTS PLAN

AUTUMN LEAVES
FRANKLIN, WISCONSIN

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME
8251RESOURCE PRO...DGN

DATE
12/22/14

JOB NO.
8251

SHEET
NRPP
1 OF 1

MITIGATION PROPOSAL

The Autumn Leaves project has a proposed wetland fill impact of 6022 sq. ft. Upland impacts include 50,870 sq. ft. of intrusion into the wetland buffer and 15,479 sq. ft. of intrusion into the wetland setback.

As you know, the WIDNR and USACOE do not require mitigation for wetland fills less than 10,000 sq. ft. Further, they have no mitigation requirements for upland impacts for grading.

As a result, Autumn Leaves has discussed mitigation coordination with the Milwaukee Area Land Conservancy. The project and potential mitigation location are both located within the Legend Creek watershed. Dan Dorsan has discussed this project with the MALC at their November board meeting and received an initial favorable response to partnering with Autumn Leaves. Final approval is expected from the board at the December 29th meeting.

The current proposal is to pay a lump sum of $174,300 to MALC which they will utilize in their wetland and upland buffer restoration efforts on the Legend Creek Carrity Prairie site. The total impacts listed above are 72,371 sq. ft. At a mitigation ratio of 1.5:1.0, 108,557 sq. ft. of credits will be purchased. This square footage, multiplied by a price of $70,000 per acre, which is typical of the costs currently charged by active wetland mitigation banks in the state, yields the $174,300 sum.

A copy of the draft MOU with the Milwaukee Area Land Conservancy follows. As the permit process progresses and the City, WIDNR, and USACOE issues their respective permits, the MOU will be finalized and signed.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into this_____day of_____, 2015 by and between **Autumn Leaves Development** (Developer) and **Milwaukee Area Land Conservancy, LLC** (MALC) for the purpose of documenting the duties, obligations and cost-share pertaining to the performance of Wetland and Wetland Buffer mitigation as required by the City of Franklin, WI (City).

WHEREAS, the Developer is required by the City of Franklin, WI (the City) to perform wetland and wetland buffer (upland) mitigation within the same watershed as part of a development approval, which the development process resulted in Wetland and Wetland Buffer impacts regulated by the City's Unified Development Ordinance; and

WHEREAS, the Developer asserts that any State and Federal wetland permitting agency requirements, have been met; and

WHEREAS, Carity Prairie is a premier Prairie, Oak Savanna and Wetland Complex with rare plant species that will provide the maximum public and conservation benefit possible within the watershed of impact if Wetland and Wetland Buffer mitigation is performed within its boundaries; and

WHEREAS, the Developer desires to partner with MALC to oversee the completion of _____square feet (_____acres) of wetland and_____square feet (_____acres) of wetland buffer in order to fulfill the City's watershed protection requirements; and

WHEREAS, MALC is a property owner of lands within the same impacted watershed, which qualify as suitable lands to perform Wetland and Wetland Buffer Mitigation; and

WHEREAS, MALC has agreed to assist the Developer with satisfying the required Wetland and Wetland Buffer Mitigation under certain terms; and

WHEREAS, the development is nearing commencement; accordingly, the parties wish to document each party's responsibilities to finalize the agreement.

NOW, THEREFORE, the Wetland and Wetland Buffer Mitigation responsibilities are hereby agreed and understood, by and between the Developer and MALC as follows:

1. The goal of the project is to restore native plant cover within _____ acres of wetland and _____ acres of upland inside the Carity Prairie by the project's scheduled completion date of January 2020 and encourage healthy wetland function well into the future.

Wetland and Mitigation scope of work includes:

a. Site preparation, including mowing as needed and herbiciding existing invasive vegetation. Year 1

b. Soil preparation, which may include raking dragging, and light tilling in preparation for a native seeding. Year 2

c. Seed the prepared area in the second year with a mix of native wetland species suited to the site. Seed may be collected onsite or purchased from a vendor at MALC's discretion. Year 2.

d. Install biodegradable erosion control immediately following the native seeding to protect area from erosion and provide a favorable microsite for the germination of native seed. Year 2

e. Vegetative maintenance to promote the growth of newly planted native species and restrict the growth of invasive species. Methods may include any combination of mowing, hand cutting, selective herbicide applications, and hand pulling invasive plant species as required by conditions and at the discretion of MALC. Years 3-5

f. Vegetative monitoring to track the progress of the mitigation and ensure vegetation composition is making suitable progress in light of the project timeline. Year 3-5

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2. MALC will oversee this Wetland and Wetland Buffer Mitigation project within the wetlands and the surrounding uplands within Carity Prairie.

