CITY OF FRANKLIN

ENVIRONMENTAL COMMISSION MEETING Wednesday, March 24, 2021 – 7:00 P.M. FRANKLIN CITY HALL Common Council Chambers 9229 West Loomis Road, Franklin, Wisconsin

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. CITIZEN COMMENT

III. APPROVAL OF MINUTES

A. Minutes of the regular meeting of February 24, 2021

IV. UNFINISHED BUSINESS

- A. Ways to improve and expand Arbor Day 2021; involvement of Root-Pike WIN (Watershed Initiative Network), a 501(c)(3) non-profit organization founded in 2001, program in Arbor Day celebration; Arbor Day event(s) planning, update on trees order and educational flyer on Buckthorn (invasive species).
- B. Review of articles for the City of Franklin Newsletter, from the Root-Pike WIN (Watershed Initiative Network), a 501(c)(3) non-profit organization founded in 2001, program [this item/event is in process due to COVID-19 related restrictions], including educational materials for Buckthorn (invasive species), that is, website information and QR (Quick Response) code (a two-dimensional barcode used to share website links).
- C. Wisconsin Department of Natural Resources programs for presentation at the City of Franklin Library-dates/schedule [this item/event is in process due to COVID-19 related restrictions].

V. NEW BUSINESS

- A. Presentation by Andy Kaminski of Milwaukee Metropolitan Sewerage District (MMSD) on green infrastructure resources and information provided by MMSD to municipalities. (<u>https://www.freshcoastguardians.com/take-action/municipal#</u>)
- B. Natural Resource Features Special Exception application by WP Property Acquisitions LLC, (Wendt Family Trust, property owners) for the purpose of impacting one of the three wetlands on the property (2.167 acres), specifically, grading and filling 0.23 acres (9,784 square feet) of wetland, 0.60 acres (26,132 square feet) of wetland buffer and 0.79 acres (34,466 square feet) of wetland setback and the development will also remove 39% of young woodland on the site (the City of Franklin Unified Development Ordinance permits impacts up to 50% without

Environmental Commission Agenda March 24, 2021

Page 2

requiring an exception), to construct a 200,000 square foot office/warehouse facility and a 300,000 square foot office/warehouse facility in the second phase, with potential for the second phase to increase up to 400,000 square feet, property located at 3617 West Oakwood Road, zoned Planned Development District No. 39 (Mixed Use Business Park) (Tax Key No. 950-9997-002).

- C. City of Franklin street tree list update-best list reviews.
- D. Audubon Society new program on gardening for the birds, bees and butterflies.

VI. SCHEDULE NEXT MEETING

A. April 28, 2021

VII. DISCUSSION OF FUTURE AGENDA ITEMS

- A. Environmental Commission involvement in the City of Franklin's National Night Out program 2021.
- B. Buckthorn-addition to noxious weed list update.

VIII. ADJOURNMENT

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 Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.

CITY OF FRANKLIN ENVIRONMENTAL COMMISSION MEETING MINUTES February 24, 2021

| CALL TO ORDER & ROLL CALL | I. | Chairman Arthur Skowron called the February 24, 2021 regular meeting of the Environmental Commission to order at 7:00 p.m. in the Lower Level Conference Room, Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. |
|--|-----|--|
| | | On roll call, the following were in attendance: Chair Arthur Skowron, Vice Chair Linda Horn and Commissioners Jamie Groark, Sudarshan Sharma and James Cieslak. Also present was Associate Planner Marion Ecks and City of Franklin Forester Tom Riha. Alderman Dan Mayer and Commissioner Patricia Pomahac participated remotely. |
| CITIZEN COMMENT | 11. | The citizen comment period opened at 7:02 p.m. and closed at 7:02 p.m No citizens were present. |
| | | |
| Minutes of the special meeting of | Δ. | Commissioner Cieslak moved and Vice Chair Horn |
| January 27, 2021. | Π. | seconded approval of the minutes of the regular meeting held January 27, 2021 as presented. On roll call vote, all voted 'aye'. Motion carried (7-0-0). |
| UNFINISHED BUSINESS | IV. | |
| Ways to improve and expand Arbor Day 2021; involvement of Root-Pike WIN (Watershed Initiative Network), a 501(c)(3) non-profit organization founded in 2001, program in Arbor Day celebration; Arbor Day event(s) planning, update on trees order and educational flyer on Buckthorn (invasive species). | Α. | The recent February 2021 Franklin City newsletter featured an article for the Arbor Day Celebration on Saturday, May 1, 2021 from 10:00 a.m. to 12 noon at the Franklin Public Library. Discussion only. No action taken. |
| Review of articles for the City of Franklin Newsletter, from the Root- Pike WIN (Watershed Initiative Network), a 501(c)(3) non-profit organization founded in 2001, | В. | The next City of Franklin newsletter is due for delivery the week of May 17, 2021 with a deadline for articles Friday, April 16, 20201. The Environmental commission will submit an article for public educational purposes relating to Buckthorn's listing by the Wisconsin |

Department of Natural Resources as a "restricted invasive species.". Discussion only. No action taken.

program [this item/event is in

species).

process due to COVID-19 related restrictions], including educational materials for Buckthorn (invasive Wisconsin Department of Natural Resources programs for presentation at the City of Franklin Library-dates/schedule [this item/event is in process due to COVID-19 related restrictions].

Environmental Commission recommendation to the City of Franklin Common Council to add Buckthorn (invasive species) to the list of noxious weeds (evaluate additional information and work with Staff to develop a proposal for classification of Buckthorn as a noxious weed).

NEW BUSINESS

Natural Resource Features Special Exception application by WP Property Acquisitions LLC, (Wendt Family Trust, property owners) for the purpose of impacting one of the three wetlands on the property (2.167 acres), specifically, grading and filling 0.23 acres (9,784 square feet) of wetland, 0.60 acres (26,132 square feet) of wetland buffer and 0.79 acres (34,466 square feet) of wetland setback and the development will also remove 39% of young woodland on the site (the City of Franklin Unified Development Ordinance permits impacts up to 50% without requiring an exception), to construct a 200,000 square foot office/warehouse facility and a 300,000 square foot office/warehouse facility in the second phase, with potential for the second phase to increase up to 400,000 square feet, property located at 3617 West Oakwood Road, zoned Planned Development District No. 39 (Mixed Use Business Park) (Tax Key No. 950-9997-002).

- **C.** There have been no updates regarding Wisconsin Department of Natural Resources programs for presentation, to date. Discussion only. No action taken.
- D. Alderman Mayer moved and Commissioner Groark seconded a motion to go forward with the Council action sheet recommending the addition of Buckthorn to the list of noxious weeds with the addition, under public education, of including the City's website as an available resource. On roll call vote, all voted 'aye'. Motion carried (7-0-0).

v.

A. Due to the Wisconsin Department of Natural Resources permit requirements, the special exception application by WP Property Acquisitions, LLC, will be revised and reviewed at a future Environmental Commission meeting. Discussion only. No action taken.

B. City Forester, Tom Riha, reviewed several tree lists for the Environmental commission to discuss at the March

City of Franklin street tree list24, 2021 meeting. Lists included Franklin's existing
trees, trees not appropriate for terrace planting, as
well as recommended tree species from Oak Creek,
Hartford and Oconomowoc for comparison. Discussion
only. No action taken.

Audubon Society new program on
gardening for the birds, bees and
butterflies.C.Commissioner Cieslak presented an overview of the
role of the local Audubon Society chapter which
includes serving as a mentor for new gardeners. The
chapter has 600 members representing the southern
half of Milwaukee and Waukesha counties.
Discussion only. No action taken

| SCHEDULE NEXT MEETING | VI. | |
|---|-------|---|
| March 24, 2021 | А. | |
| DISCUSSION OF FUTURE AGENDA ITEMS | VII. | |
| Environmental Commission involvement in the City of Franklin's National Night Out program 2021. | Α. | |
| Buckthorn-addition to noxious weed list update. | В. | |
| Gardening with native and natural plants. | C. | |
| ADJOURNMENT Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional | VIII. | Vice Chair Horn moved and Commissioner Cieslak seconded to adjourn the Environmental Commission meeting on February 24, 2021 at 8:02 p.m On roll call vote, all voted 'aye'. Motion carried (7-0-0). |

information, please contact the Franklin City Clerk's office at (414)

425-7500.

🇊 CITY OF FRANKLIN 🗊

REPORT TO THE ENVIRONMENTAL COMMISSION

Meeting of March 24, 2021

Natural Resource Special Exception

RECOMMENDATION: Department of City Development Staff recommends approval of the request for a Special Exception to Natural Resource Feature Provisions. Staff recommendations are incorporated into the draft Environmental Commission Special Exception Review and Recommendation as recommended conditions of approval.

| Property Owner/Applicant: | Wendt Family Trust/WP Property Acquisitions LLC |
|----------------------------------|---|
| Property Address/Tax Key Number: | 3617 W. Oakwood Road/950-9997-002 |
| Aldermanic District: | District 4 |
| Agent: | Mark Lake, Wangard Partners, Inc. |
| | Michael Froehlich, P.E., Kapur Engineering |
| Zoning District: | PDD 39 (Mixed Use Business Park) |
| Use of Surrounding Properties: | Residential and vacant zoned PDD 39 (east and south), County parklands zoned P-1 (west and north) |
| Action Requested: | Recommendation to the Plan Commission and Common Council for approval of the proposed Natural Resource Special Exception (NRSE) |
| Staff Planner: | Marion Ecks, Associate Planner |

INTRODUCTION:

On December 16, 2020, the applicant submitted an application for a Special Exception to Natural Resource Feature Provisions to the Department of City Development. The applicant is requesting approval to impact wetlands, wetland buffers, and wetland setbacks in order to develop one of two industrial buildings on this parcel, known as the "Wendt Property," which has historically been farmed. There is an existing stormwater pond on the western property line, which is partially located in Milwaukee County parkland. There are also overhead Wisconsin Electric Power Company high tension lines which run diagonally southeast through the site near the southern boundary of the property.

The property is located in Planned Development District (PDD) 39, Franklin's new Corporate Park, currently under development. The site is zoned as a PDD intended for mixed industrial development, and a Tax Increment District or TID has been created to support the development of the Corporate Park. A site plan application for this project is under review by the Department of City Development, and is scheduled for the April 8, 2021 Plan Commission meeting. The applicants are also requesting Special Use approval to allow for overnight truck parking.

Pursuant to Section 15-10.0208 of the Unified Development Ordinance (UDO), all requests for a Natural Resource Special Exception shall be provided to the Environmental Commission for its review and recommendation.

NATURAL RESOURCE SPECIAL EXCEPTION REQUEST

The requested a Natural Resource Special Exception is for property bearing Tax Key No. 950 9997 002. The property contains several wetlands, woodlands, and an area of steep slopes. No impacts are proposed to the steep slopes, which do not meet the slope requirement to be protected by the UDO as a natural resource. Impacts are also not proposed to the young woodland on the property, which will be protected by conservation easements.

The applicant completed wetland delineations in May and August 2015, and verified in 2020, and identified three (3) areas of wetland on the property, which is part of the Root River watershed. The wetland are identified as Wetlands 1, 2, and 3. No impacts are proposed to Wetland 1 or Wetland 2.

The applicant's request is to impact just under 10,000 square feet of wetland identified as Wetland 3 located on the southern half of the property, to allow for future grading and construction of private roads and an industrial building. Wetland 3 is 94,378 SF (2.167 acres). The exception is requested for impacts to:

- 9,818 SF (0.225 acres) of wetland
- 22,956 SF (0.527 acres) of wetland buffer
- 19,840 SF (0.455 acres) of setback area outside the buffer of Wetland 3
- 846 SF (0.019 acres) of the setback of Wetland 2
- A combined total of 20,686 SF of wetland setback from Wetland 2 and Wetland 3 will be impacted.

10,000 square feet is the maximum amount of wetland impact which may be requested through the Wisconsin Department of Natural Resources (DNR) general permit process. A previous iteration of the request included the possibility of an expansion of the southern buildings, which would necessitate additional impacts to the wetland. Since a tenant has not been identified for the building, a DNR requirement for the larger permit, it is not possible to make a larger request. This site plan has therefore been reduced in scope to comply with WI DNR standards. This approval is still pending. The Army Corps of Engineers accepted relevant permit requests, but these are contingent upon the DNR review and approval. The applicant must receive these approvals to proceed with any impacts to the wetlands. The DNR does not regulate wetland buffers or setbacks.

The applicant has provided the attached Natural Resource Special Exception Application, Questionnaire, Project Description, and associated information. Staff would note:

- The wetland delineation was prepared by the Southeastern Wisconsin Regional Plan Commission and verified by an Assured Delineator.
- Required permits from other units of government have not yet been obtained.
- Conservation easements materials for existing natural resources to be preserved must be provided.
- The applicant is proposing mitigation to take place on the property.

Natural Resource Mitigation

The standard for mitigation requires that it be provided on the same parcel or site for which the exception is being made. Plan Commission may allow off site mitigation. Mitigation is proposed

within the site, by expanding existing wetland areas. §15-4.0103B.4 and §15-4.0103B.5 require that wetland setback and buffer impacts be mitigated by creation of new, high-quality areas of setback and buffer in the amount of 1.5 times the area of impact. Mitigation areas must be protected by a conservation easement, along with existing natural resources.

The applicant will provide mitigation for these impacts, consisting of:

- Creation of approximately 14,727 square feet (0.34 acres) of new wetland adjacent to the southern boundary of the existing wetland on the property.
- Creation of 34,134 square feet (0.78 acres) of wetland buffer adjacent to the wetland mitigation area, and expanding buffers on the eastern boundary of the existing wetland.
- Restoration of the setback areas disturbed or created by construction of this project, by reestablishing native grasses.

Other natural resources

Staff notes the presence of a stream, identified as "Unnamed Waterbody WBIC 5038138" on the WI DNR Surface Water Data Viewer. The applicant has not provided information about the stream, beyond the inclusion of a map requesting a navigability determination from the WI DNR. If the stream is determined to be navigable, the applicant must amend the Natural Resource Protection Report, Natural Resource Protection Plan (NRPP) and related materials (§15-4.0102.K and §15-7.0201.J) to include information about all water resources on the property, and a Natural Resource Special Exception must be requested for any impacts to the stream and related shore buffer.

CONCLUSION:

Staff is continuing to review the proposed NRSE. It is anticipated that staff's review will be completed in time for the Plan Commission's review and public hearing scheduled for April 8, 2021. Staff recommendations are incorporated into the draft Environmental Commission Special Exception Review and Recommendation as recommended conditions of approval.

Per Section 15-10.0208 of the Unified Development Ordinance (UDO), the applicant shall have the burden of proof to present evidence sufficient to support a Natural Resource Special Exception (NRSE) request. The applicant has presented evidence for the request by answering the questions and addressing the statements that are part of the Natural Resource Special Exception (NRSE) application. The applicant's responses to the application's questions and statements are attached for your review.

Also attached is a document titled, "City of Franklin Environmental Commission" that the Environmental Commission must complete and forward to the Common Council. The questions and statements on this document correspond with the Natural Resource Special Exception (NRSE) application questions and statements that the applicant has answered and addressed.



3617 W. Oakwood Road TKN: 950 9997 002



Planning Department (414) 425-4024



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.



This map shows the approximate relative tocation 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 Environmental Commission

| TO: | Common Council |
|--------------|--|
| DATE: | March 24, 2021 |
| RE: | Special Exception application review and recommendation |
| APPLICATION: | WP Property Acquisitions LLC, Applicant, dated: December 16, |
| | 2020 |
| | (3617 West Oakwood Road) |

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

- 1. Unified Development Ordinance Section(s) from which Special Exception is requested: The applicant is requesting an exception from §15-4.0101 Natural Resource Protection Standards, and §15-4.0102 Natural Resource Features Determination which require that identified natural resources features be protected from impacts of development.
- 2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions): *The Special Exception is being requested to fill 9,818 sq. ft. of wetland, to fill 22,956 sq. ft. of Wetland Buffer and 20,686 sq. ft. of Wetland Setback.*
- 3. Applicant's reason for request: *The Special Exception request is being made to allow for the construction of a 300,000 sq. ft. industrial building and the associated site access roads and parking.*
- 4. Applicant's reason why request appropriate for Special Exception: The buildings in this development are expected to be office/warehouse and/or light manufacturing/distribution centers which are currently in high demand. (These types of industrial facilities rely heavily on the closeness of suppliers and a direct connection to the interstate highway system. Because industrial is the fastest growing sector of the real estate market and there is a great need for additional industrial land along the I-94 Corridor, especially south of Milwaukee, the City of Franklin created a new TIF/TID District to take advantage of the new I-94 Interchange at Elm Road. The property is adjacent to existing industrial uses that the City is the process of enhancing with the reconstruction of West Elm Road, which will include new curb and gutter, a

median, new storm sewer, sanitary sewer, water main, fire hydrants, and new sanitary and water laterals for each property.

Because of the need to accommodate as much offsite stormwater as possible, in addition to the stormwater volume needed for the industrial development, it is required to maximize the square footage of the proposed buildings in order to get the increment required by the City for this project. Thus, a 200,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin's Tax Incremental Financing (TIF) District. The Increment is the taxable value after development minus the taxable value before. The City evaluates whether they can collect enough taxes within a certain period of time to pay off the debt.

Only the southern building and its north access road are expected to impact a minimal amount of wetland (9,818 SF). The southern building is slated to be a manufacturing facility that requires a minimum of 300,000 SF of space in a box-shaped configuration in order to effectively operate. WP Property Acquisitions, LLC has already been approached by a number of highly interested tenants that wish to utilize this space as soon as possible. The City of Franklin and WP Property Acquisitions, LLC are heavily invested in this property, are committed to providing adequate space for its intended users, and fully expect both buildings to be occupied in the short term.

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

- 1. Diversity of flora including State and/or Federal designated threatened and/or endangered species: There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection. The adjacent wetland buffer is farmed.
- 2. Storm and flood water storage: The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. For these reasons, this wetland does not appear to attenuate water for any lengthy periods of time, and therefore performs little storm or flood storage.

