CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JULY 18, 2019, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of June 20, 2019.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT.** Comprehensive Master Plan Amendment and Rezoning applications by Mills Hotel Wyoming, LLC, (Eugene and Marlene Magarich, property owners), to amend the Future Land Use Map designation of Outlot 2 of the approved Preliminary Plat for "Ryan Meadows", except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001), from Business Park Use to Residential Use, and to rezone that area of land from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, property generally located at 11327 West Ryan Road; Tax Key No. 892-9993-001 [*the Rezoning and Comprehensive Master Plan Amendment are contingent upon land transfer or Final Plat recording*]. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **OAKES ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Preliminary Plat application by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, for a 20 lot subdivision with 16 single-family residence lots and 4 outlots proposed for stormwater management (Outlots No. 1 and No. 4) and to accommodate wetlands and wetland buffer areas (Outlots No. 2 and No. 3), average lot size 0.79 acres (34,412 square feet) (R-3E zoning district requires a minimum of 0.57 acres per lot size (25,000 square feet)) [the subdivision plat connects South Cambridge Drive, from north to south and the plat connects South 92nd Street with Warwick Way, from west to east], property located at approximately South 92nd Street and West Woelfel Road, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 754-9998-000.

2. **SOUTHBROOK CHURCH EXPANSION.** Site Plan Amendment application by Southbrook Church, Inc., for construction of an approximately 21,800 square foot addition to the north side of the existing Southbrook Church (for a new worship area, fellowship area and classroom space) to be connected to the existing building with a pitched roof atrium space with clerestory windows [previously, the applicant indicated that the existing stormwater ponds and parking lots were oversized as part of a 2013 Site Plan Amendment, to accommodate this and other future additions; the proposed addition removes a fire lane (that was constructed as part of the 2016 building addition) and a portion of the eastern parking lot, to accommodate the proposed addition to the church building, and in exchange, the applicant is proposing a new small parking lot to the west of the proposed addition, and a partial fire lane/access to the north side of the proposed addition], property zoned I-1 Institutional District, located at 11010 West St. Martins Road; Tax Key No. 799-9967-012.

3. **FAITHWAY RESERVE SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Final Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to create 8 single-family residential lots (12,216 square feet to 38,783 square feet lot size), property zoned R-6 Suburban Single-Family Residence District, located at 7711 South 76th Street, bearing Tax Key No. 885-0022-000 [Lot 1 will be accessible from South 76th Street, Lots 2 and 3 will have access from West Faith Drive and the remaining lots will front the cul-de-sac portion of West Faith Drive].

E. Adjournment

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:
Next Regular Plan Commission Meeting: August 8, 2019

unapproved

City of Franklin
Plan Commission Meeting
June 20, 2019
Minutes

A. Call to Order and Roll Call

Mayor Steve Olson called the June 20, 2019 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present was Commissioner David Fowler and Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners Patricia Hogan, Adam Burckhardt, and Kevin Haley. Also present were Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of June 6, 2019.

Commissioner Fowler moved and Alderman Dandrea seconded approval of the June 6, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-3).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. VERIZON WIRELESS EXPANSION OF CELL TOWER LEASE AREA. Site Plan Amendment application from American Tower Asset Sub, LLC, by Agent John W. Burchfield of LCC Telecom Services, to expand the fence compound at the foot of the cell tower located at 5572 West Airways Avenue, to accommodate the expanded lease area which will provide space for the installation of an approximately 11 foot 6 inch by 22 foot equipment shelter for Verizon Wireless and a diesel generator on a 4 foot by 12 foot concrete pad (surface of the interior of the lease space and approximately 1 foot outside the fenced area will be gravel), property zoned M-1 Limited Industrial District; Tax Key No. 899-9990-068.

Planning Manager Joel Dietl presented the request by American Tower Asset Sub, LLC, by Agent John W. Burchfield of LCC Telecom Services, to expand the fence compound at the foot of the cell tower located at 5572 West Airways Avenue, to accommodate the expanded lease area which will provide space for the installation of an approximately 11 foot 6 inch by 22 foot equipment shelter for Verizon Wireless and a diesel generator on a 4 foot by 12 foot concrete pad (surface of the interior of the lease space and approximately 1 foot outside the fenced area will be gravel), property zoned M-1 Limited Industrial District.

City Engineer Morrow moved and Commissioner Fowler seconded a motion to approve a Resolution amending the Site Plan for the property located at 5572 West Airways Avenue to expand the fence compound at the foot of the cell tower to accommodate installation of an equipment shelter and a diesel generator (Tax Key No. 899-9990-068), with revision of condition number 5 to include landscaping on the

west side of the compound only. On voice vote, all voted 'aye'. Motion carried (4-0-3).

2. WE ENERGIES FOUNDATION HEALING GARDEN AND THE LAKE AND NATURE TRAILS CONSTRUCTION ON THE CONSERVANCY FOR HEALING AND HERITAGE PROPERTY. Unified Development Ordinance §15-3.0433 Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) Minor Amendment and Site Plan applications by Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, to allow for construction of a proposed We Energies Foundation Healing Garden and the Lake and Nature Trails at the Conservancy for Healing and Heritage (minor Planned Development District No. 28 amendment specifically to allow for accessory structures, to revise certain setbacks to allow accessory structures adjacent to property lines (for the proposed trail and landing areas, including a pier on the shore of Lake Kopmeier), and to allow limited special events at the Healing Garden such as a Soul Circle retreat and Healing Circle for Women); Site Plan to approve the Healing Garden layout and site changes, specifically, for accessory structures and paved walking path areas, on the Conservancy for Healing and Heritage property (in the vicinity of the existing chapel) immediately north of, and partially extending onto the Wheaton Franciscan Healthcare property at 7410 West Rawson Avenue [this project includes the construction of numerous accessory structures, including, but not limited to, gazebos, arbors, paved and unpaved trails with boardwalks and observation decks, benches, gardens, a pier on Kopmeier Lake, and associated signage and lighting], property located at 6941 South 68th Street (and including as described above), zoned Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center).

Planning Manager Joel Dietl presented the request by Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, to allow for construction of a proposed We Energies Foundation Healing Garden and the Lake and Nature Trails at the Conservancy for Healing and Heritage (minor Planned Development District No. 28 amendment specifically to allow for accessory structures, to revise certain setbacks to allow accessory structures adjacent to property lines (for the proposed trail and landing areas, including a pier on the shore of Lake Kopmeier), and to allow limited special events at the Healing Garden such as a Soul Circle retreat and Healing Circle for Women); Site Plan to approve the Healing Garden layout and site changes, specifically, for accessory structures and paved walking path areas, on the Conservancy for Healing and Heritage property (in the vicinity of the existing chapel) immediately north of, and partially extending onto the Wheaton Franciscan Healthcare property at 7410 West Rawson Avenue [this project includes the construction of numerous accessory structures, including, but not limited to, gazebos, arbors, paved and unpaved trails with boardwalks and observation decks, benches, gardens, a pier on Kopmeier Lake, and associated signage and lighting], property located at 6941 South 68th Street (and including as described above), zoned Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center).

Planned Development District Minor Amendment
Alderman Dandrea moved and Commissioner Fowler seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (4-0-3).

Planned Development District Ordinance Amendment
Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of an Ordnance to amend §15-3.0433 of the Unified Development Ordinance, Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) to allow for accessory structures and to revise setbacks to allow accessory structures adjacent to property lines for construction of the Healing Garden and the lake and nature trails at the Conservancy for Healing and Heritage (6941 South 68th Street and adjoining area(s)). On voice vote, all voted 'aye'. Motion carried (4-0-3).

Site Plan

Development District No. 28 (Polish Festivals, Inc. – Polish Community Center); Tax Key No. 743-8978-006.	Commissioner Fowler moved and Alderman Dandrea seconded a motion to approve a Resolution approving a Site Plan for layout and site changes, specifically, for accessory structures and paved walking path areas, for the Energies Foundation Healing Garden and the lake and nature trails on the Conservancy for Healing and Heritage property (at 6941 South 68th Street and adjoining area(s)). All voted 'aye'; motion carried. (4-0-3).
Adjournment	Commissioner Fowler moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of June 20, 2019 at 7:25 p.m. All voted 'aye'; motion carried. (4-0-3).

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2019

Comprehensive Master Plan Amendment and Rezoning

RECOMMENDATION: City Development Staff recommends approval of the proposed Comprehensive Master Plan Amendment and Rezoning subject to the conditions in the draft resolutions.

Project Name:	Bear Development Comprehensive Master Plan Amendment and Rezoning
Project Address:	Generally located southwest of the the intersection of W. Ryan Road and S. 112th Street (tax key no. 892-9993-001)
Applicant:	Bear Development, LLC
Owners (property):	Eugene and Marlene Magarich
Current Zoning:	R-2 Estate Single Family Residence District and C-1 Conservancy District
2025 Future Land Use:	Business Park
Use of Surrounding Properties:	Single-family residential to the north, agricultural land to the south, east and west
Applicant Action Requested:	Recommendation of approval of the Comprehensive Master Plan amendment and Rezoning.

Introduction:

On April 30, 2019, the applicant filed a Comprehensive Master Plan Amendment Application and Rezoning Application with the Department of City Development for the majority of the existing parcel bearing Tax Key No. 892-9993-001, to allow all but the northernmost 30' of the subject parcel to be added to Outlot 2 of the approved Preliminary Plat of Ryan Meadows to accommodate construction of a stormwater management pond.

Specifically, the applicant is proposing to:

- Amend the Comprehensive Master Plan for approximately 1.16 acres, to change the Future Land Use Map from Business Park use to Residential use.
- Rezone approximately 1.16 acres of land from R-2 Estate Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District.

Project Description and Analysis:

It should be noted that the proposed Outlot 2 of the Ryan Meadows Preliminary Plat already encompasses the subject property, which plat was approved with a condition that the applicant acquire the subject property and submit a recorded deed of conveyance together with the signed consent and acknowledgement of the current owner, prior to recording the Preliminary Plat.

The applicant was further informed that they would need to come back for an amendment of the Comprehensive Master Plan and a rezoning to reflect the proposed change to Outlot 2.

Staff Recommendation:

City Development Staff recommends approval of the proposed Comprehensive Master Plan Amendment and Rezoning subject to the conditions in the draft resolutions.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 7-11-19]*

RESOLUTION NO. 2019-____

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 GENERALLY LOCATED AT 11327 WEST RYAN ROAD (OUTLOT 2 OF THE APPROVED PRELIMINARY PLAT FOR "RYAN MEADOWS", EXCEPT THE NORTHERLY 30 FEET ALSO KNOWN AS PART OF TAX KEY NO. 892-9993-001 (THE APPROXIMATELY 1.17 ACRE PORTION OF PARCEL 892-9993-001)), FROM BUSINESS PARK USE TO RESIDENTIAL 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, Mills Hotel Wyoming, LLC (Eugene and Marlene Magarich, property owners) having applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property generally located at 11327 West Ryan Road (Outlot 2 of the approved Preliminary Plat for "Ryan Meadows", except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001)), from Business Park Use to Residential Use [*the Comprehensive Master Plan Amendment is contingent upon land transfer or Final Plat recording*], such property bearing Tax Key No. 892-9993-001, more particularly described as follows:

> Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows: Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 89°44'26" East along the north line of said Northeast 1/4, 684.00 feet; thence South 00°34'43" East and then along the east line of Lot 2 of Certified Survey Map No. 9095, 753.00 feet to the Point of Beginning; Thence South 89°44'26" East, 231.00 feet to a west line of Lot 3 of Certified Survey Map No. 9095; thence South 00°34'43" East along said west line, 220.00 feet to a north line of said Lot 3; thence South

89°44'26" East along said north line, 231.00 feet to the east line of Lot 2 of Certified Survey Map No. 9095; thence North 00°34'43" West along said east line, 220.00 feet to the Point of Beginning. Said land containing 50,815 square feet (1.1665 Acres), and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on July 18, 2019, in conjunction with an application to rezone the subject property as is more particularly described within the ordinance draft presented to the Commission for such purpose, 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 generally located at 11327 West Ryan Road (Outlot 2 of the approved Preliminary Plat for "Ryan Meadows", except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001)), from Business Park Use to Residential 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 _____, 2019.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2019.

APPROVED:

_____
Stephen R. Olson, Chairman

ATTEST:

_____
Sandra L. Wesolowski, City Clerk
AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 7-1-19]

ORDINANCE NO. 2019-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE OUTLOT 2 OF THE APPROVED PRELIMINARY PLAT FOR "RYAN MEADOWS", EXCEPT THE NORTHERLY 30 FEET ALSO KNOWN AS PART OF TAX KEY NO. 892-9993-001 (THE APPROXIMATELY 1.17 ACRE PORTION OF PARCEL 892-9993-001) FROM R-2 ESTATE/SINGLE-FAMILY RESIDENCE DISTRICT AND C-1 CONSERVANCY DISTRICT TO R-6 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT
(GENERALLY LOCATED AT 11327 WEST RYAN ROAD)
(APPROXIMATELY 1.1665 ACRES)
(MILLS HOTEL WYOMING, LLC, APPLICANT, EUGENE AND MARLENE MAGARICH, PROPERTY OWNERS)

WHEREAS, Mills Hotel Wyoming, LLC having petitioned for the rezoning of Outlot 2 of the approved Preliminary Plat for "Ryan Meadows", except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001) from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, such land being generally located at 11327 West Ryan Road [*the Rezoning is contingent upon land transfer or Final Plat recording*]; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 18th day of July, 2019, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence

District:

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows: Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 89°44'26" East along the north line of said Northeast 1/4, 684.00 feet; thence South 00°34'43" East and then along the east line of Lot 2 of Certified Survey Map No. 9095, 753.00 feet to the Point of Beginning; Thence South 89°44'26" East, 231.00 feet to a west line of Lot 3 of Certified Survey Map No. 9095; thence South 00°34'43" East along said west line, 220.00 feet to a north line of said Lot 3; thence South 89°44'26" East along said north line, 231.00 feet to the east line of Lot 2 of Certified Survey Map No. 9095; thence North 00°34'43" West along said east line, 220.00 feet to the Point of Beginning. Said land containing 50,815 square feet (1.1665 Acres). Tax Key No. 892-9993-001.

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 _____, 2019, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

APPROVED:

_____
Stephen R. Olson, Mayor

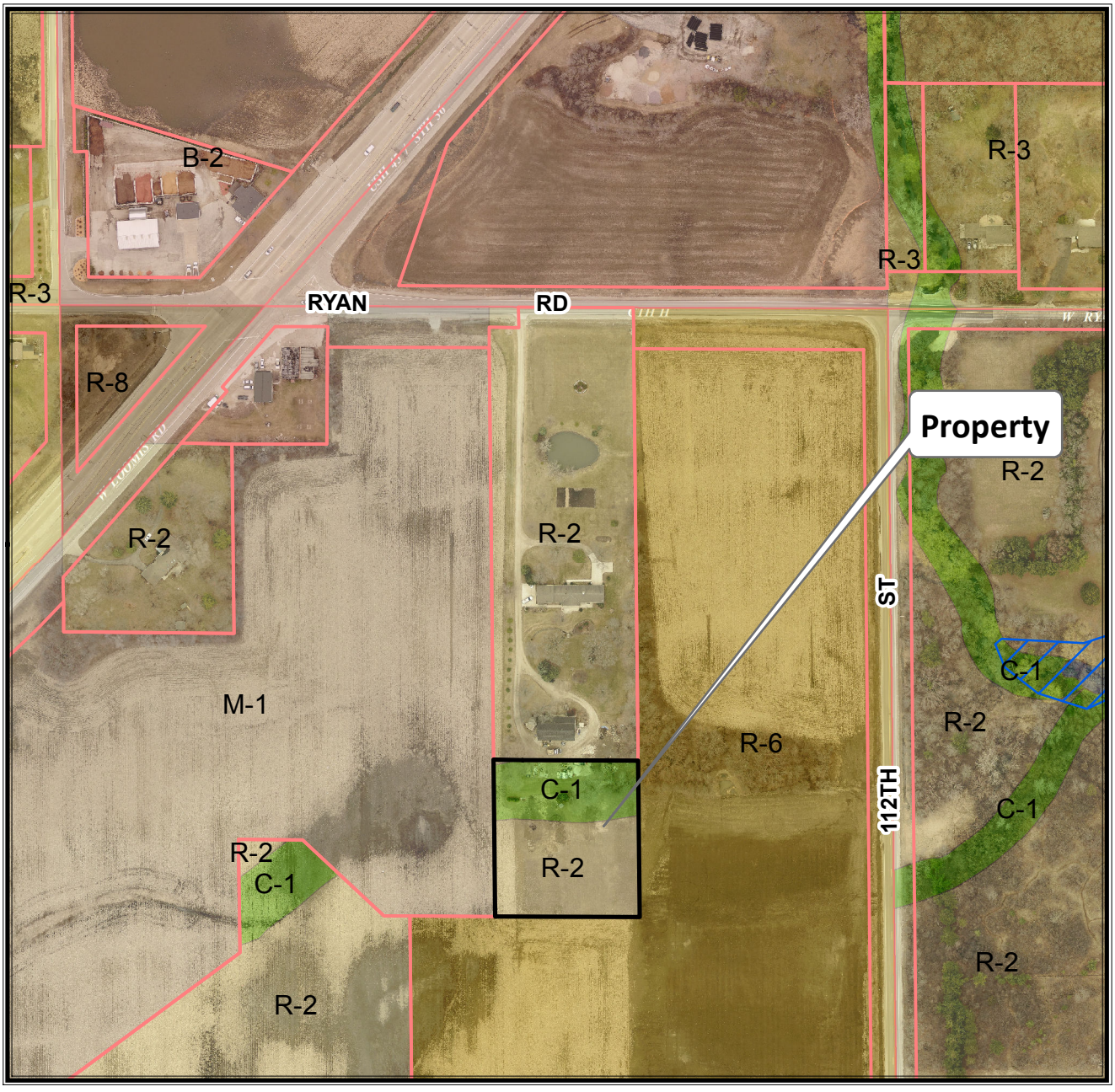
ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin

TKN: 892 9993 001



Planning Department
(414) 425-4024

0 155 310 620 Feet

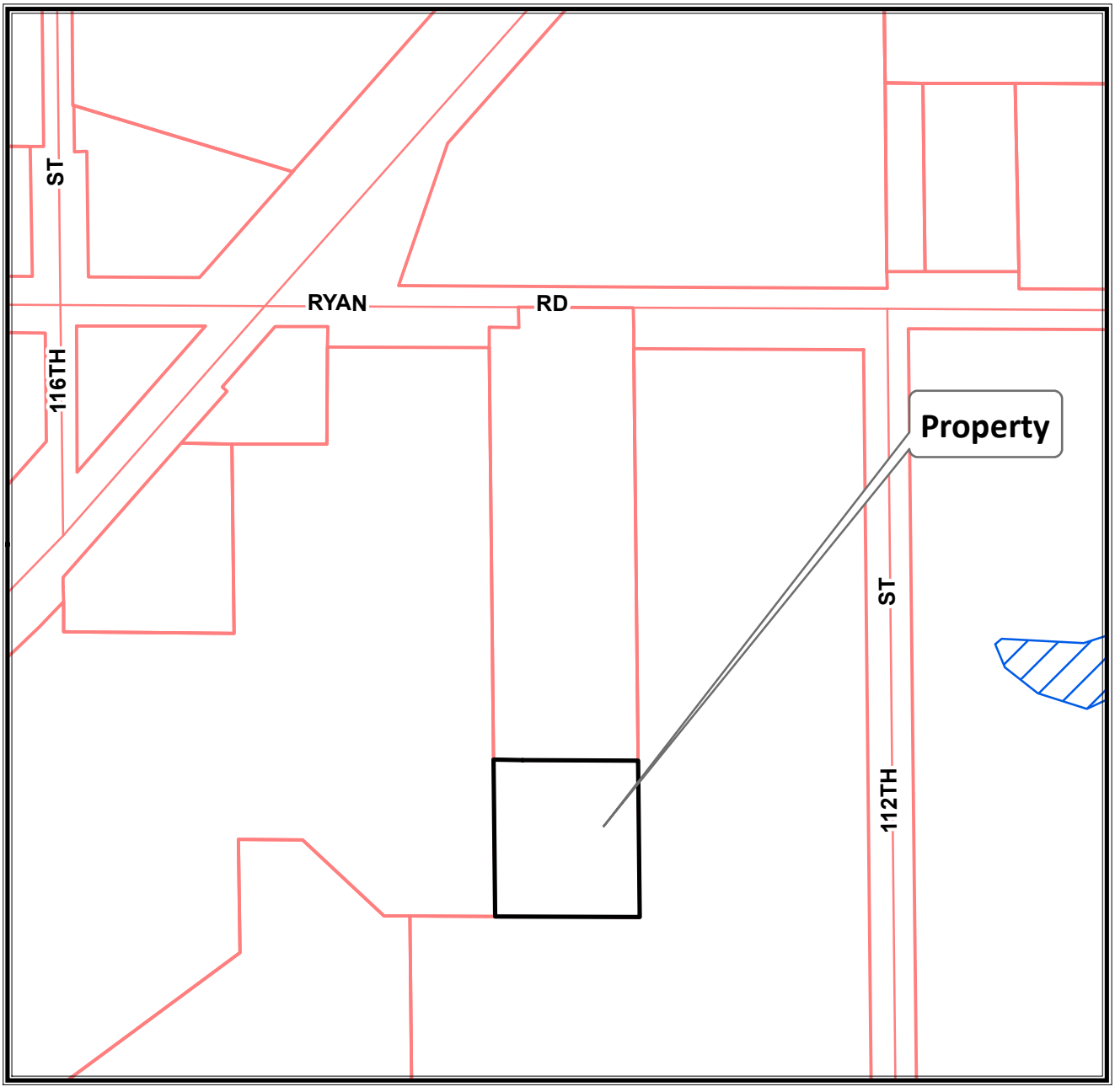
NORTH

2017 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

TKN: 892 9993 001



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

City of Franklin

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

Date of Application: 4/12/2019

REZONING APPLICATION

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

Applicant (Full Legal Name[s]):
Name: S.R. Mills
Company: Bear Development, LLC
Mailing Address: 4011 80th Street
City / State: Kenosha, WI Zip: 53142
Phone: (262) 842-0556
Email Address: dan@beardevelopment.com

Applicant is Represented by: (contact person)(Full Legal Name[s])
Name:
Company:
Mailing Address:
City / State: Zip:
Phone:
Email Address:

Project Property Information:
Property Address: 11327 W. Ryan Road (rear parcel)
Property Owner(s): Eugene & Marlene Magarich

Mailing Address: 11327 W. Ryan Road (rear parcel)
City / State: Franklin, WI Zip: 53132
Email Address: d

Tax Key Nos: Part of 892-9993-001

Existing Zoning: R2 and C1
Existing Use: Vacant
Proposed Use: Outlot/Open Space/Storm Water Management
CMP Land Use Identification: Business Park

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

Rezoning submittals for review must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: ☐ $1,250 ☐ $350 (One Parcel Residential)
- ☒ Legal Description for the subject property (WORD.doc or compatible format).
- ☐ Seven (7) complete **collated** sets of Application materials to include:
  - ☒ One (1) original and six (6) copies of a written Project Summary, *including a general description of the proposed development of the property, proposal's intent, impacts, and consistency with the Comprehensive Master Plan.*
  - ☐ Seven (7) **folded** copies of a Plot Plan, or Site Plan, drawn to a reasonable scale (at least 11"x17" or as determined by the City Planner or City Engineer) and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
- ☒ Email (or CD ROM) with all plans/submittal materials.
- ☐ Additional Information as may be required.

- Additional notice to and approval required for amendments or rezoning in the FW, FC, FFO, and SW Districts.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Requires a Class II Public Hearing notice at Plan Commission.
- Rezoning requests require Plan Commission review and recommendation and Common Council approval.

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

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

Signature - Property Owner
S.R. Mills, President
Name & Title (PRINT)
Date: April 16, 2019

Signature - Applicant
Name & Title (PRINT)
Date:

Eugene Magarich Marlene Mag
Signature - Property Owner
EUGENE MAGARICH
Name & Title (PRINT)
Date:

Signature - Applicant's Representative
Name & Title (PRINT)
Date:

BEAR DEVELOPMENT
4011 80th Street, Kenosha, WI 53142
Phone: (262) 842-0556 Fax: (262) 842-0557

April 26, 2019

Mr. Ben Kohout
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Bear/Magarich Rezoning

Dear Mr. Kohout:

Please accept this letter and the enclosed submittal materials as formal application for zoning reclassification for portions of the Bear Development project at Loomis and Ryan Roads in the City of Franklin. Bear Development is acting on behalf of the owner of record, Mills Wyoming Hotel, LLC.

Project Summary
Mills Wyoming Hotel, LLC is the owner of record of approximately 130 acres of land in the City of Franklin. The land is located on the east side of STH 36 and lies south of Ryan Road. The property is included in the area commonly known as Planning Area G. Mills Hotel Wyoming is respectfully requesting zoning amendment to facilitate a mixed-use development.

Our firm is under contract with Eugene and Marlene Magarich for approximately 1.16 acres of land. The property abuts our larger project area and will be incorporated into the plat. The subject property will be included as part of an open space outlot and will be used for storm water management.

I*This request is intended to create zoning consistency between the boundaries and uses shown on the Preliminary Plat.*

Current Zoning-
The subject property is currently zoned R2 Residential and C-1 Conservancy District.

Proposed Zoning
Mills Hotel Wyoming, LLC is respectfully requesting zoning reclassification to the R-6 Residential District to conform with the surrounding zoning. The area of proposed zoning follows the proposed property lines of the submitted Preliminary Plat.

Proposed Land Use
Open Space Outlot for Storm Water Management

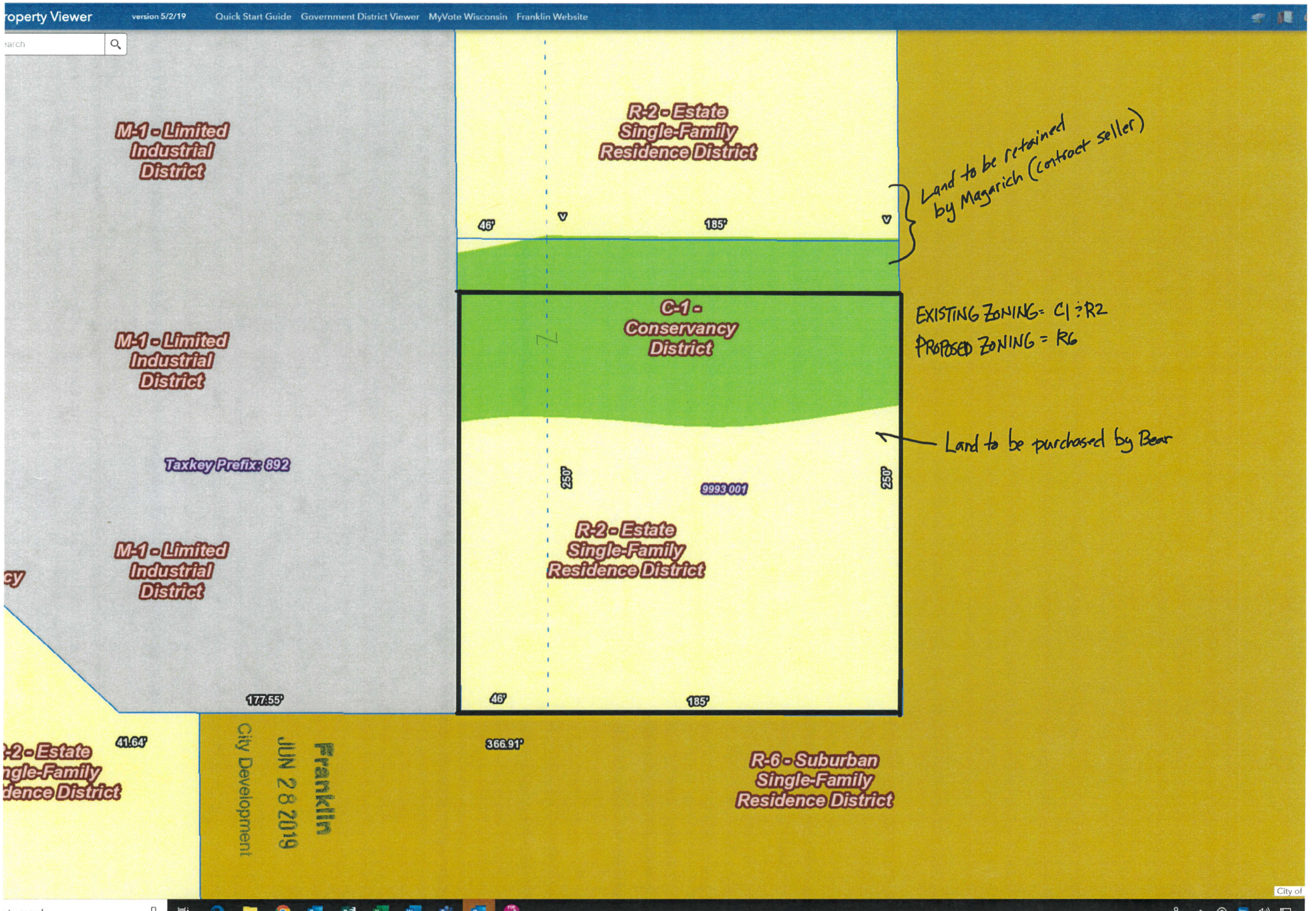
We feel the mix of land use shown on the Preliminary Palt offers an opportunity to create a development opportunity for Planning Area G that meets the goals of the Comprehensive Plan while providing a diverse land uses that will ensure a successful project.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC


Franklin Property Viewer
https://franklinwi.maps.arcgis.com/apps/webappviewer/index.html?id=df47dec46c8842eda6d52bda78c5a1c9
Property Viewer
version 5/2/19
Quick Start Guide
Government District Viewer
MyVote Wisconsin
Franklin Website
M-1 - Limited Industrial District
M-1 - Limited Industrial District
M-1 - Limited Industrial District
R-2 - Estate Single-Family Residence District
C-1 - Conservancy District
R-2 - Estate Single-Family Residence District
R-6 - Suburban Single-Family Residence District
Taxkey Prefix: 892
9993 001
46'
185'
250'
177.55'
41.64'
366.91'
Land to be retained by Magarich (contract seller)
EXISTING ZONING: C1 ; R2
PROPOSED ZONING = R6
Land to be purchased by Bear
Franklin
JUN 28 2019
City Development

LEGAL DESCRIPTION OF PROPOSED TAX KEY NO. 892-993-001:

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 89°44'26" East along the north line of said Northeast 1/4, 684.00 feet; thence South 00°34'43" East and then along the east line of Lot 2 of Certified Survey Map No. 9095, 753.00 feet to the Point of Beginning;

Thence South 89°44'26" East, 231.00 feet to a west line of Lot 3 of Certified Survey Map No. 9095; thence South 00°34'43" East along said west line, 220.00 feet to a north line of said Lot 3; thence South 89°44'26" East along said north line, 231.00 feet to the east line of Lot 2 of Certified Survey Map No. 9095; thence North 00°34'43" West along said east line, 220.00 feet to the Point of Beginning. Said land containing 50,815 square feet (1.1665 Acres).

LEGAL DESCRIPTION OF TAX KEY NO. 892-9994-001:

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 89°44'26" East along the north line of said Northeast 1/4, 684.00 feet to the Point of Beginning;

Thence continue South 89°44'26" East along said north line, 231.00 feet; thence South 00°34'43" East along a west line of Lot 3 of Certified Survey Map No. 9095, 723.00 feet; thence North 89°44'26" West, 231.00 feet to the east line of Lot 2 of Certified Survey Map No. 9095; thence North 00°34'43" West along said east line, 723.00 feet to the Point of Beginning.
Said land containing 166,999 square feet (3.8338 Acres).

LEGAL DESCRIPTION OF TAX KEY NO. 892-9993-001:

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

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Thence South 89°44'26" East, 231.00 feet to a west line of Lot 3 of Certified Survey Map No. 9095; thence South 00°34'43" East along said west line 250.00 feet to a north line of said Lot 3; thence South 89°44'26" East along said north line, 231.00 feet to the east line of Lot 2 of Certified Survey Map No. 9095; thence North 00°34'43" West along said east line, 250.00 feet to the Point of Beginning.
Said land containing 57,745 square feet (1.3256 Acres).

LEGAL DESCRIPTION OF LAND TO BE TRANSFERRED:

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

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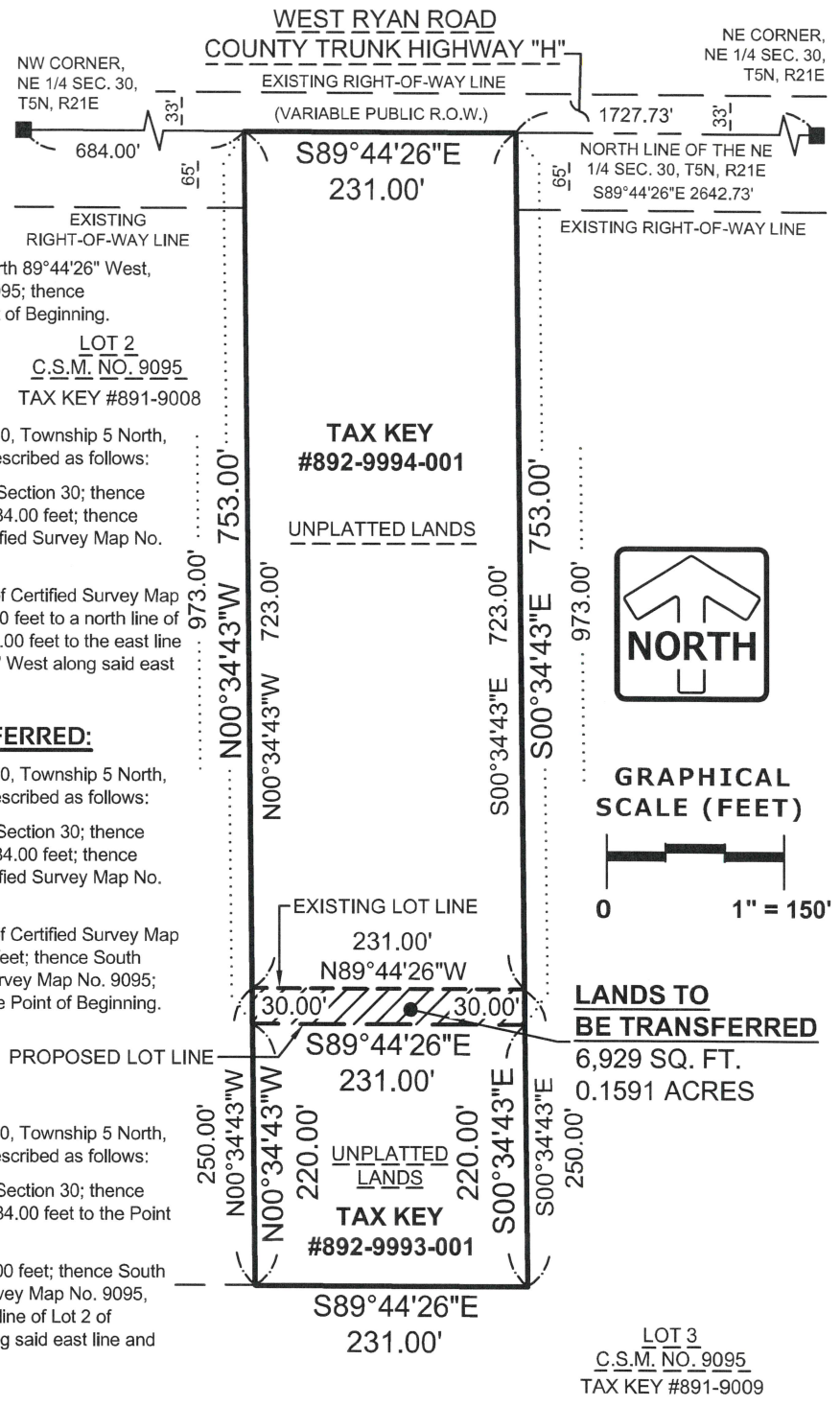
Said land containing 6,929 square feet (0.1591 Acres).

LEGAL DESCRIPTION OF PROPOSED TAX KEY NO. 892-9994-001:

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 89°44'26" East along the north line of said Northeast 1/4, 684.00 feet to the Point of Beginning;

Thence continue South 89°44'26" East along said north line, 231.00 feet; thence South 00°34'43" East and then along a west line of Lot 3 of Certified Survey Map No. 9095, 753.00 feet; thence North 89°44'26" West, 231.00 feet to the east line of Lot 2 of Certified Survey Map No. 9095; thence North 00°34'43" West along said east line and then continuing, 753.00 feet to the Point of Beginning.
Said land containing 173,929 square feet (3.9929 Acres).



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LOT LINE ADJUSTMENT

04/10/19

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#809.10

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

City of Franklin

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

Date of Application: _____

COMPREHENSIVE MASTER PLAN AMENDMENT (CMP) APPLICATION

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

Applicant (Full Legal Name[s]):
Name: S.R. Mills
Company: Bear Development, LLC
Mailing Address: 4011 80th Street
City / State: Kenosha, WI Zip: 53142
Phone: (262) 842-0556
Email Address: dan@beardevelopment.com

Applicant is Represented by: (contact person) (Full Legal Name[s])
Name: _____
Company: _____
Mailing Address: _____
City / State: _____ Zip: _____
Phone: _____
Email Address: _____

Project Property Information:
Property Address: 11327 W. Ryan Road (rear parcel)
Property Owner(s): Eugene & Marlene Magarich
Mailing Address: 11327 W. Ryan Road
City / State: Franklin, WI Zip: 53132
Email Address: _____

Tax Key Nos: Part of 892-9993-001
Existing Zoning: R2 and C1
Existing Use: Vacant
Proposed Use: Outlot/Open Space/Storm Water Management
CMP Land Use Identification: Business Park

Property specific information may be inapplicable and not required if the requested amendment does not apply to specific property.
*The 2025 Comprehensive Master Plan Future Land Use Map is available at: http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm

Comprehensive Master Plan Amendment submittals for review must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: ☐ $125.00
- ☒ Legal Description for the subject property (WORD.doc or compatible format) *if applicable*.
- ☒ Seven (7) complete **collated** sets of Application materials to include:
  - ☒ Seven (7) copies of a written Project Narrative, *including a specific, detailed description of the proposed amendment, it's intent, impacts, and consistency with the Comprehensive Master Plan.*
  - ☒ Seven (7) **folded** copies of a Site Development Plan/Map, drawn to a reasonable scale (at least 11"x17" or as determined by the City Planner or City Engineer) *identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural resource features, as applicable*.
- ☒ Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in Adobe PDF (and AutoCAD compatible format (where applicable).*
- ☐ Additional Information as may be required.

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Requires a Class I Public Hearing notice at least 30 days before the Common Council meeting.
- All Comprehensive Master Plan Amendment requests require Plan Commission review and recommendation and Common Council approval.

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

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

_____
Signature - Property Owner S. R. Mills
_____
Name & Title (PRINT)
Date: April 16th 2019

_____
Signature - Applicant
_____
Name & Title (PRINT)
Date: _____

Eugene Magarich Marlene Magarich
_____
Signature - Property Owner
_____
Name & Title (PRINT)
Date: _____

_____
Signature - Applicant's Representative
_____
Name & Title (PRINT)
Date: _____

BEAR DEVELOPMENT
4011 80th Street, Kenosha, WI 53142
Phone: (262) 842-0556 Fax: (262) 842-0557

April 26, 2019

Mr. Ben Kohout
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Bear/Magarich Comprehensive Plan Amendment

Dear Mr. Kohout:

Please accept this letter and the enclosed submittal materials as an formal application for an amendment request to the City of Franklin Comprehensive Plan.

Project Summary
Mills Wyoming Hotel, LLC is the owner of record of approximately 130 acres of land in the City of Franklin. The land is located on the east side of STH 36 and lies south of Ryan Road. The property is included in the area commonly known as Planning Area G.

Mills Hotel Wyoming, LLC is the contract purchaser of approximately 1.16 acres of Tax Key 892-9993-001. The property is currently owned by Eugene and Marlene Magarich. Mills Hotel Wyoming, LLC intends to purchase the property and incorporate entirely within the proposed Preliminary Plat.

The property is within the overland drainage path for the overall development. The property will be included in Outlot 3 and be used for storm water management purposes.

Current Plan Designation
The subject property is designated as Business Park on the City Comprehensive Plan.

Proposed Comprehensive Plan Amendment- South Side of Loomis Road
The applicant is respectfully requesting a Comprehensive Plan Amendment for portions of the subject property to be changed from the designation "Business Park" to the "Residential" designation.

We feel the mix of land use shown on the Preliminary Plat offers an opportunity to create a development opportunity for Planning Area G that meets the goals of the Comprehensive Plan while providing a diverse land uses that will ensure a successful project.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

City of Franklin 2025 Future Lan

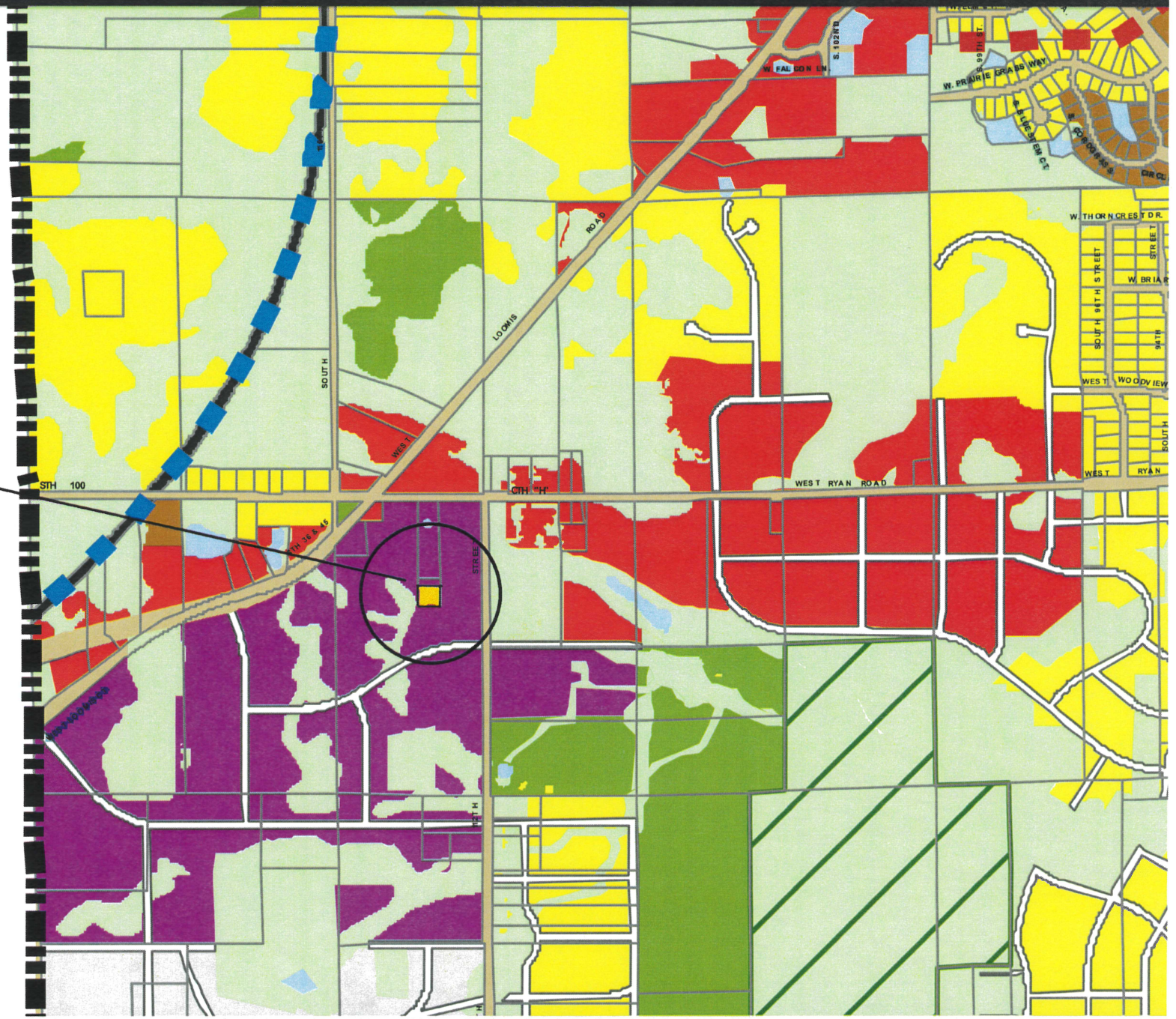
https://www.franklinwi.gov/DefaultFilePile/User/lhuening/Maps/Future_Land_Use_Map5.7_2025.pdf

Outlook, Offi... City of Franklin Ho... Dan's Projects - Sm... Home - Nielsen Ma... Kenosha County, W... Kenosha WI Real Es... MapQuest Maps -... Midwest Graphic Se... St. Francis, WI - Offi... Village of Bristol, WI Village of Paddock... Village of Pleasant... Welcome to Excel E...

5 Future Land Use Map 1 / 1

Proposed CMP Amendment

Business Park to Residential

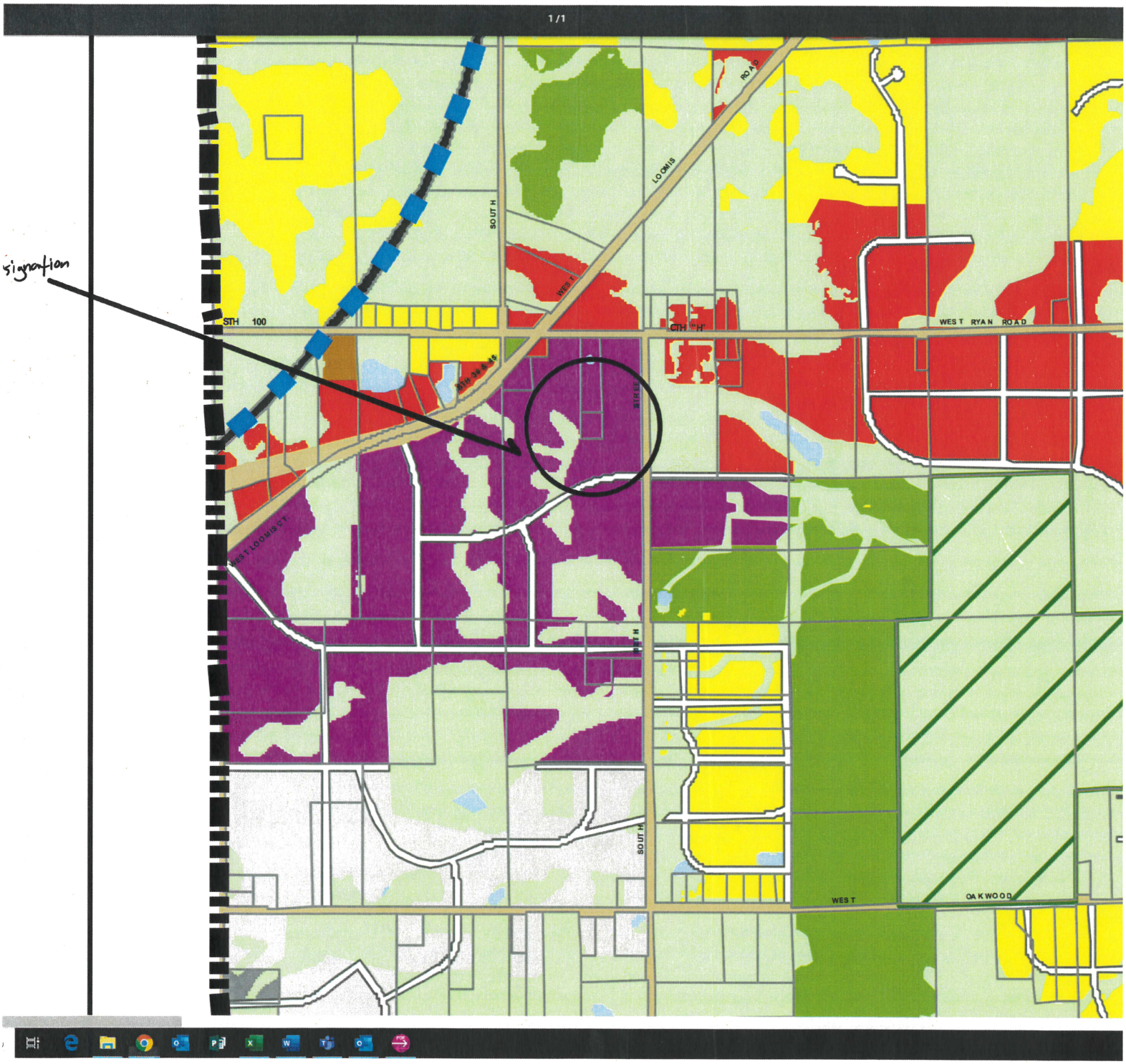


City of Franklin
JUN 28 2019
City Development

e to search

Existing CMP Designation

Business Park



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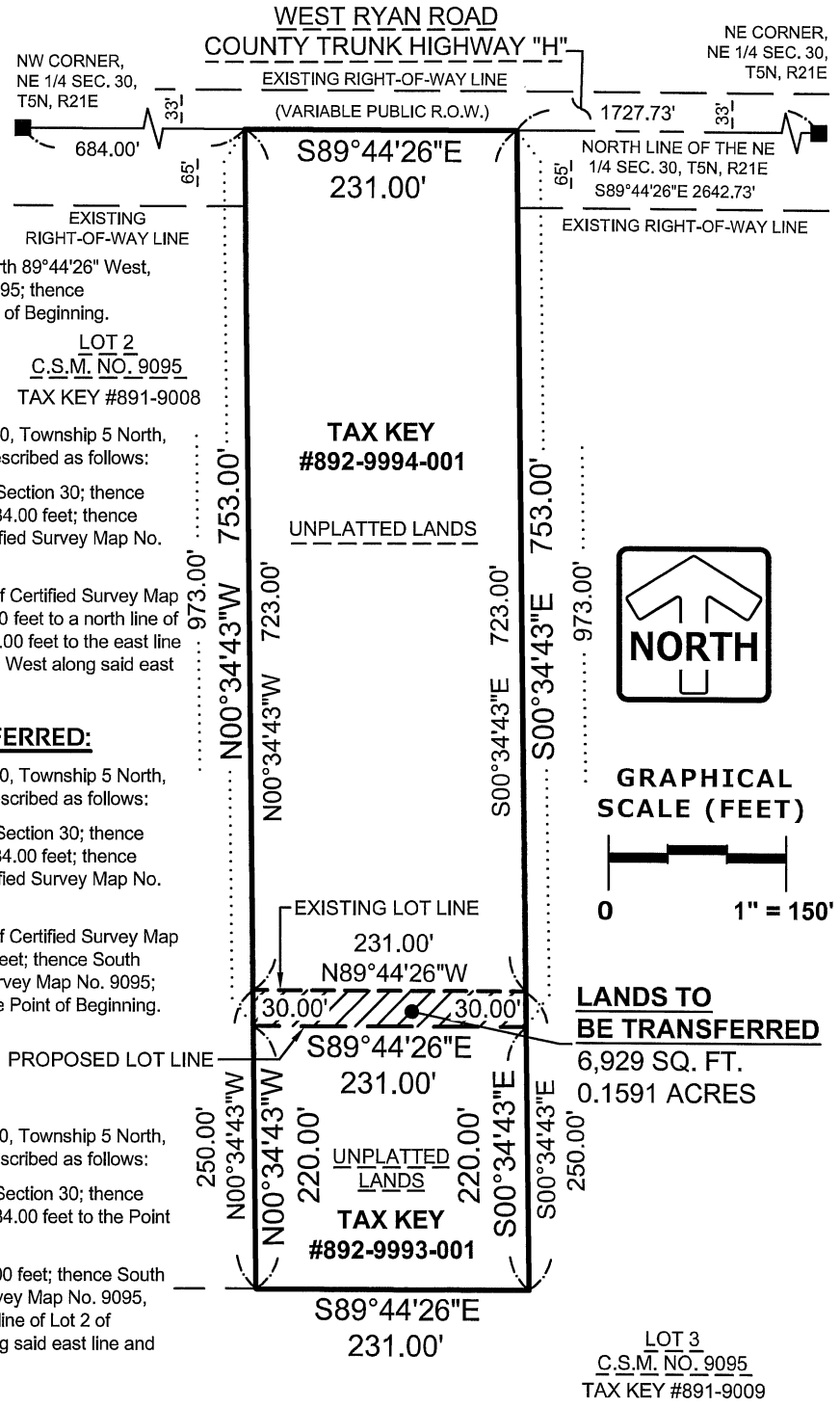

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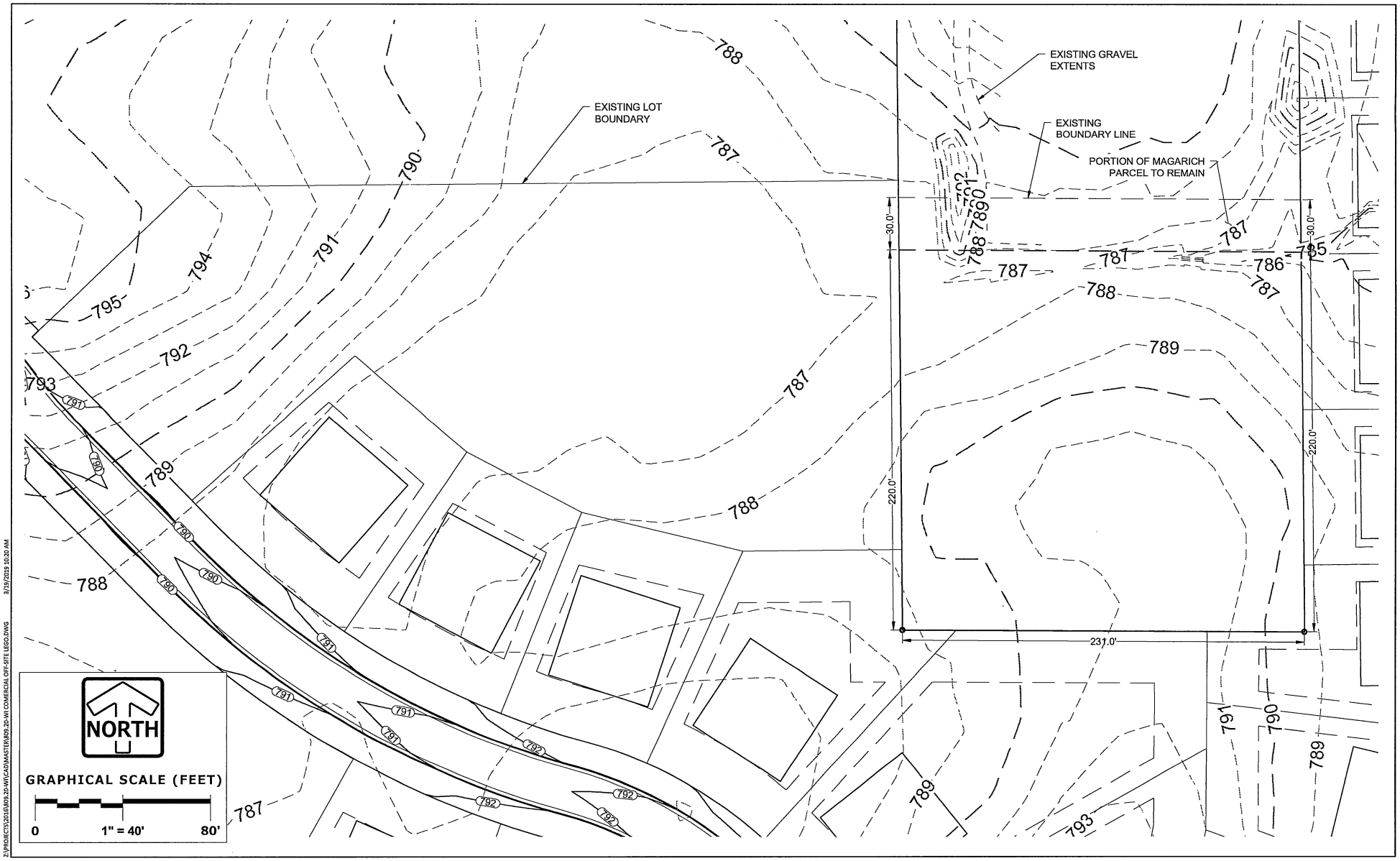
LOT LINE ADJUSTMENT

04/10/19

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#809.10



BEAR FRANKLIN - MAGARICH PARCEL EXHIBIT

03/19/19

PINNACLE ENGINEERING GROUP
5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER PEG JOB# 809.20

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2019

Preliminary Plat

RECOMMENDATION: City Development Staff recommends approval of the Preliminary Plat for the Oakes Estates Subdivision, subject to the conditions as noted in the attached draft resolution.

Project Name:	Oakes Estates Preliminary Plat
Project Location:	Approximately 92nd Street, Warwick Way, and Cambridge Drive (Tax Key No: 754-9998-000)
Property Owner:	Oakes Estates LLC
Applicants:	Maxwell J Oakes and Daniel D. Oakes
Current Zoning:	R-3E Suburban/Estate Single-Family Residence District
2025 Comprehensive Plan:	Residential
Use of Surrounding Properties:	Single-family residential to the north, south, east, and west
Applicant's Action Requested:	Recommendation of approval of the Preliminary Plat for future single-family residential development

Introduction:

Please note:

- Staff recommendations are included in the draft resolution.
- Staff comments, and the applicant's responses, are attached.

On May 1, 2019, the applicant submitted an application for a Preliminary Plat for property located east of the intersection of South 92nd Street and Grandview Court.

The preliminary plat proposes to subdivide the 19.7-acre parcel into 16 R-3E single-family residential lots and four outlots. Two of the outlots would consist of natural resource features (to be protected by conservation easements), and two outlots would each encompass a storm water management pond. The subdivision plat also includes the extension of Cambridge Drive and Warwick Way entirely through the subdivision.

Project Description/Analysis:

The lots range in size from 29,309 square feet to 56,267 square feet, all exceeding the R-3E "minimum lot size of 25,000 square feet. All single-family lots abut a public right-of-way and have sufficient width.

The proposed subdivision will be served by municipal water and public sanitary sewer.

Pedestrian Amenities:
The preliminary plat does not depict any sidewalks or trails, nor are there any sidewalks or trails within the adjacent subdivisions. Therefore, the Planning Department is not recommending any pedestrian amenities. However, the Engineering Department is recommending sidewalks along both sides of all streets.

Stormwater Management Plan:
A stormwater pond is proposed within both Outlot 1 within the southeast portion of the property and within Outlot 4 in the southwest portion of the property. A Stormwater Management Plan and calculations were submitted to the Engineering Department for review. The plan is currently under review and will require final Engineering Department approval as part of the review of the Final Plat Application.

Natural Resource Protection Plan:
A Natural Resource Protection Plan (NRPP) has been completed for the subject development by TRC Environmental Corporation, and the wetland delineations were completed by the Southeastern Wisconsin Regional Planning Commission. According to the NRPP, the site contains wetlands and associated wetland buffers and setbacks.

- The applicant has obtained from the Army Corps of Engineers a determination that there are no waters of the United States within the subject property, and as such, that there is no federal jurisdiction of the subject wetlands.
- The applicant has obtained from the Wisconsin Department of Natural Resources a determination that the small wetland located in the northeast corner of the subject property is an artificial wetland and as such is exempt from State wetland regulations. Therefore, this wetland has not been depicted on the NRPP.
- The applicant has obtained from the Wisconsin Department of Natural Resources a nonfederal wetland exemption determination for the remaining wetlands located on the subject property. Pursuant to Wisconsin State Statute 281.36(4n), up to one acre of such wetlands may be filled pursuant to compliance with all applicable stormwater management and WPDES regulations.
    - The applicant is proposing to fill approximately 0.227 acre of these wetlands (see NRPP map). Pursuant to Wisconsin Act 183, local units of government are prohibited from enacting any regulations pertaining to such exempt wetlands. Therefore, while the subject wetlands and associated buffers and setbacks are shown on the NRPP, City regulations do not pertain, and a Natural Resource Special Exception cannot be required.

It can be noted that the applicant is not proposing to include the wetland setbacks within the Conservation Easement, or within the Outlots, and is not depicting the setbacks on the plat. The applicant has indicated they will use signage to identify the setbacks in the field.

Staff suggests that the applicants undertake a rezoning to remove the area of C-1 Conservancy zoning located on the southern portion of the subject property (it can be noted that all of the C-1 zoning is located within the existing wetland which is proposed to remain).

Signage:

Although signage is not being proposed at this time, should the applicant want a subdivision monument or other similar signage, separate City review and approval will be required.

Lighting:
Staff suggests that a Lighting Plan be prepared for any lamp posts proposed within the subject subdivision. The applicant has indicated that any such lighting will be addressed with the Architectural Review Board, and that any street lighting will be addressed with the Engineering Department.

Comprehensive Master Plan Consistency:

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

The subject property is designated as Residential on the City's 2025 Future Land Use Map. As such, this Future Land Use Map designation is consistent with the existing zoning and the applicant's proposed single-family residential development.

Staff Recommendation:

City Development Staff recommends approval of the Oakes Estates Preliminary Plat, subject to the conditions as noted in the attached draft resolution.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 7-11-19]

RESOLUTION NO. 2019-_____

A RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PLAT FOR OAKES ESTATES SUBDIVISION (AT APPROXIMATELY SOUTH 92ND STREET AND WEST WOELFEL ROAD) (MAXWELL J. OAKES AND DANIEL D. OAKES-OAKES ESTATES LLC, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a preliminary plat for Oakes Estates Subdivision, such plat being part of the Southwest 1/4 of the Northwest 1/4 of Section 9, Town 5 North, Range 21 East of the Fourth Principal Meridian, in the City of Franklin, County of Milwaukee and State of Wisconsin, more specifically, of the property located at approximately South 92nd Street and West Woelfel Road, [the Preliminary Plat includes a 20 lot subdivision with 16 single-family residence lots and 4 outlots proposed for stormwater management (Outlots No. 1 and No. 4) and to accommodate wetlands and wetland buffer areas (Outlots No. 2 and No. 3), average lot size 0.79 acres (34,412 square feet) (R-3E zoning district requires a minimum of 0.57 acres per lot size (25,000 square feet)) [the subdivision plat connects South Cambridge Drive, from north to south and the plat connects South 92nd Street with Warwick Way, from west to east], bearing Tax Key No. 754-9998-000, Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, applicant; said preliminary plat having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof at its meeting on June 20, 2019, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed preliminary plat is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Preliminary Plat of Oakes Estates Subdivision, as submitted by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development

and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

3. Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, successors and assigns and any developer of the Oakes Estates 16 lot and 4 outlot single-family residential subdivision development 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 Oakes Estates 16 lot and 4 outlot single-family residential subdivision 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.

4. The approval granted hereunder is conditional upon Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC and the Oakes Estates 16 lot and 4 outlot single-family residential subdivision development project for the property located at approximately South 92nd Street and West Woelfel Road: (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.

5. The Oakes Estates 16 lot and 4 outlot single-family residential subdivision development project shall be developed in substantial compliance with the terms and provisions of this Resolution.

6. A written conservation easement document shall be submitted as part of the Final Plat Application for Common Council review and approval, and recording with the Milwaukee County Register of Deeds Office at the time of recording the Final Plat. The Conservation Easement shall incorporate the West Shore Pipeline Easement and all appropriate restrictions.

7. All wetland buffers and all wetland setbacks associated with the wetlands to remain (as depicted on the Natural Resource Protection Plan) shall be shown on the face of the plat, and included within a Conservation Easement, as part of the Final Plat application. A “Conservation Easement Restrictions” note shall also be depicted on the face of the plat as part of the Final Plat application.

8. All wetland setbacks shall be located within an Outlot, and the Outlots revised accordingly, as part of the Final Plat application. Alternatively, if approved by the

Common Council, all wetland setbacks not within an Outlot shall have conservation signage placed onsite to delineate the area(s) as protected and unbuildable.

9. The subdivision plat shall label the wetland buffer as “30-foot Wetland Buffer, No Touch”, and shall label the wetland setback as “20-foot Wetland Setback, No Build”, as part of the Final Plat application.

10. A draft of the declaration of deed restrictions, protective covenants, and the legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners association) whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development shall be submitted to the City as part of the Final Plat for review and approval solely as to form and as such restrictions and covenants may pertain to existing city rules and regulations.

11. Any proposed subdivision monument sign(s) shall be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department.

12. The Final Plat shall be in full compliance with all pertinent City of Franklin Design Standards and Construction Specifications.

13. All utility easements shall be located along rear lot lines, and in mid block locations where necessary, and shown on the face of the plat as part of the Final Plat application.

14. The subdivision plat shall be revised to depict the 30-foot storm water drainage easement outside of the 12-foot utility easement as part of the Final Plat application.

15. [other conditions, etc.]

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

APPROVED:

_____
Stephen R. Olson, Mayor

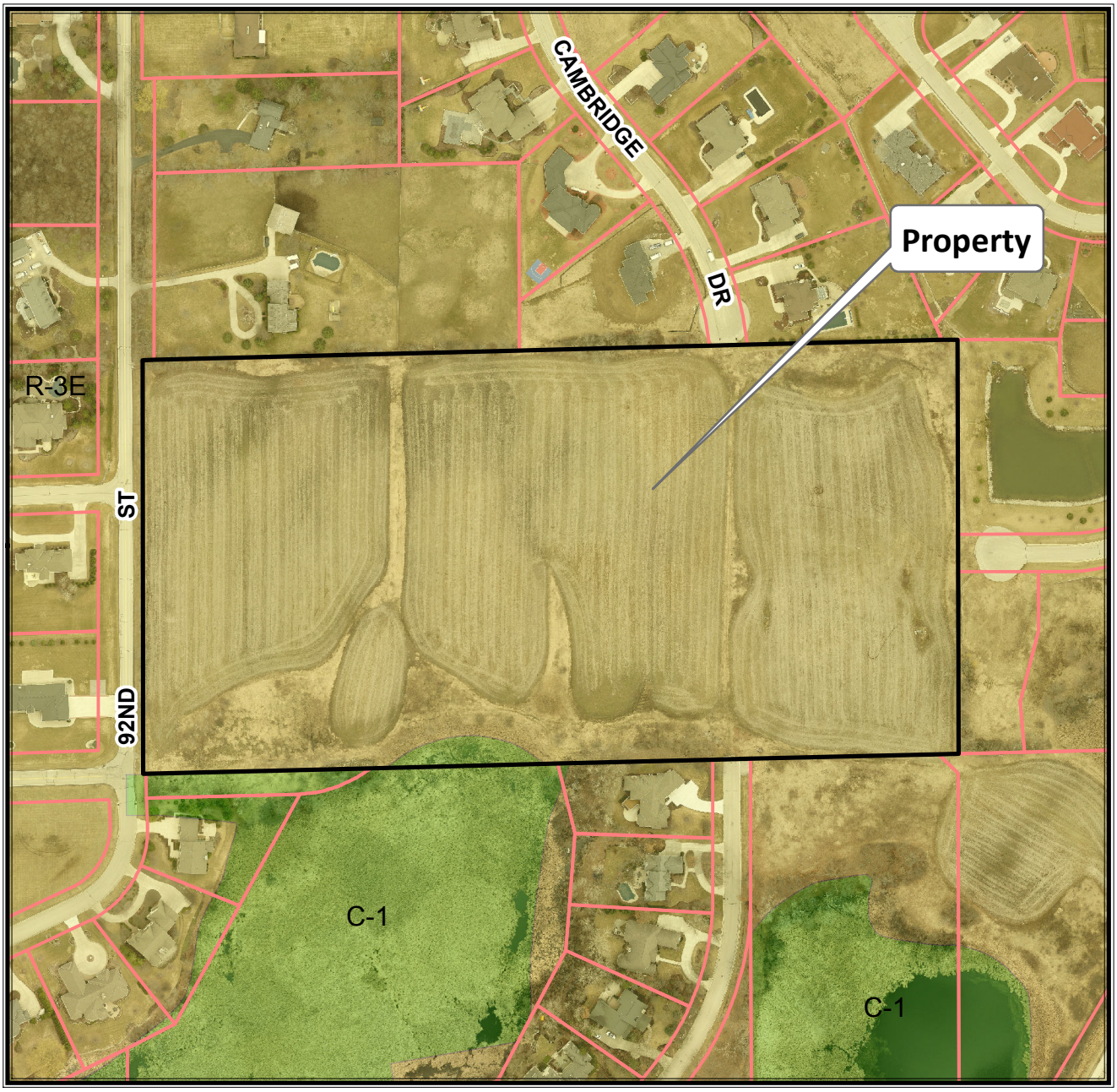
ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin

TKN: 754 9998 000



Planning Department
(414) 425-4024

0 155 310 620 Feet

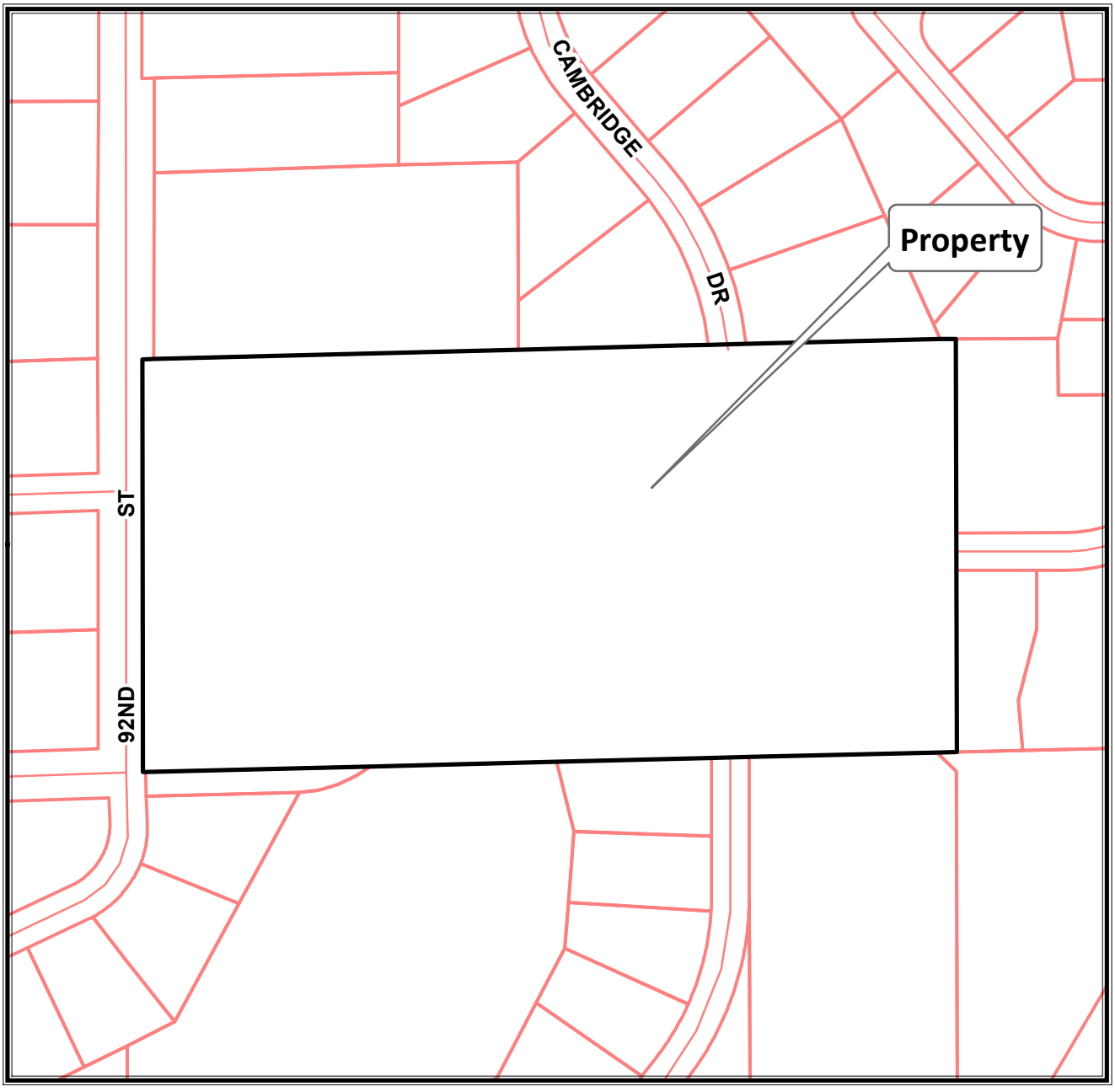
NORTH

2019 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

TKN: 754 9998 000



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Oakes Estates Subdivision

Oakes Estates LLC

2000 Oakes Road

Racine, WI 53406

Maxwell Oakes: Owner

Daniel Oakes: Owner

This document contains:

1) Project Summary
2) Financial Plan for Project Implementation
3) Market Analysis

1) Project Summary – Oakes Estates LLC was created with the intention to purchase tax parcel 7549998000 legally described as S 20 ACS OF HALF OF NW 9 5 21 CONT 20 ACS. That land will be herein referred to as Oakes Estates Subdivision. The surrounding communities are zoned R3-E full of estate-like residences. Currently there is a 20-acre farm field in the middle of these beautiful communities, with roads dead ending, not allowing traffic to flow through. This land is an eye sore and it is only right to build another high-quality development like the rest of the communities. Our intention is to build a subdivision that fits the existing zoning regulations and the surrounding subdivisions. Oakes Estates Subdivision is not meant to be a standout community but to be the last missing piece of the puzzle. Building this development would connect roads to allow access to municipal agencies such as police, fire, garbage, snow removal, and others to efficiently do their job within this community. The proposed development will be composed of 16 single-family dwellings, two outlots that contain retention basins, and two outlots that contain wetlands protected by the Wisconsin DNR. We are proposing to connect from East to West on W Warwick Way to curve slightly and meet W Grandview Ct at a 4-way intersection on South 92nd St. and extend S. Cambridge Drive South to meet S. Cambridge Drive as the master plan for Franklin would call for. Five of the lots will have fully exposed basements facing South to Southwest with the conservatory wetland in their back yard view, two of the lots in the Southeast portion of the development will have partially exposed basements facing East with a retention basin in their back yard view, and three of the lots in the Northeast portion of the subdivision will have partially exposed basements facing North to Northeast with Stone Hedge Subdivision retention basin in their back yard view. The remaining six lots will have non-exposed basements, unless graded otherwise by future property owner, with their backyards facing North. All of the lots in this subdivision consist of highly sought-after characteristics. The average size of the sixteen (16) lots is .79 acres with the minimum lot size being .67 acres, and all frontages of lots are greater than 135 feet with the majority being greater than 150 feet. Minimum lot size for R3-E zoning is .57 acres with 125 feet of frontage. The covenants and restrictions written for this development were pulled from Wyndham Hills and Wyndham Ridge, two surrounding communities, and Whispering Woods, a community in Franklin near Tuckaway Country Club. The construction of Oakes Estates subdivision would take 90-120 days and to be completed all in one phase. We designed the master grading plan to be balanced as much as possible, meaning during

construction we plan to utilize as much onsite materials as possible so there is to be minimal haul-off of dirt. There would be additional dirt needed onsite and Oakes Estates will import clean fill to ensure the integrity of the soil during construction. Underground storm water and wastewater exist in the property and Oakes Estates would be installing the remaining system, as well as asphalt roadways and concrete curb and gutter per City of Franklin's construction specifications. It has been recommended by the Planning Department that we install sidewalks on one side of the street and Engineering Department is likely to recommend sidewalks on two sides of the street. We have taken those suggestions into consideration and are going to omit sidewalks all together. The surrounding subdivisions of Wyndham Ridge, Wyndham Hills, Stone Hedge, and other individual homes do not have any sidewalks in existence right now. We understand that it is the goal of the City of Franklin to have sidewalks in subdivisions to make the areas more walkable, but this 20 acre site should not be the first to install sidewalks. They would go only within the area and dead-end far away from the nearest sidewalk on Drexel. There are currently at least 24,000 feet (or 4.5 miles) of road in this area without sidewalk so installing sidewalks on either side would be about 48,000 feet (or 9 miles). As discussed with the Planning Department the City of Franklin was installing sidewalks during street reconstruction projects. The surrounding subdivisions are fairly new, making some of these streets very young and wouldn't require reconstruction for many years. Likely the streets will be resurfaced before reconstructed furthering the life of the streets. This would further delay the installation of sidewalks in the surrounding subdivisions making our sidewalks the only ones in the area for a long time. Unless the City of Franklin was installing sidewalks during resurfacing projects then we would consider installing sidewalks in our subdivision. General landscaping for the proposed development will be performed on the two outlots containing the retention basins, and the landscape plan would be seeding for grass and installing trees along the perimeter. There would be one monument sign in the outlot on the West entrance of the subdivision facing S 92nd St. Overall, Oakes Estates Subdivision is intended to fit in with the surrounding communities and not to disturb the estate-like feel throughout. Oakes Estates does not intend for the construction process to be disturbing to any of the surrounding neighbors and will have an open communication ensuring all neighbors are aware of the project status. The result of the development will be another successful, high-value community in the beautiful City of Franklin.

2) Financial Plan for Project Implementation – Oakes Estates Subdivision is a 20-acre development that will have 16 single family homes. Construction timeline for the development to be able to start selling the lots is roughly 90-120 days. Cost of construction for this subdivision is about $1,600,000 without sidewalks. We believe that the City of Franklin is a very sought-after community to live in; therefore, we believe that we can have all lots sold within the first two years. We estimate that each home value will range from $700,000 to $1,000,000 making the total value of the homes in the subdivision over $11,200,000. The City of Franklin's net assessment value is about .023 so that equivalates to roughly $257,600 in property taxes per year from these residences. The Declaration of Covenants and Restrictions clearly states high quality building materials. All homes must past an architectural board approved by Oakes Estates to ensure that the quality of homes and values of home match or exceed the surrounding communities.

3) Market Analysis – The demand for estate lots in the City of Franklin is high, and the current inventory of these lots is very low. There is a strong market for these R3-E lots and we have a very high confidence that there will be few issues selling these lots, especially since the lots exceed the R3-E minimum lot size requirements. We believe there won't be vacant lots over long periods of time, fulfilling the look of a successful community. Southeast Wisconsin is becoming one of the best areas to call home in Wisconsin with the City of Milwaukee expanding its footprint into the Menomonee Valley, the ever growing Third Ward, and many companies including Foxconn, Amazon, Haribo, and ULINE moving in and expanding. The City of Franklin always has been an outstanding place to live with amenities nearby that include, but not limited to: The Shoppes at Wyndham Village Whitnall Park, Tuckaway Country Club, Muskego Lake, Innovative Health & Fitness, and many other local businesses that make up a very successful community. Also, with the highly anticipated Ballpark Commons entertainment district being built not too far away, that drives the value of all residences in this area up. We have already received multiple phone calls and emails from interested parties, and we have not advertised anything about the proposed development.

Our Covenants and Restrictions we state that all construction for homes must be completed within 18 months. So, in all, we believe that initial construction will take 90-120 days, all 16 lots will be sold within two years after construction is completed, and 16 taxpaying residences will have completed homes 18 months after purchase. We believe in less than four years after Oakes Estates Subdivision is final approved all 16 lots will be 100% complete. In all, we believe that Oakes Estates Subdivision will have no issue selling out lots to residents that will contribute to the City of Franklin.

City of Franklin
Department of City Development

Date: June 7, 2019

To: Maxwell Oakes and Daniel Oakes, Oakes Estates, LLC

From: City Development Staff

RE: Oakes Estates Preliminary Plat– Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Preliminary Plat submitted by Oakes Estates, LLC and date stamped by the City of Franklin on May 1, 2019.

Unified Development Ordinance (UDO) Requirements

Natural Resource Protection Plan

1. Please show the location and dimensions of all easements and neighboring property boundary lines per Section 15-7.0201-H of the UDO.

   Added to NRPP

2. Please provide the name of person performing wetland delineation AND the date of the wetland delineation from the NRPP report on the NRPP plan.

   Added to NRPP

3. Per Section 15-7.0201-I of the UDO, please provide the location and extent of existing natural resource features as defined by Divisions 15-4.0100 and 15-11.0100. Specifically, please show in tabular format the following areas:
   a. Amount of Land disturbed in wetland areas (shown as area contained in blue hatch (in s.f. or acres) in supplied NRPP dated May 1 2019)

      Added

      i. Please correct the following discrepancies, the DNR letter and NRPP worksheet both state 0.23 acre of wetland will be disturbed, but the NRPP worksheet states that only 0.24 acre of wetland exist, but the NRPP map indicates that 1.52 acre of wetland exist.

         Corrected

   b. Amount of Land disturbed in wetland buffer areas (shown as area between blue cross hatch and dashed brown line (in s.f. or acres)) Added

c. Amount of Land disturbed in wetland setback areas (shown as area between dashed brown line and dashed orange line (in s.f. or acres)

Added

d. Amount of land disturbed in wetland shore buffer (area between shore buffer (in s.f. or acres), as defined in UDO and wetland setback)

Added

4. Please graphically and numerically depict those natural resource features that will be disturbed and those that will be preserved per Section 15-7.0201-J of the UDO.

Added

5. Please note that if 1 acre or more of wetland is filled (i.e. the DNR non-federal wetland exemption rules) a Natural Resource Special Exception (UDO Section 15-10.0208) and a Natural Resource Mitigation plan meeting UDO Standards 15-4.0103.4.,5.,6 will be required.

Less than 10,000 square feet of exempt, non-federal wetland will be impacted.

6. It is recommended that the Conservation Easement include language acknowledging the North Shore Pipeline Easement and allowed access and disturbances per the terms of that agreement (without any additional approvals as an essential service with restoration provided per Table 15-4.0100(a) and 15-4.0102I of the UDO).

Completed

7. Note that a Conservation Easement is the recommended and preferred method of protection for all remaining natural resource features. The City's conservation easement template may be obtained from the Planning Department.

Completed

Preliminary Plat Comments

8. Please provide the date on the Preliminary Plat. Per UDO 15-7.0501E.

The date for the Preliminary is in the legal description/signature certificate and we have also added a certification for the approval date from the State of Wisconsin Department of Administration as requested.