3. The Developer agrees to provide funding to cover the wetland mitigation costs and management for the lump sum amount of $_____ to MALC for work to be performed at Carity Prairie over the years *2015-2020*. Payment from Developer is due upon final approval and permits being granted by the City. MALC will not commence work until payment is received in full.

4. Upon payment, MALC agrees to hire and supervise a consultant to:

a) Perform 5-years of invasive species removal, native seed distribution and native species establishment for wetland and upland mitigation within the prairie/wetland complex located at Carity Prairie.
b) Discourage the growth of non-native invasive species through the use of various control measures including, but not limited to, mowing, hand pulling, seed collection, and herbicide application by licensed applicators.
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d) Collect native seed on-site and redistribute to the managed areas to promote the growth of local plant types, especially in areas where heavy treatment of invasive species occurs.
e) Perform 3 monitoring visits per year for five years to assess the efficiency of restoration work and determine if the site is meeting mitigation requirements.
f) Issue a Restoration Plan (1 each) and yearly progress reports (3 each)

5. The period of this MOU is _____ **through January 30, 2020.**

6. At the end of the each year, MALC will provide the City the following documentation:

- Maintenance/Monitoring records
- Total acreage impacted (includes acreage treated)
- Brief annual progress reports submitted to the City of Franklin (3 total)
- Photos of the project
- Copy of any newsletter(s) highlighting the project

7. MALC agrees all measures put forth into creating this Wetland and Wetland Buffer Mitigation area need to be ongoing and continual in order to assure effective use of the Developers resources. MALC agrees to continue long-term management practices as practicable beyond the funded mitigation period.

8. MALC is not responsible for satisfying any permit conditions that may have been required by any City, State or Federal Agency as a result of the initial wetland impacts for the Autumn Leaves development.

9. MALC is not responsible for meeting any additional requirements or requests on the part of the City for work not performed under this MOU.

10. This MOU is contingent upon the City's approval, which will signifying the work performed within this MOU addresses all applicable City ordinances.

In witness whereof, the undersigned have set forth their hands and seals upon such dates as set forth below, which being the effective date of this MOU.

Upon agreement, MALC will sign and witness two copies of this MOU and send the originals to the Developer at the address provided below. Once received, the Developer will return one original signed copy to MALC at the address provided.

Autumn Leaves Development

_____

_____

_____

_____

By:_____

Date:_____, 2015

Attest: _

_____

(Print name)

Signature: _

_____

Date:_____, 2015

Milwaukee Area Land Conservancy

Milwaukee Area Land Conservancy
c/o Don Dorsan
P.O. Box 320304
Franklin, WI 53132
malc@mkeconservancy.org

By: _____
Donald Dorsan, MALC

Date:_____, 2015.

Attest: _____
(Print name)

Signature: _____

Date:_____, 2015

Site Photos

1. View looking north through narrow wetland ditch on the west side of the site.
2. View looking south across isolated wetland pocket.
3. Standing in upland looking southwest toward flagged lowland hardwood forested area.
4. View looking south across sedge meadow/shrub-carr.
5. Standing on southeast corner of site looking north across upland area.
6. Standing in west-central portion of site looking across upland area.

1

2

3

5

MITIGATION PROPOSAL

The Autumn Leaves project has a proposed wetland fill impact of 6022 sq. ft. Upland impacts include 50,870 sq. ft. of intrusion into the wetland buffer and 15,479 sq. ft. of intrusion into the wetland setback. Total impacts are 72,371 sq. ft.

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As a result, Autumn Leaves has discussed mitigation coordination with the Milwaukee Area Land Conservancy. The project and potential mitigation location are both located within the Legend Creek watershed. Dan Dorsan has discussed this project with the MALC board and received a favorable response to partnering with Autumn Leaves.