- 3. Hydrologic functions: The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. The existing hydrology will be maintained by re-routing the drainage through storm sewer pipes sized for the 100-year storm event.
- 4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: The wetland does not provide substantial storage of flood or stormwater. In addition, the wetland is not adjacent to a lake or stream and water flow is channelized. The adjacent land use is agricultural which contributes soil runoff, manure and possibly other pollutants into the watershed. Although the wetland is generally narrow, vegetation in the wetland is reasonably dense due to invasive reed canary grass, so this may offer some water quality protection.
- 5. Shoreline protection against erosion: *The portion of W-3 that is proposed to be impacted is not located along a shoreline.*
- 6. Habitat for aquatic organisms: Although the wetland conveys water downslope that ultimately reaches a larger wetland complex associated with an unnamed waterway, the wetland itself is not contiguous with a perennial waterway or waterbody. The wetland has a seasonal hydroperiod with little to no standing water that does not support aquatic organisms.
- 7. Habitat for wildlife: Because the wetland swale (W-3) is narrow, does not attenuate water for any long periods of time, has generally low plant diversity, and is located in an agricultural setting, it offers little value to wildlife as a whole. The portion of W-3 that is proposed to be impacted is also not located within an environmental corridor. The wetland, however, does connect to a larger wetland complex to the west that is within a Primary Environmental Corridor.
- 8. Human use functional value: The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.
- 9. Groundwater recharge/discharge protection: There are no indicators of groundwater present such as springs or seeps. Soils are not organic, but

rather a heavy clay as noted in the 2015 SEWRPC wetland report. The wetland does not remain saturated for any extended period of time.

- 10. Aesthetic appeal, recreation, education, and science value: *The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.*
- 11. State or Federal designated threatened or endangered species or species of special concern: There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection.
- 12. Existence within a Shoreland: Wetland W-3 is not a shoreland wetland.
- 13. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time: *The portion of W-3 that is anticipated to be impacted is not located in an wetland is not located within a Primary or Secondary Environmental Corridor or an Isolated Natural Resource Area. The lower reach of W-3 (shallow marsh) on the west end of the property is located within a Primary Environmental Corridor; however, this portion of W-3 will not be impacted as a result of the project.*

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

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *The conditions giving rise to the request were not self-imposed, as the location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.*

- 2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
 - a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives: ; or
 - b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives: As outlined in responses to Natural Resource Special Exception Question and Answer Form, the only alternative that avoids any wetland impacts is not constructing anything on the southern end of the site (Alternative #1). In addition, Alternative #2 still has wetland impacts, but doesn't achieve the project goals because it would render the project infeasible.
- 3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the existing character of the neighboring properties; and

- b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR; and*
- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *The proposed project is in harmony with the general purpose and intent of the provisions of this ordinance, in that every effort was made to limit the impacts to the wetland, wetland buffer and wetland setbacks; and*
- d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in coexistence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*): The functional values of the wetland, wetland buffer and wetland setbacks located downstream/northwest of the impacted areas, will be preserved by maintaining the hydrology by rerouting the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

- IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:
- 1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.*
- 2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *One unusual circumstance associated with this project is the need to reroute the existing overhead ATC transmission lines. Similar to the wetlands, the existing ATC lines run diagonally through the site from southeast to northwest. Thus, the southern portion of the site is not useable until these are relocated. However, as long as the wetland, wetland buffer and wetland setback impacts are deemed acceptable, the project is able to absorb the costs associated with this relocation.*
- 3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The useful life of the project and associated site improvements should be long-lived, since the project has readily accessible utility connections, it is in close proximity to the interstate highway system, and the ATC lines will be relocated. In addition, the storm water pond will serve offsite areas, and will have a long-term maintenance plan associated with it.*
- 4. Aesthetics: The City's landscape ordinance will be followed in developing the landscaping for the site, and all unimpacted areas of the site will remain in their natural condition.
- 5. Degree of noncompliance with the requirement allowed by the Special Exception: *The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR.*

6. Proximity to and character of surrounding property: With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the character of the surrounding properties.

7. Zoning of the area in which property is located and neighboring area: *The City of Franklin has zoned this area and the neighboring industrial areas as a Planned Development District (PDD#39).*

8. Any negative affect upon adjoining property: It is currently not anticipated for there to be any negative affects upon the adjoining properties as a result of this project. The project will follow the City's and the WDNR's erosion control and storm water management requirements, and the downstream wetland hydrology will be preserved by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

9. Natural features of the property: *The natural features of the property were fully outlined in the Natural Resource Protection Report.*

10. Environmental impacts: There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were nonnative species. No rare plant species were observed during their field inspection.

Because a tenant has not yet been identified for this project, potential environmental impacts beyond impacts to natural resources cannot be assessed at this time. §15-3.1102.B, and other local pollution standards not directly enforced under the NRSE application process still apply.

V. Environmental Commission Recommendation:

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

- 1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.
- 2. The Environmental Commission recommends [approval] [denial] of the Application upon the aforesaid recommendations for the reasons set forth therein.
- 3. The Environmental Commission recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
 - a) a Pursuant to \$15-4.0103 and \$15-10.0208.B.3.b., the applicant shall provide mitigation for natural resource impacts. As required by \$15-4.0103.B.1.d,

land upon which the mitigation is to take place shall be protected by a conservation easement as permanent natural resource features.

- b) The applicant shall submit conservation easements for areas of preserved natural resources (§15- 4.0103.B.1.d, §15-7.0201.H) Common Council review and approval, prior to any land disturbing activities.
- c) The applicant shall provide verification that the stream identified as "Unnamed Waterbody WBIC 5038138" on the WI DNR Surface Water Data Viewer is not a navigable waterway. If the stream is determined to be navigable, the applicant shall amend the Natural Resource Protection Report, Natural Resource Protection Plan (NRPP) and related materials (§15-4.0102.K and §15-7.0201.J) to include information about all water resources on the property. As required by §15-4.010 "all the natural resources required to be protected under [UDO Part 4] shall remain undisturbed and in a natural state..." Impacts to streams and shore buffers not currently include in the request for a Natural Resource Special Exception must be requested.
- d) The applicant shall obtain all necessary approvals from Federal and State regulatory agencies, (§15-10.0208.B.3) prior to any land disturbing activities.
- e) The applicant shall include conservation and mitigation information on landscape plans, including maintenance information, and provide for financial sureties for their implementation, as permitted by §15-4.0103.D.

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the _____ day of _____, 2021.

Dated this _____ day of _____, 2021.

Arthur Skowron, Chairman

Attest:

Linda Horn, Vice-Chairman



March 15, 2021

Marion Ecks – Associate Planner Department of City Development City of Franklin 9229 W. Loomis Road Franklin, WI 53132

RE: Natural Resource Special Exception, Staff Comments - 3617 W. Oakwood Road

Dear Miss Ecks,

I am writing this letter to address the Natural Resource Special Exception comments in your review letter dated January 15th, 2021 for the above referenced project. Below you will see the pertinent portions of the review comments in *italicized text* and Kapur's corresponding responses in **bold color**.

Natural Resources

- 1. Pursuant to §15-4.0103 and §15-10.0208.B.3.b., please describe the mitigation you will provide for the natural resource impacts. Note that, as required by §15- 4.0103.B.1.d, land upon which the mitigation is to take place shall be protected by a conservation easement as permanent natural resource features. Please submit the required easement and exhibits.
 - *a.* Note that the standard for wetland mitigation is 1.5 acres of compensation for each 1 acre of impact.

Kapur: Please refer to the draft Wetland Mitigation Compensation Site Plan Report. Wetland mitigation was provided at a rate of 1.5 acres for each 1 acre of impact.

2. Please submit conservation easements for areas of preserved natural resources (§15-4.0103.B.1.d, §15-7.0201.H).

Kapur: Proposed conservation easements for areas of preserved natural resources have been added to each NRPP exhibit map. Once approval of the NRSE has been granted, the official easement documents will be created and recorded.

Natural Resource Protection Plan (NRPP)

3. Please provide contact information including address and telephone number for the owners and developer on the NRPP as required by §15-7.0201.C. Staff suggests this information be included on the NRPP exhibit maps.

Kapur: Contact information for owners and engineers has been added to each NRPP exhibit map.

- 4. Pursuant to §15-4.0102.K and §15-7.0201.J of the UDO, please clearly indicate the amount and type of natural resource features to be impacted. Please include a table on the NRPP maps (As required by §15-7.0201 and §15-4.0102) with consolidated information about:
 - *a. The total site area (§15-7.0201.E)*
 - b. The total area of each natural resource on the site (§15-7.0201.1). If a natural resource is not present, list it on the table with a zero for area.
 - c. Total area of disturbance to each natural resource (§15-7.0201.J). Any areas of temporary disturbance (construction access, staging areas, etc.) should be noted separately.

Kapur: A table has been added to each NRPP exhibit map to show the disturbance to each natural resource on the site and the total site area.

5. Please indicate the amount and type of any areas of overlapping natural resource features (§15-4.0102.K).

Kapur: An Overall Natural Resource Exhibit Map (Exhibit 5) has been created to show areas of overlapping natural resources features.

6. Please label the adjoining Milwaukee County parkland, and include the owner name (§15-7.0201.G).

Kapur: The adjoining Milwaukee County parkland has been labeled on all NRPP exhibit maps.

7. Please verify that all easements on (immediately adjacent to) the property line are depicted on the NRPP map (§15-7.0201.H).

Kapur: All easements have been added to the NRPP exhibit maps.

8. Indicate any areas of the site where natural resources are to be mitigated (§15-7.0201.J).

Kapur: Areas on the site where natural resources are to be mitigated have been added to the NRPP exhibit maps.

9. Indicate preservation and mitigation areas to be included in conservation easements on the NRPP map (§15-7.0201.K and §15-7.0201.J).

Kapur: Proposed conservation easements for preservation and mitigation areas have been added to each NRPP exhibit map. Once approval of the NRSE has been granted, the official easement documents will be created and recorded.

10. Please provide Site Intensity calculations in the NRPP report (§15-7.0201.N). Note that LSR standard for the Business Park portion of PDD 39 is 0.25.

Kapur: The site intensity calculations have been added to the NRPP report and the LSR has been updated from 0.45 to 0.25.

Natural Resource Special Exception (NRSE)

11. Please provide a proposal for mitigation of impacts to wetland, wetland setback, and wetland buffer. See comment No. 1 above.

Kapur: A proposal for mitigation of impacts to wetlands and wetland buffer has been provided. In reading Part 4 of the UDO (Section 15-4.0103), there is nothing that states setbacks must be "mitigated." It only discusses mitigation of the 30' wetland buffers at a 1.5 ratio. The ordinance states permanent vegetative cover shall be established, and be sufficient tor provide filtering of pollutants from up slope overland flow areas. Per the Site Landscape Plans included with this submittal, all areas 10 feet beyond the perimeter roadways & truck parking are to be planted with no mow fescue with annual rye grass seed.

12. Please clarify the for restoration of impact indicated



nature of impacts to and plan wetland setback areas of in orange boxes below.



Kapur: The wetland setback areas impacted as indicated in the orange boxes below will no longer be impacted based on the updated site layout and grading. Hydrology to this wetland area will be maintained by a storm sewer pipe.

- *13. Please describe the restoration plan for new wetland setback and buffer areas created by wetland impacts.*
 - a. Setback: Restoration of wetland setback must conform to the standards of §15-4.01021 for appropriate plantings. Turf grasses are prohibited. Non-vegetative cover is permitted in areas subject to erosion.

Kapur: Wetland setback areas will be restored with no mow fescue with annual rye grass seed per the Site Landscape Plans included with this submittal.

b. Buffer: Restored wetland buffer shall be planted with native plant species and provide for soils of equal or greater quality than those found in the disturbed wetland buffer. Restored and created new wetland buffer shall comply with the minimum width of 30 feet (§15- 4.0103B.5).

Kapur: Restored wetland buffer will be planted with native plant species with soils of equal or greater quality than those found in the disturbed wetland buffer. All restored and created new wetland buffer will comply with the minimum width of 30 feet. Please refer to the draft Wetland Mitigation Compensation Site Plan Report for additional information.

14. Please provide additional information about how the hydrology of the remaining isolated section of wetland will be preserved. Plans indicate inclusion of a temporary storm sewer pipe connecting to nearby wetlands. Some of this infrastructure is not on the actual property. How will installation of the pipe outside the property be guaranteed? What plans are in place for permanent preservation of the wetland?

Kapur: Based on the updated site layout and grading, there will no longer be an isolated section of wetland. A permanent storm sewer pipe will carry water from the east side of the future S. Hickory Street to the remaining portion of wetland. Installation of the pipe outside of the property has been coordinated with Ruekert Mielke, and the necessary storm sewer has already been incorporated in their draft plans for S. Hickory Street.

15. Since the need to produce a minimum amount of increment or taxable development for the property is the justification for the size this building, the applicant should provide additional information comparing the various building sizes. This was partially addressed under item c.i. on page 7 of the Natural Resource Special Exception Question and Answer Form.

Kapur: Due to the location and orientation of W-3, there is no way to completely avoid the wetlands while still meeting the basic project purpose and need. The only way to avoid the



wetland completely is to eliminate the southern building. Each parcel is required to generate enough tax dollars to pay for its share of the infrastructure that was installed to support it. By not utilizing the land to the south, the project would not generate the revenue needed to make it economically viable. A 100,000 SF or smaller building that could potentially be built would not generate its pro-rata share of the tax revenue required by the district and would render the project infeasible.

Replacing the 300,000 SF building in the southern half of the site with a 200,000 SF building would still result in 6,960 SF of impact to the wetland. However, as stated previously, the reduction in size of the building would render the project infeasible. In order to get the rents and value (increment), the project requires no less than a 200,000 SF and a 300,000 SF building. Losing 100,000 SF worth of rent for the owner and tax increment for the City is enough to render the project infeasible.

Since there is no way to completely avoid wetland impacts while still meeting the project's primary purpose and need, the focus is to minimize impacts. One way the current design minimizes wetland impacts is by locating the access road as close to the building as possible, while also remaining outside the fall-zone of the building in case of fire. In addition, the sideslope of the road were changed from 4:1 to 3:1, eliminating additional wetland impacts. The current design also maintains the existing wetland hydrology by rerouting the drainage through storm sewer pipes sized for the 100-year storm event.

16. Application materials reference a Letter of Support form the City of Franklin dated October 19, 2020. Please provide a copy of the letter.

Kapur: A copy of the Letter of Support from the City of Franklin dated October 19, 2020 will be provided.

17. The application refers to a DNR General Permit. Please provide copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit (§15-10.0208.B.3).

Kapur: The General Permit has been re-submitted and is pending. The Army Corps of Engineers accepted the permit, but it is still contingent upon the DNR review and approval.

18. Please provide information about possible expansions. If a 100,000 additional square feet development is contemplated, will this require additional impacts to protected natural resources? What mitigation or alternatives are proposed? How will this impact current work being done to preserve hydrology?

Kapur: The developer is no longer considering a possible 100,000 SF addition onto the north side of the south building. The south building will be 300,000 SF with no plans for any future expansion.





19. Please clarify the response to question 4.b.f.iv (§15-9.0110.C.4.f.iv) – "Water quality protection including filtration and storage of sediments, nutrients or toxic substances." Will the remaining wetland perform this function in future? Note that §15-3.1102.B, and other local pollution standards not directly enforced under the NRSE application process still apply.

Kapur: Although most of the Project Site is planned to be developed, the remaining undeveloped areas have excellent potential to add functional value to the landscape as a whole and to improve water quality to the off-site tributary that flows towards the Root River. The Project Site is predominantly agricultural land with wetlands that are mostly low in functional value. Wetland W-2 provides higher functional value than W-1 and W-3, but is essentially a stormwater pond that was planted/seeded with native plants sometime between 2000 and 2005. The establishment of native plant communities in areas currently farmed will improve multiple wetland functions within the Project Site including flood/stormwater attenuation, water quality, floral diversity, wildlife habitat, and overall aesthetics.

20. Responses to NRSE questionnaire note on page 11 etc. that the wetland area in question connects to a SEWRPC environmental corridor. Does SEWRPC have any comment on the proposed impacts?

Kapur: There is one Primary Environmental Corridor (PEC) that extends into the Project Site and includes W-2 and part of W-3 (see SEWRPC Wetland and Environmental Corridor Map in Appendix 1). Most of the PEC lies west of the Project Site and is associated with the Root River tributary and its adjacent wetlands and woodlands. There is also an Isolated Natural Resource Areas (INRA) that lies just east of the Project Site that includes both woodland and wetlands. The establishment of native plant communities in areas currently farmed is expected to ultimately expand the current boundaries of the PEC.

21. Impacts to young woodlands do not require a Natural Resource Special Exception at this time. Please note that future impacts in excess of 50% of the current tree area will require an NRSE. Staff recommends that areas of young woodlands to remain be protected by a conservation easement, as required by §15- 4.0103.B.1.d, and §15-7.0201.H.

Kapur: The area of young woodlands that are to remain along the west property that are north of the south building have be included within the proposed conservation easement for the property.

Additional Staff Comments:

22. There is a typographic error in the legal description on the plat of survey which appears to list square footage as acreage.

Kapur: The legal description on the Plat of Survey has been updated.

kapurinc.com



23. Please use the same units of measurement in both the NRPP maps and the NRPP report. Staff suggests providing information in both acres and square feet.

Kapur: The NRPP maps and NRPP report have been updated to provide both acres and square feet for units of measurement.

24. Note that §15-7.0103M requires the depiction of setbacks on Site Plans. Please show the required setbacks and buffers for wetlands and other natural resources on the project Site Plan. Label the setback "no build" and the buffer "no touch."

Kapur: The wetland setback and wetland buffer have been labeled "no build" and "no touch" respectively on the site plan and NRPP wetland exhibit map.

25. Staff suggests including conservation area information on landscape plans, including maintenance information.

Kapur: The proposed conservation easement has been added to the Site Landscape Plans.

26. Note that §15-4.0103D allows for financial sureties to be required for restoration. Plan Commission may choose to impose this requirement on landscape and restoration plans.

Kapur: Noted.

<u>City Attorney Comments</u>

There is a typographic error in the legal description provided which appears to list square footage as acreage. Please provide a corrected legal description.

Kapur: The legal description has been updated.

Engineering Department Comments

No comments.

Kapur: Noted.

Police Department Comments

The Franklin Police Department has no issues with this project.

Kapur: Noted.



Fire Department Comments

The fire department has no position on the NRSE at this location.

Kapur: Noted.

Inspection Services Department Comments

Inspection Services has no comments on the subject proposal at this time.

Kapur: Noted.

Natural Resource Special Exception Question and Answer Form

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

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

Applicant Stewart M. Wangard – WP Property Acquisitions LLC 1200 N. Mayfair Road, Suite 310 Milwaukee, WI 53226

Property Wendt Family Trust 3617 W. Oakwood Road Franklin, WI 53132

Properties to the North

 Milwaukee County Dept. of Parks, Rec & Culture 3600 W. Oakwood Road Franklin, WI 53132

Properties to the East

- 1) Jams-4 LLC 0 W. Oakwood Road Franklin, WI 53132
- Wisconsin Electric Power Co. 0 W. Elm Road Franklin, WI 53132
- 5) 3151 Elm Road LLC 3151 W. Elm Road Franklin, WI 53132

<u>Properties to the South</u> Property information not currently available.

Property to the West

- Milwaukee County Treasurer
 W. Oakwood Road
 Franklin, WI 53132
- B. Plat of survey. Plat of survey prepared by a registered land surveyor showing all of the information required under §15-9.0102 of this Ordinance for a Zoning Compliance Permit.