9. Per Section 15-7.0501.H. of the Unified Development Ordinance (UDO), please provide a use statement on the face of the Preliminary Plat (see below).

   H. Use Statement. A statement of the proposed use of the lots stating the use type of buildings and/or uses proposed to occupy the lots, number of proposed lots, and number of dwelling units per lot, and proposed density.

   The Use Statement has been added to Sheet No.1, under the Legend and Notes Section as requested.

10. A small portion of the property along the south property line is zoned C-1 Conservancy District. Please revise the zoning note to include that zoning district (see Section 15-7.502.O).

    We have updated the existing zoning note to reflect the property is zoned both R-3a and C-1 as requested.

11. Staff also suggests rezoning the C-1 District portion of the property to R3-E Residence District as the City no longer utilizes the C-1 District. An Application to rezone may be obtained from the Planning Department.

    No, the portion of the property zoned C-1 lays in an outlot and is protected by the NRPP.

12. Please show all easements on the Preliminary Plat per Section 15-7.0502V. of the UDO. Note the Wetland Buffer line serves as the Conservation Easement boundary, so it should be labeled as such (e.g. Wetland Buffer and Conservation Easement boundary).

    All drainage, wetland and conservation easements have been added to the plan as requested.

13. The Plat must also show vision corner easements per Section 15-5.0201 of the UDO.

    Vision Corner easements have been added to the lots at both intersections as requested.

14. If not already done, please submit directly to the Engineering Department all stormwater management facilities and corresponding calculations which verify compliance with all City of Franklin, MMSD, and DNR standards. Per UDO 15-7.0501.J.

    The updated plans and SWMP Report have been submitted to the City Engineering Department as requested.

15. Please show proposed conservation easement area, with metes and bounds description, on face of the plat. Per UDO 15-7.0507.B.

    The conservation easement detail and legal description has been added as requested.

16. Please clarify the proposed and existing contours by showing a legend on the face of the plat. Per UDO 15-7.0502.C.

    The proposed and existing contour labels has been added to the Legend on Sheet No.2 as requested.

17. Please show the elevation of the surface water on the wetlands shown on the preliminary plat. Per UDO 15-7.0502.D.

    There are no surface waters located within the wetland area on this property. No note has been added to the Plat.

Required Improvements for Land Divisions

18. Section 15-8.0100 of the UDO sets forth the required improvements for all land divisions. Closely review and incorporate that information onto the Preliminary Plat, or associated plans, as appropriate. Additional information about these requirements, and any questions about them, can be directed to the Engineering Department.

    Addressed and currently working with Engineering Department to comply.

Staff Recommendations

Preliminary Plat

19. Please be aware that installation of streets and utilities is required prior to approval of a Final Plat (see Section 15-2.0303A. of the UDO) . Alternatively, an improvement guarantee may be provided per Section 15-2.0303B.

    Understood.

20. The R3-E Residence District standards appear to be met. For development of the homes, please be aware of the maximum lot coverage requirement of 15% as well as dwelling size and height restrictions.

    Development currently meets these requirements.

Natural Resource Protection Plan (NRPP)

21. Staff recommends that Outlots 2 and 3 be revised to encompass all wetland setbacks and wetland buffers, and that the adjacent lots be revised accordingly.
    a. If the wetland setbacks are not included within both the outlots and Conservation easements, staff recommends that signage be placed along the perimeter of the protected natural resource features indicating their presence.

       Oakes Estates, LLC is proposing to use signage to protect natural resource feature that extend beyond the outlots. Only 50' wetland building setbacks extend beyond the outlots.

22. Please indicate on the face of the plat if the wetlands are determined to be artificial wetlands or not, and the documentation reference.

       Shown on the plat.

23. Please provide the map referenced in the Wisconsin DNR non-federal wetland exemption determination letter dated April 2, 2019.

       This has been added as an Appendix in the NRPP letter report.

24. Please label the 30 foot wetland setback as the *30 foot Wetland Buffer "No Touch"* and please label the 20 wetland setback as the *20 foot Wetland Setback "No Build"*.

       Shown on the Plat.

25. Staff recommends that the applicant include all remaining Natural Resource Features, including wetland setbacks, within the Conservation Easements. Please provide Conservation Easement Documents and Exhibits for City Staff review.

       Completed

26. Natural Resource Protection Plan:
    a. Portions of the roadways are shown in purple on the NRPP map. Is this because of utility easements? Do those utility easements not extend along the remaining roadways? In addition, a portion along the north property line is also purple. Is this because it is a drainage easement?

       Per comment 26 b, all easements excluding the conservation easement have been removed from the NRPP.

    b. It is recommended that only the conservation easement be shown on this map and the Legend revised to specifically state "Conservation Easement," opposed to just "Easement."

The NRPP has been revised to exclude all easements other than the Conservation Easement.

c. Alternatively, the map must be revised to include (and label) all easements. For example, if the purple strip along the north property line is shown because it is a drainage easement, there are additional drainage easements onsite that must also be shown to be consistent. There are also storm water and other easements that are not shown.

Per comment 26 b, all easements excluding the conservation easement have been removed from the NRPP.

d. Are notes 3 and 4 both necessary? Are all the wetlands and buffers that are being protected within outlots? If so, please revise.

Notes have been removed

Other

27. Will your company build some or all of the homes or will the lots be sold to builders and individual lot/home buyers?

The lots will be sold to builders and individual lot/home buyers.

28. The draft Declaration of Covenants and Restrictions states that homes shall not exceed 40-feet in height. Please be aware that the R3-E District requires a maximum building height of 2.5 stories or 30-feet. It should be noted that building height is measured as follows:

BUILDING HEIGHT
The vertical distance measured from the curb level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat or slant roof, to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, or hip, or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished grade at the front of the building.

Adjusted and addressed in the Covenants and Restrictions.

29. Note that the existing temporary turnarounds must be removed when installing and connecting the new roads. Curb and gutter must match the existing and disturbed areas must be restored to lawn.

Shown on plat, will be followed.

30. Note that a subdivision monument sign requires a separate application to be reviewed and approved by the Plan Commission. A Subdivision Monument Sign Application may be obtained from the Planning Department. This may be submitted along with the application for Preliminary Plat or at a future date.

    Will address at a later date.

31. Please be aware of City impact fees. The impact fee schedule can be found on the City's website at: https://www.franklinwi.gov/DefaultFilePile/User/dhochevar/2019Impact_Fee_calcs_correct.xls

32. Landscaping:
    e. It is recommended that a separate Landscape Plan be provided for Plan Commission review and approval. The Landscape Plan must include the type, name and planting size of all proposed trees and shrubs.

       Landscape plan provided.

    f. Proposed street trees shall be in compliance with Section 15-8.0117 of the UDO. One street tree is required for each 85-feet of lot frontage on each side of all streets. Note that separate Engineering Department standards conflicts and requires 75-feet. It is recommended to conform to the more restrictive requirement.

       All street trees removed from landscape plan, to be coordinated with Engineering Department per Planning Department.

    g. The project narrative indicates that plantings will be placed around the storm water ponds and trees along the perimeter. Please include in the Landscape Plan for Plan Commission review and approval.

       Landscape plan provided.

33. Lighting:
    h. It is recommended that a separate Lighting Plan be provided in compliance with Division 15-5.0400 for Plan Commission review and approval. Also see Section 15-8.0115 of the UDO.

       Street lighting to be coordinated with Engineering Department per Planning Department.

    i. In addition to showing the location of all proposed lights, it is recommended that cut sheets/catalog pages be provided.

Street lighting to be coordinated with Engineering Department per Planning Department.

j. Will a particular style of lamppost be required for individual lots? There appears to be consistency within the adjacent subdivisions. It is recommended to continue that or a similar design.

The Architectural Control Committee will take this into account when reviewing building plans. A particular lamppost will not be required but styles will be similar.

34. Sidewalks: Planning Staff is not recommending sidewalks. Engineering is recommending sidewalks on both sides of each street.

No sidewalks on plat to stay consistent with surrounding subdivisions. Further explanation in Project Summary.

Engineering Staff Comments

35. Engineering Department comments have already been provided. Please continue to work with Engineering to address all comments and questions.

Providing all documentation as requested by Engineering Department and list of questions addressed.

Police Department Staff Comments

36. Police Department has reviewed the application and proposal and offer 0 comments.

Fire Department Staff Comments

37. Fire Department has a concern over the water supply infrastructure and that the existing water infrastructure be documented so as to assure current Fire Department standards may be met for this subdivision.

Shown on plat.

Declaration of Covenants and Restrictions for Oakes Estates Subdivision

May 1, 2019

This Declaration of Covenants and Restrictions is made this First day of May, 2019 by Oakes Estates LLC (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of all the property described as follows:

S 20 ACS OF W HALF OF NW 9 5 21 CONT 20 ACS

WHEREAS, Declarant desires to subject the Property to the conditions, restrictions, covenants, reservations, and easements contained herein for the benefit of each owner of any part thereof and for the purpose to ensure the best use and most appropriate development and improvement of each lot within the Oakes Estates Subdivision; to protect the purchasers of lots against such use of surrounding lots as will detract from the residential value of their property; to guard against haphazard and inharmonious improvement of the lots and the erection thereon of unattractive or poorly designed or poorly proportioned structures; to obtain harmonious and attractive use of material and color schemes; to encourage and secure the construction within Oakes Estates Subdivision of attractive homes with appropriate locations thereof on the lots; to secure and maintain proper setbacks from streets and adequate open spaces between structures; and, in general to comprehensively provide for a high type and quality of development in Oakes Estates Subdivision of attractive homes with appropriate locations thereof on the lots; to secure and maintain proper setbacks from streets and adequate open spaces between structures; and, in general to comprehensively provide for a high type and quality of development in Oakes Estates Subdivision and thereby to preserve and enhance the values of investments made by purchasers of the lots therein.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following covenants, conditions and restrictions which shall run with the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I INTERPRETATION AND DEFINITIONS

The following words and terms used in this Declaration are defined as follows:

1.01 Association: Oakes Estates Homeowners Association, a Wisconsin non-stock corporation, its successors and assigns, which consists solely of the owners of homes and/or lots, as applicable, in the Oakes Estates Subdivision, Franklin, Wisconsin.

1.02 Board: The board of directors of the Association as constituted at such times according to the provisions of Article 5 herein below.

1.03 By-Laws: The By-Laws of the Association are set forth in Article VI herein below and may be changed or modified according to Article VI Section 13 hereof.

1.04 Common Areas: Those areas which are designated as common areas as shown on Exhibit a attached hereto, which include, but are not limited to storm water detention ponds and facilities; environmental areas,

wet lands, entrance ways, private roadways, landscape buffers and all other areas designated as owned by the Association.

1.05 Community Assessment: The expenses to administer the operation and maintenance of the Association, which includes those expenses as shown in the annual budget adopted by the Board and approved by the Association. Such expenses include but are not limited to the expense for maintaining all Common Areas, including the entrance ways, landscape buffers, storm water management facilities and all other improvements involving the Common Areas, professional management expense and other professional fees incurred by the Board to operate the Association and such other expenses which are for the common benefit of all the Owners.

1.06 Declarant: The Declarant is Oakes Estates LLC, a Wisconsin LLC, its successors and assigns.

1.07 Declaration: shall mean and refer to the within instrument, together with those exhibits which are attached hereto and made a part hereof and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof. The within Declaration may be referred to in any other document as "Oakes Estates Subdivision Declaration of Covenants and Restrictions".

1.08 Dwelling Unit(s): A single family residence or home and all appurtenances thereto which is or will be situated on a subdivided lot in Oakes Estates Subdivision, Franklin, Wisconsin. A Dwelling Unit may sometimes be referred to as residence or premises which for purposes of this Declaration shall be included in the definition of Dwelling Unit.

1.09 Easements: All areas which are designated on the Final Plat or by separate easement documents filed and recorded with the Register of deeds Office of Milwaukee County.

1.10 Municipality: The City of Franklin, Wisconsin or its successors or any other political entity which may from time to time be empowered to perform the functions and duties vested in the City of Franklin as of the time of recording the Original Declaration and this Declaration.

1.11 Owner: A record owner, whether one or more persons, of fee simple title to a Dwelling Unit or Subdivided Lot, but excluding those who have merely a security interest in a Dwelling Unit or Subdivided Lot for the performance of an obligation.

1.12 Subdivided Lot: Those parcels of land as designated as single family lots in the Final Plat of Subdivision approved by the City of Franklin and recorded in the Register of Deeds Office of Milwaukee County, Wisconsin.

1.13 Voting Member: The Owner of a lot, whether one or more persons, shall be entitled to one vote per Subdivided Lot as more fully set forth in Article V below.

1.14 Oakes Estates Subdivision: For purposes of this Declaration, Oakes Estates Subdivision shall mean all of the subdivided lots and Common Areas, designated in the Final Plat of Subdivision for Oakes Estates Subdivision, situated in the City of Franklin, Milwaukee County, Wisconsin and recorded in the Register of Deeds Office of Milwaukee County, Wisconsin.

ARTICLE II PROPERTY RIGHTS

Section 1. Members Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the Common Area and such easement shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions

A. The right of the Declarant or the Association to establish, from time to time, certain easements over the Common Area for utilities and common services purposes.
B. Existing easements and agreements of record.
C. Easements referred to in this Declaration.

Section 2. Title to the Common Area. The Declarant hereby covenants for itself, its successors and assigns, that it will convey fee simple title to the Common Area to the Association, free and clear of all encumbrances and liens.

Section 3. Declarant's Reserved Rights. Notwithstanding any provision herein to the contrary the Property Rights under this Article shall be subject to:

A. The right of the Declarant to execute all documents and take such actions and do such acts affecting the Property which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's actual construction or development of the Property. However, nothing contained herein shall authorize the Declarant to take any action that would diminish the rights of any lienholder or the holder of any mortgage on any Lot or on the Common Area, or take any action that will affect title to any of the Lots after conveyance to third parties;
B. Easements of record on the date hereof and any easements which may hereafter be granted by Declarant to any public or private utilities or governmental bodies for the installation and maintenance of cable television, electrical and telephone conduit and lines, natural gas lines, sewer or water pipes, or any other utilities or services to any Lots within the Property or any portion of the Common Area;
C. The Declarant shall have full rights of ingress and egress to and through, over and about the Common Area, during such periods of time as the Developer is engaged in any construction or improvement work on or within the Property, and shall further have an easement thereon for the purpose of the storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction; and
D. The Declarant shall have full right to assign all of its right, title and interest in the Property both as Declarant and as a member of the Association to another party by the execution and recording of proper instruments.
E. The Declarant shall have the right to add additional platted lots to the existing property and thereby make such additional platted lots be subject to all of the terms and conditions of this Declaration. The Declarant shall have the right to bring within this Declaration one or more additional subdivisions as future phases of the Development.

Section 4. No Dedication to Public Use. Nothing contained within this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area to or for any public use or purpose whatsoever.

ARTICLE III ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee ("Committee") for Oakes Estates Subdivision is hereby established. The Committee shall consist of no more than three members, as designated herein. The decision of the majority of the members of the Committee shall be final and binding upon all parties. The members of the Committee shall be not entitled to compensation for services performed pursuant to this Declaration. The initial members of the Committee shall be appointed by the Declarant. The Declarant shall have the right to remove and replace members of the Committee, at its sole discretion, as long as the Declarant owns any vacant lot in the subdivision. At such time that all lots are sold by the Declarant, the Committee shall thereafter consist of the Board of Directors of the Owners Association, established herein. Notwithstanding the above, members of the Declarant shall act as the Committee and shall make all decisions concerning the approval of house plans involving the construction of the Dwelling Units on the subdivided lots.

No building, outbuilding or other structure, swimming pool, fence, wall, driveway, or any other such structure or improvement shall be constructed, erected, placed or altered on any lot in Oakes Estates Subdivision without the approval of the Committee. For such undertaking requiring the approval of the Committee, three surveys, which are dated and signed by surveyor and owner, three sets of plans, which are dated and signed by owner and designer, and a color board consisting of exterior colors and shingles, signed by owner (collectively, the "Plans") shall be submitted to the Committee (Attention: General Manager) for their review. If and when such plans are approved two surveys and two sets of plans shall be signed, dated by a representative of the Committee and returned to the lot owner as evidence of such approval, one copy of which shall be transmitted by the owner to the local building inspector, prior to obtaining the necessary building permits. Any changes or revisions required by the Committee shall be first made to the surveys and plans before approval is given. All approved surveys and plans must be strictly adhered to.

The Committee shall not be liable for actions taken or decisions made in good faith. The Committee may take in consideration such matters as the suitability of the proposed building, structure or improvement, its design, elevation, color, construction materials, the harmony thereof with surrounding buildings, its proposed location, view from other properties in the subdivision, and such other related matters which may have an aesthetic or environmental impact on other lots in the subdivision. All action taken by the Committee shall be final and conclusive as to all persons then or thereafter owning lots in the subdivision.

In addition to these restrictions, all construction shall comply with applicable zoning and building codes.

It is not intended that the Committee have full knowledge of or expertise in matters of zoning, building codes proper drainage. The Committee shall have no liability or responsibility in the event it approves plans which fail to comply with applicable zoning or building codes and/or fail to properly handle drainage. In such event, it shall be the sole responsibility of the lot owner to have appropriate corrections made to the plans and submit the revised plans to the Committee for its approval prior to construction.

All Dwelling Units shall consist of natural materials such as wood, natural stone, brick, stucco, and/or cement fiber board or such similar materials. The soffits and fascia shall consist of wood and/or cement fiber board. Further, the Committee shall have the right to permit or prohibit the use of artificial stone, artificial brick, composite wood and/or other types of siding as either may deem appropriate to preserve the architectural integrity and quality appearance of the buildings in the subdivision. No exposed poured concrete or concrete block over eight inches shall be permitted on any house. Where block or concrete would otherwise be exposed, it must be covered by the house siding, or by brick or stone. The roofs of all Dwelling Units shall have a minimum pitch of 8/12 with a minimum pitch on the porch and shed roofs of 10/12. The roofing of all houses shall consist of wood, tile, or fully dimensional asphalt shingles. In no event shall conventional shingles be permitted.

All residences shall include an attached garage with enough square footage to reasonably accommodate two and one half (2 ½) cars. Notwithstanding the foregoing, a garage with a capacity larger than three (3) cars may be allowed at the discretion of the Committee and provided that the garage does not appear larger than a three (3) car garage and the architectural integrity of the home and garage is otherwise maintained. All garages shall be equipped with automatic garage door openers for all overhead doors.

Adjacent homes shall not have similar front elevations. Windows and dormers shall be required on all elevations to create a variation and dimension of the type of homes allowed in Oakes Estates Subdivision. The intention of Declarant is to prevent the construction of boxes or barren elevations. Side entry garages shall be required wherever it is practical. Full masonry or masonry clad fireplaces shall be required to be installed inside Dwelling Units.

ARTICLE IV BUILDING, STRUCTURE AND CONSTRUCTION RESTRICTIONS

Section 1. Minimum House Size. The following are minimum required square footage requirements of living space for single family residences constructed in the Oakes Estates Subdivision:

A. One Story houses shall have a minimum square footage of living space of not less than 2,400 square feet.
B. Two-story shall have a minimum square footage of living space of not less than 2,800 square feet with a minimum of not less than 1,800 square feet of living space on the first floor.
C. No bi-level houses shall be allowed in the subdivision.
D. Dwelling Units shall not exceed forty (40) feet in height.

Living space is determined by outside dimensions (exclusive of garages, porches, patios, breezeways and similar additions) of the exterior walls. The minimum square footage shall be determined as of the time of initial construction and shall not include unfinished areas, future additions or finished basements.

The Committee, in their sole discretion, may grant approval for any house on any lot with square footage of up to ten percent (10%) less than the minimum required above, provided, however, in no event shall any house be constructed on any lot with square footage below the minimum standards established for R3E zoning classification in the City Franklin, Wisconsin.

Section 2. Landscaping. Owner shall seed or sod the front, side and back yards within 1 year of completion of the Dwelling Unit, weather permitting. Seed or sod shall be planted and properly protected and watered to produce lawn. Owner shall install one tree in the front yard and as indicated on the survey with a diameter of two inches within one year from the date of completion of the Dwelling Unit. The owner shall be required to build concrete walks and driveways within one year of the completion of the Dwelling Unit.

Section 3. Construction of Residence. The residence shall be completed within eighteen (18) months of the date of commencement of construction. If an owner fails to complete the residence within eighteen (18) months of the date of commencement of construction, Declarant and the Association (jointly and severally) shall have the right to pursue all remedies available at law or in equity against the owner to enforce completion of the residence.

Section 4. Construction of Other Improvements. The construction of outbuildings and other ancillary improvements (including, without limitation, any type of fencing) will be permitted, provided the construction of such improvements are approved by the Committee and the City of Franklin prior to the commencement of work involving such improvements. Notwithstanding the above, no fencing greater than seventy-two (72) inches in height, shall be allowed to be built in the Oakes Estates Subdivision. There shall be

no above-ground swimming pools permitted within the subdivision. All outbuildings and ancillary structures must be constructed of similar material sand similar colors as the Dwelling Unit, or as otherwise approved in writing by the Committee.

Section 5. Nuisances and Waste. No noxious or offensive activities shall be carried on upon any lot or out lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No Owner shall commit waste.

Section 6. Storage. No outside storage of boats, motorcycles, snowmobiles, all-terrain vehicles, trailers, tractors or other paraphernalia shall be permitted on any Subdivided Lot.

Section 7. Animals and Livestock. No animals may be raised, bred, or kept on any lot or outlot except that cats, dogs, or other household pets may be kept on a lot providing they are not kept, bred, or maintained for any commercial purposes.

Section 8. Lamp Posts and Mail Boxes. Each lot owner shall install a lamp post and mail box, which shall be installed at the lot owner's expense prior to the date of issuance of the occupancy permit. Said lamp post and mail box shall be located as determined by the Committee.

Section 9. No sign of any kind shall be displayed to the public view on any Lot, except one sign advertising the Lot for sale, or signs used by a building contractor to advertise the property during the construction period or by the Developer to advertise the Property during the construction and sale of the homes, or as approved by Developer. Dish antennae of more than twenty-four (24) inches in diameter for the reception of satellite transmissions may not be erected within the subdivision, unless they are not visible from any roadways or streets within the subdivision.

Section 10. Storm Water Management. The City of Franklin and the Declarant have entered into a Storm Water Maintenance Agreement, which is recorded with Milwaukee County Register of Deeds Office and by this reference made a part hereof. It is understood that the Storm Water Maintenance Agreement requires the Association to maintain all storm water ponds and facilities according to best management practices and pursuant to applicable Ordinances of the City of Franklin. The best management practices include the maintenance of all storm water facilities, including sediment removal, if necessary, and all other improvements and vegetation provided to control the quantity and quality of storm water all according to Section 15-8.0600 of the City of Franklin Unified Development Ordinance.

Section 11. Lot Grading. To avoid a substantial increase in surface water drainage onto adjoining Lots, all landscaping shall provide for adequate drainage of storm and surface water toward adjoining streets or rear yard, in accordance with the Subdivision's Master Site Grading Plan, and away from adjoining Lots if natural drainage on the Lot is to be or has been altered by grading or landscaping by any Lot Owner.

Section 12. Each Lot Owner shall be responsible for compliance with the grading plans prepared by the Developer, which designate the manner in which each Lot shall drain in relation to all other Lots in the Subdivision and the grade elevation of the Home to be constructed thereon. At the time a building permit is requested, the grade elevation for each Home shall be obtained from the city building inspector, and the Home shall be constructed accordingly, and from that time forward nothing shall be done that impedes or obstructs the drainage in accordance with such plan.

Section 13. If fill is necessary on a Lot to obtain the proper topography and finished ground elevation, such fill shall be free of waste material and shall not contain noxious or hazardous materials. Any dumping of fill material shall be leveled immediately after completion of any Home or Improvement. If required by the City, a fill permit shall be obtained prior to dumping such fill.

Section 14. Developer hereby reserves easement rights over all Lots for a period of five (5) years from the date of execution of this Declaration of Restrictions for the purpose of correcting any drainage problems within or associated with the subdivision, including grading, removal of trees and shrubbery, and other similar actions. This reservation of easement creates a right for Developer to correct any drainage problems, but not an obligation to do so.

Section 15. Each Lot Owner shall be responsible for repairing any damage to and removing any debris from the roadways, ditches, and utilities within the Subdivision caused by such Lot Owner or such Lot Owner's contractors or subcontractors. Each Lot Owner shall use only such Lot Owner's own Lot for construction purposes. Any damage caused as herein described shall be charged to the Lot Owner causing such damage.

Section 16. Each Lot, including all front, side, and rear yards, and each Home and Improvement shall be maintained by the Lot Owner so as to be in good repair and neat in appearance when viewed from any street or other Lot. No brush piles, trash, or unnatural accumulations of debris shall be stored, accumulated, or located on any Lot. There shall be no burning or burial of any garbage, trash, or debris at any time, other than for burning of leaves and light brush to the extent permitted by the city and county. Developer may, but shall not be obligated to, improve any areas of the Subdivision with grass or plantings or to cut grass or foliage growing in a natural environment.

Section 17. Residential Use. Each Dwelling Unit shall be used only as a residence, provided that no Owner shall be precluded from using the Dwelling Unit for purposes of conducting an in-home business, provided such activity does not create a nuisance to other Owners and such use is permitted by the ordinances of the City of Franklin.

Section 18. Rules and Regulations. The Board of Directors may adopt such rules and regulations which they deem necessary to promote the use, occupancy and enjoyment of the Common Areas for the welfare of all the Owners in the Oakes Estates Subdivision. Such rules and regulations shall only be effective and binding upon the Owners (i) after notice of such rules is received; and (ii) two third (2/3's) of the Owners vote to approve the adoption thereof.

ARTICLE V BUILIDNG SET BACKS

Section 1. Building Set Backs. It is one of the intentions of the covenants and restrictions to create a completed community whose site plan is varied and well integrated to the overall site surroundings as well as the specific lot.

Therefore, the minimum building offsets (unless otherwise noted on the plat) are:

50 feet from the street property lines; 15 feet from the side property lines;

30 feet from all rear property lines; and

40 feet from all corner side yard, setbacks.

In addition to the above, all Dwelling Units shall be built within the building pad designated for such lot as set forth on the subdivision plat. No existing trees with a diameter of four (4) inches or more and a height of four (4) feet or more shall be cut down, destroyed, mutilated, moved or disfigured, without the approval of the Committee.

ARTICLE VI OAKES ESTATES HOMEOWNERS ASSOCIATON

Section 1. Creation and Purpose. An unincorporated association ("Association") made up of those persons who are Owners, whether one or more persons or entities, of the fee simple title to any lot situated in Oakes Estates Subdivision is hereby created for purposes of: (a) managing and controlling the common affairs of Oakes Estates Subdivision; (b) owning, managing, controlling, and maintaining any Common Areas in Oakes Estates Subdivision as set forth in the plat and including but not limited to maintaining the storm water detention basins and facilities and Common Area green space; and (c) performing other duties as set forth herein for the common benefit of the Owners. The Association shall be known as "Oakes Estates Homeowners Association."

Section 2. Initial Committee/Term. The Association shall be governed by a three-member committee, hereinafter referred to as the "Board" which shall be solely responsible for the activities of the Association. The initial members of the Board shall be appointed by the Declarant. To qualify as a member of the Board, a person must be either an Owner or a duly designated officer, agent or representative of an Owner. The term of the initial members of the Board shall commence at the date this Declaration is recorded and continue until the earlier of the commencement of construction of all of the lots in Oakes Estates Subdivision or until the Declarant determines to relinquish its membership or any part thereof of the Board. Declarant shall have at least one member on the Board as long as, Declarant is the owner of at least one lot in Oakes Estates Subdivision.

Section 3. Initial Funding. Declarant shall establish a working capital fund equal to two months of the Association Dues. Said amount shall be collected from a Buyer each time a lot and/or home in the Oakes Estates Subdivision is sold and paid to the Association for the specific purpose mentioned herein below. The working capital fund shall be used to meet unforeseen expenditures and any amount paid into the working capital fund shall not be considered as advance payments of regular assessments. While Declarant is in control of the Association, Declarant shall not use any part of the working capital fund to defray its expenses or construction costs or to make up any budget deficits. When control is transferred to the Association, the working capital fund shall be accounted for and transferred to the Association for deposit into the reserve fund. The Declarant shall have no authority to use the working capital fund for any expenditures related to Declarant's obligations to complete the subdivision, including any landscaping required to be installed by the City of Franklin.

Section 4. Board Members Terms. After the initial members have been replaced as provided herein, the term of office of any Board member shall for a period of two (2) years from the date of such Board member holds office. If any Board member shall die, resign, be unable to act or cease to be qualified as a member, the unexpired term of such member shall be filled by special election of the Association.

Section 5. Voting. Declarant and every record owner of a lot in the Oakes Estates Subdivision shall be a member of the Association. Each Owner (whether the lot is owned singularly or collectively) shall be entitled to one ill vote in the affairs of the Association for each lot owned.

Section 6. Meetings. All meetings of the Board shall be open to all Owners and shall be held not less than three (3) days prior to written notice to all Owners. Two (2) members of the Board shall constitute a quorum. Actions of the Board shall be taken by majority vote of the members of the Board. The Board shall call a meeting of all Owners of the Association no less than one (1) time per calendar year.

Section 7. Board Duties. The Board shall have the following duties:

A. To provide for the maintenance of improvements in the Common Areas and outlots; including the perpetual maintenance of all storm water drainage and detention and retention facilities located in the

Common Areas which shall be maintained to the same standards to which they were constructed pursuant to the Ordinances of the City of Franklin and according to the terms and conditions of the Storm Water Maintenance Plan filed with the City of Franklin;

B. To establish dates and procedures for the election of members to the Board;
C. To promulgate operating procedures for the conduct of the Association's and Board's affairs;
D. To enforce the terms, conditions and restrictions contained in the Declaration according to the terms thereof; and
E. Establish and maintain an Architectural Control Committee subsequent to the initial Architectural Control Committee established and controlled by the Declarant as herein defined. Such Architectural Control Committee shall consist of three (3) persons appointed by the Board. No Owner of a vacant lot (except Declarant) shall have the right to serve on the Architectural Control Committee. Upon delegation by the Declarant's authority under this Declaration, the Architectural Control Committee shall have all of the rights and obligations of the Declarant.

Section 8. Board Powers. The Board shall have the following powers:

A. Take such action as may be necessary to cause the Common Areas and outlots to be maintained, repaired, landscaped and kept in good, clean and attractive condition; including the perpetual maintenance of all storm water drainage and detention and retention facilities located in the Common Areas which shall be maintained to the same standards to which they were constructed pursuant to the Ordinances of the City of Franklin and the Storm Water Maintenance Plan filed herein;
B. To enter into contracts and to employ agents, attorneys or others for purposes of discharging its duties and responsibilities hereunder;
C. To levy and collect assessments in accordance with the provisions of Section 9 hereunder; and
D. To do anything or take any action which is incidental to or necessary for the Board to perform its duties and discharge its obligations under this Declaration.

Section 9. Assessments. The Board shall levy and collect assessments in accordance with the following:

A. The Owner of each lot shall be subject to a general annual charge or assessment ("General Assessment") equal to its pro rata share of the costs incurred or anticipated to be incurred by the Association in performing its duties and discharging its obligations hereunder. The pro-rata share of an Owner of a Subdivided Lot shall be a fraction, the numerator of which shall be one (1) and the denominator of which shall be sixteen (16). Said costs shall include, but not be limited to: repairs, plantings, replacements and additions to the improvement made to Common Areas and outlots, the perpetual maintenance of all storm water drainage facilities according to the terms mentioned above, equipment; materials, labor, management and supervision thereof, and all costs for the Association reasonably incurred in conducting its affairs and enforcing the terms, conditions and restrictions contained in this Declaration. The Board shall also have the power to levy an assessment against any individual Owner to: maintain said Owner's Subdivided Lot in accordance with the reasonable standard of the subdivision and/or the failure of such Owner to comply with the terms, conditions, and restrictions contained in this Declaration.
B. The Board shall have the power to levy a Special Assessment as provided for below to pay expenses other than those expenses incurred for the operation of the community as provided for in the General Assessment or build up reserves. Any Special Assessment shall be levied against all Dwelling Units in equal shares. No Special Assessment shall be adopted without an affirmative vote of at least two thirds (2/3's) of the votes of the Owners upon whom the Special Assessment is levied against and only those Owners whom the Special Assessment is levied against are entitled to vote. The Board shall serve notice to all Owners of the Special Assessment by a statement in writing giving the

specific purpose and reasons for the Special Assessment in sufficient detail required by a reasonable person to make a determination of whether the Special Assessment is needed, including the amount of the Special Assessment is sufficient detail required by a reasonable person to make a determination of whether the Special Assessment is needed, including the amount of the Special Assessment, terms of payment of the Special Assessment and all other such details. All Special Assessments collected herein shall be segregated in special account and used only for the specific purpose set forth in the notice and for no other purpose.

C. The Board shall serve notice to all Owners of the General Assessments and Special Assessments by a statement in writing that shall be approved at a duly convened meeting of the Board.

D. Written notice of an Assessment shall be personally delivered to each Owner or by delivery by regular mail addressed to the last known address of such Owner.

E. Assessments shall be due and payable on or before thirty (30) days after mailing or personal delivery of the notice or at the time specified for payment of the assessment as set forth in the notice, which ever time is greater.

F. Assessments not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid in full and such unpaid Assessments, and the interest thereon, shall constitute a continuing lien on the Subdivided Lot against which is assessed until paid in full. The Assessment and interest thereon shall also be a personal obligation of any current or subsequent Owner of the lot against which the Assessment was made.

G. The Board may record a document with the Register of Deeds in Milwaukee County, Wisconsin, giving notice of a lien for any such unpaid Assessment and upon payment or satisfaction of the amount due record a document canceling or releasing any such lien. The failure to file any such lien notice shall not impair the validity of the lien. All recording and attorney fees related to any such document for the collection of an Assessment shall be borne by the affected Owner.

H. Any lien of the Association may be foreclosed by suit brought by the Committee, acting on behalf of the Association, in a like manner as the foreclosure of a mortgage on real property. The affected Owner shall be responsible for all the Association's costs in collecting the Assessment, including but not limited to attorney's fees.

Section 10. Limitations. During the initial term of the Board, the Board shall not have the power to make improvements to the Common Areas without the express written approval of the Declarant. After the initial term of the Board, the Board shall have no authority to make additional improvements costing in excess of Five Thousand Dollars ($5,000.00) without the consent of seventy five percent (75%) of the Owners.

Section 11. Board Liability. Members of the Board shall not be liable for any action taken by them in the good faith discharge of their duties, even if such action involves a mistaken judgment or negligence. The Association shall indemnify and hold the Board harmless from and against any and all costs or expenses, including reasonable attorney's fees incurred in connection with any suit or other action relating to the performance of their duties hereunder.

Section 12. No Waiver. Failure of the Association, Board, or or the Committee to enforce any of terms, covenants, conditions, or restrictions contained in this Declaration, shall not be deemed to be a waiver of the rights to do so or any acquiescence to that violation or any subsequent violation.

Section 13. Amendments. No amendment or modification, repeal or termination of this Declaration shall be valid unless in writing and signed by two thirds (2/3) of the Owners. Unless otherwise provided in such amendment or modification, this Declaration shall be considered to be amended only to the minimal extent necessary to give effect to this Declaration and the other terms and conditions of this Declaration shall continue with full force and effect.

Section 14. Initial Members of the Committee. The Declarant shall appoint or elect the initial members of the Board prior to the first sale of a Subdivided Lot to an Owner other than the Declarant or an affiliate of the Declarant. Until such time, the Declarant may act on behalf of the Association.

Section 15. Notwithstanding anything to the contrary set forth in the Declaration: (i) is not a member of the Association, nor shall be construed to be a member of Association; (ii) no fees, assessments, charges or liens shall be imposed on or levied against its assigns, successors in interest, or any successor owner of the Property, or the Property (as defined herein), nor shall its assigns, successors in interest, or any successor owner of the Property have any liability or obligation therefore as a result of this Declaration or otherwise; and (iii) the Declaration shall not burden or encumber, nor be construed to burden or encumber, all or any portion of the Property.

ARTICLE VII MAINENANCE OF COMMON AREAS

Section 1. Easements. The Association shall have the right and authority from time to time to grant easements, licenses, or concessions with regard to any portion of all of the Common Areas and Easements and for such uses and purposes as the Board deems to be in the best interests of the Owners and which are not prohibited hereunder including without limitation the right to grant easements for utilities, the right to grant public access to the Common Areas and Easements, or any other purpose which the Board deems to be in the best interests of the Owners. Any proceeds from the easements, licenses, or concessions with respect to the Common Areas shall be used to offset the expenses of the Association.

Section 2. Maintenance. The following maintenance, repairs, and replacements shall be furnished by the Association as a Common Area Expense:

A. Maintenance of trees, shrubs, flowers, grass, and other landscaping on the Common Areas and Easements;
B. Maintenance, repair and replacement of all monument signs, entrance features and other improvements located in the Common Areas and Easements;
C. Maintenance, repair and replacement of all storm water facilities and associated structures located in the designated Common Areas and Easements as required by the Storm Water Maintenance Plan filed with the City of Franklin.

Section 3. Professional Management. The Declarant has determined that it is in the best interests of the Owners to hire a professional management company to assist in the daily management of the affairs of the Association. In this regard the management company shall act on behalf of the Board of Directors to manage the maintenance of the Common Area and Easements; collect assessments; assist in the preparation of the budgets; send out notices and to conduct such other necessary business on behalf of the Association with the consent of the Board.

ARTICLE VIII ENFORCEMENT

Section 1. Creation of Right. The Declarant hereby covenants and the Owners by acceptance of a deed of conveyance of a Subdivision Lot and/or Dwelling Unit, (whether or not such conditions are expressed in said deed or other conveyance) shall be bound by the terms and conditions of this Declaration, including the specific obligation to pay to the Association all charges made with respect to the operation of the Association, as a community assessment or such special assessments as may be from time to time be approved under the terms and conditions hereof. All such assessments, together with any interest thereon and reasonable costs of

collection, including reasonable attorney's fees incurred in the collection of such assessments shall be a lien upon the Dwelling Unit and/or Subdivided Lot against which such assessment is made and shall be a personal obligation of the Owner of the Dwelling Unit and/or Subdivided Lot at the time the assessment becomes due.

The lien or personal obligation shall be in favor of and shall be enforced by the Association.

Section 2. Non-Payment of Assessments. All assessments which are not paid to the Association when due shall be deemed delinquent. All assessments which are delinquent for more than thirty (30) days from the due date shall carry interest at the rate of twelve percent (12%) per annum or the maximum rate permitted by law, whichever is less, from the date the assessment is due until said assessment is paid. The Association may bring an action against the Owner to collect the delinquency and/or enforce and foreclose any lien which it has or which may exist for its benefit. Each Owner shall be charged an assessment and is obligated to pay such assessment by reason of such Owners ownership in the Dwelling Unit or Subdivision Lot and no Owner may waive his or her obligation to such assessments for any reason, including the non-use of the Common Areas.

Section 3. Board Action. In the event of a violation or breach of this Declaration by an Owner or any rules or regulations adopted under the terms hereof, which such violation or breach may be cured or abated by affirmative action, then the Board, upon the expiration of 10 days from the date of receipt of written notice to the Owner shall have the right, but not the obligation to enter upon the Dwelling Unit where the violation or breach exists to remove or rectify the violation or breach, at such Owners expense. If the violation or breach occurs inside the Dwelling Unit, then the Board can only enter the Dwelling Unit upon Court Order.

Section 4. Remedies. The Board are entitled to bring any lawful action either or both deem necessary to enforce the provisions of this Declaration, including but not limited to injunctive relief, foreclosure or any other action in law or equity in the name of the Association and/or against any person or persons violation or attempting to violate any of the provisions of this Declaration, included in such action shall be the payment of reasonable attorney's fees and cost of enforcement incurred by the Association, , or both in connection with such enforcement action.

Section 5. Enforcement by Owners. The enforcement provisions of this Declaration and any rules and regulations adopted by the Association hereunder may be pursued by any aggrieved Owner against such person or persons violating or attempting to violate any provisions hereunder. In an award for any damages, including injunctive relief the aggrieved Owner shall be entitled to reasonable attorneys fees and costs of litigations incurred to enforce such provisions.

ARTICLE IX GENERAL PROVISIONS

Section 1. Government Restrictions. The Declarant, its successors and assigns and all parties hereafter having an interest in the Property, are subject to all rules, codes, regulations and ordinances of the City of Franklin, Milwaukee County, State of Wisconsin and the Federal Government, and the same may be more restrictive than these restrictions. In the event of a conflict between the requirements of these restrictions and any provision of any Municipal, County, State or Federal Government, the more restrictive provisions shall apply.

Section 2. Severability. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Section 3. Amendments. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years. From that date these covenants shall be

automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Section 4. Notices. Any notice sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when (i) mailed, postage prepaid to such Owners last known address as it appears on the records of the Association at the time of such mailing, or (ii) when the notice is personally delivered to such Owner's Dwelling Unit.

Section 5. Declarant hereby declares that pursuant to Sections 706.09 and 893.33 of the Wisconsin Statutes: (i) the provisions of this Declaration are to be extended beyond the applicable time period set forth in the statue; and (ii) Declarant from time to time, file of record the proper instrument for the purpose of extending the terms stated herein beyond the statutory period so that such covenants, conditions, and restrictions are not terminated.

IN WITNESS WHEREOF, this Declaration of Restrictions is executed by Oakes Estates, LLC, as Developer and Declarant, as of the date first written above.

Oakes Estates, LLC.

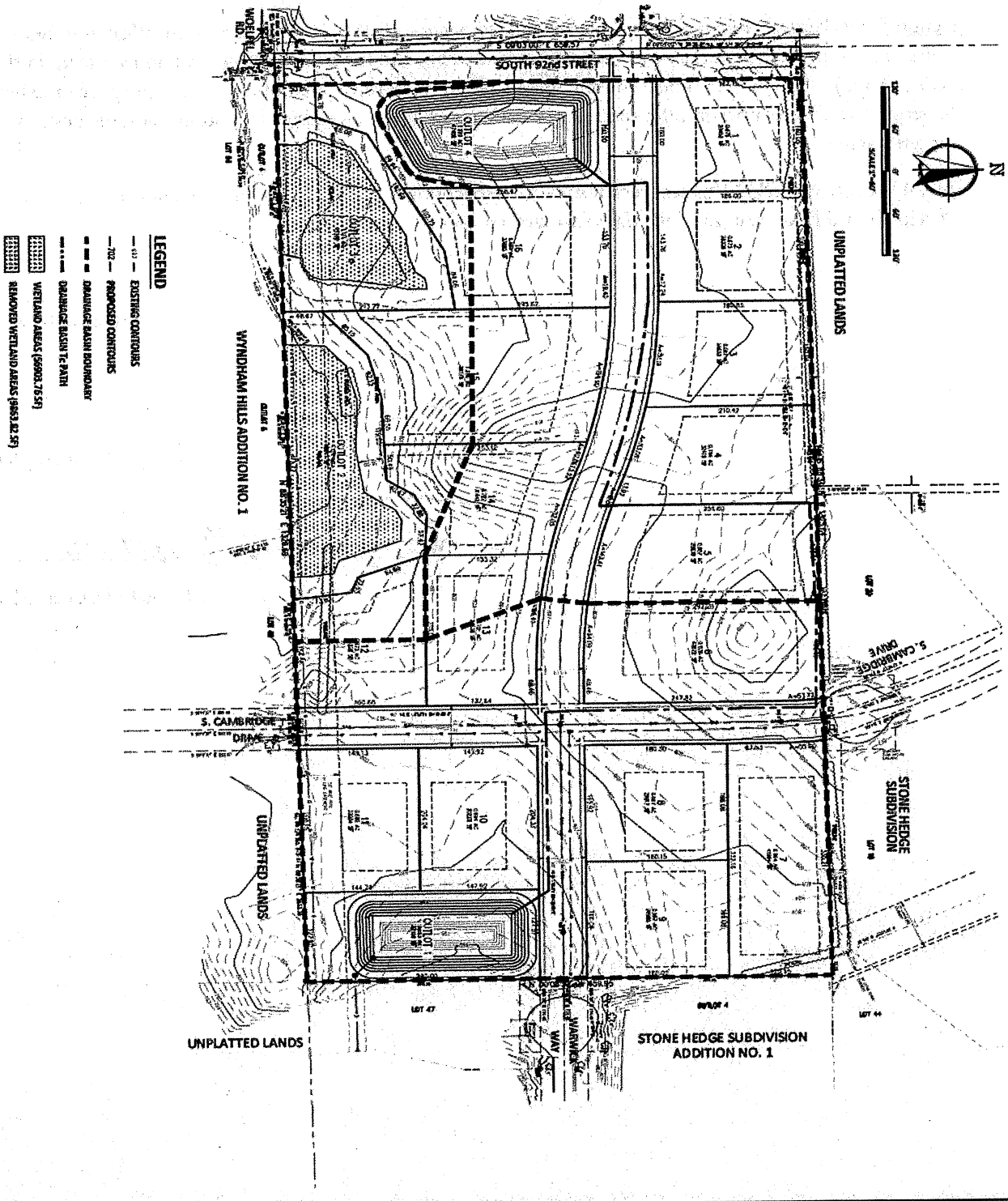
By: _____

Maxwell J Oakes, Member

By: _____

Daniel D Oakes, Member

EXHIBIT A



NO.	REVISION	BY	DATE

OAKES ESTATES SUBDIVISION
CONCEPT PLAN
FOR
OAKES ESTATES, LLC
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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PROJECT NO.: 2018.0117.01
SHEET 2 OF 2

NATURAL RESOURCES PROTECTION PLAN

March 29, 2019

Revised based on City of Franklin Comments July 2, 2019

TRC Project No. 325119-0000-0000

Oakes Estates Subdivision

Parcel Tax key 7549998000
City of Franklin, WI 53132

Prepared For:

Oakes Estates, LLC
2000 Oakes Road
Racine, WI 53406

Prepared By:

TRC Environmental Corporation
150 N. Patrick Blvd., Suite 180
Brookfield, WI 53045

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APPENDICES

1.0 Introduction

On behalf of Oakes Estates, LLC., TRC Environmental Corporation (TRC) has developed a Natural Resource Protection Plan (NRPP, Appendix A) for Oakes Estates Subdivision. The property is approximately 20 acres and located in Section 9, Township 5 north, Range 21 east, east of the intersection of S 92nd Street and W Grandview Court in the City of Franklin, Milwaukee County, Wisconsin.

Landowner Information:

Oakes Estates, LLC
2000 Oakes Road
Racine, WI 53406

The purpose of this NRPP was to determine the current location and extent of City of Franklin regulated natural resources for the proposed development of a residential community. The results of our study are presented here in terms of methodology, results, and conclusions.

This NRPP has been revised July 2, 2019 based on review comments received from the City of Franklin in June 2019.

2.0 Methods

The City of Franklin Unified Development Ordinance (UDO) requires natural resource protection of steep slopes, mature woodlands, young woodlands, lakes and ponds, streams, shore Buffers, floodplains/floodways/floodlands, wetland buffers, wetlands and shoreland wetlands. The following sections describe the methodology used to determine the locations and extents of these natural resources.

2.1 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 nineteen (19) percent, twenty (20) to thirty (30) percent and greater than thirty (30) percent. No land area is 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 steep slopes.

In order to determine if steep slopes were present, TRC reviewed a site topographic survey conducted by Nielsen Madsen & Barber, SC.

2.2 Mature Woodlands

A mature woodland is an area or stand of trees whose total combined canopy covers an area of one (1) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least (10) ten inches; or any grove consisting of eight (8) or more individual trees having a DBH of at least twelve (12) inches whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove. However, no trees grown for commercial purposes are considered a mature woodland.

TRC identified wooded areas within the property that could potentially contain mature trees; these areas were field checked by a TRC scientist to determine if the mature woodland parameters were met.

2.3 Young Woodlands

A young woodland is an area or stand of trees whose total combined canopy covers an area of one-half (0.50) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a DBH of at least three (3) inches. This excludes trees grown for commercial purposes.

TRC identified wooded areas within the property that could potentially meet the parameters of young woodland; these areas were field checked by a TRC scientist to determine if the young woodland parameters were met.

2.4 Lakes and Ponds

A lake is defined by the UDO as any body of water two (2) acres or larger in size as measured by the shoreline at its maximum. A pond is defined by the UDO as all bodies of water less than two (2) acres in area as measured by the shoreline at its maximum.

TRC reviewed the wetland delineation report prepared by SEWRPC dated February 1, 2018 for aquatic resources other than wetlands.

2.5 Streams

A stream is defined by the UDO as a course of running water, either perennial or intermittent, flowing in a channel.

TRC reviewed the wetland delineation report prepared by SEWRPC dated February 1, 2018 for aquatic resources other than wetlands.

2.6 Shore Buffers

A shore buffer is defined as the undisturbed land area (including undisturbed natural vegetation) within seventy-five (75) feet landward of the ordinary high-water mark of all navigable waters (lakes, ponds, and streams) and parallel to that ordinary high-water mark.

TRC reviewed the wetland delineation report prepared by SEWRPC dated February 1, 2018 for aquatic resources other than wetlands identified by SEWRPC during the October 13, 2016 field work.

2.7 Floodplains/Floodways/Floodlands

A floodplain is an area outside of the floodway that is subject to inundation by the 100-year flood; this ordinance includes the Floodplain Conservancy District and the Floodplain Fringe Overlay District. Floodways are designated portions of the 100-year flood that will safely convey the regulatory flood discharge with small, acceptable upstream and downstream stage increases. Floodlands are areas,

including channels, floodways and floodplains of any given reach, which are subject to inundation by the flood with a given recurring frequency. The 100-year flood is generally used for zoning regulation. This ordinance uses the 50-year flood and the 10-year flood events also.

TRC reviewed the best available information for floodplains, floodways, and floodlands within the property.

2.8 Wetland Buffers (2003-1747 Section 19)

Wetland buffers are the undisturbed land area within thirty (30) feet of the delineated wetland boundary.

TRC assessed the Study Area during a January 2019 site visit to field verify if there were areas that would be considered to be undisturbed. It was determined that the prior agricultural fields are currently fallow and volunteer, ruderal plants were dominating the fields and are presently undisturbed.

2.9 Wetlands and Shoreland Wetlands

The UDO defines a wetland as an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Shoreland wetlands are wetlands located within one thousand (1,000) feet of a lake, pond, or flowage, or three hundred (300) feet from a river or stream, or to the landward side of a floodplain. TRC reviewed the wetland delineation report prepared by SEWRPC dated February 1, 2018 for wetlands identified by SEWRPC during the October 13, 2016 field work.

3.0 Results

It was determined that no steep slopes, mature or young woodlands, lakes, ponds, streams, shore buffers, floodplains, floodways, floodlands or shoreland wetlands are present within the property.

It was determined that wetlands and wetland buffers are present within the property.

3.1 Wetlands

According to the February 1, 2018 SEWRPC Wetland Delineation Report, two wetlands were delineated, and their plant community areas were identified and inventoried during the October 13, 2016 field work totaling approximately 1.77 acres (Appendix B). Wetland W-1 was 1.7-acres (74,052 Sq. Ft.) and wetland W-2 was approximately 0.07-acres (3,049 Sq. Ft.). Wetland plant community areas are based on the boundaries staked and surveyed by SEWRPC using a hand-held sub-meter accuracy GPS device.

An approved jurisdictional determination request was submitted to the St. Paul District U.S. Army Corps of Engineers (USACE) Regulatory Branch on June 18, 2018 for wetlands W-1 and W-2. In a letter dated December 21, 2018 (Regulatory File No. 2018-01719-MHK, Appendix B) the USACE determined no waters of the United States were present within the site (Appendix E).

An artificial wetland exemption determination was conducted by the WDNR. A letter from the WDNR dated July 5, 2018 indicated that one wetland (wetland W-2) in the northeast corner of the property is an artificial wetland and is exempt from state regulations (Appendix E).

Wetland W-2 is not under the jurisdiction of the USACE and has been determined to be exempt from state regulations; therefore, the wetland is not shown on the NRPP nor has it been used for the site calculations.

A Non-Federal Wetland Exemption Request was submitted to the Wisconsin Department of Natural Resources (WDNR) for part of wetland W-1 on February 4, 2019 (Appendix E). The WDNR requested additional information to verify the quality of wetland W-1. At the request of WDNR, TRC did additional botanical surveys in March2019 to assess the quality of the portion of wetland located south of the Project Area and provided this information to the WDNR. In a letter dated April 2, 2019 (EXE-SE-2019-41-00326) the WDNR determined the portion of Wetland W-1, as shown on the map for the exemption request, met the criteria for a non-federal wetland exemption.

At the request of the City of Franklin's Planning Department, these non-federally exempted wetland areas, and associated 30' wetland buffers, are included in the site calculations table included on the NRPP plan.

In order to better distinguish the separate sections of what SEWRPC labeled as wetland W-1 within the Project area, the wetland sections were relabeled as W-1, W-2 and W-3 in the NRPP Figure (Appendix A, Figure 1).

A total of 1.513 acres of wetland are located within the Study Area. Once the exempt, non-federal wetlands are removed, a total of 1.285 acres of wetlands are located within the Study Area.

All wetlands not exempted by state or federal regulations will be preserved and protected by a conservation easement.

3.2 Wetland Buffers

A total of 1.482 acres of 30' wetland buffer are present within the Study Area. Once the 30' wetland buffers associated with the exempt, non-federal wetlands are removed, there are a total of 0.801 acres of wetland buffer.

A small portion of the wetland buffers for wetland W-2 and W-3 will be temporarily impacted when the non-federally exempted portions of those wetlands are filled. All temporarily impacted portions of the buffers will be re-established upon completion of all fill activities. Wetland buffers will be protected thereafter through a conservation easement.

3.3 Wetland Building Setbacks.

There are a total of 3.566 acres of 50' wetland building setbacks within the Study Area. Once the 50' wetland building setbacks associated with the exempt, non-federal wetlands are removed, there are a total of 1.400 acres of 50' wetland building setbacks within the Study Area.

4.0 Discussion

All natural resource features shown to be impacted or revised are either exempted non-federal wetlands or buffers and set-backs associated with exempted non-federal wetlands.

Based upon the approval of the non-federal wetland exemption the area of regulated wetlands has been reduced by approximately 9,899 square feet.

Included in Appendix C are Table 15-3.0502: Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development, Table 15-3.0503: Worksheet for the Calculation of Resource Protection Land, Table 15-3.0504: Worksheet for the Calculation of Site Intensity and Capacity for Residential Development, and a NRPP Checklist. Site photographs are located in Appendix D.

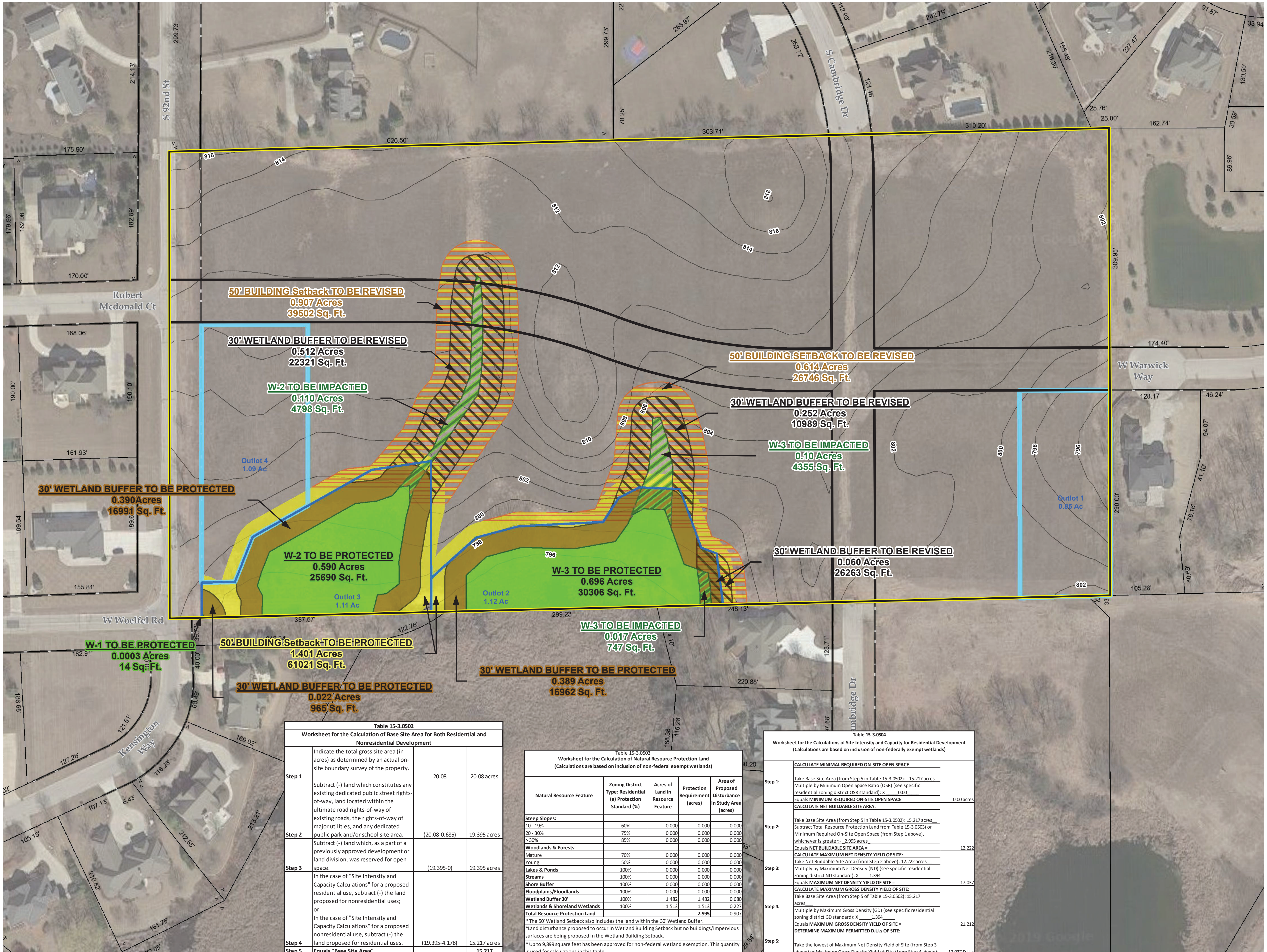
Oakes Estates proposes no mitigation because the impacted natural resource features are exempted by both state and federal regulations. For further details on why no mitigation is being proposed see NR 281.36 (12m) Wis. Stats.

Once the exempt non-federal wetlands, 30' wetland buffers and 50' wetland building setbacks are removed, the following tables show the Calculation of Natural Resource Protection Land (Table 15-3.0503) and Calculations of Site Intensity and Capacity for Residential Development (Table 15-3.0504).

5.0 Conclusion

This NRPP was prepared for the purposes of a single-family residential subdivision development project. Based on the information provided to TRC, the protection requirement of all present regulated natural resources are being met. Changes in the City of Franklin's UDO or the interpretation of the UDO or changes to the project's design may result in changes to the findings of this NRPP.

Appendix A:
Figure 1 – Natural Resources Protection Plan Sheet



LEGEND

- STUDY AREA
- SITE LAYOUT
- ▨ DELINEATED WETLAND TO BE IMPACTED
- 🟩 DELINEATED WETLAND TO BE PROTECTED
- ▨ 30' WETLAND BUFFER TO BE IMPACTED
- 🟫 30' WETLAND BUFFER TO BE PROTECTED
- ▤ 50' BUILDING SETBACK TO BE REVISED
- 🟨 50' BUILDING SETBACK TO BE PROTECTED
- OUTLOT
- OUTLOT AND CONSERVATION EASEMENT
- 2' CONTOUR
- RIGHT OF WAY

NOTES

1. BASE MAP IMAGERY FROM IMAGERY FROM GOOGLE EARTH PRO, (3/16/2018).
2. CONTOURS DERIVED FROM USGS, NATIONAL ELEVATION DATASET, 1/3 ARC SECOND RESOLUTION.
3. WETLAND DELINEATION REPORT DATED FEBRUARY 1, 2018 WAS PREPARED BY JENNIFER L. DIETL WITH SEWRPC, FIELD WORK WAS CONDUCTED BY JENNIFER DIETL, CHRISTOPHER JORS, AND DANIEL CARTER ON OCTOBER 13, 2016.
4. ALL WETLANDS NOT EXEMPTED BY STATE OR FEDERAL REGULATIONS WILL BE PRESERVED AND PROTECTED UNDER CONSERVATION EASEMENTS.
5. ALL NATURAL RESOURCE FEATURES THAT ARE SHOWN TO BE IMPACTED ARE EITHER EXEMPT NON-FEDERAL WETLANDS OR BUFFERS/SETBACKS ASSOCIATED WITH THE EXEMPT NON-FEDERAL WETLANDS.

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.	20.08	20.08 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.	(20.08-0.685)	19.395 acres
Step 3	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	(19.395-0)	19.395 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.	(19.395-4.178)	15.217 acres
Step 5	**Equals "Base Site Area"**		**15.217**

Table 15-3.0503
Worksheet for the Calculation of Natural Resource Protection Land
(Calculations are based on inclusion of non-federal exempt wetlands)

Natural Resource Feature	Zoning District Type: Residential (a) Protection Standard (%)	Acres of Land in Resource Feature	Protection Requirement (acres)	Area of Proposed Disturbance in Study Area (acres)
Steep Slopes:				
10 - 19%	60%	0.000	0.000	0.000
20 - 30%	75%	0.000	0.000	0.000
> 30%	85%	0.000	0.000	0.000
Woodlands & Forests:				
Mature	70%	0.000	0.000	0.000
Young	50%	0.000	0.000	0.000
Lakes & Ponds	100%	0.000	0.000	0.000
Streams	100%	0.000	0.000	0.000
Shore Buffer	100%	0.000	0.000	0.000
Floodplains/Floodlands	100%	0.000	0.000	0.000
Wetland Buffer 30'	100%	1.482	1.482	0.680
Wetlands & Shoreland Wetlands	100%	1.513	1.513	0.227
Total Resource Protection Land			**2.995**	0.907

* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.
*Land disturbance proposed to occur in Wetland Building Setback but no buildings/impervious surfaces are being proposed in the Wetland Building Setback.
* Up to 9,899 square feet has been approved for non-federal wetland exemption. This quantity is used for calculations in this table.

Table 15-3.0504
Worksheet for the Calculations of Site Intensity and Capacity for Residential Development
(Calculations are based on inclusion of non-federally exempt wetlands)

Step 1:	**CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): _15.217 acres_	
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X _____0.00_____	
	Equals **MINIMUM REQUIRED ON-SITE OPEN SPACE =**	0.00 acres
Step 2:	**CALCULATE NET BUILDABLE SITE AREA:**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): 15.217 acres__	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- _2.995 acres_	
	Equals **NET BUILDABLE SITE AREA =**	12.222
Step 3:	**CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:**	
	Take Net Buildable Site Area (from Step 2 above): 12.222 acres__	
	Multiply by Maximum Net Density (ND) (see specific residential zoning district ND standard): X ____1.394 ______	
	Equals **MAXIMUM NET DENSITY YIELD OF SITE =**	17.037
Step 4:	**CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:**	
	Take Base Site Area (from Step 5 of Table 15-3.0502): 15.217 acres___	
	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X _____1.394_____	
	Equals **MAXIMUM GROSS DENSITY YIELD OF SITE =**	21.212
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):	17.037 D.U.s

0 60 120 Feet
1 " = 60 '
1:720

MAX OAKES
OAKES ESTATES LLC
2000 OAKES RD.
RACINE, WI 53406
(262) 886-4474

PROJECT:
OAKES ESTATES SUBDIVISION
CITY OF FRANKLIN, WISCONSIN
NW 1/4 SECTION:09 TOWNSHIP:05N RANGE:21E

TITLE:
NATURAL RESOURCE PROTECTION PLAN

DRAWN BY:	A. ADAIR	PROJ. NO.:	325119
CHECKED BY:	R. LONDRE	FIGURE 1	
APPROVED BY:	R. LONDRE		
DATE:	JULY 2019		

TRC
150 North Patrick Blvd., Suite 180
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FILE NO.: 325119_24X36_July.mxd

Coordinate System: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 0
Plot Date: 7/3/2019, 13:49:40 PM by RSUEMNICHT -- LAYOUT: ANSI D (22"x34")
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TRC - GIS

Appendix B:
Wetland Delineation Report
(Provided by SEWRPC)

WETLAND DELINEATION REPORT

GERALD G. MAHR ESTATE

NW Quarter, Section 9, T5N, R21E
CITY OF FRANKLIN
MILWAUKEE COUNTY
WISCONSIN

Prepared By:

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Senior Specialist-Biologist
Southeastern Wisconsin Regional Planning Commission
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Report Completion: February 1, 2018

WETLAND DELINEATION REPORT OVERVIEW

(Based upon WDNR WETLAND Delineation Confirmation Request Check List)

INTRODUCTION

- Who requested the delineation – **Joel Dietl, Planning Manager, City of Franklin**
- Why the delineation was undertaken – **To aid in sale and future development of the site**
- Date the field work was completed – **October 13, 2016**
- Who conducted field work – **Jennifer Dietl, Christopher Jors, and Daniel Carter**
- Statement of Qualifications
- GIS Support: **Bradley Subotnik**

METHODS

- Description of Methods
- Sources Reviewed
    - Milwaukee County Topographic Mapping – **Exhibit 1**
    - Wisconsin Department of Natural Resources (WDNR) Surface Water Data Viewer - Wisconsin Wetland Inventory (WWI) Mapping – **Exhibit 2**
    - Natural Resources Conservation Service (NRCS) Soil Survey and Federal Emergency Management Agency (FEMA) Floodplain Mapping – **Exhibit 3**
    - Historical Aerial Photos – **Exhibits 4A to 4N (2015, 2013, 2010, 2007, 2005, 2000, 1995, 1990, 1985, 1980, 1975, 1970, 1963, and 1956)**
    - Sanitary Sewer Service Area Mapping – **Exhibit 5**
    - Advance Identification (ADID) Wetland Mapping – **Not Applicable**
    - National Agriculture Imagery Program (NAIP)/Farm Service Agency (FSA) Images – S**ee Below**
    - NRCS Draft Wetland Inventory Mapping – **See Below**
- Description of any site specific agency guidance (site meetings, etc.) – **None**

RESULTS AND DISCUSSION

- Antecedent hydrologic condition analysis – **Normal**
- Previous wetland delineation mapping – **None**
- Existing environmental mapping (WWI mapping, Soil survey, etc.)
- Amount and types of wetlands in the project area
- Wetland/upland boundary explanation
- Disturbed and problematic areas encountered
- Other considerations

LITERATURE CITED

Wetland Delineation Map – **Exhibit 6**

Vegetation Survey and Wetland Delineation Data Forms

- Preliminary Vegetation Survey – **Exhibit 7**
- Wetland Determination Data Forms – Midwest Region – **Exhibit 8**
- Site Photos – **Exhibit 9**

NAIP/FSA Image Review

- Completed wetland documentation form (NRCS form NRCS-CPA-32A) – **Exhibit 10**
- NAIP/FSA Image Review Map – **Exhibit 11**
- NAIP/FSA Images with Normal Antecedent Precipitation – **Exhibit 12**
- NRCS Draft Wetland Inventory map – **Exhibit 13**

INTRODUCTION

This wetland delineation report responds to a May 12, 2016, email request from Mr. Joel Dietl, City of Franklin Planning Manager, to identify the boundaries of any wetland at the 20-acre Gerald G. Mahr Estate. The subject property is located at approximately 7400 South 92nd Street in the Northwest one-quarter of U. S. Public Land Survey Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Statement of Qualifications

Lead Investigator: Jennifer L. Dietl, Senior Specialist-Biologist, earned Bachelor's degrees in Biology and Environmental Science from Carroll University in 1992. She has worked at the Commission from 1992 to 1997 and from 2006 to the present conducting wetland delineations, primary environmental corridor delineations, and vegetation surveys. In between years of service at the Commission she worked for the Wisconsin Department of Transportation – Green Bay as an LTE Environmental Analysis and Review Specialist – and the Wisconsin Department of Natural Resources – Green Bay as an LTE Hydrologist. Jennifer attended the UW-La Crosse Critical Methods Workshop on March 9, 2016; the UW-La Crosse Basic and Advanced Wetland Delineation Workshops on August 10-15, 2015; and a Wisconsin Dept. of Natural Resources Wetland Delineation & Wetland Rapid Assessment Methodology Workshop on April 23, 2014.

Christopher J. Jors, Senior Specialist-Biologist, has worked at SEWRPC since 1993, and has been part of the wetland delineation team since 1994. He received a Bachelor's degree in Biological Aspects of Conservation from the University of Wisconsin – Milwaukee in 1992. Prior to working at SEWRPC, Chris worked at the UWM Field Station at the Cedarburg Bog in Saukville, WI, where he learned methods of sampling wetland plant communities within the Bog. Chris has attended various wetland training workshops including the UW-La Crosse Critical Methods Workshop on March 9, 2016; the UW-La Crosse Basic and Advanced Wetland Delineation Workshops on August 10-15, 2015; a Wisconsin Dept. of Natural Resources Wetland Delineation & Wetland Rapid Assessment Methodology Workshop on April 23, 2014; and a U.S. Army Corps of Engineers Workshop on the Midwest Supplement to the 1987 Wetland Delineation Manual on February 3, 2009.

Daniel L. Carter, PhD, Principal Specialist-Biologist, has worked at SEWRPC since 2013. He graduated with honors from Grinnell College with a Bachelor's degree in Biology. He later received a PhD in Biology from Kansas State University. Daniel has published several plant ecology articles in peer-reviewed journals, served on the botany team for the Wisconsin Wildlife Action Plan, and co-teaches the UW-La Crosse Basic Wetland Plant Identification course. He has completed both basic and advanced wetland delineation training as well as Wisconsin Natural Heritage Inventory training. Prior to working for the Commission, Daniel served as project coordinator for a grassland restoration project overseen jointly by the United States Department of Agriculture and The Nature Conservancy and taught high school Biology.

METHODS

Description of Methods

The wetland boundary determination was based upon the criteria and methodologies set forth in the 1987 *Corps of Engineers Wetlands Delineation Manual*; the August 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region* (Version 2.0); the March 4, 2015, *Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources*; and the State of Wisconsin 2016 Wetland Plant List.

Specific methods used to field identify wetland boundaries included the U.S. Department of the Army Corps of Engineers Routine Onsite Determination Method – Plant Community Assessment Procedure. This procedure requires an initial identification of representative plant community types in the project area followed by a characterization of vegetation, soils, and hydrology for each type.

Sources Reviewed

Prior to conducting field work, Commission staff reviewed the following data sources that were available and applicable for the subject property:

- Milwaukee County topographic mapping (Exhibit 1)
- WDNR Surface Water Data Viewer - WWI Mapping (Exhibit 2)
- NRCS soil survey and FEMA floodplain mapping (Exhibit 3)
- Commission aerial photography (Exhibits 4A – 4N)
- Sanitary sewer service area mapping (Exhibit 5)
- NRCS Wetland Inventory Map (Exhibit 13)
- Precipitation data from the NRCS "WETS" tables

RESULTS AND DISCUSSION

Jennifer Dietl, as lead field investigator and report author, supervised and approved all aspects of the wetland delineation in the field, data compilation and analysis, and preparation of this report. The wetland boundary within the project area was marked in the field with orange wire flags and ribbon on October 13, 2016. Commission staff used a sub-meter-accuracy Global Positioning System (GPS) device to locate the sample site locations. The property owner was responsible for hiring a surveyor to survey the wetland boundary markers. However, the Commission has not received a wetland boundary survey file as of completion of this report. The results of the wetland delineation field inspection for this project area are illustrated on Exhibit 6, which includes the approximate field-staked wetland boundaries, plant community numbers, and sample site numbers and locations.

Antecedent Hydrologic Conditions

Climatological data were taken from the nearest WETS station(s) with complete data for the 1981-2010 climate period and monthly precipitation summaries for the 90-day observed data.

WETS Station: MILWAUKEE MITCHEL INTL AP, WI WETS Station (Observed): SAME

2016	Month	3 yrs. In 10 less than	Normal	3 yrs. In 10 more than	Observed precip.	Condition dry, wet, normal	Condition value	Month weight value	Product of previous two columns
1st prior month	Sept.	2.01	3.18	3.83	4.30	wet	3	3	9
2nd prior month	August	2.51	3.97	4.79	3.59	normal	2	2	4
3rd prior month	July	2.41	3.67	4.39	1.73	dry	1	1	1
								sum	14

If sum is	
6 - 9	drier than normal
10 - 14	normal
15 - 18	wetter than normal

Conclusion **Normal**

Previous wetland delineation mapping

None.

Existing Environmental Mapping

The Milwaukee County topographic mapping (Exhibit 1) shows a project area with rolling topography, including several hills, swales, and low-lying land along the southern edge of the project area, west of South Cambridge Drive. Elevations range from a high of 818 feet above National Geodetic Vertical Datum, 1929 (NGVD 29) on a hilltop in the north-central part of the site, to a low of 795 feet above NGVD 29 along the southern edge and just north of the southeast corner of the property. No waterways or waterbodies are shown in the project area. A constructed stormwater pond is present immediately east of the project area near the northeast corner.

The WDNR Surface Water Data Viewer – WWI map (Exhibit 2) indicates a large emergent-wet meadow (E2H) which lies west of South Cambridge Drive and which extends slightly into the southern portion of the project area. Wetland indicators, based upon mapped Blount silt loam (BlA), are also present on the site.

The NRCS Soil Survey map (Exhibit 3) shows the following soils in the project area:

Soil Name	Slope %	Hydric Rating	% Soil Coverage in Project Area	Sample Site(s)
Blount silt loam (BlA)	1-3%	Predominantly Non-hydric	41.3%	1-7, 9-14
Houghton muck (HtA)	0-2%	Hydric	0.8%	
Ozaukee silt loam (OzaB2)	2-6-%	Predominantly Non-hydric	19.5%	
Ozaukee silt loam (OzaC2)	6-12%	Non-hydric	28.8%	8
Ozaukee silt loam (OzaD2)	12-20%	Non-hydric	9.6%	

Historical aerial photos of the project area were reviewed back to 1956 (see table below). Orthophotographs for years 2015, 2013, 2010, 2007, 2005, 2000, 1995 and aerial photos for years 1990, 1985, 1980, 1975, 1970, 1963, and 1956 are attached (Exhibits 4A to 4N).

Photo year	Review of Project Area
1956	Land use in the general area is agricultural. The project area consists mostly of cropped fields except some open wetland and pasture along the southern edge. Two linear wetness signatures, roughly north to south-oriented surface drainage patterns, connect to the wetland area on the south edge. South 92nd Street and West Woelfel Road are present immediately west of the project area.
1963	The linear wetness signatures described above are not apparent on this image. Wetness signatures appear in the far western end of the project area.
1970	One of the linear wetness signatures noted in 1956 is apparent again.
1975	No changes noted.
1980	No changes noted.
1985	No changes noted.
1990	Two new homes have been constructed along South 92nd Street, just north of the project area.
1995	South Cambridge Drive has been constructed, reaching the southern edge of the project area.
2000	Wetness signatures are present in the northwest corner, along the linear surface drainage patterns, and in areas adjacent to the wetland in the southern edge of the project area. Large-scale residential development is underway to the west and southwest. A temporary, west-to-east oriented construction road is present near the southern edge of the property from the southwest corner to the terminus of South Cambridge Drive. (Note, this is even more clear on the 1995 FSA slide, but the 1995 ortho is not clear enough to see it)
2005	Residential development surrounding the project area continues. A north-to-south oriented strip of land disturbance (grading) is evident on the east side of the site connecting a cul-de-sac on the north edge of the property with S. Cambridge Drive. A small pond has been built just east of the project area.
2007	Previous wet signature areas adjacent to the wetland in the southern edge of the project area are now idle (i.e. wetland has extended further into the project area). The eastern third of the project area is idle and

	roads associated with further residential construction to the north and east are evident. The small pond to the east has been filled in and replaced with a larger pond just outside the northeast corner of the project area. A small wetness signature is present in the northeast corner of the project area.
2010	No changes noted.
2013	Agriculture has resumed in the eastern third of the project area.
2015	No changes noted.

SEWRPC's sanitary sewer service area mapping (Exhibit 5) shows that the project area lies entirely within the planned service area for the City of Franklin. The large wetland that extends into the southern end of the project area is shown as an isolated natural resource area (INRA).

Amount and Types of Wetlands in the Project Area

Two wetland plant community areas (PCA) were identified and inventoried within the project area (see Exhibit 6). A list of vascular plant species observed during the field inspection was prepared for the plant community areas as well as plant community type(s), dominant plant species, disturbances, and any critical plant and animal species (Exhibit 7). The table below summarizes characteristics of the wetland PCAs.

PCA Number	Acreage	PCA Type(s)	Dominant Species	Critical Species
1	1.7	Shallow marsh, fresh (wet) meadow, and shrub-carr (willow thicket)	*Euthamia graminifolia*--Grass-leaved goldenrod *Frangula alnus*--Glossy buckthorn *Phalaris arundinacea*--Reed canary grass *Phragmites australis* subsp. *australis*--Tall reed grass *Solidago altissima*--Tall goldenrod *Typha angustifolia*--Narrow-leaved cattail	None
2	0.07	Degraded fresh (wet) meadow	*Lythrum salicaria*--Purple loosestrife *Phalaris arundinacea*--Reed canary grass	None

Wetland/Upland Boundary Explanation

Fourteen representative sample sites were identified within the project area. The Wetland Determination Data Forms describing the findings at each sample site are attached as Exhibit 8. The locations of the sample sites are shown on Exhibit 6. The wetland boundary was determined using breaks in topography, changes in vegetation composition, visual identification of wetland hydrology, and presence of hydric soils.

Disturbed and Problematic Areas Encountered

No "significantly disturbed" or "naturally problematic" areas were encountered.

NAIP/FSA Imagery Review

A review of NAIP/FSA aerial images was conducted for four potential farmed wetland areas within the project area, displayed as Review Areas A, B, and C on Exhibit 11. The results of this review are provided in tabular form on Exhibit 10. Available images of the questionable areas dating from 1990 to 2015 were reviewed. A determination of whether the image review indicated the presence of wetland hydrology in the farmed areas was based upon images taken with normal antecedent precipitation. Images taken with normal antecedent precipitation (2015, 2006, 2001, 2000, 1998, 1997, 1996, 1993, and 1991) are included in this report as Exhibit 12.

The review indicated that Areas A (33% wetness signatures) and C (0%) lacked sufficient wetness signatures to indicate wetland hydrology was likely present when normal antecedent precipitation was considered. Area B (67% wetness signatures) had sufficient wetness signatures to indicate wetland hydrology was likely. It should be noted that the NAIP/FSA image review only indicates whether it is likely or unlikely that wetland hydrology is

present. Ultimately, a field inspection of the potential farmed wetlands is necessary before determining whether wetland hydrology is present.

Draft NRCS Wetland Inventory Map

The draft NRCS wetland inventory mapping (Exhibit 13) indicates upland in a majority of the project area. Prior converted (PC) cropland is shown in the western portion and the northeast corner of the project area. PC areas are defined as wetlands that were converted to cropland prior to December, 1985; were capable of being cropped; and did not meet farmed wetland hydrology. A very small amount of wetland (W) is mapped just inside the southern project area boundary.

Other Considerations

The nonagricultural performance standards set forth in Section NR 151.125 of the Wisconsin Statutes require establishment of a 75-foot impervious surface protective area to protect "highly susceptible" wetlands (fens, sedge meadows, ephemeral ponds, etc.). "Moderately susceptible" wetland types (USGS-mapped waterways and waterbodies, shrub-carr, forested wetlands with early successional species, shallow marsh, and fresh (wet) meadow) should have a 50-foot impervious surface protective area. Degraded portions of wetlands with 90 percent or greater cover by non-native species (Reed canary grass, Narrow-leaved cattail, etc.) and farmed wetlands are considered "less susceptible" requiring establishment of a 10-to 30- foot setback depending on average width of the wetland. Stormwater management facilities which are designed, constructed, and maintained for conveyance or treatment purposes are not subject to protective area performance standards as indicated in the WDNR *Guidance for the Establishment of Protective Areas for Wetlands in Runoff Management Rules, Wisconsin Administrative Code NR 151*.

In this case, all wetlands comprising PCA Number 1 fall within the moderately susceptible wetland types described above and would typically receive a 50-foot protective area setback. PCA 2, consisting of degraded fresh (wet) meadow dominated by Reed canary grass (*Phalaris arundinacea)* and Purple loosestrife (*Lythrum salicaria)*, would be characterized as a less-susceptible wetland type, typically assigned a 10-foot setback. This designated protective area boundary is measured horizontally from the delineated wetland boundary to the closest impervious surface. The protective area requirements should be taken into consideration for any planned improvements within the project area. It is suggested that the property owner or their representative contact WDNR regarding approaches to meet the requirements. Finally, it is noted that no Federal or State regulatory jurisdiction determinations relative to any wetland permits or certifications are made under this report.

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USDA Natural Resources Conservation Service, 2016. *Field Indicators of Hydric Soils in the United States*, Version 8.0. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Committee for Hydric Soils. 2016.