Additional details regarding the amount of creation versus restoration of both wetland and upland buffer areas will be available for the January 28th Environmental Commission meeting. The Legend Creek Carrity Prairie site will be the location of these efforts.

A copy of the draft MOU with the Milwaukee Area Land Conservancy follows. As the permit process progresses and the City, WIDNR, and USACOE issues their respective permits, the MOU will be finalized and signed.

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Autumn Leaves Development

_____

_____

_____

_____

By:_____

Date:_____, 2015

Attest: _____
(Print name)

Signature: _____

Date:_____ , 2015

Milwaukee Area Land Conservancy

Milwaukee Area Land Conservancy
c/o Don Dorsan
P.O. Box 320304
Franklin, WI 53132
malc@mkeconservancy.org

By: _____
Donald Dorsan, MALC

Date:_____, 2015.

Attest: _____
(Print name)

Signature: _____

Date:_____ , 2015

Natural Resource Special Exception Question and Answer Form.

1. Questions to be answered by the Applicant. Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:

   a. Indication of the section(s) of the UDO for which a Special Exception is requested. We are requesting Special Exception for Wetland Fill, Wetland Buffer disturbance, and a minor impact to the Wetland Setback.

   b. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate. We are requesting a special exception to include the filing of 6022 sq. ft. of wetland and an intrusion into the 30 foot buffer and 50 foot setback from wetlands for grading. The grading includes 23,346 sq. ft. of intrusion into the 30 ft. buffer and 3,505 sq. ft. into the additional 20 ft. setback. In addition, 1,987 sq. ft. of steep slopes between 10—19% will be impacted in the southeast portion of the site. This area is completely within the 30 ft. setback from the wetlands. An area of 6,745 sq. ft. of steep slopes greater than 20% will also be impacted adjacent to the wetland ditch on the west side of the site.

   c. Statement of the reason(s) for the request. The proposed site plan has been painstakingly reworked to provide the best possible compromise between the required features of the development with a focus on increasing water quality and protection of natural resources while minimizing resource disturbance or loss to the maximum extent practical. We have positioned the building, reconfigured the parking lot, set elevations, and proposed water quality and vegetative enhancements far above anything that has ever been proposed on one of our developments. Unfortunately, because more than one-third of the existing site is covered by protected resources, a small fraction must be impacted in order to move forward with the project. We are only impacting 0.138 Acres of existing wetland, or 2% of total site area.

   d. 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:

1) Background and Purpose of the Project.

(a) Describe the project and its purpose in detail. Include any pertinent construction plans. The purpose of this project is to provide the residents of Franklin with the highest standard of memory care available in the country while providing an overall improvement to the environment on and around the site.

(b) State whether the project is an expansion of an existing work or new construction. New construction of a 54-bed Assited Living Memory Care residence.

(c) 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. The project is not wetland dependent. The development of the property, however, will encompass the filling of 0.138 acres (6,022 S.F.) of wetlands. Unfortunately, the wetlands are centrally located on the site and development of the site could not happen without their disturbance. A wetland delineation was conducted on this property by Wetland & Waterway Consulting, LLC in June, 2014. The wetland requested to be filled is 2,072 sq. ft. of lowland shrubby area occupying an isolated pocket on the central-west side of the site and 3,950 sq. ft. of a disturbed drainage ditch that is no longer functional, also on the central-west side of the site.

2) Possible Alternatives.

(a) 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. The project will have an effect on the wetlands and buffer. Due to the centrally located low quality pocket wetlands, this disturbance cannot be avoided. No better alternative exists for the proposed development.

(b) 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. The site plan was specifically redesigned for this site. This will be the first Autumn Leaves developed with this building and site configuration, redesigned specifically to limit and reduce the natural resource disturbances.

(c) State how the project may be made smaller while still meeting the project's needs.
The project has been designed as small as possible to meet the project's needs.

(d) State what geographic areas were searched for alternative sites. The focus of our site search was in this portion of the City of Franklin. Based on surrounding uses and our site location characteristics this is the best location for our use.