See attached.

- 2) Thomas & Helen Gadowski 3472 W. Oakwood Road Franklin, WI 53132
- Jams-4 LLC
 S. 27th Street
 Franklin, WI 53132
- 4) Wisconsin Electric Power Co. 3400 W. Elm Road Franklin, WI 53132

- C. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:
 - 1. Indication of the section(s) of the UDO for which a Special Exception is requested.

Wetland, Wetland Buffer and Wetland Setback.

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

The Special Exception is being requested to fill 9,818 sq. ft. of wetland, to fill 22,956 sq. ft. of Wetland Buffer and 20,686 sq. ft. of Wetland Setback.

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

The Special Exception request is being made to allow for the construction of a 300,000 sq. ft. industrial building and the associated site access roads and parking.

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

The purpose of the project is to create two new industrial buildings just south of Oakwood Road and west of the future South Hickory Street. WP Property Acquisitions, LLC is working to develop the project site, referred to as "Oakwood Industrial", and is proposing to construct a 200,000 Square Foot SF building in the northern half of the site and a 300,000 SF building in the southern half of the site, as well as associated parking/paving, and access roads. In order to accommodate for the increased stormwater runoff associated with the new industrial development, as well as the future S. Hickory Street and the reconstruction of West Elm Road and eastern industrial area, a regional stormwater pond will also be constructed as part of this project.

Because of the need to accommodate as much offsite stormwater as possible, in addition to the stormwater volume needed for the industrial development, it is required to maximize the square footage of the proposed buildings in order to get the increment required by the City for this project. Thus, a 200,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin's Tax Incremental Financing (TIF) District. The Increment is the taxable value after development minus the taxable value

before. The City evaluates whether they can collect enough taxes within a certain period of time to pay off the debt.

Both buildings are expected to be office/warehouse and/or light manufacturing/distribution centers which are currently in high demand. (These types of industrial facilities rely heavily on the closeness of suppliers and a direct connection to the interstate highway system. Because industrial is the fastest growing sector of the real estate market and there is a great need for additional industrial land along the I-94 Corridor, especially south of Milwaukee, the City of Franklin created a new TIF/TID District to take advantage of the new I-94 Interchange at Elm Road. The property is adjacent to existing industrial uses that the City is the process of enhancing with the reconstruction of West Elm Road, which will include new curb and gutter, a median, new storm sewer, sanitary sewer, water main, fire hydrants, and new sanitary and water laterals for each property.

Only the southern building and its north access road are expected to impact a minimal amount of wetland (9,818 SF). The southern building is slated to be a manufacturing facility that requires a minimum of 300,000 SF of space in a box-shaped configuration in order to effectively operate. WP Property Acquisitions, LLC has already been approached by a number of highly interested tenants that wish to utilize this space as soon as possible. The City of Franklin and WP Property Acquisitions, LLC are heavily invested in this property, are committed to providing adequate space for its intended users, and fully expect both buildings to be occupied in the short term.

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

The project is new construction.

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

Southeastern Wisconsin Regional Planning Commission (SEWRPC) performed a wetland delineation for the City of Franklin TIF District back in 2015 which included the 46-acre property where the project is proposed. At that time, one small farmed wetland (W-1 – 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 – 2.167 acres) that drains northwest through the property were identified and delineated totaling 2.665 acres (116,075 SF) of wetland. According to Chris Jors from SEWRPC, the wetlands within the TIF District were re-evaluated during May 2020, but no changes were made to the wetland boundaries within the 46-acre property. However, the updated 2020 SEWRPC wetland report has not yet been completed as of this time. Of the three wetlands located within the 46-acre property, one was a stormwater pond (W-2) constructed by the City of Franklin between the years 2005 and 2010. The pond was determined to be exempt from Wisconsin Department of Natural Resources (WDNR) wetland regulation

back in 2017 and determined non-jurisdictional by the Corps in 2020. The other two wetlands (W-1 and W-3) have been determined to be jurisdictional by the Corps and WDNR.

The vast majority of wetlands within the project site can and will be avoided; however, because of the location and configuration of a narrow finger of W-3 that extends diagonally across the property from southeast to northwest, there is no alternative to entirely avoid this wetland/wetland buffer other than to completely eliminate the southern building; however, this would render the project infeasible. This narrow portion of wetland/wetland buffer alone makes the project challenging from a development perspective. Thus, 9,818 SF of wetland and 22,956 SF of wetland buffer and 20,686 SF of wetland setback are proposed to be impacted as a result of the project. The direct wetland impacts will occur in a single location.

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

The vast majority of wetland (2.44 acres), wetland buffers, and wetland setbacks within the project site will be avoided. In fact, the project has been designed to completely avoid W-1 altogether, only impact 846 SF of wetland setback in W-2, and have minimal impacts in W-3. However, due to the location and orientation of W-3, which extends diagonally across the entire parcel dividing it into two separate buildable areas, there is no way to completely avoid the wetland while still meeting the basic project purpose and need. The only way to avoid the wetland completely is to eliminate the southern building (see attached Alternative #1 Drawing). By not utilizing the land to the south, the project would not generate the revenue needed to make it economically viable. A smaller sized building constructed to completely avoid wetland would also not meet the minimum size requirement of the industrial facility and would render the project infeasible.

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

The vast majority of wetland (2.44 acres) and associated wetland buffer/setbacks within the project site will be avoided. In fact, the project has been designed to completely avoid W-1 altogether, only impact 846 SF of wetland setback in W-2, and have minimal impacts in W-3. However, due to the location and orientation of W-3, which extends diagonally across the entire parcel dividing it into two separate buildable areas, there is no way to completely avoid the wetland while still meeting the basic project purpose and need. The only way to avoid the wetland completely is to eliminate the southern building (see attached Alternative #1 Drawing). By not utilizing the land to the south, the project would not generate the revenue needed to make it economically viable. A smaller sized building constructed to completely avoid wetland would also not meet the minimum size requirement of the industrial facility and would render the project infeasible.

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

During the initial design stages of this project, WP Property Acquisitions, LLC design team had initially planned for a 400,000 SF building in the southern portion of the parcel. This would have resulted in 18,478 SF of wetland impact to W-3 requiring a Wetland Individual Permit. While the 400,000 SF building would have been better suited to the overall project goal and more acceptable to the City of Franklin, WP Property Acquisitions, LLC was able to negotiate a smaller sized building of 300,000 SF which would impact only 9.818 SF of wetland. However, anything smaller than a 300,000 SF building would not generate the revenue required to make the project economically viable. Also during the initial planning stages, the stormwater pond was originally designed to impact 0.064 acres of the northern finger of W-3, but was later reshaped to completely avoid it.

Alternative #2 (see attached design) replaces the 300,000 SF building in the southern half of the site with a 200,000 SF building resulting in 6,960 SF of impact to low quality wet meadow; however, as stated previously, the reduction in size of the building would render the project infeasible especially considering that the footprint of the southern building was already reduced from 400,000 SF to 30,000 SF. In order to get the rents and value (increment) the project requires no less than a 200,000 SF and a 300,000 SF building. Losing an additional 100,000 SF worth of rent is enough to render the project infeasible.

Since there is no way to completely avoid wetland impacts while still meeting the project's primary purpose and need, the focus is to minimize impacts. One way the preferred design minimizes wetland impacts is by locating the access road as close to the building as possible, while also remaining outside the fall-zone of the building in case of fire. In addition, the sideslopes of the road were changed from 4:1 to 3:1, eliminating additional wetland impacts. The preferred design also maintains the existing wetland hydrology by re-routing the drainage through storm sewer pipes sized for the 100-year storm event. Please refer to the attached Preferred Design.

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

Other sites were considered for this project; however, many factors lead to the selection of this site. WP Property Acquisitions had looked at several other properties; however, each had its own issues and were determined to be unsuitable for a large industrial development. For example, some sites required water extension and the only water service in close proximity was from another City in another County. Others were outside the Sewer Service Area altogether and would take years to amend the 208 Plan. Some sites had expensive leases that needed to be bought out. Others had more wetlands, rivers or other natural resources, while others had high bedrock or a high water table. Some sites were too narrow or too short to fit a 200,000 SF and 300,000/400,000 SF building, while others did not have industrial rated electrical or natural gas service. Some sites did not have local support for an industrial development of this size. Some, due to items on this list, needed more money to develop and the municipality wasn't willing to contribute to help develop the property. The Oakwood Road site was a favorable piece of land that met the majority of the requirements, and was also favorable to and endorsed by the municipality.

Within the development area (Southeastern Wisconsin, I-94 Corridor) many things impact development such as access, availability of utilities, municipal cooperation, wetlands, brownfield properties, agricultural preservation, overhead transmission lines that do not follow property lines, underground utility lines that do not follow property lines, drainage/stormwater issues, high bedrock, high groundwater, etc. This property ultimately met the site requirements for this type of construction as almost all issues except wetlands and the ATC utility line could be eliminated. WP Property Acquisitions is currently in negotiations with ATC to reroute the power lines along the southern and western parcel boundaries and fully expect a positive outcome leaving only the issue of wetland permitting remaining.

As a boost to economic growth and to take advantage of the new Interstate-94 Interchange at W. Elm Road, the City of Franklin identified this area as a Planned Development District (PDD#39) and said it would be most suitable for the intended industrial use fully understanding that there were wetlands and other issues with utilities that may or may not need to be mitigated. Please refer to the October 19, 2020 letter of support from the City of Franklin.

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

No sites are available that would meet all of the requirements of this project.

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

For more than fifteen years, the City of Franklin has desired to create a corporate park in this area to create jobs and spur economic growth. The City created a second TIF District in 2020 in order to develop this site by investing millions of dollars in public infrastructure to create shovel ready parcels. For example, utilities are already being installed in the future S. Hickory Street corridor. Due to the already heavily invested dollars, not developing this parcel would have significant social and economic consequences for the City of Franklin and its taxpayers. Please refer to the October 19, 2020 letter of support from the City of Franklin which describes the importance of the project to the local economy of Franklin.

As indicated in the letter of support from the City of Franklin, the City has a lack of large buildings to offer to prospects looking for buy and lease

opportunities. The existing business park only has small sites left and the demand for larger existing spaces far exceeds supply.

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

Eliminating an entire building or losing 100,000 SF of space is not an economically feasible option. The cost associated with the loss of income per acre of industrial space would be a minimum of \$80,000 per acre (10 acres) (\$800,000) per year in lost revenue or potentially \$18,000 in lost taxes annually. One large building is cheaper and more efficient than several smaller buildings that each have redundant driveways, services, facilities, etc. that allow less room for their primary use of manufacturing, storage, or distribution, etc.

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

Logistically, there is no other way to completely avoid the narrow finger of degraded wet meadow without completely eliminating the building to the south or greatly reducing the footprint to a size that will not generate enough revenue to make the project viable. Alternatives #1 and #2 are less economically feasible as the proposed industrial facilities require thicker floors, higher ceilings, and more loading docks to allow for more storage space under roof, which make them cost effective. One large building is cheaper and more efficient than several smaller buildings that each have redundant driveways, services, facilities, etc. that allow less room for their primary use of manufacturing, storage, or distribution, etc. Additionally, because of the need to create a regional detention facility to accommodate existing offsite as well as onsite stormwater, creating multiple smaller ponds would be inefficient as well, therefore it is planned to create one larger pond.

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

None are currently known.

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

Because of the need to accommodate as much of the offsite stormwater as possible, in addition to the stormwater volume needed for the industrial development, it is required to maximize the square footage of the proposed buildings in order to get the increment required by the City for this project and a 200,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin (TIF).

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

The City created a second TIF District in 2020 in order to develop this site by investing millions of dollars in public infrastructure to create shovel ready parcels. For example, utilities are already being installed in the future S. Hickory Street corridor. Due to the already heavily invested dollars, not developing this parcel to its fullest extent would have significant social and economic consequences for the City of Franklin and its taxpayers. Please refer to the October 19, 2020 letter of support from the City of Franklin which describes the importance of the project to the local economy of Franklin.

As indicated in the letter of support from the City of Franklin, the City has a lack of large buildings to offer to prospects looking for buy and lease opportunities. The existing business park only has small sites left and the demand for larger existing spaces far exceeds supply. This project would provide an ideal location for much needed large-sized industrial buildings that are currently in high demand.

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

Southeastern Wisconsin Regional Planning Commission (SEWRPC) performed a wetland delineation for the City of Franklin TIF District back in 2015 which included the 46-acre property where the project is proposed. At that time, one small farmed wetland (W-1 - 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 - 2.167 acres) that drains from southeast to northwest through the property were identified and delineated totaling 2.665 acres (116,075 SF) of wetland. According to Chris Jors from SEWRPC, the wetlands within the TIF District were re-evaluated during May 2020, but no changes were made to the wetland boundaries within the 46-acre property. However, the updated 2020 SEWRPC wetland report has not yet been completed as of this time. Of the three wetlands located within the 46-acre property, one was a stormwater pond (W-2) constructed by the City of Franklin between the years 2005 and 2010. The pond was determined to be exempt from Wisconsin Department of Natural Resources (WDNR) wetland regulation back in 2017 and determined non-jurisdictional by the Corps in 2020. The other two wetlands (W-1 and W-3) have been determined to be jurisdictional by the Corps and WDNR.

The vast majority of wetlands within the project site can and will be avoided; however, because of the location and configuration of a narrow finger of W-3 that extends diagonally across the property from southeast to northwest, there is no alternative to entirely avoid this wetland other than to completely eliminate the southern building; however, this would render the project infeasible. The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh. It is best classified as a wet meadow and is dominated by reed canary grass (*Phalaris arundinacea*), an invasive plant species and marsh fleabane (Erigeron philadelphicus). Hydrology is seasonal. The wetland is located within two NRCS mapped soil units: Blount silt loam and Ozaukee silt loam with 2-6% slopes. Of the two mapped soil types, only the Blount silt loam is considered a wetland indicator soil; however it is mostly nonhydric. During 2015, SEWRPC identified clay soils that met the F6 (Redox Dark Surface) NRCS Hydric Soil Indicator. They also noted two primary indicators of wetland hydrology (saturation and drift deposits) and three secondary indicators of wetland hydrology (surface soil cracks, saturation visible on aerial imagery, and geomorphic position). The adjacent upland buffers/setbacks are currently farmed and therefore do not provide a natural buffer. Because the wetland swale (W-3) is narrow, does not attenuate water for any long periods of time, has generally low plant diversity, and is located in an agricultural setting, it offers little value to wildlife as a whole.

- f. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:
 - i. Diversity of flora including State and/or Federal designated threatened and/or endangered species.

There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection. The adjacent wetland buffer is farmed.

ii. Storm and flood water storage.

The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. For these reasons, this wetland does not appear to attenuate water for any lengthy periods of time, and therefore performs little storm or flood storage.

iii. Hydrologic functions.

The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. The

existing hydrology will be maintained by re-routing the drainage through storm sewer pipes sized for the 100-year storm event.

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

The wetland does not provide substantial storage of flood or stormwater. In addition, the wetland is not adjacent to a lake or stream and water flow is channelized. The adjacent land use is agricultural which contributes soil runoff, manure and possibly other pollutants into the watershed. Although the wetland is generally narrow, vegetation in the wetland is reasonably dense due to invasive reed canary grass, so this may offer some water quality protection.

v. Shoreline protection against erosion.

The portion of W-3 that is proposed to be impacted is not located along a shoreline.

vi. Habitat for aquatic organisms.

Although the wetland conveys water downslope that ultimately reaches a larger wetland complex associated with an unnamed waterway, the wetland itself is not contiguous with a perennial waterway or waterbody. The wetland has a seasonal hydroperiod with little to no standing water that does not support aquatic organisms.

vii. Habitat for wildlife.

Because the wetland swale (W-3) is narrow, does not attenuate water for any long periods of time, has generally low plant diversity, and is located in an agricultural setting, it offers little value to wildlife as a whole. The portion of W-3 that is proposed to be impacted is also not located within an environmental corridor. The wetland, however, does connect to a larger wetland complex to the west that is within a Primary Environmental Corridor.

viii. Human use functional value.

The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.

ix. Groundwater recharge/discharge protection.

There are no indicators of groundwater present such as springs or seeps. Soils are not organic, but rather a heavy clay as noted in the 2015 SEWRPC wetland report. The wetland does not remain saturated for any extended period of time.
x. Aesthetic appeal, recreation, education, and science value.

The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.

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

There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection.

xii. Existence within a Shoreland.

Wetland W-3 is not a shoreland wetland.

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

The portion of W-3 that is anticipated to be impacted is not located in an wetland is not located within a Primary or Secondary Environmental Corridor or an Isolated Natural Resource Area. The lower reach of W-3 (shallow marsh) on the west end of the property is located within a Primary Environmental Corridor; however, this portion of W-3 will not be impacted as a result of the project.

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

Wetlands areas not being impacted will be marked with lath and labeled with lath. Construction fencing will be placed around the wetland areas as a visual barrier for protection during construction. Silt fence will also be placed adjacent to the wetland areas as a BMP for protection from construction site storm water runoff.

The impacts will be kept to a minimum (less than 10,000 SF) and allow for the construction of both industrial buildings and wetland hydrology will be maintained by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

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

None.

D. Copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.

See attached Endangered Resources Review.

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

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

The conditions giving rise to the request were not self-imposed, as the location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.

- b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
 - i. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

<u>; or</u>

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

As outlined in the alternatives analysis above in sections C.4.b., C.4.c. and C.4.d., the only alternative that avoids any wetland impacts is not constructing anything on the southern end of the site (Alternative #1). In addition, Alternative #2 still has wetland impacts, but doesn't achieve the project goals because it would render the project infeasible.

- c. The Special Exception, including any conditions imposed under this Section will:
 - i. be consistent with the existing character of the neighborhood:

With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the existing character of the neighboring properties; *and*

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

The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project

feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR; *and*

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

The proposed project is in harmony with the general purpose and intent of the provisions of this ordinance, in that every effort was made to limit the impacts to the wetland, wetland buffer and wetland setbacks; *and*

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

The functional values of the wetland, wetland buffer and wetland setbacks located downstream/northwest of the impacted areas, will be preserved by maintaining the hydrology by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

- d. In making its determinations, the Common Council shall consider factors such as:
 - i. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

The location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.

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

One unusual circumstance associated with this project is the need to reroute the existing overhead ATC transmission lines. Similar to the wetlands, the existing ATC lines run diagonally through the site from southeast to northwest. Thus, the southern portion of the site is not useable until these are relocated. However, as long as the wetland, wetland buffer and wetland setback impacts are deemed acceptable, the project is able to absorb the costs associated with this relocation.