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WDNR, Surface Water Data Viewer, website at dnrmaps.wi.gov/sl/?Viewer=SWDV

WDNR, 2015, *Guidance for the Establishment of Protective Areas for Wetlands in Runoff Management Rules, Wisconsin Administrative Code NR 151,* WDNR Bureau of Watershed Management Program Guidance, Storm Water Management Program, April 2015

JLD/CJJ/mid
CA405-385 Gerald G. Mahr Estate WD (00234451).DOC
300-2000

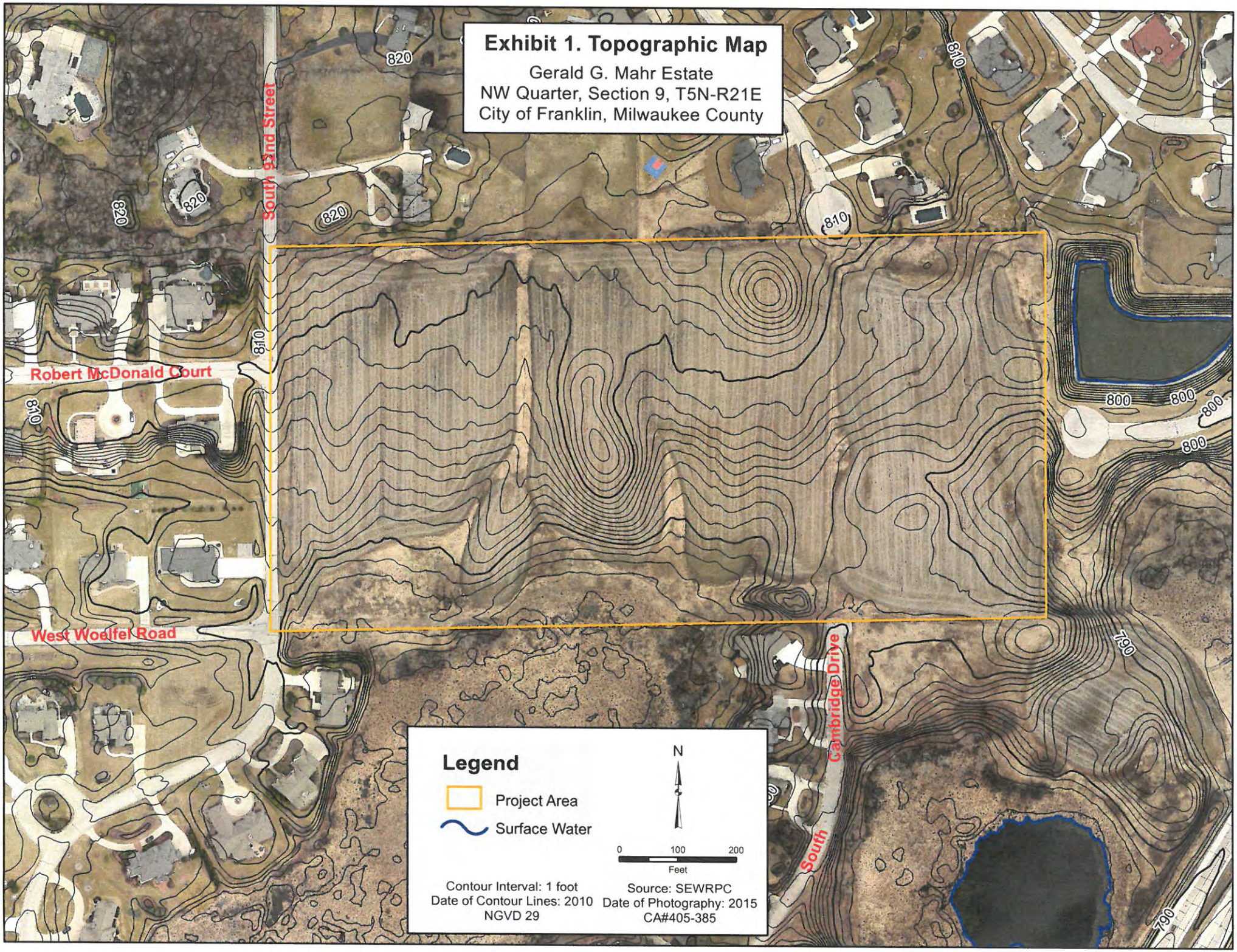
Exhibit 1. Topographic Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
820
810
800
790
Legend
Project Area
Surface Water
N
0
100
200
Feet
Contour Interval: 1 foot
Date of Contour Lines: 2010
NGVD 29
Source: SEWRPC
Date of Photography: 2015
CA#405-385

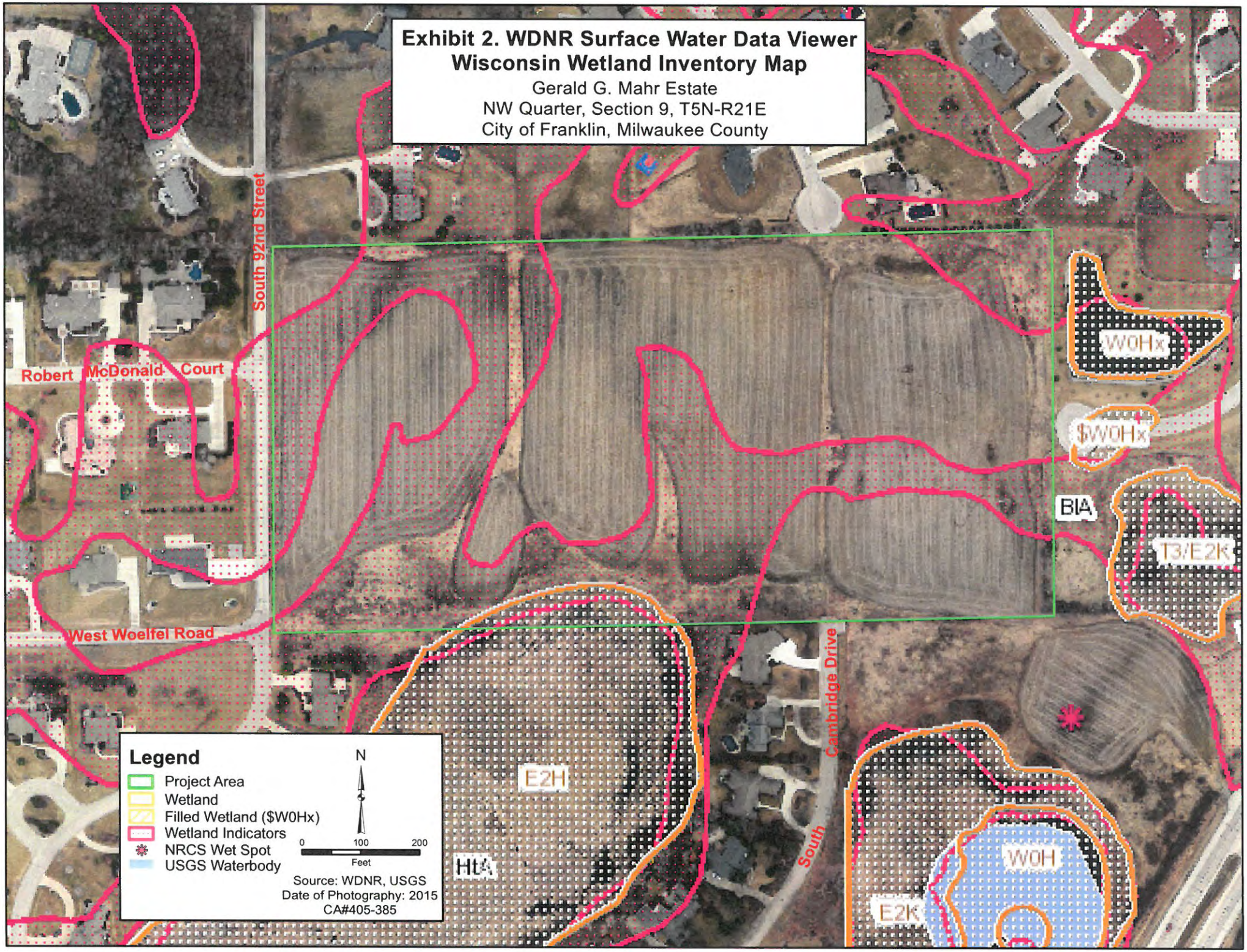
Exhibit 2. WDNR Surface Water Data Viewer
Wisconsin Wetland Inventory Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
W0Hx
$W0Hx
BlA
T3/E2K
E2H
HtA
W0H
E2K
Legend
Project Area
Wetland
Filled Wetland ($W0Hx)
Wetland Indicators
NRCS Wet Spot
USGS Waterbody
N
0
100
200
Feet
Source: WDNR, USGS
Date of Photography: 2015
CA#405-385

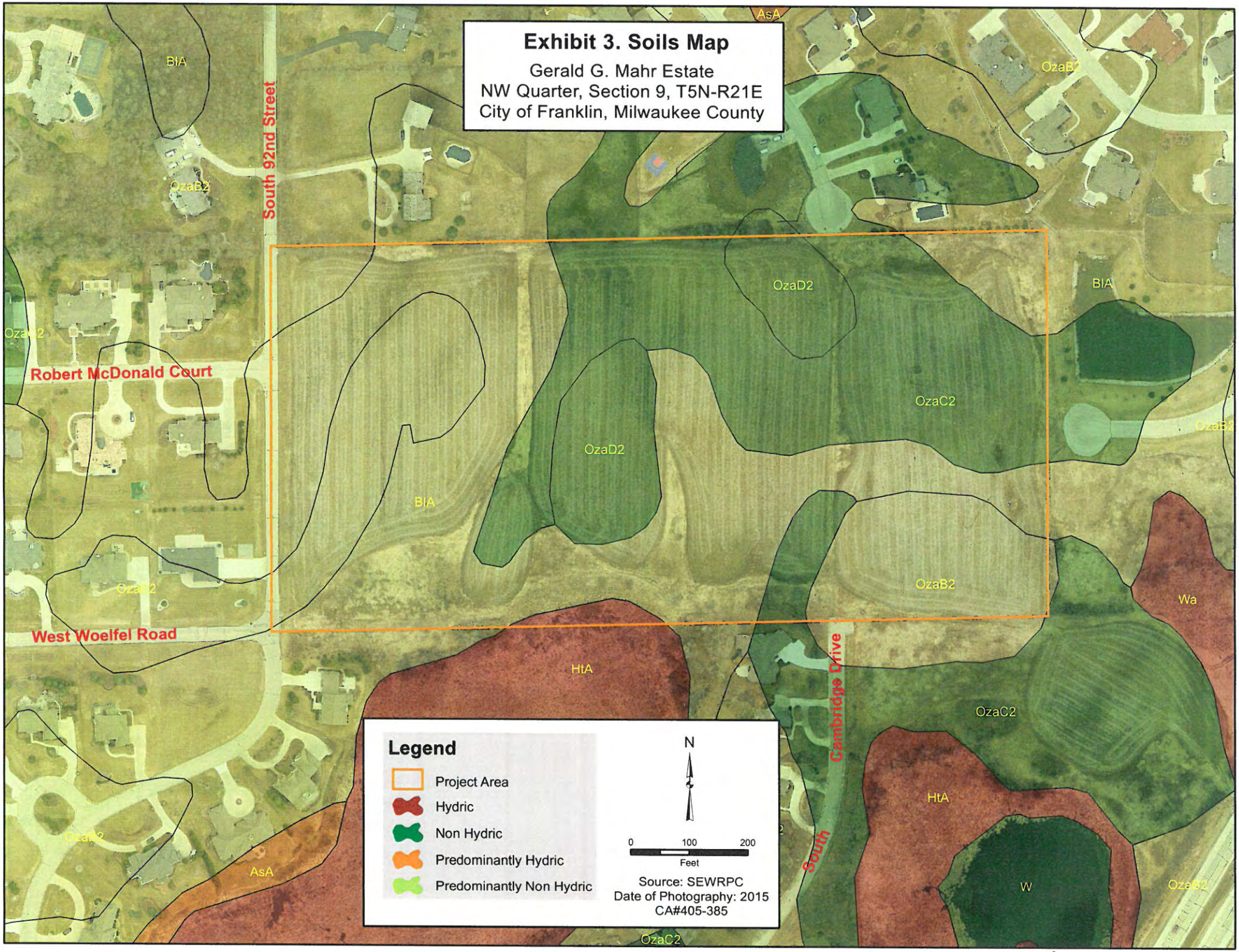
Exhibit 3. Soils Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
Cambridge Drive
South
BlA
OzaB2
AsA
OzaD2
OzaC2
HtA
Wa
W
Legend
Project Area
Hydric
Non Hydric
Predominantly Hydric
Predominantly Non Hydric
N
0
100
200
Feet
Source: SEWRPC
Date of Photography: 2015
CA#405-385

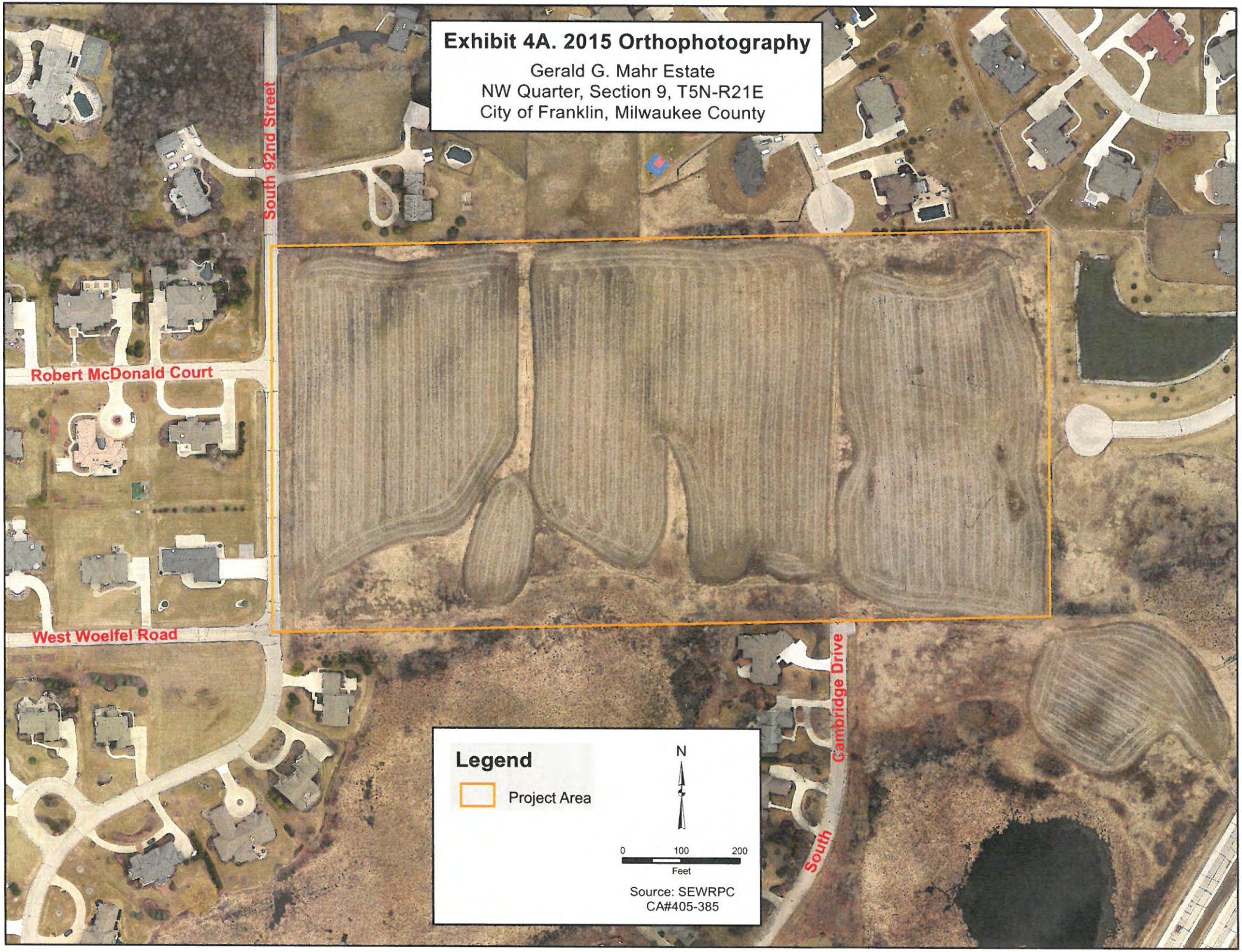
Exhibit 4A. 2015 Orthophotography
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Gambridge Drive
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

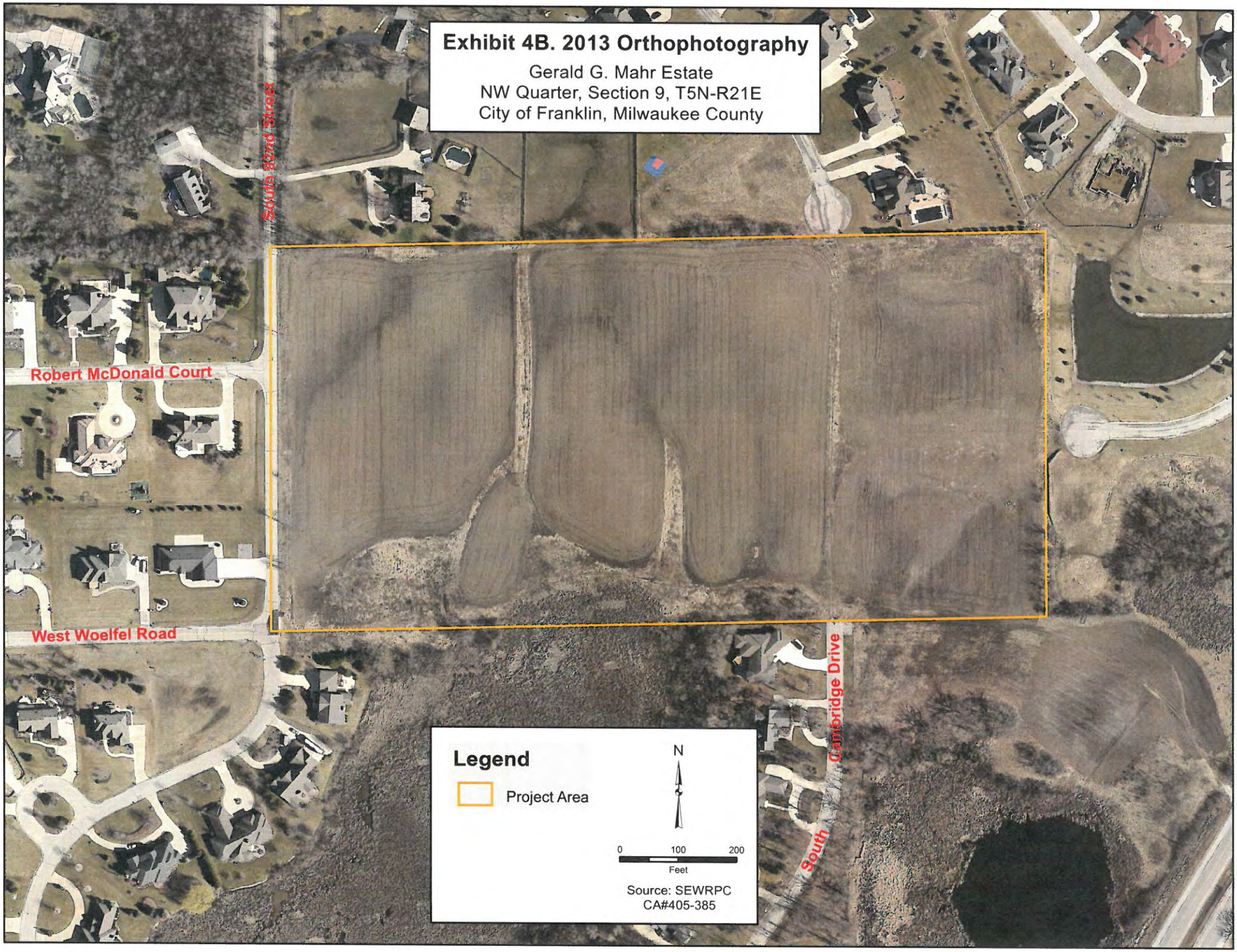
Exhibit 4B. 2013 Orthophotography
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

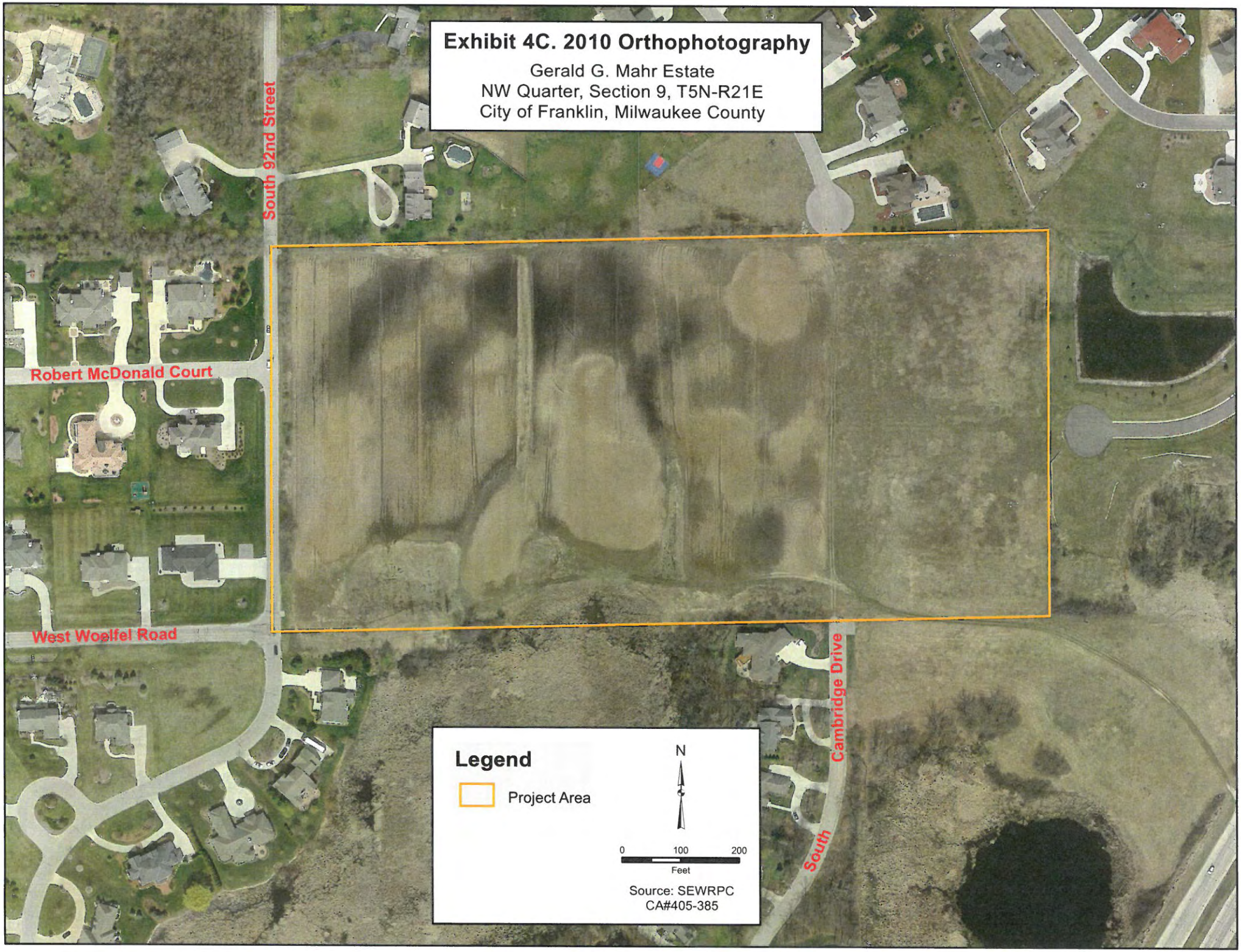
Exhibit 4C. 2010 Orthophotography
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

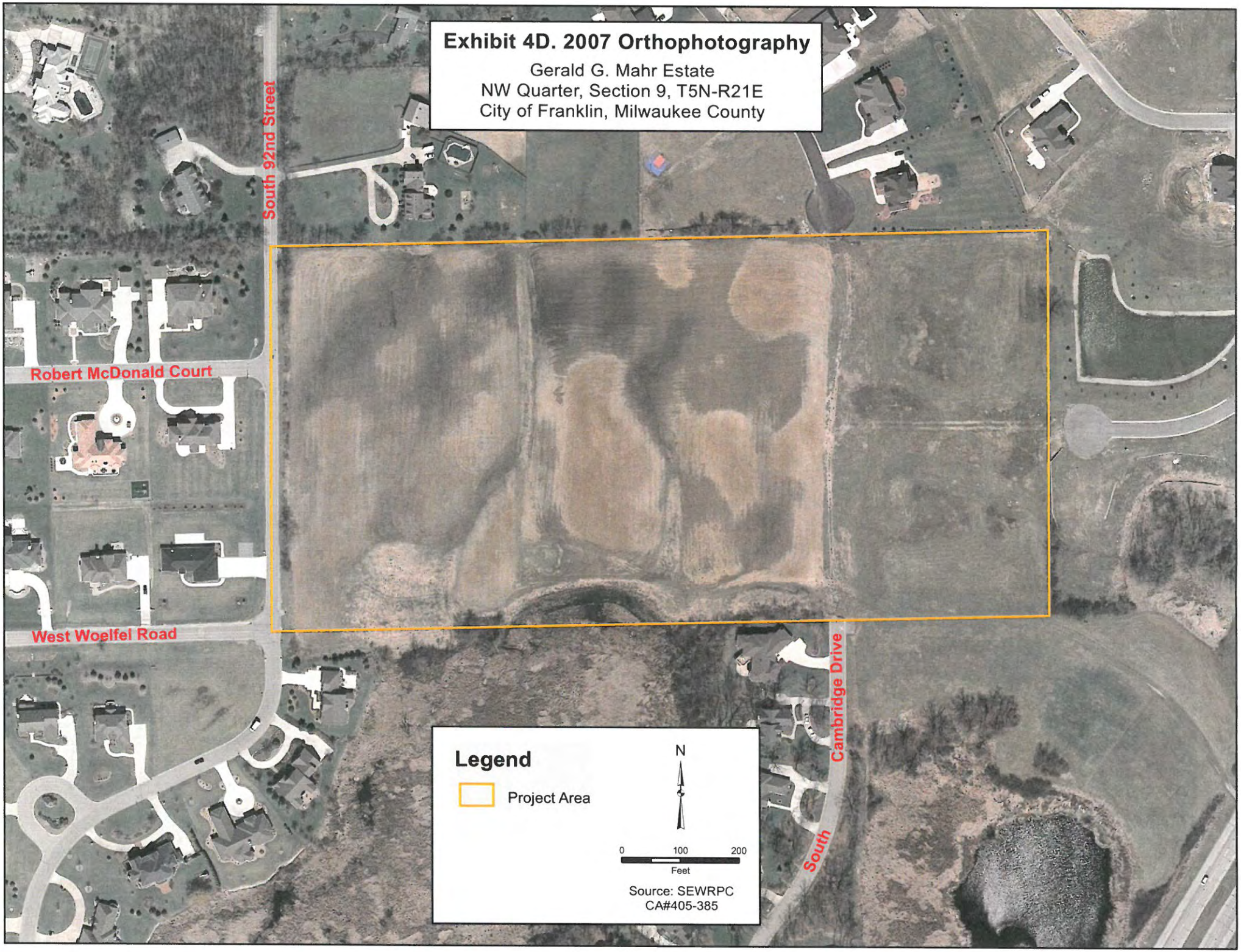
Exhibit 4D. 2007 Orthophotography
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NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

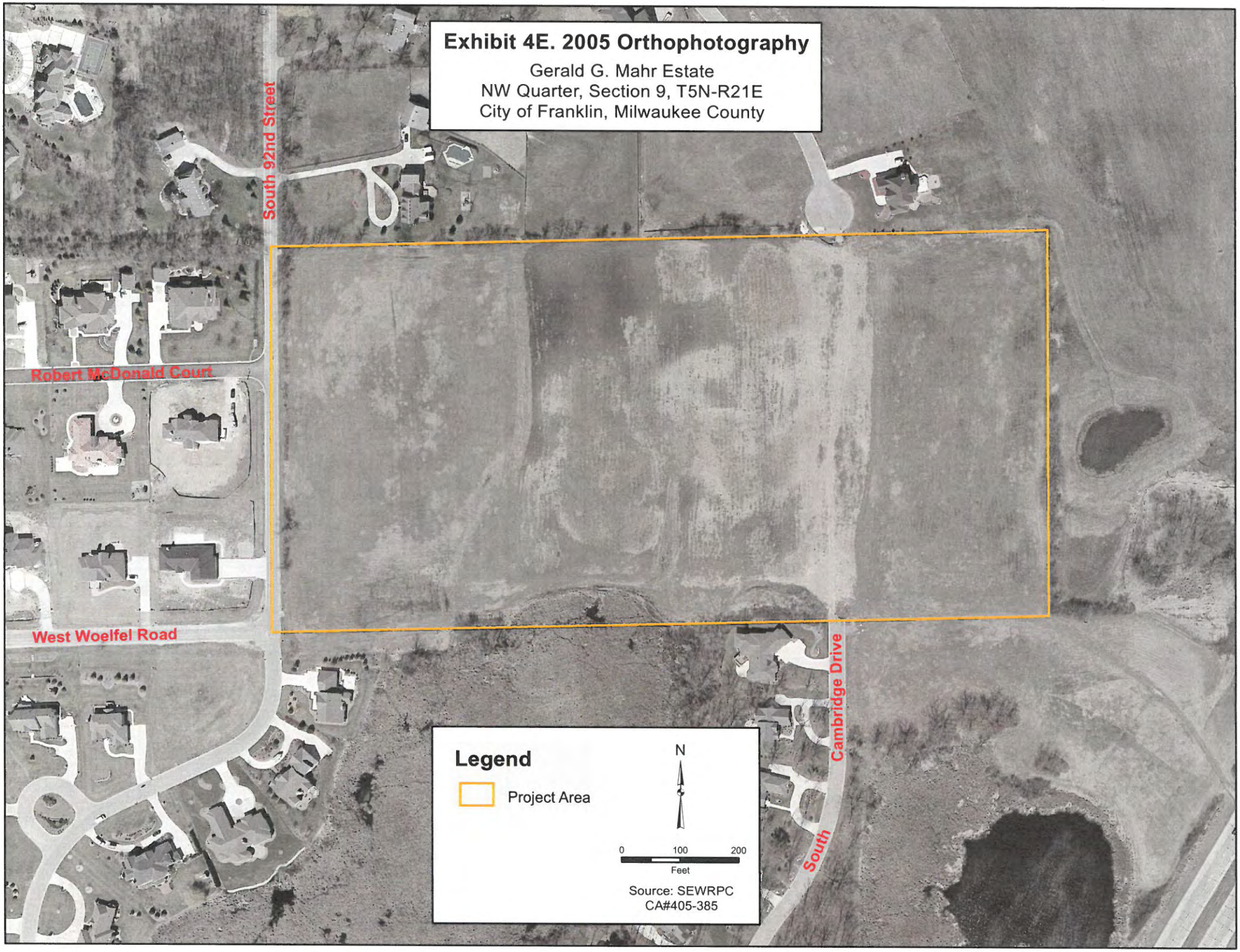
Exhibit 4E. 2005 Orthophotography
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NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

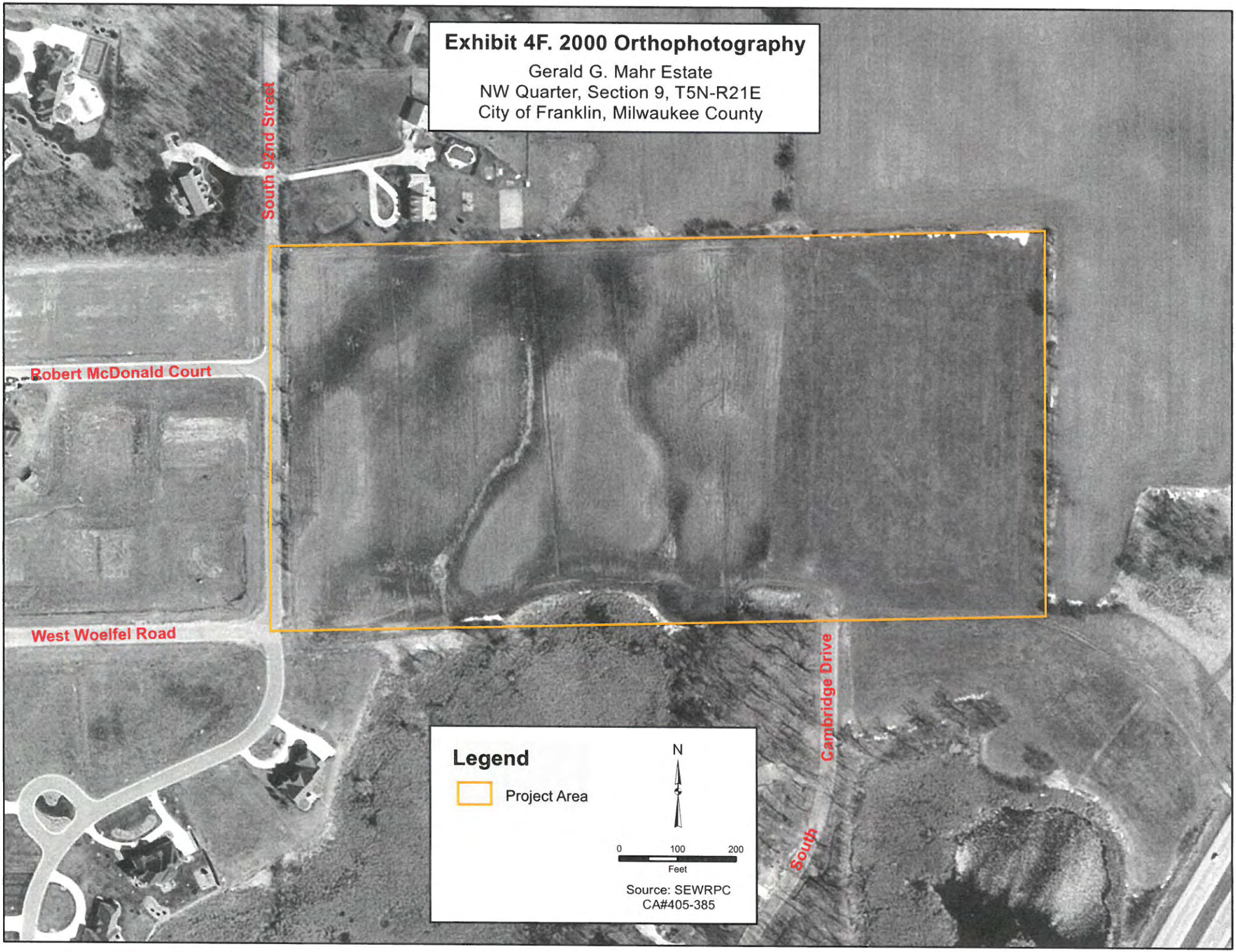


Exhibit 4F. 2000 Orthophotography
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

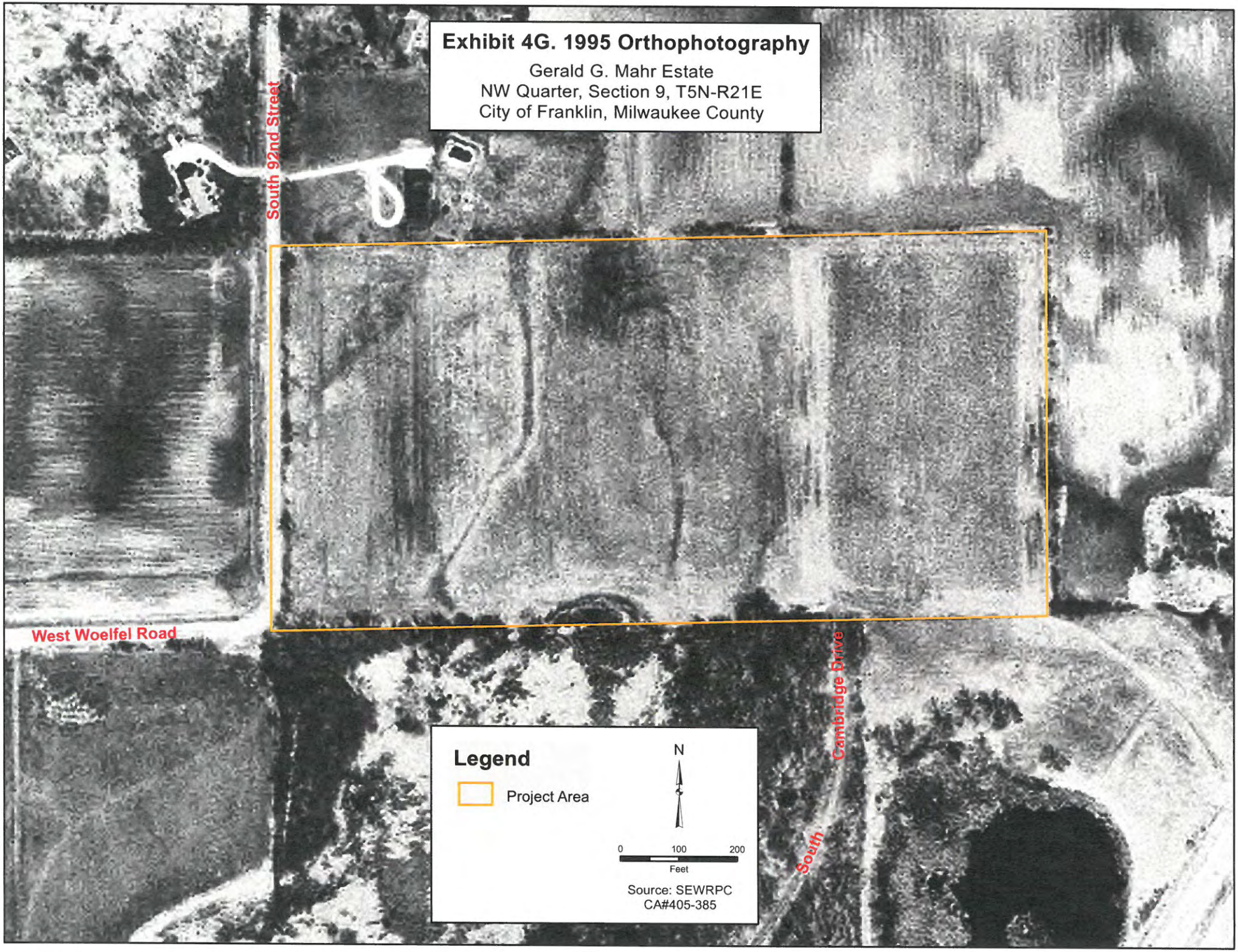


Exhibit 4G. 1995 Orthophotography
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
South Cambridge Drive
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

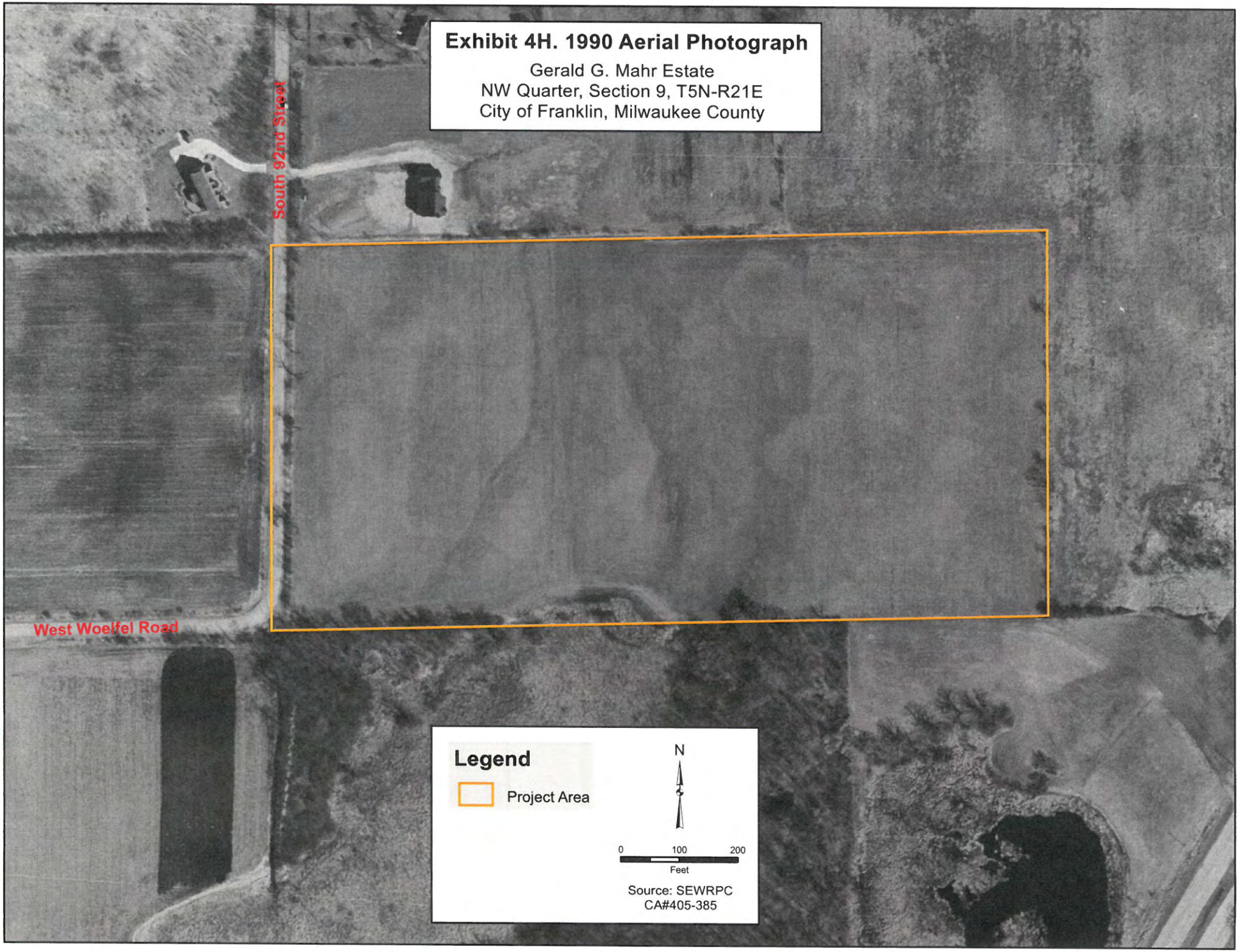


Exhibit 4H. 1990 Aerial Photograph
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

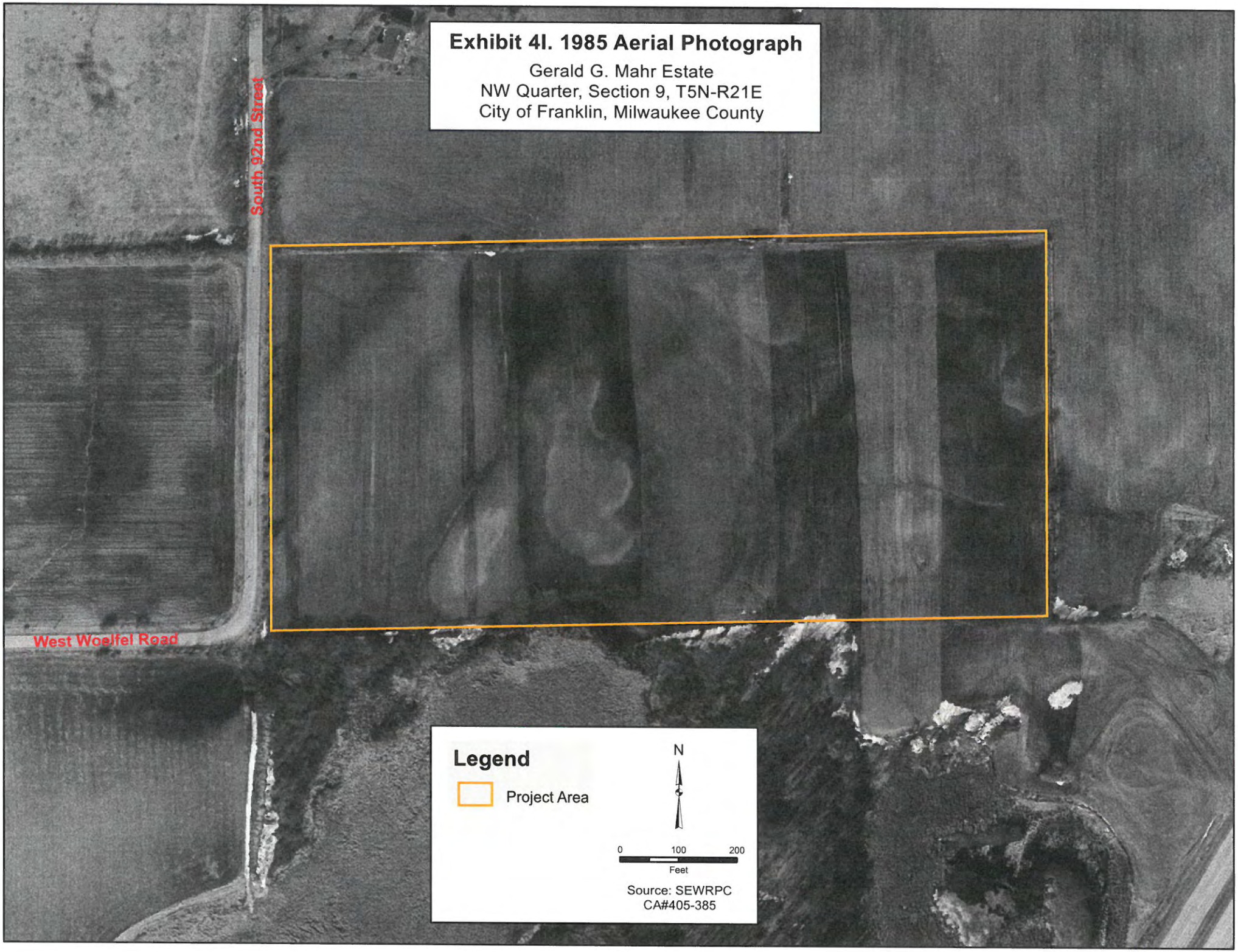


Exhibit 4I. 1985 Aerial Photograph
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

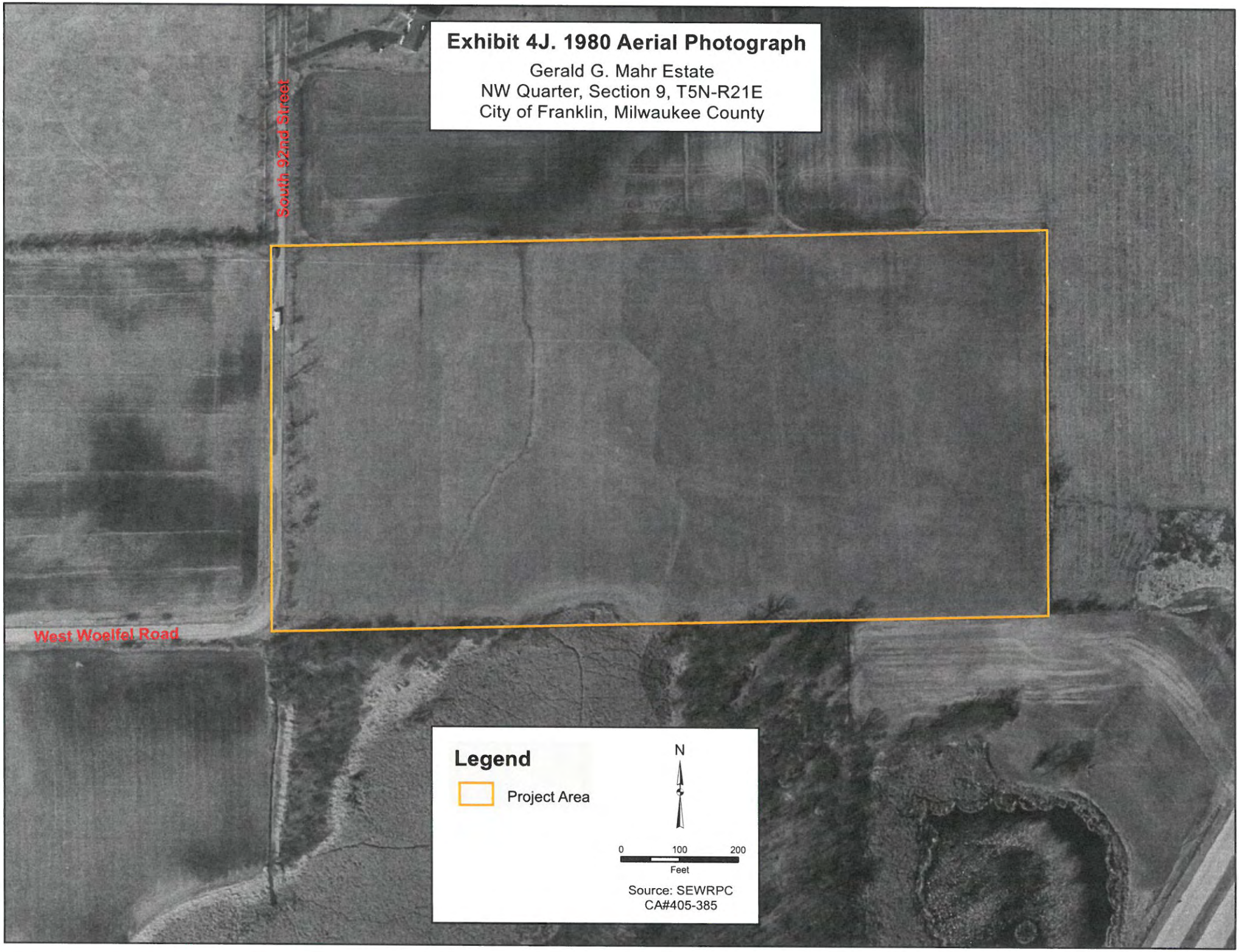


Exhibit 4J. 1980 Aerial Photograph
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

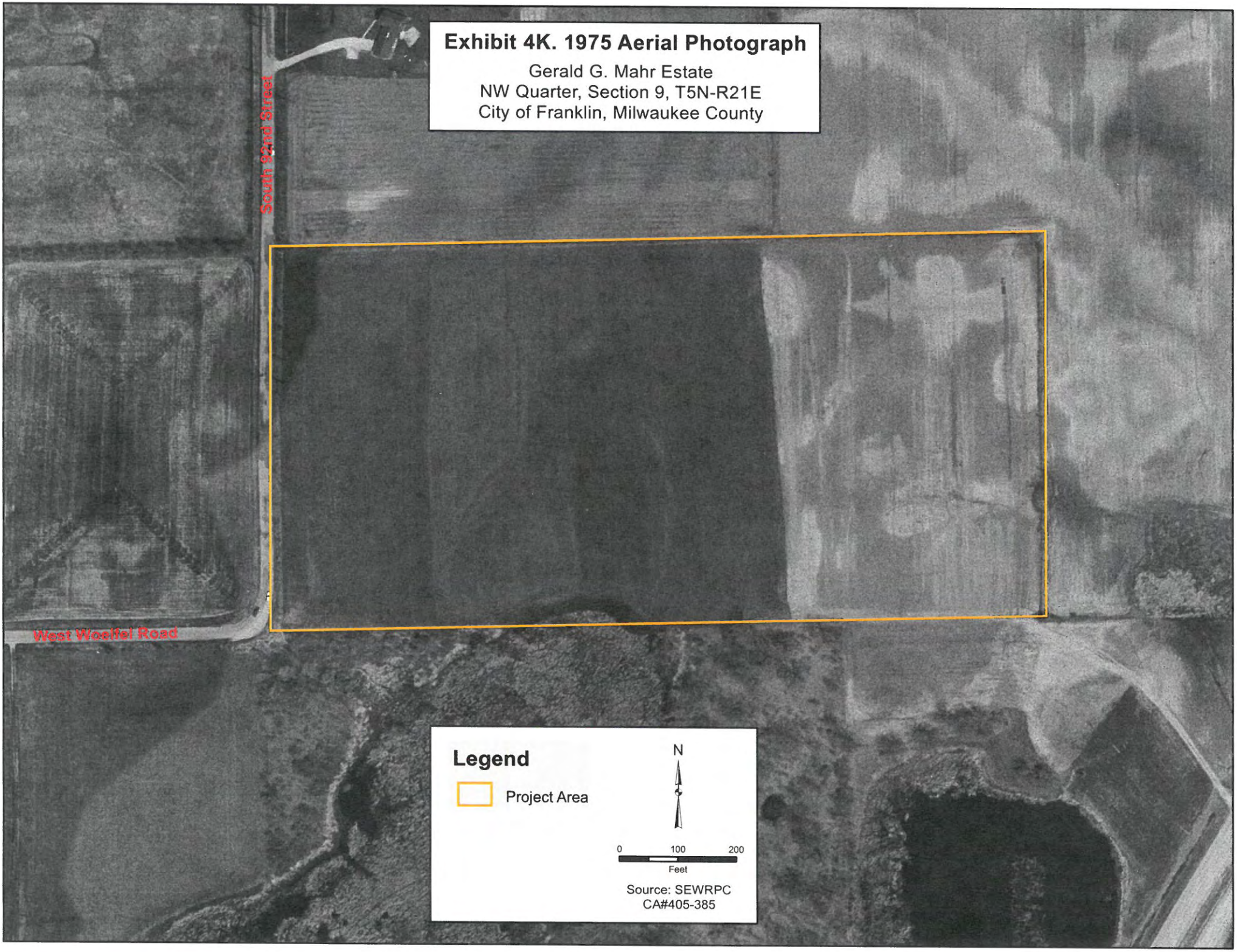


Exhibit 4K. 1975 Aerial Photograph
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

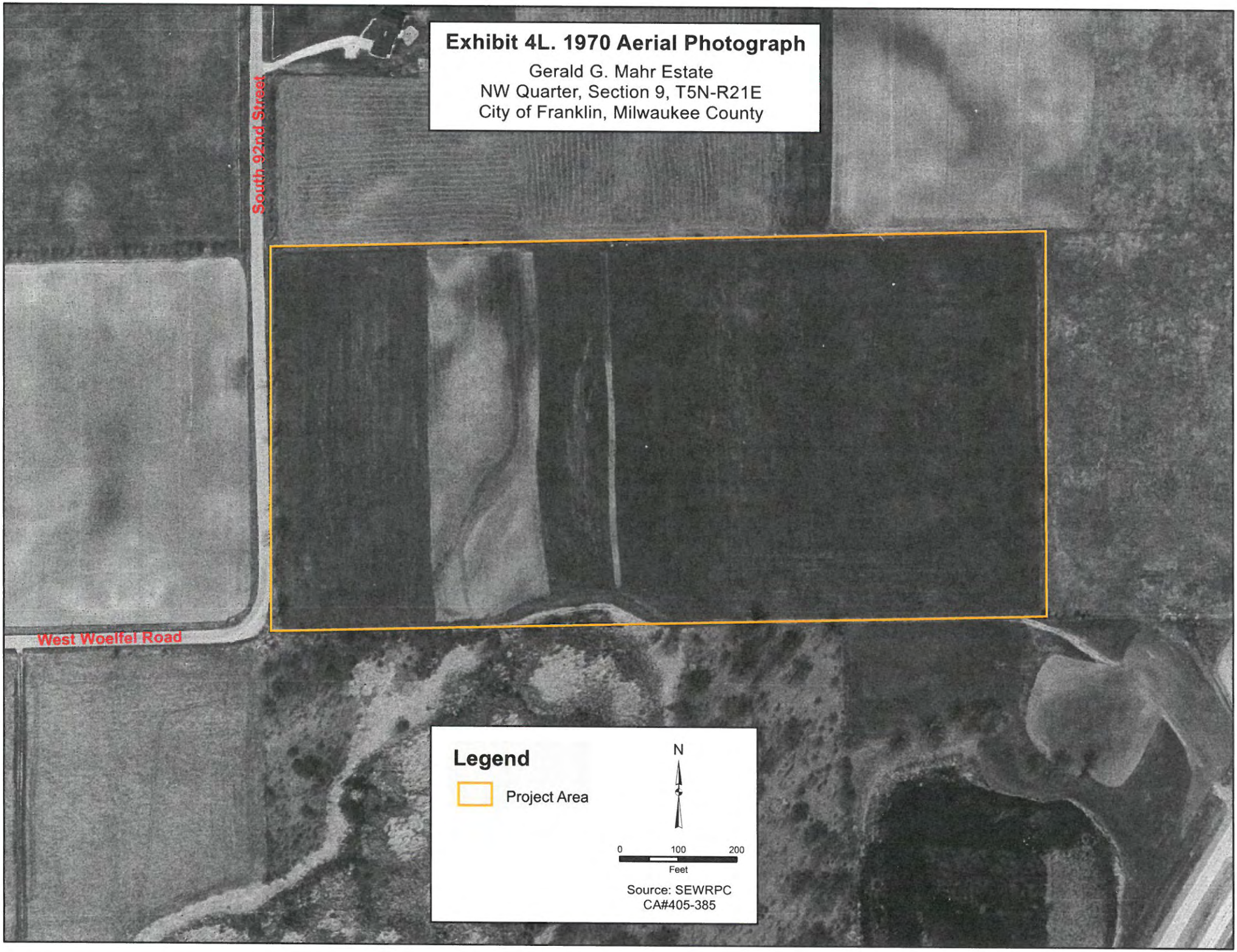


Exhibit 4L. 1970 Aerial Photograph
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

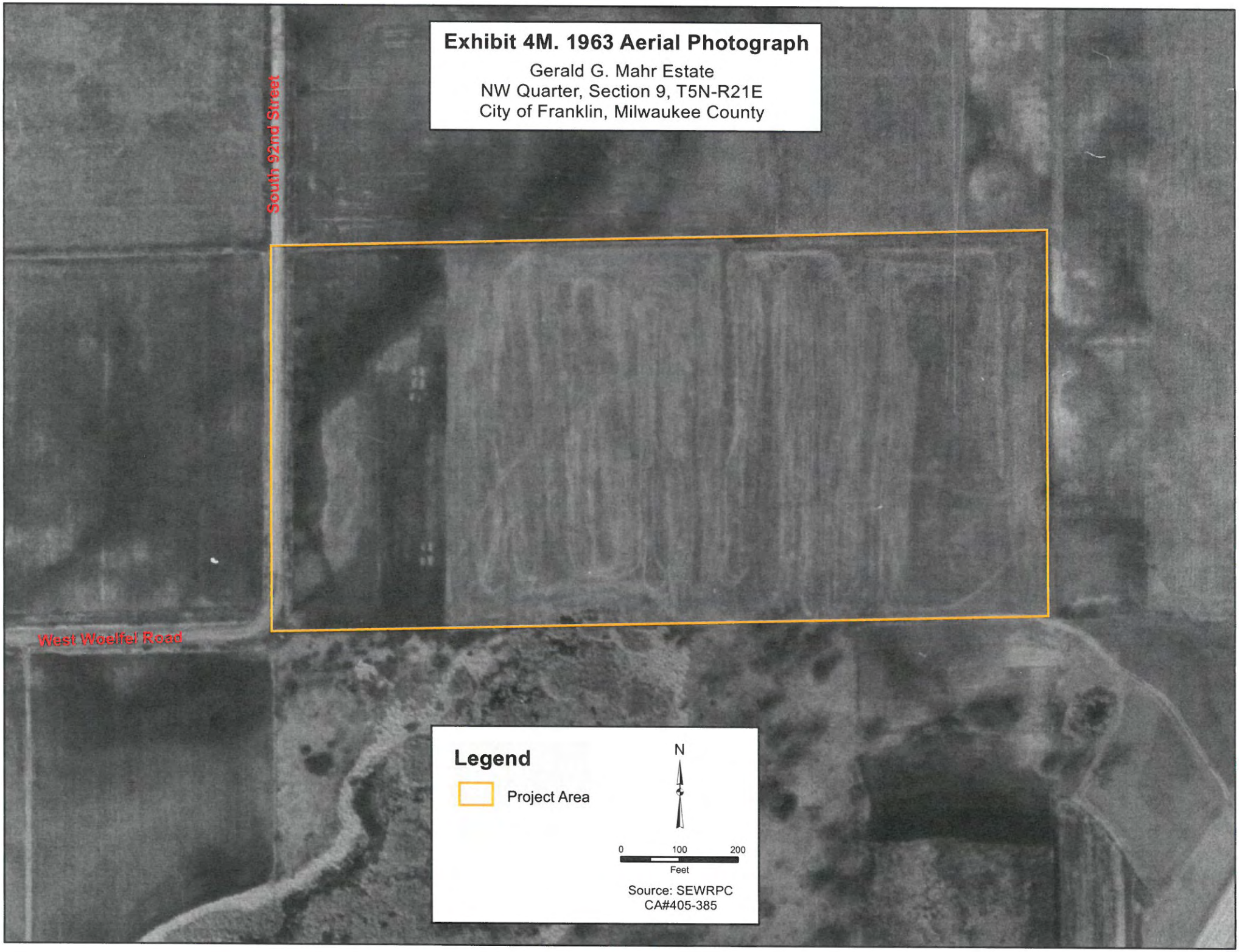


Exhibit 4M. 1963 Aerial Photograph
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

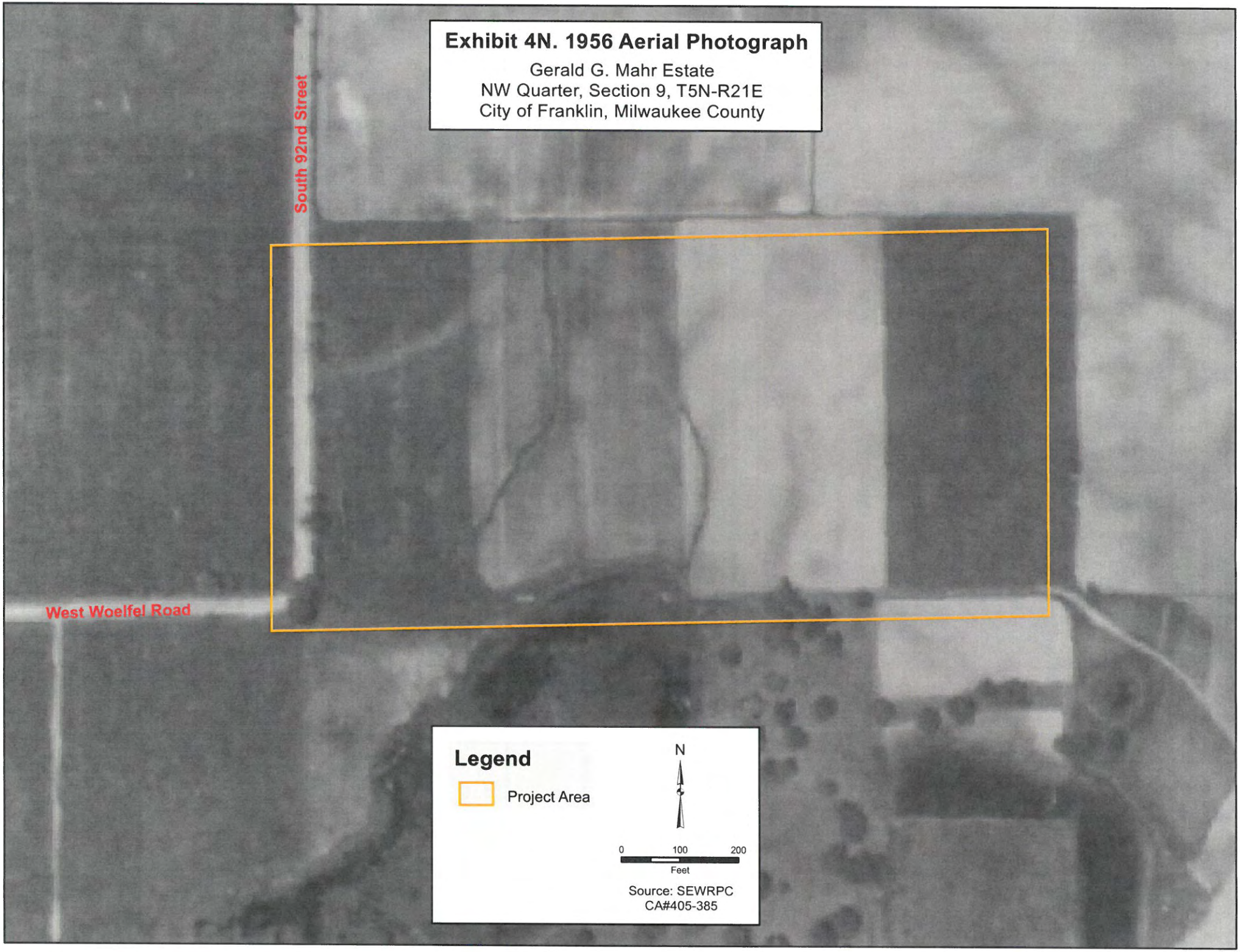


Exhibit 4N. 1956 Aerial Photograph
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
West Woelfel Road
Legend
Project Area
N
0
100
200
Feet
Source: SEWRPC
CA#405-385

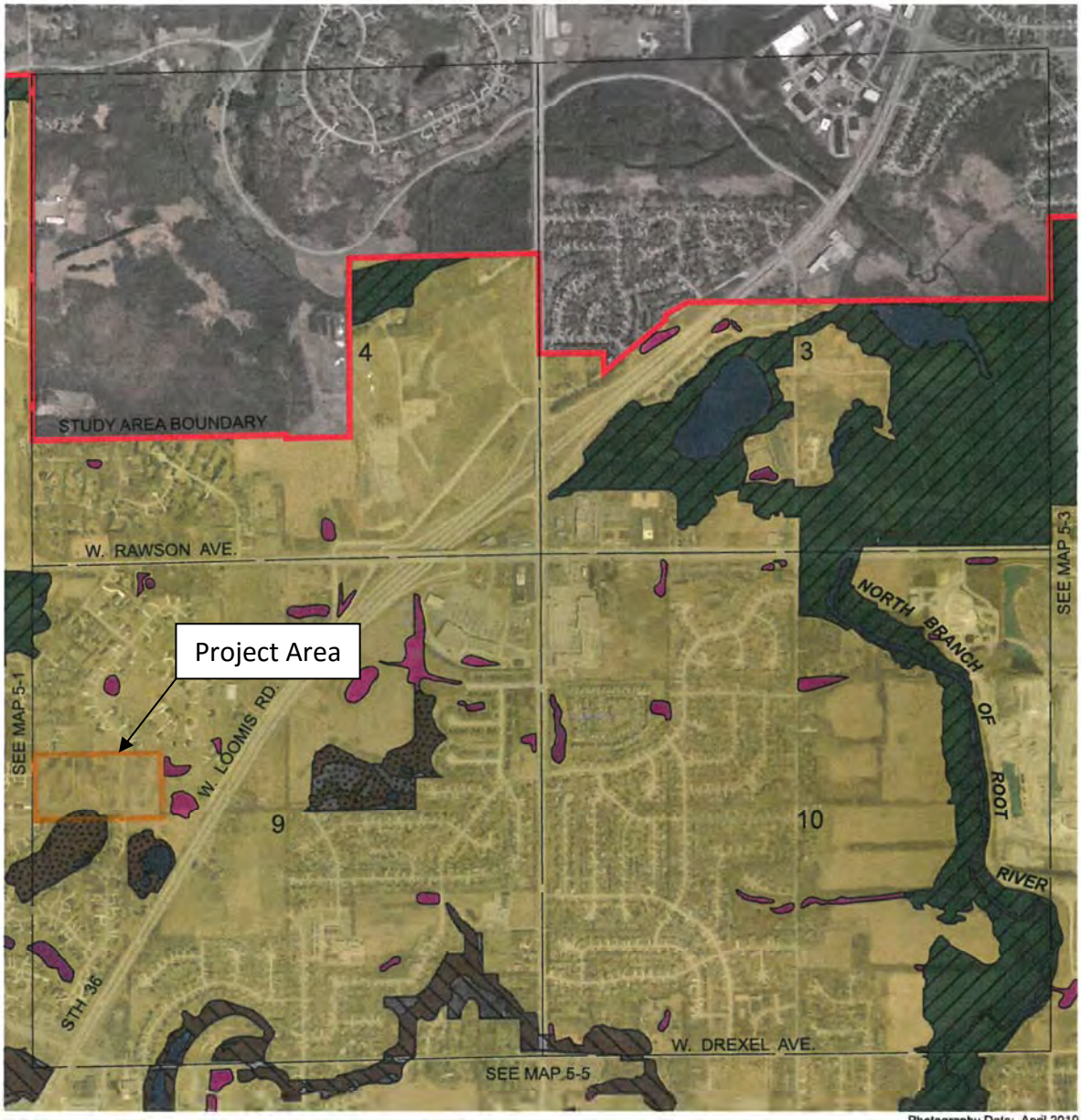
EXHIBIT 5. Sanitary Sewer Service Map

Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County

Map 5-2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF FRANKLIN

U.S. Public Land Survey Sections 3, 4, 9, and 10
Township 5 North, Range 21 East



Photography Date: April 2010

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

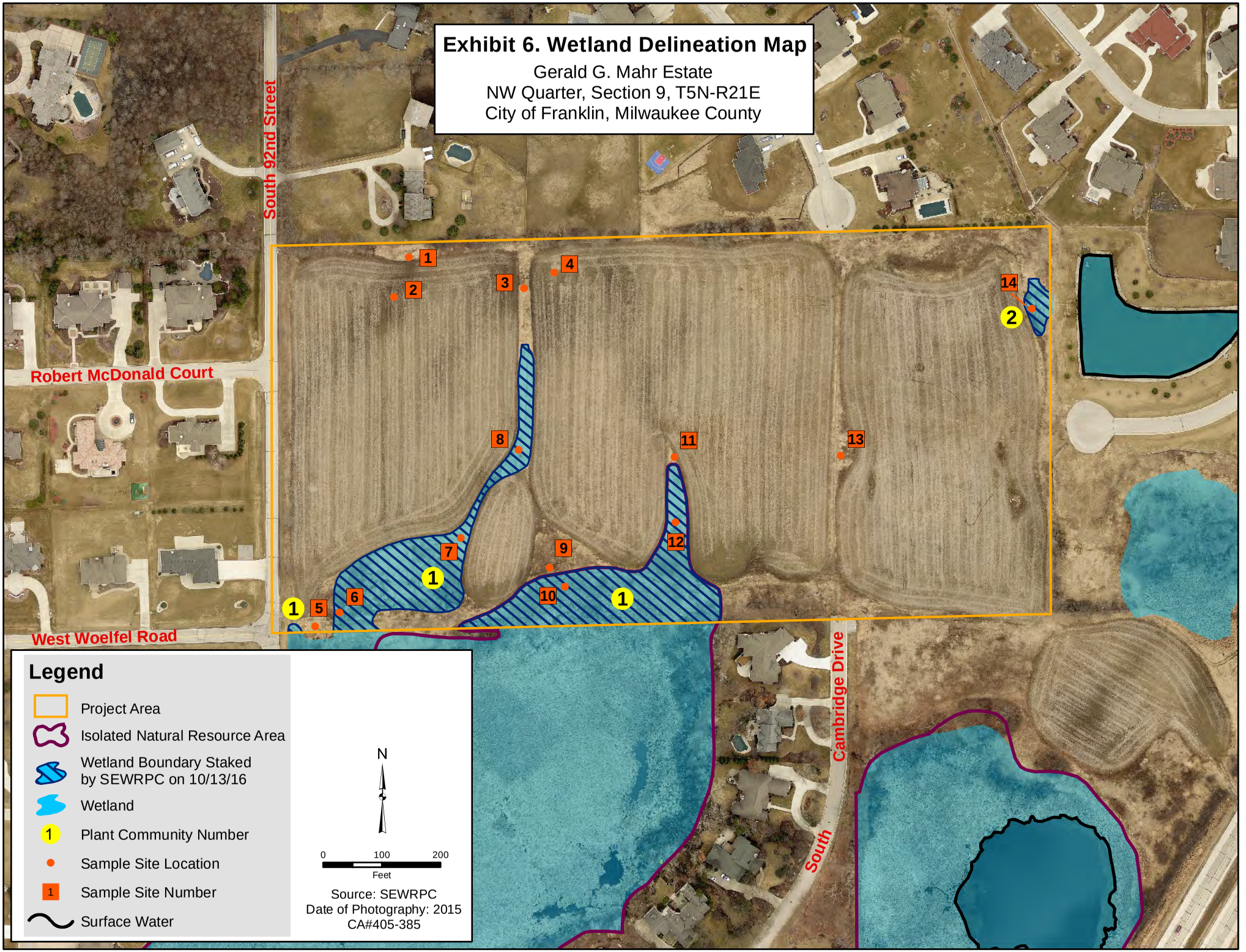


Exhibit 6. Wetland Delineation Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
Cambridge Drive
South
1
2
3
4
5
6
7
8
9
10
11
12
13
14
Legend
Project Area
Isolated Natural Resource Area
Wetland Boundary Staked by SEWRPC on 10/13/16
Wetland
Plant Community Number
Sample Site Location
Sample Site Number
Surface Water
N
0
100
200
Feet
Source: SEWRPC
Date of Photography: 2015
CA#405-385

Exhibit 7. Preliminary Vegetation Survey

Gerald G Mahr Estate

Date: October 13, 2016

Observers: Jennifer L. Dietl, Senior Biologist
Daniel L. Carter, Ph.D., Principal Biologist
Christopher J. Jors, Senior Biologist
Southeastern Wisconsin Regional Planning Commission

Location: City of Franklin in parts of the Northwest one-quarter of U.S. Public Land Survey Section 9, Township 5 North, Range 21 East, Milwaukee County, Wisconsin.

Species List: Plant Community Area No. 1 – Native Species

Co-dominant species

Ambrosia trifida--Giant ragweed
Cornus alba--Red-osier dogwood
Epilobium coloratum--Willow-herb
***Euthamia graminifolia*--Grass-leaved goldenrod**
Fraxinus pennsylvanica--Green ash
Juncus dudleyi--Dudley's rush
Oenothera biennis--Evening-primrose
Salix amygdaloides--Peach-leaved willow
Salix discolor--Pussy willow
Salix interior--Sandbar willow
Salix petiolaris--Petioled willow
Scirpus atrovirens--Green bulrush
***Solidago altissima*--Tall goldenrod**
Solidago gigantea--Giant goldenrod
Symphyotrichum lanceolatum--Marsh aster
Symphyotrichum novae-angliae--New England aster
Symphyotrichum pilosum--Frost aster
Symphyotrichum puniceum--Red-stemmed aster
Typha latifolia--Broad-leaved cat-tail
Vitis riparia--Riverbank grape

NON-Native Species

Agrostis gigantea--Redtop grass
Barbarea vulgaris--Yellow rocket
Cirsium arvense--Canada thistle
Daucus carota--Queen Anne's lace
***Frangula alnus*--Glossy buckthorn**
***Phalaris arundinacea*--Reed canary grass**
***Phragmites australis* subsp. *australis*--Tall reed grass**
Poa pratensis--Kentucky bluegrass
Salix alba--White willow
Sonchus arvensis--Sow thistle
***Typha angustifolia*--Narrow-leaved cat-tail**

Total number of plant species: 31
Number of alien, or non-native, plant species: 11 (35 percent)

This approximately 1.7-acre plant community area is part of a larger wetland complex and consists of shallow marsh, fresh (wet) meadow, and shrub-carr (willow thicket). Disturbances to the plant community area include past agricultural land management activities, dumping, filling for a former driveway, siltation and sedimentation due to stormwater runoff from adjacent lands, and water level changes due to ditching and draining. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection.

Plant Community Area No. 2 – Native Species

Acer negundo--Boxelder
Cornus obliqua--Silky dogwood
Euthamia graminifolia--Grass-leaved goldenrod
Fraxinus pennsylvanica--Green ash
Symphyotrichum novae-angliae--New England aster
Ulmus americana--American elm
Vitis riparia--Riverbank grape

NON-Native Species

Barbarea vulgaris--Yellow rocket
Frangula alnus--Glossy buckthorn
***Lythrum salicaria*--Purple loosestrife**
***Phalaris arundinacea*--Reed canary grass**
Poa pratensis--Kentucky bluegrass

Total number of plant species: 12
Number of alien, or non-native, plant species: 5 (42 percent)

This approximately 0.07-acre wetland plant community area consists of degraded fresh (wet) meadow. Disturbances to the plant community area include past agricultural land management activities and siltation and sedimentation due to stormwater runoff from adjacent lands. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection.

SVY4393
CA405-385

Exhibit 8.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate City/County: City of Franklin/Milwaukee County Sampling Date: 10/13/2016
Applicant/Owner: ____ State: WI Sampling Point: 1
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): slight hillslope Local relief (concave, convex, none): linear
Slope (%): 1-3% Lat: ____ Long: ____ Datum: ____
Soil Map Unit Name: Blount silt loam (BIA) NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation ____, Soil ____, or Hydrology ____ 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 Soils Present?	☐Yes	☒**No**		
Wetland Hydrology Present?	☐Yes	☒**No**		

Remarks: 90-day antecedent precipitation is normal. Sample site located here due to field observations of dominant hydrophytic vegetation. Upon further inspection the sample site area did not have any indicators of hydric soils or wetland hydrology present and was determined to be upland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. ____	____	☐	____
2. ____	____	☐	____
3. ____	____	☐	____
4. ____	____	☐	____
5. ____	____	☐	____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. ____	____	☐	____
2. ____	____	☐	____
3. ____	____	☐	____
4. ____	____	☐	____
5. ____	____	☐	____
	0	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**110**	☒	**FACW**
2. Euthamia graminifolia	8	☐	FACW
3. Parthenocissus quinquefolia	4	☐	FACU
4. ____	____	☐	____
5. ____	____	☐	____
6. ____	____	☐	____
7. ____	____	☐	____
8. ____	____	☐	____
9. ____	____	☐	____
10. ____	____	☐	____
	122	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. ____	____	☐	____
2. ____	____	☐	____
	0	= 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)
- ☐ 5 - 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.) Old field.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					Silt loam	
12-16	10YR 2/1	100					Clay loam	
16-20	10YR 3/2	100					Clay loam	
20-26	10YR 4/2	97	10YR 3/6	3	C	PL 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: No hydric soil indicators observed.

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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: Only one secondary indicator of wetland hydrology observed.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 2
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): depression | Local relief (concave, convex, none): none
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☒**Yes**	☐No		
Wetland Hydrology Present?	☐Yes	☒**No**		

Remarks: 90-day antecedent precipitation is normal. Sample site located here as field observations of several hydrophytic species were observed in a slight depression. However, upon further inspection the sample area was determined to not be dominated by hydrophytic vegetation and had only one secondary indicator of wetland hydrology.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Symphyotrichum pilosum	**40**	☒	**FACU**
2. Ambrosia artemisiifolia	**25**	☒	**FACU**
3. Juncus torreyi	**25**	☒	**FACW**
4. Juncus dudleyi	20	☐	FACW
5. Solidago altissima	15	☐	FACU
6. Scirpus atrovirens	6	☐	OBL
7. Symphyotrichum puniceum	5	☐	OBL
8. Epilobium coloratum	3	☐	OBL
9. Acer negundo	2	☐	FAC
10. _____	_____	☐	_____
	141	= Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= 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)
- ☐ 5 - 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.) Old field.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16	10YR 2/1	100					Silt loam	
16-24	10YR 2/1	100					Clay loam	
24-29	2.5Y 2.5/1	100					Clay loam	
29-36	2.5Y 4/2	96	10YR 4/6	4	C	PL 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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: An FSA slide review indicated that 3 out of 9 (33%) normal precipitation years showed signatures of saturation. Only one secondary indicator of wetland hydrology observed.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 3
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): swale | Local relief (concave, convex, none): linear concave
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☐Yes	☒**No**	
Wetland Hydrology Present?	☒**Yes**	☐No	

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Fraxinus pennsylvanica	3	☐	FACW
2. Cornus alba	1	☐	FACW
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	4	= Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**50**	☒	**FACW**
2. Euthamia graminifolia	**25**	☒	**FACW**
3. Poa pratensis	20	☐	FAC
4. Solidago altissima	15	☐	FACU
5. Agrostis gigantea	10	☐	FACW
6. Symphyotrichum novae-angliae	10	☐	FACW
7. Barbarea vulgaris	5	☐	FAC
8. Cirsium arvense	2	☐	FACU
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	137	= Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1. Vitis riparia	3	☐	FACW
2. _____	_____	☐	_____
	3	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (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)
☐ 5 - 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.) Old field.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/1	100					Clay loam	
10-15	10YR 3/1	100					Clay loam	
15-19	10YR 3/2	100					Clay loam	
19-24	10YR 4/2	75	5YR 3/4	25	C	PL 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: No hydric soil indicators observed.

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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 4
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): slight hillslope | Local relief (concave, convex, none): linear
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☐Yes	☒**No**	
Wetland Hydrology Present?	☐Yes	☒**No**	

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Symphyotrichum pilosum	**40**	☒	**FACU**
2. Solidago altissima	**35**	☒	**FACU**
3. Daucus carota	15	☐	UPL
4. Euthamia graminifolia	15	☐	FACW
5. Epilobium coloratum	10	☐	OBL
6. Barbaria vulgaris	5	☐	FAC
7. Symphyotrichum novae-angliae	3	☐	FACW
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	123	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 0% (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)
- ☐ 5 - 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.) Old field.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/2	100					Silt loam	
7-15	10YR 4/3	50	7.5YR 4/6	10	C	PL M	Clay loam	
	10YR 3/1	40						
15-24	10YR 4/2	75	7.5YR 4/6	25	C	PL 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: No hydric soil indicators observed.

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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: An FSA slide review indicated that 6 out of 9 (67%) normal precipitation years showed signatures of saturation. Only one secondary indicator of wetland hydrology observed.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 5
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): terrace | Local relief (concave, convex, none): none
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☐Yes	☒**No**		
Wetland Hydrology Present?	☐Yes	☒No		

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus deltoides	**5**	☒	**FAC**
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	5	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Salix interior	**10**	☒	**FACW**
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	10	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Solidago altissima	**35**	☒	**FACU**
2. Symphyotrichum pilosum	**30**	☒	**FACU**
3. Poa pratensis	25	☐	FAC
4. Daucus carota	15	☐	UPL
5. Erigeron annuus	10	☐	FACU
6. Juncus dudleyi	8	☐	FACW
7. Euthamia graminifolia	5	☐	FACW
8. Phalaris arundinacea	2	☐	FACW
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	130	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (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	_____	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)
- ☐ 5 - 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.) Old field

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/2	100					Silt loam	
3-11	10YR 3/2	60					Clay loam	with gravel
	10YR 4/2	40						
11-21	10YR 4/2	98	10YR 4/6	2	C	PL M	Clay loam	with gravel
21-24	2.5Y 2.5/1	95	5YR 3/3	5	C	PL 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: No hydric soil indicators observed.