(e) 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.
Not known

(f) State what will occur if the project does not proceed.
We will not be able to develop the project for our needs.

3) Comparison of Alternatives.

(a) 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.

We based our site plan on natural resource protection and limitation of loss. We have developed this plan to provide an overall increase in water quality discharging the site and stormwater management 50% greater than is required by City ordinance. Because our proposed design significantly exceeds the City ordinance requirements related cost reduction alternatives are not applicable.

(b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

The site was design to significantly exceed City requirements. Therefore, alternatives are not applicable.

(c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

The site was design to significantly exceed City requirements. Therefore, alternatives are not applicable.

(d) State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.
The site was design to significantly exceed City requirements. Therefore, alternatives are not applicable.

4) 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.
Alternatives are not applicable. The site was designed to significantly exceed City requirements.

5) 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.

Refer to the wetland delineation report for wetland descriptions. Call out the graded area as a previously graded and filled portion of the site dominated primarily by Kentucky bluegrass, wild strawberry, and other upland grasses and forbs.

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

a) Diversity of flora including State and/or Federal designated threatened and/or endangered species.

b) Storm and flood water storage.

c) Hydrologic functions.

d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances.

e) Shoreline protection against erosion.

f) Habitat for aquatic organisms.

g) Habitat for wildlife.

h) Human use functional value.

i) Groundwater recharge/discharge protection.

j) Aesthetic appeal, recreation, education, and science value.

k) Specify any State or Federal designated threatened or endangered species or species of special concern.

l) Existence within a Shoreland.

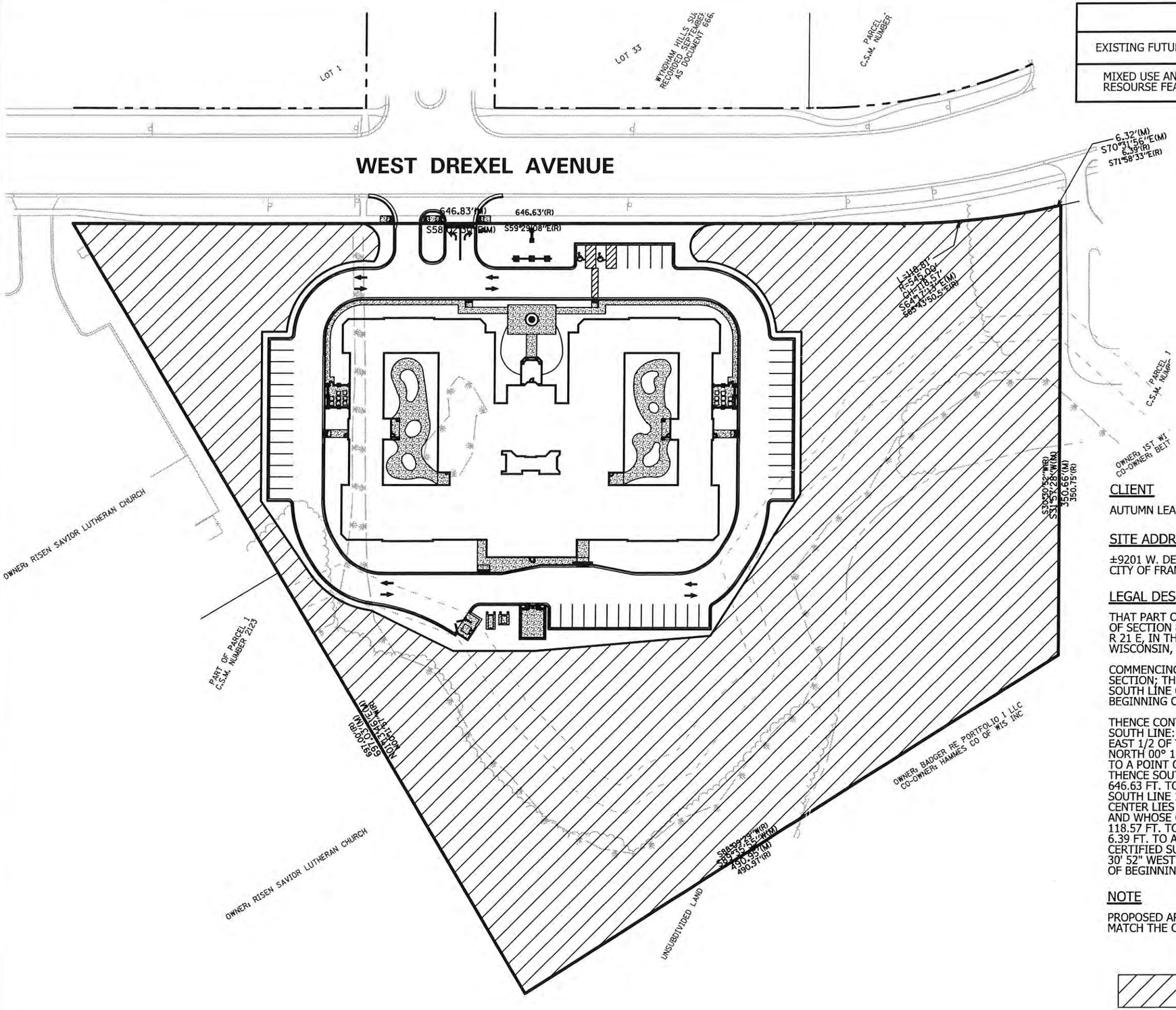
m) Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.
In consulting the WIDNR publication entitled "Wetland Functional Values" (PUBL-WZ-026 93), the potential functional value provided by these two complexes is wildlife habitat. It does not appear that water quality protection, aesthetics, floral diversity, flood protection, shoreline protection, groundwater recharge, or groundwater discharge are functional values. It is important to note that the limited floral diversity and size of the wetland restricts its ability to provide high quality wildlife habitat. Fauna living in this area and seeking wetland habitat almost