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

The useful life of the project and associated site improvements should be longlived, since the project has readily accessible utility connections, it is in close proximity to the interstate highway system, and the ATC lines will be relocated. In addition, the storm water pond will serve offsite areas, and will have a longterm maintenance plan associated with it.

iv. Aesthetics:

The City's landscape ordinance will be followed in developing the landscaping for the site, and all unimpacted areas of the site will remain in their natural condition.

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

The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR.

vi. Proximity to and character of surrounding property:

With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the character of the surrounding properties.

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

The City of Franklin has zoned this area and the neighboring industrial areas as a Planned Development District (PDD#39).

viii. Any negative affect upon adjoining property:

It is currently not anticipated for there to be any negative affects upon the adjoining properties as a result of this project. The project will follow the City's and the WDNR's erosion control and storm water management requirements, and the downstream wetland hydrology will be preserved by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

ix. Natural features of the property:

The natural features of the property were fully outlined in Section C.4.f above and the Natural Resource Protection Report.

x. Environmental impacts:

There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection.



FILENAME: S: _SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\Plat of Survey.dwg

LAST SAVED DATE: 1/18/2021

PLOT DATE/TIME: 1/29/2021 12:52 PM

PLOTTED BY: MICHAEL J. FROEHLICH, PE

NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



7711 N. Port Washington Road Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT HICKORY STREET PLAT OF SURVEY

LOCATION: 3617 WEST OAKWOOD ROAD, FRANKLIN, WI 53132

CLIENT WANGARD PARTNERS

RELEASE:

FINAL

REVISIONS

DATE DESCRIPTION







SHEET



PROJECT NUMBER: 200556.0 DATE 9/8/2020





| kapurinc.com |
|---|
| PROJECT: OAKWOOD INDUSTRIAL |
| GOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN |
| CLIENT: |
| WANGARD PARTNERS, INC. |
| RELEASE: |
| ENVIRONMENTAL COMMISSION SUBMITTAL |
| REVISIONS: |
| # DATE DESCRIPTION |
| |
| |
| |
| NORTH ARROW: |
| all in |
| WETLAND EXHIBIT MAP - PREFERRED DESIGN |
| PROJECT MANAGER: TP PROJECT NUMBER: 200556.01 |
| DATE: 03/15/2021 |
| SHEET NUMBER: |





| apurincico | |
|-------------|---|
| PROJECT: | |
| OAKWO | OD INDUSTRIAL |
| | |
| | |
| | |
| | |
| | |
| LOCATION: | |
| 3617 W | OAKWOOD RD |
| FRANKL | IN, WISCONSIN |
| | |
| | |
| | |
| | |
| | |
| CLIENT: | |
| WANGA | RD |
| PARTNE | ERS, INC. |
| | |
| | |
| | |
| | |
| | |
| | |
| RELEASE: | |
| ENVIRC | NMENTAL |
| COMMI | SSION |
| SOBINIT | TAL |
| | |
| | |
| REVISIONS: | |
| # DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
| NORTH ARRO | |
| ////// | 7////////////////////////////////////// |
| | |
| · / / / / | |
| ////(🗉 | -> \//// |
| //// | |
| ///// | |
| | |
| SCALE: | 1" = 80' |
| | |
| | |
| 0 40 | 80 160 |
| SEAL | |
| | |
| | |
| | |
| | |
| | |
| | |
| all in | |
| | |
| SHEET: | |
| WETLA | ND EXHIBIT |
| MAP - | |
| AI TER | NATIVE #2 |
| | |
| | |
| PROJECT MA | NAGER: TP |
| PROJECT NUI | MBER: 200556.01 03/15/2021 |
| ar titar | 0011012021 |
| SHEET NUMB | ER: |
| | 2 |
| | J |
| | _ |

Section A. Location and brief description of the proposed project

Based on information provided by the ER Certified Reviewer and attached materials, the proposed project consists of the following:

| Location | Milwaukee County - T05N R21E S36, T05N R21E S25 | |
|------------------------------------|--|--|
| Project Description | The property is located an approximately 46-acre property located at 3617 W. Oakwood Road in the City of Franklin, Milwaukee County. The proposed project is an industrial development which is currently in the initial feasibility and planning stages. The proposed industrial development will require parking and a stormwater plan. The development is planned to include a 200,000 square foot and a 400,000 square foot industrial building, as well as a stormwater pond. | |
| Project Timing | Unknown | |
| Current Habitat | The vast majority of the property consists of agricultural land. A residential property is located at the northern edge of the property. The property is bisected by a grassy wetland swale which drains to a wet meadow and pond along the western property edge. | |
| Impacts to Wetlands or Waterbodies | The farmed wetland, as part of the Plant Community Area 3 in the wetland delineation report, is planned to be filled for the southern building. | |
| Property Type | Private | |
| Federal Nexus | Yes | |

It is best to request ER Reviews early in the project planning process. However, some important project details may not be known at that time. Details related to project location, design, and timing of disturbance are important for determining both the endangered resources that may be impacted by the project and any necessary follow-up actions. Please contact the Certified Coordinator whenever the project plans change, new details become available, or more than a year has passed to confirm if results of this ER Review are still valid.

Section B. Endangered resources recorded from within the project area and surrounding area

| Group | State Status | Federal Status |
|-------------|---|--|
| Bee | NA | HPZ |
| Bee | SC/FL | LE |
| Community | NA | |
| Community | NA | |
| Community~ | NA | |
| Community~ | NA | |
| Community~ | NA SOE | |
| Community~ | NA | |
| Crustacean~ | SC/N | |
| Other~ | SC | |
| Plant | SC | |
| Plant | END | |
| Plant | SC | |
| Plant | THR | |
| Plant~ | END | |
| Plant~ | END | |
| | GroupBeeBeeCommunityCommunity~Community~Community~Community~Community~Community~Community~Plant <t< td=""><td>GroupState StatusBeeNABeeSC/FLCommunityNACommunityNACommunity~NACommunity~NACommunity~NACommunity~NACommunity~NACommunity~SC/NCommunity~SCPlantSCPlantSCPlantSCPlantHRPlantSCPlantENDPlant~END</td></t<> | GroupState StatusBeeNABeeSC/FLCommunityNACommunityNACommunity~NACommunity~NACommunity~NACommunity~NACommunity~NACommunity~SC/NCommunity~SCPlantSCPlantSCPlantSCPlantHRPlantSCPlantENDPlant~END |

For additional information on the rare species, high-quality natural communities, and other endangered resources listed above, please visit

our Biodiversity (http://dnr.wi.gov/topic/EndangeredResources/biodiversity.html) page. For further definitions of state and federal statuses (END=Endangered, THR=Threatened, SC=Special Concern), please refer to the Natural Heritage Inventory (NHI) Working List (http://dnr.wi.gov/topic/nhi/wlist.html).

Section C. Follow-up actions

Actions that need to be taken to comply with state and/or federal endangered species laws:

• Rusty Patched Bumble Bee Federal High Potential Zone - Bee

State Status: NAFederal Status: HPZ

<u>tentia</u>

| Impact Type | Impact possible |
|-------------------------------------|---|
| Required Measures | Surveys, Other |
| Description of Required Measures | This project overlaps the Rusty Patched Bumble Bee (RPBB) High Potential Zone and contains suitable habitat (nearby woodlands, wetlands, agricultural landscapes) for the bee. |
| confidenti | Recommended (voluntary) follow-up actions for the Rusty patched bumble bee include: A) Assume presence and follow one or more of the USFWS' recommended conservation measures below: use native trees, shrubs and flowering plants in landscaping, provide plants that bloom from spring through fall (refer to the USFWS RPBB Midwest Plant Guide), remove and control invasive plants in any habitat used for foraging, nesting, or overwintering If suitable habitat is present and none of the above conservation measures can be followed or surveys cannot be completed, then contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCities@fws.gov for further consultation. |

• Rusty Patched Bumble Bee (Bombus affinis) - Bee

State Status: SC/FLFederal Status: LE

| Impact Type | Impact possible | |
|-------------------------------------|---|--|
| Required Measures | Surveys,Other | |
| Description of Required Measures | This project overlaps the Rusty Patched Bumble Bee (RPBB) High Potential wetlands, agricultural landscapes) for the bee. Recommended (voluntary) follow-up actions for the Rusty patched bumble H A) Assume presence and follow one or more of the USFWS' recommended • use native trees, shrubs and flowering plants in landscaping, • provide plants that bloom from spring through fall (refer to the USFWS RP • remove and control invasive plants in any habitat used for foraging, nesting If suitable habitat is present and none of the above conservation measures contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCitie | I Zone and contains suitable habitat (nearby woodlands, bee include: conservation measures below: BB Midwest Plant Guide), g, or overwintering can be followed or surveys cannot be completed, then es@fws.gov for further consultation. |
| ons recommended to | o help conserve Wisconsin's Endangered Resources: mbarus gracilis) - Crustacean~ | Confidentia State Status: SC/N |

Actions recommended to help conserve Wisconsin's Endangered Resources:

• Prairie Crayfish (Procambarus gracilis) - Crustacean~

| Impact Type | Impact possible |
|---|---|
| Recommended Measures | Surveys,Other |
| Description of Recommended Measures | Since suitable habitat for the prairie crayfish may be present within the project site, one of the following options shall be implemented to avoid take of the species: A. Alter the project to avoid take that would result from the project as originally proposed. (e.g., time of year restrictions, avoidance of habitat, exclusion fencing). B. Conduct surveys at the site to determine species presence/absence (please contact the Endangered Resources Review Program (DNRERReview@wisconsin.gov) for survey guidelines. If the prairie crayfish is not found on site, there will be no project recommendations related to the prairie crayfish. However, if surveys are conducted and prairie crayfish are recorded on site, all impacts to the species are recommended to be avoided. Survey results should be submitted to the Endangered Resources Review Program. |
| | |

The prairie crayfish frequently burrows in banks of ponds, roadside ditches, small sluggish creeks, marshes, swamps, and small artificial lakes, as well as wet pastures and flat fields in prairies.

State Status: SC

State Status: THR

State Status: NA

State Status: NA

State Status: NA

• Smooth Black-haw (Viburnum prunifolium) - Plant

| Impact Type | Impact possible | | |
|---|---|---|--|
| Recommended Measures | Erosion Control | | |
| Description of Recommended Measures | Smooth black-haw is found in rich, ha to the project site. The project should | urdwood forests, often with dolomite implement erosion control measure | near the surface. This plant is known to be present adjacent s to prevent impacts to nearby wooded areas. |

• Handsome Sedge (Carex formosa) - Plant

Impact TypeImpact possibleRecommended
MeasuresErosion ControlDescription of
Recommended
MeasuresHandsome sedge is found in rich mesic woods, often on alluvial terraces or where dolomite is near the surface. This plant is known to
be present adjacent to the project site. The project should implement erosion control measures to prevent impacts to nearby suitable
habitat.

Remember that although these actions are not required by state or federal endangered species laws, they may be required by other laws, permits, granting programs, or policies of this or another agency. Examples include the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, State Natural Areas law, DNR Chapter 30 Wetland and Waterway permits, DNR Stormwater permits, and Forest Certification.

Additional Recommendations

One of the most significant potential impacts to the threatened, endangered, and special concern species in proximity to the project site is invasive species. Additional information on invasive/exotic plant and animal species is available at http://dnr.wi.gov/topic/invasives/.

When reseeding impacted areas, be sure to use native local seed mix that does not contain invasive species. If you need contact information for local distributors we can provide you with some suggestions. Further, when deciding on what species you will use for your prairie, wildlife garden, and other landscaping, be sure not to include invasive species like buckthorn, honeysuckle, or any of the species listed on the DNR non-native plant list.

We recommend the use of certified noxious-weed-free forage and mulch as a preventive measure to limit the spread of noxious weeds. This voluntary certification program, operated by the Wisconsin Crop Improvement Association, is designed to assure that certified mulch meets minimum standards designed to limit the spread of noxious weeds.

No actions are required or recommended for the following endangered resources:

Southern Mesic Forest - Community

| Impact Type | No impact or no/low broad ITP/A | |
|---------------|--|--|
| Reason | Lack of Suitable Habitat within Project Boundary | |
| Justification | Southern mesic forest not present within project area. | |

Southern Dry-mesic Forest - Community

| Impact Type | No impact or no/low broad ITP/A |
|---------------|--|
| Reason | Lack of Suitable Habitat within Project Boundary |
| Justification | Southern dry-mesic forest not present within project area. |

• Ephemeral Pond - Community~

| Impact Type | No impact or no/low broad ITP/A | |
|---------------|--|--|
| Reason | Lack of Suitable Habitat within Project Boundary | |
| Justification | Ephemeral pond not present within project area. | |

• Stream--Slow, Hard, Warm - Community~

| Impact Type | No impact or no/low broad ITP/A |
|---------------|---|
| Reason | Lack of Suitable Habitat within Project Boundary |
| Justification | Streamslow, hard, warm not present within project area. |

State Status: NA

State Status: NA

State Status: SC

State Status: END

State Status: END

• Floodplain Forest - Community~

| | atian | State Status: NA |
|---------------|--|------------------|
| Impact Type | No impact or no/low broad ITP/A | |
| Reason | Lack of Suitable Habitat within Project Boundary | |
| Justification | Floodplain forest not present within project area. | |

• Riverine Lake/Pond - Community~

| Impact Type | No impact or no/low broad ITP/A | |
|---------------|---|--|
| Reason | Lack of Suitable Habitat within Project Boundary | |
| Justification | Riverine lake/pond not present within project area. | |
| | | |

• Bird Rookery - Other~

| | rial rial | |
|------------------|--|------------------|
| d Rookery - Othe | er- | State Status: SC |
| Impact Type | No impact or no/low broad ITP/A | |
| Reason | Lack of Suitable Habitat within Project Boundary | |
| Justification | A bird rookery is not present within the project area. | |

• Heart-leaved Skullcap (Scutellaria ovata ssp. ovata) - Plant

| Impact Type | No impact or no/low broad ITP/A |
|---------------|---|
| Reason | Lack of Suitable Habitat within Project Boundary |
| Justification | Habitat for heart-leaved skullcap is not present within the project area. |
| Edent | Heart-leaved skullcap is found in dry-mesic forests. |

• Bluestem Goldenrod (Solidago caesia) - Plant

| Impact Type | No impact or no/low broad ITP/A |
|---------------|--|
| Reason | Lack of Suitable Habitat within Project Boundary |
| Justification | Habitat for bluestem goldenrod is not present within the project area. |
| | Bluestem goldenrod is found in hardwood forests along Lake Michigan. |

• Ravenfoot Sedge (Carex crus-corvi) - Plant~

| ionioot oougo (ou | (13) at 13) | State Status: END |
|-------------------|--|-------------------|
| Impact Type | No impact or no/low broad ITP/A | |
| Reason | Lack of Suitable Habitat within Project Boundary | |
| Justification | Suitable habitat for ravenfoot sedge is not present within the project area. | |
| | Ravenfoot sedge is found along ephemeral woodland ponds. | |

• False Hop Sedge (Carex Iupuliformis) - Plant~

| Impact Type | No impact or no/low broad ITP/A |
|---------------|--|
| Reason | Lack of Suitable Habitat within Project Boundary |
| Justification | Habitat for false hop sedge is not present within the project area. |
| fideli | False hop sedge is found in floodplain forests and ephemeral woodland ponds. |

Section D. Next Steps

- 1. Evaluate whether the 'Location and brief description of the proposed project' is still accurate. All recommendations in this ER Review are based on the information supplied in this ER Review letter and additional attachments. If the proposed project has changed or more than a year has passed and you would like your letter renewed, please contact the ER Review Program to determine if the information in this ER Review is still valid.
- 2. Determine whether the project can incorporate and implement the 'Follow-up actions' identified above:
 - o 'Actions that need to be taken to comply with state and/or federal endangered species laws' represent the Department's best available guidance for complying with state and federal endangered species laws based on the project information that you provided and the endangered resources information and data available to us. If the proposed project has not changed from the description that you provided us and you are able to implement all of the 'Actions that need to be taken to comply with state and/or federal endangered species laws', your project should comply with state and federal endangered species laws. Please remember that if a violation occurs, the person responsible for the taking is the liable party. Generally this is the landowner or project proponent. For questions or concerns about individual responsibilities related to Wisconsin's Endangered Species Law, please contact the ER Review Program
 - If the project is unable to incorporate and implement one or more of the 'Actions that need to be taken to comply with state and/or federal endangered species laws' identified above, the project may potentially violate one or more of these laws. Please contact the ER Review Program immediately to assist in identifying potential options that may allow the project to proceed in compliance with state and federal endangered species laws.
 - 'Actions recommended to help conserve Wisconsin's Endangered Resources' may be required by another law, a policy of this or another Department, agency or program; or as part of another permitting, approval or granting process. Please make sure to carefully read all permits and approvals for the project to determine whether these or other measures may be required. Even if these actions are not required by another program or entity for the proposed project to proceed, the Department strongly encourages the implementation of these conservation measures on a voluntary basis to help prevent future listings and protect Wisconsin's biodiversity for future generations.
- 3. If federally-protected species or habitats are involved and the project involves federal funds, technical assistance or authorization (e.g., permit) and there are likely to be any impacts (positive or negative) to them, consultation with USFWS will need to occur prior to the project being able to proceed. If no federal funding, assistance or authorization is involved with the project and there are likely to be adverse impacts to the species, contact the USFWS Twin Cities Ecological Services Field Office at 612-725-3548 (x2201) for further information and guidance. ofidential

Section E. Contact Information

The Proposed ER Review for this project was requested and conducted by the following:

Requester: Matt Stangel, 16745 W. Bluemound Road Brookfield, WI 53005

Invoice will be sent to: Matt Stangel; 16745 W. Bluemound Road Brookfield, WI 53005

Proposed ER Review conducted by: Matthew Stangel, matthew.stangel@rasmithnational.com, R.A. Smith National, Inc.,

The Proposed ER Review was subsequently reviewed, modified (if needed), and approved by Wisconsin Department of Natural Resources (DNR):

Proposed ER Review approved by: Angela White, angelal.white@wi.gov, ER Review Program, DNR, 101 S. Webster St., PO Box 7921, Madison, Wisconsin 53707

DNR Signature:

Angela White

10/19/20

Section F. Standard Information to help you better understand this ER Review

Endangered Resources (ER) Reviews are conducted according to the protocols in the guidance document Conducting Proposed Endangered Resources Reviews: A Step-by-Step Guide for Certified ER Reviewers. A copy of this document is available upon request by contacting the ER Certification Coordinator at 608-266-5241

How endangered resources searches are conducted for the proposed project area: An endangered resources search is performed as part of all ER Reviews. A search consists of querying the Wisconsin Natural Heritage Inventory (NHI) database for endangered resources records for the proposed project area. The project area evaluated consists of both the specific project site and a buffer area surrounding the site. A 1 mile buffer is considered for terrestrial and wetland species, and a 2 mile buffer for aquatic species. Endangered resources records from the buffer area are considered because most lands and waters in the state, especially private lands, have not been surveyed. Considering records from the entire project area (also sometimes referred to as the search area) provides the best picture of species and communities that may be present on your specific site if suitable habitat for those species or communities is present.