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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: No wetland hydrology indicators observed.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 6
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): depression | Local relief (concave, convex, none): concave
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☒ **Yes**	☐ No		
Wetland Hydrology Present?	☒ **Yes**	☐ No		

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**110**	☒	**FACW**
2. Typha angustifolia	10	☐	OBL
3. Cirsium arvense	3	☐	FACU
4. _____	_____	☐	_____
5. _____	_____	☐	_____
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	123	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= 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)
- ☐ 5 - 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.) Degraded fresh (wet) meadow.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	92	7.5YR 3/4	8	C	PL M	Silty clay loam	
8-18	10YR 3/2	85	7.5YR 3/4	15	C	PL M	Clay loam	
18-24	N 1/0	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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: Oxidized rhizospheres observed starting at 8 inches.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 7
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): depression | Local relief (concave, convex, none): concave
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☒ **Yes**	☐ No		
Wetland Hydrology Present?	☒ **Yes**	☐ No		

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Salix interior	**40**	☒	**FACW**
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	40	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**110**	☒	**FACW**
2. Symphyotrichum novae-angliae	15	☐	FACW
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	125	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (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)
- ☐ 5 - 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.) Degraded fresh (wet) meadow with scattered willows.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 3/2	100					Clay loam	
5-7	10YR 3/2	98	7.5YR 3/4	2	C	PL M	Clay loam	
7-14	10YR 3/2	90	7.5YR 3/4	10	C	PL M	Clay loam	
14-16	10YR 4/2	96	7.5YR 3/4	4	C	PL M	Clay loam	
16-25	2.5Y 4/2	70	10YR 3/6	5	C	PL M	Clay loam	
	2.5Y 4/1	25						

[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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: Oxidized rhizospheres observed starting at 10 inches.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 8
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): drainage way | Local relief (concave, convex, none): linear concave
Slope (%): 6-12% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Ozaukee silt loam (OzaC2) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☒ **Yes**	☐ No			
Wetland Hydrology Present?	☒ **Yes**	☐ No			

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**60**	☒	**FACW**
2. Barbarea vulgaris	**25**	☒	**FAC**
3. Solidago altissima	20	☐	FACU
4. Cirsium arvense	15	☐	FACU
5. _____	_____	☐	_____
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	120	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (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)
- ☐ 5 - 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.) Fresh (wet) meadow.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/2	100					Clay loam	
7-18	10YR 3/1	95	7.5YR 3/4	5	C	PL M	Clay loam	
18-27	2.5Y 3/1	85	10YR 4/6	5	C	PL M	Clay loam	
	2.5Y 5/2	10						

[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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 9
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): hillslope | Local relief (concave, convex, none): linear
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☐Yes	☒**No**	
Wetland Hydrology Present?	☐Yes	☒**No**	

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Salix interior	**90**	☒	**FACW**
2. Fraxinus pennsylvanica	5	☐	FACW
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	95	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**60**	☒	**FACW**
2. Agrostis gigantea	20	☐	FACW
3. Euthamia graminifolia	15	☐	FACW
4. Solidago altissima	10	☐	FACU
5. _____	_____	☐	_____
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	105	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (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)
- ☐ 5 - 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.) Willow thicket.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 3/2	100					Silt loam	
11-13	10YR 2/1	100					Clay loam	
13-24	10YR 4/3	55	7.5YR 4/4	5	C	PL M	Clay loam	
	10YR 4/2	40						

[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: No hydric soil indicators observed.

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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: Only one secondary indicator of wetland hydrology observed.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 10
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): depression | Local relief (concave, convex, none): concave
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☒ **Yes**	☐ No		
Wetland Hydrology Present?	☒ **Yes**	☐ No		

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix amygdaloides	**30**	☒	**FACW**
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	30	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Salix interior	**25**	☒	**FACW**
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	25	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**90**	☒	**FACW**
2. Typha angustifolia	**25**	☒	**OBL**
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	115	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= 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)
- ☐ 5 - 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.) Fresh (wet) meadow with scattered lowland shrubs and trees.

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)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 3/2	80	7.5YR 3/4	20	C	PL M	Silt loam	
11-19	10YR 3/1	75	7.5YR 3/4	25	C	PL M	Clay loam	
19-24	10YR 3/1	50	5YR 3/4	40	C	PL M	Silty clay loam	
	10YR 3/2	10						

[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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: Oxidized rhizospheres observed starting at 2 inches.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 11
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): dry swale | Local relief (concave, convex, none): linear concave
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☐Yes	☒**No**	
Wetland Hydrology Present?	☒**Yes**	☐No	

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**100**	☒	**FACW**
2. Cirsium arvense	10	☐	FACU
3. Solidago altissima	5	☐	FACU
4. Symphyotrichum pilosum	3	☐	FACU
5. _____	_____	☐	_____
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	118	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. Vitis riparia	3	☐	FACW
2. _____	_____	☐	_____
	3	= 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)
- ☐ 5 - 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.) Old field.

SOIL

Sampling Point: 11

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					Silt loam	
10-19	10YR 3/2	100					Clay loam	with gravel
19-24	10YR 4/3	95	10YR 3/6	5	C	PL 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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 12
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): drainage way | Local relief (concave, convex, none): linear concave
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☒ **Yes**	☐ No		
Wetland Hydrology Present?	☒ **Yes**	☐ No		

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Salix discolor	**5**	☒	**FACW**
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	5	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**70**	☒	**FACW**
2. Poa pratensis	20	☐	FAC
3. Euthamia graminifolia	15	☐	FACW
4. Solidago altissima	10	☐	FACU
5. Solidago gigantea	5	☐	FACW
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	120	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (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)
- ☐ 5 - 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.) Fresh (wet) meadow.

SOIL

Sampling Point: 12

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	90	7.5YR 3/4	10	C	PL M	Silt loam	
6-14	10YR 2/1	92	7.5YR 3/4	8	C	PL M	Clay loam	
14-25	2.5Y 5/1	80	7.5YR 4/6	20	C	PL 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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: Oxidized rhizospheres observed starting at 2 inches.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 13
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): hillslope | Local relief (concave, convex, none): convex
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☐Yes	☒**No**		
Wetland Hydrology Present?	☐Yes	☒**No**		

Remarks: 90-day antecedent precipitation is normal. Sampled in this location due field observations of hydrophytic vegetation. Determined to be upland after further review.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Poa pratensis	**50**	☒	**FAC**
2. Barbarea vulgaris	**25**	☒	**FAC**
3. Cirsium arvense	15	☐	FACU
4. Phalaris arundinacea	10	☐	FACW
5. Solidago altissima	5	☐	FACU
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	105	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. _____	_____	☐	_____
2. _____	_____	☐	_____
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (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)
- ☐ 5 - 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.) Old field.

SOIL

Sampling Point: 13

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-17	10YR 3/3	100					Silty clay loam	
17-24	7.5YR 3/2	90					Clay loam	
	10YR 4/2	10						

[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: No hydric soil indicators observed.

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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks: No wetland hydrology indicators observed.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Gerald G. Mahr Estate | City/County: City of Franklin/Milwaukee County | Sampling Date: 10/13/2016
Applicant/Owner: _____ | State: WI | Sampling Point: 14
Investigator(s): Jen Dietl, Chris Jors, Dan Carter; SEWRPC | Section, Township, Range: NW 1/4 Section 9, T5N, R21E
Landform (hillslope, terrace, etc.): depression | Local relief (concave, convex, none): concave
Slope (%): 1-3% | Lat: _____ | Long: _____ | Datum: _____
Soil Map Unit Name: Blount silt loam (BIA) | NWI classification: none
Are climatic/hydrologic conditions on the site typical for this time of year? **Yes** ☒ No ☐ (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? **Yes** ☒ No ☐
Are Vegetation _____, Soil _____, or Hydrology _____ 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 Soils Present?	☒ **Yes**	☐ No			
Wetland Hydrology Present?	☒ **Yes**	☐ No			

Remarks: 90-day antecedent precipitation is normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	☐	_____
2. _____	_____	☐	_____
3. _____	_____	☐	_____
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 30' radius)			
1. Ulmus americana	**5**	☒	**FACW**
2. Frangula alnus	**3**	☒	**FACW**
3. Fraxinus pennsylvanica	**2**	☒	**FACW**
4. _____	_____	☐	_____
5. _____	_____	☐	_____
	10	= Total Cover	

Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	**100**	☒	**FACW**
2. Lythrum salicaria	20	☐	OBL
3. Poa pratensis	10	☐	FAC
4. _____	_____	☐	_____
5. _____	_____	☐	_____
6. _____	_____	☐	_____
7. _____	_____	☐	_____
8. _____	_____	☐	_____
9. _____	_____	☐	_____
10. _____	_____	☐	_____
	130	= Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. Vitis riparia	3	☐	FACW
2. _____	_____	☐	_____
	3	= 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)
- ☐ 5 - 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.) Degraded fresh (wet) meadow.

SOIL

Sampling Point: 14

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 3/2	95	7.5YR 3/4	5	C	PL M	Silt loam	
14-18	10YR 3/1	98	7.5YR 3/4	2	C	PL M	Silt loam	
18-24	10YR 2/1	100					Silt 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: Topo Maps (Exhibit 1), WWI Map (Exhibit 2), Soils Map (Exhibit 3), and Aerial photos (Exhibit 4).

Remarks:

Exhibit 9. Site Photos

Gerald G. Mahr Estate
NW Quarter, Section 9, T5N, R21E
City of Franklin, Milwaukee County

Photo 1. Upland sample site 1 (NE view). Old field.

Photo 2. Upland sample site 2 (SE view). Old field.

Photo 3. Upland sample site 3 (NE view). Old field.

Photo 4. Upland sample site 4 (NW view). Old field.

Photo 5. Upland sample site 5 (E view). Old field.

Photo 6. Wetland sample site 6 (N view). Degraded fresh (wet) meadow.

Exhibit 9. Site Photos

Gerald G. Mahr Estate
NW Quarter, Section 9, T5N, R21E
City of Franklin, Milwaukee County

Photo 7. Wetland sample site 7 (SW view). Degraded fresh (wet) meadow.

Photo 8. Wetland sample site 8 (S view). Fresh (wet) meadow.

Photo 9. Upland sample site 9. Shrub (willow) thicket.

Photo 10. Wetland sample site 10 (SE view). Fresh (wet) meadow with scattered lowland shrubs and trees.

Photo 11. Upland sample site 11 (S view). Old field.

Photo 12. Wetland sample site 12 (NNE view). Fresh (wet) meadow.

Exhibit 9. Site Photos

Gerald G. Mahr Estate
NW Quarter, Section 9, T5N, R21E
City of Franklin, Milwaukee County

Photo 13. Upland sample site 13 (N view). Old field.

Photo 14. Wetland sample site 14 (N view). Fresh (wet) meadow.

Photo 15. N view from wetland sample site 8. Narrow drainage way with degraded fresh (wet) meadow.

Photo 16. S view from upland sample site 13.

00240474

Exhibit 10. Wetland Documentation Record

Remotely Sensed Data Summary

Owner/Operator: Gerald G. Mahr Estate County: Milwaukee State: WI

Slide Reviewer: Jen Dietl; SEWRPC Date: 10/11/2016

Site Identification No. 0521-9 - _____ (Tract No. + Site No.)

Farm Service Agency (or Other) Aerial Slide Data

Date (Mo./Yr)	Rainfall (in) +D/N/W (Apr-June ave. = _)	Interpretation- (codes listed in box below)		
		Area A (Sample sites 1-3; BlA soil; NRCS=PC/UPL; depression and swale)	**Area B** (Sample sites 3, 4, & 11; BlA/MzdC2 soils; NRCS = UPL; hillslope and swale)	**Area C** (Sample site 14; BLA/MzdC2 soils; NRCS= PC/UPL; depression)
NAIP 2015	**2**	**N CR**	**Y(-) CR 6b/d (NW corner)**	**N CR**
NAIP 2013	3	N CR	N CR	Y CR 6a/b (NE, W)
NAIP 2010	3	Y CR 6b, 6d (NE)	Y CR 6b, 6d (NW)	N NC
NAIP 2008	3	Y CR 6a along drngway	N CR	N NC
NAIP 2006	**2**	**N CR**	**Y(-) CR 6a, 6d (drng path)**	**N NC temp roads**
NAIP 2005	1	N CR	N CR	N NC, constr. staging
2003	1	N NC	N CR	N CR
June 2001	**2**	**N CR**	**Y CR 3, 6d**	**N CR**
June 2000	**2**	**N CR**	**Y CR 6d (drainage pattern)**	**N CR**
June 1999	3	N CR	N CR	N CR
June 1998	**2**	**Y(-) CR 6b (SE)**	**N CR**	**N NC hay**
June 1997	**2**	**Y(-) CR 6b (SE, swale?)**	**N CR**	**N CR**
Aug 1996	**2**	**Y CR 6b, 6d, (S, SE)**	**Y CR 6b, (west side)**	**N CR**
June 1995	1	N CR	N CR	N CR
1994	1	N CR	N CR	N CR
1993	**2**	**N CR**	**Y(-) CR 6d, south end**	**N CR**
July 1992	1	N CR	N CR	N CR
Aug 1991	**2**	**N CR**	**N CR**	**N CR**
Aug 1990	3	N CR	N CR	N CR
Temporary 'road' though south end of property on 1995, 96 and 99 slides. Mostly outside slide review area.				

Y = Yes, signal indicates wetness (+ = strong, - = weak) **N** = No wetness signature
CR = cropped (row crop or tilled) **NC** = not cropped (hay, pasture, idle, etc.)

Feature	Color	Manipulation (year of installation)	Other
1 = water	6a = dark green	7a = ditched	write explanation
2 = mud flat	6b = light green	7b = tiled	
3 = bare spot	6c = yellow	7c = filled	
4 = drowned crop	6d = brown	7d = tree/brush removal	
5 = planted late	6e = black	8 = plowed/tilled	

Review Area A.) Does slide/air photo data indicate the site is a wetland? ☐ Yes ☒ **No**

A total of 3 years out of 9 normal years (33%) have wet (Y) signatures.

A total of 5 years out of 19 years (26%) observed have wet (Y) signatures.

Review Area B.) Does slide/air photo data indicate the site is a wetland? ☒ **Yes** ☐ No

A total of 6 years out of 9 normal years (67%) have wet (Y) signatures.

A total of 7 years out of 19 years (37%) observed have wet (Y) signatures.

Review Area C.) Does slide/air photo data indicate the site is a wetland? ☐ Yes ☒ **No**

A total of 0 year out of 9 normal years (0%) have wet (Y) signatures.

A total of 1 years out of 19 years (5%) observed have wet (Y) signatures.


Exhibit 11. NAIP/FSA Slide Review Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
South Cambridge Drive
A
B
B
C
Legend
Project Area
FSA Slide Review Area
A
FSA Slide Review Letter
N
0
100
200
Feet
2013 NAIP Photo
Source: SEWRPC
CA#405-385

Exhibit 12. NAIP/FSA Images for Normal Precipitation Years
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County

2015 NAIP Photo

2006 NAIP Photo

Exhibit 12. NAIP/FSA Images for Normal Precipitation Years
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County

2001 FSA Slide

2000 FSA Slide

Exhibit 12. NAIP/FSA Images for Normal Precipitation Years
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County

1998 FSA Slide

1997 FSA Slide

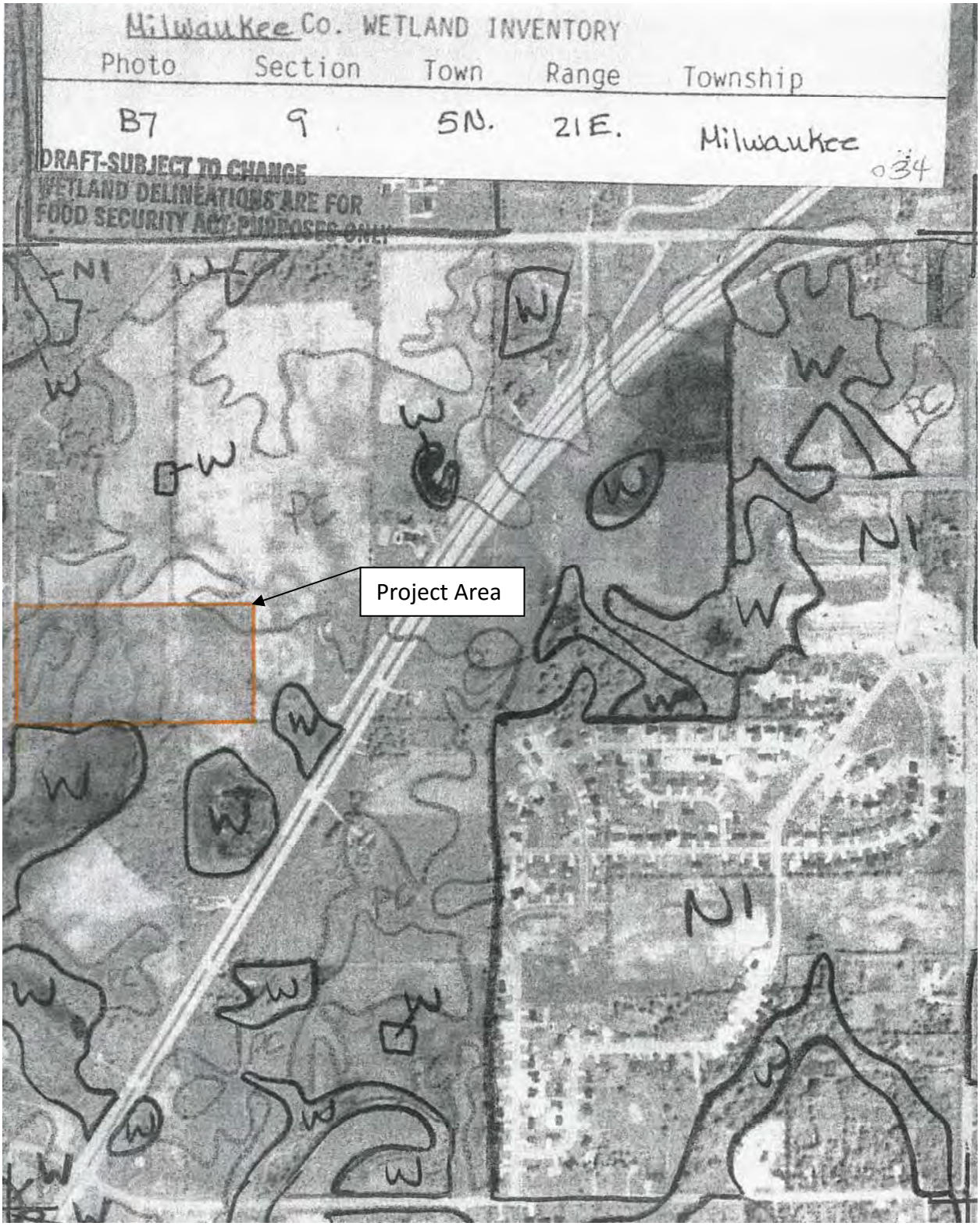
Exhibit 12. NAIP/FSA Images for Normal Precipitation Years
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County

1993 FSA Slide

1991 FSA Slide

240598

EXHIBIT 13. Draft NRCS Wetland Inventory Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County



Appendix C:

Table 15-3.0503 – Worksheet for Calculation of Resource Protection Plan

Table 15-3.0504 – Worksheet for Calculation of Site Intensity and Capacity for Residential Development

Natural Resources Protection Plan Checklist

1/22/2019

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.	20.08	20.08 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.	(20.08-0.685)	19.395 acres
Step 3	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	(19.395-0)	19.395 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.	(19.395-4.178)	15.217 acres
Step 5	**Equals "Base Site Area"**		**15.217**

Worksheet for the Calculation of Natural Resource Protection Land (Calculations are based on inclusion of non-federal exempt wetlands)				
Natural Resource Feature	**Zoning District Type: Residential (a) Protection Standard (%)**	**Acres of Land in Resource Feature**	**Protection Requirement (acres)**	**Area of Proposed Disturbance in Study Area (acres)**
Steep Slopes:				
10 - 19%	60%	0.000	0.000	0.000
20 - 30%	75%	0.000	0.000	0.000
> 30%	85%	0.000	0.000	0.000
Woodlands & Forests:				
Mature	70%	0.000	0.000	0.000
Young	50%	0.000	0.000	0.000
Lakes & Ponds	100%	0.000	0.000	0.000
Streams	100%	0.000	0.000	0.000
Shore Buffer	100%	0.000	0.000	0.000
Floodplains/Floodlands	100%	0.000	0.000	0.000
Wetland Buffer 30'	100%	1.482	1.482	0.680
Wetlands & Shoreland Wetlands	100%	1.513	1.513	0.227
Total Resource Protection Land			**2.995**	0.907
* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.				
*Land disturbance proposed to occur in Wetland Building Setback but no buildings/impervious surfaces are being proposed in the Wetland Building Setback.				

Table 15-3.0504		
Worksheet for the Calculations of Site Intensity and Capacity for Residential Development (Calculations are based on inclusion of non-federally exempt wetlands)		
Step 1:	**CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): _15.217 acres_	
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X _____0.00_____	
	Equals **MINIMUM REQUIRED ON-SITE OPEN SPACE** =	0.00 acres
Step 2:	**CALCULATE NET BUILDABLE SITE AREA:**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): 15.217 acres__	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- _2.995 acres_	
	Equals **NET BUILDABLE SITE AREA** =	12.222
Step 3:	**CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:**	
	Take Net Buildable Site Area (from Step 2 above): 12.222 acres__	
	Multiply by Maximum Net Density (ND) (see specific residential zoning district ND standard): X ____1.394 _____	
	Equals **MAXIMUM NET DENSITY YIELD OF SITE =**	17.037
Step 4:	**CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:**	
	Take Base Site Area (from Step 5 of Table 15-3.0502): 15.217 acres___	
	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X _____1.394_____	
	Equals **MAXIMUM GROSS DENSITY YIELD OF SITE =**	21.212
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):	17.037 D.U.s

1/22/2019

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.	20.08	20.08 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.	(20.08-0.685)	19.395 acres
Step 3	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	(19.395-0)	19.395 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.	(19.395-4.178)	15.217
Step 5	**Equals "Base Site Area"**		**15.217**

Worksheet for the Calculation of Natural Resource Protection Land (Calculations are based on exclusion of non-federal exempt wetlands)				
Natural Resource Feature	**Zoning District Type: Residential (a) Protection Standard (%)**	**Acres of Land in Resource Feature**	**Protection Requirement (acres)**	**Area of Proposed Disturbance in Study Area (acres)**
Steep Slopes:				
10 - 19%	60%	0.000	0.000	0.000
20 - 30%	75%	0.000	0.000	0.000
> 30%	85%	0.000	0.000	0.000
Woodlands & Forests:				
Mature	70%	0.000	0.000	0.000
Young	50%	0.000	0.000	0.000
Lakes & Ponds	100%	0.000	0.000	0.000
Streams	100%	0.000	0.000	0.000
Shore Buffer	100%	0.000	0.000	0.000
Floodplains/Floodlands	100%	0.000	0.000	0.000
Wetland Buffer 30'	100%	0.801	0.801	0.000
Wetlands & Shoreland Wetlands	100%	1.285	1.285	0.000
Total Resource Protection Land			**2.086**	0.000
* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.				
*Land disturbance proposed to occur in Wetland Building Setback but no buildings/impervious surfaces are being proposed in the Wetland Building Setback.				

Table 15-3.0504		
Worksheet for the Calculations of Site Intensity and Capacity for Residential Development (Calculations are based on exclusion of non-federally exempt wetlands)		
Step 1:	**CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): _15.217 acres_	
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X _____0.00_____	
	Equals **MINIMUM REQUIRED ON-SITE OPEN SPACE** =	0.00 acres
Step 2:	**CALCULATE NET BUILDABLE SITE AREA:**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): 15.217 acres__	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- _2.086 acres_	
	Equals **NET BUILDABLE SITE AREA** =	13.131
Step 3:	**CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:**	
	Take Net Buildable Site Area (from Step 2 above): 13.131 acres__	
	Multiply by Maximum Net Density (ND) (see specific residential zoning district ND standard): X ____1.394 _____	
	Equals **MAXIMUM NET DENSITY YIELD OF SITE =**	18.304
Step 4:	**CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:**	
	Take Base Site Area (from Step 5 of Table 15-3.0502): 15.217 acres___	
	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X _____1.394_____	
	Equals **MAXIMUM GROSS DENSITY YIELD OF SITE =**	21.212
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):	18.304 D.U.s

NATURAL RESOURCE PROTECTION PLAN CHECKLIST

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

_____

Signature of the person preparing this checklist

Staff Notes **Reviewer's Initials:** _____

Appendix D:
Site Photographs

Site Photographs

Project Name	Site Location	Project No.
Oakes Estates Subdivision	City of Franklin, Milwaukee County, WI	325119

Photo No.	Date
1	1/16/2019

Description

Wetland 1

Mixed plant community consisting of Shallow marsh, fresh (wet) meadow, and shrub-carr (willow thicket).

Photo facing east

Photo No.	Date
2	1/16/2019

Description

Wetland 1

Fresh (wet) meadow plant community transitioning to shrub-carr plant community.

Photo facing southwest

Site Photographs

Project Name	Site Location	Project No.
Oakes Estates Subdivision	City of Franklin, Milwaukee County, WI	325119

Photo No.	Date
3	1/16/2019

Description

Wetland 1

Shallow marsh plant community.

Photo facing southeast

Photo No.	Date
4	1/16/2019

Description

Wetland 1

Fresh (wet) meadow plant community.

Photo facing south

Site Photographs

Project Name	Site Location	Project No.
Oakes Estates Subdivision	City of Franklin, Milwaukee County, WI	325119

Photo No.	Date
5	1/16/2019

Description

Wetland 2

Fresh (wet) meadow plant community.

Photo facing south

Photo No.	Date
6	1/16/2019

Description

General overview of the property

Photo facing west

Site Photographs

Project Name	Site Location	Project No.
Oakes Estates Subdivision	City of Franklin, Milwaukee County, WI	325119

Photo No.	Date
7	1/16/2019

Description

General overview of the property

Photo facing east

Photo No.	Date
8	1/16/2019

Description

General overview of the property showing upland transitioning into Wetland 1.

Photo facing east

Appendix E:
USACE Jurisdictional Determination
WDNR Artificial Wetland Exemption Determination
WDNR Non-federal Wetland Exemption Determination

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

REPLY TO ATTENTION OF
REGULATORY BRANCH

Regulatory File No. 2018-01719-MHK December 21, 2018

Mr. Maxwell Oakes
2000 Oakes Road
Racine, Wisconsin 53406

Dear Mr. Oakes:

This letter is in response to a request for an approved jurisdictional determination for a 20-acre property located at 7400 S. 92nd Street in the City of Franklin. The project is located in Section 9, Township 5 North, Range 21 East, Milwaukee County, Wisconsin. The review area for our jurisdictional determination is identified on the enclosed Figure 1.

The review area contains no waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

If you have any questions, please contact me in our Brookfield office at (651) 290-5733 or Marie.H.Kopka@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Marie H. Kopka
Lead Project Manager

Enclosures

cc: Ron Londre, TRC Environmental Corporation

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): December 21, 2018

B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: Oakes Estates Subdivision, MVP-2018-01719-MHK

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: WI County/parish/borough: Milwaukee City: Franklin

Center coordinates of site (lat/long in degree decimal format): Lat. 42.909732° **N**, Long. -88.026625° **E**.

Universal Transverse Mercator: Zone 16 (X 416198.763022, Y 4751301.941967)

Name of nearest waterbody: Legend Creek

Name of watershed or Hydrologic Unit Code (HUC): Great Lakes Region (04040002)

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: November 27, 2018

☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no"*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. **Waters of the U.S.:** N/A

2. **Non-regulated waters/wetlands (check if applicable):**[1]

☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.

Explain: **The review area contains 2 intrastate wetlands, W-1 and W-2. W-1 is part of a larger wetland depressional basin that extends to the south. A review of the 2018 Southeastern Wisconsin Regional Planning Commission wetland delineation report, NRCS soil survey, USGS topographic map, National Hydrography Dataset, Wisconsin Wetland Inventory, Milwaukee County GIS 2-foot contour map and hydrology, and Google Earth Street view and historic aerial photos from 1937 to present indicate that both wetlands are located within flat/depressional areas with no surface or shallow subsurface connection to Legend Creek, approximately 2,429 feet southeast, or the tributary to Tess Corners Creek, approximately 3,527 feet to the northwest. There are no surface inlets/outlets within the wetlands. These wetlands do not border, neighbor nor are contiguous with another water of the U.S. They are not separated from other WOUS by man-made dikes, barriers, or berms. These wetlands are surrounded by residential development and past agricultural fields. The disturbance of surrounding land uses precludes an ecological connection to a WOUS.**

These aquatic resources do not support a link to interstate or foreign commerce; are not known to be used by interstate or foreign travelers for recreation or other purposes; do not produce fish or shellfish that could be taken and sold in interstate or foreign commerce; and are not known to be used for industrial purposes by industries in interstate commerce. Therefore, the Corps has determined that these wetlands are not regulated by the Corps under Section 404 of the Clean Water Act.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs: N/A

[1] Supporting documentation is presented in Section III.F.

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY): N/A

C. SIGNIFICANT NEXUS DETERMINATION: N/A

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY): N/A

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY): N/A

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☒ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☒ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☒ Wetlands: W1 is 1.7 acres and W-2 is 0.07 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Southeastern Wisconsin Regional Planning Commission "Gerald G Mahr Estate" Wetland Delineation Report dated February 1, 2018
- ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☒ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☒ U.S. Geological Survey Hydrologic Atlas:
  - ☒ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K WI-Hales Corners
- ☒ USDA Natural Resources Conservation Service Soil Survey. Citation: Milwaukee County
- ☐ National wetlands inventory map(s). Cite name:
- ☒ State/Local wetland inventory map(s): Wisconsin Wetland Inventory (Wisconsin DNR Surface Water Data Viewer)
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☒ Photographs: ☒ Aerial (Name & Date): Milwaukee County GIS 2018, 1951, 1937; SEWRPC aerials 2015, 2013, 2010, 2007, 2005, 2000, 1995, 1990, 1985, 1980, 1975, 1970, 1963, 1956; NAIP 2015, 2013, 2006; FSA 2001, 2000, 1998, 1997, 1993, 1991
  or ☒ Other (Name & Date): ground level photos in 2018 delineation report, Google Earth Street View
- ☐ Previous determination(s). File no. and date of response letter:

☐ Applicable/supporting case law:
☐ Applicable/supporting scientific literature:
☒ Other information (please specify):Milwaukee County GIS 2-foot contour map, LIDAR

B. ADDITIONAL COMMENTS TO SUPPORT JD:

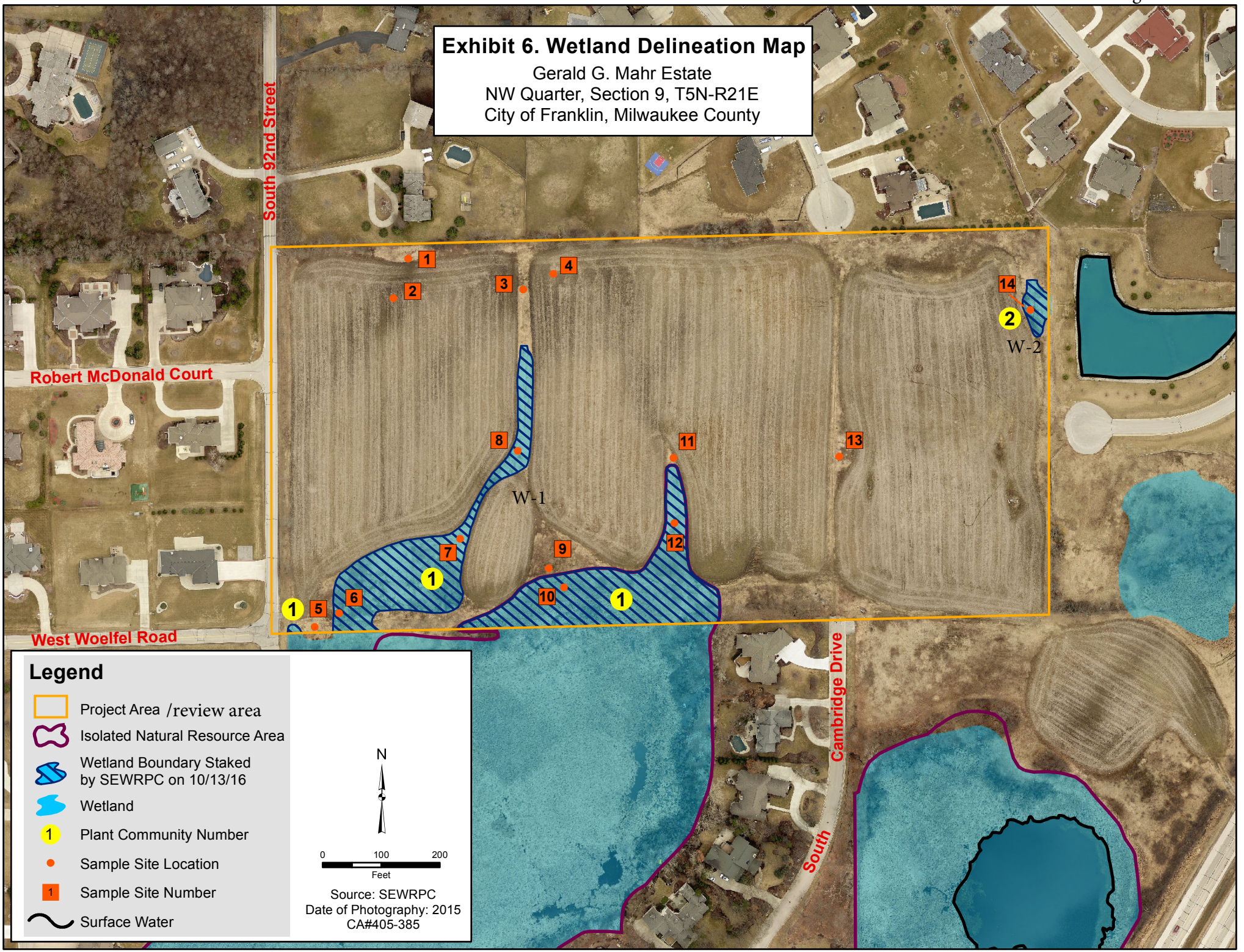


Exhibit 6. Wetland Delineation Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
Cambridge Drive
South
W-1
W-2
1
2
3
4
5
6
7
8
9
10
11
12
13
14
Legend
Project Area /review area
Isolated Natural Resource Area
Wetland Boundary Staked by SEWRPC on 10/13/16
Wetland
Plant Community Number
Sample Site Location
Sample Site Number
Surface Water
N
0
100
200
Feet
Source: SEWRPC
Date of Photography: 2015
CA#405-385

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Maxwell Oakes	**File No.:** 2018-01719-MHK	**Date:** Dec. 21, 2018

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://usace.army.mil/inet/functions/cw/cecwo/reg or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact the Division Engineer through:
Marie Kopka U.S. Army Corps of Engineers 250 Sunnyslope Road, Suite 296 Brookfield, Wisconsin 53005 651-290-5733	Administrative Appeals Review Officer Mississippi Valley Division P.O. Box 80 (1400 Walnut Street) Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 5, 2018 WIC-SE-2018-41-01941

C/O Max Oakes
Ignacio Vasquez
11400 St. Martin's Road
Franklin, WI 53132

RE: Artificial Wetland Exemption Determination for wetlands present on the Mahr Estate parcel (7400 South 92nd Street), located in the SW1/4 of the NW1/4 of Section 09, Township 05 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Vasquez:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat and field notes, the 1958 USGS topographic Quad map, and soil mapping.
- Historic and recent aerial photographs.
- Site photographs that show different angles and views of the wetlands in question.

Below is a summary of our findings:

Request Narrative

According to the request narrative, some of the delineated wetland on the property consists of created agricultural swales. No other information is provided in the narrative to support this assertion.

Historic Map Review

- Original Land Survey Plat. The original land survey indicates marsh in the vicinity of the parcel, although it does appear that the parcel itself is to the north of the mapped marsh area.
- 1958 USGS Topographic Quad map: The USGS Quad map indicates wetland in approximately the same location as the original land survey plat.
- Soil Maps: The soil maps indicate that the wetlands present on the parcel are primarily mapped in Blount silt loam (BlA) soils. Blount soils are predominantly non-hydric, but may contain areas of hydric (wet) soils which are likely to support wetland conditions if undisturbed.

Aerial Photograph Review

Two swales connected with the larger wetland immediately to the south of the subject parcel are present and exhibit definitive evidence of longer term wetness (a distinctly darker color within the swale as opposed to the surrounding landscape) in most of the historic aerial photography, dating back to the 1930's. Although the parcel in question has primarily been used for agricultural crop production (with brief fallow periods) at least as long ago as the 1930's, the applicant provided no evidence to indicate that either of the two swales was purposely created. Also, soil data within these two features from a 2016 wetland delineation conducted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) shows that the soil within the swales has not been subject to the mixing and filling typically seen in soil profiles which have been significantly disturbed in the past. As such, it appears that the two wetland swales currently present within the parcel are natural and not artificial.

However, the small wetland area in the northeast corner of the parcel did not exhibit any definitive evidence of wetland history prior to 1991. It appears that this area has developed due to the indirect influence of the construction of a storm water detention basin to the east of the parcel and of the wetland between 2005 and 2010.

Conclusion:

Based upon the information provided above, the small wetland in the northeast corner of the property lacked a wetland history prior to August 1, 1991, and fulfills all other artificial wetland exemption standards as described under Wisconsin state law. Therefore, this wetland is exempt from state wetland regulations.

The two agricultural swale wetlands present within the project area exhibited definitive evidence of wetland history prior to August 1, 1991 and are not exempt from state wetland regulations.

Please refer to the attached figure for the extents and locations of state exempt and non-exempt wetlands.

This letter describes DNR's decision regarding the jurisdictional status some of the delineated wetlands present on this parcel, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of the delineated wetlands on this parcel, you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact for Milwaukee County is April Marcangeli. April Marcangeli can be reached at (651) 290-5731.

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

Sincerely,

Neil Molstad
Wetland Exemption Specialist

cc: April Marcangeli, U.S. Army Corps of Engineers
Joshua Wied, DNR Water Management Specialist
Ronald Londre, TRC Solutions, Consultant
City of Franklin
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

Attachments:

Parcel Location Map
Wetland Delineation Mapping for the Parcel Depicting State Exempt and Non-Exempt Wetlands

MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

6,019 0 3,009 6,019 Feet

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

1: 36,112

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website.The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

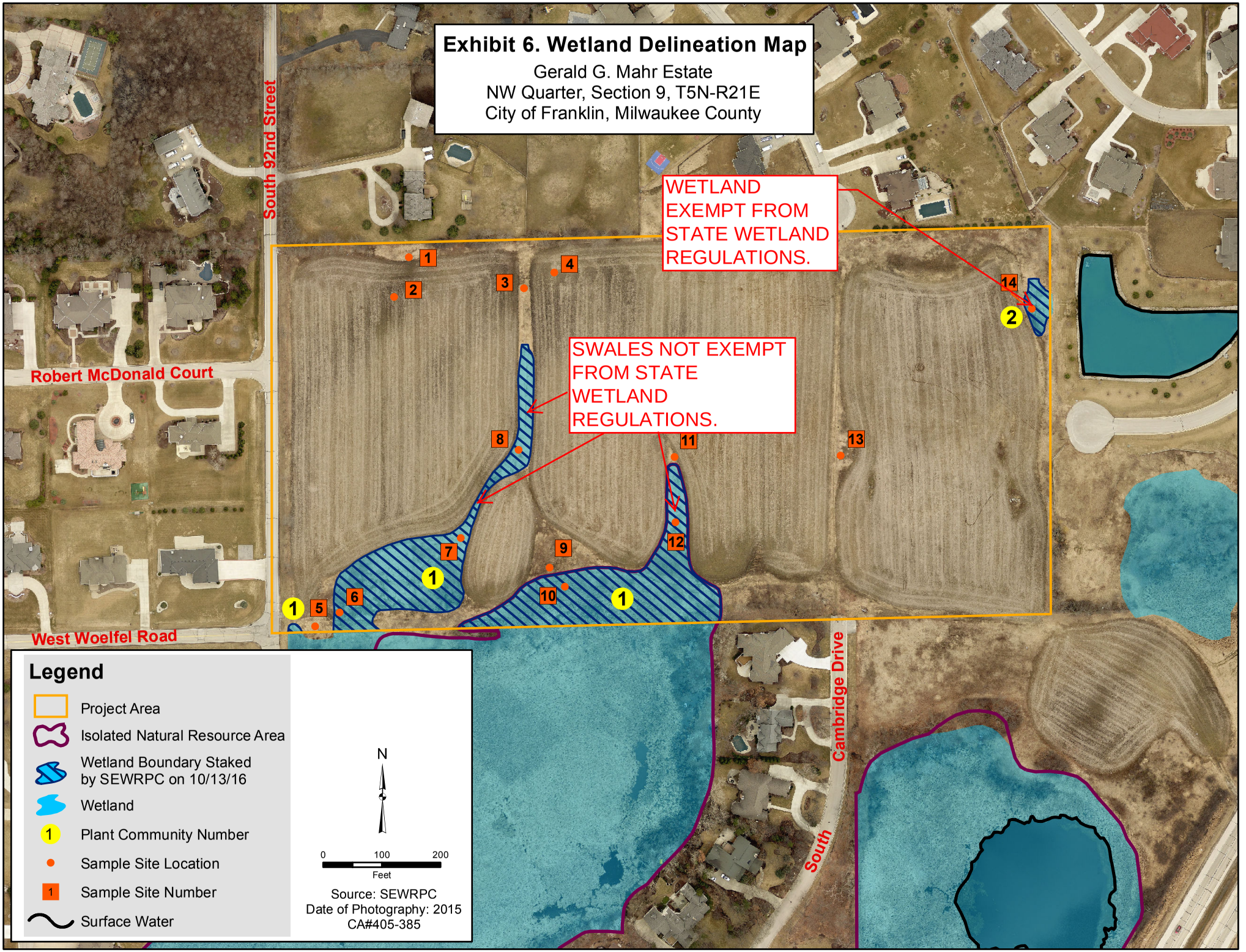


Exhibit 6. Wetland Delineation Map
Gerald G. Mahr Estate
NW Quarter, Section 9, T5N-R21E
City of Franklin, Milwaukee County
South 92nd Street
Robert McDonald Court
West Woelfel Road
Cambridge Drive
South
WETLAND EXEMPT FROM STATE WETLAND REGULATIONS.
SWALES NOT EXEMPT FROM STATE WETLAND REGULATIONS.
1
2
3
4
5
6
7
8
9
10
11
12
13
14
Legend
Project Area
Isolated Natural Resource Area
Wetland Boundary Staked by SEWRPC on 10/13/16
Wetland
Plant Community Number
Sample Site Location
Sample Site Number
Surface Water
N
0
100
200
Feet
Source: SEWRPC
Date of Photography: 2015
CA#405-385

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1500 N Johns Street
Dodgeville, WI 53533-2116

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 2, 2019 EXE-SE-2019-41-00326

Oakes Estates, LLC
C/O Max Oakes
2000 Oakes Road
Racine, WI 53406

RE: Nonfederal wetland exemption determination for an area described as Wetland 1, located in the SW1/4 of the NW1/4 of Section 09, Township 05 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Oakes:

This letter is in response to your request for a nonfederal wetland exemption determination for the above mentioned wetlands.

According to s. 281.36 (4n), Wis. Stats., a nonfederal wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact, and must be done in compliance with applicable stormwater management zoning ordinances or stormwater Wisconsin Pollution Discharge Elimination System (WPDES) permits to qualify for this exemption (s. 281.36(4n)(b)3, Wis. Stats.). In addition, DNR must also consider whether the nonfederal wetland is a rare and high quality wetland as defined in s. 281.36(4n)(a)3, Wis. Stats.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- An Approved Jurisdictional Determination from the U.S. Army Corps of Engineers
- Site location map and photographs that show different angles and views of the wetland
- Botanical survey results
- Wetland delineation information
- Stormwater compliance information

Below is a summary of our findings:

Request Narrative
According to the request narrative the total wetland impacts to Wetland 1 (see enclosed map) will be 0.226 acres. The purpose of this project is residential development.

Approved Jurisdictional Determination
Wetland 1 has been determined to be not federally jurisdictional per an Approved Jurisdictional Determination issued by the U.S. Army Corps of Engineers on December 21, 2018 (Regulatory File No. 2018-01719-MHK).

Site Location and Photographs
The site location confirms the wetland is located in an urban area. Photographs of the larger wetland complex that contains Wetland 1 suggest a single plant community type dominated by invasive species.

Botanical Survey
The botanical survey demonstrates greater than 25% of the wetland complex that contains Wetland 1 is a shallow marsh consisting primarily of *Typha angustifolia* (narrow-leaved cattail) and *Typha x glauca* (hybrid cattail). This does not meet the definition of a rare and high quality wetland pursuant to s. 281.36(4n)(a)3, Wis. Stats.

Wetland Delineation Information
The wetland delineation data forms for wetland sample points 6, 7, 10 and 12 indicate the portion of Wetland 1 to be impacted by this project is dominated by *Phalaris arundinacea* (reed canary grass).

Stormwater Compliance Information
The project will include two stormwater retention basins that will be designed and constructed to meet the Wisconsin Department of Natural Resources, Milwaukee Metropolitan Sewer District and the City of Franklin stormwater quality and quantity requirements.

Conclusion:
Based upon the documentation provided above, this project meets the eligibility criteria pursuant to s. 281.36 (4n), Wis. Stats. **You are able to proceed with this project**. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (608) 935-1920 or email James.Brodzeller@wisconsin.gov.

Sincerely,

James Brodzeller
Wetland Exemption Specialist

cc:	April Marcangeli	U.S. Army Corps of Engineers
	Josh Wied	DNR Water Management Specialist
	Ron Londre	TRC
	File	

PRELIMINARY PLAT
OAKES ESTATES SUBDIVISION

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN.

Part of the Southwest 1/4 of the Northwest 1/4 of Section 9, Town 5 North, Range 21 East of the Fourth Principal Meridian, in the City of Franklin, County of Milwaukee County and State of Wisconsin, bounded and described as follows:

Beginning at the Southwest corner of the Northwest 1/4 of said Section 9; run thence N00°03'00"W, 659.57 feet along the West line of the Northwest 1/4 of said Section 9; thence N88°34'18"E, 1325.64 feet to the West line of Stone Hedge Subdivision Addition No. 1, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on June 14, 2005 as Document No. 09028234; thence S00°08'32"E, 659.95 feet along the West line of Stone Hedge Subdivision Addition No. 1 to the South line of the Northwest 1/4 of said Section 9; thence S88°35'21"W, 1326.69 feet along the South line of the Northwest 1/4 of said Section 9 to the point of beginning of this description. Containing 874,719 square feet or 20.081 acres.

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

April 30, 2019

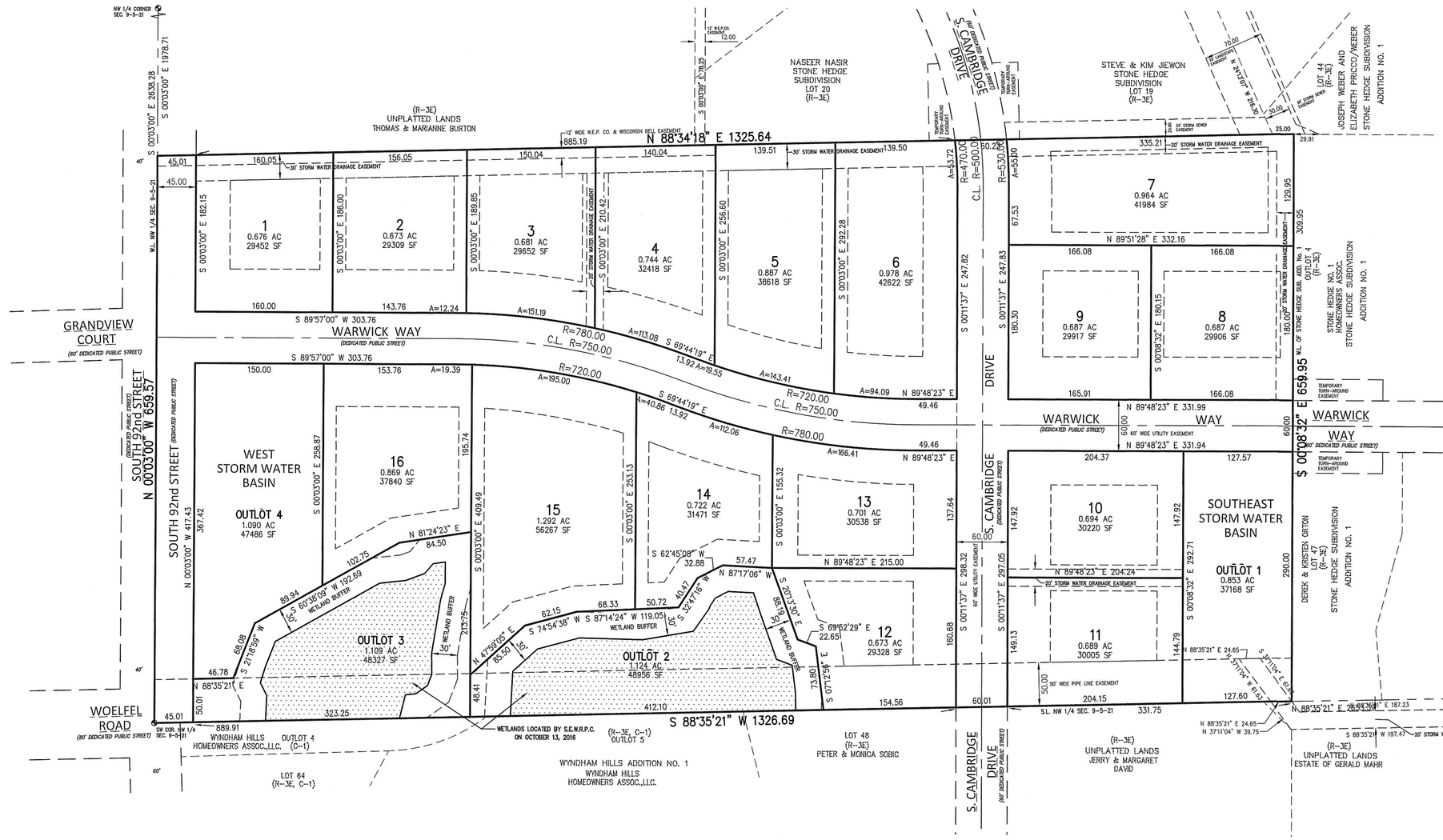
Mark R. Madsen, S-2271
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588

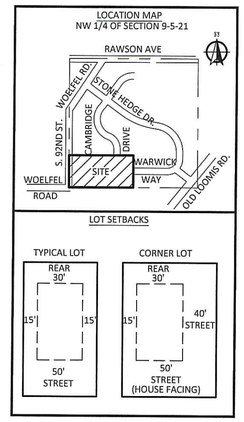
WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

N

160' 80' 0' 80' 160'

SCALE 1"=80'





There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

LEGEND AND NOTES

OWNER / LAND SPLITTER:
OAKES ESTATES, LLC.
2000 OAKES ROAD, RACINE, WI. 53406.

SURVEYOR/CIVIL ENGINEER:
NIELSEN MADSEN + BARBER
1458 HORIZON BLVD. SUITE 200
RACINE, WI. 53406.

PARCEL NUMBER: 754 9998 000

EXISTING ZONING: R-3E
PROPOSED ZONING: R-3E

EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL

LOTS ON 20.081 ACRES

WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927. THE WEST LINE OF NW 1/4 SEC. 9-5-21 IS ASSUMED TO BEAR N 00°03'00" W.

HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST

HALF SECOND.

DENOTES CONCRETE MONUMENT WITH SEWRPC BRASS CAP.

SHEET 1 OF 2 SHEETS

NMB JOB 2018.0117.01

EXISTING CONDITIONS

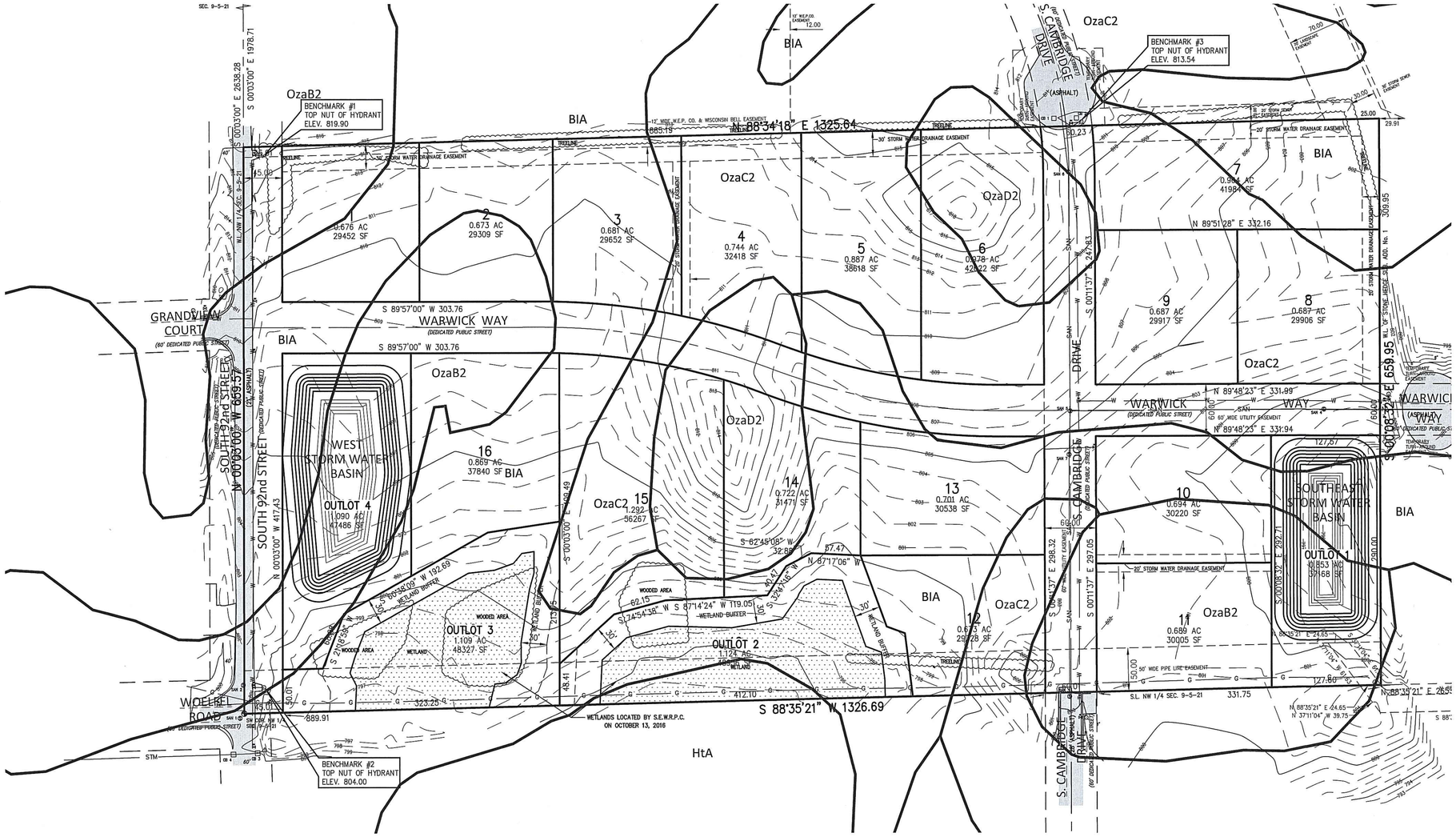
PRELIMINARY PLAT
OAKES ESTATES SUBDIVISION

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN.

N

160' 80' 0' 80' 160'

SCALE 1"=80'



FIELD WORK: 06-12-2018 BY: ETM / LMW

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND:

- SANITARY MANHOLE
- SANITARY SEWER
- CATCH BASIN
- HYDRANT
- WATER VALVE
- WATER MAIN
- GAS MAIN
- GAS VALVE
- SIGN
- MAILBOX
- LIGHT POLE
- POWER POLE
- DECIDUOUS TREE
- OVERHEAD WIRES
- FOUND IRON PIPE

EXISTING UTILITY DATA

CB 1
RIM 810.14
IE. 12" W 804.99
IE. 12" E 804.84

CB 2
RIM 809.83
IE. 12" W 804.48
IE. 15" E 804.43

CB 3
RIM 800.08
IE. 18" E 795.43
IE. 24" W 794.98

CB 4
RIM 800.08
IE. 24" E 794.53
IE. 24" W 794.38

CB 5
RIM 793.98
IE. 24" E 790.73
IE. 24" S 790.53
IE. 30" W 789.83

SAN 1
RIM 801.06
IE. 8" N/S 783.41
IE. 8" E/W 783.41

SAN 2
RIM 801.43
IE. 8" N/S 783.68

SAN 3
RIM 800.63
IE. 8" N/S 784.58
IE. 8" E 784.73

SAN 4
RIM 798.53
IE. 8" E/W 787.03

SAN 5
RIM 805.28
IE. 8" E 785.88
IE. 8" N/S 785.78

SAN 6
RIM 810.29
IE. 8" N/S 786.79

SAN 7
RIM 803.11
IE. 8" E/W 785.76
IE. 8" N/S 785.61

SOIL MAP DATA

Milwaukee and Waukesha Counties, Wisconsin (WI602)

Map Unit Symbol	Map Unit Name
BIA	Blount silt loam, 1 to 3 percent slopes
HtA	Houghton muck, 0 to 2 percent slopes
OzaB2	Ozaukee silt loam, 2 to 6 percent slopes, eroded
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded
OzaD2	Ozaukee silt loam, 12 to 20 percent slopes, eroded

UTILITY DATA

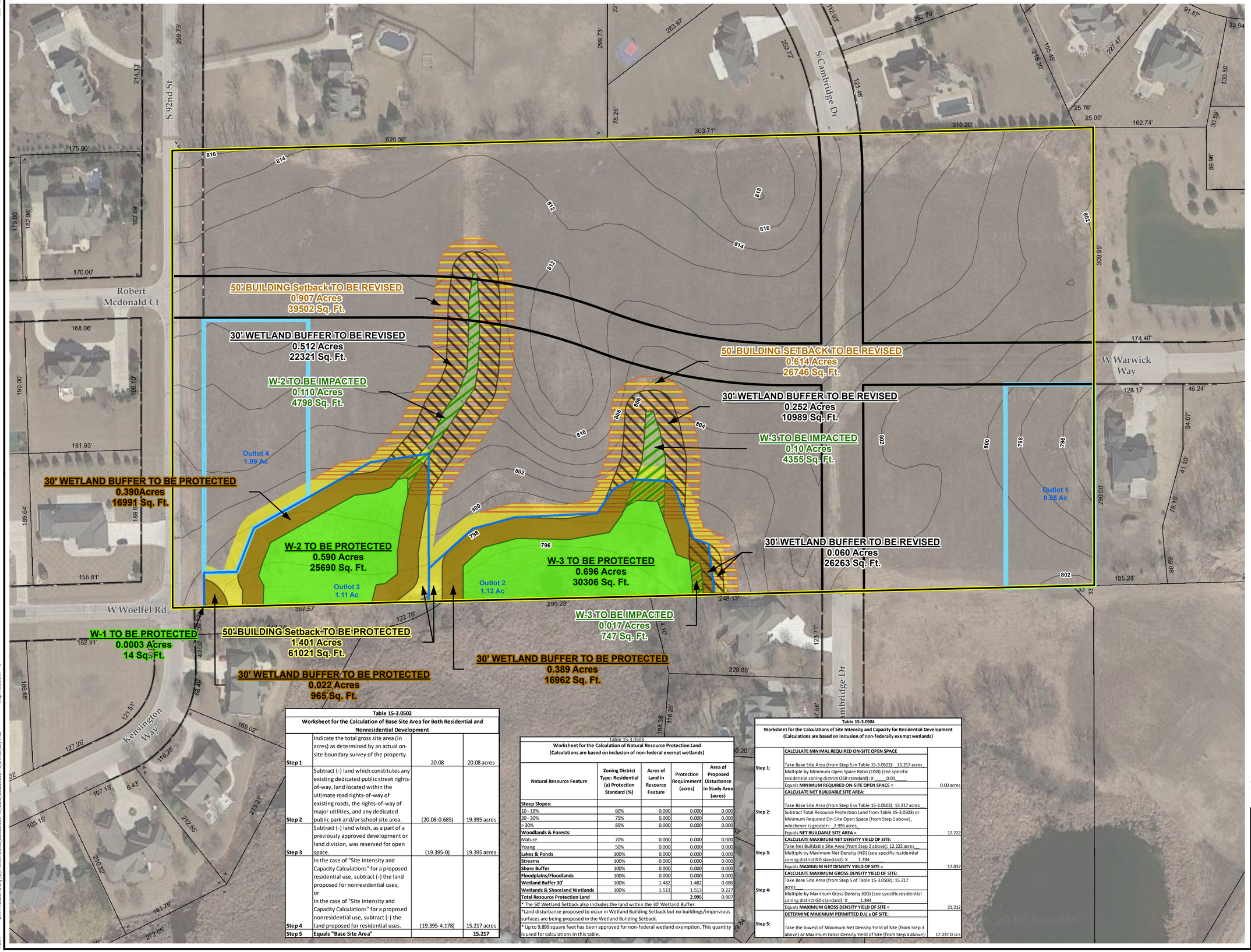
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THEREOTO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

4-30-19

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

SHEET 2 OF 2 SHEETS

NMB JOB 2018.0117.01



LEGEND

- STUDY AREA
- SITE LAYOUT
- DELINEATED WETLAND TO BE IMPACTED
- DELINEATED WETLAND TO BE PROTECTED
- 30' WETLAND BUFFER TO BE IMPACTED
- 30' WETLAND BUFFER TO BE PROTECTED
- 50' BUILDING SETBACK TO BE REVISED
- 50' BUILDING SETBACK TO BE PROTECTED
- OUTLOT
- OUTLOT AND CONSERVATION EASEMENT
- 2' CONTOUR
- RIGHT OF WAY

NOTES

1. BASE MAP IMAGERY FROM IMAGERY FROM GOOGLE EARTH PRO, (3/16/2018).
2. CONTOURS DERIVED FROM USGS, NATIONAL ELEVATION DATASET, 1/3 ARC SECOND RESOLUTION.
3. WETLAND DELINEATION REPORT DATED FEBRUARY 1, 2018 WAS PREPARED BY JENNIFER L. DIETL WITH SEWRPC, FIELD WORK WAS CONDUCTED BY JENNIFER DIETL, CHRISTOPHER JORS, AND DANIEL CARTER ON OCTOBER 13, 2016.
4. ALL WETLANDS NOT EXEMPTED BY STATE OR FEDERAL REGULATIONS WILL BE PRESERVED AND PROTECTED UNDER CONSERVATION EASEMENTS.
5. ALL NATURAL RESOURCE FEATURES THAT ARE SHOWN TO BE IMPACTED ARE EITHER EXEMPT NON-FEDERAL WETLANDS OR BUFFERS/SETBACKS ASSOCIATED WITH THE EXEMPT NON-FEDERAL WETLANDS.

0 60 120 Feet

1 " = 60 '
1:720

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.	20.08	20.08 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.	(20.08-0.685)	19.395 acres
Step 3	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	(19.395-0)	19.395 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.	(19.395-4.178)	15.217 acres
Step 5	**Equals "Base Site Area"**		**15.217**

Table 15-3.0503
Worksheet for the Calculation of Natural Resource Protection Land
(Calculations are based on inclusion of non-federal exempt wetlands)

Natural Resource Feature	Zoning District Type: Residential (a) Protection Standard (%)	Acres of Land in Resource Feature	Protection Requirement (acres)	Area of Proposed Disturbance in Study Area (acres)
Steep Slopes:				
10 - 19%	60%	0.000	0.000	0.000
20 - 30%	75%	0.000	0.000	0.000
> 30%	85%	0.000	0.000	0.000
Woodlands & Forests:				
Mature	70%	0.000	0.000	0.000
Young	50%	0.000	0.000	0.000
Lakes & Ponds	100%	0.000	0.000	0.000
Streams	100%	0.000	0.000	0.000
Shore Buffer	100%	0.000	0.000	0.000
Floodplains/Floodlands	100%	0.000	0.000	0.000
Wetland Buffer 30'	100%	1.482	1.482	0.680
Wetlands & Shoreland Wetlands	100%	1.513	1.513	0.227
Total Resource Protection Land			**2.995**	0.907

* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.
*Land disturbance proposed to occur in Wetland Building Setback but no buildings/impervious surfaces are being proposed in the Wetland Building Setback.
* Up to 9,899 square feet has been approved for non-federal wetland exemption. This quantity is used for calculations in this table.

Table 15-3.0504
Worksheet for the Calculations of Site Intensity and Capacity for Residential Development
(Calculations are based on inclusion of non-federally exempt wetlands)

Step 1:	**CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): 15.217 acres	
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X 0.00	
	Equals **MINIMUM REQUIRED ON-SITE OPEN SPACE** =	0.00 acres
Step 2:	**CALCULATE NET BUILDABLE SITE AREA:**	
	Take Base Site Area (from Step 5 in Table 15-3.0502): 15.217 acres	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- 2.995 acres	
	Equals **NET BUILDABLE SITE AREA** =	12.222
Step 3:	**CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:**	
	Take Net Buildable Site Area (from Step 2 above): 12.222 acres	
	Multiply by Maximum Net Density (ND) (see specific residential zoning district ND standard): X 1.394	
	Equals **MAXIMUM NET DENSITY YIELD OF SITE** =	17.037
Step 4:	**CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:**	
	Take Base Site Area (from Step 5 of Table 15-3.0502): 15.217 acres	
	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X 1.394	
	Equals **MAXIMUM GROSS DENSITY YIELD OF SITE** =	21.212
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):	17.037 D.U.s

MAX OAKES
OAKES ESTATES LLC
2000 OAKES RD.
RACINE, WI 53406
(262) 886-4474

PROJECT:
OAKES ESTATES SUBDIVISION
CITY OF FRANKLIN, WISCONSIN
NW 1/4 SECTION:09 TOWNSHIP:05N RANGE:21E

TITLE:
NATURAL RESOURCE PROTECTION PLAN

DRAWN BY:	A. ADAIR	PROJ. NO.:	325119
CHECKED BY:	R. LONDRE		**FIGURE 1**
APPROVED BY:	R. LONDRE		
DATE:	JULY 2019		

TRC
150 North Patrick Blvd., Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
www.trcsolutions.com

FILE NO.: 325119_24X36_July.mxd

Plot Date: 7/3/2019, 13:46:40 PM by RSUEMNICHT – LAYOUT: ANSI D (22"x34")
Path: S:\1-PROJECTS\City_of_Franklin\Oakes_Estates\325119_Oaks_Estates\325119_24X36_July.mxd
Coordinate System: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet (Ford US)
Map Rotation: 0

SOUTH 92nd STREET
LOT NO 1
LOT NO 2
LOT NO 3
LOT NO 4
LOT NO 5
LOT NO 6
LOT NO 7
LOT NO 8
LOT NO 9
LOT NO 10
LOT NO 11
LOT NO 12
LOT NO 13
LOT NO 14
LOT NO 15
LOT NO 16
VF - (4)
OWNER TO COORDINATE WITH CITY ENGINEERING REGARDING PLACEMENT OF STREET TREES
Swamp White Oak (3)
Arctic Fire Dogwood (18)
Arrowwood Viburnum (10)
Colorado Blue Spruce (4)
Frank Jr Redpointe Maple (3)
Iowa Juniper (5)
Heritage River Birch (4)
Arrowwood Viburnum (11)
OUTLOT 4
OUTLOT 3
OUTLOT 1
OUTLOT 2
WETLAND
WETLAND
Norway Spruce (5)
Arctic Fire Dogwood (11)
Swamp White Oak (2)
Heritage River Birch (3)
Frank Jr Redpointe Maple (2)
Arctic Fire Dogwood (7)
Iowa Juniper (4)
Arrowwood Viburnum (10)
OUTLOT 1
N.L. SW 1/4 SEC. 9-5-21
(REC. N 88°35'30" E)
LOT 48
OUTLOT 4
OUTLOT 5
N 88°35'21" E 24.65
N 37°11'04" W 39.75
UNPLATTED LANDS
0 40 80 120 feet
SCALE 1" = 40'
OVERALL SITE PLAN

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
4111 Taft Rd, Kenosha Wi 53142

TNA
Landscape Architecture & Project Management

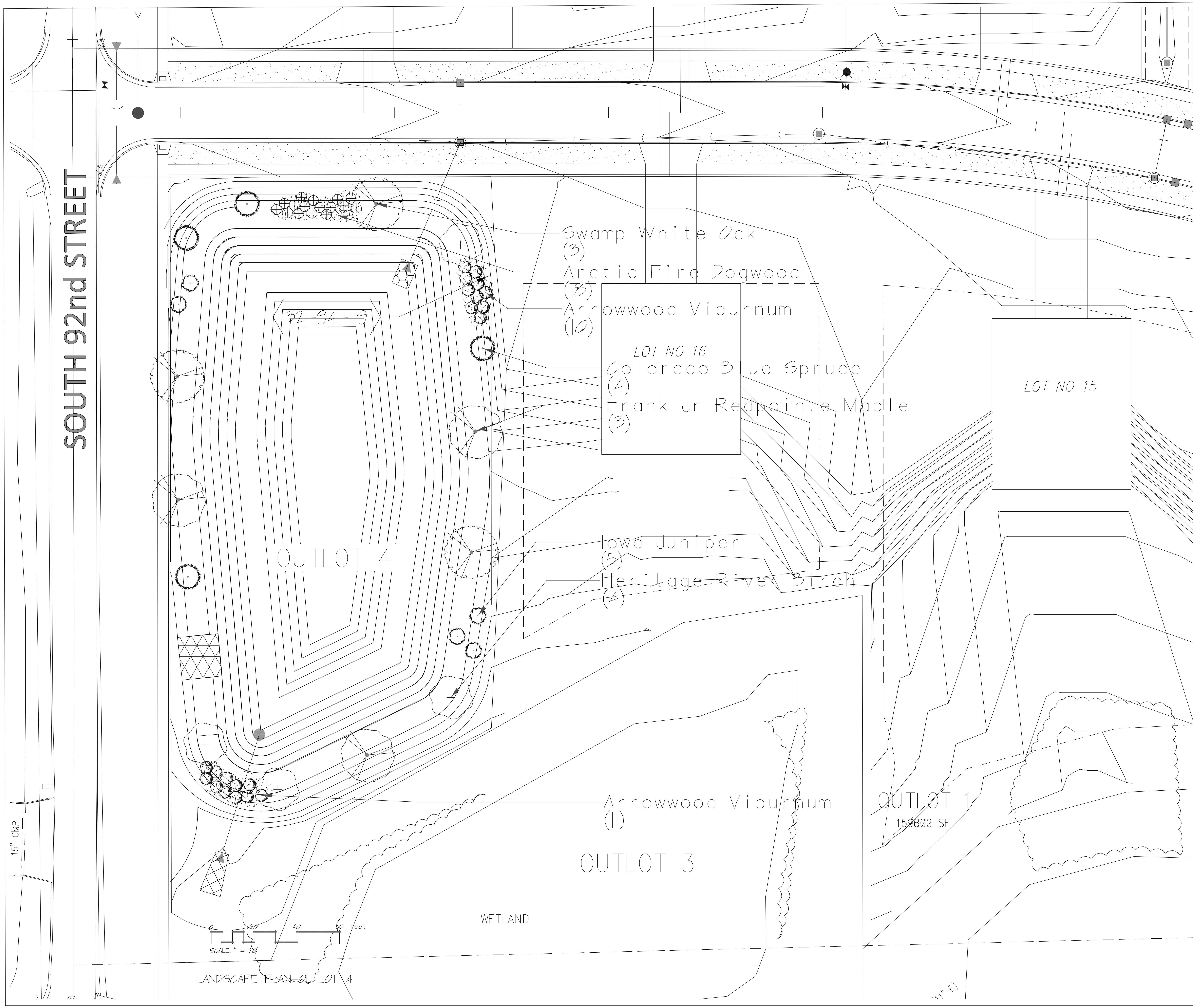
No.	Revision/Issue	Date
1	REMOVE STREET TREES	7-8-19
2		
3		
4		

OAKES ESTATES SUBDIVISION
LANDSCAPE PLANS
FOR
OAKES ESTATES, LLC
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000624

Project 20190618
Date 6-24-19
Scale

Sheet
L-1



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Call 811 or (800) 242-8511
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THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
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4111 Taft Rd, Kenosha Wi 53142

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No.	Revision/Issue	Date
1	REMOVE STREET TREES	7-8-19
2		
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4		

OAKES ESTATES SUBDIVISION
LANDSCAPE PLANS
FOR
OAKES ESTATES, LLC
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 20190618
Date 6-24-19
Scale

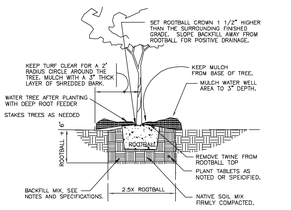
Sheet
L-2

PLANT SCHEDULE

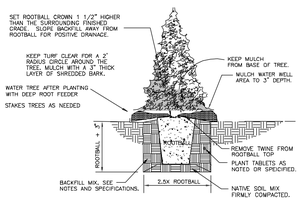
TREES	COMMON NAME	SIZE	CONTAINER	QTY
Acer rubrum 'Frank Jr.'	Frank Jr Redpointe Maple	B & B	2"Cal	5
Betula nigra 'Heritage'	Heritage River Birch	10-12'		7
Quercus bicolor	Swamp White Oak	B & B	2"Cal	5

EVERGREEN TREES	COMMON NAME	SIZE	CONTAINER	QTY
Juniperus chinensis 'Iowa'	Iowa Juniper	6'		9
Picea abies	Norway Spruce	6'		5
Picea pungens glauca	Colorado Blue Spruce	6'		4

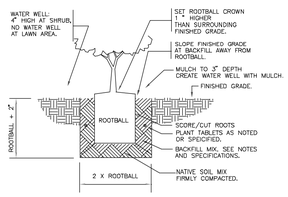
SHRUBS	COMMON NAME	SIZE	CONTAINER	QTY
Cornus sanguinea 'Arctic Fire' TM	Arctic Fire Dogwood	5 gal		36
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	3'		31



100 TREE PLANTING DETAIL
1" = 1'-0"



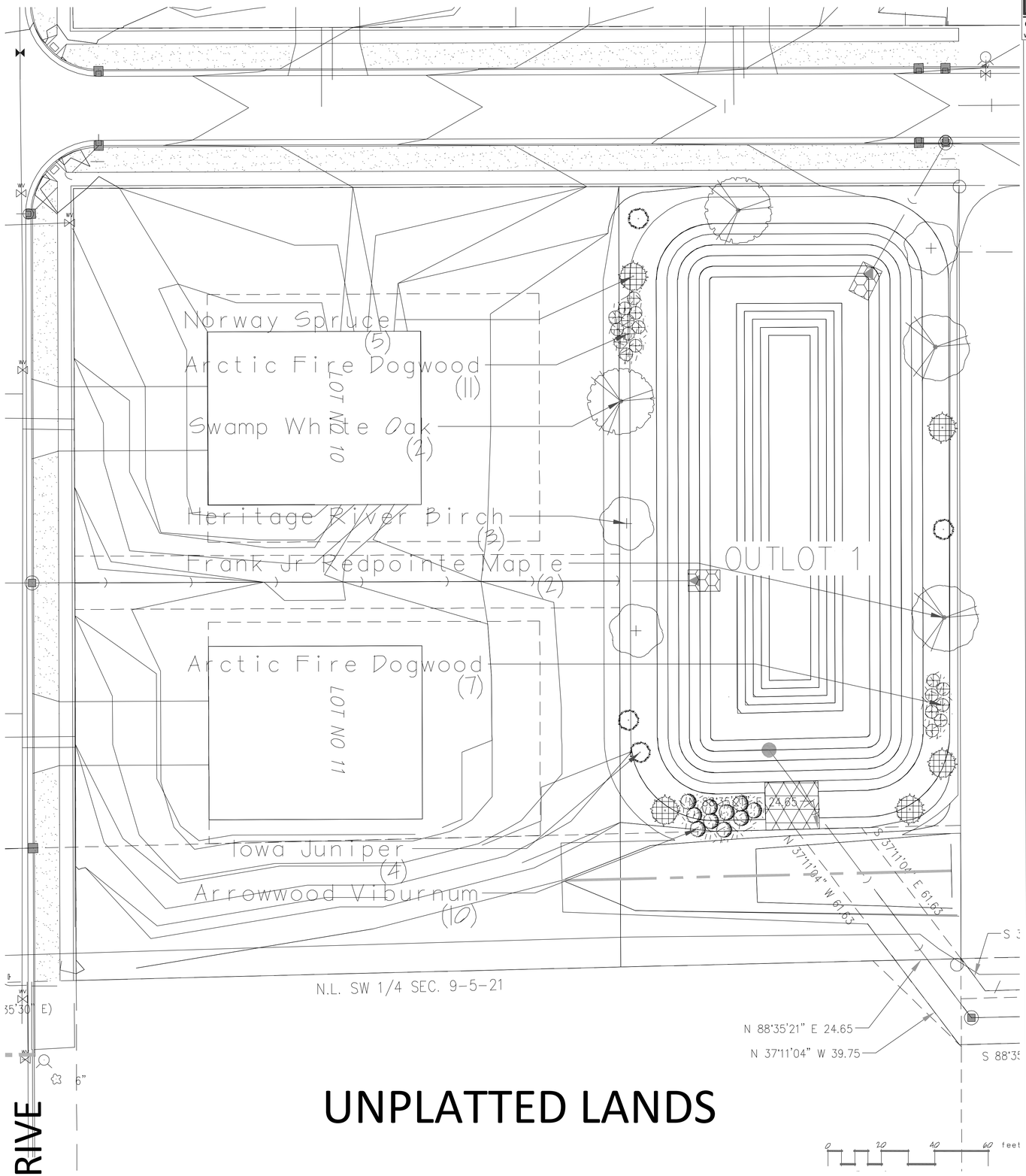
102 EVERGREEN PLANTING DETAIL
1" = 1'-0"



103 SHRUB PLANTING
1" = 1'-0"

GENERAL LANDSCAPE NOTES;

1. Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
2. Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities due to changes in the overall phase 1 landscape plan.
5. Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
6. Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
7. Spade cut plant beds and tree rings with a 4" deep shovel cut.
8. Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
9. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
10. Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
11. Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization.
    Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
12. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
13. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
14. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.



UNPLATTED LANDS

LANDSCAPE PLAN-OUTLOT 1

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture & Project Management
411 Taft Rd, Kenosha Wi 53142

TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1	REMOVE STREET TREES	7-8-19
2		
3		
4		

OAKES ESTATES SUBDIVISION
LANDSCAPE PLANS
FOR
OAKES ESTATES, LLC
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 051-000624

Project 2019068
Date 6-24-19
Scale

Sheet L-3

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2019

Site Plan Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan Amendment for the proposed Southbrook Church expansion for property located at 11010 West St. Martins Road, subject to the conditions in the draft resolution.

Project Name:	Southbrook Church Building Addition
Project Address:	11010 West St. Martins Road
Applicant:	Southbrook Church, Inc.
Agent:	Paul Barribeau, Goth Design Group, Inc.
Property Owner:	Southbrook Church, Inc.
Current Zoning:	I-1 Institutional District
2025 Comprehensive Plan	Institutional and Areas of Natural Resource Features
Use of Surrounding Properties:	Areas of natural resource features and recreational to the north, single-family residential to east, single-family residential, recreational and commercial to the south and single-family to the west.
Applicant Action Requested:	Approval of the Site Plan Amendment for the Southbrook Church building addition.

Introduction/History

Please note:

- Staff recommendations are included in the draft resolution.
- Staff comments, and the applicant's responses, are attached.

On April 16, 2019, the applicant submitted an application for a Site Plan Amendment for the Southbrook Church property located at 11010 W. St. Martins Road. The applicant proposes to:

- Construct an approximately 21,800 square foot addition on the northeast side of the existing building for new worship, fellowship and classroom spaces.
- Construct a landscaped patio area on the south side of the building addition (which will entail removal of approximately 14 parking spaces from the northern end of the existing parking lot).
- Construct a 22 stall parking lot on the northern side of the existing building.

A previous building addition was approved by the Plan Commission by Resolution No. 2015-005, which entailed construction of a 23,600 square foot addition to the north side of the existing building along with a fire lane. Potential future phases were noted, although details were not available at that time.

Project Description/Analysis

The Southbrook Church, Inc. property is approximately 22.9 acres. Currently, the site consists of the existing 39,900 square foot church building, 303 off-street parking spaces, storm water ponds and a trail. The proposed site modifications include:

- Construction of an approximately 21,800 square foot addition on the northeast side of the existing building for new worship, fellowship and classroom spaces.
- Construction of a landscaped patio area on the south side of the building addition (which will entail removal of approximately 16 parking spaces from the northern end of the existing parking lot).
- Construction of a 22 stall parking lot on the northern side of the existing building.

Including the proposed building addition, the site will have a Landscape Surface Ratio (LSR) of 72.8%. The I-1 Institutional District requires a minimum LSR of 30.00 percent; therefore, this standard is met.

Architecture:

The existing church building consists of a painted split-face block base, decorative brick front façade, aluminum-clad windows, gray stained cedar siding and trim (around most of the building), painted concrete block on the gymnasium, and fiber cement siding on the east side of the most recent building addition.