certainly utilize the larger wetland complex located on the south end of the parcel. The fauna that do use these two complexes are likely to use it on a transient rather than a permanent basis.

A Secondary Environmental Corridor is mapped on this site. It encompasses the large wetland complex to the south of the parcel but does not include the ditch and isolated wetland pocket that will be filled.

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

The project, as proposed, will have no effect on any waters of the State of Wisconsin.



FUTURE LAND USE MAP 2025	
EXISTING FUTURE LAND USE	PROPOSED FUTURE LAND USE
MIXED USE AND NATURAL RESOURSE FEATURES	RESIDENTIAL - MULTI-FAMILY AND NATURAL RESOUCE FEATURES

Franklin

JAN 26 2015

City Development

CLIENT

AUTUMN LEAVES

SITE ADDRESS

±9201 W. DREXEL AVE.
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 8, AND PART OF THE SW 1/4 OF SECTION 9, T 5 N, R 21 E, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SECTION; THENCE SOUTH 88° 09' 29" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 169.86 FT. TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED;

THENCE CONTINUING SOUTH 88° 09' 29" WEST ALONG SAID SOUTH LINE: 490.97 FT. TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SE 1/4 SECTION; THENCE NORTH 00° 11' 57' WEST ALONG SAID WEST LINE 697.00 FT. TO A POINT ON THE SOUTH LINE OF WEST DREXEL AVENUE; THENCE SOUTH 59° 29' 08" EAST ALONG SAID SOUTH LINE 646.63 FT. TO A POINT; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE 118.81 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST WHOSE RADIUS IS 545.00 FT. AND WHOSE CHORD BEARS SOUTH 65° 43' 50.5" EAST 118.57 FT. TO A POINT; THENCE SOUTH 71° 58' 33" EAST 6.39 FT. TO A POINT ON THE WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4122; THENCE SOUTH 30° 30' 52" WEST ALONG SAID WEST LINE 350.75 FT. TO THE POINT OF BEGINNING.

NOTE

PROPOSED AREAS OF NATURAL RESOURCE FEATURES ARE TO MATCH THE CONSERVATION EASEMENT AREA.

PROPOSED CONSERVATION EASEMENT

FUTURE LAND USE MAP AMENDMENT

AUTUMN LEAVES

FRANKLIN, WISCONSIN

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

JOB NO: 8251

FILENAME: 8251Land Use Map

DATE: 01/15/15

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