Categories of endangered resources considered in ER Reviews and protections for each: Endangered resources records from the NHI database fall into one of the following categories:

- <u>Federally-protected species</u> include those federally listed as Endangered or Threatened and Designated Critical Habitats. Federally-protected animals are protected on all lands; federally-protected plants are protected only on federal lands and in the course of projects that include federal funding (see Federal Endangered Species Act of 1973 as amended).
- <u>Animals</u> (vertebrate and invertebrate) listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on all lands and waters of the state (s. 29.604, Wis. Stats.).
- <u>Plants</u> listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on public lands and on land that the person does not own or lease, except in the course of forestry, agriculture, utility, or bulk sampling actions (s. 29.604, Wis. Stats.).
- <u>Special Concern</u> species, high-quality examples of natural communities (sometimes called High Conservation Value areas), and natural features (e.g., caves and animal aggregation sites) are also included in the NHI database. These endangered resources are not legally protected by state or federal endangered species laws. However, other laws, policies (e.g., related to Forest Certification), or granting/permitting processes <u>may require or strongly encourage protection</u> of these resources. The main purpose of the Special Concern classification is to focus attention on species about which some problem of abundance or distribution is suspected before they become endangered or threatened.
- <u>State Natural Areas</u> (SNAs) are also included in the NHI database. SNAs protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Endangered species are often found within SNAs. SNAs are protected by law from any use that is inconsistent with or injurious to their natural values (s. 23.28, Wis. Stats.).

Please remember the following:

- 1. This ER Review is provided as information to comply with state and federal endangered species laws. By following the protocols and methodologies described above, the best information currently available about endangered resources that may be present in the proposed project area has been provided. However, the NHI database is not all inclusive; systematic surveys of most public lands have not been conducted, and the majority of private lands have not been surveyed. As a result, NHI data for the project area may be incomplete. Occurrences of endangered resources are only in the NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported to and entered into the NHI database. As such, absence of a record in the NHI database for a specific area should not be used to infer that no endangered resources are present in that area. Similarly, the presence of one species does not imply that surveys have been conducted for other species. Evaluations of the possible presence of rare species on the project site should always be based on whether suitable habitat exists on site for that species.
- 2. This ER Review provides an assessment of endangered resources that may be impacted by the project and measures that can be taken to avoid negatively impacting those resources based on the information that has been provided to ER Review Program at this time. Incomplete information, changes in the project, or subsequent survey results may affect our assessment and indicate the need for additional or different measures to avoid impacts to endangered resources.
- 3. This ER Review does not exempt the project from actions that may be required by Department permits or approvals for the project. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project.

Project Summary

In November 2016, recognizing that the State of Wisconsin was creating a new freeway interchange at Elm Road, the City of Franklin created PDD #39 establishing a new Business Park to take advantage of the Milwaukee-Chicago I-94 Development Corridor. The "Oakwood Industrial" project takes advantage of the new interchange and will allow us to develop the large light industrial, office, and or distribution missing in Franklin. Our project involves creating two new industrial buildings just south of Oakwood Road and west of the future South Hickory Street, which is in compliance with the City's Comprehensive Master Plan for this area of the City.

WP Property Acquisitions, LLC is working to develop the project site, and is proposing to construct a 200,000 Square Foot (SF) building in the northern half of the site and a 300,000 SF building in the southern half of the site. The necessary parking and truck access roads to service the buildings will also be constructed. The parking will consist of 26-foot wide drive aisles with 9'x20' parking stalls, and be bounded by concrete curb and gutter. The truck access roads will also be 32-feet wide and the truck parking stalls will be 12'x60', both of which will also be bounded by concrete curb and gutter. Concrete sidewalks will be provided from the parking and access roads to the ingress/egress doors of the buildings. In addition to storm, sanitary and water laterals being provided to each building from S. Hickory Street, a water main loop will be provided around each building with fire hydrants for fire protection.

In order to accommodate for the stormwater runoff associated with the existing eastern industrial area along 27th Street, and the increased runoff from West Elm Road (to be upgraded by the City), the new S. Hickory Street and our development, a regional stormwater pond will also be constructed as part of this project.

Because of Franklin's need for more large scale industrial facilities and the need to create a regional stormwater facility that will allow us to accommodate as much onsite and offsite stormwater as possible, we are maximizing the square footage of the proposed buildings to get the increment needed by the City for this project. We believe development of a 200,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, offsite stormwater, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin's Tax Incremental Financing (TIF) District. The Increment is the taxable value after development minus the taxable value before. The City evaluates whether they can collect enough taxes within a certain period of time to pay off the debt.

Meeting the City's PDD #39's requirements, as well as the demands of Southeastern Wisconsin's industrial market, both buildings are planned to be light manufacturing/distribution centers. These types of industrial facilities rely heavily on the closeness of suppliers and a direct connection to the interstate highway system. The property is adjacent to existing industrial uses that the City is the process of enhancing with the reconstruction of West Elm Road, which will include new curb and gutter, a median, new storm sewer, sanitary sewer, water main, fire hydrants, and new sanitary and water laterals for each property.

WP Property Acquisitions, LLC has already been approached by a number of highly interested tenants that wish to utilize this space as soon as possible, but the southern building will need to be delayed to allow us to mitigate a minor (9,818 SF) low quality farmed wetland and also to take the time necessary for the relocation of the ATC overhead transmission line, within a 100-foot easement along the southern property line and western property line. The City of Franklin and WP Property Acquisitions, LLC are heavily invested in this property, are committed to providing adequate space for its intended users, and fully expect both buildings to be occupied in the short term. With the urgent need for a pond meeting the storm water requirements imminent reconstruction of W. Elm Road and the new S. Hickory Street, the regional detention system will be the first items to be completed. Subsequently the northern 200k building will be built and connected to the regional detention pond. Since it will take roughly 18 months to plan and relocate the ATC power lines, the southern 300k building will be constructed after the ATC power line relocation.

The anticipated design and construction schedule is as follows:

March/April 2021 - Municipal and DNR Approvals.

July 2021 – Construction commencement of the northern 200,000 SF building.

July 2022 – Construction completion of the northern 200,000 SF building.

June 2022 – Construction commencement of the southern 300,000 SF building upon completion of relocating the ATC lines.

June 2023 – Construction completion of the southern 300,000 SF building.

Market Analysis

Industrial is the fastest growing sector of the real estate market and there is a great need for additional industrial space along the I-94 Corridor, especially south of Milwaukee. The immediate submarket around Franklin per Costar has a vacancy of 3.6% which is only 153,000 SF vacant. The demand has far outpaced the supply and available space. Therefore, we are very comfortable in filling up the building with solid industrial businesses within 6-12 months of completion. The sooner we can get a shovel in the ground the better.

Financial Plan

The hard cost for the 2 buildings (200,000 and 300,000 SF) are anticipated to be around \$39,400,000.



FILENAME: S:_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\Plat of Survey.dwg

LEGAL DESCRIPTION DERIVED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1014094-MKE, COMMITMENT DATE: JUNE 23, 2020.

File No.: NCS-1014094-MKE THE EAST FIFTY (50) ACRES OF THE NORTH WEST QUARTER OF SECTION NUMBERED THIRTY-SIX (36), IN TOWNSHIP NUMBERED FIVE (5) NORTH OF RANGE NUMBERED TWENTY-ONE (21) EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

EXCEPTING THEREFROM LANDS CONVEYED IN QUIT CLAIM DEED RECORDED MAY 11, 1989, REEL 2329, IMAGE 410, AS DOCUMENT NO. 6275397, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 88° 36' 23" WEST, ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 60.01 FEET TO A POINT; THENCE NORTH 00° 21' 20" WEST, AND PARALLEL TO THE EAST LINE OF SAID 1/4 SECTION 30.01 FEET TO A POINT, THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION 30.01 FEET TO A POINT, THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 30.01 FEET TO A POINT, THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 30.01 FEET TO A POINT; THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 30.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 30.01 FEET TO THE POINT OF BEGINNING. FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED JUNE 20, 2006 AS DOCUMENT NO. 9255626, FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN TRUSTEES DEED RECORDED MARCH 6, 2020 AS DOCUMENT NO, 10958156.

AS SURVEYED DESCRIPTION

Being part of the North ½ of the Northeast 1\4 of section 36, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the North ¼ corner of said Section 36; thence South 88°27"30" East, coincident with

the north line of the Northeast ¼ of said section, 120.03 feet; thence South 00°22'00" East, being parallel to and 120 feet west of the east line of said ¼ section, 60.02 feet to the Point of Beginning; thence continue South 00°22'00" East, 2,593.05 feet to a point on the south line of said ¼ Section; thence South 88°36'18" West, coincident with said south line 701.28 feet to a point; thence North 00°22'00" West, 2591.25 feet to a point on the south line of West Oakwood Road; thence North 88°27'30" East, coincident with said south line 701.32 feet to the point of beginning. Said described parcel contains 1,817,538 square feet or 41.725 acres of land.

SURVEYORS NOTES

- 1. MONUMENTS FOUND OR SET AS SHOWN.
- NO ADDRESS PROVIDED.
 PROPERTY IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP NO. 55079C0227E, EFFECTIVE ON 09/26/2008.
- 4. AREA = 1,474,464 SQUARE FEET OR 33.849 ACRES OF LAND.
- 5. CONTOUR INFORMATION GENERATED FROM FIELD SURVEY DATA. REFERENCE BENCHMARK IS A CHISELED CROSS IN THE TOP OF THE HYDRANT NOZZLE AT THE SOUTHWEST CORNER OF W. OAKWOOD ROAD AND S. 27TH STREET, ELEVATION 734.924 NGVD 29.
- BUILDINGS AS SHOWN.
 WETLANDS AS SHOWN HEREON, PER WETLAND DELINEATION PERFORMED BY SOUTHWESTERN WISCONSIN REGIONAL PLANNING
- COMMISSION ON 8/27/2015 AND VERIFIED ON 4/20/20208. ENCROACHMENT OF TEMPORARY FENCE FROM CITY ROAD PROJECT TO THE EAST.

ZONING

ZONED : PLANNED DEVELOPMENT (PLANNED DEVELOPMENT DISTRICT 39)

MINIMUM SETBACK REQUIREMENTS PER THE CITY OF FRANKLIN ZONING CODE:

PDD No.39, GATEWAY AREA: FRONT YARD: 40' SIDE YARD: 15' CORNER LOT SIDE YARD = 30'

REAR YARD: 25'

* SHOWN HEREON AS CORNER LOT SIDE YARD. SUBJECT TO CHANGE BASED ON FUTURE LAYOUT



ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 9/24/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-25009 9/30/2020



PLOT DATE/TIME: 1/29/2021 12:52 PM



FILENAME: S: _SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\Design\C1.21A - SITE LAYOUT PLAN - CITY.dwg

| | | | _ |
|---------------------|---|----------------------------|---|
| | APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com | S LLC E 310 | 7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com |
| | APPLICANT'S REPRESENTAT MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com | I <u>VE:</u> E 310 | PROJECT: OAKWOOD INDUSTRIAL |
| | PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132 kaczmarekhomes@gmail.com | E | LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN |
| | CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON I MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com | ROAD | CLIENT: WANGARD PARTNERS, INC. |
| | VICINITY MAP | 1 | RELEASE: ENVIRONMENTAL COMMISSION SUBMITTAL |
| | BZ | | REVISIONS: |
| | KEY INDEX | | NORTH ARROW: |
| · + + + + + + | PROJECT LIMITS 30' WETLAND BUFFER – NO TOUCH 50' WETLAND SETBACK – NO BUILD AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAFE PLANS) TO BE RESTORED WITH MINNUM 4" TOPSOL, SEED, FERTILIZER, ANDPORTURE MUNICIPATING RECONSTRUCTION MONTH AND AND AND AND AND AND AND AND MONTH AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND | | SCALE: 1"=110" |
| | NEW ASPHALTIC CONCRETE (LIGHT DUTY) | 5 (C2.11) | |
| | NEW ASPHALTIC CONCRETE (HEAVY DUTY) | 5 | s 220 SEAL: |
| | REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD. PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS. | _ | |
| | NEW CONCRETE SLAB (LIGHT DUTY) | 6 <u>&7</u> (22.11) | |
| 4 A 4 | NEW CONCRETE SLAB (HEAVY DUTY) | 6 <u>&7</u> (22.11) | ////////////////////////////////////// |
| ****** | HIGH-SIDE CONCRETE CURB & GUTTER | | SHEET: |
| | IO BARKIEK UNLESS OTHERWISE NOTED | (C2.11) (B) (C2.11) | |
| IDOXPOXPOXT | HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED | (2.11) (9) (C2.11) | |
| | LOW-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED | 9 (2.11) | |
| $\langle 1 \rangle$ | NEW 30" LOW-SIDE BARRIER CONCRETE CURB & GUTTER | | PROJECT MANAGER: TP PROJECT NUMBER: 200556.01 |
| 2 | NEW 30" LOW-SIDE MOUNTABLE CONCRETE CURB & GUTTER | | DATE: 03/15/2021 |
| 3 | 10' TRANSITION FROM 18" BARRIER CURB & GUTTER TO 30" BARRIER CURB & GUTTER NEW 18'x36' PRECAST CONCRETE DUMPSTER | | $\left \begin{array}{c} 1 \\ 1 \\ 2 \\ 1 \\ 1$ |
| 4 | ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION) | | 01.20 |
| | | | |



| APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com | NS LLC TE 310 | And |
|--|---|---|
| APPLICANT'S REPRESENTAT MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com | F <u>IVE:</u> FE 310 | PROJECT: OAKWOOD INDUSTRIAL |
| PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132 kaczmarekhomes@gmail.com | .E | LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN |
| CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com | ROAD | CLIENT: WANGARD |
| | | PARTNERS, INC. |
| | | |
| | 1 | RELEASE: ENVIRONMENTAL COMMISSION SUBMITTAL |
| | | REVISIONS: |
| Initioenticingenergenities.com VICINITY MAP Vicinity map <td< th=""><th>NORTH ARROW:</th></td<> | | NORTH ARROW: |
| PROJECT LIMITS | | |
| 30' WETLAND BUFFER - NO TOUCH | | |
| 50° WETLAND SETBACK - NO BUILD AREAS DISTURED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 47 OPSOL, SECO, FERTUZER, AND MULCH (TYP), USE SALVAGED TOPSOLI OR HUPCRT TOPSOLI FERTUZER, | | SCALE: 1" = 40" |
| NEW ASPHALTIC CONCRETE (LIGHT DUTY) | (5) (C2 11) | |
| NEW ASPHALTIC CONCRETE (HEAVY DUTY) | 5 | 10 20 40 80 SEAL: |
| REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD. PAVEMENT SECTION SHALL MATCH | D | 1////////////////////////////////////// |
| EXISTING PAVEMENT & BASE THICKNESS. | 6&7 C2.11/ | |
| NEW CONCRETE SLAB (HEAVY DUTY) | 6&7 C2.11 | all in |
| HIGH-SIDE CONCRETE CURB & GUTTER | | SHEET: |
| LOW-SIDE CONCRETE CURB & GUTTER | (2.11) (B) | SITE LAYOUT PLAN - |
| 18 BARRIER UNLESS OTHERWISE NOTED | (2.11) (9) | AREAA |
| LOW-SIDE CONCRETE CURB & GUTTER | (2.11) (9) | |
| 10 DEPRESSED UNLESS UTHERWISE NOTED | | PROJECT MANAGER: TP PROJECT NUMBER: 200556.01 |
| NEW 30" LOW-SIDE BARRIER CONCRETE CURB & CUTTER | 102 11/ | |
| NEW 30" LOW-SIDE BARRIER CONCRETE CURB & GUTTER NEW 30" LOW-SIDE MOUNTABLE | | DATE: 03/15/2021 |
| NEW 30° LOW-SDE BARRIER CONCRETE CURB & GUTTER NEW 30° LOW-SDE MOUNTABLE CONCRETE CURB & GUTTER 10° TRANSITION FROM 18° BARRIER CURB & GUTTER TO 30° BARRIER | | DATE: 03/15/2021 |
| | APPLICANT: STEWART IN WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com APPLICANT'S REPRESENTAT MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132 kaczmarekhomes@gmail.com CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com KEY INDEX KEY INDEX PROJECT LIMITS 30' WETLAND BUFFER - NO TOUCH 30' WETLAND BUFFER - NO TOUCH 30' WETLAND SETBACK - NO BUILD AREAS DISTURBED BY CONSTRUCTION MILWAUKEE, WI 50217 414-751-7245 mfroehlich@kapurinc.com NEL AND BUFFER - NO TOUCH 30' WETLAND SETBACK - NO BUILD AREAS DISTURBED BY CONSTRUCTION MILWAUKEE, WI 500 I FREQUIRED. NEW ASPHALTIC CONCRETE (UGHT DUTY) NEW ASPHALTIC CONCRETE (UGHT DUTY) NEW ASPHALTIC CONCRETE (UGHT DUTY) NEW CONCRETE SLAB (UGHT DUTY) | APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITIONS LLC 1200 N. MAYFAIR ROAD, SUITE 310 MILWAUKEE, WI 53226 414-777-1200 make@wangard.com APPLICANT'S REPRESENTATIVE: MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUITE 310 MILWAUKEE, WI 53226 414-935-4014 make@wangard.com PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCLE FRANKLIN, WI 53132 kaczmarekhomes@gmail.com CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON ROAD MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com KEY INDEX PROJECT LMITS 30' WETAND BUFFER - NO TOUCH AREAS DISTRET ALWY ON DR STORD WITH MIDMALEST |