The proposed addition primarily utilizes precast panels, with decorative brick on portions of the east and south elevations and on the northeast corner of the building addition, and aluminum storefront windows along the main south/east elevation.

Staff suggests that additional brick and/or cedar siding be placed on the south and east elevations.

The majority of the addition has a flat-roof, but the worship space addition is connected to the existing building with a pitched atrium roof.

Staff suggests additional articulation to the roofline of the worship space addition utilizing such features as visually distinctive elements on the corners, variegated roofline and cornice treatments, etc.

Parking:

Currently, the church has 303 existing off-street parking spaces distributed among three (3) parking lots on the property. Table 15-5.0203 of the UDO requires a Standard Parking Ratio of 0.4 parking spaces per church seat, 0.25 parking spaces per assembly person, and 0.3 parking spaces per day care/nursery school person. Based upon the applicant's maximum seating and occupant capacity, about 584 parking spaces would be required. However, only 309 parking spaces are proposed.

Section 15-5.0203A. and B. of the UDO allow a parking reduction of up to 25% based upon evidence such as the proposed use's projected parking demand, different and non-conflicting

times of parking need, etc. The applicant has provided this information. Therefore, the UDO would require only 438 parking spaces. However, the applicant is still 129 parking spaces, or about 30% short of the required parking amount.

Therefore, as allowed by Section 15-5.0203B.4. of the UDO, the applicant is identifying future parking areas of up to 130 additional parking spaces. Such future parking areas, if approved by the Plan Commission, may also be utilized to meet the UDO parking requirements.

Landscaping:

The applicant has proposed some additional landscaping adjacent to the new parking lot, the northeast corner of the building addition, and adjacent to the landscaped patio area. Accounting for the additional landscape bufferyard requirements, it appears that the landscaping addressed the UDO standards.

Lighting:

The applicant is proposing the addition of a minimal amount of exterior lighting. The photometric plan submitted shows light levels within the allowable footcandle limits of Section 15-5.0401 of the UDO.

Signage:

The applicant has indicated that no new signage is proposed as part of this application. Any signage proposed in the future will require separate review and approval by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department.

Stormwater Management:

In 2013, Southbrook Church added new stormwater ponds as part of a Site Plan Amendment for a new parking lot on the north side of the property. Both the parking and stormwater ponds were sized based on the estimated demand from future building additions. Therefore, the applicant must provide such information as the Engineering Department requests to verify that there is still adequate capacity in the existing stormwater ponds for the proposed building addition.

Natural Resource Protection Plan:

The applicant has submitted a Natural Resource Protection Plan (NRPP) map illustrating the location of protected natural resource features onsite. The NRPP notes removal of the wetland and associated buffers and setbacks where the subject building addition is proposed (as was approved by the Standards, Findings and Decision adopted by the City of Franklin Common Council on August 18, 2015).

Staff Recommendation

Department of City Development staff recommends approval of the Site Plan Amendment for the proposed Southbrook Church building addition for property located at 11010 West St. Martins Road, subject to the conditions in the draft resolution.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 7-11-19]*

RESOLUTION NO. 2019-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY LOCATED AT 11010 WEST ST. MARTINS ROAD TO ALLOW FOR AN APPROXIMATELY 21,800 SQUARE FOOT ADDITION TO THE NORTH SIDE OF THE EXISTING SOUTHBROOK CHURCH BUILDING, ALONG WITH REMOVAL OF AN EXISTING FIRE LANE AND A PORTION OF THE EASTERN PARKING LOT, AND ADDITION OF A NEW PARKING LOT TO THE WEST OF THE ADDITION AND A PARTIAL FIRE LANE/ACCESS TO THE NORTH SIDE OF THE ADDITION
(SOUTHBROOK CHURCH)
(TAX KEY NO. 799-9967-012)
(SOUTHBROOK CHURCH, INC., APPLICANT)

WHEREAS, Southbrook Church, Inc. having applied for an amendment to the site plan for the property located at 11010 West St. Martins Road, such Site Plan having been previously approved on June 29, 2000, by Resolution No. 2000-06, and amended thereafter by Resolution No. 2003-069, on July 17, 2003, Resolution No. 2013-007, on June 20, 2013 and Resolution No. 2015-005, on March 5, 2015; and

WHEREAS, such proposed amendment proposes an approximately 21,800 square foot addition to the north side of the existing Southbrook Church (for a new worship area, fellowship area and classroom space) to be connected to the existing building with a pitched roof atrium space with clerestory windows [previously, the applicant indicated that the existing stormwater ponds and parking lots were oversized as part of a 2013 Site Plan Amendment, to accommodate this and other future additions; the proposed addition removes a fire lane (that was constructed as part of the 2016 building addition) and a portion of the eastern parking lot, to accommodate the proposed addition to the church building, and in exchange, the applicant is proposing a new small parking lot to the west of the proposed addition, and a partial fire lane/access to the north side of the proposed addition], and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Southbrook Church, Inc., dated _____, 2019, as submitted by Southbrook Church, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. Southbrook Church, Inc., successors and assigns and any developer of the Southbrook Church expansion project 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 Southbrook Church expansion project, 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.

2. The approval granted hereunder is conditional upon Southbrook Church, Inc. and the Southbrook Church expansion project for the property located at 11010 West St. Martins Road: (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.

3. The Southbrook Church expansion project shall be developed in substantial compliance with the plans City file-stamped _____, 2019.

4. Pursuant to Section 15-5.0203B.4. of the City of Franklin Unified Development Ordinance, the applicant shall revise the Site Plan to note that "The reserved off-street parking areas shall be maintained as open space, and then, when needed, developed with paved off-street parking spaces, upon a determination by the Plan Commission that such off-street parking is necessary due to parking demand on the property exceeding original approval conditions."

5. The applicant shall revise the Site Plan and associated Civil Plans to provide curb and gutter for all parking lots and driveways.

6. The applicant shall obtain final approval of the stormwater management plan from the Engineering Department prior to issuance of any Building Permits.

7. The applicant shall obtain final approval of the Grading and Erosion Control Plan from the Engineering Department prior to issuance of any Building Permits.

8. The applicant shall revise the Architectural Plan and Elevations to provide the Optional Windows as noted in the plans prior to issuance of any Building Permits.

9. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Southbrook Church, Inc. expansion as depicted upon the plans City file-stamped _____, 2019, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further

action by the City of Franklin; and the Site Plan for the property located at 11010 West St. Martins Road, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2019.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2019.

APPROVED:

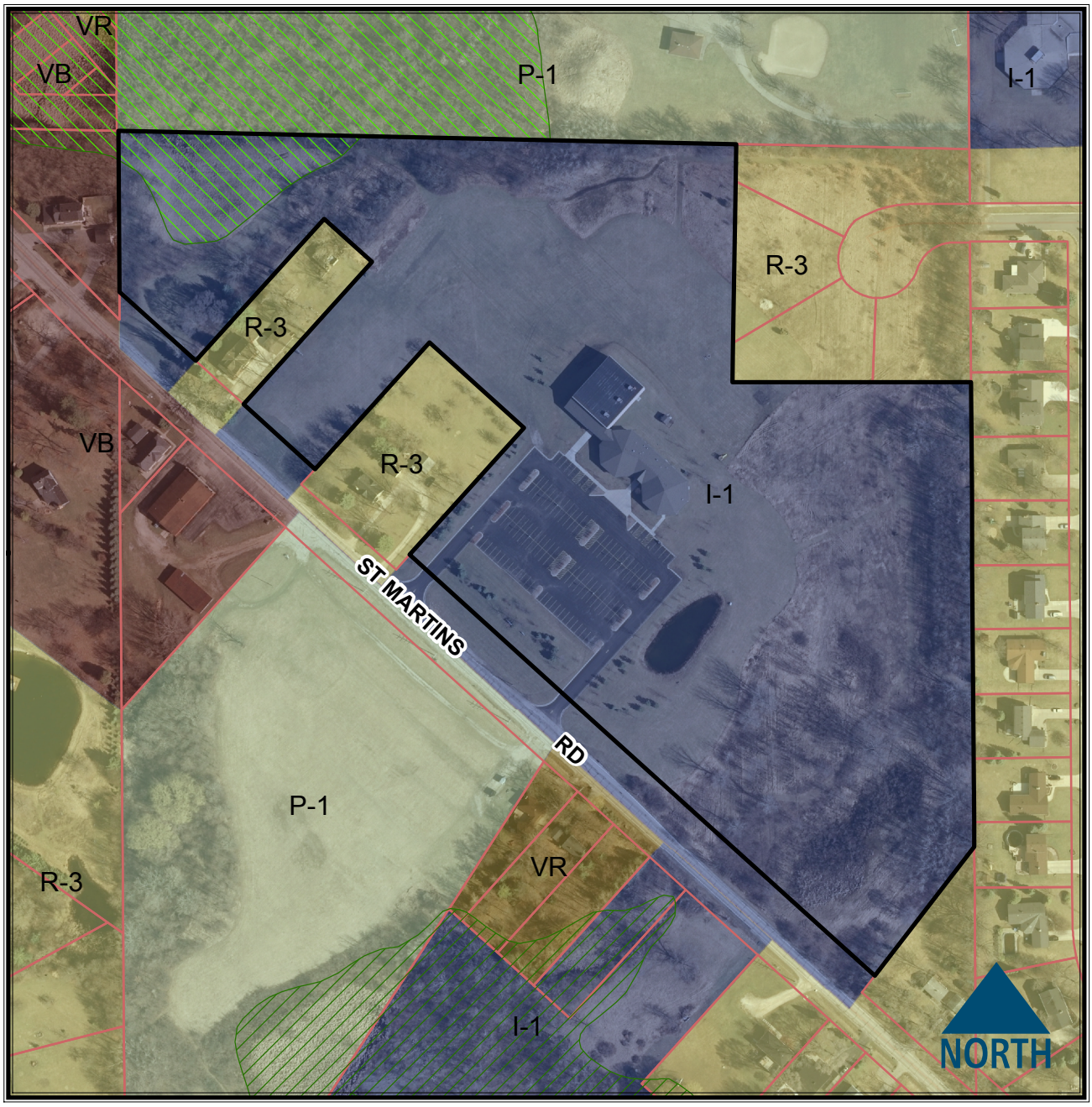
_____
Stephen R. Olson, Chairman

ATTEST:

_____
Sandra L. Wesolowski, City Clerk
AYES _____ NOES _____ ABSENT _____

City of Franklin

11010 West St. Martins Road



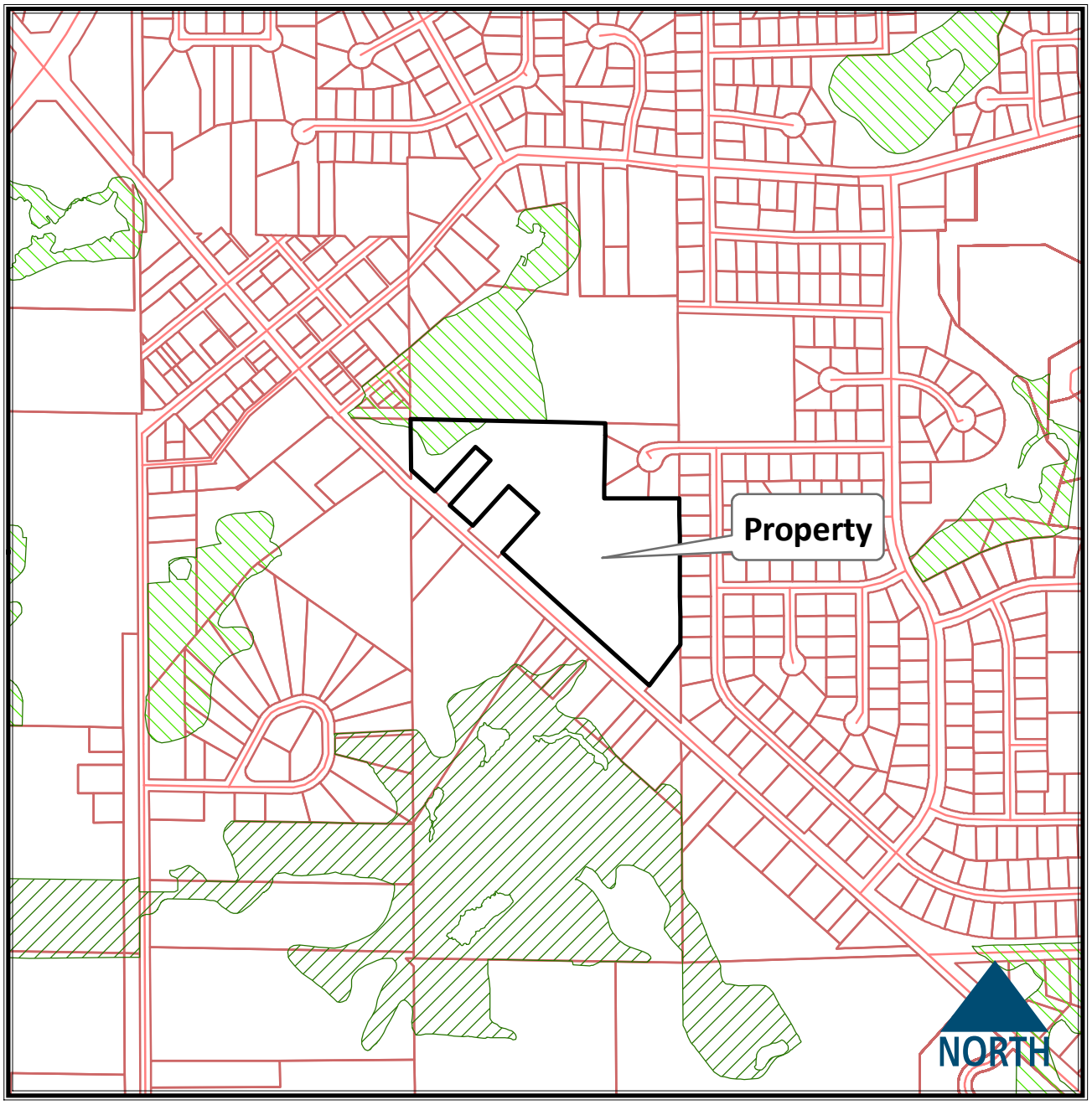
Planning Department
(414) 425-4024

0 0.005 0.01 0.02 0.03
Miles

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

11010 West St. Martins Road



Planning Department
(414) 425-4024

0 0.015 0.03 0.06 0.09
Miles

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.

April 16, 2019

Mr. Ben Kohout
Franklin Planning Department
9229 West Loomis Road
Franklin, WI 53132

GROTH
Design
Group

Summary of Proposed Southbrook Church Addition

Dear Mr. Kohout,

On behalf of Southbrook Church, we are pleased to submit this package to the City of Franklin for review relative to the proposed expansion of their church building at 11010 West St. Martin's Road.

After buying this property in 2012, the church soon discovered that the parking was insufficient for their needs. They undertook a parking lot expansion in 2013 and also increased the capacity of their storm-water ponds at the same time. The ponds and parking were sized based on estimates of several phases of additions that were being considered at that time, so they already provide more-than-adequate capacity for the building addition currently being proposed.

The existing church building on this site was approximately 16,300-square-feet and was built in three phases: the first was built around 2001 and consisted of two octagonal masses with a connecting link in-between and an asphalt shingle roof over the entire facility; the second phase was added in around 2004 and provided a gymnasium addition (with a flat, membrane roof) and a connecting link to the original building with an asphalt shingled roof; the third was added in 2016 and added approximately 23,600-square-feet of building and was comprised of fellowship and gathering areas, classrooms, and multy-purpose rooms for Sunday School and weeknight classes (this was Phase-I of the proposed addition).

The existing building materials include a painted split-face concrete block base, decorative brick front facade, aluminum-clad windows, gray stained cedar siding and trim (around most of the building), and painted concrete block at the tall gymnasium massing. The decorative brick was used in all phases of the original building only at the front face of the building visible from W. St. Martin's Road. As soon as the front elevation turns a corner, the materials shift to siding over a split-face base. On the north side of the existing building, the split-face base is eliminated, and the horizontal siding is the only material used.

The proposed (Phase-II) addition adds approximately 21,800-square-feet for a new worship area, fellowship and classroom space. The main worship volume is to be constructed of precast concrete panels and clad with brick veneer in key locations to tie-in to the existing building. The worship addition is connected to the existing building with a pitched roof atrium space with clerestory windows. The pitched roof connecting roof matches the existing pitched roof built in Phase-I. The new classroom space is on the north portion of the addition and will be clad with siding to match the

existing architecture. The new fellowship area faces St Martins Rd with a curving faceted glass wall to welcome the community and provide a place to gather. Also, to the south of the fellowship, a landscaped patio area facing St Martins Rd is designed to create an attractive outdoor environment.

There is also a future addition designed to wrap around the northwest corner of the worship addition. This is proposed to house administrative functions for the church with offices and meeting rooms for staff. The exterior of this addition will most likely match the existing architecture on the north side of the building with low flat roofs and siding. There is not a set in stone timeline for the future addition currently.

Staffing for the building is typically Monday through Thursday, 8:30-am to 3:30-pm, and Friday, 9:00-am until noon. Pastoral staff typically conduct business off-site, but use the facility on an as-needed basis for meetings during the week. The church has numerous study- and meeting-groups in addition to community activities and support groups. The schedule for these meetings varies but typically utilizes weekend or evening hours. All typical evening meetings usually end around 8:30 or 9:00-pm.

Examples of community activities and support groups currently provided at the church include:

- Home school groups, comprised of young families who use the facility for teaching and recreation.
- Youth sports teams practicing in the gym (basketball, baseball)
- Robinwood Elementary using the grounds as a school emergency evacuation site.
- Community Support Programs: adults dealing with addictions; those hurting from and dealing with the pain of divorce.
- ZUMBA dance classes
- "Trunk-or-Treat" – Halloween: moms, dads, and kids, used gym for play/fun and dinner area
- Easter Egg Hunt – held on Southbrook grounds
- Vacation Bible Study, for young children during summer months
- Summer Musical Camp, for young children during summer months
- Weekly Youth (middle/high-school) Fun/Service/Connect Nights (Sunday evenings)
- Missions / Global Outreach Conferences.

Thank you, for reviewing this submittal package. We are pleased to be able to help Southbrook Church with their ongoing growth and mission in the Franklin community. If you have any questions or need any additional information, please let me know.

Respectfully,

Paul Barribeau
Project Manager
GROTH Design Group, Inc.

N58 W6181 Columbia Road
Cedarburg, Wisconsin 53012-0332

Main | 262.377.8001
Fax | 262.377.8003

Response to City of Franklin Staff Comments

Southbrook Church, 11010 W St Martins Rd, Franklin, WI 53132
July 8, 2019

Below are the comments from the Franklin Staff provided on June 4, 2019. Response to the staff comments are provided in red text.

Planning Department

1. The front yard setback varies from 40-feet to 30-feet. West St. Martins Road is a minor arterial and a 40-foot setback is required per Section 15-5.0108b. of the UDO. Our civil plans show a 40-foot setback.
2. What is the seating capacity of the proposed addition? There is not a significant change in parking. Is the recommended standard parking ratio of 0.4 parking spaces per seat being met or is a reduction or increase being requested? Please see the accompanying Plan of Operations and Proposed Occupancy and Parking Documents.
3. One ADA parking space is recommended to be added to the new parking area on the north side of the building per Section 15-5.0202I and Table 15-5.0202I(1) of the UDO. We have provided one accessible stall on the northern parking as requested. This provided a 1 stall for up to 25 spaces for this area as per ADA provision 4.1.2.
4. Grading and land disturbance activities are near wetlands and associated wetland buffers and setbacks. Per Section 15-8.0305, all defined protected natural resources shall be protected with a double row of silt fence and a single line of four feet orange construction fence. Please illustrate and label the location of such fencing on the Site Plan and NRPP. These have been located on our civil documents.
5. Please provide a planting guaranty of a minimum of 2-years per Section 15-5.0303G.3. **This has been addressed on our Landscaping Plans.**
6. Please provide a Lighting Plan in accordance with and meeting the standards of Division 15-5.0400. This must include a photometric plan and cut sheets/catalog pages for all proposed light fixtures. Please make sure to note the peak height of light poles with fixtures on the Lighting Plan. We have provided a lighting plan in our submittal.
7. Please indicate areas for snow storage adjacent to new drives and paved areas in accordance with Section 15-5.0210 of the UDO. It is recommended that snow storage locations be illustrated on the Landscape Plan. Snow storage is shown on the civil site plan.
8. There are two parking notes within the Site Plan Data table on Sheet C2.0 (#10 and #12). Please clarify or consolidate into a single parking note indicating the existing and proposed parking amounts. This has been corrected. It is note #11 on Sheet C2.0.
9. Note curb and gutter is required for all drives and parking areas. The owner respectfully would not like to add curb and gutter. As stated in the UDO Section 15-5.0202E-1, Concrete curb and gutter may be waived by the Plan Commission for additions to existing structures located in areas without a predominance of curb and gutter when curb and gutter is not installed on the adjacent street right-of-way…As the current paved access road around the church does not have curb and gutter, we'd like to ask plan commission to waive this requirement.
10. Please note that, if proposed, signs are subject to separate Plan Commission review and approval once detailed sign plans are provided. Signs will also require separate Sign Permits through the Inspection Department prior to installation. This is noted.

Engineering Department Comments

11. Applicant shall submit engineering information to and have approval from the Engineering Department to confirm with your assessment of the storm water pond capacity prior to issuance of a Building Permit. We have noted that this is required.
12. The owner's engineer shall submit a site erosion control plan for the areas effected by the proposed construction and site grading. Erosion Control is shown on the civil sheet C3.0 "Grading and Erosion Control Plan".
13. The applicant shall obtain final approval of the stormwater management plan from the City Engineer, prior to issuance of a Building Permit. Per the approved stormwater management plan dated July 10, 2013, the existing pond can handle the current phase build-out.

Fire Department Comments

14. Fire Department Access was previously discussed with the architect, and the access as currently proposed (fire lanes and paved surfaces) is acceptable, assuming building is both full sprinkler and alarm coverage per state code. Please verify in reply to staff comments if building is both full sprinkler and alarm coverage per State code. Yes, sprinkler and alarm coverage are per State code.
15. Additional fire hydrant(s) may be required. Please communicate with the Fire Department and receive confirmation in writing regarding the condition of fire hydrants prior to building permit issuance. Adam Remington, Fire Chief, can be reached at 414425-1420.

Police Department Comments

16. The Franklin Police Department has no police related concerns reference the application for a Site Plan Amendment for the Southbrook Church property located at 11010 W. St. Martins Rd.

Planning Department Recommendations

17. Additional landscaping is recommended along the east side of the property adjacent to the east (southeast) of the new building addition. Additional landscaping has been provided on the landscaping plan.
18. Staff recommends that the NRPP and Site Plan be revised to add a note that a NRSE was approved for the removal of Wetland W-1. This note has been added.
19. Staff recommends that additional windows and brick veneer be added to all elevations of the worship space, with a focus on the southwest and southeast elevations. We have added several features to the preliminary plan set:

    - We discussed with the City Planner that we have placed the major architectural effort of the building to the South/Southwest. This is because this side the primary face of the building visible to the existing public. We have invested in this elevation to provide a beautiful building that will be appealing to the public and attractive to church attendees.

    - We have spent less effort on the Northeast side of the building. This is an area that has limited exposure to the public—only visible from the public recreation path. But the reason for leaving this less articulated is because a future addition is planned for this area. That addition will match the façade and materials of the existing meeting/classroom areas on

north side of the existing building.

- On the Southeast Face of the worship we have added windows to that Elevation. These are not necessary (and are not desired) for the function of the worship. But they add articulation to this elevation higher up on the building. We have also variegated the lower articulation of the façade to match the southern face, where we have provided color to suggest a colonnade on the face of the building. Also, the corners of the building are wrapped with brick.

- It is worth noting that the approach to the design of the building is to accentuate both vertical and horizontal areas of the building, emphasizing the corners and the base of the building. This approach suggests smaller features of varying articulation (cluster of small components) instead of applying architectural appliqué evenly all over the building (emphasizing a bigger overall building). This approach creates strong articulated corners, reminiscent of towers. And a strong base suggestive of a colonnade.

- It should also be noted that a walk on the site confirms that from the road, very little of the Southeast face of the building is visible due to the landscaping and the severe angle of view by the time the building is visible. Clearly the most prominent face of the building is the southwestern face.

20. Staff recommends the architecture and materials of the proposed building addition match that of the building addition that was approved in 2015, i.e. matching CMU, a combination of cedar siding, fiber cement siding, and decorative brick in particular to break up the large expanses of the large walls. Since the preliminary submittal, we have added both split faced masonry and cementitious siding. The cement board siding is located primarily in the raised clerestory cupola over the new gathering area and as part of the HVAC enclosures. Split faced masonry has been added in the enclosures for the HVAC. Please note also that the future expansion to the north of this addition is a service area and worship support area that will continue the scale and articulation of the existing classroom area on the north side of the exiting building. This area is cementitious siding.

Plan of Operations

Southbrook Church, 11010 W St Martins Rd, Franklin, WI 53132
July 8, 2019

Current use:

- Worship
    - Currently, Sunday Worship is in the Gymnasium. This is to accommodate current seating needs. The church has moved their Sunday morning worship from the original building worship space (the hexagonal area called “The Dome”) to the gym.
    - Occasional Worships with smaller attendance (small weddings, funerals and midweek smaller worship events utilize “The Dome.”
- Ministry Offices
    - Currently there are ministry related offices in the existing building.
- Large Group Areas
    - The church has several large group areas of varying sizes that are used for meetings and Sunday School classrooms.
    - The church is not currently running a school, preschool, daycare or similar educational programming in the current facility, either during the week or on the weekend.

Proposed Use (short-term Phase I):

- Worship
    - The church plans to build a larger worship space, that will the scheduling of multiple worship opportunities will be able to handle short-term growth needs.
    - The volume of this space is designed for expansion, but needed storage is being incorporated into the volume in areas where future seating expansion can be added.
    - The church will continue to use “The Dome” as a multipurpose space for smaller events such as weddings, funerals, large group activities and meetings.
    - The church’s worship programming and ministry plan is to have one dedicated worship space rather than not multiple worship spaces on the same location. Therefore, The Dome will not be used as a worship space simultaneous with the larger scale worship space.
- Ministry Offices
    - Existing Ministry offices will be renovated for allow additional staff to meet the needs of the growing congregation.
- Large Group Areas
    - The church will maintain the large group areas used for meetings and Sunday School classrooms.
    - The church is not planning on running a school, preschool, daycare or similar educational programming in any capacity.
- Gymnasium
    - With the addition of a larger worship, the church will return the gym to a youth and family recreational programming, removing current stage and AVL equipment no longer required for the space.

Future Use (long-term Master Plan):

- Worship
  - Expansion of Worship Seating in the Phase I worship. The church plans to eliminate storage spaces designed into the Phase I worship volume in order to expand seating to meet future growth.
  - When the worship seating is expanded, the church plans to expand parking to meet the needs of the expanded worship seating.
  - The church plans a future addition to the north of the Phase 1 worship volume. This addition will relocate Phase I storage that will be displaced by the future expansion of seating. storage This addition to the north will also expand support spaces restrooms, small meeting spaces and some additional worship/production offices.
  - The Dome will continue to be used for smaller weddings, funerals, meetings, and large group activities. etc.

- Ministry Offices

  - Ministry offices will continue to serve the congregation
  - Additional offices for worship/production will be added in an addition north of the Phase I worship.

- Large Group Areas

  - The church will maintain the large group areas used for meetings and Sunday School classrooms.
  - The church has no future plans to run a school, preschool, daycare or similar educational programming in any capacity.

- Gymnasium

  - The gym will continue to support youth and family recreational programming.

Proposed Occupancy and Parking

Southbrook Church, 11010 W St Martins Rd, Franklin, WI 53132
July 8, 2019

Current Parking

- The church currently has 303 stalls on the site.

Future Parking (Maximum):

We understand that the Submittal to the City of Franklin needs to ensure that potential future needs are adequately set aside on the current parcel of land. We understand that the provisions for parking needs to include future large-scale worship, smaller worship areas and for the potential of a day school, preschool or childcare (even though the church has no plans to operate this type of educational program).

Occupancy and Required Stall Count

- Our projected future occupancy for worship and classroom (including a school that is not planned or desired) is 1,642 people
- Required Parking at full count is: 584 stalls
- Reduced Parking (25% of full count) is:438 Stalls

Parking Provisions

- The proposed plan provides 309 parking stalls in Phase I
- The proposed plan identifies potential additional parking areas up to 130 stalls that could increase the parking to 439 stalls.
- The proposed plan identifies future provision for additional stalls in a northern area of the existing site that could accommodate 130-180 stalls if needed.
- It is however the intent of the church to purchase an additional parcel of land south of the existing parking to provide an additional 171 stalls. This location is better for street access and it is better for security on the site. This location is preferred to the addition of these stalls north of the building.

Request for Reduction

- The realistic need for Phase I use is for the worship programming within the new worship area. That occupancy is 735. The required parking for this occupancy is 294 stalls.
- The Dome as small worship setting would add an additional occupancy of 182 occupants and require 46 stalls. It is not intended that The Dome and the Worship space would be simultaneously used.
- The total possible worship occupancy would be 932 and the required parking would be 340 stalls.
- The reduced parking (at 25% less than required) would be 255 stalls. We are providing 309 stalls.
- Rationale for the reduction:
    - The church does not operate and does not plan to operate a day school, preschool or childcare.
    - The church is not currently providing the full seating of the Master Plan. When that seating is undertaken, additional expansion of the facility will be necessary to relocate storage in the existing worship volume. When this expansion is undertaken, we would expect City of Franklin review for compliance with parking for the increase in seating.

SITE PLAN CHECKLIST

Date of Submittal	JULY 8, 2019
Taxkey ID #	7999967012
Project Name	SOUTH BROOK CHURCH

Staff Use	Indicate Complete or NA	Required Information	Ordinance #
	X	Scale and Name of Project	15-7.0103-A
	X	Owner's and/or Developer's Name and Address	15-7.0103-B
	X	Architect, Surveyor and/or Engineer's Name and Address (seal and/or stamp)	15-7.0103-C
	X	Date of Site Plan Submittal with all Dates of Revisions w/ Revisor's Initials	15-7.0103-D
	X	Site Size in Square Feet and Acres	15-7.0103-E
	X	Existing and Proposed Topography (2' intervals)	15-7.0103-F
	X	Soils Data	15-7.0103-G
	X	Off Street Parking Spaces, Loading, Ingress and Egress, Driveway Locations of Adjoining Prop.	15-7.0103-H
	X	Type, Size, and Location of All Existing and Proposed Structures and Signs	15-7.0103-I
	X	Building Height	15-7.0103-J
	X	Existing and Proposed Street Names	15-7.0103-K
	X	Existing and Proposed Public Street Rights-of-way or Reservations	15-7.0103-L
	X	Building and Yard Setbacks	15-7.0103-M
	X	Proposed Sanitary Sewers, Storm Sewers and Water Mains	15-7.0103-O
	X	Proposed Stormwater Management Facilities	15-7.0103-P
	X	Natural Resource Protection Plan*	15-7.0103-Q
	X	Landscape Plan**	15-7.0103-R
	X	Site Intensity and Capacity Calculations	15-7.0103-S
	X	Pedestrian Sidewalks and Walkways	15-7.0103-T
	N/A	Development Staging/Phasing	15-7.0103-U
	X	Arch. Plans, Elevations, and Perspective Drawings and Sketches, Materials, Color Samples	15-7.0103-V
	X	Lighting Plan* with Photometrics	15-7.0103-W
	X	Easements (existing and proposed) with Dimensions	15-7.0103-X
	N/A	Highway Access	15-7.0103-Y
	N/A	Existing and Proposed Zoning Boundaries	15-7.0103-Z
	N/A	Market Analysis (required for commercial properties greater than 30,000 sq. ft. land area)	15-7.0103-AA
	X	Project Summary (Fiscal Impact, Operat. Info., Bldg-phasing Schedule, Est. Project Costs Value and Site Improvements Costs	15-7.0103-CC
	X	Additional Data as required by Planning, Engineering, or Plan Commission	15-7.0103-DD
	N/A	Vision Corner Easements	

* If required

** If natural resources, as defined in the City of Franklin Unified Development Ordinance, are present

Staff Notes:

BEING A RE-DIVISION OF ALL OF REMNANT LOT 2 OF CSM NO. 6613, ALL OF CSM NO. 7317 AND VACATED W. ALLWOOD DR., ALL BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

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.	22.901 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.	- 0.00 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0.00 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.	- 0.00 acres
STEP 5:	Equals "Base Site Area"	= 22.901 acres

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

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

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X 0.00 =	0.00
20-30%	0.65	0.75	0.70	X 0.00 =	0.00
+ 30%	0.90	0.85	0.80	X 0.00 =	0.00
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X 2.38 =	1.67
Young	0.50	0.50	0.50	X 0.00 =	0.00
Lakes & Ponds	1	1	1	X 0.00 =	0.00
Streams	1	1	1	X 0.00 =	0.00
Shore Buffer	1	1	1	X 0.00 =	0.00
Floodplains	1	1	1	X 0.00 =	0.00
Wetland Buffers	1	1	1	X 2.27 =	2.27
Wetlands & Shoreland Wetlands	1	1	1	X 4.78 =	4.78
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					

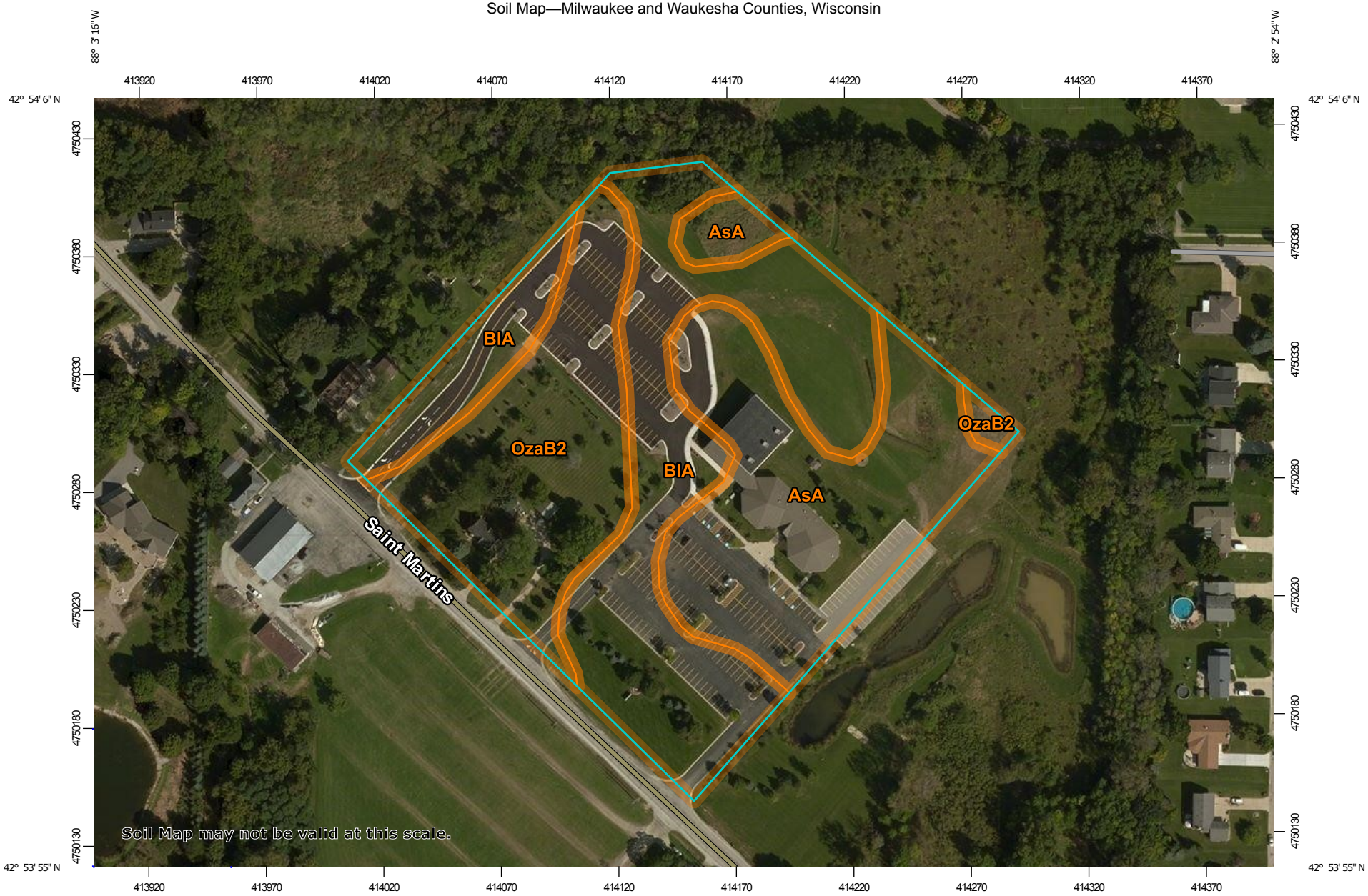
Note: *In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the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

WETLAND SETBACK	1	0.00	0.00
		TOTAL	8.72

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): 22.901 Multiple by Minimum ***Landscape Surface Ratio (LSR)*** (see specific zoning district LSR standard): X 0.40 (INSTITUTIONAL) Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE**	=	9.16 acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 22.901 Subtract ***Total Resource Protection Land*** from Table 15-3.0503) or ***Minimum Required Landscape Surface*** (from Step 1 above), whichever is greater: - 9.16 Equals **NET BUILDABLE SITE AREA**	=	13.74 acres
STEP 3:	**CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:** Take ***Net Buildable Site Area*** (from Step 2 above): 13.74 Multiple by Maximum ***Net Floor Area Ratio (NFAR)*** (see specific nonresidential zoning district NFAR standard): X 0.63 (INSTITUTIONAL) Equals **MAXIMUM NET FLOOR AREA YIELD OF SITE**	=	8.66 acres
STEP 4:	**CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:** Take ***Base Site Area*** (from Step 5 of Table 15-3.0502): 22.901 Multiple by Maximum ***Gross Floor Area Ratio (GFAR)*** (see specific nonresidential zoning district GFAR standard): X 0.38 (INSTITUTIONAL) Equals **MAXIMUM GROSS FLOOR AREA YIELD OF SITE**	=	8.70 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):		8.66 acres (377,230 s.f.)



Map Scale: 1:2,300 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin
Survey Area Data: Version 14, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 7, 2014—Sep 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsA	Ashkum silty clay loam, 0 to 2 percent slopes	3.4	33.4%
BlA	Blount silt loam, 1 to 3 percent slopes	4.2	41.0%
OzaB2	Ozaukee silt loam, 2 to 6 percent slopes, eroded	2.6	25.6%
Totals for Area of Interest		**10.1**	**100.0%**

BEING A RE-DIVISION OF ALL OF REMNANT LOT 2 OF CSM NO. 6613, ALL OF CSM NO. 7317 AND VACATED W. ALLWOOD DR., ALL BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

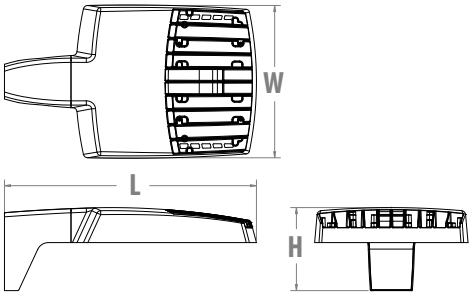
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Specifications

EPA (ft^2@0°):	0.57 ft^2 (0.05 m^2)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	25.0 lbs (11.3 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R3 Type 3 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (Min. 3.0" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°)
	P2	40K 4000K	R4 Type 4 Wide	HVOLT (347V-480V) [2]	RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°)
	P3	50K 5000K	R5 Type 5 Wide	**(use specific voltage for options as noted)**	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R5S Type 5 Short	120 [3] 277 [3]	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4]
			AFR Automotive Front Row	208 [3] 347 [3]	WBA Wall bracket
				240 [3] 480 [3]	

Options

Shipped Installed

HS	House-side shield
PE	Photocontrol, button style [5,7]
PEX	Photocontrol external threaded, adjustable [6,7]
PER7	Seven-wire twist-lock receptacle only (no controls) [7,8,9]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [3]
DF	Double fuse (208, 240, 480) [3]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)

Shipped Separately (requires some field assembly)

EGS	External glare shield
EGFV	External glare full visor (360° around light aperture)
BS	Bird spikes [12]

Shipped Installed

***Standalone Sensors Controls (factory default settings, see table page 5)**

PIRS	Motion/ambient sensor for 8-20' mounting heights [7,14,15]
PIRHS	Motion/ambient sensor for 20-40' mounting heights [7,14,15]

***Networked Sensors/Controls**

NLTAIR2	nLight AIR generation 2 [10,15]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,11,14,15]

*Note: Sensor coverage pattern is affected when luminaire is tilted.

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

Ordering Information

Accessories
Ordered and shipped separately.

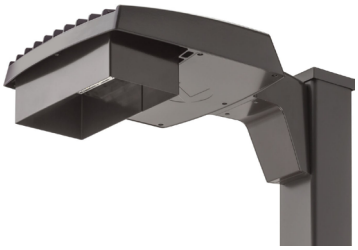
RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1EGS U	External glares hield (specify finish)
RSX1EGFV U	External glare full visor (specify finish)
RSXRPA U	RSX Universal round pole adaptor plate (specify finish)
RCPIRS	Remote control PIRS/PIRHS field programmer
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [13]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [13]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [13]
DSHORT SBK U	Shorting cap [13]

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
3. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
4. IS maximum tilt is 90° above horizontal.
5. Requires MOVLT or 347V.
6. Requires 120V, 208V, 240V, 277V or 347V.
7. Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, PIRS, PIRHS, PIRHN).
8. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
9. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
10. Must be ordered with PIRHN.
11. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
12. Must be ordered with fixture for factory pre-drilling.
13. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
14. Two or more of the following options cannot be combined including DMG, PER7, FAO, PIRS, PIRHS and PIRHN.
15. Requires MVOLT or HVOLT.

External Shields

House Side Shield

External Glare Shield

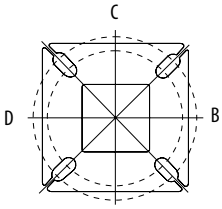


External 360 Full Visor

Pole/Mounting Informatiion

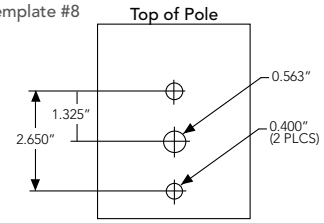
Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

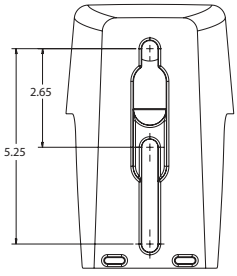


RSX POLE DRILLING

Template #8



RSX STANDARD ARM



Tenon Adapters

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole Drilling Nomenclature

Number of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

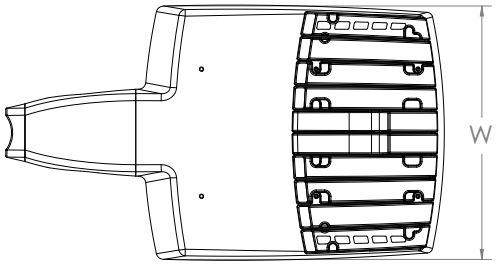
RSX1 - Luminaire EPA

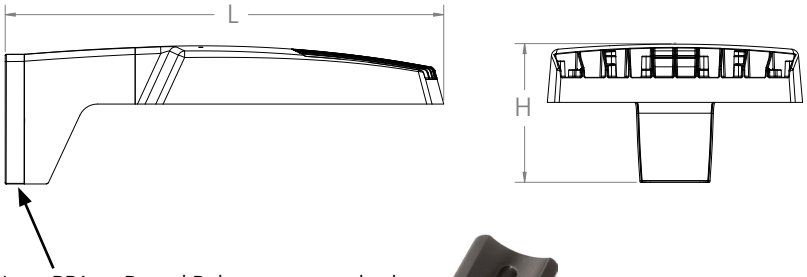
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	2.26
RPA - Round Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	2.26
MA - Mast Arm Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	2.26
IS - Integral Slipfitter	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.3	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Dimensions

RSX1 with Round Pole Adapter (RPA)

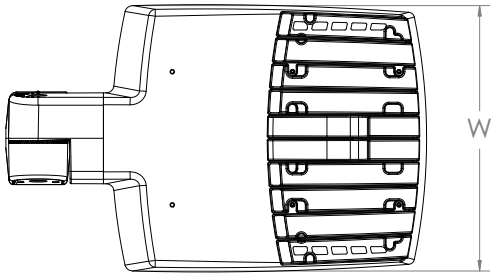


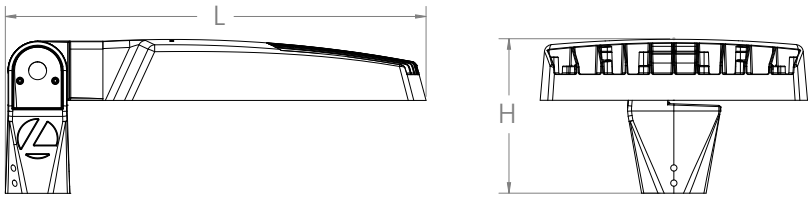


Length: 22.8″ (57.9 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.2″ (18.4 cm) Arm

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

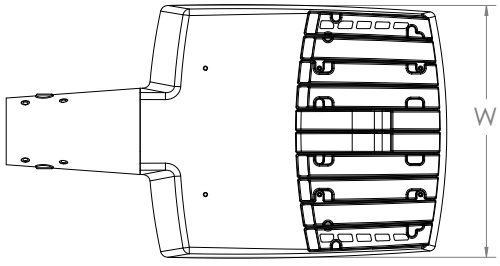
RSX1 with Adjustable Slipfitter (IS)

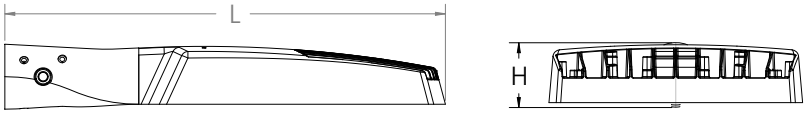




Length: 20.7″ (52.7 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.6″ (19.3 cm) Arm

RSX1 with Mast Arm Adapter (MA)



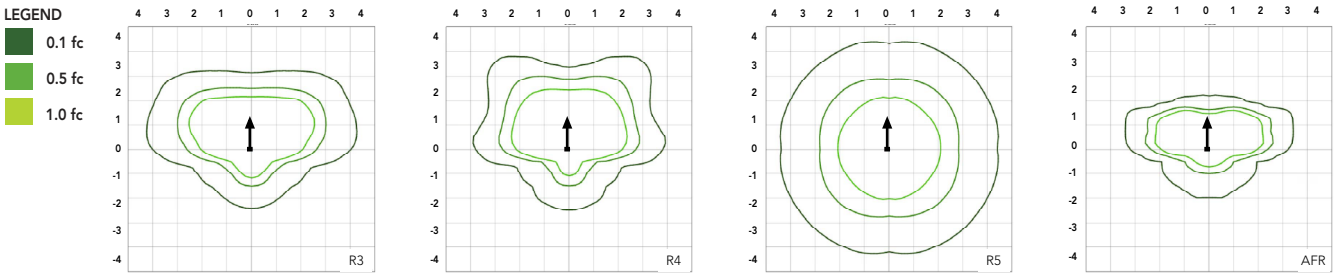


Length: 23.2″ (59.1 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
3.5″ (8.9 cm) Arm

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

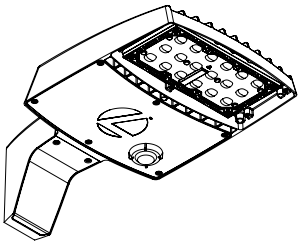
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
P2	72W	R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
P3	109W	R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
P4	133W	R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123

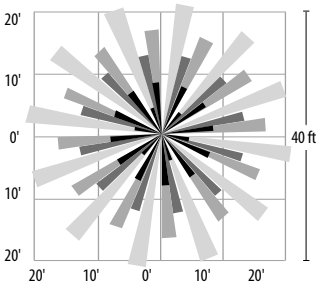
Sensor Coverage

Motion Sensor Default Settings (PIRS and PIRHS only)						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIRS or PIRHS	Approx. 37% Output	100% Output	Enabled @ 5FC	5 minutes	3 seconds	20 seconds

*Note: Remote control sensor reprogrammer not included.

PIRS Coverage Patterns





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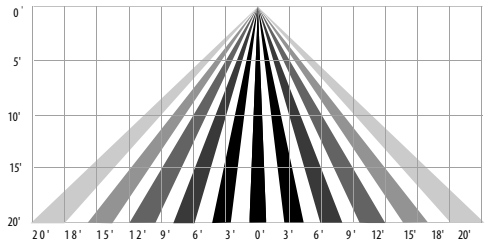
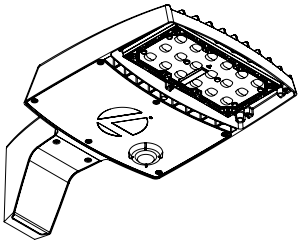
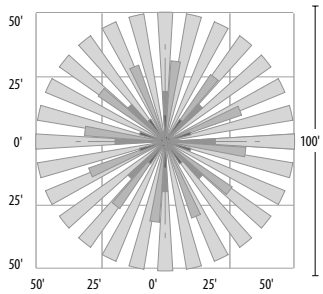


Side

PIRHS Coverage Pattern





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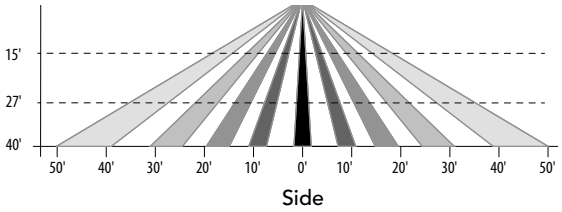
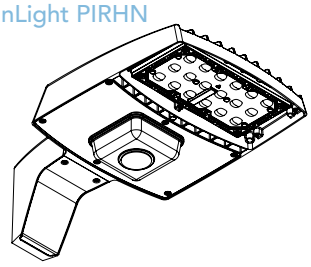
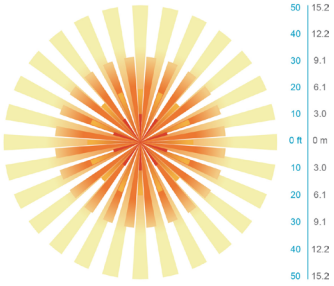


Side

PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





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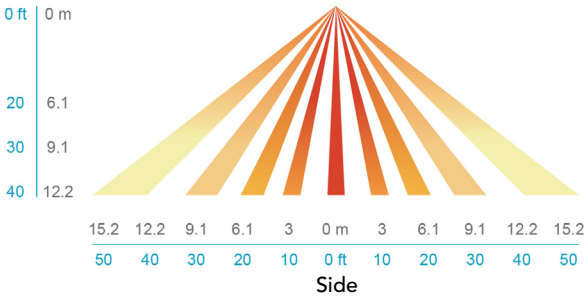


Side

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 3, Type 4, Type 5, Type 5S and AFR (Automotive Front Row).

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature the capability for remote control sensor reprogramming and are suitable for mounting heights up to 40 feet. (Remote control programmer RCPIRS not included, ordered separately under accessories).

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slip fitter has an integral junction box and offers easy installation. IS adjustable slipfitter is not rated for tilting above 90° or mounting within 4 feet of ground. Can be tilted up to 90° above horizontal.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

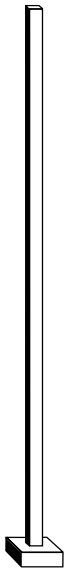
Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

See footnotes next page.

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDB

SSS						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**		**Options**	**Finish[10]**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existing[8] USPOM United States point of manufacture[9] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes[11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

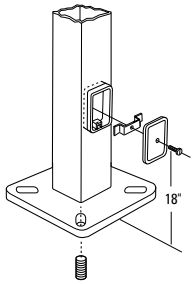
NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

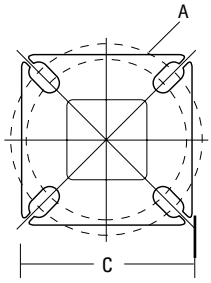
TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust														
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

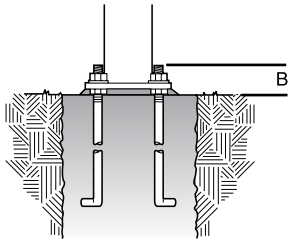
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL

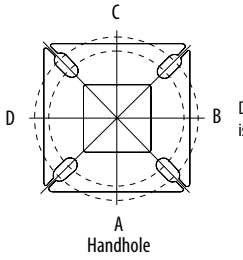


POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"





HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

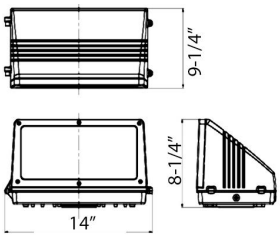
Catalog Number	71454
UPC Number	60198671454
Description	Dark Sky Wallpack 80W

QPL ID #
PL2E2US12JYI

Features

- Full Cutoff Design to Prevent Up Light
- Integral Cooling Fins Release Heat Efficiently
- Corrosion Resistant Die Cast Aluminum Housing
- Polycarbonate Lens
- Superior Architectural Powder Coat Finish
- Stainless Steel Hardware
- Color Temperature: 5000K
- cULus Listed
- 5 Year Warranty

General	
Housing:	ACD12 Aluminum Heat Sink
Lens:	High Light Transmittance Polycarbonate, Anti-UV and Fire Resistant
Finish:	Power Coating
Color:	Bronze
LED:	LUMILEDS 150 LM/W
Aluminum LED Board:	High conductive, waterproof,age & salt mist resistance
Driver:	100-277V 50/60HZ
Operating Temp:	-40°F to 131°F



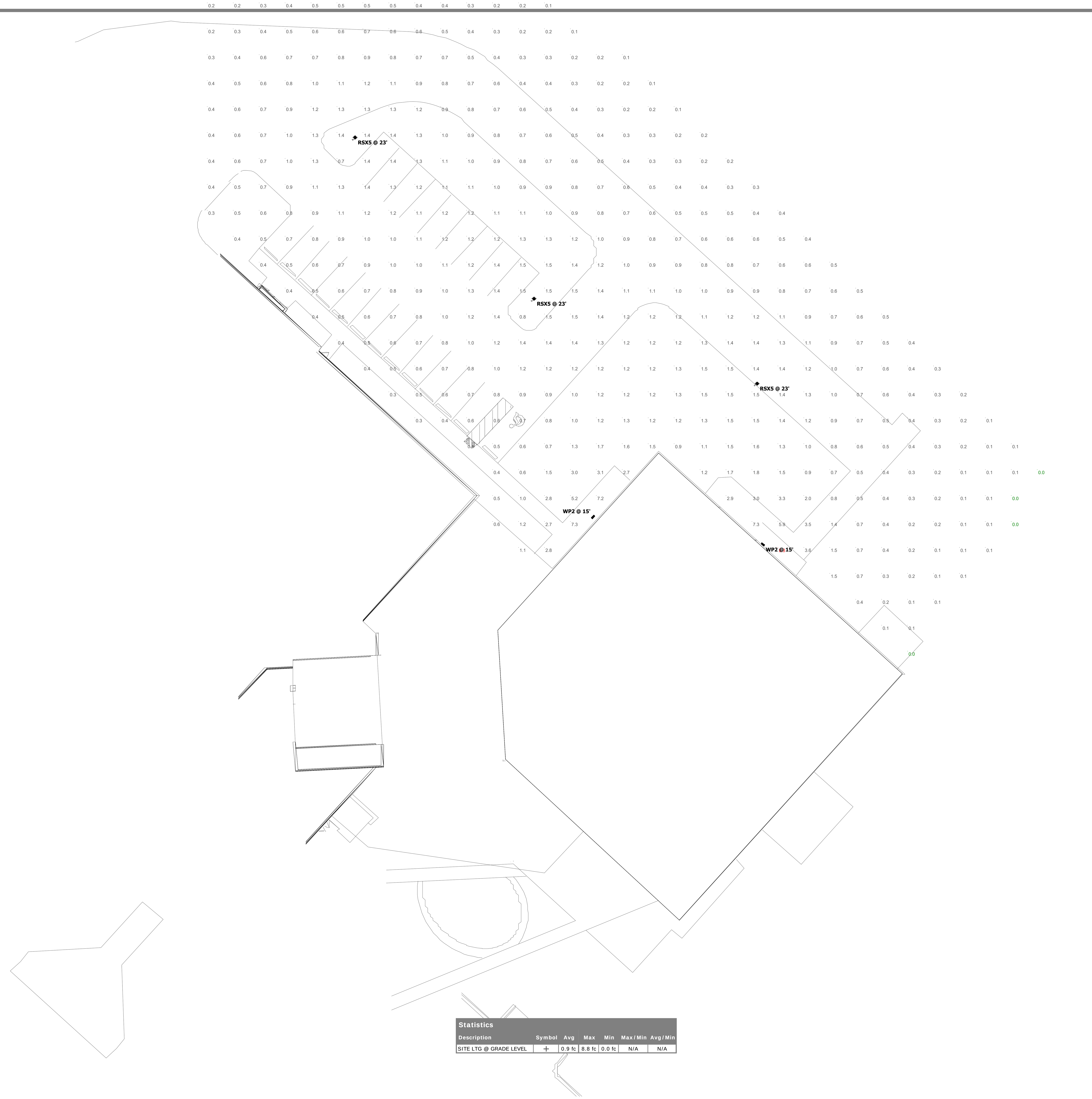
Dimension Information	
Width:	9-1/4"
Height:	8-1/4"
Depth:	14"

Specifications	
Voltage:	120-277
Watt:	80W
Power Factor:	≥.9
Lumens:	9128 LM
Lumens Per Watt:	117
CRI:	≥80
Beam Angle:	110° x 140
Dimming	0-10V/PWM
BUG	B3-U2-G3

Packaging	
Box Qty:	1
Case Qty:	1

Certifications	
UL	Yes
cUL	Yes

Morris Products
53 Carey Road
Queensbury, NY 12804
www.morrisproducts.com



Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
SITE LTG @ GRADE LEVEL	+	0.9 fc	8.8 fc	0.0 fc	N/A	N/A

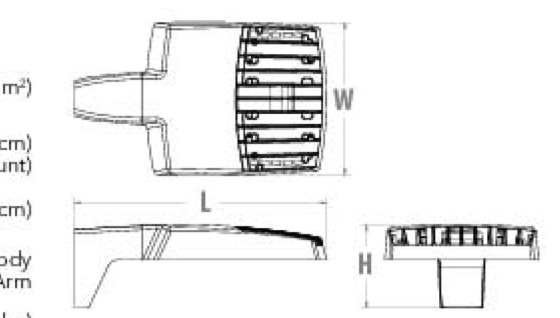
Plan View
Scale - 1" = 20ft

RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	25.0 lbs (11.3 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Wide R4 Type 4 Wide R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row	MVOLT (120V-277V) [1] HVOLT (347V-480V) [2] (use specific voltage for options as noted) 120 [3] 277 [3] 208 [3] 347 [3] 240 [3] 480 [3]	SPA Square pole mounting (Min. 3.0" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket

Options		Finish
Shipped Installed HS House-side shield PE Photocontrol, button style [5,7] PEX Photocontrol external threaded, adjustable [6,7] PER7 Seven-wire twist-lock receptacle only (no controls) [7,8,9] CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) [3] DF Double fuse (208, 240, 480) [3] SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **Shipped Separately (requires some field assembly)** EGS External glare shield EGFV External glare full visor (360° around light aperture) BS Bird spikes [12]	**Shipped Installed** ***Standalone Sensors/Controls (factory default settings, see table page 5)** PIRS Motion/ambient sensor for 8-20' mounting heights [7,14,15] PIRHS Motion/ambient sensor for 20-40' mounting heights [7,14,15] ***Networked Sensors/Controls** NLTAIR2 nLight AIR generation 2 [14,15] PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,11,14,15] *Note: Sensor coverage pattern is affected when luminaire is tilted.	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.acuitybrands.com

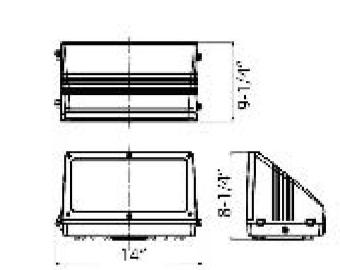
MORRIS

Catalog Number	71454
UPC Number	60198671454
Description	Dark Sky Wallpack 80W

QPL ID #
PL2E2US12JYI

Features
- Full Cutoff Design to Prevent Up Light
- Integral Cooling Fins Release Heat Efficiently
- Corrosion Resistant Die Cast Aluminum Housing
- Polycarbonate Lens
- Superior Architectural Powder Coat Finish
- Stainless Steel Hardware
- Color Temperature: 5000K
- cULus Listed
- 5 Year Warranty

General	
Housing:	ACD12 Aluminum Heat Sink
Lens:	High Light Transmittance Polycarbonate, Anti-UV and Fire Resistant
Finish:	Power Coating
Color:	Bronze
LED:	LUMILEDS 150 LM/W
Aluminum LED Board:	High conductive, waterproof, age & salt mist resistance
Driver:	100-277V 50/60HZ
Operating Temp:	-40°F to 131°F
Dimension Information	
Width:	9-1/4"
Height:	8-1/4"
Depth:	14"
Specifications	
Voltage:	120-277
Watt:	80W
Power Factor:	≥.9
Lumens:	9128 LM
Lumens Per Watt:	117
CRI:	≥80
Beam Angle:	110° x 140
Dimming	0-10V/PWM
BUG	B3-U2-G3



Packaging	
Box Qty:	1
Case Qty:	1
Certifications	
UL	Yes
cUL	Yes

Morris Products
53 Carey Road
Queensbury, NY 12804
www.morrisproducts.com

Schedule						
Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
RSX5	3	Lithonia Lighting	RSX1 LED P3 50K R5-SSS20-4C	SINGLE LED HEAD ON 20' POLE WITH 3' BASE	0.95	109.44
WP2	2	Morris Products Inc.	71454	CUT OFF LED WALL PACK	0.95	77.8

KW ELECTRIC, INC.
N5875 County Road M
Plymouth, WI 53073-4374
(920) 467-2000 Fax (920) 467-2023

SOUTHBROOK CHURCH
ADDTION SITE LTG
FRANKLIN ,WI

Designer
Date
7/3/2019
Scale
24 X 36 SHEET
Drawing No.
Summary

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.	22.901 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.	- 0.00 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0.00 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.	- 0.00 acres
STEP 5:	Equals "Base Site Area"	= 22.901 acres

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

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

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X 0.00 =	0.00
20-30%	0.65	0.75	0.70	X 0.00 =	0.00
+ 30%	0.90	0.85	0.80	X 0.00 =	0.00
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X 2.38 =	1.67
Young	0.50	0.50	0.50	X 0.00 =	0.00
Lakes & Ponds	1	1	1	X 0.00 =	0.00
Streams	1	1	1	X 0.00 =	0.00
Shore Buffer	1	1	1	X 0.00 =	0.00
Floodplains	1	1	1	X 0.00 =	0.00
Wetland Buffers	1	1	1	X 2.27 =	2.27
Wetlands & Shoreland Wetlands	1	1	1	X 4.78 =	4.78
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					

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.*

WETLAND SETBACK	1	0.00	0.00
		TOTAL	8.72

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): 22.901 Multiple by Minimum ***Landscape Surface Ratio (LSR)*** (see specific zoning district LSR standard): X 0.40 (INSTITUTIONAL) Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE**	=	9.16 acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 22.901 Subtract ***Total Resource Protection Land*** from Table 15-3.0503) or ***Minimum Required Landscape Surface*** (from Step 1 above), whichever is greater: - 9.16 Equals **NET BUILDABLE SITE AREA**	=	13.74 acres
STEP 3:	**CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:** Take ***Net Buildable Site Area*** (from Step 2 above): 13.74 Multiple by Maximum ***Net Floor Area Ratio (NFAR)*** (see specific nonresidential zoning district NFAR standard): X 0.63 (INSTITUTIONAL) Equals **MAXIMUM NET FLOOR AREA YIELD OF SITE**	=	8.66 acres
STEP 4:	**CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:** Take ***Base Site Area*** (from Step 5 of Table 15-3.0502): 22.901 Multiple by Maximum ***Gross Floor Area Ratio (GFAR)*** (see specific nonresidential zoning district GFAR standard): X 0.38 (INSTITUTIONAL) Equals **MAXIMUM GROSS FLOOR AREA YIELD OF SITE**	=	8.70 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):		8.66 acres (377,230 s.f.)

SITE PLAN CHECKLIST

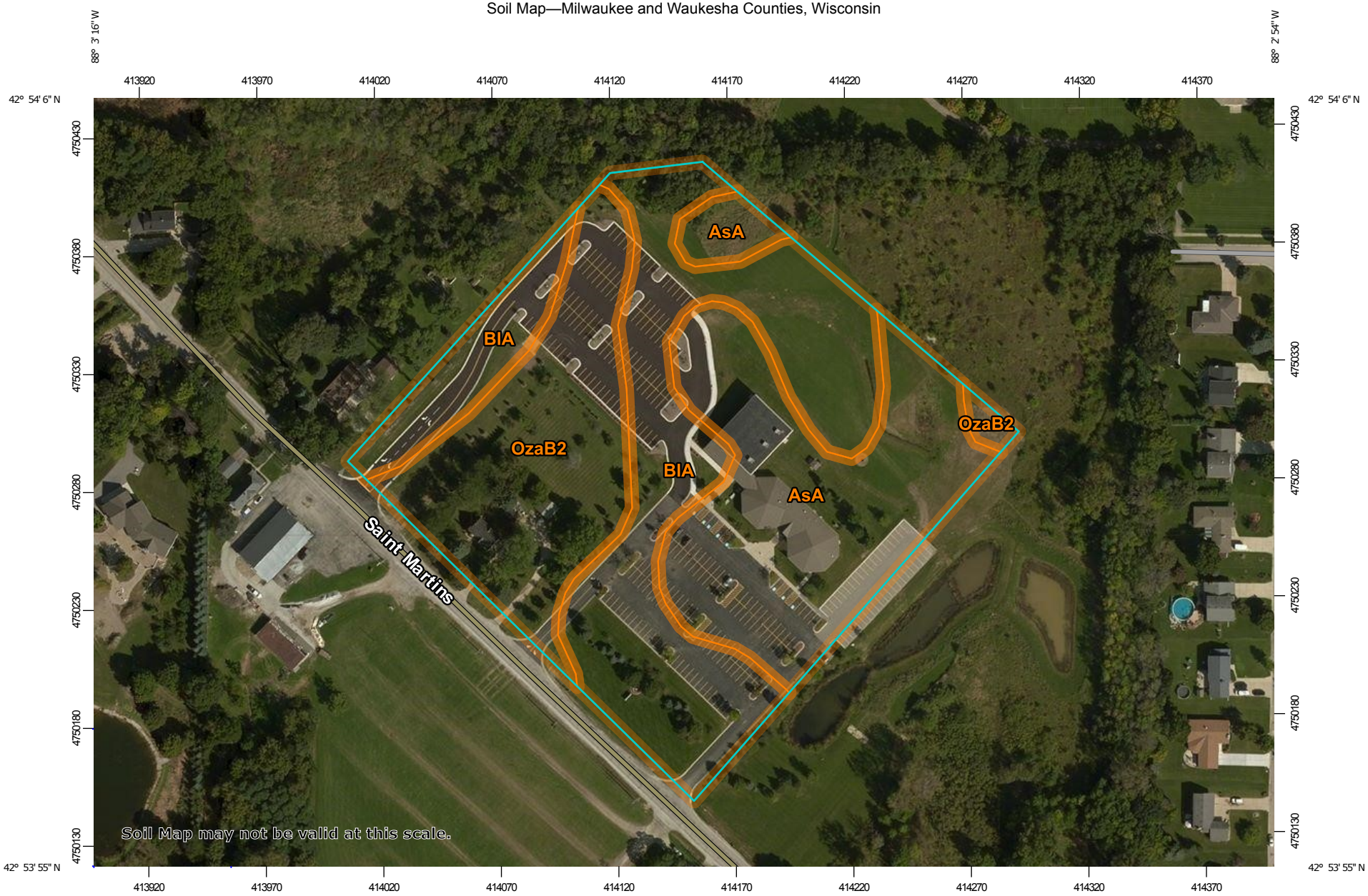
Date of Submittal	JULY 8, 2019
Taxkey ID #	7999967012
Project Name	SOUTH BROOK CHURCH

Staff Use	Indicate Complete or NA	Required Information	Ordinance #
	X	Scale and Name of Project	15-7.0103-A
	X	Owner's and/or Developer's Name and Address	15-7.0103-B
	X	Architect, Surveyor and/or Engineer's Name and Address (seal and/or stamp)	15-7.0103-C
	X	Date of Site Plan Submittal with all Dates of Revisions w/ Revisor's Initials	15-7.0103-D
	X	Site Size in Square Feet and Acres	15-7.0103-E
	X	Existing and Proposed Topography (2' intervals)	15-7.0103-F
	X	Soils Data	15-7.0103-G
	X	Off Street Parking Spaces, Loading, Ingress and Egress, Driveway Locations of Adjoining Prop.	15-7.0103-H
	X	Type, Size, and Location of All Existing and Proposed Structures and Signs	15-7.0103-I
	X	Building Height	15-7.0103-J
	X	Existing and Proposed Street Names	15-7.0103-K
	X	Existing and Proposed Public Street Rights-of-way or Reservations	15-7.0103-L
	X	Building and Yard Setbacks	15-7.0103-M
	X	Proposed Sanitary Sewers, Storm Sewers and Water Mains	15-7.0103-O
	X	Proposed Stormwater Management Facilities	15-7.0103-P
	X	Natural Resource Protection Plan*	15-7.0103-Q
	X	Landscape Plan**	15-7.0103-R
	X	Site Intensity and Capacity Calculations	15-7.0103-S
	X	Pedestrian Sidewalks and Walkways	15-7.0103-T
	N/A	Development Staging/Phasing	15-7.0103-U
	X	Arch. Plans, Elevations, and Perspective Drawings and Sketches, Materials, Color Samples	15-7.0103-V
	X	Lighting Plan* with Photometrics	15-7.0103-W
	X	Easements (existing and proposed) with Dimensions	15-7.0103-X
	N/A	Highway Access	15-7.0103-Y
	N/A	Existing and Proposed Zoning Boundaries	15-7.0103-Z
	N/A	Market Analysis (required for commercial properties greater than 30,000 sq. ft. land area)	15-7.0103-AA
	X	Project Summary (Fiscal Impact, Operat. Info., Bldg-phasing Schedule, Est. Project Costs Value and Site Improvements Costs	15-7.0103-CC
	X	Additional Data as required by Planning, Engineering, or Plan Commission	15-7.0103-DD
	N/A	Vision Corner Easements	

* If required

** If natural resources, as defined in the City of Franklin Unified Development Ordinance, are present

Staff Notes:



Map Scale: 1:2,300 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin
Survey Area Data: Version 14, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 7, 2014—Sep 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsA	Ashkum silty clay loam, 0 to 2 percent slopes	3.4	33.4%
BlA	Blount silt loam, 1 to 3 percent slopes	4.2	41.0%
OzaB2	Ozaukee silt loam, 2 to 6 percent slopes, eroded	2.6	25.6%
Totals for Area of Interest		**10.1**	**100.0%**

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
15. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF FRANKLIN SPECIFICATIONS.
16. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
17. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
18. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
20. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

SHEET INDEX

WISCONSIN JUSTIN L. JOHNSON E-35051 CEDARBURG WI PROFESSIONAL ENGINEER
7.08.19

LEGEND

SANITARY SEWER MANHOLE	FENCE LINE
STORM MANHOLE	SANITARY SEWER
CATCH BASIN ROUND	WATER MAIN
CATCH BASIN SQUARE	STORM SEWER
FIRE HYDRANT	UNDERGROUND GAS
WATER VALVE	UNDERGROUND ELECTRIC
GAS VALVE	UNDERGROUND TELEPHONE
LIGHT POLE	UNDERGROUND FIBER OPTICS
TELEPHONE PEDESTAL	OVERHEAD UTILITY
ELECTRICAL MANHOLE	EXISTING MINOR CONTOUR
SIGN	EXISTING MAJOR CONTOUR
POWER POLE	
GUY WIRE	
CONIFEROUS TREE	
DECIDUOUS TREE	

north

SCALE IN FEET
30' 0 30'

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MILWAUKEE REGIONAL OFFICE
W238 N2610 BUSSE ROAD
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
25th GROTH Design Group

CLIENT ADDRESS:
N58 W6181 COLUMBIA ROAD
CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	04-16-19	PLAN COMMISSION SUBMITTAL
2	05-13-19	PLAN SET TO CLIENT
3	06-19-19	PLAN COMM. RESUBMITTAL
4	07-01-19	FOOTING&FOUNDATION PERMI
5	07-08-19	PLAN COMMISSION
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12		
13		
14		
15		

Design/Drawn: SJK
Approved: JLJ

SHEET TITLE:
DEMO PLAN

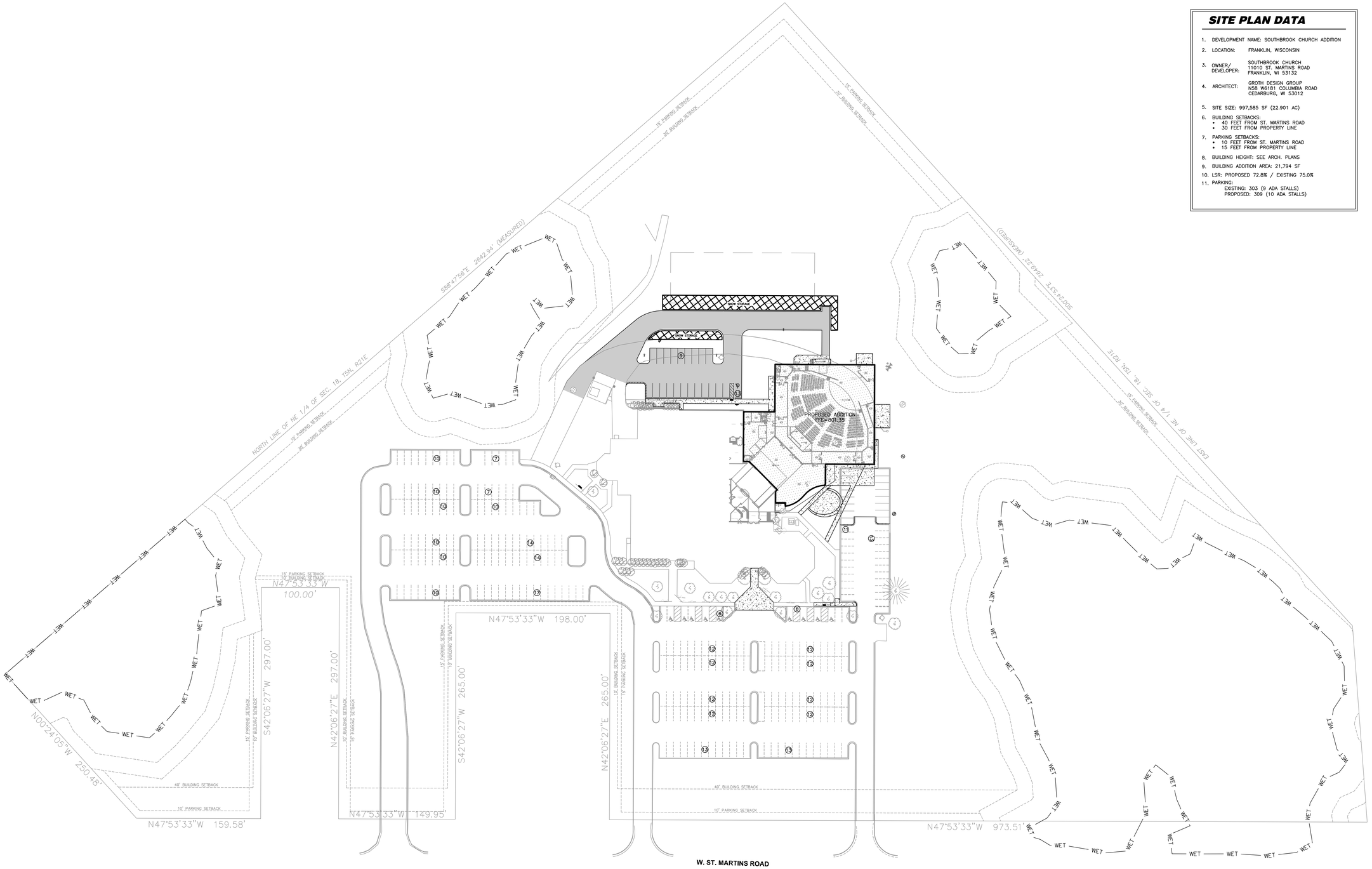
SHEET NUMBER:
C1.0

JSD PROJECT NO: 19-8947

File: R:\2019\19-8947 Southbrook Church PHASE II (Franklin WI)\DWG\19894 7 C1.0 - Demo Plan.dwg Layout: C1.0 User: skrzynski Plotted: Jul 03, 2019 - 9:37am Xref's:

SITE PLAN DATA

1. DEVELOPMENT NAME: SOUTHBROOK CHURCH ADDITION
2. LOCATION: FRANKLIN, WISCONSIN
3. OWNER/ DEVELOPER: SOUTHBROOK CHURCH
   11010 ST. MARTINS ROAD
   FRANKLIN, WI 53132
4. ARCHITECT: GROTH DESIGN GROUP
   N58 W6181 COLUMBIA ROAD
   CEDARBURG, WI 53012
5. SITE SIZE: 997,585 SF (22.901 AC)
6. BUILDING SETBACKS:
   - 40 FEET FROM ST. MARTINS ROAD
   - 30 FEET FROM PROPERTY LINE
7. PARKING SETBACKS:
   - 10 FEET FROM ST. MARTINS ROAD
   - 15 FEET FROM PROPERTY LINE
8. BUILDING HEIGHT: SEE ARCH. PLANS
9. BUILDING ADDITION AREA: 21,794 SF
10. LSR: PROPOSED 72.8% / EXISTING 75.0%
11. PARKING:
    EXISTING: 303 (9 ADA STALLS)
    PROPOSED: 309 (10 ADA STALLS)



LEGEND

SANITARY SEWER MANHOLE	FENCE LINE
STORM MANHOLE	SANITARY SEWER
CATCH BASIN ROUND	WATER MAIN
CATCH BASIN SQUARE	STORM SEWER
FIRE HYDRANT	UNDERGROUND GAS
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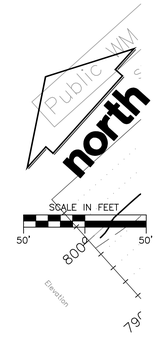
CONIFEROUS TREE	
DECIDUOUS TREE	



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15		

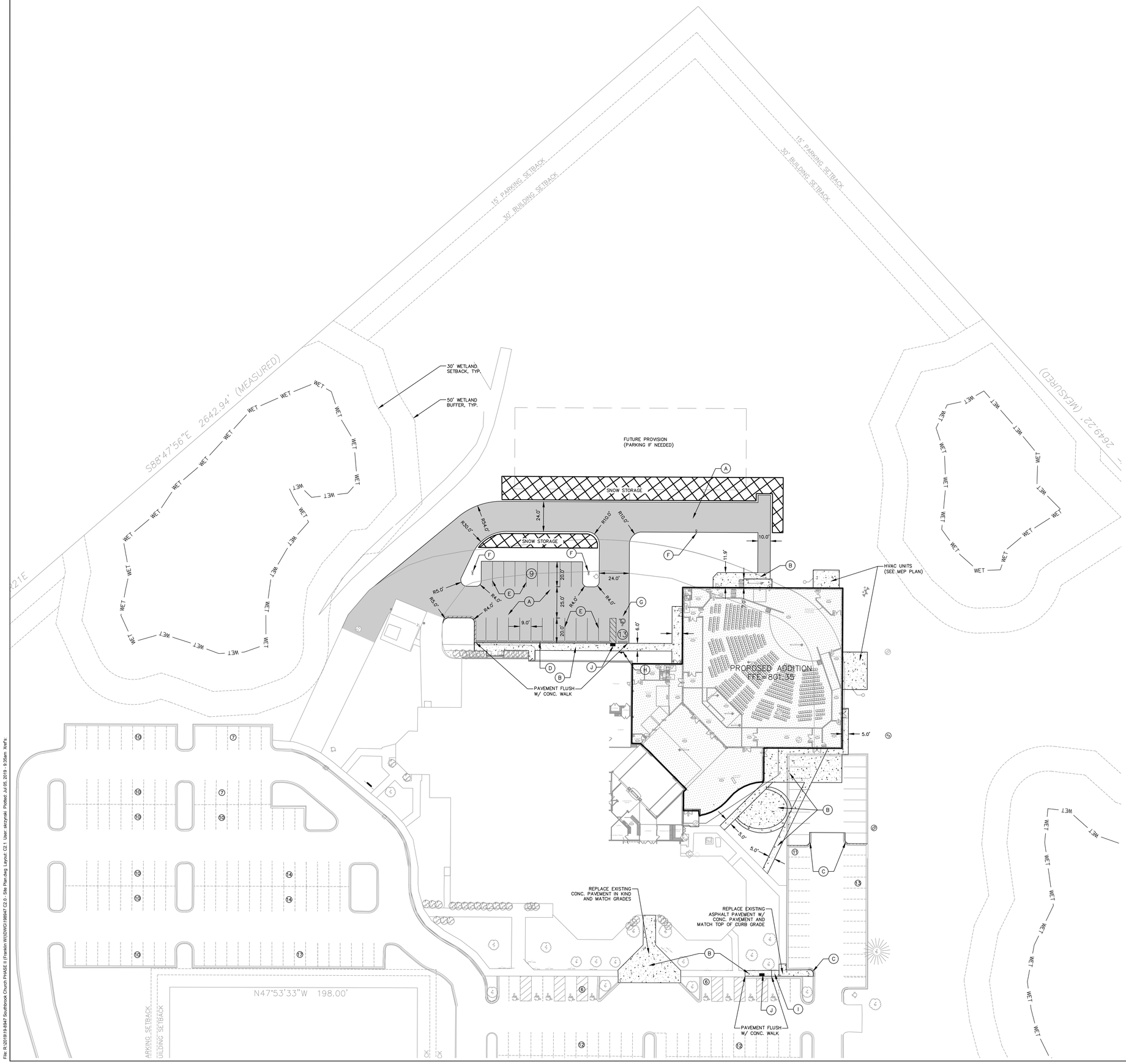
Design/Drawn: SJK
Approved: JLJ

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 19-8947

File: R:\2019\19-8947 Southbrook Church PHASE II (Franklin WI)\DWG\19894 7 C2.0 - Site Plan.dwg Layout: C2.0 User: skrzynski Plotted: Jul 05, 2019 - 9:17am Xref's:



PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF FRANKLIN ORDINANCES AND PER GEOTECHNICAL REPORT.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).

2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE–QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK–26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP–OFF/PICK–UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

5. NRSE WAS APPROVED FOR THE REMOVAL OF WETLAND W–1.

SITE LEGEND

- (A) STANDARD DUTY ASPHALT PAVEMENT
- (B) CONCRETE SIDEWALK/PATIO (REFER TO DETAILS)
- (C) 18" STANDARD CURB & GUTTER (REFER TO DETAILS)
- (D) WHEEL STOP
- (E) PARKING STRIPING
- (F) LIGHT POLE
- (G) ADA PARKING STALL
- (H) ADA SIGN
- (I) ADA RAMP
- (J) DETECTABLE WARNING

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN

north

SCALE IN FEET
30' 0 30'

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CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

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Design/Drawn: SJK
Approved: JLJ

SHEET TITLE:
DETAILED SITE PLAN

SHEET NUMBER:
C2.1

JSD PROJECT NO: 19-8947

File: R:\2019\19-8947 Southbrook Church PHASE II (Franklin WI)\DWG\198947 C2.0 - Site Plan.dwg, Layout: C2.1, User: skzyniak, Plotted: Jul 05, 2019 - 9:38am, Xref's:

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STORM SEWER CALCULATIONS

Project Name: SOUTHBROOK CHURCH

Project Location: Franklin,WI

JSD Project Number: 19-8947

Performed by: SJK

Date: 6/26/2019

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Structure abbreviations are as follows: ES - End Section, MH - Manhole, FI - Field Inlet, TD - Trench Drain, BC - Building Connection, RD - Roof Drain, STB - Stub

PIPE LOCATION		CONTRIBUTING AREA			PIPE FLOW			PIPE DATA				PIPE CAPACITY INFORMATION					DROP	ELEVATIONS			
						TOTAL FLOW						ACTUAL FLOW									
UP STRUCT	DOWN STRUCT	ROOF (SQ FT)	PAVED (SQ FT)	GRASS (SQ FT)	AREA RUNOFF (GPM)	(GPM)	(CFS)	LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n PVC=0.011 HDPE=0.012 RCP=0.013	REQD DROP	ACTUAL DROP	PARTS FULL	VEL (FPS)	FULL FLOW (CFS)	THRU STRUCT (FT)	RIM/(F/L) UP	INVERT UP	INVERT DOWN	COVER TO CROWN (FT)
STO-1	STO-2	0	50,390	9,160	1639	1639	3.65	152.5	24	0.0033	0.012	0.03	0.50	0.31	3.78	14.07	0.00	802.00	797.06	796.56	2.74
STO-2	STO-3	0	0	0	0	1639	3.65	71.9	24	0.0026	0.012	0.02	0.19	0.35	3.50	12.49	0.00	801.65	796.56	796.37	2.89
STO-3	STO-4	0	0	3,470	33	2398	5.34	121.1	24	0.0030	0.012	0.06	0.36	0.42	4.04	13.42	0.00	800.90	796.37	796.01	2.33
STO-4	STO-5	0	0	4,350	42	2716	6.05	94.0	24	0.0030	0.012	0.06	0.28	0.47	4.20	13.42	0.00	799.80	796.01	795.73	1.59
STO-5	STO-6	0	0	0	0	2716	6.05	142.3	24	0.0030	0.012	0.09	0.43	0.47	4.20	13.42	0.00	799.50	795.73	795.30	1.57
STO-3A	STO-3	0	14,635	5,015	499	726	1.62	51.1	12	0.0029	0.012	0.09	0.15	0.72	2.94	2.08	0.00	800.00	796.52	796.37	2.38
STO-4A	STO-4	0	7,015	6,285	276	276	0.62	58.9	12	0.0104	0.012	0.01	0.61	0.23	3.74	3.93	0.00	800.00	796.62	796.01	2.28
STO-7	STO-8	0	5,650	5,570	227	227	0.51	58.9	12	0.0029	0.012	0.01	0.17	0.30	2.20	2.08	0.00	800.79	797.35	797.18	2.34
STO-9	STO-10	22,840	0	0	878	878	1.96	50.1	12	0.0104	0.011	0.11	0.52	0.47	5.37	4.29	0.00	801.25	795.82	795.30	4.33

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 15 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF FRANKLIN ORDINANCE.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN -- AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF FRANKLIN SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – HIGH DENSITY POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S". MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2412, AND D2321 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.

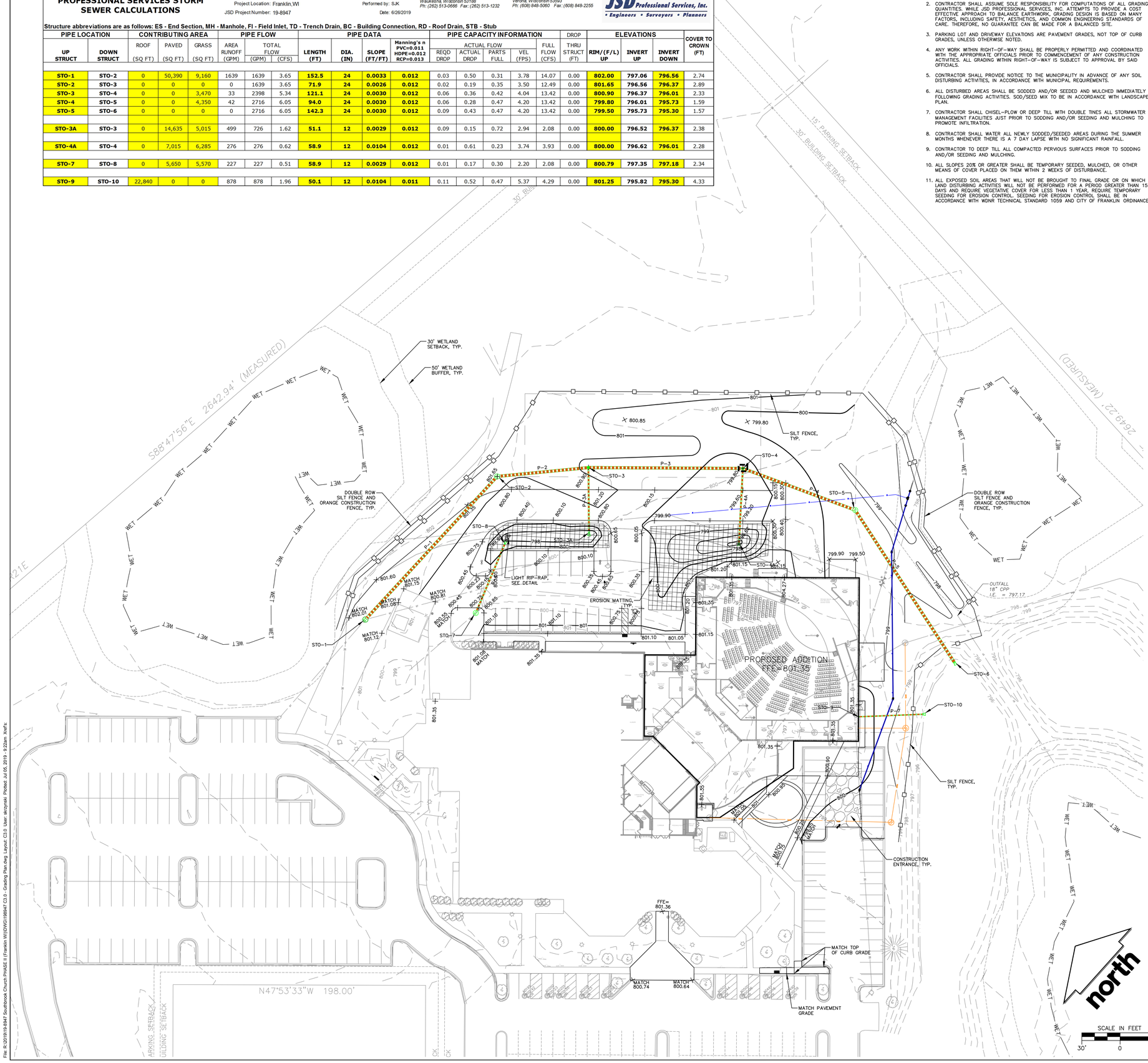
    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

    FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

NOTE: SEE C6.0 FOR EROSION CONTROL NOTES



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- INLET PROTECTION
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO-1	801.66	E INV: 797.06 (24")	4.6	48 IN MH (FLAT)	R-1550 SOLID LID
STO-2	801.65	W INV: 796.56 (24") SE INV: 796.56 (24")	5.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO-3	800.90	SW INV: 796.37 (12") NW INV: 796.37 (24") SE INV: 796.37 (24")	4.5	48 IN MH (FLAT)	R-1550 SOLID LID
STO-3A		NE INV: 796.52 (12")		12 IN HDPE FES	
STO-4	799.80	NW INV: 796.01 (24") SE INV: 796.01 (24") SW INV: 796.01 (12")	3.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO-4A		NE INV: 796.62 (12")		12 IN HDPE FES	
STO-5	799.21	NW INV: 795.73 (24") S INV: 795.73 (24")	3.5	48 IN MH (FLAT)	R-1550 SOLID LID
STO-6		N INV: 795.30 (24")		24 IN HDPE FES	
STO-7	800.79	NE INV: 797.35 (12")	3.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO-8		SW INV: 797.18 (12")		12 IN HDPE FES	
STO-9		SE INV: 795.82 (8")			
STO-10		NW INV: 795.30 (8")			

PROPOSED PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	STO-1	STO-2	152'	797.06	796.56	0.33%	24 IN HDPE (HP)
P-2	STO-2	STO-3	72'	796.56	796.37	0.26%	24 IN HDPE (HP)
P-3	STO-3	STO-4	121'	796.37	796.01	0.30%	24 IN HDPE (HP)
P-3A	STO-3A	STO-3	51'	796.52	796.37	0.29%	12 IN HDPE (HP)
P-4	STO-4	STO-5	94'	796.01	795.73	0.30%	24 IN HDPE (HP)
P-4A	STO-4	STO-4A	59'	796.01	796.62	1.04%	12 IN HDPE (HP)
P-5	STO-5	STO-6	142'	795.73	795.30	0.30%	24 IN HDPE (HP)
P-6	STO-7	STO-8	59'	797.35	797.18	0.29%	12 IN HDPE (HP)
P-7	STO-9	STO-10	50'	795.82	795.30	1.04%	8 IN PVC

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P. 262.513.0666

CLIENT:

25th GROTH Design Group

CLIENT ADDRESS:
N58 W6181 COLUMBIA ROAD
CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	04-12-19	PLAN COMMISSION SUBMITTAL
2	05-13-19	PLAN SET TO CLIENT
3	06-19-19	PLAN COMM. RESUBMITTAL
4	07-01-19	FOOTING&FOUNDATION PERMIT
5	07-08-19	PLAN COMMISSION
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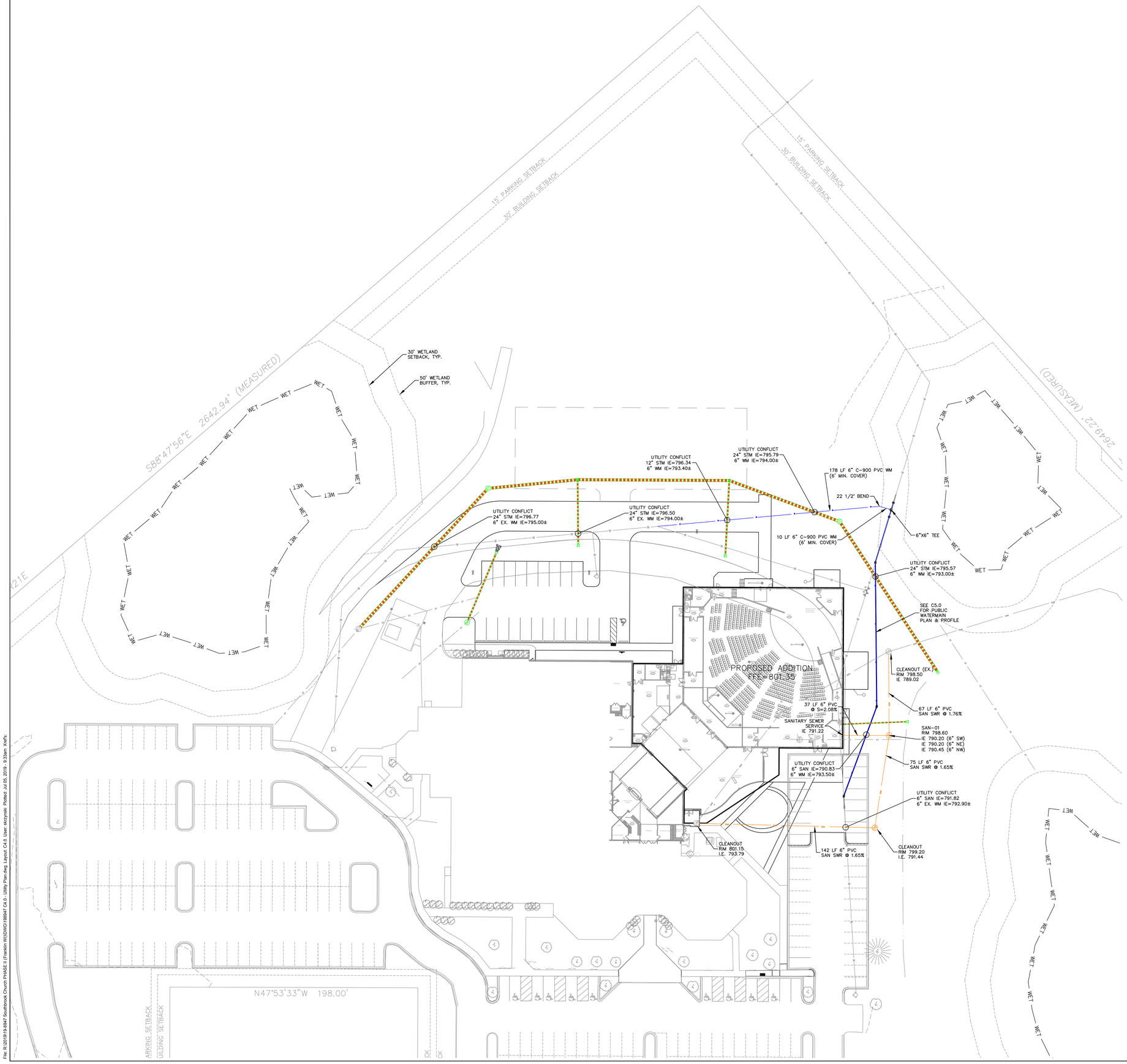
Design/Drawn: SJK
Approved: JLJ

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 19-8947

File: R:\2018\19-8947 Southbrook Church PHASE II (Franklin WI)\DWGS\19894T C3.0 - Grading Plan.dwg Layout: C3.0 User: akrzynski Plotted: Jul 09, 2019 - 9:22am Xrefs:



UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF FRANKLIN SPECIAL PROVISIONS.

5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCITON SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS–BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

12. WATER MAIN SPECIFICATIONS –

    PIPE – POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C–900, CLASS 150, DR–18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON–METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C–500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF FRANKLIN. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18–INCHES AND NO GREATER THAN 23–INCHES (SEE DETAIL).

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

13. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR–35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D–3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF FRANKLIN.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R–1642 WITH TYPE "B" SELF SEALING LIDS, NON–ROCKING OR EQUAL.

14. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

LEGEND

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- STANDARD CURB AND GUTTER
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- CONCRETE SIDEWALK
- SILT FENCE
- RIP–RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- INLET PROTECTION
- 799 EXISTING MINOR CONTOUR
- 800 EXISTING MAJOR CONTOUR
- 799 PROPOSED MINOR CONTOUR
- 800 PROPOSED MAJOR CONTOUR
- S SANITARY SEWER
- W WATERMAIN
- ST STORM SEWER

north

SCALE IN FEET
30' 0 30'

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CLIENT:

25th GROTH Design Group

CLIENT ADDRESS:
N58 W6181 COLUMBIA ROAD
CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

PLAN MODIFICATIONS:

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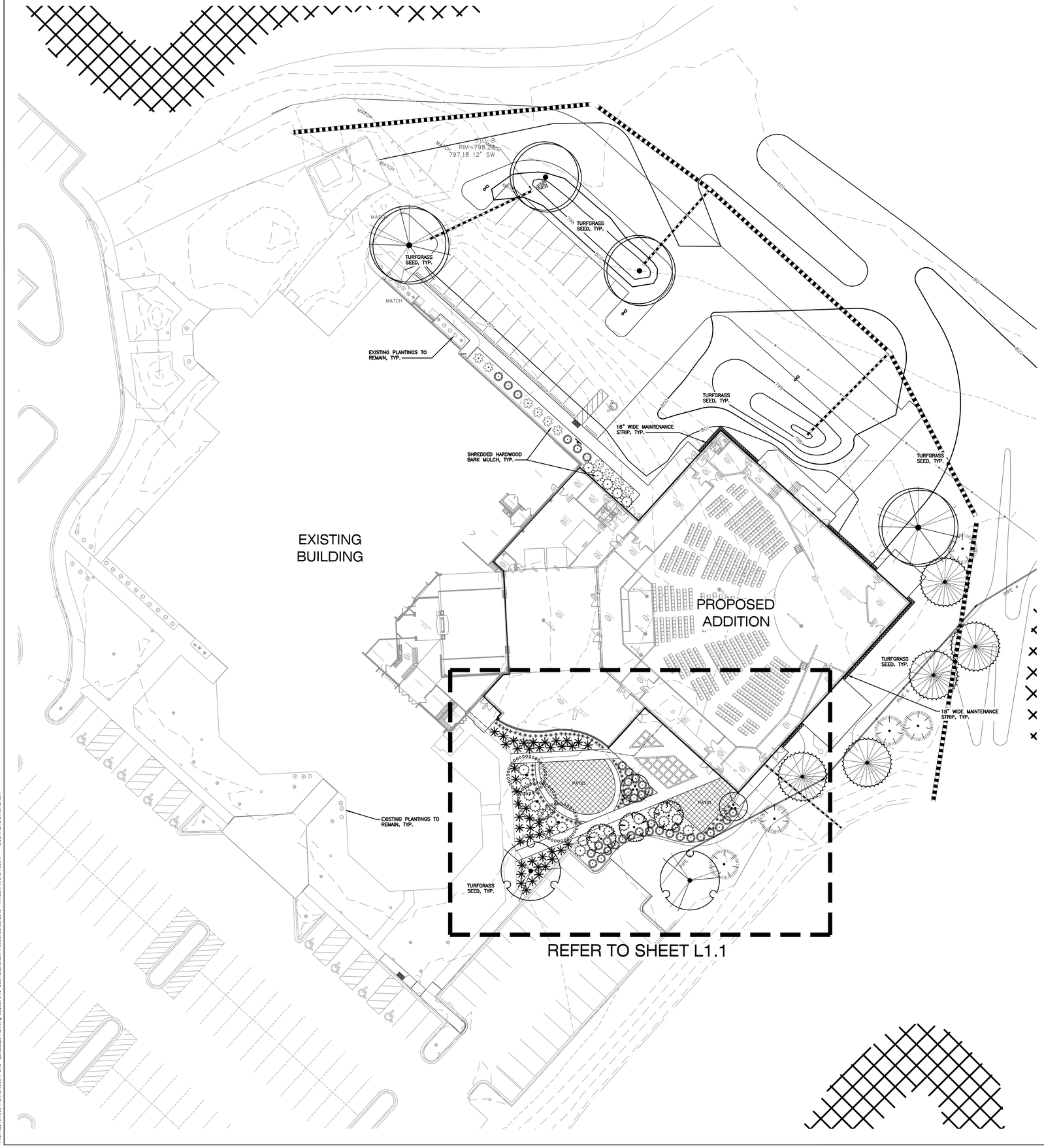
Design/Drawn: SJK
Approved: JLJ

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 19-8947

File: R:\2019\19-8947 Southbrook Church PHASE II (Franklin WI)\DWG\19894 7 C4.0 - Utility Plan.dwg, Layout: C4.0, User: akrzynski, Plotted: Jul 09, 2019 - 9:33am, Xrefs:



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- POLYETHYLENE EDGING

PLANT SCHEDULE

CANOPY TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	QTY
	Fall Fiesta Sugar Maple	*Acer saccharum `Bailsta`*	B & B	2.5"Cal		2
	Skyline Honeylocust	*Gleditsia triacanthos f. inermis 'Skycole'*	B & B	2.5"Cal		2
	Quaking Aspen	*Populus tremuloides*	B & B	2.5"Cal		3
	Northern Pin Oak	*Quercus ellipsoidalis*	B & B	2.5"Cal		2
DECORATIVE TREES	**COMMON NAME**	**BOTANICAL NAME**	**ROOT CONDITION**	**SIZE AT PLANTING**	**MATURE HT**	**QTY**
	Eastern Redbud	*Cercis canadensis*	B & B	1.5"Cal-Multi-stem		2
	Prairiefire Crabapple	*Malus x `Prairiefire`*	B & B	1.5"Cal	10	3
EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**	**ROOT CONDITION**	**SIZE AT PLANTING**	**MATURE HT**	**QTY**
	Norway Spruce	*Picea abies*	B & B	6` MIN. HT.		5
	Black Hills Spruce	*Picea glauca `Densata`*	B & B	6` MIN. HT.		5
DECIDUOUS SHRUBS	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE AT PLANTING**	**MATURE HT**	**QTY**
	Lowfast Bearberry Cotoneaster	*Cotoneaster dammeri `Lowfast`*	3 gal	36" Tall/Wide		45
	Smooth Hydrangea	*Hydrangea arborescens*	3 gal	3` MIN. HT.		23
	Gro-Low Fragrant Sumac	*Rhus aromatica `Gro-Low`*	3 gal	18" Tall/Wide		10
EVERGREEN SHRUBS	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE AT PLANTING**	**MATURE HT**	**QTY**
	Tauton Yew	*Taxus x media `Tauntonii`*	3 gal	3` MIN. HT.		38
PERENNIALS & GRASSES	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE AT PLANTING**	**MATURE HT**	**QTY**
	Switch Grass	*Panicum virgatum `Shenandoah`*	1 gal	CONT		65

SCALE IN FEET
20' 0 20'

north

DIGGERS HOTLINE

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CLIENT:

25th GROTH Design Group

CLIENT ADDRESS:
N58 W6181 COLUMBIA ROAD
CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

PLAN MODIFICATIONS:

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1	04-16-19	PLAN COMMISSION SUBMITTAL
2	07-08-19	PLAN COMMISSION
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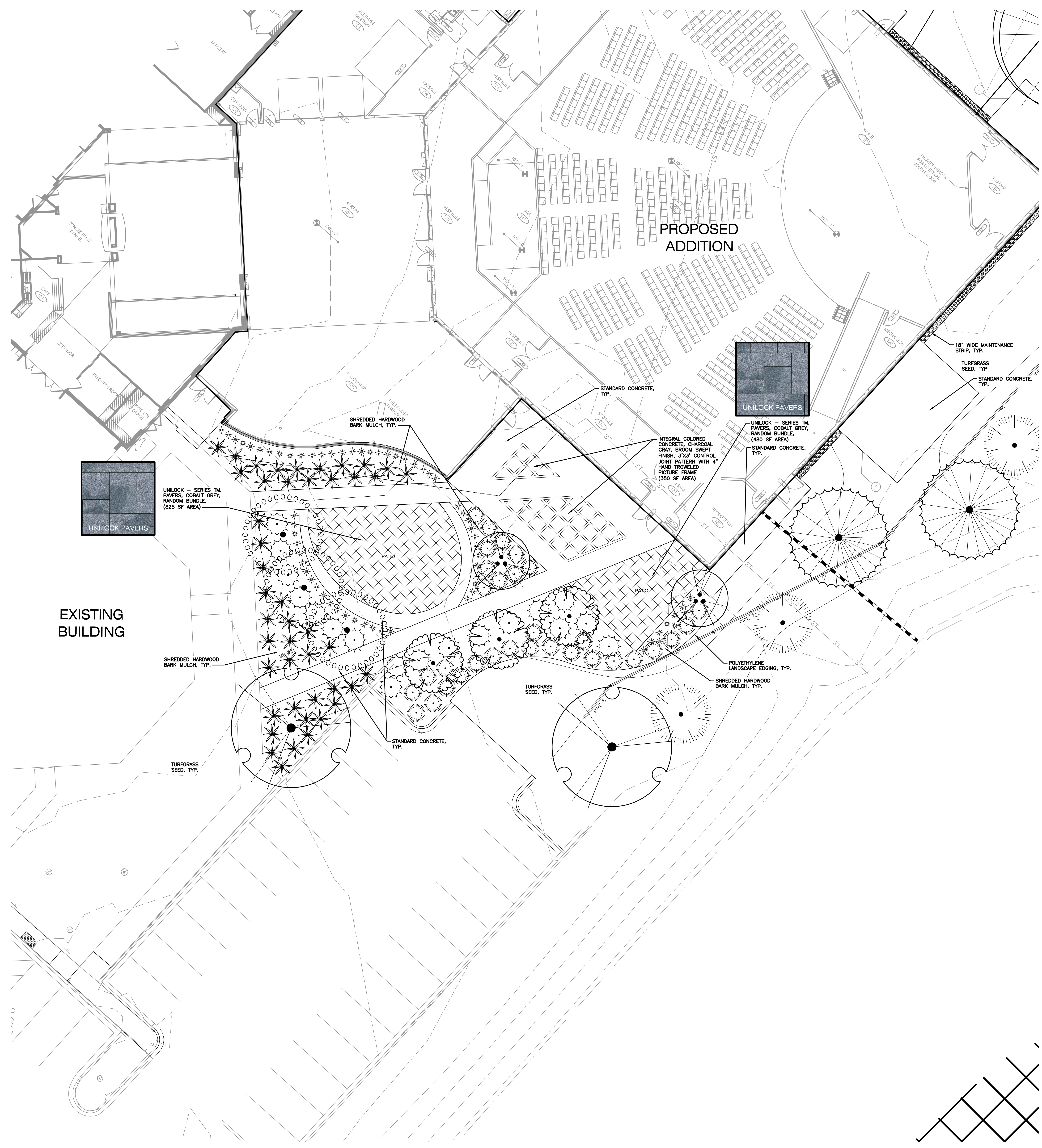
Design/Drawn: KJS
Approved: MAS/KJY

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 19-8947

File: I:\2019\19-8947\DWG\19894TLY.L1.0 - Landscape Plan.dwg Layout: L1.0 User: akaniewski Plotted: Jul 03, 2019 - 11:18am Xrefs: 19894T SOUTHBROOK CHURCH



GENERAL NOTES

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LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- ST EXISTING STORM SEWER
- ST PROPOSED STORM SEWER
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- POLYETHYLENE EDGING

PLANT SCHEDULE

CANOPY TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	QTY
	Fall Fiesta Sugar Maple	Acer saccharum `Bailsta`	B & B	2.5"Cal		2
	Skyline Honeylocust	Gleditsia triacanthos f. inermis 'Skycole'	B & B	2.5"Cal		2
	Quaking Aspen	Populus tremuloides	B & B	2.5"Cal		3
	Northern Pin Oak	Quercus ellipsoidalis	B & B	2.5"Cal		2
DECORATIVE TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	QTY
	Eastern Redbud	Cercis canadensis	B & B	1.5"Cal-Multi-stem		2
	Prairiefire Crabapple	Malus x `Prairiefire`	B & B	1.5"Cal	10	3
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	QTY
	Norway Spruce	Picea abies	B & B	6` MIN. HT.		5
	Black Hills Spruce	Picea glauca `Densata`	B & B	6` MIN. HT.		5
DECIDUOUS SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING	MATURE HT	QTY
	Lowfast Bearberry Cotoneaster	Cotoneaster dammeri `Lowfast`	3 gal	36" Tall/Wide		45
	Smooth Hydrangea	Hydrangea arborescens	3 gal	3` MIN. HT.		23
	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	3 gal	18" Tall/Wide		10
EVERGREEN SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING	MATURE HT	QTY
	Tauton Yew	Taxus x media `Tauntonii`	3 gal	3` MIN. HT.		38
PERENNIALS & GRASSES	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING	MATURE HT	QTY
	Switch Grass	Panicum virgatum `Shenandoah`	1 gal	CONT		65

SCALE IN FEET
10' 0 10'

north

DIGGERS HOTLINE

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PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
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3		
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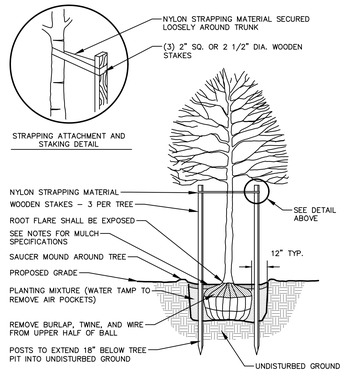
Design/Drawn: KJS
Approved: MAS/KJY

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.1

JSD PROJECT NO: 19-8947

File: I:\2019\198947\DWG\198947 L1.0 - Landscape Plan.dwg Layout: L1.1 User: akaniewski Plotted: Jul 03, 2019 - 11:20am Xref's: 198947 SOUTHBROOK CHURCH

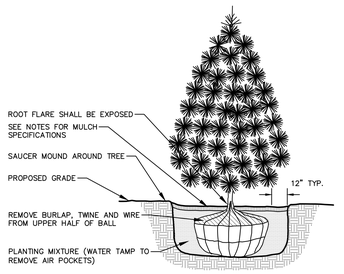


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

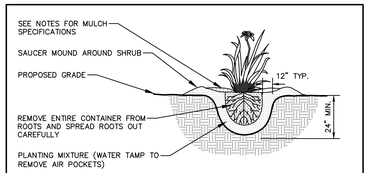


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

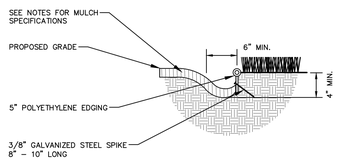
REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

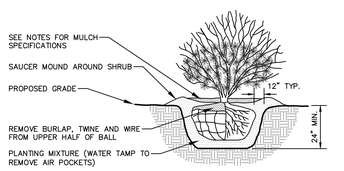
REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

GENERAL NOTES

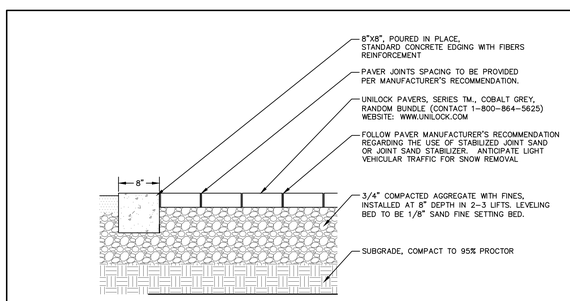
1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–382–5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES ON THE BARK, PLACE BUTTS OF THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
6. MATERIALS – STONE MULCH: ALL STONE MULCH MAINTENANCE STRIP AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.

SEEDING VEGETATION NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE



PAVER PATIO DETAIL

N.T.S.

LANDSCAPE POINT REQUIREMENTS

NOTE: REFERENCING DIVISION 15–5.0300. REQUIRED LANDSCAPING, THIS BUILDING EXPANSION FALLS UNDER EXCEPTION 15–5.0301, SECTION B, LINE 3, STATING ADDITIONS TO BUILDINGS WHICH INCREASE THEIR OVERALL BUILDING AREA FROM 10% TO 50% SHALL CONFORM TO THE LANDSCAPING STANDARDS SET FORTH IN THE DIVISION REDUCED BY UP TO 30%

THE PROPOSED BUILDING ADDITION IS APPROXIMATELY 21,800 SF, WHICH IS 35% OF THE OVERALL BUILDING AREA. THEREFORE, THE STANDARDS CAN BE REDUCED UP TO 30%

CALCULATED REQUIREMENTS:

MINIMUM NUMBER OF STANDARD PLANT UNITS (1 PER 5 PROVIDED PARKING SPACES, 30% REDUCTION EQUALS 1 PER 6.5 PROVIDED PARKING SPACES) (21 NEW PARKING SPACES PROPOSED)

CANOPY/SHADE TREES – 2.5" CAL : 4 REQUIRED
EVERGREEN TREES – 4' TALL : 4 REQUIRED
DECORATIVE TREES – 1.5" CAL : 4 REQUIRED
SHRUBS – 3' TALL : 4 REQUIRED

PROPOSED:

CANOPY/SHADE TREES – 2.5" CAL : 9 PROPOSED
EVERGREEN TREES – 4' TALL : 5 PROPOSED
DECORATIVE TREES – 1.5" CAL : 5 PROPOSED
SHRUBS – 3' TALL : 59 PROPOSED

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

Division 15-5.0300. Required Landscaping

§ 15-5.0302. Minimum Landscape Standards.

A. Standard Plant Units. All landscaping requirements are stated in terms of the number of standard plant units required. This Section defines the standard plant unit and its definitions of this Section. The following Table 15-5.0302 specifies the plant unit requirements.

Table 15-5.0302

Minimum Number of Standard Plant Units

Multi-Family		
Type	Planting Size	Minimum Quantity
Canopy/Shade Tree	2.5 inch caliper	1.5 per dwelling unit
Evergreens	4 feet tall	1 per dwelling unit
Decorative Trees	1.5 inch caliper	1 per dwelling unit
Shrubs	3 feet tall	3 per dwelling unit

Commercial, Office, Institutional and Similar Uses		
Type	**Planting Size**	**Minimum Quantity**
Canopy/Shade Tree	2.5 inch caliper	1 per 5 provided parking spaces
Evergreens	4 feet tall	1 per 5 provided parking spaces
Decorative Trees	1.5 inch caliper	1 per 5 provided parking spaces
Shrubs	3 feet tall	1 per 5 provided parking spaces

Manufacturing (Industrial)		
Type	**Planting Size**	**Minimum Quantity**
Canopy/Shade Tree	2.5 inch caliper	1 per 10 provided parking spaces
Evergreens	4 feet tall	1 per 10 provided parking spaces
Decorative Trees	1.5 inch caliper	1 per 10 provided parking spaces
Shrubs	3 feet tall	1 per 10 provided parking spaces

DIGGERS HOTLINE

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

CLIENT ADDRESS:
N58 W6181 COLUMBIA ROAD
CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	04-16-19	PLAN COMMISSION SUBMITTAL
2	07-08-19	PLAN COMMISSION
3		
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Design/Drawn: KJS
Approved: MAS/KJY

SHEET TITLE:
LANDSCAPE DETAILS, NOTES & SPECIFICATIONS

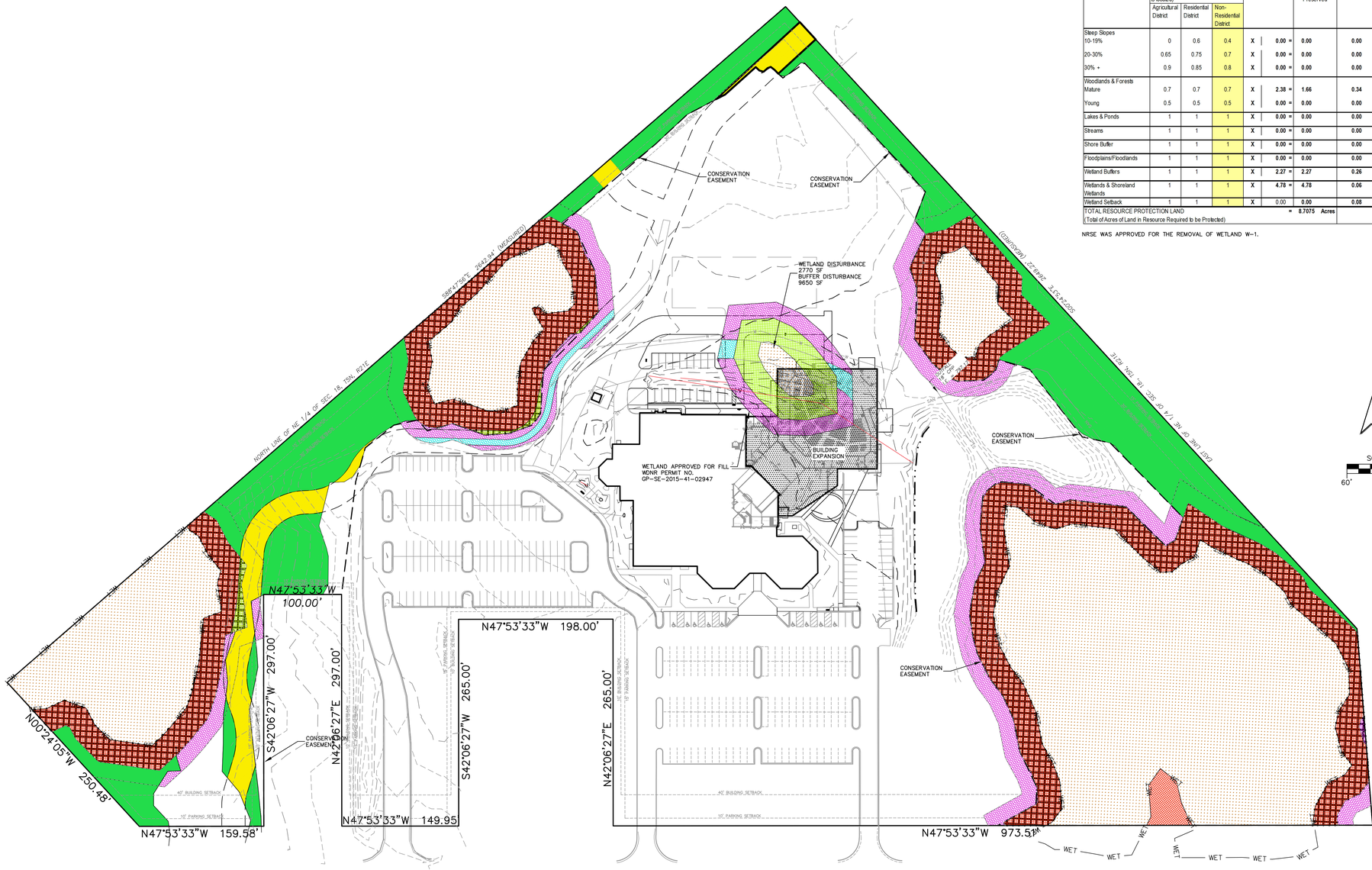
SHEET NUMBER:
L2.0

JSD PROJECT NO: 19-8947

File: I:\2019\19-8947\DWG\19-8947 L1.0 - Landscape Plan.dwg Layout: L2.0 User: akaniewski Plotted: Jul 03, 2019 - 11:21am Xrefs: 19-8947 - SOUTHBROOK CHURCH

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	Acres of Land Required to be Preserved	Acres of Land to be Impacted	Acres of Land Required to be Mitigated	Acres of Land to be Mitigated*
	Agricultural District	Residential District	Non-Residential District					
Steep Slopes								
10-19%	0	0.6	0.4	X 0.00 =	0.00	0.00	0.00	N/A
20-30%	0.65	0.75	0.7	X 0.00 =	0.00	0.00	0.00	N/A
30% +	0.9	0.85	0.8	X 0.00 =	0.00	0.00	0.00	N/A
Woodlands & Forests								
Mature	0.7	0.7	0.7	X 2.38 =	1.66	0.34	0.00	N/A
Young	0.5	0.5	0.5	X 0.00 =	0.00	0.00	0.00	N/A
Lakes & Ponds	1	1	1	X 0.00 =	0.00	0.00	0.00	N/A
Streams	1	1	1	X 0.00 =	0.00	0.00	0.00	N/A
Shore Buffer	1	1	1	X 0.00 =	0.00	0.00	0.00	N/A
Floodplains/Floodlands	1	1	1	X 0.00 =	0.00	0.00	0.00	N/A
Wetland Buffers	1	1	1	X 2.27 =	2.27	0.26	0.00	N/A
Wetlands & Shoreland Wetlands	1	1	1	X 4.78 =	4.78	0.06	0.00	N/A
Wetland Setback	1	1	1	X 0.00 =	0.00	0.08	0.00	N/A
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Required to be Protected)				= 8.7075 Acres				

NRSE WAS APPROVED FOR THE REMOVAL OF WETLAND W-1.



LEGEND

- WETLAND
- WETLAND BUFFER
- WETLAND BUFFER DISTURBANCE
- WETLAND SETBACK
- WETLAND SETBACK DISTURBANCE
- WOODLAND (MATURE)
- WOODLAND (MATURE) DISTURBANCE

1. DEVELOPMENT NAME: SOUTHBROOK CHURCH
2. LOCATION: 11010 ST. MARTINS ROAD FRANKLIN, WISCONSIN
3. OWNER/ DEVELOPER: SOUTHBROOK CHURCH 11010 ST. MARTINS ROAD FRANKLIN, WI 53132
4. ARCHITECT: GROTH DESIGN GROUP N58 W6181 COLUMBIA ROAD CEDARBURG, WI 53012
5. WETLANDS PER 2012 WETLAND DELINEATION BY R.A. SMITH NATIONAL
6. REFER TO CERTIFIED SURVEY MAP FOR PROPOSED EASEMENTS.

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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:
N58 W6181 COLUMBIA ROAD
CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	04-16-19	PLAN COMMISSION SUBMITTAL
2	06-19-19	PLAN COMM. RESUBMITTAL
3	07-08-19	PLAN COMMISSION
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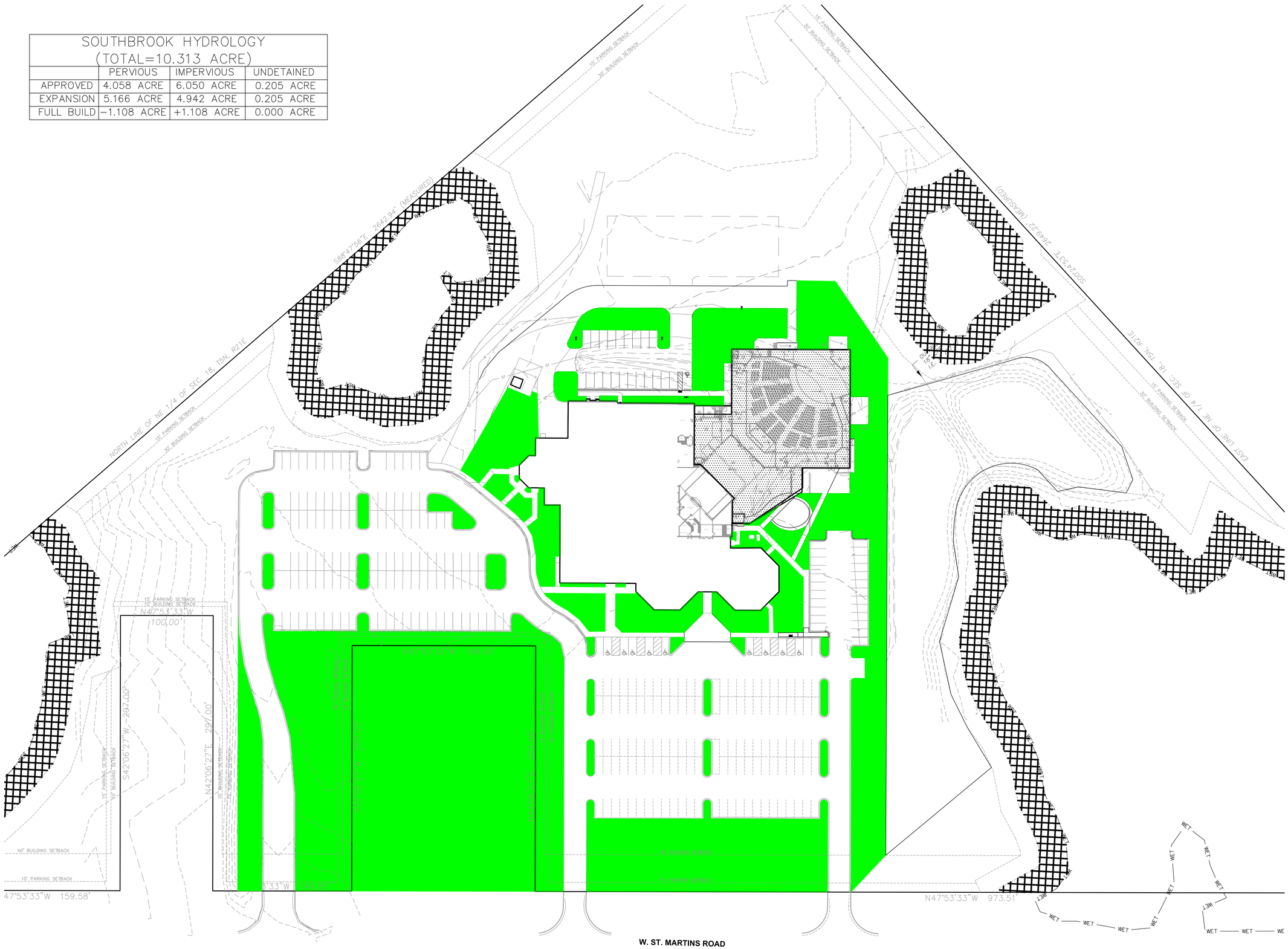
Design/Drawn: SJK
Approved: JLJ

SHEET TITLE:
NATURAL RESOURCES PROTECTION PLAN

SHEET NUMBER:
NRPP

JSD PROJECT NO: 19-8947

SOUTHBROOK HYDROLOGY (TOTAL=10.313 ACRE)			
	PERVIOUS	IMPERVIOUS	UNDETAINED
APPROVED	4.058 ACRE	6.050 ACRE	0.205 ACRE
EXPANSION	5.166 ACRE	4.942 ACRE	0.205 ACRE
FULL BUILD	−1.108 ACRE	+1.108 ACRE	0.000 ACRE



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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

25 GROTH Design Group

CLIENT ADDRESS:
N58 W6181 COLUMBIA ROAD
CEDARBURG, WI 53012

PROJECT:
SOUTHBROOK CHURCH ADDITIONS AND ALTERATIONS

PROJECT LOCATION:
FRANKLIN, WI

PLAN MODIFICATIONS:

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2	07-08-19	PLAN COMMISSION
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Design/Drawn: SJK
Approved: JLJ

SHEET TITLE:
PROPOSED HYDROLOGY

SHEET NUMBER:
HYD.

JSD PROJECT NO: 19-8947

File: N:\2019\19-8947 Southbrook Church PHASE II (Franklin WI)\DWG\19894? Proposed Hydrology (2019-04-12).dwg, Layout: HYD User: skrzynski Plotted: Jul 09, 2019 - 10:54am Xrefs:

Plan View
Scale - 1" = 20ft

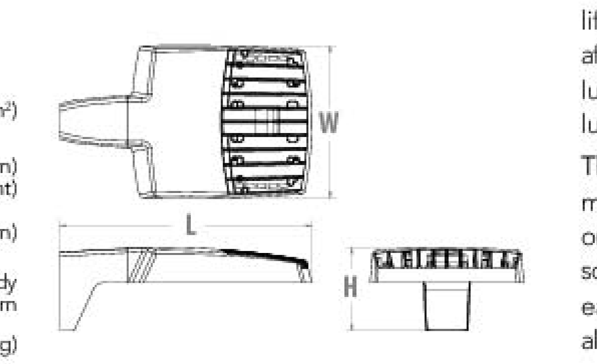
Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
SITE LTG @ GRADE LEVEL	+	0.9 fc	8.8 fc	0.0 fc	N/A	N/A

RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	25.0 lbs (11.3 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Wide R4 Type 4 Wide R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row	MVOLT (120V-277V)[1] HVOLT (347V-480V)[2] (use specific voltage for options as noted) 120[3] 277[3] 208[3] 347[3] 240[3] 480[3]	SPA Square pole mounting (Min. 3.0" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon)[4] WBA Wall bracket

Options		Finish
Shipped Installed HS House-side shield PE Photocontrol, button style[5,7] PEX Photocontrol external threaded, adjustable[6,7] PER7 Seven-wire twist-lock receptacle only (no controls)[7,8,9] CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347)[3] DF Double fuse (208, 240, 480)[3] SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **Shipped Separately (requires some field assembly)** EGS External glare shield EGFV External glare full visor (360° around light aperture) BS Bird spikes[12]	**Shipped Installed** ***Standalone Sensors/Controls (factory default settings, see table page 5)** PIRS Motion/ambient sensor for 8-20' mounting heights[7,10,13] PIRHS Motion/ambient sensor for 20-40' mounting heights[7,10,13] ***Networked Sensors/Controls** NLTAIR2 nLight AIR generation 2[10,11] PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2)[7,11,10,13] *Note: Sensor coverage pattern is affected when luminaire is tilted.	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.acuitybrands.com

Lithonia RSX1 Area LED
Rev. 02/26/19
Page 1 of 5

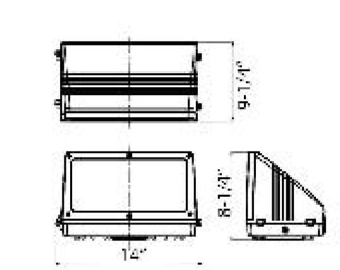
MORRIS

Catalog Number	71454
UPC Number	60198671454
Description	Dark Sky Wallpack 80W

QPL ID #
PL2E2US12JYI

Features
- Full Cutoff Design to Prevent Up Light
- Integral Cooling Fins Release Heat Efficiently
- Corrosion Resistant Die Cast Aluminum Housing
- Polycarbonate Lens
- Superior Architectural Powder Coat Finish
- Stainless Steel Hardware
- Color Temperature: 5000K
- cULus Listed
- 5 Year Warranty

General	
Housing:	ACD12 Aluminum Heat Sink
Lens:	High Light Transmittance Polycarbonate, Anti-UV and Fire Resistant
Finish:	Power Coating
Color:	Bronze
LED:	LUMILEDS 150 LM/W
Aluminum LED Board:	High conductive, waterproof, age & salt mist resistance
Driver:	100-277V 50/60HZ
Operating Temp:	-40°F to 131°F
Dimension Information	
Width:	9-1/4"
Height:	8-1/4"
Depth:	14"
Specifications	
Voltage:	120-277
Watt:	80W
Power Factor:	≥.9
Lumens:	9128 LM
Lumens Per Watt:	117
CRI:	≥80
Beam Angle:	110° x 140
Dimming	0-10V/PWM
BUG	B3-U2-G3
Packaging	
Box Qty:	1
Case Qty:	1
Certifications	
UL	Yes
cUL	Yes



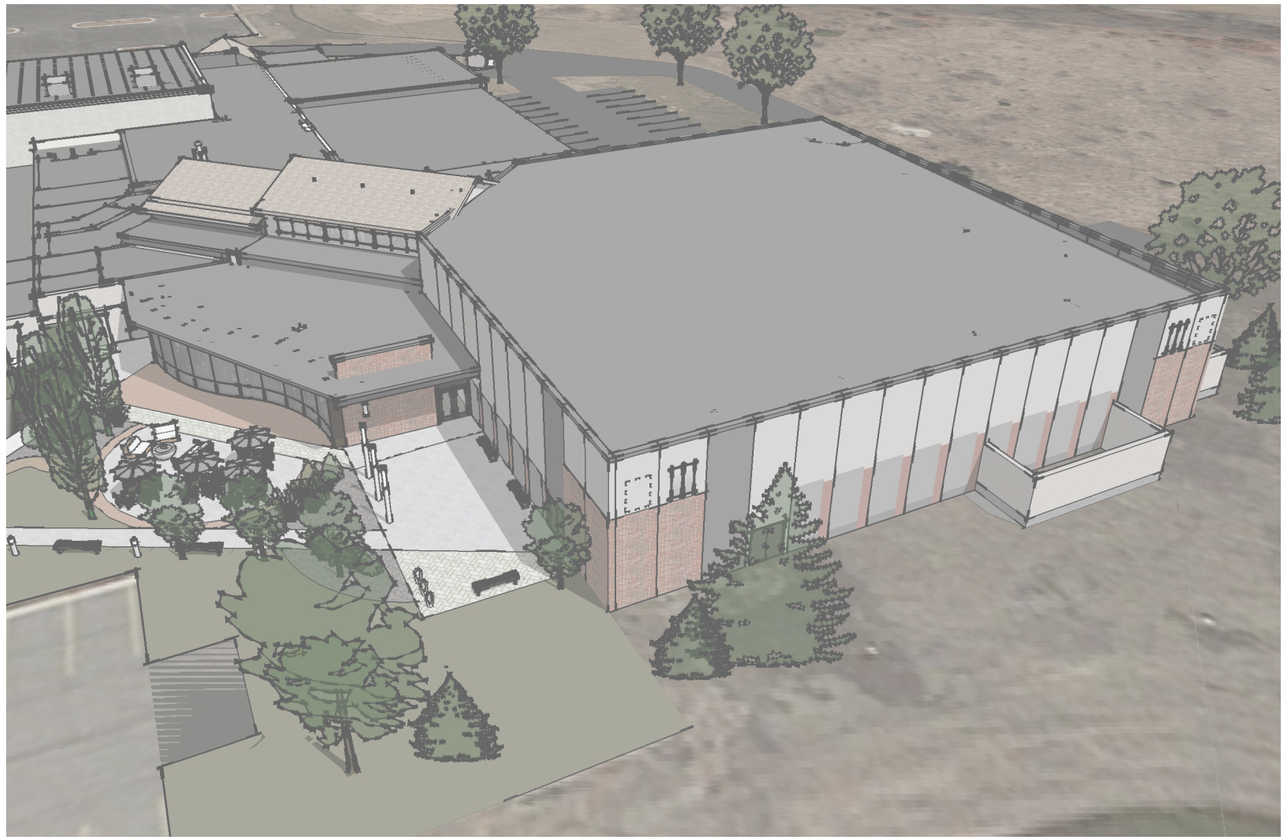
Morris Products
53 Carey Road
Queensbury, NY 12804
www.morrisproducts.com

Schedule						
Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
RSX5	3	Lithonia Lighting	RSX1 LED P3 50K R5-SSS20-4C	SINGLE LED HEAD ON 20' POLE WITH 3' BASE	0.95	109.44
WP2	2	Morris Products Inc.	71454	CUT OFF LED WALL PACK	0.95	77.8

KW ELECTRIC, INC.
N5875 County Road M
Plymouth, WI 53073-4374
(920) 467-2000 Fax (920) 467-2023

SOUTHBROOK CHURCH
ADDTION SITE LTG
FRANKLIN ,WI

Designer
Date
7/3/2019
Scale
24 X 36 SHEET
Drawing No.
Summary



GROTH Design Group

CATALYST CONSTRUCTION

BUILDING YOUR VISION

07.08.2019
PLAN COMMISSION SUBMITTAL

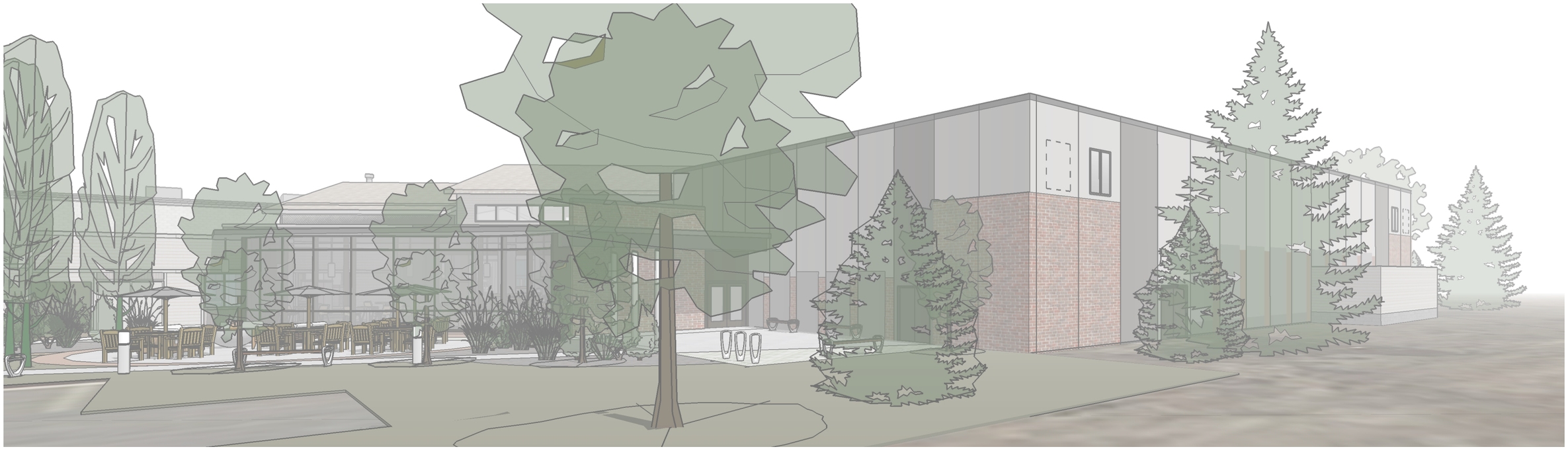
NOTE:

- PRELIMINARY CONCEPTS ONLY
- DESIGN AND COLORS NOT YET FINAL
- COLORS MAY HAVE SHIFTED FROM ORIGINAL MEDIA

NEW WORSHIP BIRD'S EYE VIEWS

SOUTHBROOK CHURCH

FRANKLIN, WI



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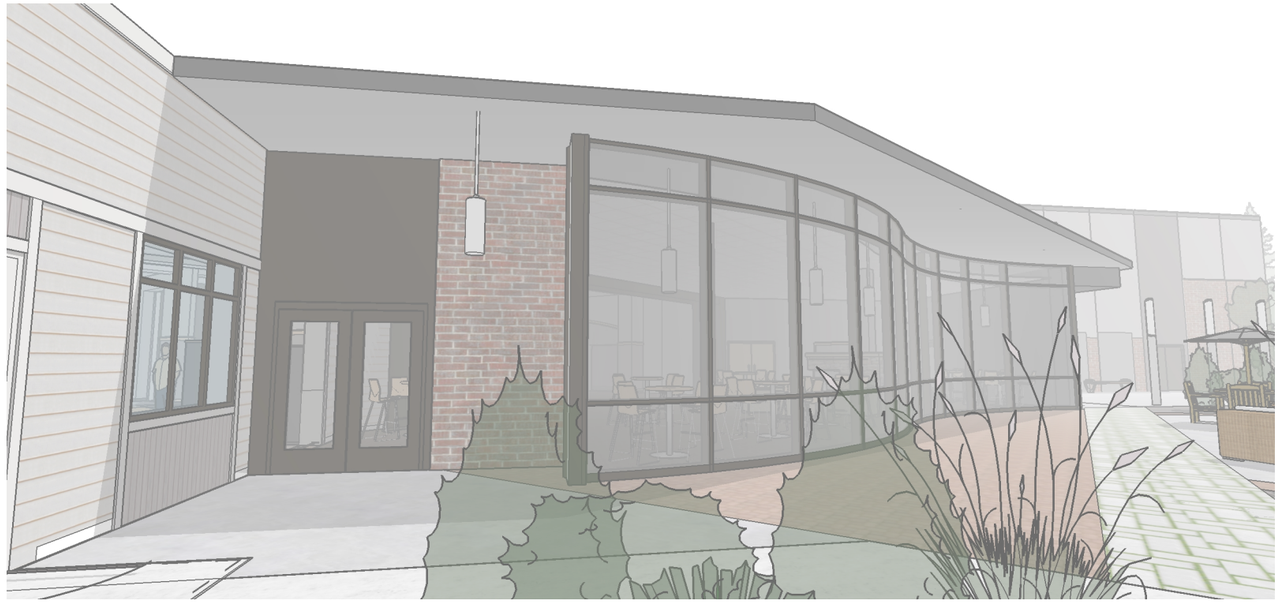

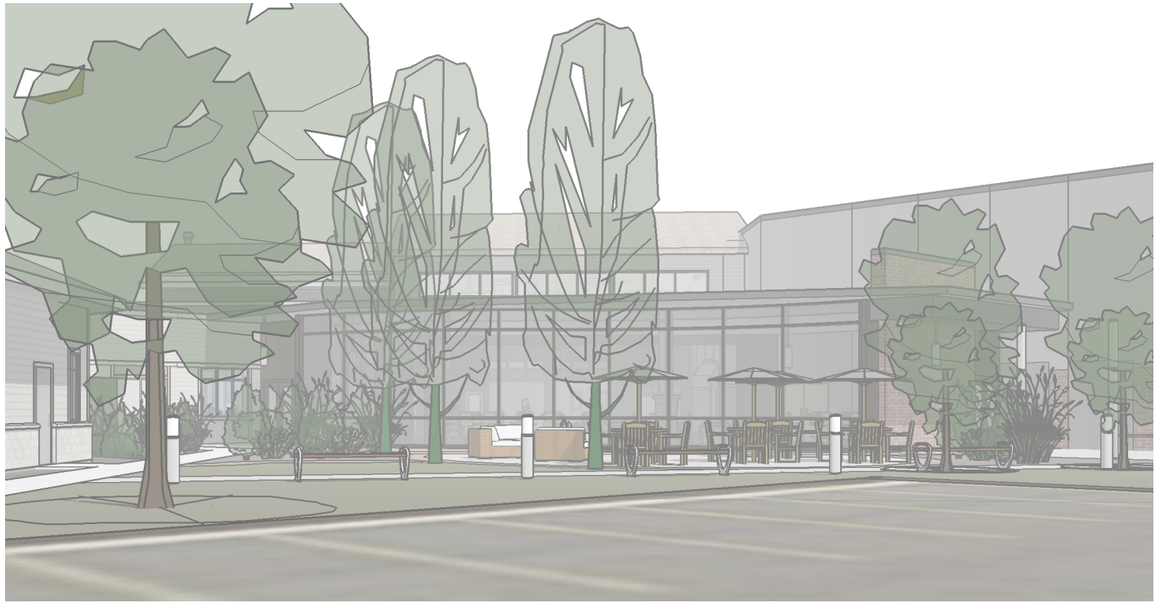

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CATALYST CONSTRUCTION

BUILDING YOUR VISION

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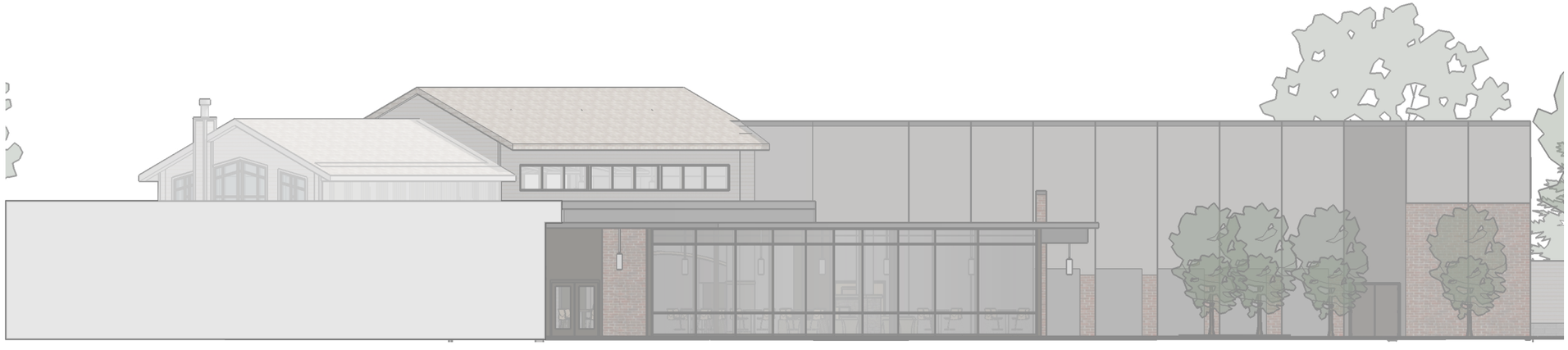
NEW WORSHIP & GATHERING VIEWS

SOUTHBROOK CHURCH

FRANKLIN, WI



ELEVATION - PLAN SOUTH

ELEVATION - PLAN EAST

GROTH Design Group

CATALYST CONSTRUCTION

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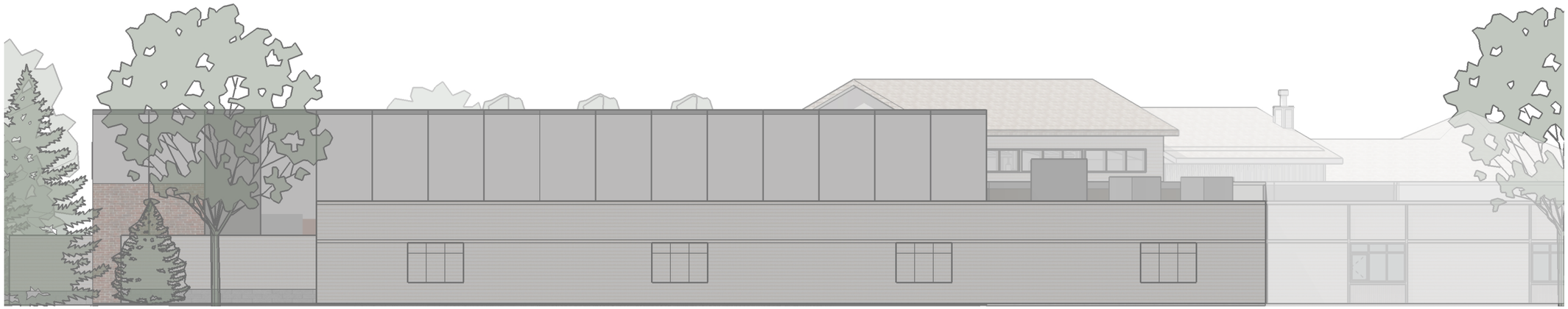
ELEVATIONS
SCALE: 1/16" = 1'

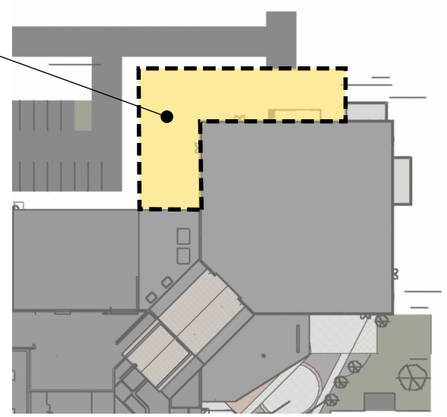
SOUTHBROOK CHURCH

FRANKLIN, WI

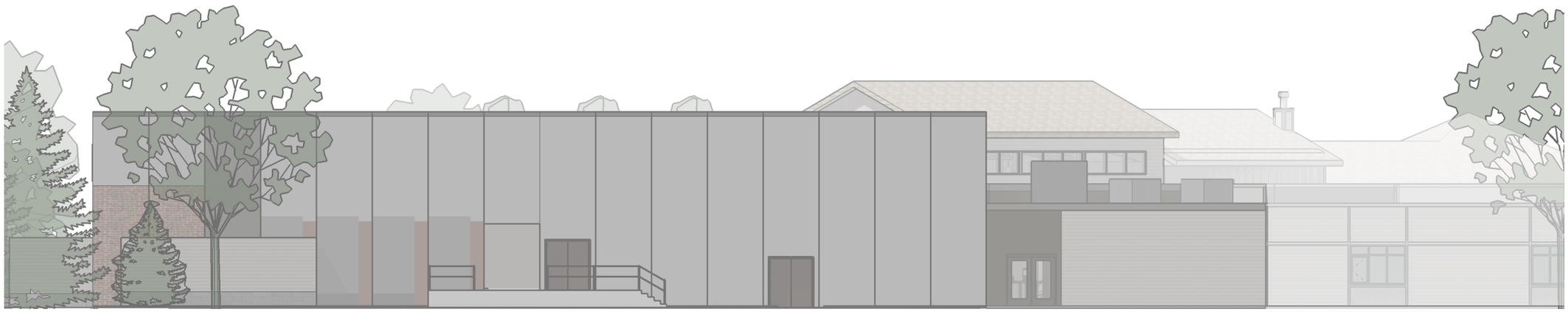


FUTURE ELEVATION - PLAN NORTH

LOCATION OF FUTURE ADDITION



PARTIAL SITE DIAGRAM



ELEVATION - PLAN NORTH

CATALYST CONSTRUCTION

BUILDING YOUR VISION

NOTE:

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ELEVATIONS

SCALE: 1/16" = 1'

GROTH Design Group

07.08.2019

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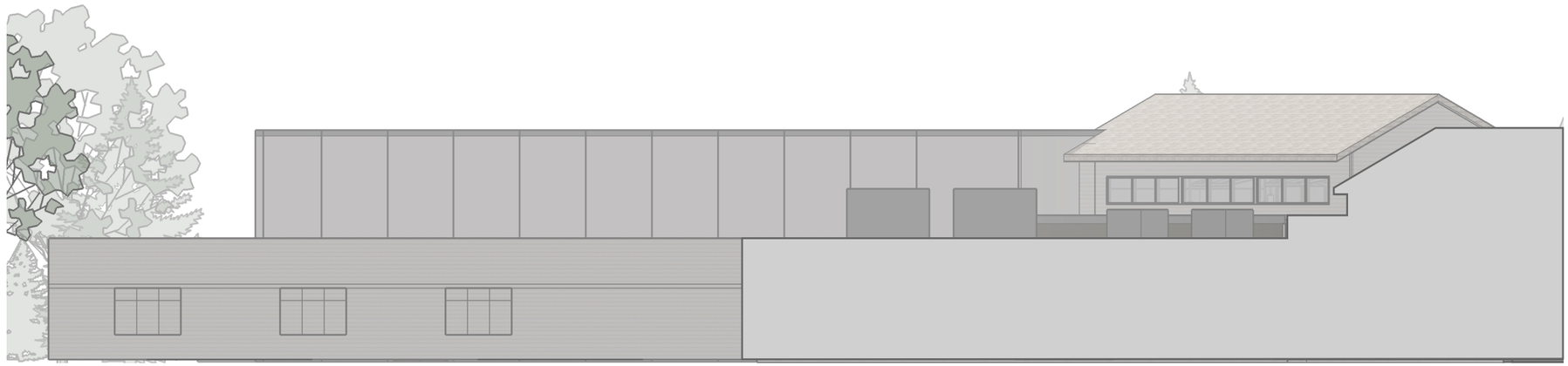
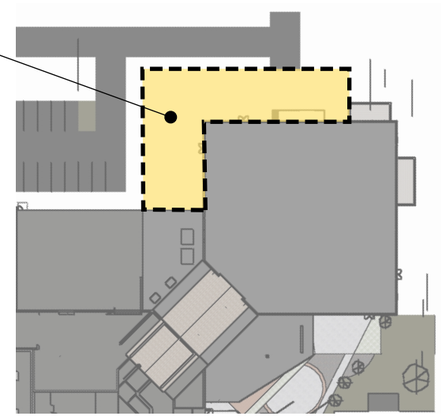
SOUTHBROOK CHURCH

FRANKLIN, WI

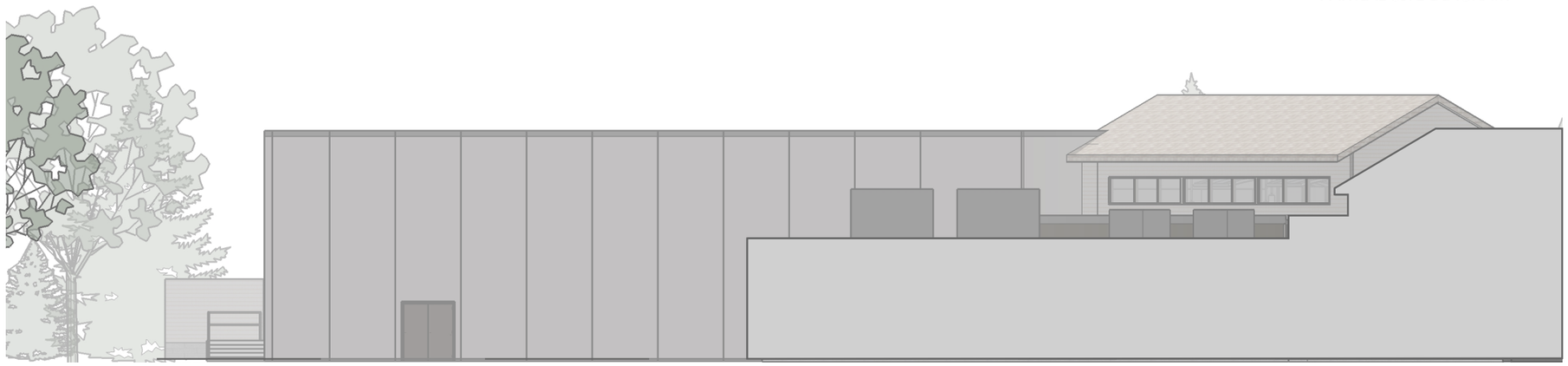


FUTURE ELEVATION - PLAN WEST

LOCATION OF FUTURE ADDITION



PARTIAL SITE DIAGRAM



ELEVATION - PLAN WEST

GROTH Design Group

CATALYST CONSTRUCTION

BUILDING YOUR VISION

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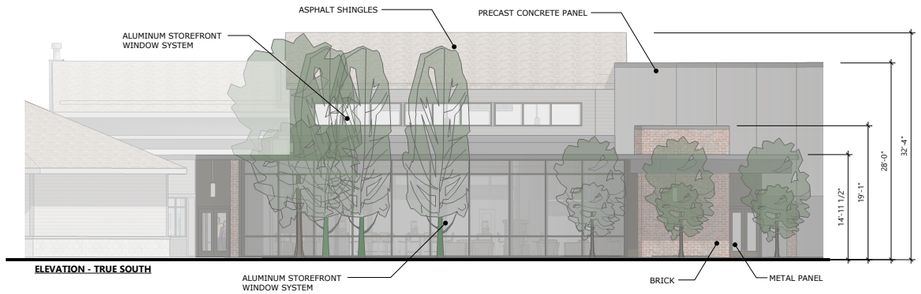
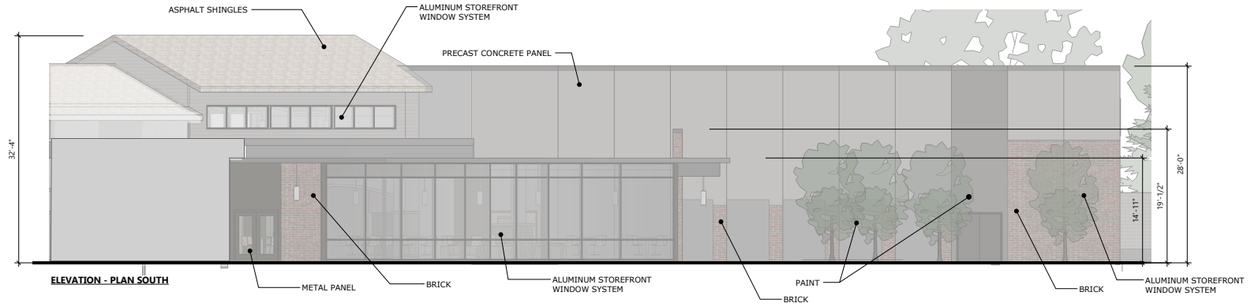
SOUTHBROOK CHURCH

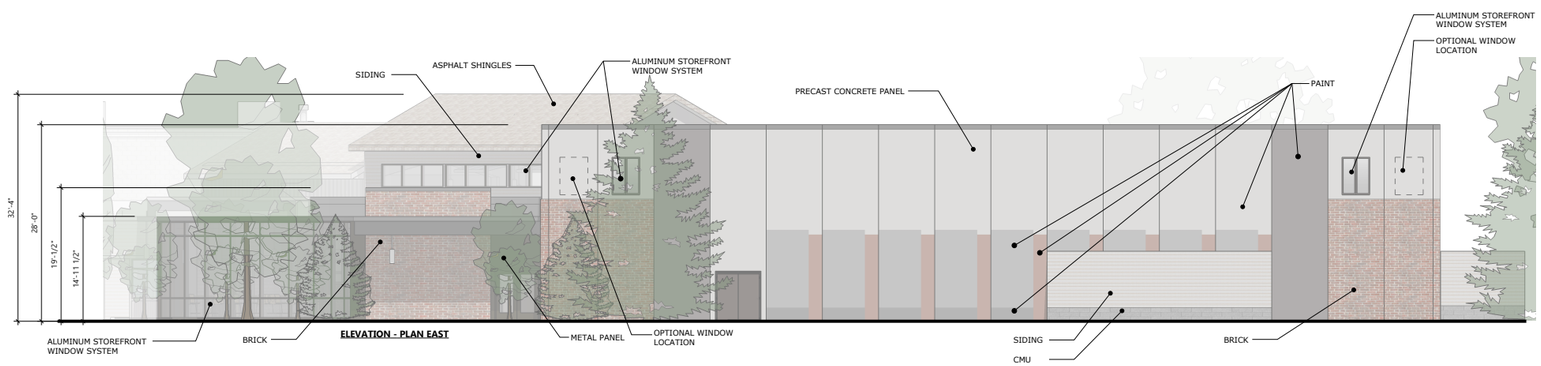
FRANKLIN, WI



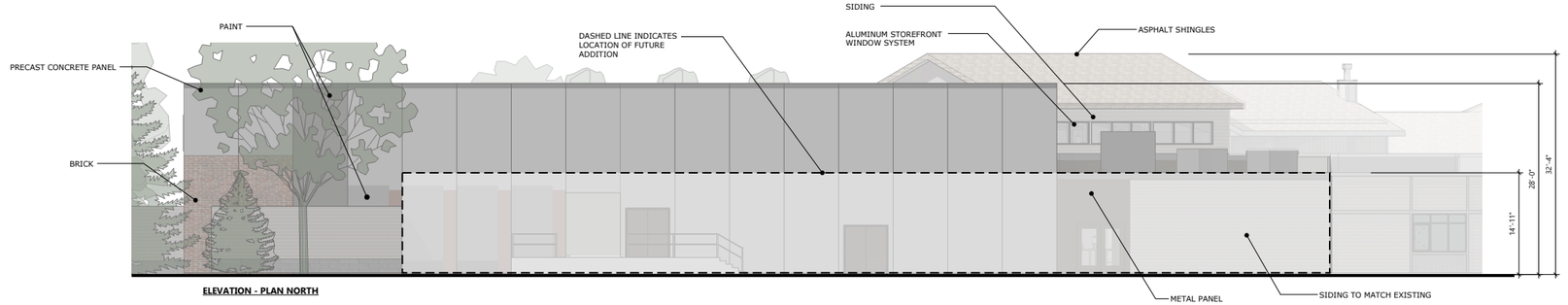
ELEVATION - TRUE SOUTH



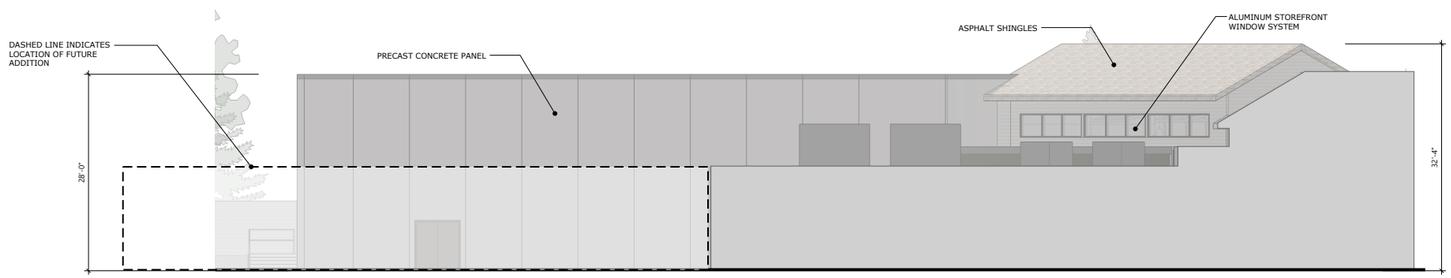
ELEVATION - PLAN SOUTH



ELEVATION - PLAN EAST



ELEVATION - PLAN NORTH



ELEVATION - PLAN WEST

GROTH Design Group

CATALYST CONSTRUCTION

BUILDING YOUR VISION

JULY 8, 2019
PLAN COMMISSION SUBMITTAL
SCALE 1/8" = 1'-0" (30X42 PRINT)

SOUTHBROOK CHURCH

FRANKLIN, WI

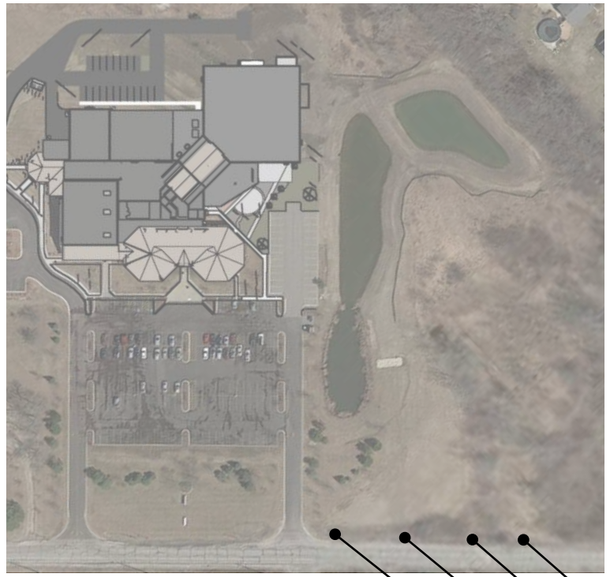


IMAGE #1

IMAGE #2

IMAGE #3

IMAGE #4

PHOTOGRAPHS OF THE VIEW FROM ST MARTINS DR.