FILENAME: S:_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\Design\C1.21A - SITE LAYOUT PLAN - CITY.dwg

| | | APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITIOI 1200 N. MAYFAIR ROAD, SUI MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com | NS LLC TE 310 | 7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com |
|---|---------|---|------------------------|---|
| | | APPLICANT'S REPRESENTAT MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUI' MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com | <u>ΓΙVΕ:</u> ΤΕ 310 | PROJECT: OAKWOOD INDUSTRIAL |
| | | PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132 kaczmarekhomes@gmail.com | .E | LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN |
| | | CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com | ROAD | CLIENT: WANGARD PARTNERS, INC. |
| | | VICINITY MAP | | RELEASE: ENVIRONMENTAL COMMISSION SUBMITTAL |
| | | | | REVISIONS: # DATE DESCRIPTION - - - |
| | | | | |
| | | PROJECT LIMITS | | |
| | | 30' WETLAND BUFFER - NO TOUCH | | |
| | | AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). JUSE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED. | | SCALE: 1" = 40" |
| | | NEW ASPHALTIC CONCRETE (LIGHT DUTY) | 5 (C2.11) | |
| | | NEW ASPHALTIC CONCRETE (HEAVY DUTY) | 5 (C2.11) | SEAL: |
| | | REPLACEMENT PAVEMENT FOR WEST OAKWOO ROAD, PAVEMENT SECTION SHALL MATCH EVISTING PAVEMENT & BASE DICKNESS | D | |
| | | NEW CONCRETE SLAB (LIGHT DUTY) | 6&7 C2.11 | |
| | | NEW CONCRETE SLAB (HEAVY DUTY) | 6&7 C2.11 | all in |
| | | HIGH-SIDE CONCRETE CURB & GUTTER | 8 | SHEET: |
| | | LOW-SIDE CONCRETE CURB & GUTTER | (2.11) (2) | SITE LAYOUT PLAN - |
| | | 16 BARRIER UNLESS OTHERWISE NOTED | (2.11) (9) | |
| = | | 18" DEPRESSED UNLESS OTHERWISE NOTED | (2.1) (2.1) | |
| | | 18" DEPRESSED UNLESS OTHERWISE NOTED NEW 30" LOW-SIDE BARRIER | | PROJECT MANAGER: TP |
| 呀 | | CONCRETE CURB & GUTTER | | DATE: 03/15/2021 |
| | | CONCRETE CURB & GUTTER | | SHEET NUMBER: |
| Ę | (3) (4) | CUHB & GUITER TO 30° BARRIER CHI CUBB & GUITER CHI NEW 18'x36' PRECAST CONCRETE DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION) | 2.11 (22.11) | C1.22B |
| | | | | |













FILENAME: S:_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\Design\L1.11A - SITE LANDSCAPE PLAN - CITY.dwg





| Plant | Schedule | | | | | |
|-------------|--|------------------------------|----------|----------|------------------|---------------------------------|
| Symbol | Scientific Name | Common Name | Quantity | Spacing | Install Size | Size |
| - | | | | | | Maturity in ft. (Height/Spread) |
| Deciduous | Trees: | | | | | |
| CKM | Acer platanoides 'Crimson King' | Crimson King Maple | 10 | Per Plan | 3" caliper B&B | 60-80'/40-60' |
| CSO | Quercus robur 'Crimschmidt' PP9103 | Crimson Spire Oak | 10 | Per Plan | 3" caliper B&B | 45'/35' |
| DSB | Amelanchier arborea | Downy Serviceberry | 10 | Per Plan | #10 cont. | 15-25'/10-12' |
| JNM | Carpinus caroliniana 'J.N. Strain' | J.N. Strain Musclewood | 9 | Per Plan | 2.5" caliper B&B | 25-30'/25-30' |
| RRC | Malus x 'Royal Raindrops' | Royal Raindrops Crabapple | 11 | Per Plan | 2.5" caliper B&B | 20'/15' |
| SMH | Gleditsia tricanthos 'Shademaster' PP1,515 | Shademaster Honeylocust | 12 | Per Plan | 3" caliper B&B | 60'/35' |
| | | | | | | |
| Evergreen 1 | Frees: | | | | | |
| BHS | Picea glauca var. densata | Black Hills Spruce | 9 | Per Plan | 6' tall B&B | 20-40'/15-25' |
| HY | Taxus x media 'Hicksii' | Hicks Yew | 12 | Per Plan | 6' tall B&B | 6-15'/4-6' |
| IJ | Juniperus chinensis 'Iowa' | Iowa Juniper | 33 | Per Plan | 6' tall B&B | 10-15'4-5' |
| SSP | Pinus cembra | Swiss Stone Pine | 10 | Per Plan | 6' tall B&B | 25-40'/10-20' |
| | | | | | | |
| Deciduous | Shrubs: | | | | | |
| CBB | Euonymus alata 'Compactus' | Compact Burning Bush | 16 | Per Plan | #5 cont. | 8-10'/8-10' |
| СКУ | Viburnum carlesii 'Compactum' | Compact Koreanspice Viburnum | 24 | Per Plan | #5 cont. | 4-5'/5-6' |
| LPS | Spirea japonica 'Little Princess' | Little Princess Spirea | 230 | Per Plan | #3 cont. | 2-3'/3-4' |
| MKL | Syringa reticulata 'Miss Kim' | Miss Kim Lilac | 24 | Per Plan | #5 cont. | 6-7'/5-6' |
| SJW | Hypericum kalmianum | St. John's Wort | 219 | Per Plan | #3 cont. | 2-4'/2-4' |
| TBS | Spirea betulifolia 'Tor' | Tor Birchleaf Spirea | 8 | Per Plan | #3 cont. | 4'/4' |
| | | | | | | |
| Perennials: | | | | | | |
| BKG | Geranium x cantabrigiense 'Biokovo' | Biokovo Geranium | 110 | 18" o.c. | 1 gal. | 8-12"/12-15"+ |
| HFG | Pennisetum alopecuroides 'Hameln' | HameIn Fountain Grass | 21 | Per Plan | 1 gal. | 24-36"/24" |
| LLC | Nepeta × faassenii 'Limelight' | Limelight Catmint | 23 | Per Plan | 1 gal. | 6-8"/30-32" |
| SDD | Hemerocallis 'Stella De Oro' | Stella De Oro Daylily | 52 | Per Plan | 1 gal. | 16-18"/16-24" |

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list

REQUIRED 20SQFT ADJACENT LANDSCAPE AREA PER PARKING SPACE NORTH BUILDING: PROVIDED 2,156 SQFT SOUTH BUILDING: PROVIDED 4,714 SQFT

PREFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION (1)

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.

3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE. 4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.

5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.

6. ALL PLANTING AREAS TO RECEIVE 3 INCHES OF COMPOST SOIL AMENDMENT MIXED INTO 4-6 INCHES OF TOPSOIL TO PREP FOR PLANTING.

7. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.

8. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

9. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.

10. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.

11. REMOVE EXCESS SOIL ABOVE ROOT COLLAR

12. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.

13. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.

14. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL,

15. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.

16. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.

17. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)

18. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDIOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.

19. STAKING - ONLY STAKE EVERGREEN TREES 5'-O" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN INCESSARY. STAKES SHOLLD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

20. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.

21. STONE CHIP TO BE X-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, W 53089 TELEPHONE (262)246-9000 EMAIL: INFORMALOUISTSTONE COM.

22. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, W 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.

23. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 535536. TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONSØAGRECOL.COM.

24. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION

25. ALL TREE PLANTING SHALL BE PROTECTED FROM POTENTIAL VEHICLE DAMAGE.











| kapur | |
|--|--|
| 7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com | |
| PROJECT: OAKWOOD INDUSTRIAL | |
| LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN | |
| CLIENT: WANGARD PARTNERS, INC. | |
| | |
| RELEASE: ENVIRONMENTAL COMMISSION SUBMITTAL | |
| REVISIONS: | |
| | |
| | |
| | |
| SEAL: | |
| | |
| all in | |
| SITE LANDSCAPE DETAILS | |
| | |

SHEET NUMBER

_2.10



| | | | | - |
|---|----------------------------------|---|--|--|
| | TOTAL SITE AREA | | TOTAL SITE AREA 41.73 ACRES (1,817,538 SF) | |
| | NATURAL RESOURCE FEATURE | TOTAL AREA (Includes exempted areas) | TOTAL AREA OF DISTURBANCE | APPLICANT: STEWART M. WANGAF |
| | WETLANDS & SHORELAND WETLANDS | 2.665 ACRES (116,075 SF) | 0.225 ACRES (9,818 SF) | WP PROPERTY ACQUI 1200 N. MAYFAIR ROAI |
| _ | WETLAND BUFFERS | 2.183 ACRES (95,106 SF) | 0.527 ACRES (22,956 SF) | MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com |
| | WOODLANDS & FORESTS: YOUNG | 0.873 ACRES (38,036 SF) | 0.373 ACRES (16,242 SF) | APPLICANT'S REPRES |
| | WOODLANDS & FORESTS: MATURE | O ACRES (O SF) | 0 ACRES (0 SF) | MARK LAKE WANGARD PARTNERS 1200 N. MAYFAIR ROAI |
| | LAKES & PONDS | 0.295 ACRES (12,859 SF) | O ACRES (O SF) | MILWAUKEE, WI 53226 414-935-4014 |
| | SHORE BUFFERS | 0.710 ACRES (30.928 SF) | O ACRES (O SF) | PROPERTY OWNER: |
| | STREAMS | O ACRES (O SF) | 0 ACRES (0 SF) | WENDT FAMILY TRUST 8113 S. FOREST HILLS |
| | FLOODPLAINS/FLOODWAYS | O ACRES (O SF) | 0 ACRES (0 SF) | kaczmarekhomes@gma |
| | STEEP SLOPES: 10-19% | O ACRES (O SF) | O ACRES (O SF) | CIVIL ENGINEER: MICHAEL J. FROEHLIC |
| | STEEP SLOPES: 20-30% | 0.118 ACRES (5,159 SF) | 0 ACRES (0 SF) | 7711 N. PORT WASHIN MILWAUKEE, WI 53217 |
| | STEEP SLOPES: +30% | O ACRES (O SF) | O ACRES (O SF) | 414-751-7245 mfroehlich@kapurinc.com |





| JAMS-4 | LLC |
|--------|-----|

| | ЛРАСТЅ | NATURAL RESOURCE IMPACTS | | |
|---|------------------------------|---|----------------------------------|--|
| CONTACT IN | 41.73 ACRES (1,817,538 SF) | TE AREA | TOTAL SI | |
| APPLICANT: STEWART M. WANGARD | TOTAL AREA OF DISTURBANCE | TOTAL AREA (Includes exempted areas) | NATURAL RESOURCE FEATURE | |
| WP PROPERTY ACQUISITIO 1200 N. MAYFAIR ROAD, SUI MILWALIKEE, WI 53226 | 0.225 ACRES (9,818 SF) | 2.665 ACRES (116,075 SF) | WETLANDS & SHORELAND WETLANDS | |
| 414-777-1200 mlake@wangard.com | 0.527 ACRES (22,956 SF) | 2.183 ACRES (95,106 SF) | WETLAND BUFFERS | |
| APPLICANT'S REPRESENTA | 0.373 ACRES (16,242 SF) | 0.873 ACRES (38,036 SF) | WOODLANDS & FORESTS: YOUNG | |
| WARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUI | O ACRES (O SF) | 0 ACRES (0 SF) | WOODLANDS & FORESTS: MATURE | |
| MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com | O ACRES (O SF) | 0.295 ACRES (12,859 SF) | LAKES & PONDS | |
| PROPERTY OWNER: | O ACRES (O SF) | 0.710 ACRES (30.928 SF) | SHORE BUFFERS | |
| WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRC FRANKLIN, WI 53132 | O ACRES (O SF) | 0 ACRES (0 SF) | STREAMS | |
| kaczmarekhomes@gmail.com | O ACRES (O SF) | 0 ACRES (0 SF) | FLOODPLAINS/FLOODWAYS | |
| CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E KAPUR & ASSOCIATES, INC. | O ACRES (O SF) | 0 ACRES (0 SF) | STEEP SLOPES: 10-19% | |
| 7711 N. PORT WASHINGTON MILWAUKEE, WI 53217 | O ACRES (O SF) | 0.118 ACRES (5,159 SF) | STEEP SLOPES: 20-30% | |
| 414-751-7245 mfroehlich@kapurinc.com | O ACRES (O SF) | O ACRES (O SF) | STEEP SLOPES: +30% | |





| | NATURAL RESOURCE IMPACTS | | | |
|---|------------------------------|---|----------------------------------|--|
| CONTACT INFO | 41.73 ACRES (1,817,538 SF) | ITE AREA | TOTAL S | |
| APPLICANT: STEWART M. WANGARD | TOTAL AREA OF DISTURBANCE | TOTAL AREA (Includes exempted areas) | NATURAL RESOURCE FEATURE | |
| WP PROPERTY ACQUISITIONS L 1200 N. MAYFAIR ROAD, SUITE 3 | 0.225 ACRES (9,818 SF) | 2.665 ACRES (116,075 SF) | WETLANDS & SHORELAND WETLANDS | |
| 414-777-1200 mlake@wangard.com | 0.527 ACRES (22,956 SF) | 2.183 ACRES (95,106 SF) | WETLAND BUFFERS | |
| APPLICANT'S REPRESENTATIVE | 0.373 ACRES (16,242 SF) | 0.873 ACRES (38,036 SF) | WOODLANDS & FORESTS: YOUNG | |
| WARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUITE 3 | O ACRES (O SF) | O ACRES (O SF) | WOODLANDS & FORESTS: MATURE | |
| MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com | O ACRES (O SF) | 0.295 ACRES (12,859 SF) | LAKES & PONDS | |
| PROPERTY OWNER: | O ACRES (O SF) | 0.710 ACRES (30.928 SF) | SHORE BUFFERS | |
| WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCLE FRANKLIN, WI 53132 | O ACRES (O SF) | O ACRES (O SF) | STREAMS | |
| kaczmarekhomes@gmail.com | O ACRES (O SF) | O ACRES (O SF) | FLOODPLAINS/FLOODWAYS | |
| CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES INC | O ACRES (O SF) | O ACRES (O SF) | STEEP SLOPES: 10-19% | |
| 7711 N. PORT WASHINGTON RO/ MILWAUKEE, WI 53217 | O ACRES (O SF) | 0.118 ACRES (5,159 SF) | STEEP SLOPES: 20-30% | |
| 414-751-7245 mfroehlich@kapurinc.com | 0 ACRES (0 SF) | O ACRES (O SF) | STEEP SLOPES: +30% | |

| | NATURAL RESOURCE IMPACTS | | |
|---|------------------------------|---|----------------------------------|
| CONTACT | 41.73 ACRES (1,817,538 SF) | te area | TOTAL SI |
| APPLICANT: STEWART M WANGAF | TOTAL AREA OF DISTURBANCE | TOTAL AREA (Includes exempted areas) | NATURAL RESOURCE FEATURE |
| WP PROPERTY AC 1200 N. MAYFAIR R | 0.225 ACRES (9,818 SF) | 2.665 ACRES (116,075 SF) | WETLANDS & SHORELAND WETLANDS |
| MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com | 0.527 ACRES (22,956 SF) | 2.183 ACRES (95,106 SF) | WETLAND BUFFERS |
| APPLICANT'S REPP | 0.373 ACRES (16,242 SF) | 0.873 ACRES (38,036 SF) | WOODLANDS & FORESTS: YOUNG |
| WANGARD PARTNE 1200 N. MAYFAIR R | O ACRES (O SF) | 0 ACRES (0 SF) | WOODLANDS & FORESTS: MATURE |
| MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com PROPERTY OWNER: | O ACRES (O SF) | 0.295 ACRES (12,859 SF) | LAKES & PONDS |
| | O ACRES (O SF) | 0.710 ACRES (30.928 SF) | SHORE BUFFERS |
| WENDT FAMILY TR 8113 S. FOREST HI FRANKLIN, WL5313 | O ACRES (O SF) | 0 ACRES (0 SF) | STREAMS |
| kaczmarekhomes@g | O ACRES (O SF) | O ACRES (O SF) | FLOODPLAINS/FLOODWAYS |
| CIVIL ENGINEER: MICHAEL J. FROEH | O ACRES (O SF) | 0 ACRES (0 SF) | STEEP SLOPES: 10-19% |
| 7711 N. PORT WAS MILWAUKEE, WI 53 | O ACRES (O SF) | 0.118 ACRES (5,159 SF) | STEEP SLOPES: 20-30% |
| 414-751-7245 mfroehlich@kapurinc.c | O ACRES (O SF) | 0 ACRES (0 SF) | STEEP SLOPES: +30% |

FILENAME: S:_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\Design\5 — OVERALL NATURAL RESOURCES EXHIBIT MAP.dwg

| | ЛРАСТЅ | | NATUR |
|---|------------------------------|---|----------------------------------|
| CONTACT | 41.73 ACRES (1,817,538 SF) | ITE AREA | TOTAL S |
| APPLICANT: STEWART M. WANGAR | TOTAL AREA OF DISTURBANCE | TOTAL AREA (Includes exempted areas) | NATURAL RESOURCE FEATURE |
| WP PROPERTY ACQU 1200 N. MAYFAIR ROA | 0.225 ACRES (9,818 SF) | 2.665 ACRES (116,075 SF) | WETLANDS & SHORELAND WETLANDS |
| 414-777-1200 mlake@wangard.com | 0.527 ACRES (22,956 SF) | 2.183 ACRES (95,106 SF) | WETLAND BUFFERS |
| APPLICANT'S REPRES | 0.373 ACRES (16,242 SF) | 0.873 ACRES (38,036 SF) | WOODLANDS & FORESTS: YOUNG |
| MARK LAKE WANGARD PARTNERS 1200 N. MAYFAIR ROA | O ACRES (O SF) | O ACRES (O SF) | WOODLANDS & FORESTS: MATURE |
| MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com | O ACRES (O SF) | 0.295 ACRES (12,859 SF) | LAKES & PONDS |
| PROPERTY OWNER: | O ACRES (O SF) | 0.710 ACRES (30.928 SF) | SHORE BUFFERS |
| WENDT FAMILY TRUS 8113 S. FOREST HILLS FRANKLIN, WI 53132 | 0 ACRES (0 SF) | O ACRES (O SF) | STREAMS |
| kaczmarekhomes@gma | O ACRES (O SF) | O ACRES (O SF) | FLOODPLAINS/FLOODWAYS |
| CIVIL ENGINEER: MICHAEL J. FROEHLIC KAPUR & ASSOCIATES | 0 ACRES (0 SF) | 0 ACRES (0 SF) | STEEP SLOPES: 10-19% |
| 7711 N. PORT WASHIN MILWAUKEE, WI 53217 | O ACRES (O SF) | 0.118 ACRES (5,159 SF) | STEEP SLOPES: 20-30% |
| 414-751-7245 mfroehlich@kapurinc.co | O ACRES (O SF) | O ACRES (O SF) | STEEP SLOPES: +30% |

Oakwood Industrial Interpretation of City of Franklin Unified Development Ordinance (UDO) Concerning Natural Resources Protection Standards

> Natural Resource Protection Plan (NRPP) March 15, 2021

Executive Summary:

A Natural Resource Protection Plan is required for the Oakwood Industrial proposed buildings and site developments located at address 3617 West Oakwood Road Franklin, Wisconsin 53132. The site is in the Northeast ¼ of Section 36, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. It is 41.73 acres orientated North/South. The site is bordered to the North by West Oakwood Road and East by future South Hickory Street, to the West by grassland and trees and to the south by other planned developments. The site is currently zoned Planned Development District 39 (Mixed Use Business Park) and previously the site was used for agricultural purposes.

Satellite Image via Google Maps ↑ North, Not to Scale (Approximate Subject Site Limits are Outlined in Red)

The intent of this Natural Resource Protection Plan (hereto referred to as NRPP) is to help ensure that the City's natural resource protection standards are met and that all of the site's natural resources required to be protected under Part 4 of the Franklin Unified Development Ordinance (UDO) remain undisturbed and intact, reflective of their current natural state, unless where mitigation is permitted by the City.

Background & Existing Site Conditions:

The site is currently zoned Planned Development District (Mixed Use Business Park). Previously, the site was utilized for agricultural use including a small farmstead that is located on the northeast corner of the site along West Oakwood Road. The farmstead includes a house, garage, shed and barn ruins. There is an existing stormwater pond located on the western property line. There is also an overhead Wisconsin Electric Power Company Line and high mast power pole that runs southeast through the site near the southern boundary of the property.

Currently the only vehicle access to the site is the driveway for the farmstead, but South Hickory Street will be constructed along the eastern edge of the site between W. Oakwood Road and W. Elm Road. It will provide additional access to the site when completed.

The topography of the site is variable and generally slopes from east (high) to west (low). The slopes on the site are generally under 10%, except for the existing storm pond that has steeper slopes.

Presently, water features on the site include a man-made stormwater pond located on the western site boundary. The pond was built around 2007 as part of a development to the north of the site. It will not be affected by this proposed project.

Considerations of Natural Resources for the Proposed Site Improvements:

The following City defined protected natural resources have been considered for this NRPP and are further described below as applicable:

- Wetlands and Shoreland Wetlands
- Wetland Buffers
- Steep Slopes
- Lakes and Ponds
- Streams
- Shore Buffers
- Floodplains/Floodways/Floodlands
- Mature and Young Woodlands

Wetlands (Refer to Exhibit 1):

A wetland is 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.

The wetland was field inspected by SEWRPC between May and August 2015 and then verified in 2020 by SEWRPC. The delineation indicated there were three wetlands on the site. They are all located along the western property boundary.

- Wetland 1 is the northmost wetland on the site. It is 4,973 SF (0.114 acres) and will not be impacted by the proposed development.
- Wetland 2 located directly south of Wetland 1 and is located inside of the existing stormwater pond on the site. The wetland is 16,724 SF (0.384 acres), but it is an artificial wetland therefore it is exempt from being considered a resource feature on the site.
 Wetland 2 will not be impacted by the proposed development. However, 846 SF (0.019 acres) of wetland setback will be disturbed.
- Wetland 3 is the southmost wetland on the site. Wetland 3 is 94,378 SF (2.167 acres) and 9,818 SF (0.225 acres) of it will be disturbed as part of the proposed project. Approximately 22,956 SF (0.527 acres) of wetland buffer will also be disturbed, and 19,840 SF (0.455 acres) of wetland setback will be disturbed. Impacts to the wetland have been assessed and minimized to the maximum extent practicable by project stakeholders.

Shoreland Wetland:

A shoreland wetland is a specific type of wetland that is located within a shoreland area. For this site, a shoreland wetland is any wetland that is within 1,000 feet of a pond or within 300 feet from a stream or to the landward side of floodplain areas. The only pond on the property is a manmade stormwater pond, so none of the wetlands are considered shoreland wetlands.

Wetland Buffers (Refer to Exhibit 1):

The wetland buffer is the undisturbed land area within 30 feet landward of the delineated boundary of any wetland and parallel to that delineated wetland boundary. Impacts to wetland buffer will occur at Wetland 3.

Steep Slopes (Refer to Exhibit 2):

There are three categories of steep slopes based on the relative degree of the steepness of the slope as follows: ten (10) to twenty (20) percent, twenty (20) to thirty (30) percent and greater than thirty (30) percent. No land area shall be considered a steep slope unless the steep slope area has at least ten (10) foot vertical drop and has a minimum area of five thousand (5,000) square feet. Steep slopes exclude man-made steep slopes. Presence of steep slopes has been investigated utilizing a site topographic survey performed by Kapur and Associates:

- There are no slopes greater than 30% present on the site, therefore it is exempt from the steep slope (greater than 30%) protection.
- There are 0.118 acres (5,159 SF) of slopes between 20% and 30% present on the site around the existing stormwater pond. Those slopes are manmade; therefore, the site is exempt from steep slope (20% to 30%) protection.
- There are no slopes between 10% and 20% present on the site, therefore it is exempt from the steep slope (10% to 20%) protection.

Lakes:

A lake is defined as any body of water two acres or larger in size. There are no lakes located on the site.

Ponds (Refer to Exhibit 3):

A pond is described as all bodies of water less than two acres in area. There is one pond on the site. It is a stormwater pond located on the western property line. It was built around 2007 to collect stormwater from a development to the north of the site. The total approximate area of the pond at the high-water mark is 39,204 SF (0.900 acres) and 12,859 SF (0.295 acres) of the pond is located on the site. There will be no disturbance to the existing stormwater pond during the proposed site development, therefore the feature will be 100% protected.

Streams:

A stream is defined as a course of running water, either perennial or intermittent, flowing in a channel. There are no streams on the site.

Shore Buffer (Refer to Exhibit 3):

The shore buffer is the undisturbed land area (including undisturbed natural vegetation) within 75 feet landward of the ordinary high-water mark of all navigable waters. The shore buffer 75' outward from the existing stormwater pond includes 30,928 SF (0.710 acres) located on the site. There is no land disturbance taking place within the 75-foot of the high watermark of the

existing stormwater pond during the proposed site development, therefore the feature is 100% protected.

Floodplain Fringe:

The floodplain fringe are those floodlands outside of the floodway that are subject to inundation by the 100-year recurrence interval flood and includes the Floodplain Conservancy District and Floodplain Fringe Overlay District. There are no floodplain fringes on the site.

Floodway:

A floodway is a designated portion of the 100-year flood that will safely convey the regulatory flood discharge with small acceptable upstream and downstream stage increases. There are no floodways on the site.

Floodlands:

The floodlands are those lands, including channels, floodways and floodplain fringe of any given reach, which are subject to inundation by the flood with a given recurrence frequency. For this instance, the recurrence interval is the 100-year recurrence interval flood. There are no floodlands on the site.

Woodlands, Mature and Young (Refer to Exhibit 4):

A mature woodland is an area that covers an area of one acre and at least 50% of the trees have a diameter at breast height (DBH) of at least 10 inches. It can also be considered a grove consisting of eight of more trees having a DBH of at least 12 inches whose canopies combine to have at least 50% of the grove canopy covered.

A young woodland is an area that covers an area of 0.5 acres and at least 50% of the trees have a DBH of at least 3 inches.

The location of mature and young woodlands has been field surveyed by Kapur and Associate's Landscape Architect, with mapping and analysis provided in November 2020. The site consists of Aspen, Oak, Maple and Black Walnut. The Aspen is the most dominant species.

The total area of woodland on the site is 38,037 SF (.873 acres). Therefore, the woodland is a young woodland since it is under one acre in size. There is no mature woodland on the site. The area of disturbance in the woodland area is 16,242 SF (0.373 acres) and has been coordinated to impact the least amount of the natural resource. Within the proposed project, 57% of the young woodlands are maintained on the site, greater than the minimum 50% required for young woodlands. It is anticipated that mitigation is not a requirement for the young woodlands on the site.
Attachment A: Site Intensity and Capacity Calculations

| 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. | | 41.73 acres | |
| STEP 2: | Subtract (-) land which constitutes any existing dedicated public street rights-of- way, land located within the ultimate road rights-of-way of existing roads, the rights-of- way of major utilities, and any dedicated public park and/or school site area. | - | 0 acres | |
| STEP 3: | Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space. | _ | 0 acres | |
| STEP 4: | In the case of "Site Intensity and Capacity Calculations " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations " for a proposed nonresidential use, subtract (-) the land proposed for residential uses. | | | |
| | | - | 0 acres | |
| STEP 5: | Equals "Base Site Area" | = | 41.73 acres | |

| Table 15-3.0503 | | | | | |
|---|---|----------------|-----------------|---------------|---------------|
| Worksheet for the Calculation of Resource Protection Land | | | | | |
| | Protection S | tandard 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) | | | | |
| Natural Resource | | | Non- | | |
| Feature | Agricultural | Residential | Residential | Acres of Land | l in Resource |
| Steep Slopes: | District | District | District | Feat | ure |
| 10-19% | 0.00 | 0.60 | 0.40 | x 0 | = 0 |
| | | | | | |
| 20-30% | 0.65 | 0.75 | 0.70 | x 0 | |
| | | | | | = 0 |
| +30% | 0.90 | 0.85 | 0.80 | x 0 | |
| | | | | | = 0 |
| Woodlands & | | | | | |
| Forests | | | | | |
| Mature | 0.70 | 0.70 | 0.70 | x 0 | = 0 |
| | | | | | |
| Young | 0.50 | 0.50 | 0.50 | x 0.87 | = 0.44 |
| | | | | | |
| Lakes & Ponds | 1 | 1 | 1 | x 0.30 | = 0.30 |
| | | | | | |
| Streams | 1 | 1 | 1 | x 0 | = 0 |
| | | | | | |
| Shore Buffer | 1 | 1 | 1 | x 0.71 | = 0.71 |
| | | | | | |
| Floodplains | 1 | 1 | 1 | x 0 | = 0 |
| · | | | | | |
| Wetland Buffers | 1 | 1 | 1 | x 2.18 | = 2.18 |
| | | | | | |
| Wetlands & | 1 | 1 | 1 | x 2.28 | = 2.28 |
| Shoreland | | | | | |
| Wetlands | | | | | |
| | | | | | |
| | TOTAL RESOU | RCE PROTECTIO | ON LAND | | |
| (Total Ad | cres of land in R | esource Featur | e to be Protect | ed) | 5.91 |

| 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): 41.73 ac . Multiple by | |
| | Minimum Landscape Surface Ratio (LSR) (see | |
| | specific zoning district LSR standard): X 0.25 | |
| | Equals MINIMUM REQUIRED ON-SITE | |
| | LANDSCAPE SURFACE = | 10.43 acres |
| STEP 2: | CALCULATE NET BUILDABLE SITE AREA: Take | |
| | Base Site Area (from Step 5 in Table 15- 3.0502): | |
| | 41.73 ac. Subtract Total Resource Protection | |
| | Land from Table 15-3.0503) or Minimum | |
| | Required Landscape Surface (from Step 1 above), | |
| | whichever is greater: - 10.43 Equals NET | |
| | BUILDABLE SITE AREA = | 31.30 acres |
| STEP 3: | CALCULATE MAXIMUM NET FLOOR AREA YIELD | |
| | OF SITE: Take Net Buildable Site Area (from Step | |
| | 2 above): 31.30 ac. Multiple by Maximum Net | |
| | Floor Area Ratio (NFAR) (see specific | |
| | nonresidential zoning district NFAR standard): X | |
| | 0.91 Equals MAXIMUM NET FLOOR AREA YIELD | |
| | OF SITE = | 28.48 acres |
| STEP 4: | CALCULATE MAXIMUM GROSS FLOOR AREA | |
| | YIELD OF SITE: Take Base Site Area (from Step 5 | |
| | of Table 15- 3.0502): 41.73 ac . Multiple by | |
| | Maximum Gross Floor Area Ratio (GFAR) (see | |
| | specific nonresidential zoning district GFAR | |
| | standard): X 0.50 Equals MAXIMUM GROSS | |
| | FLOOR AREA YIELD OF SITE = | 20.87 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): | 20.87 acres |
| | (Multiple results by 43,560 for maximum floor | |
| | area in square feet): | 909,097 square feet |

Zoned PDD 39 (Mixed Use Business Park): Assumed Business Park Use Type with LSR = 0.25

Exhibit 1: Wetland Exhibit Map



FILENAME: S:_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\Design\1 - WETLAND EXHIBIT MAP - NRPP.dwg

Exhibit 2: Steep Slope Exhibit Map



| UARWOOD INDUSTRIAL |
|---|
| |
| |
| LOCATION: |
| 3617 W. OAKWOOD RD. |
| TRANKLIN, WISCONSIN |
| |
| |
| CLIENT: |
| WANGARD PARTNERS, INC. |
| |
| |
| |
| RELEASE: |
| |
| SUBMITTAL |
| |
| REVISIONS: |
| # DATE DESCRIPTION |
| |
| |
| NORTH ARROW: |
| |
| |
| |
| '////////////////////////////////////// |
| SCALE: 1* = 80' |
| 0 40 80 160 |
| SEAL |
| |
| |
| |
| - 11 5-2 |
| aií in |
| SHEET: NATURAL RESOURCE |
| PROTECTION PLAN |
| EXHIBIT MAP |
| PROJECT MANAGER: TP |
| PROJECT NUMBER: 200556.01 DATE: 03/15/2021 |
| SHEET NUMBER: |
| |

Exhibit 3: Waterway Exhibit Map



| PROJECT: |
|--|
| OAKWOOD INDUSTRIAL |
| LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN |
| |
| WANGARD PARTNERS, INC. |
| RELEASE: |
| ENVIRONMENTAL COMMISSION SUBMITTAL |
| REVISIONS |
| # DATE DESCRIPTION |
| |
| |
| |
| NORTH ARROW: |
| SCALE: 11=807 0 40 80 SEAL: all in |
| SCALE: 1'= 80' |
| SCALE: 11 = 80 0 40 80 160 SEAL: All in SHEET: NATURAL RESOURCE PROTECTION PLAN- WATERWAY EXHIBIT MAP |
| SCALE: 1" = 80" 0 40 60 150 SEAL: All in SHEET: NATURAL RESOURCE PROTECTION PLAN- WATERWAY EXHIBIT MAP PROJECT NUMBER: 1P PROJECT NUMBER: 1P |
| SCALE: 11 = 807 0 40 80 SEAL: ATURAL RESOURCE PROTECTION PLAN - WATERWAY EXHIBIT MAP PROJECT NUMBER: 1P PROJECT NUMBER: 1P PROJECT NUMBER: 1P PROJECT NUMBER: 1P PROJECT NUMBER: 1P PROJECT NUMBER: 1P PROJECT NUMBER: 100/15/201 |
| SCALE: 1" = 80" 0 40 60 160 SEAL: SHEET: NATURAL RESOURCE PROTECTION PLAN - WATERWAY EXHIBIT MAP PROJECT MANAGER: TP PROJECT MANAGER: TP PROJECT MANAGER: TP DATE: 200556.01 DATE: 03/15/2021 SHEET NUMBER: |

Exhibit 4: Woodlands Exhibit Map



| • |
|--|
| PROJECT: OAKWOOD INDUSTRIAL |
| LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN |
| CLIENT: WANGARD PARTNERS, INC. |
| RELEASE: ENVIRONMENTAL COMMISSION SUBMITTAL |
| REVISIONS: |
| # DATE DESCRIPTION |
| |
| |
| |
| |
| NORTH ARROW: |
| SHEET: |
| NATURAL RESOURCE PROTECTION PLAN - WOODLAND EXHIBIT MAP |
| PROJECT MANAGER: TP PROJECT NUMBER: 200556.01 |
| DATE: 03/15/2021 |
| SHEET NUMBER: |
| EXHIBIT 4 |

Exhibit 5: Overall Natural Resource Exhibit Map





DRAFT Wetland Mitigation Compensation Site Plan



Oakwood Industrial – 3617 W. Oakwood Road

City of Franklin Milwaukee County, Wisconsin

raSmith Project No. 1200814

March 15, 2021

Prepared by:

raSmith Tina Myers, PWS & Gary Raasch, P.E. 16745 West Bluemound Road, Suite 200 Brookfield, WI 53005-5938 (262) 781-1000



TABLE OF CONTENTS

| 1.0 | | 1 | | |
|------|---|---|--|--|
| 2.0 | NTRODUCTION AND PURPOSE | 1 | | |
| 3.0 | PLAN DEVELOPERS AND EXPERTISE | 2 | | |
| 4.0 | SITE SELECTION | | | |
| 5.0 | MITIGATION OBJECTIVES | | | |
| 6.0 | | 4 | | |
| | 6.1 Survey of Current Contours | 4 | | |
| | 5.2 Summary of Historic and Current On-site Land Uses | 4 | | |
| | 6.3 Description of Current Zoning Designations | 4 | | |
| | 6.4 Description of Nearby Land Uses | 4 | | |
| | 6.5 Description of Historical/Archeological Resources | 4 | | |
| | 6.6 Assessment of Geology and Soils | 4 | | |
| | 6.7 Description of Current Hydrology | 5 | | |
| | 5.8 Description of Present Flora | 5 | | |
| | 5.9 Description of Existing Fauna | 5 | | |
| | 6.10 Wisconsin Wetland Inventory Mapping | 6 | | |
| | 5.11 Wetland Delineation | 6 | | |
| | 5.12 Wetland Functions and Services Assessment | 6 | | |
| | 5.13 Floodplain Mapping | 0 | | |
| | 5.14 Navigable Waters | 0 | | |
| | 5.15 Wildlife Habitat, Wetland, and Environmental Corridors | 2 | | |
| | 5.16 Natural Heritage Inventory Search Results | 1 | | |
| 7.0 | | 1 | | |
| 8.0 | | 7 | | |
| 9.0 | DETERMINATION OF CREDITS | 7 | | |
| 10.0 | PERFORMANCE STANDARDS | 7 | | |
| 11.0 | MONITORING REQUIREMENTS | 8 | | |
| 12.0 | MAINTENANCE PLAN | 9 | | |
| 13.0 | LONG-TERM MANAGEMENT PLAN | 9 | | |
| 14.0 | ADAPTIVE MANAGMNENT PLAN | 0 | | |
| 15.0 | IMPLEMENTATION SCHEDULE | 0 | | |
| 16.0 | SITE PROTECTION INSTRUMENT | 0 | | |
| 17.0 | FINANCIAL ASSURANCES | 0 | | |

APPENDICES

- Appendix 1: Site Maps
- Appendix 1:One MapsAppendix 2:Mitigation Design PlansAppendix 3:Baseline Data (Soils, Hydrology, Vegetation)Appendix 4:Baseline Site Photographs

- Appendix 5: Native Seed Mixes Appendix 6: Native Seeding Specifications



March 15, 2021

1.0 EXECUTIVE SUMMARY

raSmith is pleased to provide this draft wetland mitigation Compensation Site Plan (CSP) for the Oakwood Industrial Project. The CSP was developed using Wisconsin Department of Natural Resources' (WDNR's) "Guidelines for Compensatory Wetland Mitigation in Wisconsin". The overall project includes the construction of two large manufacturing buildings: a 200,000 ft² building in the northern half of the site and a 300,000 ft² building in the southern half of the site. The proposed project, which will include the wetland/wetland buffer mitigation area, is planned within an approximately 46 acre parcel located at 3617 West Oakwood Road in the City of Franklin, Milwaukee County Wisconsin (Project Site). Based on the Public Land Survey System (PLSS), it falls within the NW ¼ of Section 36, Township 5 North, Range 21 East (Latitude 42.854405 Longitude -87.963023). It also lies within the Root River watershed of the SW Lake Michigan Basin.