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CATALYST CONSTRUCTION
BUILDING YOUR VISION

NOTE:
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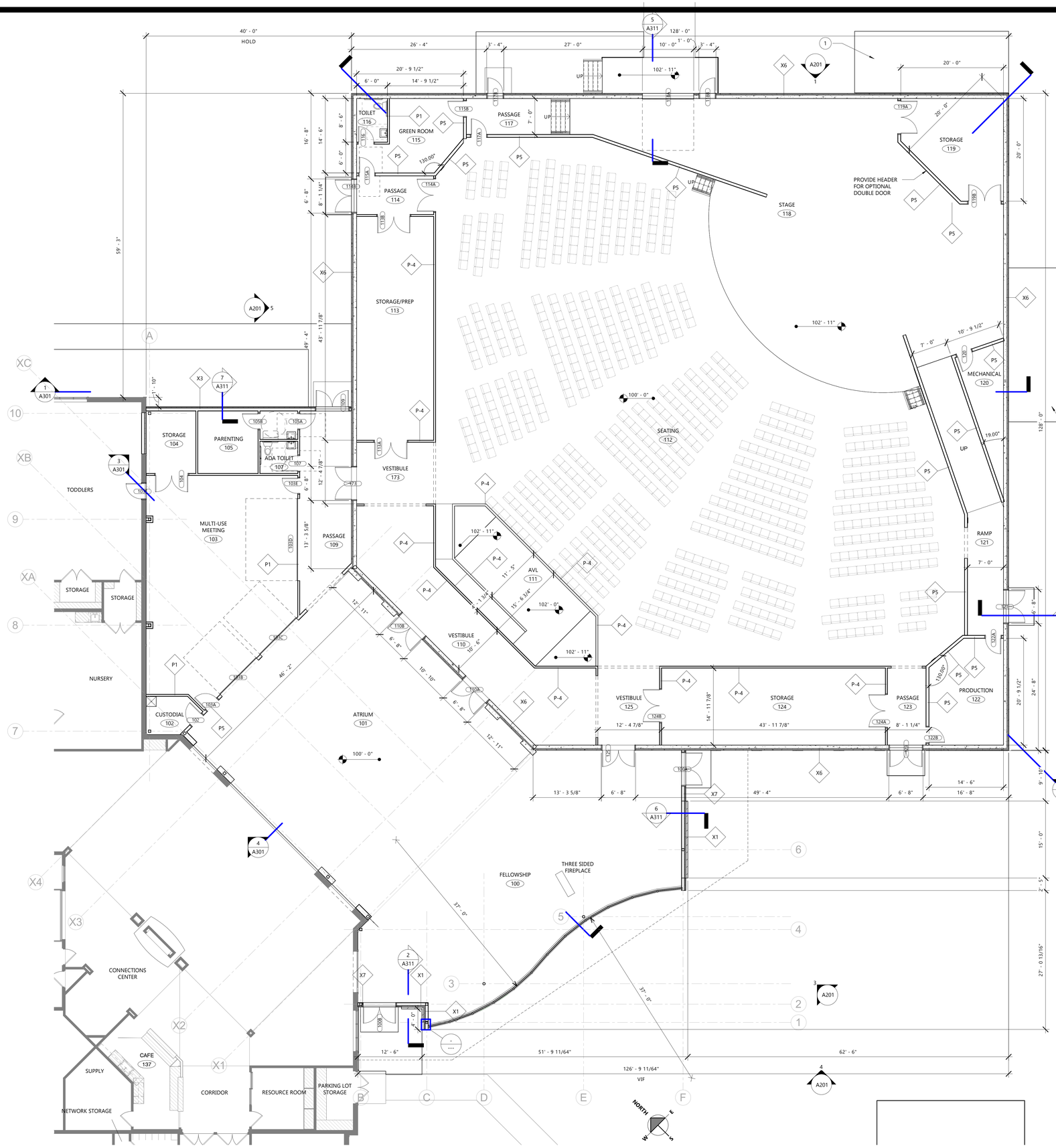
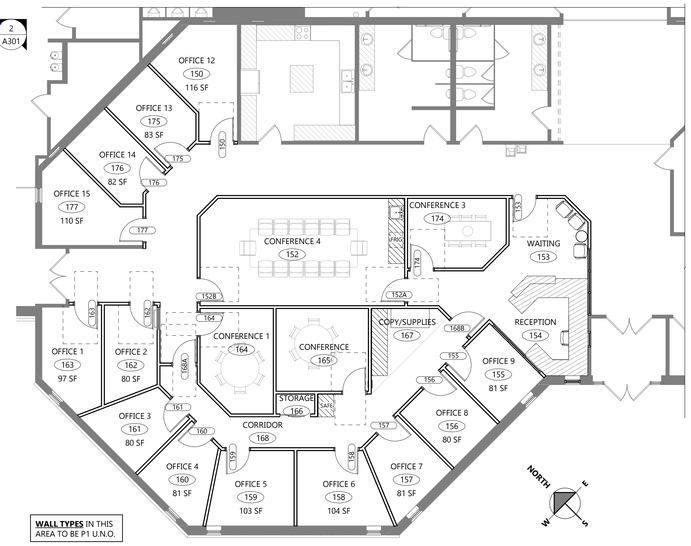
- COLORS MAY HAVE SHIFTED FROM ORIGINAL MEDIA

07.08.2019
PLAN COMMISSION SUBMITTAL

SOUTHBROOK CHURCH
FRANKLIN, WI



1 LEVEL 1 - FLOOR PLAN ADDITION
A101 1/8" = 1'-0"



WALL TYPES IN THIS AREA TO BE P1 U.N.O.

2 LEVEL 1 - FLOOR PLAN RENOVATION
A101 1/8" = 1'-0"

FLOOR PLAN - SYMBOL KEY

- REMOVED WALL
- EXISTING WALL TO REMAIN
- REMOVED DOOR
- EXISTING DOOR TO REMAIN
- WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
- DOOR TAG
- NEW MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS
- FE-# FIRE EXTINGUISHERS

FE-1 - RECESSED CABINET
FE-2 - SEMI-RECESSED CABINET
FE-3 - SURFACE MOUNTED CABINET
FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY

KEYED FLOOR PLAN NOTES	
TAG #	DESCRIPTION
1	CONCRETE PAD AND SCREEN WALL FOR MECHANICAL EQUIPMENT

FLOOR PLAN GENERAL NOTES:

A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.

B. SEE 12 / A002 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.

C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER-FURNISHED EQUIPMENT. SEE DETAIL 13 / A002 . ALL WOOD BLOCKING TO BE FIRE-RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIVE CONSTRUCTION (IBC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (IBC TYPE III, IV, & V).

D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING

E. PROVIDE GALVANIZED METAL STUDS AT ALL WET LOCATIONS.

F. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.

G. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

H. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

I. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.

J. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

K. CONTRACTOR & SUBCONTRACTORS SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE CONTRACT AS DIRECTED BY THE OWNER.

L. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISHED FACE TO EXTERIOR FINISHED FACE, U.N.O.

M. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

N. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

O. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

P. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION

Q. "TYPICAL" (OR TYP.) AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O

R. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTLIZE UL-APPROVED METHODS

S. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES

T. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR, COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.

U. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.

V. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION

W. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK UNLESS NOTED OTHERWISE

GROTH Design Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

SOUTHBROOK CHURCH
PHASE II

11010 W ST MARTINS RD
FRANKLIN, WI
53132

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
07.08.19

Project No.
18.007

SHEET TITLE

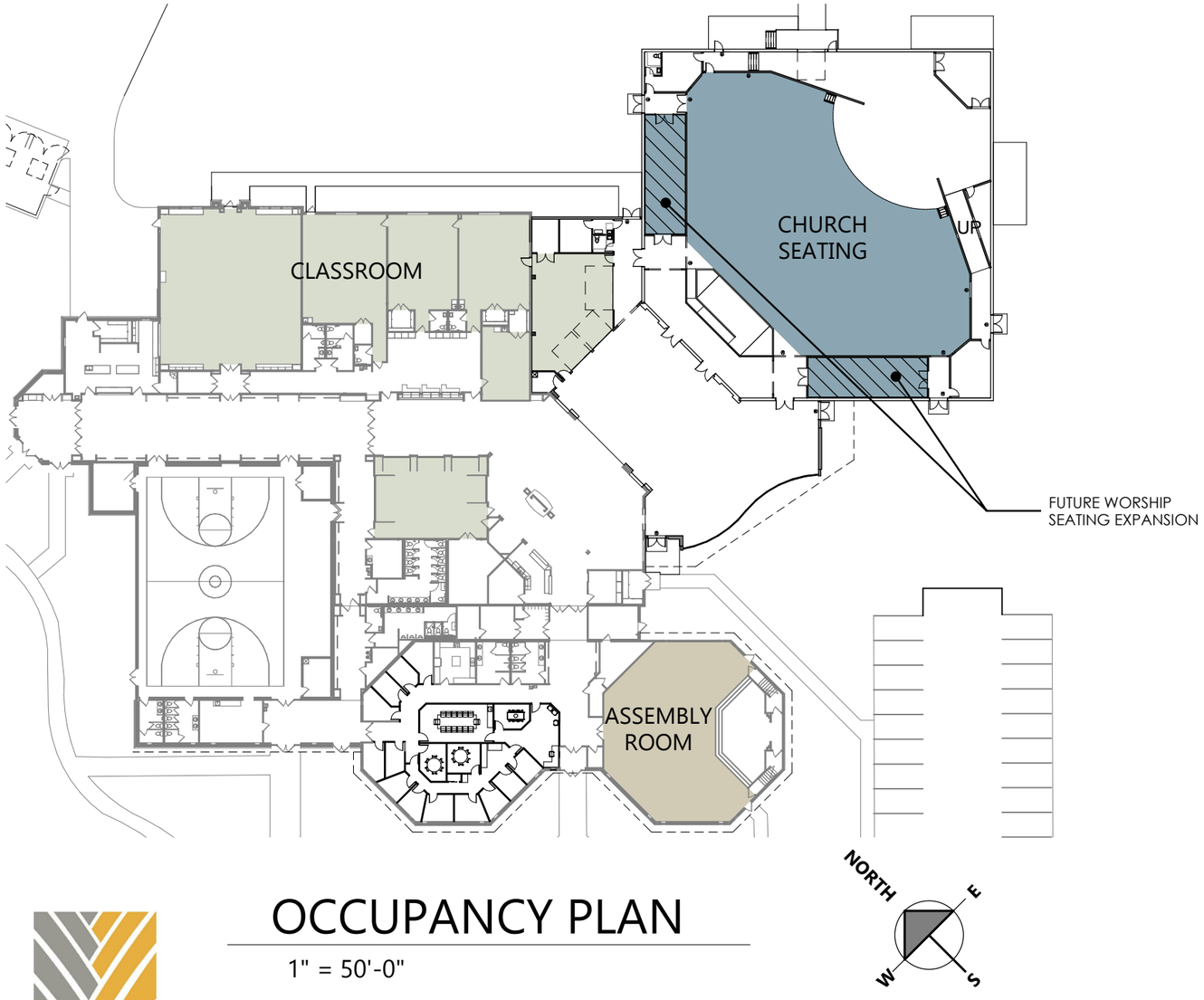
FLOOR PLANS

PLAN COMMISSION SUBMITTAL

A101

7/5/2019 1:08:08 PM

ORDINACE PARKING CALCULATIONS



OCCUPANCY PLAN

1" = 50'-0"

Function	Area (sf)	Occupancy Calculation	Occupancy	Ordinance	Required Stalls
Church Phase 1	7387	Posted Occupancy	735	0.4/seat	294
Church Future	1307	Add'l Occupancy	265	0.4/seat	106
Assembly Room	2717	15 sf/person	182	0.25/person	46
*Classroom**	9184	20 sf/person	460	0.3/student	138
			Total Stalls Required		**584**
			Total Stalls less 25% reduction		**438**

**if dayschool or preschool*

Proposed Parking

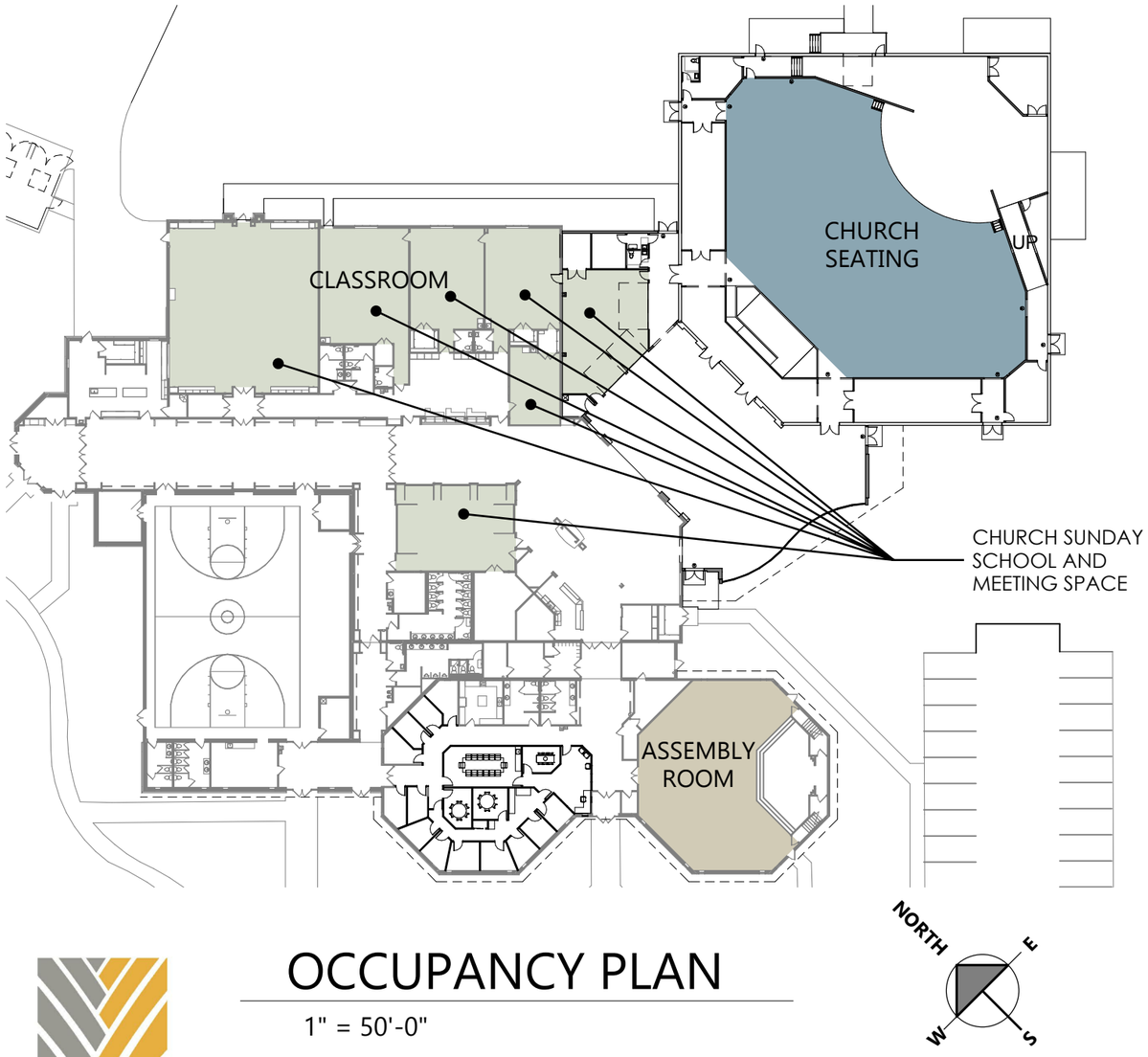
Existing:	287
New:	22
Optional:	130
Total	**439**

GROTH Design Group

SOUTHBROOK CHURCH

11010 W ST MARTINS RD
FRANKLIN, WI 53132

PHASE 1 PARKING CALCULATIONS



OCCUPANCY PLAN

1" = 50'-0"

Function	Area (sf)	Occupancy Calculation	Occupancy	Ordinance	Required Stalls
Church Phase 1	8694	Posted Occupancy	735	0.4/seat	294
Church Future	0	Add'l Occupancy	0	0.4/seat	0
Assembly Room	2717	15 sf/person	182	0.25/person	46
*Classroom**	9184	20 sf/person	460	Not Applicable*	0
			Total Stalls Required		**340**
			Total Stalls less 25% reduction		**255**

**for church use only*

Proposed Parking

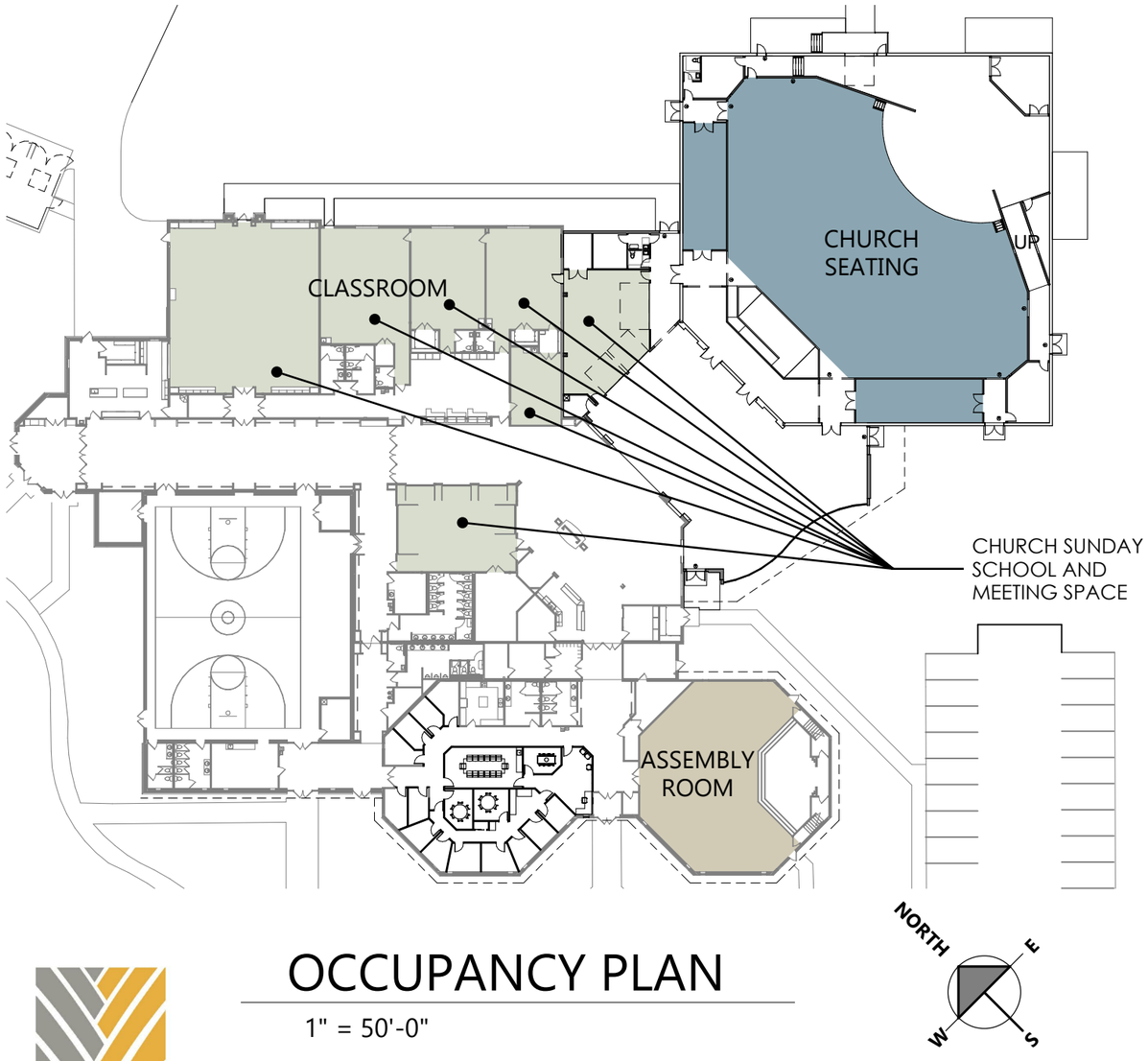
Existing:	287
New:	22
Total	**309**

GROTH Design Group

SOUTHBROOK CHURCH

11010 W ST MARTINS RD
FRANKLIN, WI 53132

FUTURE PARKING CALCULATIONS



OCCUPANCY PLAN

1" = 50'-0"

Function	Area (sf)	Occupancy Calculation	Occupancy	Ordinance	Required Stalls
Church Phase 1	8694	Posted Occupancy	735	0.4/seat	294
Church Future	1307	Add'l Occupancy	265	0.4/seat	106
Assembly Room	2717	15 sf/person	182	0.25/person	46
*Classroom**	9184	20 sf/person	460	Not Applicable*	0
			Total Stalls Required		**446**
			Total Stalls less 25% reduction		**335**

**for church use only*

Proposed Parking

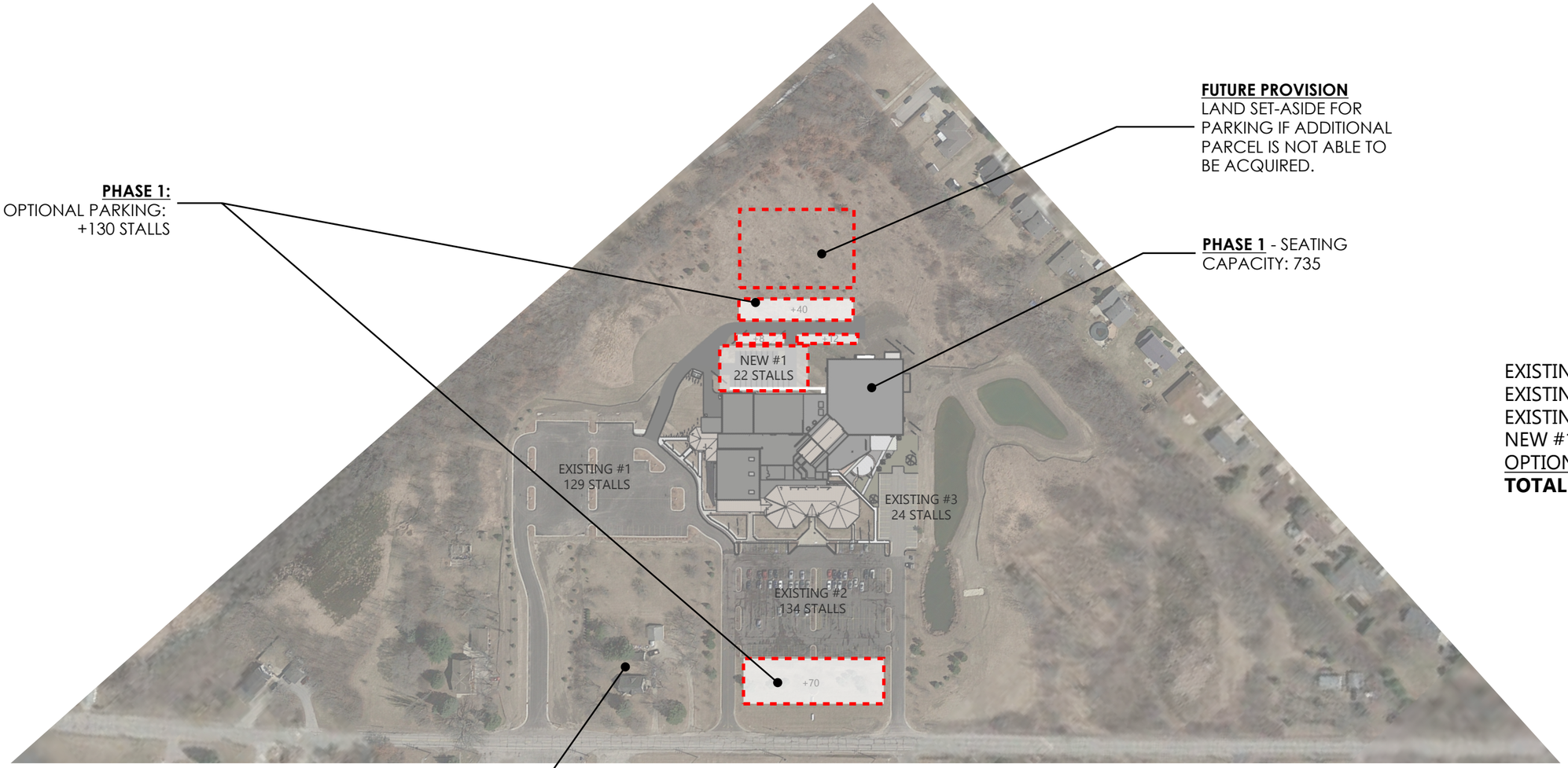
Existing:	287
New:	22
Optional:	171
Total	**480**

GROTH Design Group

SOUTHBROOK CHURCH

11010 W ST MARTINS RD
FRANKLIN, WI 53132

OPTIONAL PARKING AREAS TO COMPLY WITH ORDINANCE



FUTURE PROVISION
LAND SET-ASIDE FOR PARKING IF ADDITIONAL PARCEL IS NOT ABLE TO BE ACQUIRED.

PHASE 1 - SEATING CAPACITY: 735

PHASE 1:
OPTIONAL PARKING:
+130 STALLS

PARCEL CONSIDERED FOR ACQUISITION - SEE MASTERPLAN

EXISTING #1	129
EXISTING #2	134
EXISTING #3	24
NEW #1	22
OPTIONAL	130
TOTAL	**439**

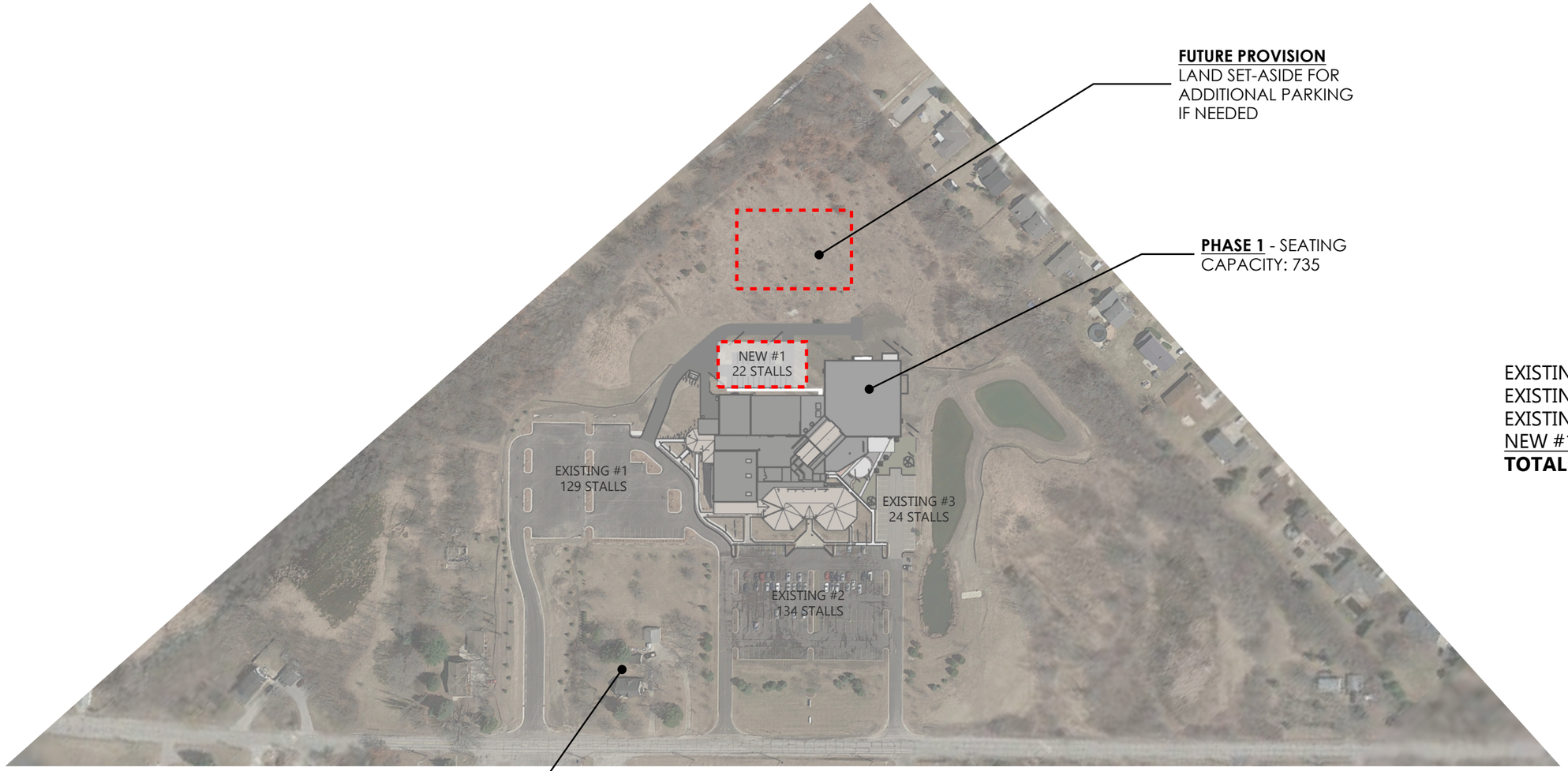
SITE PLAN
SCALE: 1" = 200'

GROTH Design Group

SOUTHBROOK CHURCH

11010 W ST MARTINS RD
FRANKLIN, WI 53132

PHASE 1 PARKING PLAN



EXISTING #1	129
EXISTING #2	134
EXISTING #3	24
NEW #1	22
TOTAL	**309**

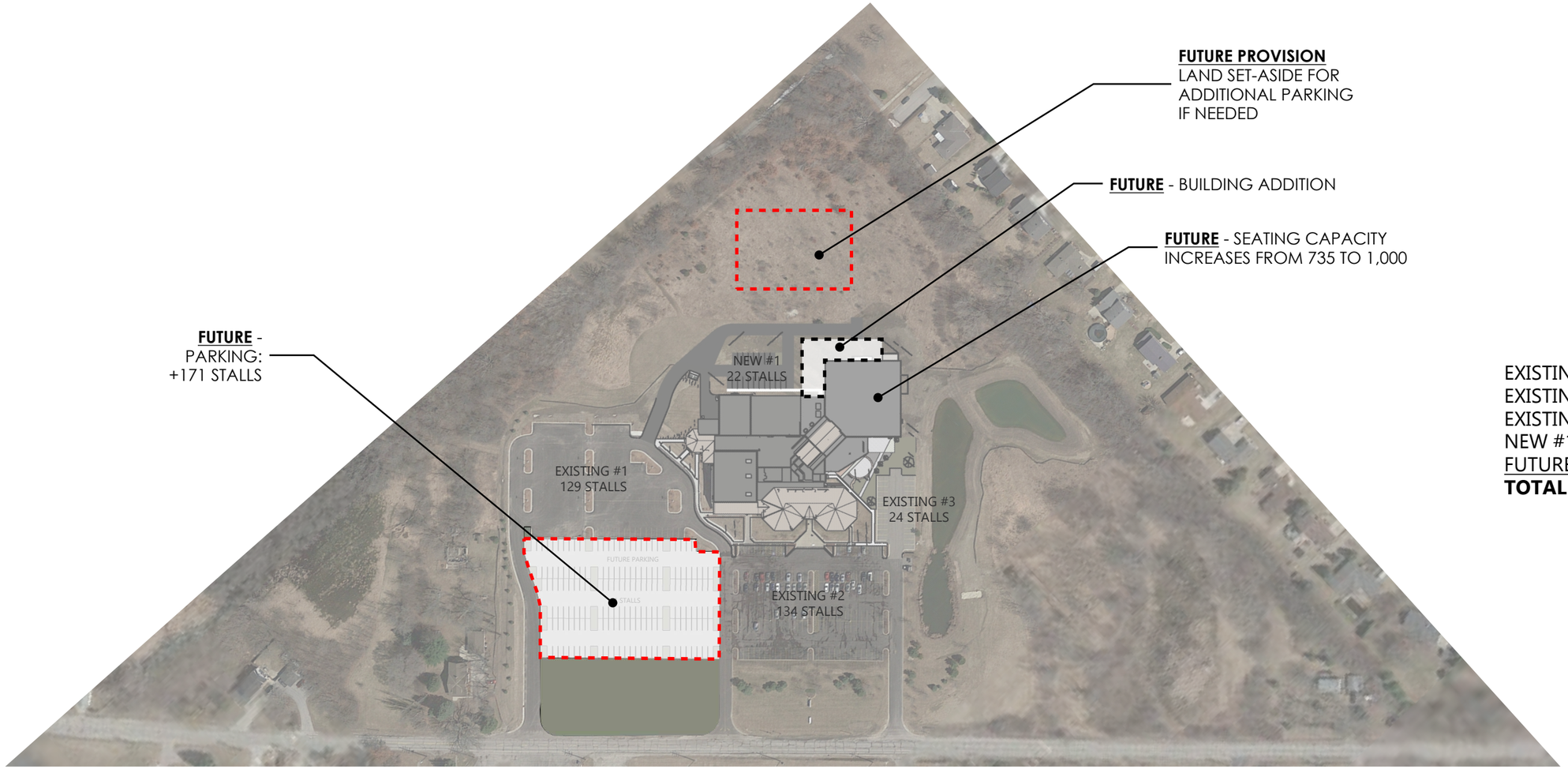
SITE PLAN
SCALE: 1" = 200'

GROTH Design Group

SOUTHBROOK CHURCH

11010 W ST MARTINS RD
FRANKLIN, WI 53132

FUTURE PARKING MASTER PLAN



EXISTING #1	129
EXISTING #2	134
EXISTING #3	24
NEW #1	22
FUTURE	171
TOTAL	**480**

SITE PLAN
SCALE: 1" = 200'

GROTH Design Group

SOUTHBROOK CHURCH

11010 W ST MARTINS RD
FRANKLIN, WI 53132

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2019

Final Plat

RECOMMENDATION: City Development Staff recommends approval of the Final Plat for the development of eight single-family residential lots, subject to the conditions as noted in the attached draft resolution.

Project Name:	Faithway Reserve Final Plat
Project Location:	7711 S. 76th Street, 7725 S. 76th Street and 7700 W. Faith Drive
Property Owner:	Creative Homes, Inc.
Applicant:	Rick Przybyla, Creative Homes, Inc.
Current Zoning:	R-6 Suburban Single-Family Residence District & FW Floodway District & I-1 Institutional District
2025 Comprehensive Plan:	Residential, Areas of Natural Resource Features, and Institutional
Use of Surrounding Properties:	Faith Community Church to the north and east, single-family residential to the south and vacant land zoned I-1 owned by the Franklin School District to the west
Applicant's Action Requested:	Approval of the Final Plat for future single-family residential development

INTRODUCTION:

Please note:

- Staff recommendations are included in the draft resolution.
- Staff comments, and the applicant's responses, are attached.

On June 27, 2019, the applicant Creative Homes, Inc., filed an application for a Final Plat for the Faithway Reserve subdivision development. Faithway Reserve is an eight-lot single-family subdivision generally located at the southwest corner of W. Faith Drive and S. 76th Street.

The properties were previously part of a Certified Survey Map completed in 2014, which created two lots adjacent to Imperial Drive and the properties at 7725 W. Faith Drive and 7711 S. 76th Street.

Following the Certified Survey Map, Creative Homes received approval of a rezoning request in 2015 for the portion of the development on the Faith Community Church property (Lot No. 8). That rezoning was contingent upon Common Council approval of a Preliminary Plat and the approval and recording of a Final Plat, and approval and recording of a Conservation Easement.

In addition, a Comprehensive Master Plan Amendment was approved in 2015 to amend the Future Land Use Map designation from Institutional use to Residential Use.

Most recently, the Preliminary Plat was approved at the August 21, 2018 Common Council meeting.

PROJECT DESCRIPTION/ANALYSIS:

The proposed lots range in size from 12,216 square feet to 38,783 square feet, with an average lot size of about 19,704 square feet. All lots abut and have sufficient width along a public right-of-way.

Lot No. 1 will be accessed from S. 76th Street. The remainder of the lots are all accessible from W. Faith Drive, which will be extended from its existing location just west of the entrance drive to Faith Community Church and end with a cul-de-sac bulb curving south.

Staff will recommend that prior to recording the Final Plat, a Declaration of Deed Restrictions and Protective Covenants and any other Homeowners' Association documentation be submitted for review by the City Attorney per Section 15-7.0603 of the Unified Development Ordinance.

Stormwater Management:
The applicant is proposing to utilize the existing storm water pond on Faith Community Church property. An agreement with the church is already in place.

A stormwater management plan and calculations were submitted to the Engineering Department for review as part of the Preliminary Plat Application.

Public Sewer and Water:
Public sewer and water service are currently available along S. 76th Street and will be extended to serve these homes.

Staff will recommend that pursuant to Sections 15-2.0303 and 15-8.0101 of the UDO, a Subdivision Development Agreement and associated letter of credit (to ensure the proper furnishing, construction, and installation of required improvements), be prepared by the applicant for review by the City Engineer and the City Attorney and approval by the Common Council, prior to recording of the Final Plat.

Natural Resource Protection Plan:
The property contains a conservation easement that was recorded in 2014 as part of the Certified Survey Map that created the two lots adjacent to Imperial Drive and the properties at 7725 W. Faith Drive and 7711 S. 76th Street. Staff will recommend that the Conservation Easement Restrictions noted on the plat match the language within the recorded Conservation Easement.

The Natural Resource Protection Plan was completed by DAAR Engineering. The wetlands were delineated by Dave Meyer of Wetland & Waterway Consulting, LLC on May 15, 2013.

Staff will also recommend that the applicant utilize signage or boulders to mark the location of the conservation easement boundary onsite.

Signage:
Signage is not being proposed at this time. Staff will recommend that any proposed subdivision sign(s) be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the Final Plat for the development of eight single-family residential lots, subject to the conditions as noted in the attached draft resolution.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 7-11-19]

RESOLUTION NO. 2019-_____

A RESOLUTION CONDITIONALLY APPROVING A
FINAL PLAT FOR FAITHWAY RESERVE SUBDIVISION
(AT 7711 SOUTH 76TH STREET)
(RICK J. PRZYBYLA, PRESIDENT OF CREATIVE HOMES, INC., APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a final plat for Faithway Reserve Subdivision, such plat being all of Lot 3 and Lot 4 of CSM 8625 and a part of Parcel 1 of CSM 7051, being also part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 7711 South 76th Street (12,216 square feet to 38,783 square feet lot size), bearing Tax Key No. 885-0022-000, Rick J. Przybyla, President of Creative Homes, Inc., applicant; said Final Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the City Planning Department and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on July 18, 2019, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed final plat is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Final Plat of Faithway Reserve Subdivision, as submitted by Rick J. Przybyla, President of Creative Homes, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, and that all minor technical deficiencies within the Final Plat be rectified, all prior to the recording of the Final Plat.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Pursuant to §236.13(1) and (2), Stats., pertaining to conditions of plat approval and the provision of public improvements reasonably necessary, respectively, and §§15-

8.0101 and 15-2.0303 of the Unified Development Ordinance, pertaining to required improvements and the financial security to be provided therefore as conditions of plat approval, the required improvements prescribed in the Unified Development Ordinance for land divisions are required as a condition of the approval of the Final Plat for Faithway Reserve Subdivision; a Subdivision Development Agreement ("Subdivider's Agreement"), as may be approved by the Common Council upon the recommendation of the City Engineer and as secured by a letter of credit in form as approved by the City Attorney, shall provide for the furnishing, construction and installation of the required improvements and such other matters as set forth therein, and shall be entered into and executed by Rick J. Przybyla, President of Creative Homes, Inc. prior to the recording of the Final Plat.

4. Each and any easement shown on the Final Plat shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Final Plat.

5. That any and all submissions, reviews and approvals, for any and all matters required to be submitted, reviewed and/or approved within the final plat application process as specified within the Unified Development Ordinance, which may not have been submitted, reviewed and/or approved as of the date of adoption of this Resolution, if any, including for matters of utility easements, a declaration of deed restrictions and protective covenants, conservation easements, other public purpose easements, stormwater management agreements, and homeowners' association legal instruments, shall be so submitted, reviewed and/or approved, prior to the recording of the Final Plat.

6. Rick J. Przybyla, President of Creative Homes, Inc., successors and assigns and any developer of the Faithway Reserve 8 lot single-family residential subdivision development 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 Faithway Reserve 8 lot single-family residential subdivision 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.

7. The approval granted hereunder is conditional upon Rick J. Przybyla, President of Creative Homes, Inc. and the Faithway Reserve 8 lot single-family residential subdivision development project for the property located at 7711 South 76th Street: (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.

8. The Faithway Reserve 8 lot single-family residential subdivision development project shall be developed in substantial compliance with the terms and provisions of this Resolution.

9. The applicant shall submit a draft of declaration of deed restrictions and protective covenants whereby the Subdivider intends to regulate land use in the proposed Subdivision and otherwise protect the proposed development as required by Section 15-7.0507A. of the Unified Development Ordinance prior to recording of the Final Plat.

10. The applicant shall revise the Conservation Easement Restrictions noted on the plat to match the language within the recorded Conservation Easement prior to recording of the Final Plat.

11. The applicant shall utilize signage or boulders to mark the location of the conservation easement boundary onsite.

12. Any proposed subdivision monument sign(s) shall be subject to review and approval by the Plan Commission and the issuance of a Sign Permit from the Inspection Services Department.

13. The applicant shall remove the overlapping public utility easements (D & A) from the easements granted to the City of Franklin (B) for Engineering Department review and approval prior to recording of the Final Plat.

14. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Final Plat of Faithway Reserve Subdivision, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a final plat, the City Clerk is hereby directed to obtain the recording of the Final Plat of Faithway Reserve Subdivision with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

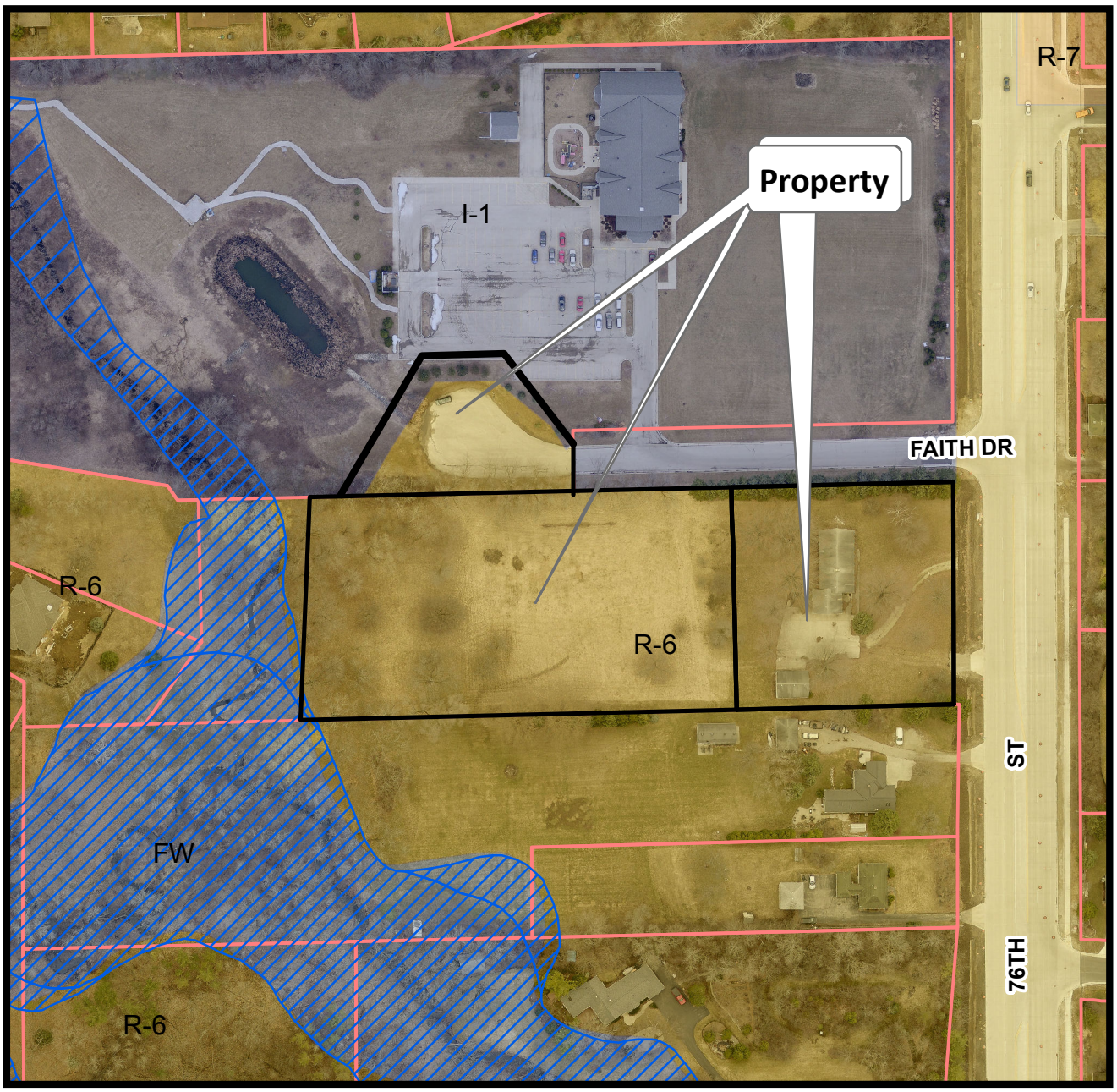
APPROVED:

ATTEST: _____
Stephen R. Olson, Mayor

_____
Sandra L. Wesolowski, City Clerk
AYES _____ NOES _____ ABSENT _____

City of Franklin

7711-7725 S. 76th Street & 7700 W. Faith Drive
TKN: 792 0264 000
792 0263 000
792 9984 001



Planning Department
(414) 425-4024

0 95 190 380 Feet

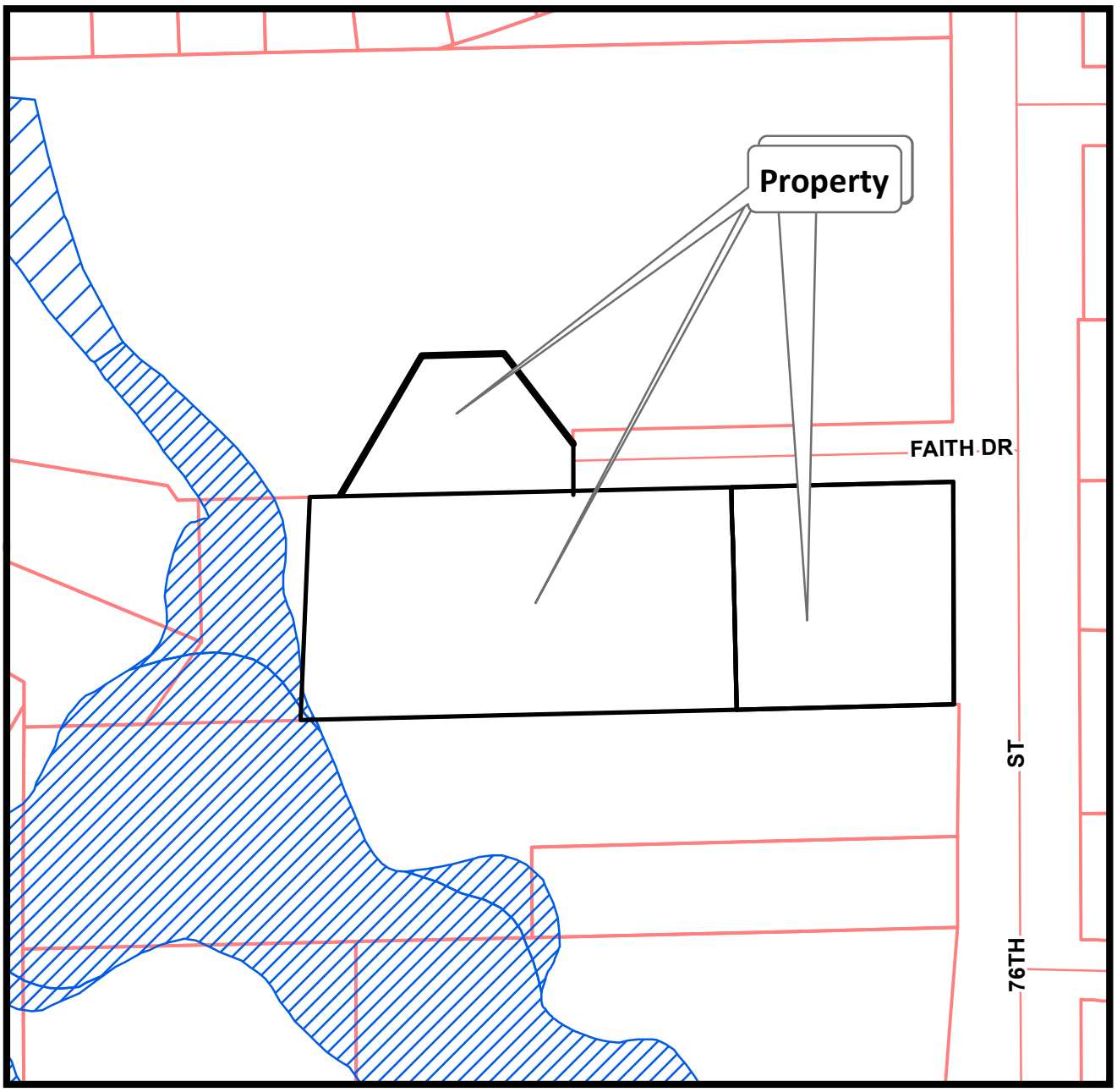
NORTH

2017 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

7711-7725 S. 76th Street & 7700 W. Faith Drive
TKN: 792 0264 000
792 0263 000
792 9984 001



Planning Department
(414) 425-4024

0 95 190 380 Feet

NORTH

2017 Aerial Photo

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CREATIVE HOMES INC.

FAITHWAY RESERVE

PROJECT SUMMARY

- Located 7711 S 76th Street
- All lots serviced by municipal sewer and water
- 8 single family lots
- Architecturally controlled community
- Anticipated minimum square foot requirements – Ranch 1800 sq. ft / 2-story 2100 sq.ft
- Lot sizes ranging from 12,200 to 25,800 square feet
- Current zoning R-6

DEVELOPER / COMPANY PROFILE

Creative Homes, Inc., is a small family owned and operated business, located in the City of Franklin, which has been a builder of quality homes and developments for over 30 years. Creative Homes, Inc. has developed over 500 lots throughout the communities of Franklin, Muskego, and Greenfield, with significant concentration in the City of Franklin. Creative Homes, Inc. also builds semi-custom homes.

MARKET ANALYSIS

- 8 single family lots
- Packages starting at approximately $ 425,000
- 8 lot/home packages x $ 475,000 = $ 3,800,000 (approximate)
- School impact = less than .5 / lot x 8 lots = 4 students

BENEFITS

- High demand for single family lots in Franklin due to lack of inventory
- Tax benefit to the City of Franklin with higher priced homes

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

City of Franklin

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

Date of Application: _____

APPLICATION FOR SUBDIVISION PLAT - FINAL

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

Applicant ***(Full Legal Name[s])***
Name: Rick J. Przybyla
Company: Creative Homes Inc.
Mailing Address: 9224 W. Grandview Ct.
City / State: Franklin, WI Zip: 53132
Phone: 414-529-0958
Email Address: rickprzybyla@hotmail.com

Applicant is Represented by (contact person) ***(Full Legal Name[s])***
Name: _____
Company: _____
Mailing Address: _____
City / State: _____ Zip: _____
Phone: _____
Email Address: _____

Project Property Information:
Property Address: 7711 S. 7tth Street
Property Owner(s): Creative Homes Inc.

Mailing Address: 9224 W. Grandview Ct.
City / State: Franklin, WI Zip: 53132
Email Address: rickprzybyla@hotmail.com

Tax Key Nos: 792-999-000

Existing Zoning: R-6 SIngle-Family Residential
Existing Use: Single Family Residential
Proposed Use: Single Family Residential
Future Land Use Identification: Residential

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

•All Final Subdivision Plat submittals shall comply with Chapter 236 of the Wisconsin State Statutes and City of Franklin UDO Division 15-7.600 Final Plat. The Unified Development Ordinance (UDO) can be found at the City's web site: www.franklinwi.gov

Final Subdivision Plat Application submittals for review must include and be accompanied by the following:

- ☒ Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds: $150 *(applies if NO Preliminary Plat submitted)*
  - ☒ Four (4) original map copies for Milwaukee County review, prepared at 22x30-inch on durable white media *(s. 236.20 (1) (a,b & c), Wis. Stats.)*
- ☒ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☒ Application Filing Fee, payable to City of Franklin: ☒ $1,000
- ☒ Legal Description for the subject property (WORD.doc or compatible electronic format).
- ☐ One copy of the Department of Administration "Letter of Certification".
- ☒ Eight (8) complete **collated and folded** sets of Application materials to include:
  - ☒ One (1) original and seven (7) copies of a written Project Narrative, *detailed description of the project.*
  - ☒ Eight (8) **full size copies of the Final Plat, drawn to scale (22" x 30")** *per s. 236.25(2) (a) Wis. Stats, and Division 15-7.600 FINAL PLAT of the UDO.*
- ☒ Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).*

•Upon receipt of a complete submittal, staff review will be conducted within 20 days.
•Final Subdivision Plat Review requests require Plan Commission review and recommendation within 40 days of the filing date.
•Within 60 days of the date of filing, Common Council shall approve, conditionally approve or reject the Final Plat, unless the time is extended by agreement with the Subdivider.

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

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

Rick J Przybyla
Signature - Property Owner
RICK J. PRZYBYLA, PRES.
Name & Title (PRINT)
Date: 6/12/19

CREATIVE HOMES, INC
Signature - Property Owner
Name & Title (PRINT)
Date: _____

Rick J Przybyla / CREATIVE HOMES
Signature - Applicant
RICK J. PRZYBYLA
Name & Title (PRINT)
Date: 6/25/19

Signature - Applicant's Representative
Name & Title (PRINT)
Date: _____

LEGAL DESCRIPTION – FAITHWAY RESERVE SUBDIVISON EXTERIOR BOUNDARY

BEING ALL OF LOT 3 AND LOT 4 OF CSM 8625 AND A PART OF PARCEL 1 OF CSM 7051, BEING ALSO PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SAID LANDS ARE BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 9, THENCE N00°15’07”W, A DISTANCE OF 1101.22 FEET TO A POINT; THENCE S88°35’18”W, A DISTANCE OF 65.01 FEET TO A 1” IRON PIPE FOUND ON THE WEST RIGHT OF WAY LINE OF S. 76TH STREET (C.T.H. “U”), AT THE SOUTHEAST CORNER OF LOT 4 OF CSM 8625 AND THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE CONTINUING S88°35’18”W, A DISTANCE OF 673.28 FEET TO A MEANDER CORNER; THENCE N08°15’44”E, A DISTANCE OF 224.62 FEET ALONG A MEANDER LINE TO A 1” IRON PIPE FOUND ON THE NORTH LINE OF LOT 3 OF CSM 8625; THENCE N88°38'56"E, A DISTANCE OF 52.90 FEET ALONG SAID NORTH LINE OF LOT 3 OF CSM 8625 TO A POINT; THENCE N30°46'43"E, A DISTANCE OF 58.83 FEET TO A POINT; THENCE N33°12'16"E, A DISTANCE OF 75.87 FEET TO A POINT; THENCE N88°29'34"E, A DISTANCE OF 60.35 FEET TO A POINT; THENCE S50 °40'49"E, A DISTANCE OF 69.52 FEET TO A POINT; THENCE S32°33'04"E, A DISTANCE OF 30.02 FEET TO A POINT; THENCE 8.22 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 130.00 FEET AND WHOSE CHORD BEARS N59°06'50.5"E, A DISTANCE OF 8.22 FEET; THENCE S01°21'16"E, A DISTANCE OF 45.54 FEET TO A POINT AT THE SOUTHWEST END OF RIGHT OF WAY FOR W. FAITH DRIVE; THENCE N88°38'56"E, A DISTANCE OF 377.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF W. FAITH DRIVE TO A 1" IRON PIPE FOUND ON THE WEST LINE OF S. 76TH STREET (C. T.H. "U"), BEING ALSO THE NORTHEAST CORNER OF LOT 4 OF CSM 8625; THENCE S00°15'07"E, DISTANCE OF 220. 79 FEET ALONG THE EAST LINE OF SAID LOT 4 AND WEST RIGHT OF WAY LINE OF S. 76TH STREET (C. T.H. "U") TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS CONTAINING 162,122 S.F. (3.7218 ACRES) TO THE MEANDER LINE AS SHOWN, MORE OR LESS OF LAND, INCLUDING INTERIOR STREETS TO BE DEDICATED FOR PUBLIC ROAD PURPOSES AS SHOWN. LANDS TO BE DEDICATED CONTAIN 12,693 S.F. (0.2914 ACRES). NET AREA CONTAINS 149,429 S.F. (3.4304 ACRES) ORE OR LESS OF LAND.

PARCEL INCLUDES LANDS LYING BETWEEN THE DESCRIBED MEANDER LINE AND THE THREAD OF UNNAMED CREEK AS SHOWN WHOSE AREA IS 8,206 S.F. (0.1884 AC) MORE OR LESS OF LAND.

Drafted by: Craig Donze S-3182
November 14, 2018

LEGAL DESCRIPTION – PUBLIC WATER MAIN EASEMENT (LOT 2)

BEING ALL THAT PART OF LOT 2 OF "FAITHWAY RESERVE", A DIVISION OF ALL OF LOT 3 AND LOT 4 OF CSM 8625 AND A PART OF PARCEL 1 OF CSM 7051, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 9, THENCE N00°15'07"W, A DISTANCE OF 1322.01 FEET TO A POINT; THENCE S88°35'18"W, A DISTANCE OF 65.01 FEET TO THE WEST RIGHT OF WAY LINE OF S. 76TH STREET (C.T.H. "U"), AND THE NORTHEAST CORNER OF LOT 2 OF SAID FAITHWAY RESERVE AND THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE S88°38'56"W, 21.60 FEET TO A POINT, THENCE S45°47'31"E, 30.25 FEET TO A POINT, THENCE N00°15'07"W, 21.60 FEET TO THE NORTHEAST CORNER OF LOT 1 AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 233 SF (0.0053 ACRES) MORE OR LESS OF LAND.

LEGAL DESCRIPTION – PUBLIC UTILITY EASEMENT (LOTS 7 & 8)

BEING ALL THAT PART OF LOTS 7 & 8 OF "FAITHWAY RESERVE", A DIVISION OF ALL OF LOT 3 AND LOT 4 OF CSM 8625 AND A PART OF PARCEL 1 OF CSM 7051, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 9, THENCE N00°15'07"W, A DISTANCE OF 1305.60 FEET TO A POINT; THENCE S89°44'53"W, A DISTANCE OF 519.04 FEET TO THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE 20.09 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHEAST, WITH A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS S32°35'15"W, 20.00 FEET; THENCE N57°26'29"W, 115.33 FEET TO A POINT THENCE N30°46'43"E, 10.00 FEET TO A POINT, THENCE N33°12'16"E, 10.00 FEET TO A POINT; THENCE S57°26'29"E, 115.53 FEET TO THE POINT OF BEGINNNING

SAID EASEMENT CONTAINING 2302 SF (0.0528 ACRES) MORE OR LESS OF LAND.

LEGAL DESCRIPTION – PUBLIC UTILITY EASEMENT (LOTS 1, 2, 3, 4, AND 5)

BEING ALL THAT PART OF LOTS 1, 2, 3, 4, AND 5 OF "FAITHWAY RESERVE", A DIVISION OF ALL OF LOT 3 AND LOT 4 OF CSM 8625 AND A PART OF PARCEL 1 OF CSM 7051, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 9, THENCE N00°15'07"W, A DISTANCE OF 1101.22 FEET TO A POINT; THENCE S88°35'18"W, A DISTANCE OF 65.01 FEET TO THE WEST RIGHT OF WAY LINE OF S. 76TH STREET (C.T.H. "U"), AND THE SOUTHEAST CORNER OF LOT 1 OF SAID FAITHWAY RESERVE AND THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE N00°15'07"W, 102.34 FEET TO A POINT; THENCE S88°35'18"W, 276.17 FEET TO A POINT; THENCE N59°00'10"W, 89.11 FEET TO A POINT; THENCE 30.44 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHWEST, WITH A RADIUS OF 60.00 FEET, AND WHOSE CHORD

BEARS S26°01’51”W, 30.11 FEET; THENCE S59°00’10”E, 184.76 FEET TO A POINT; THENCE S00°21’04”E, A DISTANCE OF 23.67 FEET TO A POINT; THENCE N59°00’10”W, 45.37 FEET TO A POINT; THENNCE S88°35’18”E, 235.67 FEET TO A POINT; THENCE S00°15’07”W, 82.13 FEET TO A POINT; THENCE N88°35’18”E, 10.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 13,254 SF (0.3043 ACRES) MORE OR LESS OF LAND.

Drafted by: Craig Donze S-3182
November 14, 2018

TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY
Plat Review
101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
http://doa.wi.gov/platreview

0187

May 10, 2019 PERMANENT FILE NO. 27894

CRAIG DONZE
ONE SOURCE CONSULTING
19435 W CAPITOL DR STE L05
BROOKFIELD WI 50296

Subject: FAITHWAY RESERVE
SE1/4 S9 T5N R21E
CITY OF FRANKLIN, MILWAUKEE COUNTY

Dear Mr. Donze:

You have submitted FAITHWAY RESERVE for review. The Department of Administration does not object to the final plat bearing your February 26, 2019 signing date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.; and the Milwaukee Co Dept of Administrative Services.

DEPARTMENT OF ADMINISTRATION COMMENTS:
The Department of Administration has no conditions for this plat.

s. 236.16 (3) The adjacent S. 76th Street/CTH U and nearby West Drexel Avenue right of ways provides public access to Legend Creek that meets the requirements of this section.

Note to all: The surveyor indicated that all exterior monuments have been set and that the City of Franklin has temporarily waived placing the interior monuments per s. 236.15 (1) (h), Wis. Stats.

COUNTY PLANNING AGENCY:
The Milwaukee Co Dept of Administrative Services is an objecting agency on this plat. On November 26, 2018, we transmitted copies to them for review. On December 17, 2018 they returned a copy of the plat certifying no objection. Today they notified us that the revised plat satisfies their conditions of certification.

The plat shall be presented to the City Council for final approval and signing. The City, during its review of the plat, will have resolved when applicable that the plat:
- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Milwaukee Co Dept of Administrative Services will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the half-size copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,

Renée M. Powers, PLS
Plat Review
Phone: (608) 266-3200

Enc: Recordable Document, Print

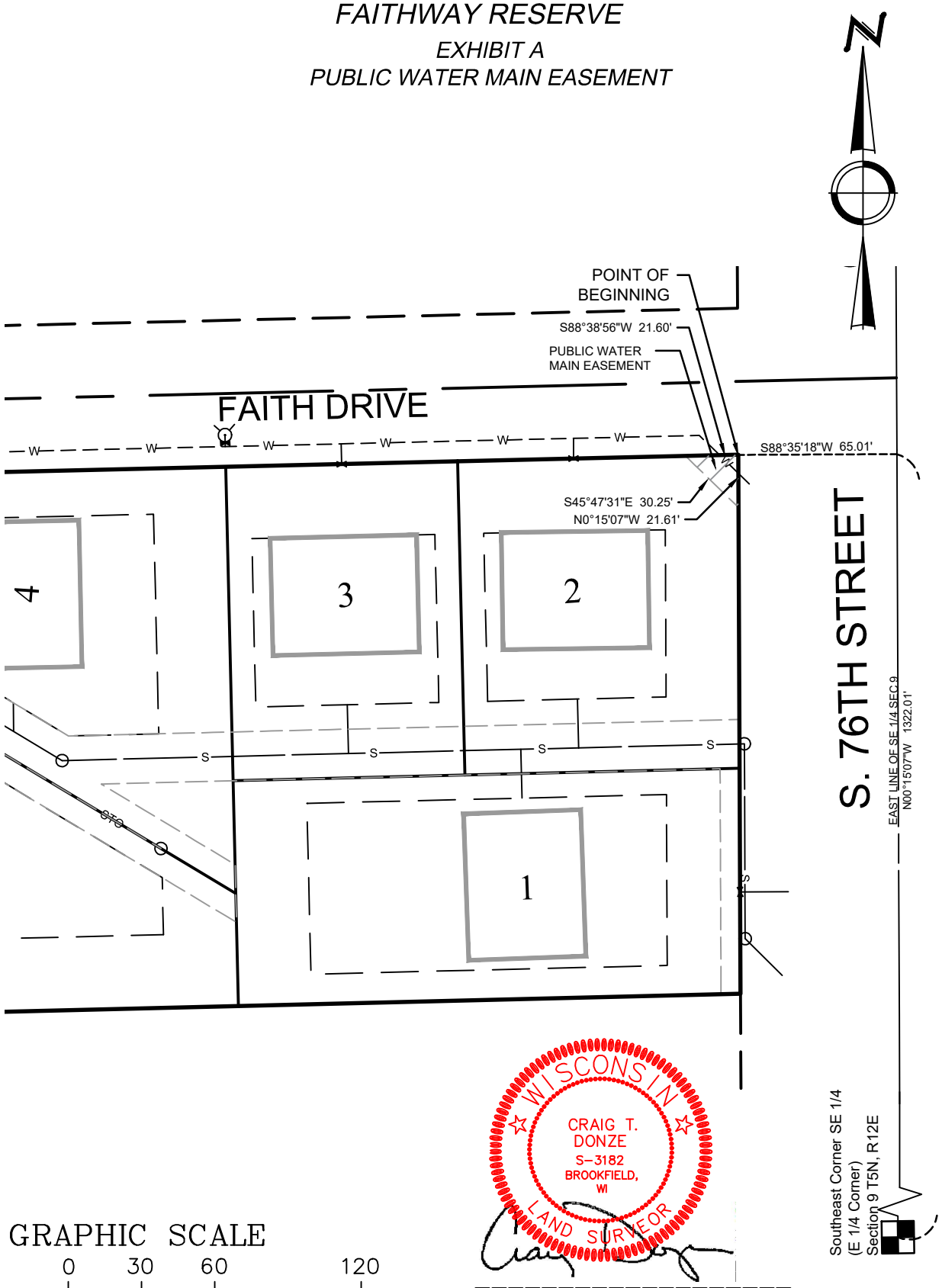
cc: Creative Homes Inc, Owner
Clerk, City of Franklin
Milwaukee Co Dept of Administrative Services
Register of Deeds
SEWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 11/26/2018; REVIEWED ON 12/20/2018
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 05/07/2019

FAITHWAY RESERVE

EXHIBIT A

PUBLIC WATER MAIN EASEMENT



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

WISCONSIN
CRAIG T. DONZE
S-3182
BROOKFIELD, WI
LAND SURVEYOR

Craig T. Donze
Professional Land Surveyor,
S-3182

INSTRUMENT DRAFTED BY: CRAIG T DONZE

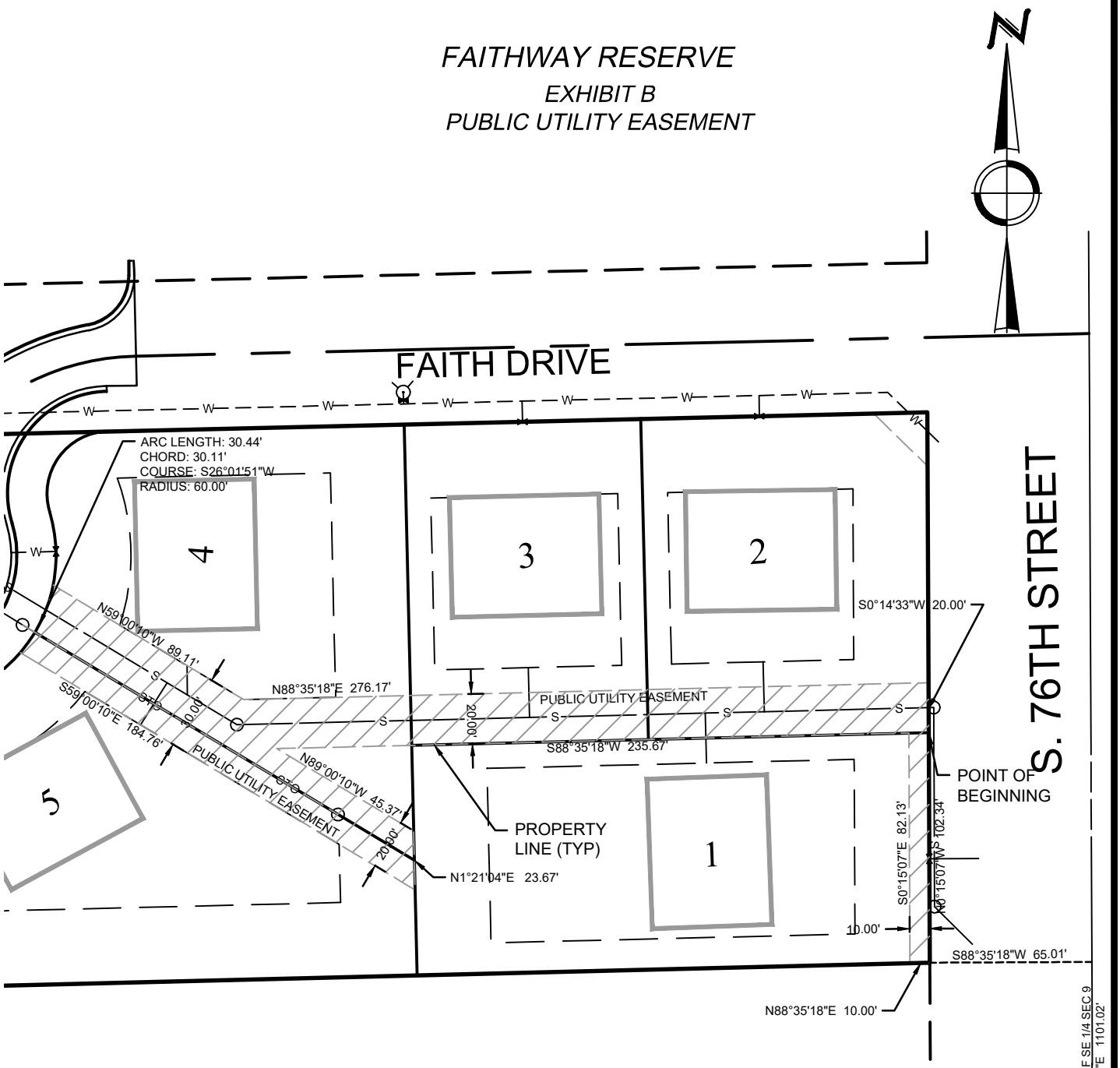
SHEET 1 OF 3

LAST REVISED: NOVEMBER 14, 2018

FAITHWAY RESERVE

EXHIBIT B

PUBLIC UTILITY EASEMENT



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

WISCONSIN
CRAIG T. DONZE
S-3182
BROOKFIELD, WI
LAND SURVEYOR

Craig T. Donze
Professional Land Surveyor,
S-3182

EAST LINE OF SE 1/4 SEC 9
N00°15'07"E 1101.02'

Southeast Corner SE 1/4
(E 1/4 Corner)
Section 9 T5N, R12E

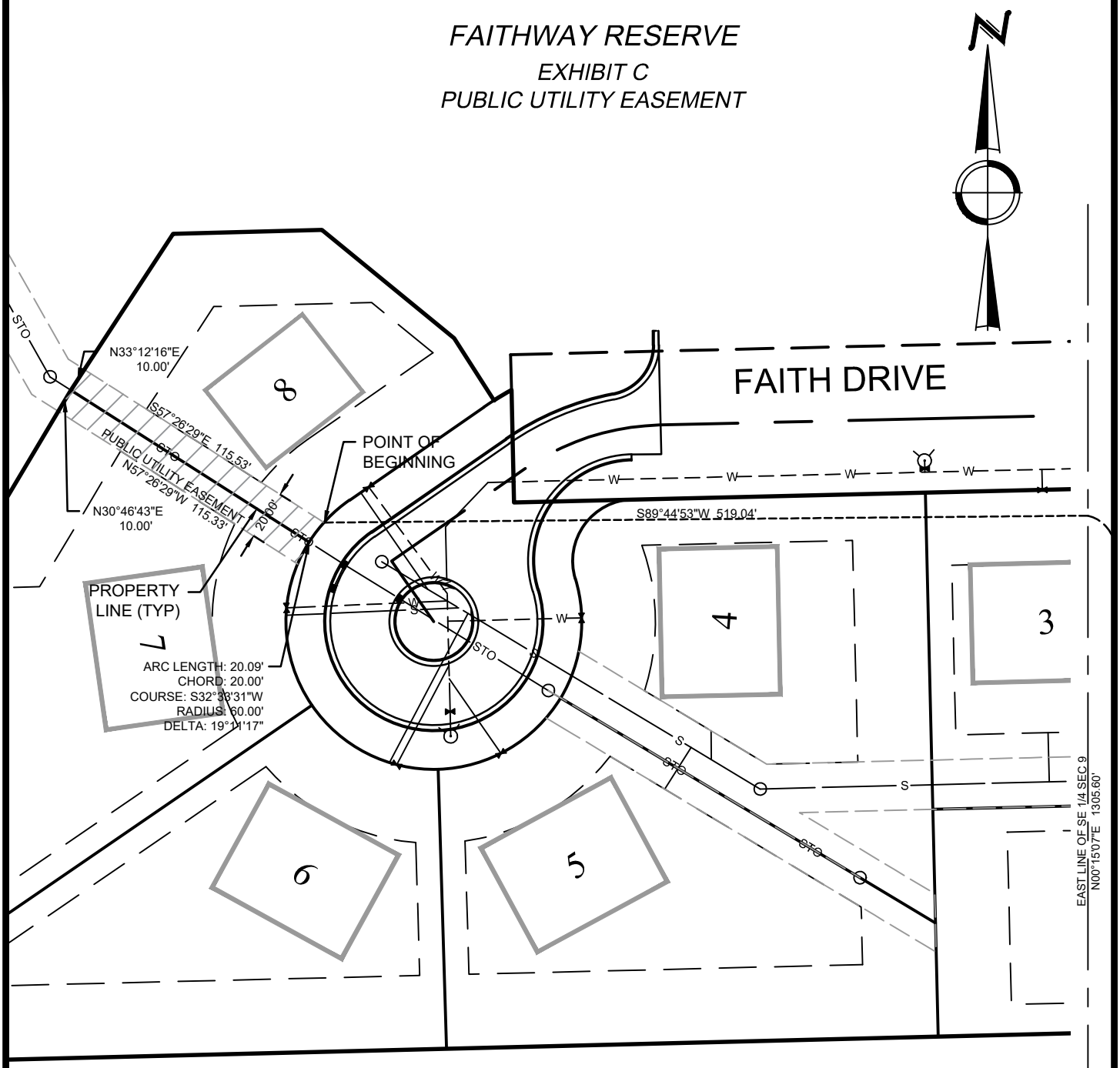
INSTRUMENT DRAFTED BY: CRAIG T DONZE

SHEET 2 OF 3

LAST REVISED: NOVEMBER 14, 2018

FAITHWAY RESERVE

EXHIBIT C
PUBLIC UTILITY EASEMENT



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

WISCONSIN
CRAIG T. DONZE
S-3182
BROOKFIELD, WI
LAND SURVEYOR

Craig T. Donze
Professional Land Surveyor,
S-3182

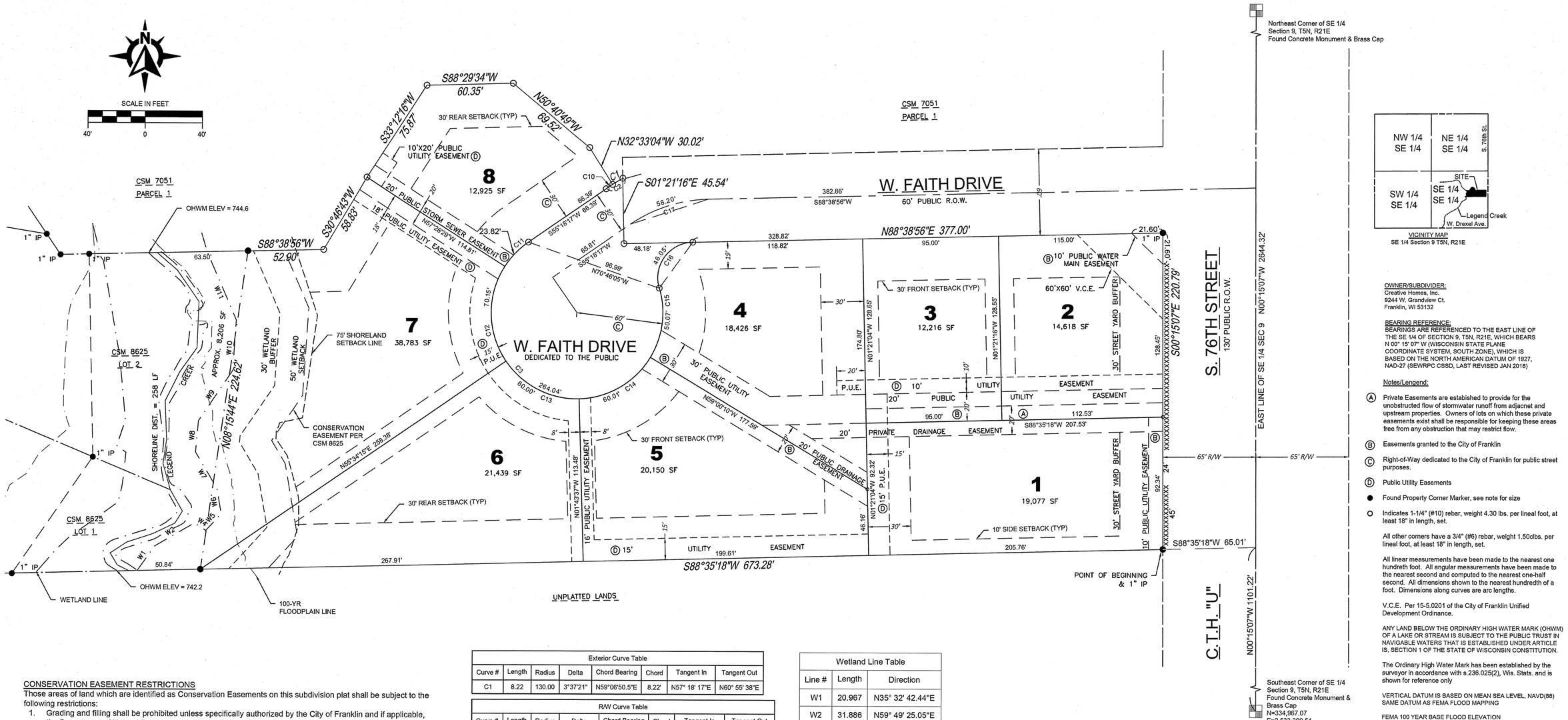
INSTRUMENT DRAFTED BY: CRAIG T DONZE

SHEET 3 OF 3

LAST REVISED: NOVEMBER 14, 2018

FAITHWAY RESERVE

BEING ALL OF LOT 3 AND LOT 4 OF CSM 8625 AND A PART OF PARCEL 1 OF CSM 7051
BEING ALSO PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



VICINITY MAP
SE 1/4 Section 9 T5N, R21E

OWNER/SUBDIVIDER:
Creative Homes, Inc.
9244 W. Grandview Ct.
Franklin, WI 53132

BEARING REFERENCE:
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 9, T5N, R21E, WHICH BEARS N 00° 15' 07" W (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE), WHICH IS BASED ON THE NORTH AMERICAN DATUM OF 1927, NAD-27 (SEWRPC CSSD, LAST REVISED JAN 2016)

Notes/Legend:

(A) Private Easements are estabished to provide for the unobstructed flow of stormwater runoff from adjacnet and upstream properties. Owners of lots on which these private easements exist shall be responsible for keeping these areas free from any obstruction that may restrict flow.

(B) Easements granted to the City of Franklin

(C) Right-of-Way dedicated to the City of Franklin for public street purposes.

(D) Public Utility Easements

● Found Property Corner Marker, see note for size

○ Indicates 1-1/4" (#10) rebar, weight 4.30 lbs. per lineal foot, at least 18" in length, set.

All other corners have a 3/4" (#6) rebar, weight 1.50clbs. per lineal foot, at least 18" in length, set.

All linear measurements have been made to the nearest one hundreth foot. All angular measurements have been made to the nearest second and computed to the nearest one-half second. All dimensions shown to the nearest hundredth of a foot. Dimensions along curves are arc lengths.

V.C.E. Per 15-5.0201 of the City of Franklin Unified Development Ordinance.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IS, SECTION 1 OF THE STATE OF WISCONSIN CONSTITUTION.

The Ordinary High Water Mark has been established by the surveyor in accordance with s.236.025(2), Wis. Stats. and is shown for reference only

VERTICAL DATUM IS BASED ON MEAN SEA LEVEL, NAVD(88) SAME DATUM AS FEMA FLOOD MAPPING

FEMA 100 YEAR BASE FLOOD ELEVATION
745.00 (NAVD(88))
SHOWN PER FEMA MAP #55079CO144E,
EFFECTIVE DATE OF SEPTEMBER 26, 2008

Exterior Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord	Tangent In	Tangent Out
C1	8.22	130.00	3°37'21"	N59°06'50.5"E	8.22'	N57° 18' 17"E	N60° 55' 38"E

R/W Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord	Tangent In	Tangent Out
C2	13.15	130.00	5°47'46"	S58°11'08"W	13.15'	S61° 05' 01"W	S55° 17' 15"W
C3	264.04	60.00	252°08'30"	S70°46'05"E	96.99'	S55° 18' 09"W	N16° 50' 20"W

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C10	4.85	130.00	2°08'19"	S56°36'46.5"W	4.85'
C11	23.62	60.00	22°44'38"	S43°55'50"W	23.66'
C12	70.15	60.00	66°59'16"	S0°56'07"E	66.22'
C13	60.00	60.00	57°17'31"	S63°04'30.5"E	57.53'
C14	60.01	60.00	57°18'31"	N59°37'29.5"E	57.54'
C15	50.07	60.00	47°48'34"	N7°03'57"E	48.63'
C16	46.05	24.97	105°40'13"	N35°54'18.5"E	39.80'

Wetland Line Table		
Line #	Length	Direction
W1	20.967	N35° 32' 42.44"E
W2	31.886	N59° 49' 25.05"E
W5	15.903	N42° 28' 00.65"E
W4	9.450	S56° 10' 43.58"E
W6	17.859	N09° 46' 53.13"W
W7	29.557	N30° 43' 07.11"W
W8	21.989	N05° 06' 33.14"E
W9	42.148	N34° 22' 49.14"E
W10	35.200	N03° 53' 07.11"E
W11	52.196	N23° 21' 13.69"W

CONSERVATION EASEMENT RESTRICTIONS
Those areas of land which are identified as Conservation Easements on this subdivision plat shall be subject to the following restrictions:

1. Grading and filling shall be prohibited unless specifically authorized by the City of Franklin and if applicable, the Department of Natural Resources, and the US Army Corps of Engineers.
2. The removal of topsoil or other earthen materials shall be prohibited.
3. The removal or destruction of any vegetative cover shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of the land owner, or silvicultural thinning upon the recommendation of a forester or naturalist and the approval of the City of Franklin. The removal of any vegetative cover which is necessitated by the approved construction of residences, associated buildings and driveways shall be permitted.
4. Grazing by domesticated animals shall be prohibited.
5. The introduction of plant material not indigenous to the area shall be prohibited.
6. Construction of buildings is prohibited.

BASEMENT RESTRICTIONS - GROUNDWATER
Although all lots in the subdivision have been reviewed and approved for development with single family residential use in accordance with chapter 236 wisconsin statutes, some lots may contain soil conditions which may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

ZONING: R-6 (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT AREA: 11,000 SF
MINIMUM LOT WIDTH: 90'

SETBACKS:
FRONT: 30'
SIDE: 10' / 19' (CORNER)
REAR: 30'
SHORELAND: 75'
WETLANDS: 30' (BUFFER) 50' (SETBACK)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 10th, 20 19

Department of Administration

WISCONSIN
CRAIG T. DONZE S-3182 BROOKFIELD, WI
LAND SURVEYOR

Craig T. Donze
Professional Land Surveyor, S-3182

INSTRUMENT DRAFTED BY: CRAIG T DONZE PLS 3182

SHEET 1 OF 2

LAST REVISED: FEBUARY 25, 2019

FAITHWAY RESERVE

BEING ALL OF LOT 3 AND LOT 4 OF CSM 8625 AND A PART OF PARCEL 1 OF CSM 7051
BEING ALSO PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTICATE

STATE OF WISCONSIN}
:SS
MILWUAKEE COUNTY}

I, CRAIG T. DONZE, a professional land surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped "Faithway Reserve", a division of part of Parcel 1 of Certified Survey Map 7051 and all of Lot 3 and 4 of Certified Survey Map No. 8625, being part of the Southeast 1/4 of the Southeast 1/4, Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 9, THENCE N00°15'07"W, A DISTANCE OF 1101.22 FEET TO A POINT; THENCE S88°35'18"W, A DISTANCE OF 65.01 FEET TO A 1" IRON PIPE FOUND ON THE WEST RIGHT OF WAY LINE OF S. 75TH STREET (C.T.H. "U"), AT THE SOUTHEAST CORNER OF LOT 4 OF CSM 8625 AND THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE CONTINUING S88°35'18"W, A DISTANCE OF 673.28 FEET TO A MEANDER CORNER; THENCE N08°15'44"E, A DISTANCE OF 224.62 FEET ALONG A MEANDER LINE TO A 1" IRON PIPE FOUND ON THE NORTH LINE OF LOT 3 OF CSM 8625; THENCE N88°38'56"E, A DISTANCE OF 52.90 FEET ALONG SAID NORTH LINE OF LOT 3 OF CSM 8625 TO A POINT; THENCE N30°46'43"E, A DISTANCE OF 58.83 FEET TO A POINT; THENCE N33°12'16"E, A DISTANCE OF 75.87 FEET TO A POINT; THENCE N88°29'34"E, A DISTANCE OF 60.35 FEET TO A POINT; THENCE S50 °40'49"E, A DISTANCE OF 69.52 FEET TO A POINT; THENCE S32°33'04"E, A DISTANCE OF 30.02 FEET TO A POINT; THENCE 8.22 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 130.00 FEET AND WHOSE CHORD BEARS N59°06'50.5"E, A DISTANCE OF 8.22 FEET; THENCE S01°21'16"E, A DISTANCE OF 45.54 FEET TO A POINT AT THE SOUTHWEST END OF RIGHT OF WAY FOR W. FAITH DRIVE; THENCE N88°38'56"E, A DISTANCE OF 377.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF W. FAITH DRIVE TO A 1" IRON PIPE FOUND ON THE WEST LINE OF S. 76TH STREET (C. T.H. "U"), BEING ALSO THE NORTHEAST CORNER OF LOT 4 OF CSM 8625; THENCE S00°15'07"E, DISTANCE OF 220. 79 FEET ALONG THE EAST LINE OF SAID LOT 4 AND WEST RIGHT OF WAY LINE OF S. 76TH STREET (C. T.H. "U") TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS CONTAINING 162,122 S.F. (3.7218 ACRES) TO THE MEANDER LINE AS SHOWN, MORE OR LESS OF LAND, INCLUDING INTERIOR STREETS TO BE DEDICATED FOR PUBLIC ROAD PURPOSES AS SHOWN. LANDS TO BE DEDICATED CONTAIN 12,693 S.F. (0.2914 ACRES). NET AREA CONTAINS 149,429 S.F. (3.4304 ACRES) ORE OR LESS OF LAND.

PARCEL INCLUDES LANDS LYING BETWEEN THE DESCRIBED MEANDER LINE AND THE THREAD OF UNNAMED CREEK AS SHOWN WHOSE AREA IS 8,206 S.F. (0.1884 AC) MORE OR LESS OF LAND.

THAT I have made this survey, land division, and map by the direction of Creative Homes Inc., owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, and the the City of Franklin Land Division and Zoning Ordinances in surveying, dividing and mapping the same.

WISCONSIN
CRAIG T. DONZE
S-3182
BROOKFIELD, WI
LAND SURVEYOR

Dated this 26TH day of FEBRUARY 2019
Craig T. Donze
Professional Land Surveyor, S-3182

PUBLIC UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by **CREATIVE HOMES, INC.**, Grantor, to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies**, Grantee, **Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation,** Grantee, and **CHARTER CABLE PARTNERS, LLC**, Grantee their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATON

Creative Homes, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certifiy that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Creative Homes, Inc. does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

OBJECTING AGENCIES
WISCONSIN DEPARTMENT OF ADMINISTRATION - PLAT REVIEW
MILWAUKEE COUNTY - DEPARTMENT OF ADMINISTRATIVE SERVICES

APPROVING AGENCIES
CITY OF FRANKLIN

IN WITNESS WHEREOF the said Creative Homes, Inc. has casued these presents to be signed by Rick J. Przybyla, its president, and Nicole M. Watson, its Secretary, at Franklin Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2019

_____ _____
Creative Homes, Inc. (Corporate Seal)

_____ _____
Rick J. Przybyla, President Nicole M. Watson, Secretary

STATE OF WISCONSIN}
MILWAUKEE COUNTY} :SS

Personally came before me this _____ day of _____, 2019, Rick J. Przybyla, President, and Nicole M. Watson, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known.

CERTIFICATE OF CITY TREASURER

I, Paul Ratzenberg, being the duly appointed, qualified and acting Treasurer of the City of Franklin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2019 affecting the lands included in the plat of "FAITHWAY RESERVE".

Dated this _____ Day of _____, 2019

_____
Paul Rotzenberg, Dir. of Finance & Treasurer

MILWAUKEE COUNTY TREASURER

I,David Cullen, being the duly elected County Treasurer of the County of Milwaukee, do hereby certify that the records in my office show no unpaid taxes and no unrecorded tax sales or special assessments as of _____ day of _____, 2019 affecting the lands included in the plat of FAITHWAY RESERVE.

_____
David Cullen, County Treasurer

CITY OF FRANKLIN COMMON COUNCIL APPROVAL CERTIFICATE:

RESOLVED, that the plat of "FAITHWAY RESERVE", part of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 9, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin., Creative Homes, Inc., owner, having been approved by the City of Franklin Common Council, being the same, is hereby approved and the dedication shown herein accepted by the Common Council of the City of Franklin, on this _____ day of _____, 2019

Date_____Approved

_____
Stephen Olson, Mayor

I, hereby certify that the foregoing is a copy of the resolution adopted by the Common Council of the City of Franklin, Wisconsin on _____, 2019 which action becomes effective upon receipt of approval of all other _____ agencies and is satisfied as of this _____day of _____. 2019.

_____
Sandra L. Wesolowski, City Clerk

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 10th, 2019

Department of Administration

INSTRUMENT DRAFTED BY: CRAIG T DONZE PLS 3182

LAST REVISED: FEBRUARY 26, 2019

STORMWATER POND NOTE:
THE MINIMUM PERMANENT POOL DEPTH FOR THE WET DETENTION POND IS SHALL BE 5 FEET OR GREATER. FOLLOWING COMPLETION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH FAITHWAY RESERVE SUBDIVISION AND AGAIN UPON COMPLETION OF CONSTRUCTION OF ALL HOMES, THE POND DEPTH SHALL BE VERIFIED BY BATHYMETRIC SURVEY.

IN THE EVENT THAT THE POND DEPTH IS LESS THAN 5 FEET OR ABOVE THE MINIMUM BOTTOM ELEVATION, THE POND SHALL BE DEWATERED AND DREDGED TO RESTORE THE REQUIRED PERMANENT POOL DEPTH FOR WATER QUALITY PURPOSES.

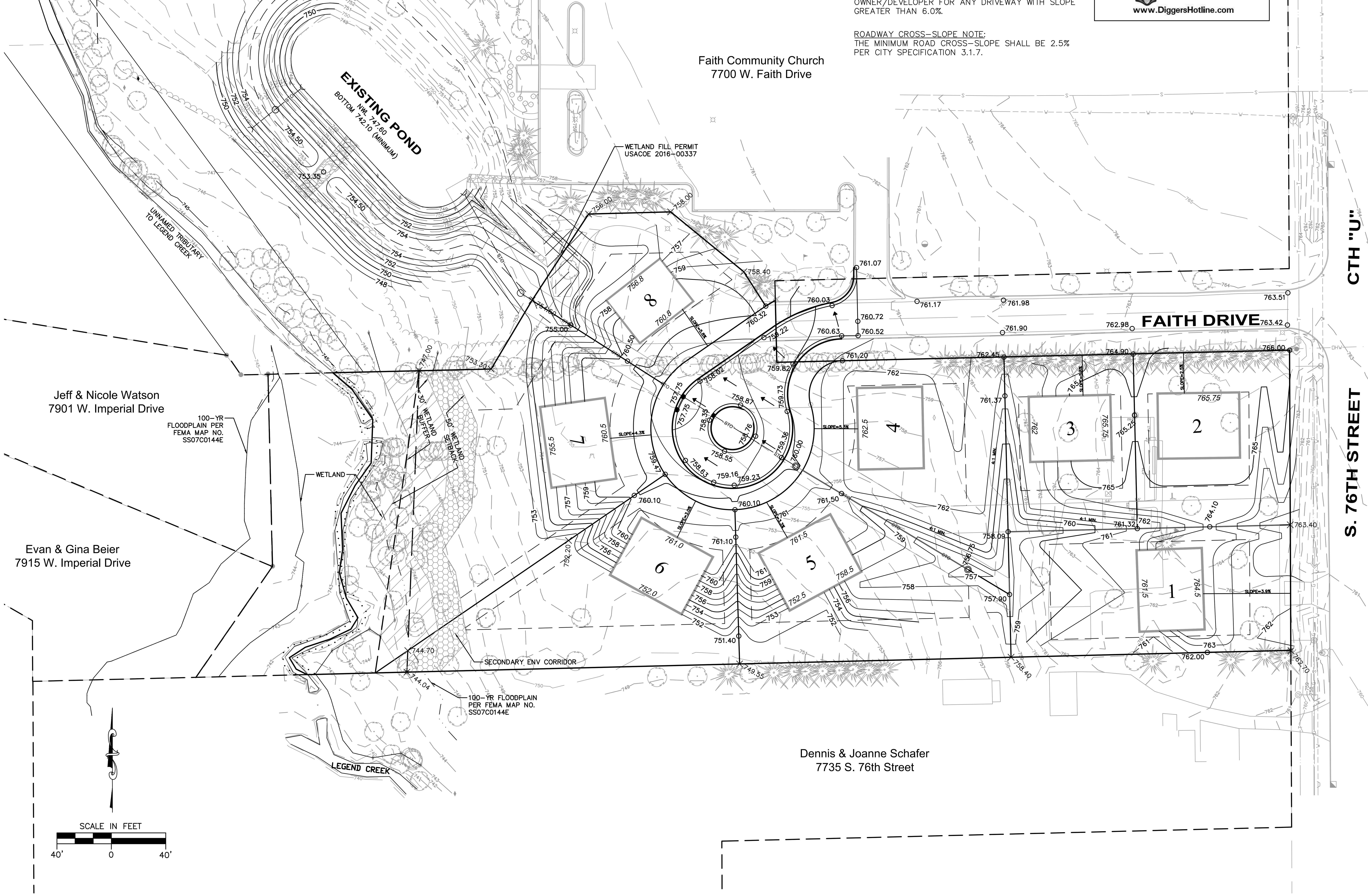
PRESENTLY, ACCUMULATED SEDIMENT REMOVED FROM STORMWATER PONDS IS CONSIDERD AS SOILD WASTE AND REGULATED UNDER CHAPTER NR528, WIS. ADMIN. CODE.

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

DRIVEWAY NOTE:
THE MAXIMUM ALLOWABLE DRIVEWAY (FROM BACK OF WALK TO GARAGE FLOOR) FOR THE CITY OF FRANKLIN IS 10%. UNDER NORMAL CONDITIONS, SUGGESTED GRADES ARE BETWEEN 1.0% AND 6%. A WAIVER OF ACCEPTANCE MUST BE SIGNED BY THE OWNER/DEVELOPER FOR ANY DRIVEWAY WITH SLOPE GREATER THAN 6.0%.

ROADWAY CROSS-SLOPE NOTE:
THE MINIMUM ROAD CROSS-SLOPE SHALL BE 2.5% PER CITY SPECIFICATION 3.1.7.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com



NO	REVISION DESCRIPTION	DATE
1	GRAEF/CITY COMMENTS	10/16/18
2	GRAEF/CITY COMMENTS	11/28/18
3	GRAEF/CITY COMMENTS	12/21/18
4	GRAEF/CITY COMMENTS	03/12/19

One Source Consulting
Construction Minded | Value Sensitive | Civil Engineers
19435 W. CAPITOL DRIVE
SUITE L05
BROOKFIELD, WI 53045
(262) 781-9005
(262) 781-9006 (FAX)
www.onesourceconsult.com

PROJECT
FAITHWAY RESERVE
7711 S. 76TH STREET
FRANKLIN, WI 53132

CLIENT
CREATIVE HOMES
9244 GRANDVIEW COURT
FRANKLIN, WI 53132

Seal
WISCONSIN
CRAIG T. DONZE
E-36380
BROOKFIELD, WI
PROFESSIONAL ENGINEER

SHEET TITLE
MASTER GRADING PLAN

Drawing Scale:	1"=40'
Drawn:	DJS 11/30/18
Checked:	CTD 11/30/18
OSC Project No:	510-17
Sheet No.	**C-1**

Mar 14, 2019 – 8:39am
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STORMWATER POND NOTE:
THE MINIMUM PERMANENT POOL DEPTH FOR THE WET DETENTION POND IS SHALL BE 5 FEET OR GREATER. FOLLOWING COMPLETION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH FAITHWAY RESERVE SUBDIVISION AND AGAIN UPON COMPLETION OF CONSTRUCTION OF ALL HOMES, THE POND DEPTH SHALL BE VERIFIED BY BATHYMETRIC SURVEY.

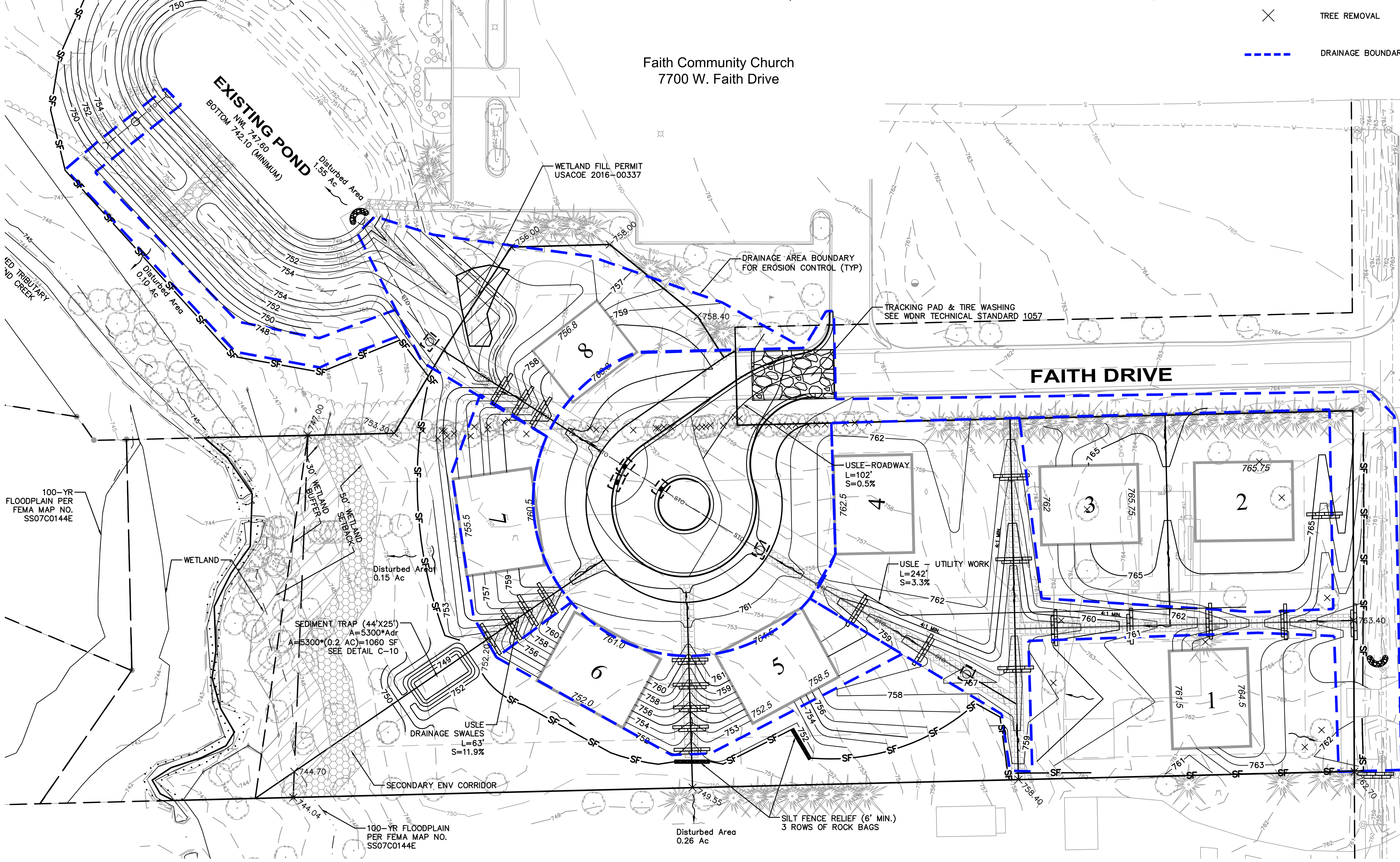
IN THE EVENT THAT THE POND DEPTH IS LESS THAN 5 FEET OR ABOVE THE MINIMUM BOTTOM ELEVATION, THE POND SHALL BE DEWATERED AND DREDGED TO RESTORE THE REQUIRED PERMANENT POOL DEPTH FOR WATER QUALITY PURPOSES.

PRESENTLY, ACCUMULATED SEDIMENT REMOVED FROM STORMWATER PONDS IS CONSIDERD AS SOILD WASTE AND REGULATED UNDER CHAPTER NR528, WIS. ADMIN. CODE.

SCALE IN FEET
40' 0 40'

LEGEND:

- INLET PROTECTION
- SILT FENCE
- CULVERT PIPE CHECK
- DITCH CHECK
- TRACKING PAD
- FINAL LOT GRADING FLOW DIRECTION
- EROSION MAT CLASS II, TYPE B (775 SY)
- TREE REMOVAL
- DRAINAGE BOUNDARY



MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RE-SEEDED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1061. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. SEDIMENT TRAP DESIGN TO BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063
7. DITCH CHECKS TO BE PLACED AT EVERY 2' OF VERTICAL DROP IN ELEVATION OR CLOSER. DITCH CHECK AND EMAT INSTALLATION SHOULD BE PER WDNR TECHNICAL STANDARD 1062.
8. IF UTILITY INSTALLATION DOES NOT FOLLOW PAVING OF THE ROAD WITHIN 7 DAYS, THE SITE RESTORATION PLAN WILL BE IMPLEMENTED IMMEDIATELY.
9. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY STABILIZED OR PERMANENTLY RESTORED IN ACCORDANCE WITH THE WDNR BMP'S.
10. TEMPORARY STABILIZATION MATERIALS SHALL BE MULCHED AND SHALL BE APPLIED AND ANCHORED AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1058. FOR AREAS NOT STABILIZED BY OCT. 15, APPLY TEMPORARY SEEDING WITH ANIONIC POLYACRYLAMIDE AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1050 & 1059.
11. ALL SIGNIFICANT CHANGES TO THIS SCHEDULE SHALL BE PROVIDED TO THE WDNR AND LOCAL MUNICIPALITY PRIOR TO DEVIATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN POSITIVE DRAINAGE TO THE SEDIMENT CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION.
13. ALL EROSION CONTROL BMP DEVICES CAN BE REMOVED ONCE 100% OF THE SITE HAS BEEN VEGETATED TO 70% COVERAGE PER WDNR TECHNICAL STANDARDS.

CONSTRUCTION ACTIVITY AND SEQUENCE

ANTICIPATED DISTURBANCE: 2.38 Ac
SITE CONSTRUCTION: FEB 2019 TO SEP 2019, DURATION: 7 MONTHS

1. BEGIN CONSTRUCTION AFTER RECEIPT OF ALL CITY, COUNTY AND WDNR PERMITS
2. TREE REMOVAL, PLACE SILT FENCE AND STOCKPILE FILL MATERIAL AS IT BECOMES AVAILABLE FROM NEARBY SOURCES
3. UTILITY EXTENSION WORK 02/01/2019 – 04/30/2019
4. INSTALL SEDIMENT TRAP PER WDNR TECHNICAL STANDARD 1063.
5. GRADE ROAD RIGHT-OF-WAY AND DRAINAGE SWALES 05/01/2019
6. STABILIZE DRAINAGE SWALES WITHIN 7 DAYS OF FINAL GRADING
7. PLACE BASE COURSE, CONSTRUCT CURBS AND PLACE ASPHALT BINDER WITH INTERIM INLETS.
8. DEWATER EXISTING STORMWATER POND, VERIFY ACTIVE STORAGE DEPTH EXCEEDS 5 FEET. IF LESS THAN 5 FEET, THE POND SHALL BE DREDGED TO AN ELEVATION OF 2 FEET BELOW THE MINIMUM BOTTOM ELEVATION AND THE PRESENCE OF CLAY LINER VERIFIED TO ENSURE THE WET POND IS FREE OF LEAKS.
9. REPLACE POND OUTLET PIPE AND STRUCTURE BY 05/30/2019
10. COMPLETE PERMANENT RESTORATION OF ALL REMAINING DISTURBED AREAS BY 06/15/2019
11. ESTABLISHMENT PERIOD THRU 08/31/2019

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NO	REVISION DESCRIPTION	DATE
1	GRAEF/CITY COMMENTS	10/16/18
2	GRAEF/CITY COMMENTS	11/28/18
3	GRAEF/CITY COMMENTS	12/21/18
4	GRAEF/CITY COMMENTS	03/12/19

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PROJECT
FAITHWAY RESERVE
7711 S. 76TH STREET
FRANKLIN, WI 53132

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CREATIVE HOMES
9244 GRANDVIEW COURT
FRANKLIN, WI 53132

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PROFESSIONAL ENGINEER

SHEET TITLE
EROSION CONTROL PLAN

Drawing Scale:	1"=40'
Drawn:	DJS 11/30/18
Checked:	CTD 11/30/18
OSC Project No:	510-17
Sheet No.	C-2

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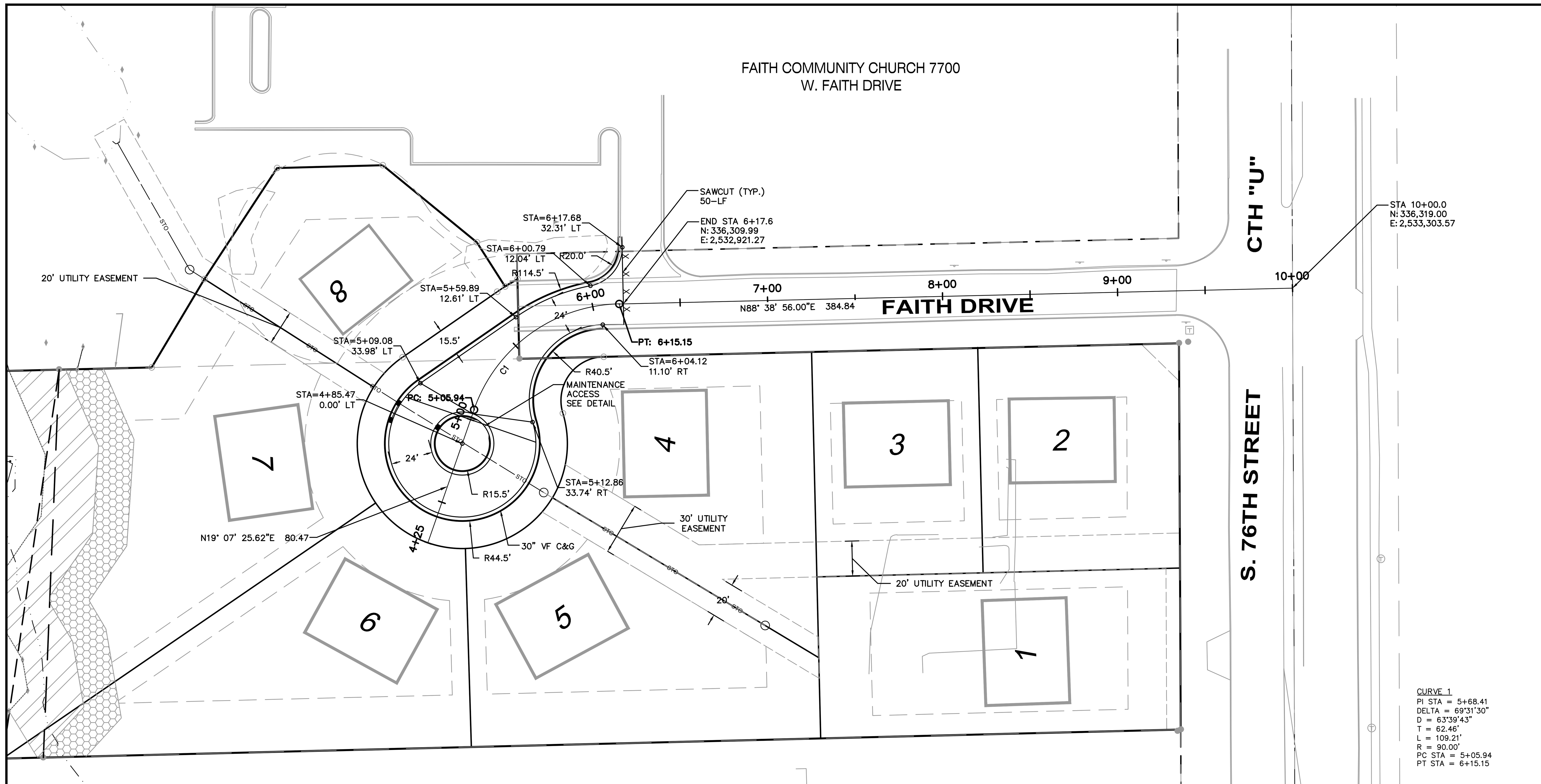

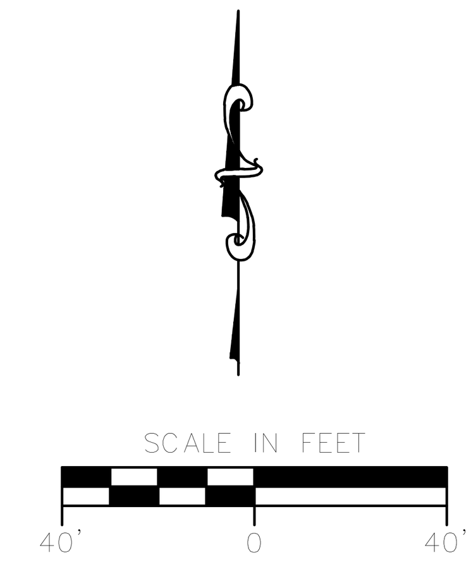

NOTES

1. THE ASPHALT SHALL CONSIST OF FOUR (4) INCHES OF BINDER COURSE, CONSTRUCTED IN TWO LIFTS OF TWO INCHES EACH AND A SURFACE COURSE OF TWO INCHES. THE FINAL CENTERLINE CROWN SHALL BE 2.0%.
2. COMPACTION OF THE BINDER AND SURFACE COURSES SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ROADWAY SPECIFICATIONS. BINDER COURSE 91.0%; SURFACE COURSE 93.0%
3. ALL STREETS SHALL BE TACKED WITH CSS-1 OIL AT THE RATE OF 0.07 GALLONS PER SQUARE YARD PRIOR TO SURFACING.
4. THE CONTRACTOR SHALL SUBMIT, FOR THE CITY'S VERIFICATION, AN ASPHALTIC MIX DESIGN MEETING ALL NECESSARY CRITERIA. THE ASPHALTIC MIX DESIGN SHALL CONSIST OF AGGREGATE GRADUATION, AGGREGATE BLEND PERCENTAGES, JOB MIX FORMULA (JMF), RECOMMENDED ASPHALT CONTENT, RECOMMENDED PLANT MIX TEMPERATURE RANGE AND SHALL BE SIGNED BY A PROFESSIONAL ENGINEER.
5. BASE COURSE UNDER THE ASPHALT SHALL CONSIST OF 8" OF CRUSHED LIMESTONE CONFORMING TO WISDOT SS 305. IT SHALL BE ROLLED AND COMPACTED IN ACCORDANCE WITH THE WisDOT SPECIFICATIONS TO NOT LESS THAN 95% MODIFIED PROCTOR. THE FIRST 4" LIFT SHALL BE OF 1-1/4 INCH TRAFFIC BOND BASE COMPACTED AS A 4" LIFT. THE FINAL (TOP) 4" SHALL BE OF 3/4" TRAFFIC BOND COMPACTED IN ONE LIFT. CRUSHED CONCRETE MAY BE SUBSTITUTED FOR CRUSHED LIMESTONE BASED IF APPROVED BY THE CITY ENGINEER AND UPON SUBMITTAL OF A SIEVE ANALYSIS. THE CITY OF FRANKLIN MUST INSPECT THE LIMESTONE BASE BEFORE THE FIRST LAYER OF ASPHALT CAN BE PLACED. THE FINISHED STONE BASE ELEVATION SHALL BE 8" ABOVE THE APPROVED FINAL SUBGRADE ±0.04 FEET.
6. NO ASPHALT PAVEMENT SHALL BE PLACED AFTER THE WEDNESDAY BEFORE THANKSGIVING DAY AND WHEN THE TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT OR ON FROZEN BASE.
7. ALL OTHER SPECIFICATIONS NOT COVERED HERE ARE TO BE COVERED BY THE CURRENT CITY OF FRANKLIN DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
8. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB

WISCONSIN PROFESSIONAL ENGINEER
CRAIG T. DONZE
E-35380
BROOKFIELD, WI

[illegible]

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1	GRAEF/CITY COMMENTS	10/16/18
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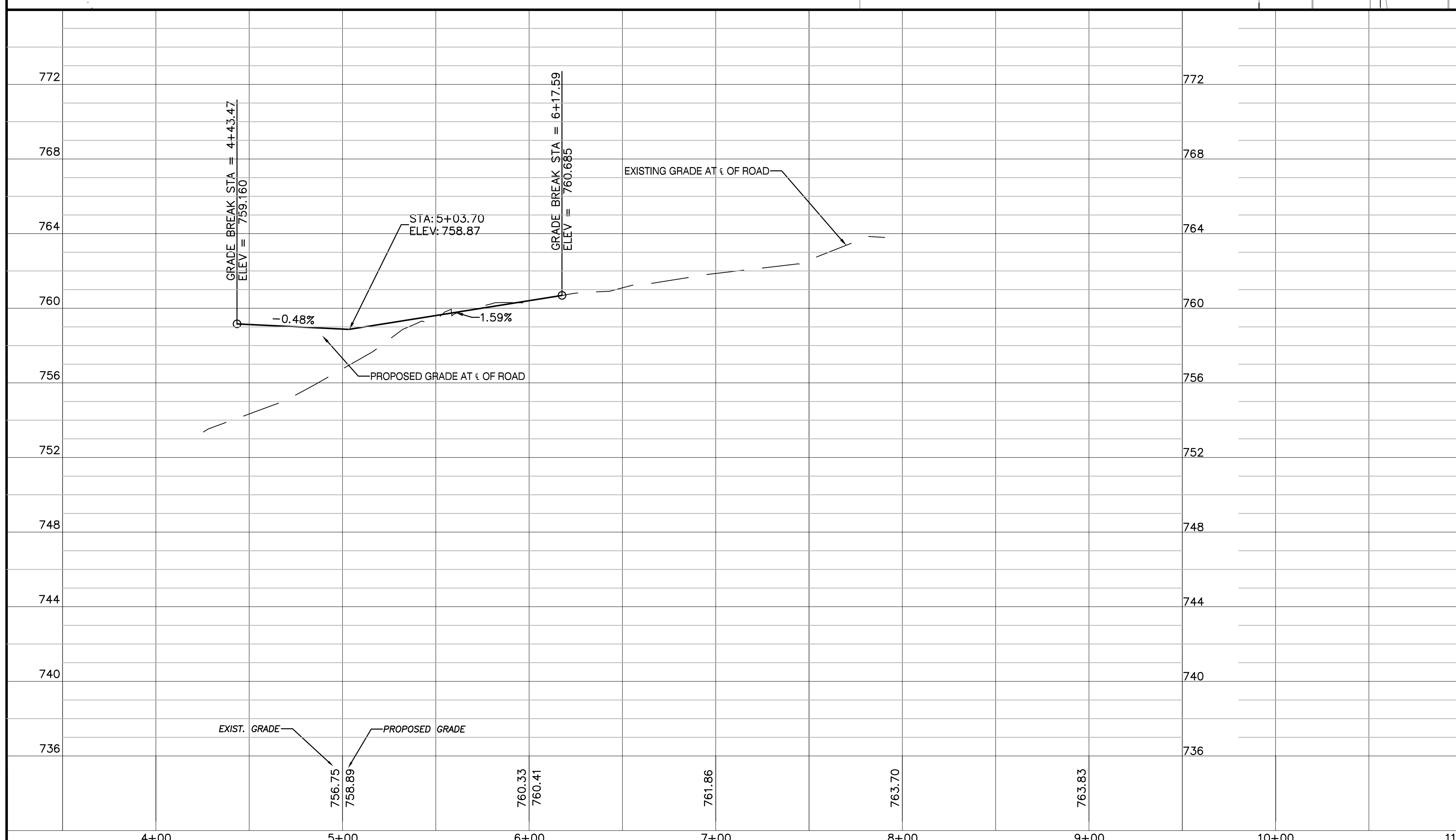
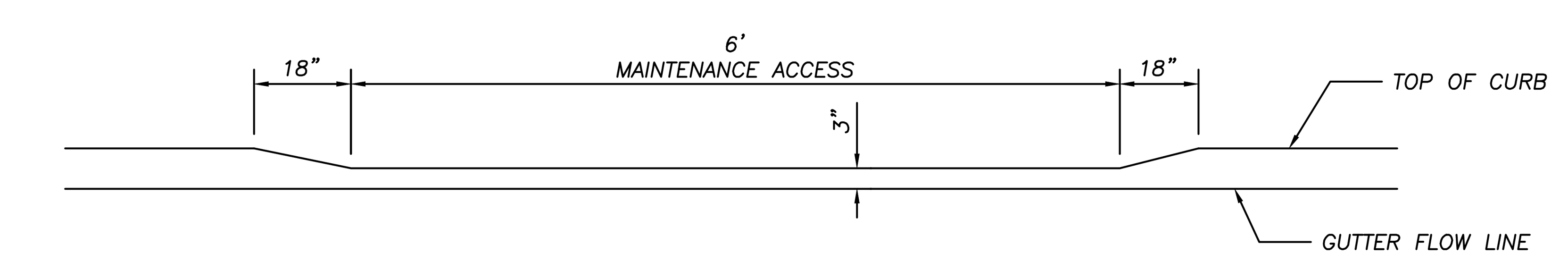
PROJECT
FAITHWAY RESERVE
7711 S. 76TH STREET
FRANKLIN, WI 53132
PREPARED FOR:
CREATIVE HOMES
9244 GRANDVIEW COURT
FRANKLIN, WI 53132

IN: **FAITH DRIVE**
FROM: **4+25**
TO: **10+00**

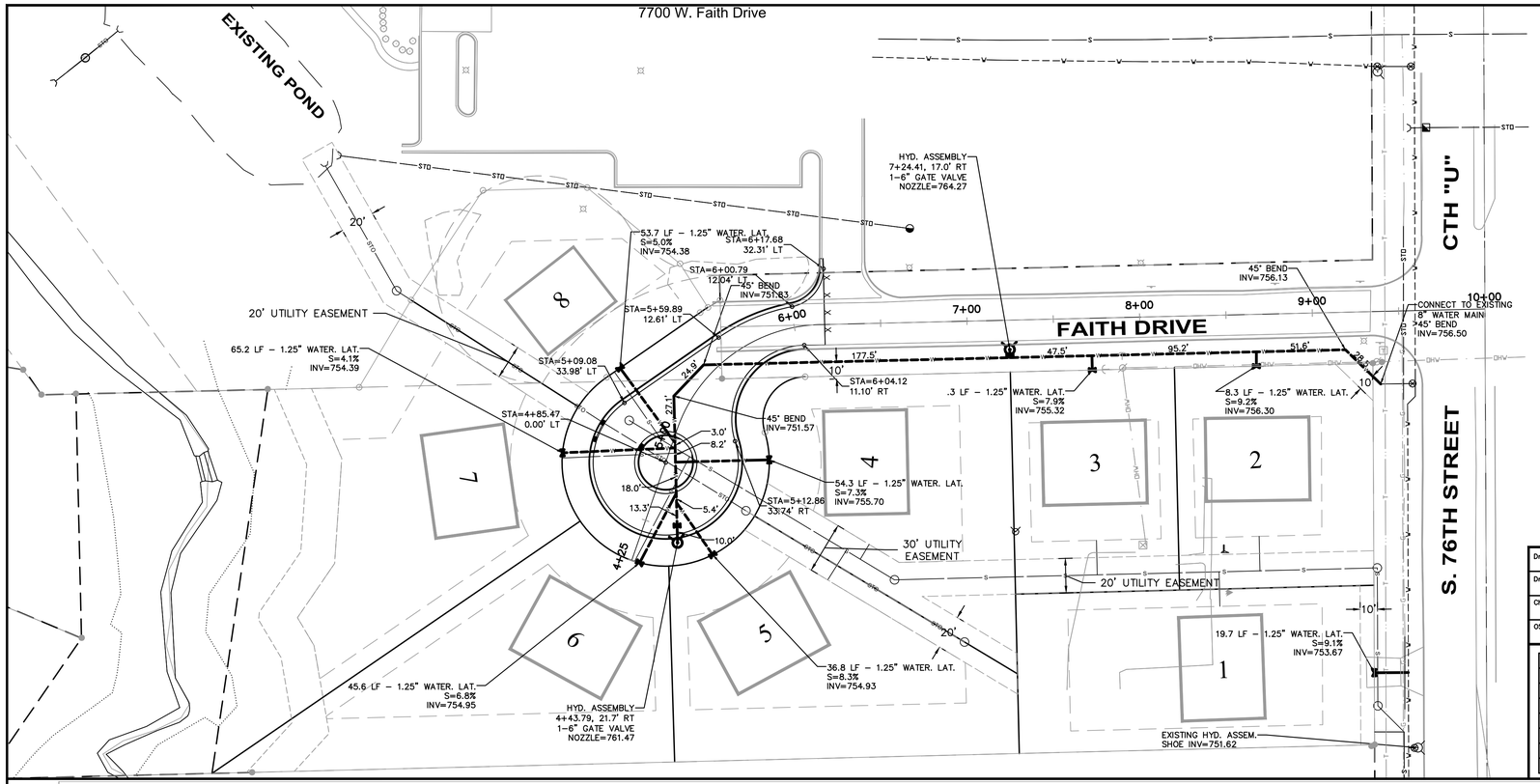
ROADWAY PLAN AND PROFILE





MAINTENANCE ACCESS DETAIL

C-3



NOTES:
ALL FITTINGS SHALL BE DOMESTICALLY PRODUCED.

SCALE IN FEET
40' 0 40'

NOTES:
- CONTRACTOR SHALL USE HAND METHODS FOR EXCAVATION WHEN CLEARANCE TO ADJACENT UTILITIES SHOWN ON THE PLANS IS LESS THAN 12" AND CLEARANCE TO ADJACENT FIELD MARKED UTILITIES NOT SHOWN ON THE PLANS IS LESS THAN 18".
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON DIGGERS HOTLINE SURFACE LOCATIONS AND/OR THE BEST AVAILABLE RECORDS AT THE TIME OF PLAN PREPARATION. SAID LOCATIONS ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGGERS HOTLINE PRIOR TO ANY SUB-SURFACE EXCAVATION.

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CRAIG T. DOBEK
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3	GRAEF/CITY COMMENTS	12/21/18

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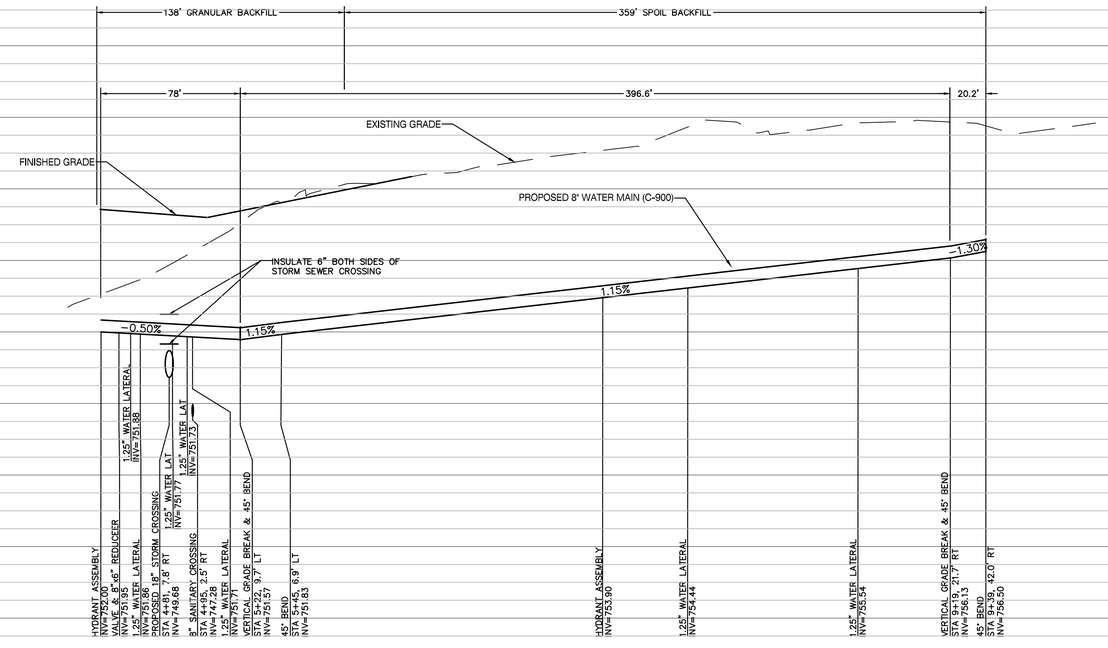
PROJECT
FAITHWAY RESERVE
7711 S. 76TH STREET
FRANKLIN, WI 53132
PREPARED FOR:
CREATIVE HOMES
9244 GRANDVIEW COURT
FRANKLIN, WI 53132

IN: **W. FAITH DRIVE**
FROM: **S. 76TH STREET**
TO: **400' W. OF S. 76TH STREET**

WATER MAIN PLAN AND PROFILE



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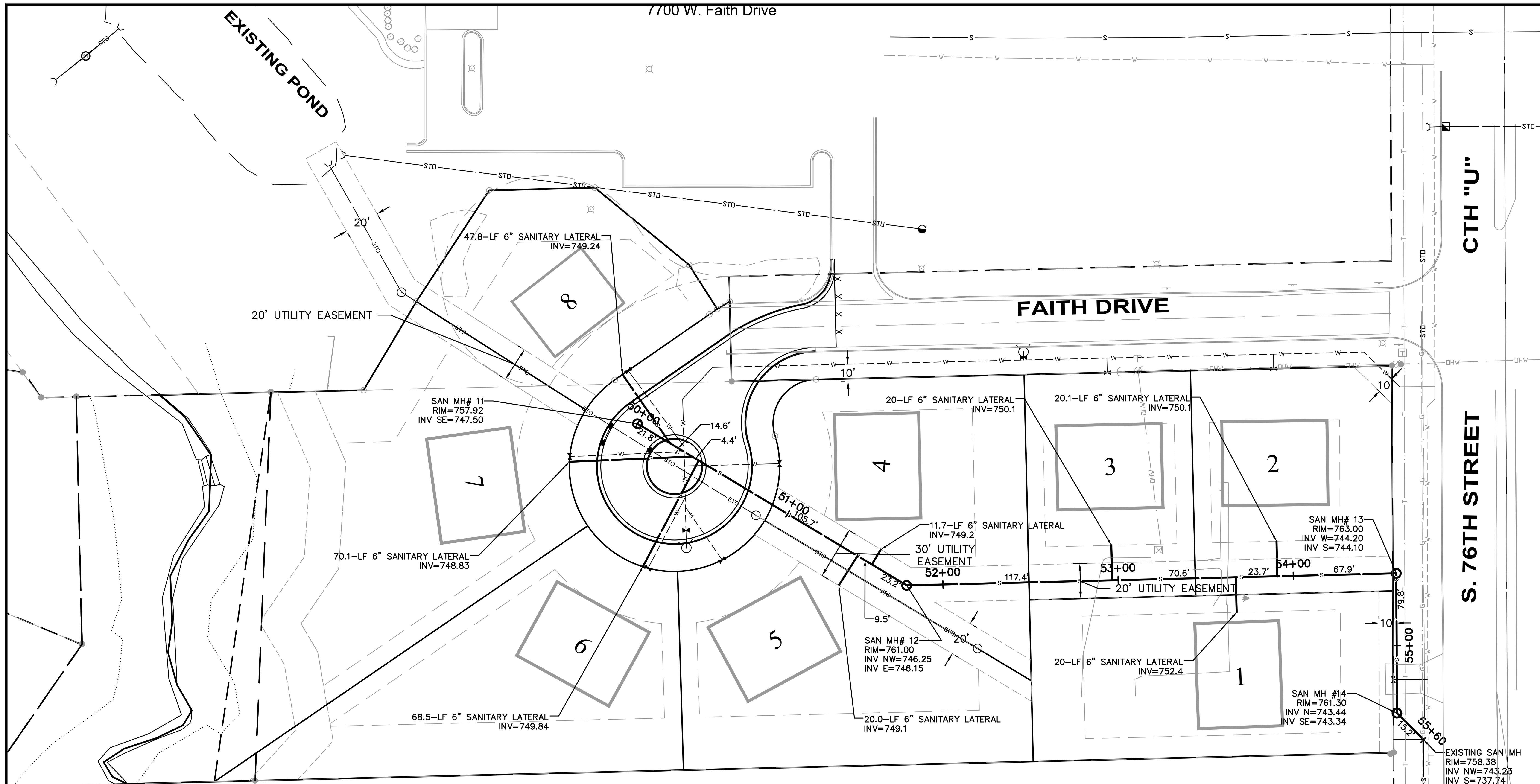

NOTES:
ALL FITTINGS SHALL BE DOMESTICALLY PRODUCED.

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CRAIG T. DONZE
E-36380
BROOKFIELD, WI
PROFESSIONAL ENGINEER

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NO	REVISION DESCRIPTION	DATE
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3	GRAEF/CITY COMMENTS	12/21/18

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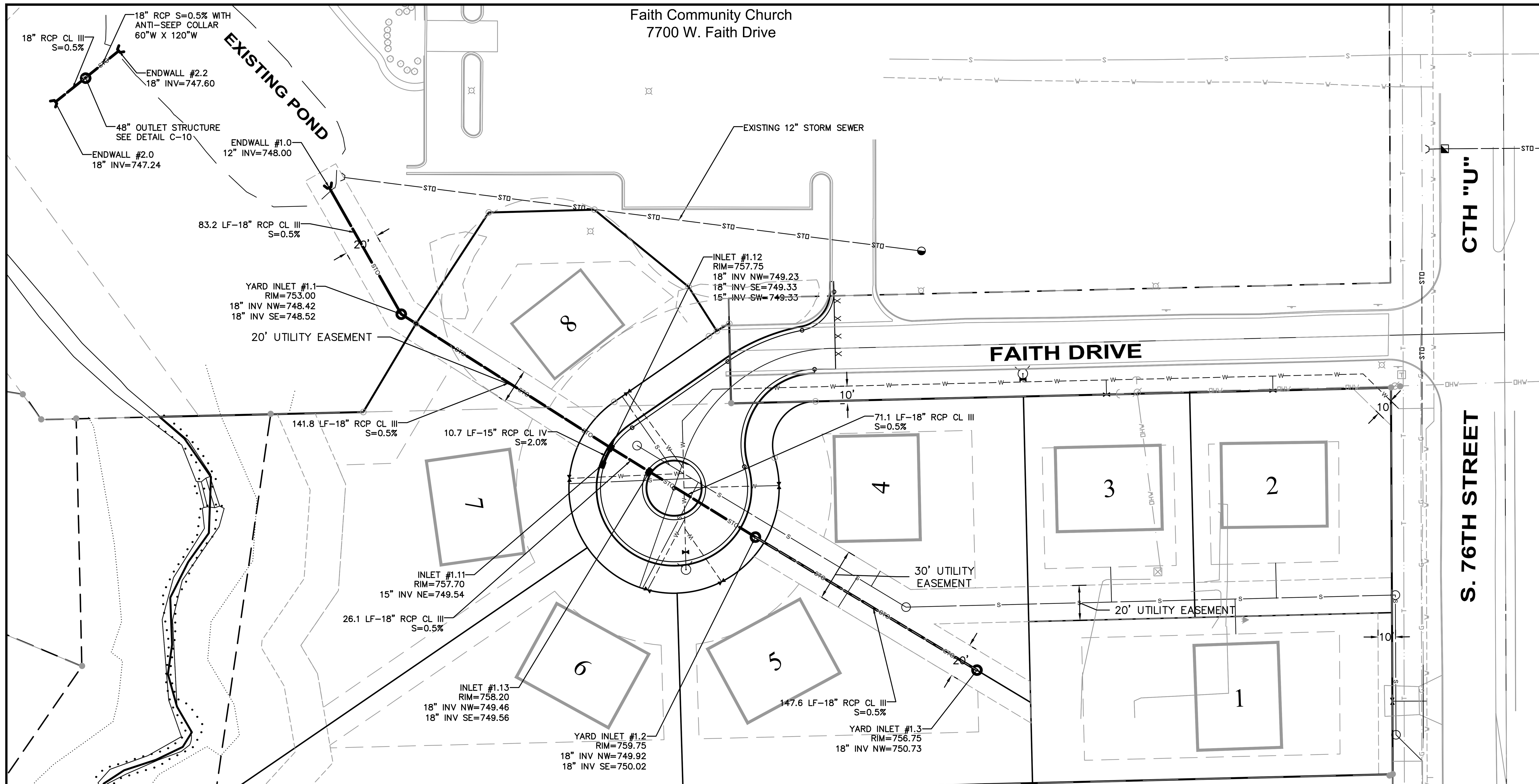
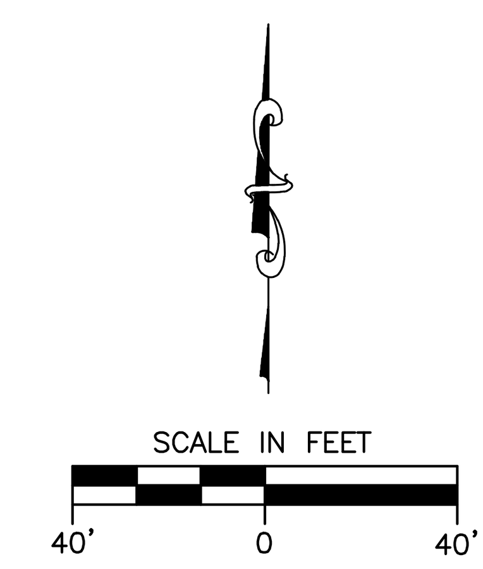
PROJECT
FAITHWAY RESERVE
7711 S. 76TH STREET
FRANKLIN, WI 53132
PREPARED FOR:
CREATIVE HOMES
9244 GRANDVIEW COURT
FRANKLIN, WI 53132

IN: **EASEMENT**
FROM: **S. 76TH STREET**
TO: **425' W. S. 76TH STREET**

SANITARY SEWER PLAN AND PROFILE

C-5





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BROOKFIELD, WI
PROFESSIONAL ENGINEER

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CREATIVE HOMES
9244 GRANDVIEW COURT
FRANKLIN, WI 53132

IN: **EASEMENT**
FROM: **1000' W. OF S. 76TH STREET**
TO: **FAITH COMMUNITY CHURCH POND**

STORM SEWER PLAN AND PROFILE

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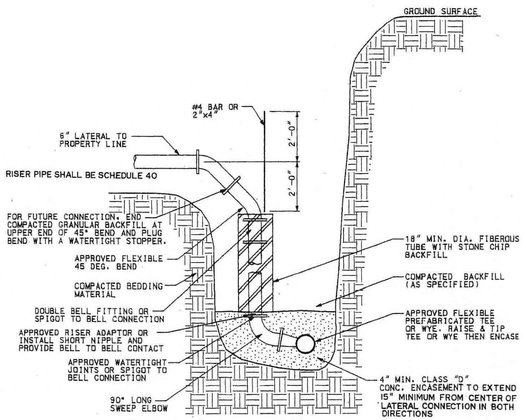
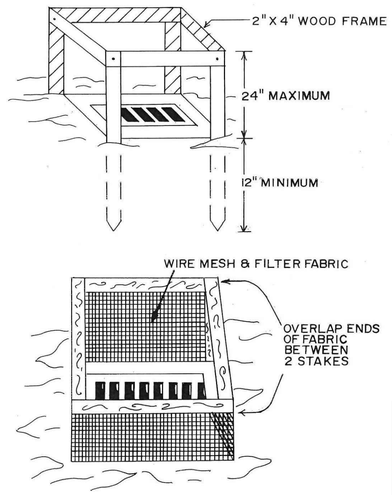


SANITARY SEWER AND RISER DETAIL FLEXIBLE TO FLEXIBLE

FRANKLIN
ENGINEEERING DEPT.

FIGURE 24

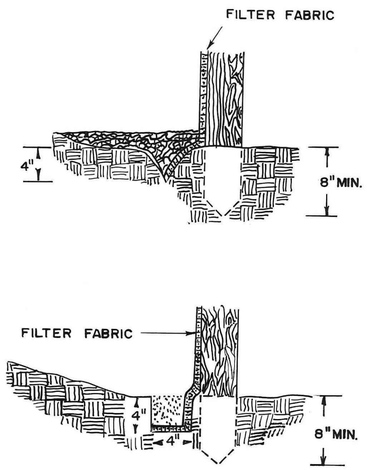


1. BUILD A FRAME OF 2" X 4" WOOD AROUND INLET. DRIVE STAKES INTO GROUND AT LEAST 12 INCHES.
2. DIG AN 8 INCH DEEP TRENCH OUTSIDE FRAME.
3. ATTACH WIRE MESH TO FRAME EXTENDING MESH 2 INCHES INTO TRENCH.
4. ATTACH FILTER FABRIC TO FRAME EXTENDING FABRIC ATLEAST 8 INCHES INTO TRENCH. OVERLAP JOINT TO NEXT STAKE.
5. BACKFILL AND COMPACT SOIL IN TRENCH.

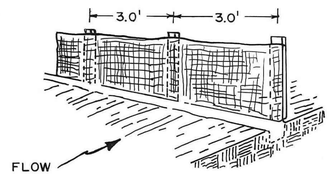
DROP INLET FILTER FABRIC BARRIER

FRANKLIN
ENGINEEERING DEPT.

FIGURE 19



NOTE:
SILT FENCING MUST BE IN COMPLIANCE WITH STATE STANDARDS AND CURRENT DNR STANDARDS



SILT FENCE INSTALLATION

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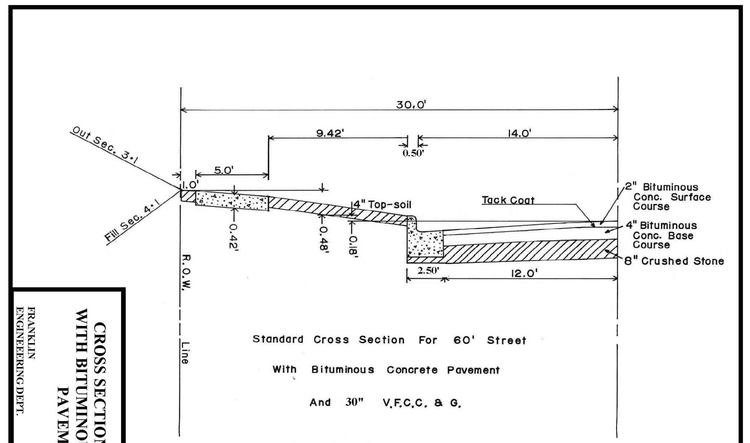
ENGINEEERING DEPT.

FIGURE 20



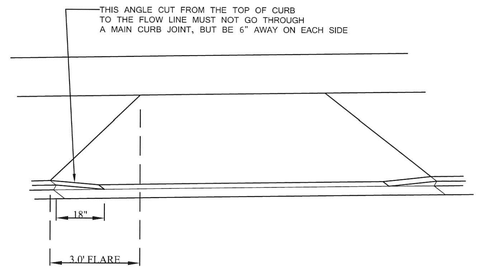
NOTE: Crushed stone base shall consist of the bottom 4 inches of 1-1/2" to 3" TB and the top 4 inches of 3/4" to 1-1/2" TB.

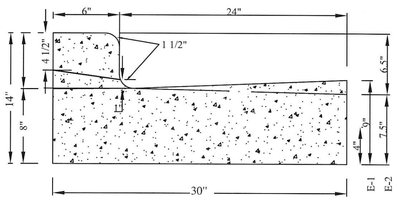
MINIMUM CROSS SLOPE SHALL BE 2.5% PER CITY SPECIFICATIONS 3.1.7

CROSS SECTION-60' STREET WITH BITUMINOUS CONCRETE PAVEMENT

FRANKLIN
ENGINEERING DEPT.

FIGURE 2





CURB & GUTTER TYPE SCHEDULE	
Type E-1	Separate Curb & Gutter - Low side
Type E-2	Separate Curb & Gutter - High side

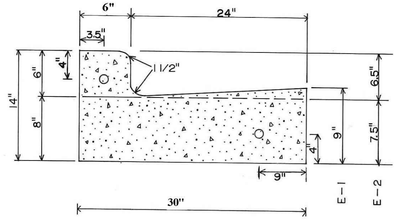
CURB CUT

RMA

FRANKLIN
ENGINEEERING DEPT.

FIGURE 38

NOTE: FOR CURB REPLACEMENTS OR EXTENSIONS TO EXISTING CURB, 12" DOWELS SHALL BE INSTALLED. NO.4 RE-BAR DRILLED 7" DEEP WITH NO SKEW.



Curb & Gutter Type Schedule	
Type E-1	Separate Curb & Gutter — Low Side
Type E-2	Separate Curb & Gutter — High Side

TYPICAL SECTION 6" V.F.C.C. & G.

FRANKLIN
ENGINEEERING DEPT.

FIGURE 8

Source: City of Franklin Engineering Department Design Standards & Construction Specifications – Appendix S, Latest Edition

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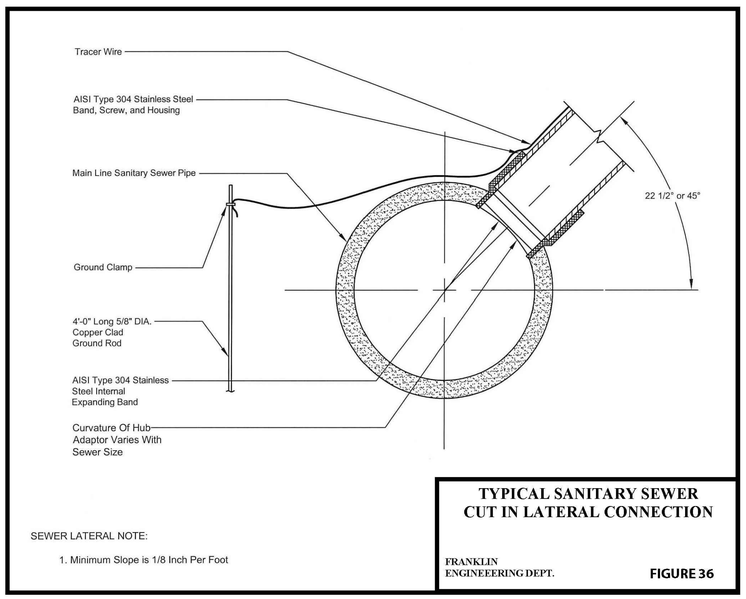
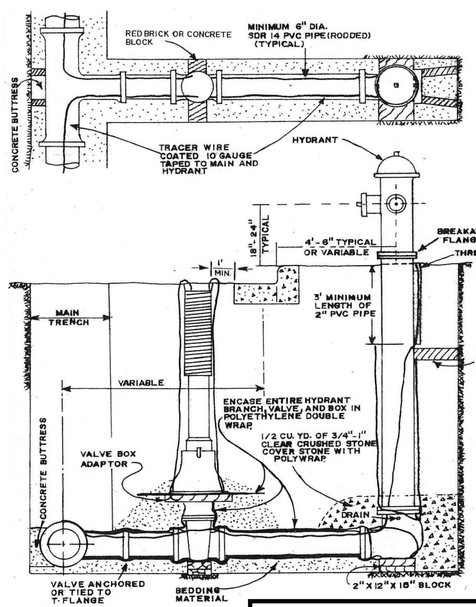


TYPICAL SANITARY SEWER CUT IN LATERAL CONNECTION

SEWER LATERAL NOTE:

1. Minimum Slope is 1/8 Inch Per Foot

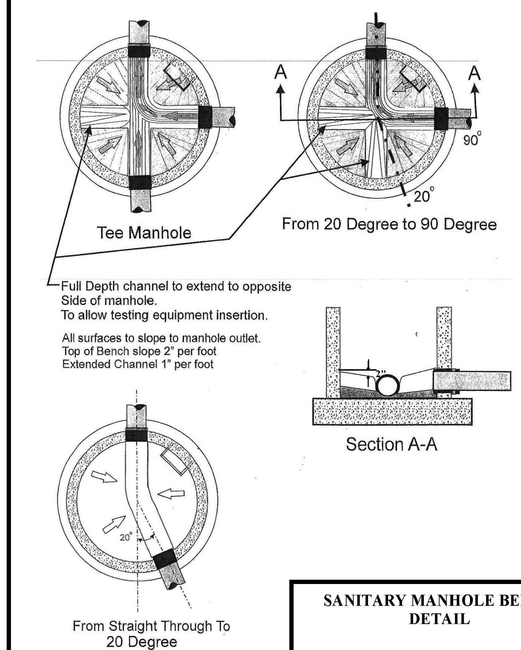
FRANKLIN ENGINEEERING DEPT. **FIGURE 36**



STANDARD HYDRANT SETTING

FRANKLIN ENGINEEERING DEPT.

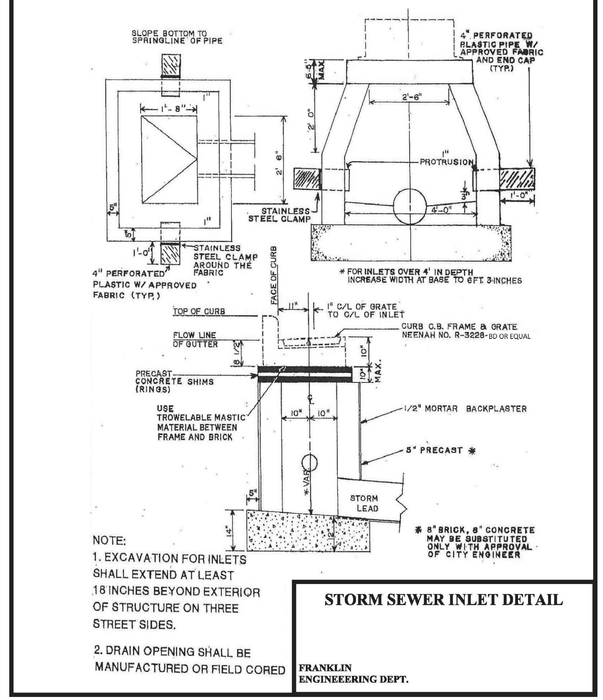
FIGURE 22



SANITARY MANHOLE BENCH DETAIL

FRANKLIN ENGINEEERING DEPT.

FIGURE 31



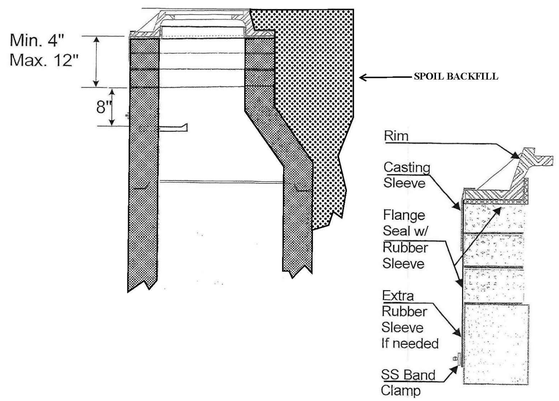
NOTE:

1. EXCAVATION FOR INLETS SHALL EXTEND AT LEAST 18 INCHES BEYOND EXTERIOR OF STRUCTURE ON THREE STREET SIDES.
2. DRAIN OPENING SHALL BE MANUFACTURED OR FIELD CORED

STORM SEWER INLET DETAIL

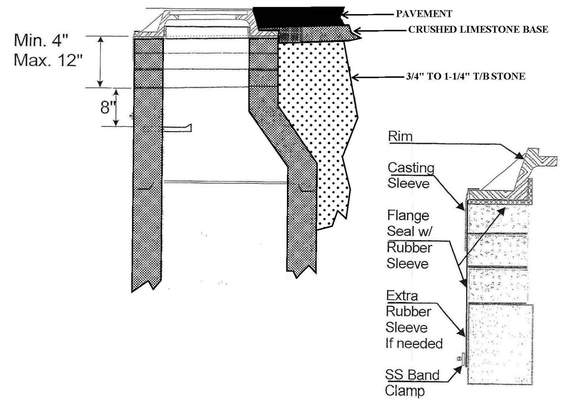
FRANKLIN ENGINEEERING DEPT.

FIGURE 16



TYPICAL OFF-ROAD SANITARY SEWER MANHOLE EXTERNAL SEAL

FRANKLIN ENGINEEERING DEPT. **FIGURE 28-B**



TYPICAL SANITARY SEWER MANHOLE PAVEMENT EXTERNAL SEAL

FRANKLIN ENGINEEERING DEPT. **FIGURE 28-A**

Source: City of Franklin Engineering Department Design Standards & Construction Specifications – Appendix S, Latest Edition

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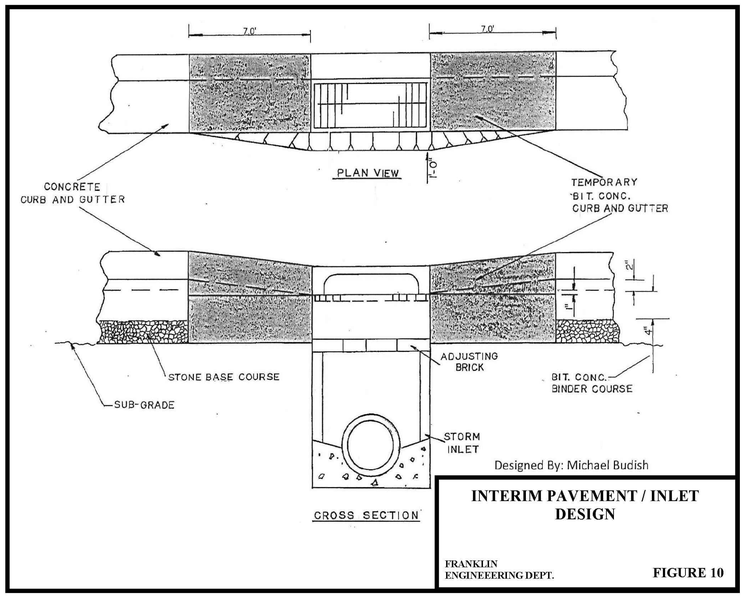
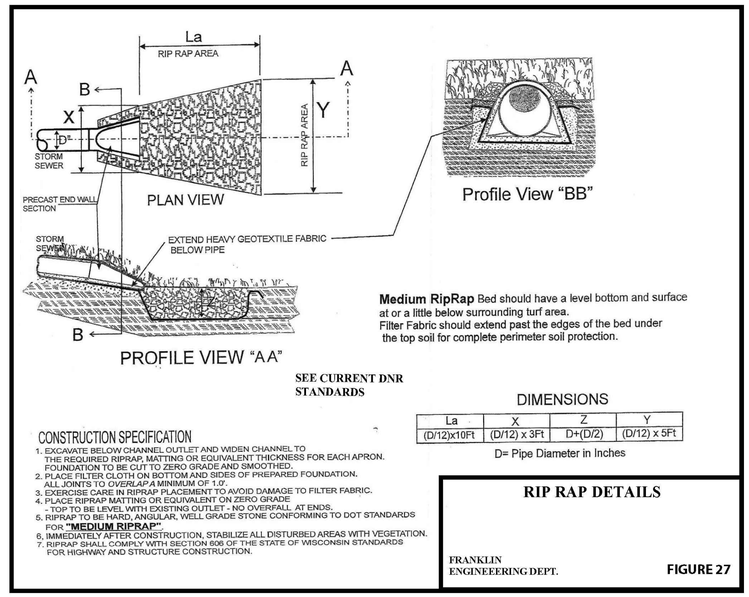


Designed By: Michael Budish

INTERIM PAVEMENT / INLET DESIGN

FRANKLIN
ENGINEEERING DEPT.

FIGURE 10



Medium RipRap Bed should have a level bottom and surface at or a little below surrounding turf area.
Filter Fabric should extend past the edges of the bed under the top soil for complete perimeter soil protection.

SEE CURRENT DNR STANDARDS

DIMENSIONS

La	X	Z	Y
(D/12)x10Ft	(D/12) x 3Ft	D+(D/2)	(D/12) x 5Ft

D= Pipe Diameter in Inches

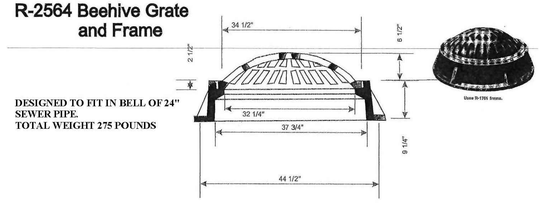
CONSTRUCTION SPECIFICATION

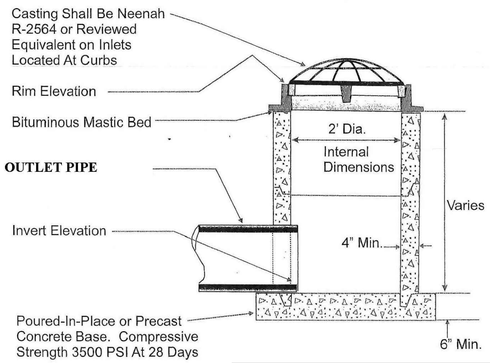
1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIPRAP, MATTING OR EQUIVALENT THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIPRAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIPRAP MATTING OR EQUIVALENT ON ZERO GRADE - TOP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIPRAP TO BE HARD, ANGULAR, WELL GRADE STONE CONFORMING TO DOT STANDARDS FOR **"MEDIUM RIPRAP"**.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
7. RIPRAP SHALL COMPLY WITH SECTION 606 OF THE STATE OF WISCONSIN STANDARDS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP DETAILS

FRANKLIN
ENGINEEERING DEPT.

FIGURE 27

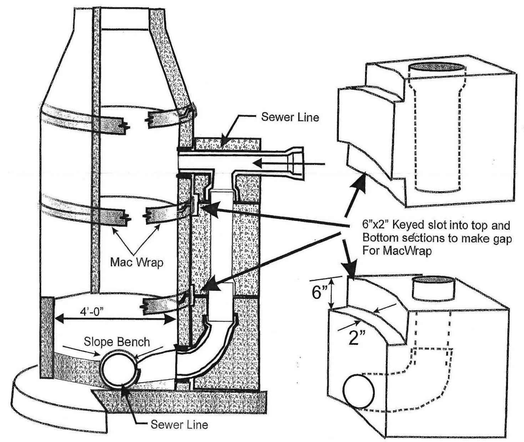




YARD INLET DETAIL

FRANKLIN
ENGINEEERING DEPT.

FIGURE 33



Note:
Precast drop sections shall
Have key way top and/or
Bottom as needed To
Receive barrel joint band
At each joint.
(MacWrap or an approved equal)

PRECAST OUTSIDE DROP W/ PIPE ON PRECAST MANHOLE

FRANKLIN
ENGINEEERING DEPT.

FIGURE 26

Source: City of Franklin Engineering Department Design Standards & Construction Specifications – Appendix S, Latest Edition

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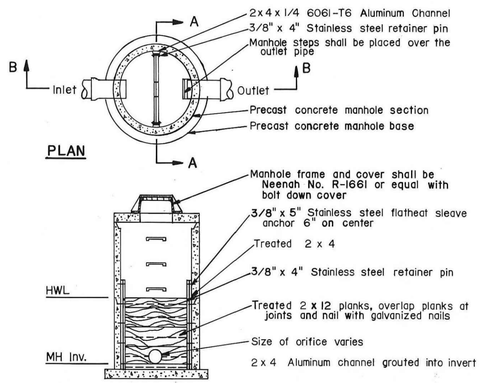
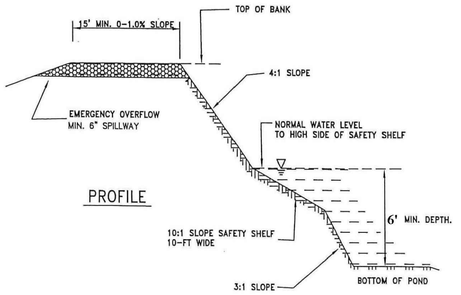


EXAMPLE OF POND OUTLET CONTROL MANHOLE

FRANKLIN ENGINEEERING DEPT.

FIGURE 17



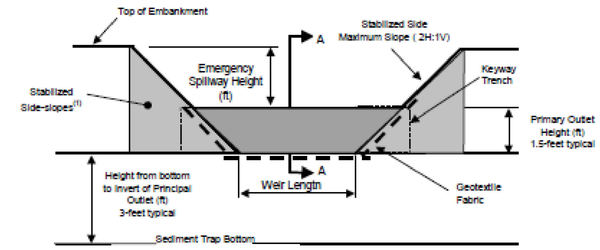
NOTE:
SPILLWAY RIP-RAP
STONE OR PYRAMAT MATERIAL

TYPICAL STORM WATER MANAGEMENT RETENTION BASIN

FRANKLIN ENGINEEERING DEPT.

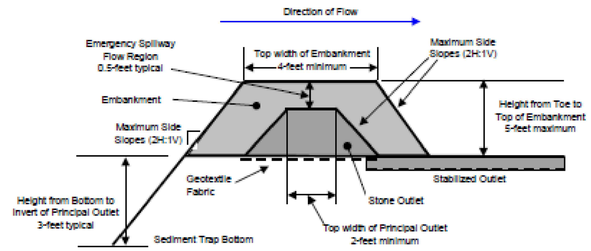
FIGURE 35

Figure 1: Sediment Trap Outlet Detail



Cross-section View of Principal Outlet

Notes: (1) Side-slopes and faces of earthen embankment around outlet shall be armored with riprap or stabilized with erosion mat sufficient to handle flows from the 10-year storm.



View A - A of Principal Outlet

WDNR SEDIMENT TRAP DETAIL

NTS

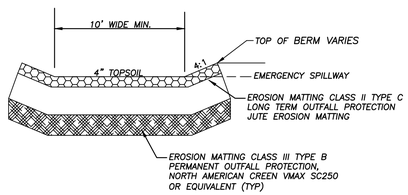
SEE WDNR TECHNICAL STANDARD 1063

Table 1 Weir Length

Drainage Area (acres)	Weir Length (feet)
1	4.0
2	6.0
3	8.0 ← PROJECT SPECIFIC SEDIMENT TRAP
4	10.0
5	12.0

EXISTING POND

NOTE: EXTEND EROSION MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND. EXTEND EROSION MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.

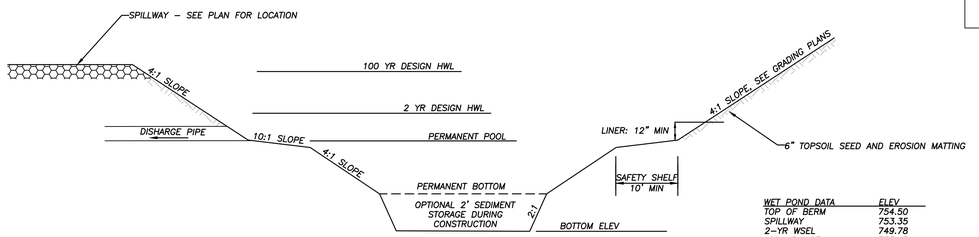


NOTES:

1. *THE WATER QUALITY BASIN WILL HAVE A 100-YR WSEL LOWER THAN THE SPILLWAY.*
2. *THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT BASIN UNTIL SUCH TIME AS THERE ARE NO UNDISTURBED AREAS ON THE REMAINDER OF THE SITE. MAINTENANCE SHALL INCLUDE REMOVING EXCESS DEPOSITS OF SEDIMENTS AS NECESSARY AND BERM REBUILDING AS NECESSARY.*
3. *TOP OF BERM & SPILLWAY TO BE TREATED WITH EROSION CONTROL MATTING & SEED.*
4. *FINAL BOTTOM ELEVATION OF POND SHALL NOT EXCEED 741.60 AFTER FINAL STABILIZATION OF THE AREA DRAINING TO THE POND IS ACHIEVED.*

EMERGENCY SPILLWAY

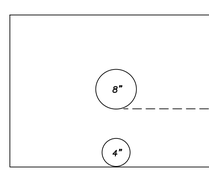
N.T.S.



WET POND DATA	ELEV
TOP OF BERM	754.50
SPILLWAY	753.35
2-YR WSEL	749.78
100-YR WSEL	753.43
PERMANENT POOL	747.60
PERMANENT BOTTOM	741.60

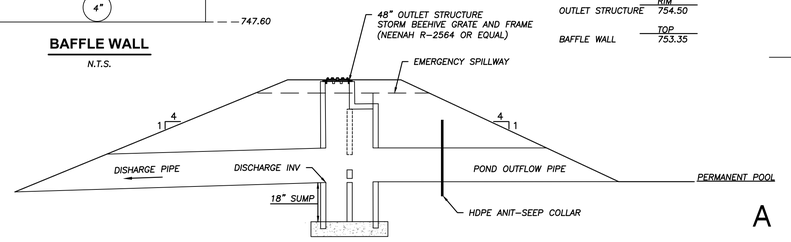
WET POND CROSS SECTION

NTS



BAFFLE WALL

N.T.S.



WET POND	DIA	INV	SLOPE
DISCHARGE PIPE	18"	747.60	0.5%
	RIM		
OUTLET STRUCTURE	754.50		
	TOP		
BAFFLE WALL	753.35		

WET POND PRECAST OUTLET STRUCTURE

NTS

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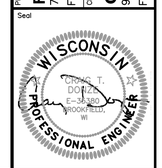

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