The CSP is being provided for site-specific wetland and wetland buffer impacts associated with the "Oakwood Industrial" project and is considered a permittee-responsible wetland mitigation. There are currently three existing wetlands within the Project Site including one small farmed wetland (W-1 – 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 – 2.167 acres) that drains northwest through the property totaling 2.665 acres (116, 087.4 ft²) of wetland. Of the three wetlands, 9,818 ft² of W-3 will be impacted by the proposed 300,000 ft² building. The portion of W-3 being impacted is a degraded wet meadow swale and therefore in-kind compensation is proposed. The project will also result in 22,956 ft² of wetland buffer impacts.

The mitigation design shown in Appendix 2 will include a minimum of 14,727 ft² (0.34 acre) of mitigated wetland and 34,134 ft² (0.78 acre) of wetland buffer. The new wetland will be created by removing soil and re-shaping the existing upland area south of W-3 to an elevation that will achieve the desired wetland hydrology - within approximately ½ foot of existing grade of W-3. The goal is to obtain wetland hydrology that would support a native wet meadow plant community. The area will be seeded with a native wetland plant species mix to obtain the desired plant community. The mitigation design also seeks to establish a minimum of 34,134 ft² of upland tallgrass prairie buffer (wetland buffer) adjacent to the newly created wetland as well as existing wetland within the Project Site. It is anticipated that construction of the mitigation site will take place concurrently with the first construction phase of the southern building which is expected to start within approximately 2 years from now. This CSP is currently in draft form until baseline data can be collected in spring 2021. We anticipate a final CSP to be completed following the spring field visit.

2.0 INTRODUCTION AND PURPOSE

The CSP is being provided for site-specific wetland and wetland buffer impacts associated with the Oakwood Industrial project as required by Part 4 (Natural Resource Protection) of the City of Franklin's Unified Development Ordinance (UDO). The wetland mitigation is not a requirement of the WDNR or the U.S. Army Corps of Engineers (USACE) at this time as the current proposed wetland impacts are under 10,000 ft² which fall under a General Permit. The General Permit was submitted to the WDNR/USACE on January 8, 2021 is currently pending approval. The City currently does not allow the purchase of wetland mitigation bank credits and prefers that the mitigation be within the Project Site. When on-site mitigation is not possible, off-site mitigation within the same watershed is allowed. Since no off-site options were available, the mitigation being proposed will be located near the western boundary of the Project Site. Wetland restoration is typically preferred over wetland creation and enhancement; however, due to limited space and options within the Project Site, wetland creation is the only viable option.

WP Property Acquisitions, LLC is working to develop the Project Site, and is proposing to construct a 200,000 ft² building in the northern half of the site and a 300,000 ft² building in the southern half of the site.



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 2 / March 15, 2021

A regional stormwater pond will also be constructed as part of the project. The anticipated project schedule is as follows:

February 2021 - Municipal and WDNR approvals

June 2021 - Construction commencement of the northern 200,000 ft² building

June 2022 - Construction completion of the northern 200,000 ft² building

June 2022 - Construction commencement of the southern 300,000 ft² building and wetland mitigation site June 2023 – Construction completion of the southern 300,000 ft² building

Once all phases of the project are complete, total anticipated wetland impacts will be 9,818 ft², while wetland buffer impacts will be 22,956 ft². The City's required compensation ratio is 1.5:1 for both wetland and wetland buffers; therefore, the compensation required is a minimum of 14,727 ft² of wetland and 34,134 ft² of wetland buffer.

3.0 PLAN DEVELOPERS AND EXPERTISE

The raSmith ecological team, with the support of our engineers, landscape architects, surveyors, and GIS experts, address all aspects of improving our natural resources for the conservation, restoration, and management of fish and wildlife resources and their habitats. Our ecological experience includes wetland determinations/delineations, wetland and waterway permitting, wetland restoration and mitigation, streambanks and ravine stabilization, native planting design, plant community mapping and assessment, stewardship plans, vegetation surveys, tree inventories, rare and endangered species, floodplain and stormwater management, GPS data collection, and GIS management. Our ecological team at raSmith includes a Senior Professional Wetland Scientists (PWS), WDNR Professionally Assured Wetland Delineator, a WDNR-Certified Endangered Resources Reviewer, and a Water Resources Engineer that provide more than 50 years of combined experience. We have a diverse array of clients and have worked on a multitude of projects including large-scale projects such as nature preserves, business and industrial parks, major transportation and utility corridors, and large commercial sites.

Ms. Tina Myers is the primary author/developer of this CSP. Tina earned a B.S. degree in Conservation Biology from the University of Wisconsin - Milwaukee and has over 20 years of multidisciplinary ecological experience. She is experienced in wetland delineation, wetland mitigation, wetland and waterway permitting, wetland assessment, vegetation surveys including rare species surveys, wildlife surveys, and environmental monitoring. She is a Senior Professional Wetland Scientist (PWS) with the Society of Wetland Scientists (SWS) and a Wisconsin Department of Natural Resources (WDNR) Assured Wetland Delineator. She has completed feasibility studies, baseline data collection, compensation site plans, and prospectus documents for various wetland/upland restoration sites within Wisconsin and Illinois. She has also taken part in mitigation site management (e.g., native plantings, invasive species control), monitoring and reporting. The following are examples of permittee-responsible and mitigation bank projects that Tina has contributed to in the past 20 years: RFD II Wetland Mitigation Bank (Burlington, WI), Woods Road Wetland Mitigation Bank (Muskego, WI), Jack Workman Park Wetland Mitigation (Franklin WI), Puetz Road Wetland Mitigation (Franklin, WI), 31st Street Wetland Mitigation (Franklin, WI), Pike River Restoration (Mount Pleasant, WI), Kerry Industries Wetland and Prairie Restoration (Beloit, WI), Oconomowoc Bypass Wetland Mitigation (Oconomowoc, WI), Columbia St. Mary's Mitigation (Meguon, WI), American Family Insurance Wetland Mitigation (Pewaukee, WI), Lannon Stone Wetland Mitigation (Menomonee Falls, WI), Moss American Superfund Restoration Site along Little Menomonee River (Milwaukee, WI), Deer Grove Forest Preserve (Cook County, IL), and McMahon Woods Forest Preserve (Cook County, IL).



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 3 / March 15, 2021

Gary Raasch, P.E. provided the mitigation grading design for this CSP. Gary earned a B.S. degree in Civil and Environmental Engineering from the University of Wisconsin – Madison and a M.S. degree from University of Wisconsin – Milwaukee, and has more than 40 years of water resources engineering and project management experience, primarily in the areas of stormwater management, flood control, and wetlands to solve surface water problems in the Midwest. His relevant experience includes recent designs for several wetland scrapes, a 20-acre wetland restoration, and ravine stabilization on multiple properties located in the Village of Somers, Kenosha County, WI. He also designed a 12-acre mitigation wetland in Crystal Lake, IL and an 85-acre wetland restoration in Delavan, WI, and provided engineering services during construction of 120-acre wetland mitigation project in Grayslake, IL.

4.0 SITE SELECTION

The site is located within the NW ¼ of Section 36, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Please refer to the USGS quadrangle map for the location of the site (Appendix 1). The CSP is being provided for site-specific wetland and wetland buffer impacts associated with the Oakwood Industrial project as required by Part 4 (Natural Resource Protection) of the City of Franklin's UDO. As mentioned previously, the City currently does not allow the purchase of wetland mitigation bank credits and prefers that the mitigation be within the Project Site. When on-site mitigation is not possible, off-site mitigation within the same watershed is allowed. Since no off-site options were available, the mitigation being proposed will be located near the western boundary of the Project Site. Wetland restoration is typically preferred over wetland creation and enhancement; however, due to limited space and options within the Project Site, wetland creation appears to be the only viable option.

5.0 MITIGATION OBJECTIVES

The objective of the mitigation design is to satisfy City of Franklin mitigation requirements per the UDO by creating a minimum of 14,727 ft² of wetland as compensation for wetland impacts within the Root River watershed. The new wetland will be created by removing soil and re-shaping the existing upland area south of W-3 to an elevation that will achieve the desired wetland hydrology and increase the flood storage capacity of the wetland. This approach is expected to restore wetland hydrology and a hydroperiod that is capable of supporting actively hydric soils and a diversity of native hydrophytic plant species. It is anticipated that wetland hydrology will be present during April – May of most normal years. The area will be seeded with a native wet meadow plant species mix to obtain the desired wet meadow plant community.

The mitigation design also seeks to establish a minimum of 34,134 ft² of upland tallgrass prairie buffer (wetland buffer) adjacent to the newly created wetland as well as existing wetland within the Project Site. Native seed mixes will be used to establish the desired plant communities. Since the current land use is agriculture, the created wetland and buffer will improve water quality within the Root River watershed by establishing plant communities that prevent erosion and filter pollutants. The mitigation is also expected to increase flood storage and improve floral diversity and wildlife habitat within the site.



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 4 / March 15, 2021

6.0 **BASELINE INFORMATION**

6.1 SURVEY OF CURRENT CONTOURS

The USGS topographic map shows the general location of the site in the City of Franklin (Appendix 1). It also shows an intermittent waterway that flows west through the site. This waterway was determined to be non-navigable within the Project Site. The point of navigability instead was determined to be just west of the Project Site. The more detailed one-foot contour map (Appendix 1) shows gently rolling topography with drainage generally towards the west. Elevations range from approximately 692 feet to 725 feet mean sea level (msl) within the Project Area. The newly created wetland is proposed to be located just south of W-3 near the western property boundary. The wetland currently contains a swale that conveys water from the 711-foot elevation to the 698-foot elevation. A shallow marsh plant community currently exists generally below the 699-foot elevation. The wetland mitigation will include scraping soil from the upland area south of W-3 to an elevation that would support wetland hydrology and thus a wet meadow plant community.

6.2 SUMMARY OF CURRENT AND HISTORIC ON-SITE LAND USES

Based on a review of historical aerial images (Appendix 1), the predominant land use throughout the Project Site has been agriculture with the exception of areas too wet to farm. The stormwater pond, also referred to as W-2, was constructed sometime between 2000 and 2005. Two drainage swales that convey water towards the northwest and southwest towards the lowest elevation of W-3 are visible within the farm field on most historical aerial images. We are unaware of any underground drain tiles within the site.

An ATC transmission line currently runs diagonally through the south half of the site and has been present for many years. However, the transmission line is planned to be re-routed so that the 300,000 ft² building can be constructed.

6.3 DESCRIPTION OF CURRENT ZONING DESIGNATIONS

The site is currently zoned Planned Development District (PDD) No. 39: Mixed Use Business Park.

6.4 DESCRIPTION OF NEARBY LAND USES

Land adjacent to the Project Site comprises agricultural land, woodlands, ponds, and wetlands. Many of the wetlands are directly connected to a tributary of the Root River. An active golf course lies north of the site and Oakwood Road. There are also some industrial/manufacturing buildings east of the site.

6.5 DESCRIPTION OF ANY KNOWN HISTORIC/ARCHEOLOGICAL RESOURCES ON THE SITE

A Phase I Archeological/ Investigation for the City of Franklin Corporate Park was completed by a University of Wisconsin – Milwaukee Cultural Resources Management team from June to August 2018. A report dated November 2019 was subsequently prepared. Based on their results, there were no findings of cultural/historical significance and no further archeological investigations were recommended.

6.6 ASSESSMENT OF GEOLOGY AND SOILS

Soils within the overall Project Site (excluding the proposed Hickory Street) include Blount silt loam with 1-3% slopes (BIA), Martinton silt loam with 1-3% slopes (MgA), Ozaukee silt loam with 2-6% slopes (OzaB), and



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 5 / March 15, 2021

Ozaukee silt loam with 2-6% eroded slopes (OzaB2). Of these soils types, the Blount and Martinton soils are considered wetland indicator soils and are classified as somewhat poorly drained. The Ozaukee soil types are moderately well drained. The prosed wetland creation is located within mapped Blount silt loam soils. During spring 2021, raSmith ecologists will examine soil profiles and measure water table depths at 4 to 5 bore pits within the proposed wetland creation area and the adjacent existing wetland. The data will be included in Appendix 3 of the final CSP. Baseline site photographs of the proposed wetland mitigation area will also be taken in spring 2021 and will be included in Appendix 4 of the final CSP.

6.7 DESCRIPTION OF CURRENT HYDROLOGY

The current hydrology of W-3 is best described as intermittent, or seasonal. Water is conveyed downslope through a narrow wet meadow swale to a lower elevation (depression) on the landscape. It is unknown if drain tiles exist specifically in the wetland mitigation area or within the overall Project Site. Wetland W-3 extends off-site towards the west and is part of a much larger wetland complex. The closest navigable waterway lies just west of the site and is directly in line with W-3. Wetland data collected by Southeastern Wisconsin Regional Planning Commission (SEWRPC) during their June 17, 2015 wetland investigation revealed saturation within 0 to 5 inches of the soil surface with water tables between 19 and 22 inches. This suggests that perhaps water is perched in some portions of W-3 especially at higher elevations. However, note that the SEWRPC did not collect data south of W-3 where the mitigation is proposed or the shallow marsh plant community adjacent to it. Water tables at representative bore pits within the existing shallow marsh community between the 698-foot and 699-foot elevations, as well as the proposed wetland creation area, will be examined by raSmith during spring 2021. This data will help determine if grading elevations need to be adjusted to achieve wetland hydrology that would support a wet meadow plant community. The data will be included in Appendix 3 of the final CSP.

6.8 DESCRIPTION OF PRESENT FLORA

Plant Community 3, as described in SEWRPC's 2015 Wetland Report, revealed 59 species with 18 non-native species (Appendix 3). The area delineated as W-3 lies within a portion of Plant Community 3. SEWRPC completed another wetland delineation during the 2020 growing season, but has not yet prepared a wetland report. Updated plant species lists will be provided in the 2020 report when available. Based on observations made by raSmith during an August 18, 2020 site visit, it was noted that the swale portion of W-3 is currently dominated by invasive reed canary grass (*Phalaris arundinacea*), while the wider portion of W-3 below the 699-foot elevation is dominated by narrow-leaved and/or hybrid cattails (*Typha angustifolia* and *Typha x glauca*). A list of observed plant species will be collected by raSmith during spring 2021. The data will be included in Appendix 3 of the final CSP.

6.9 DESCRIPTION OF EXISTING FAUNA

While there have been no formal wildlife studies within this parcel to our knowledge, wildlife habitat on this site is generally low due to its current predominant agricultural use. Therefore, expected wildlife would be fauna that are common in mixed urban/rural landscapes. There are no waterways within the site that would provide habitat for fish species. The existing stormwater pond contains shallow marsh and wet meadow along its shoreline as well as planted native upland prairie along the adjacent sideslopes. The pond feature and its adjacent prairie likely provide habitat for reptiles, amphibians, waterfowl, shorebirds, and other birds, mammals, and insects. Wetland W-1 is a highly seasonal farmed wetland that provides little to no wildlife value, while W-3 provides only minimal value due to seasonal hydrology, low floral diversity, and lack of vegetated upland buffers.



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 6 / March 15, 2021

6.10 WISCONSIN WETLAND INVENTORY MAPPING

The Wisconsin Wetland Inventory (WWI) map (Appendix 1) shows several wetland plant communities within and adjacent to the Study Area including an emergent wetland (E2K), a mixed emergent and scrub shrub wetland (S3/E2K), a mixed forested and scrub shrub wetland (T3/S3K), and an excavated pond (W0Hx). The wetlands depicted on the WWI appear to be consistent with SEWRPC's 2015 wetland delineation boundaries.

6.11 WETLAND DELINEATION

SEWRPC performed a wetland delineation for the City of Franklin TIF District back in 2015 which included the 46acre property where the project and wetland/wetland buffer mitigation are proposed. Please refer to the SEWRPC Wetland and Environmental Corridor Boundary Map in Appendix 1. At that time, one small farmed wetland (W-1 – 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 – 2.167 acres) that drains northwest through the property were identified and delineated totaling 2.665 acres (116, 087.4 ft²) of wetland. According to Chris Jors from SEWRPC, the wetlands within the TIF District were reevaluated during May 2020, but no changes were made to the wetland boundaries within the 46-acre property. However, the updated 2020 SEWRPC wetland report has not yet been completed as of this time. Of the three wetlands located within the 46-acre property, one was a stormwater pond (W-2) constructed by the City of Franklin between the years 2005 and 2010. The pond was determined to be exempt from Wisconsin Department of Natural Resources (WDNR) wetland regulation back in 2017 and determined non-jurisdictional by the Corps in 2020. The other two wetlands (W-1 and W-3) have been determined to be jurisdictional by the Corps and WDNR.

6.12 WETLAND FUNCTIONS AND SERVICES ASSESSMENT

Although most of the Project Site is planned to be developed, the remaining undeveloped areas have good potential to add functional value to the landscape as a whole and to improve water quality to the off-site tributary that flows towards the Root River. The Project Site is predominantly agricultural land with wetlands that are mostly low in functional value. Wetland W-2 provides higher functional value than W-1 and W-3 and is essentially a stormwater pond that was planted/seeded with native plants sometime between 2000 and 2005. The establishment of native plant communities in areas currently farmed will improve multiple wetland functions within the Project Site including flood/stormwater attenuation, water quality, floral diversity, wildlife habitat, and overall aesthetics.

6.13 FLOODPLAIN MAPPING

There are no floodplain areas mapped within the site (see FEMA Floodplain Map in Appendix 1).

6.14 NAVIGABLE WATERS

Although an intermittent waterway is mapped on both the USGS map and the WWI map, a navigability determination completed by the WDNR revealed that no navigable waterways are present within the Project Site. There is only one nearby waterway present which is located just west of the Project Site. The waterway is in direct alignment with W-3. Please refer to the USGS Map the WWI and Water Resources Map, and the Navigability Determination Map in Appendix 1.

6.15 WILDLIFE HABITAT, WETLANDS AND ENVIRONMENTAL CORRIDORS

There is one Primary Environmental Corridor (PEC) that extends into the Project Site and includes W-2 and part of W-3 (see SEWRPC Wetland and Environmental Corridor Map in Appendix 1). Most of the PEC lies west of



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 7 / March 15, 2021

the Project Site and is associated with the Root River tributary and its adjacent wetlands and woodlands. There is also an Isolated Natural Resource Areas (INRA) that lies just east of the Project Site that includes both woodland and wetlands. The establishment of native plant communities in areas currently farmed is expected to ultimately expand the current boundaries of the PEC.

6.16 NATURAL HERITAGE INVENTORY SEARCH RESULTS

There are no rare species concerns for this project based on a recent Certified Endangered Resources Review completed by raSmith. The 2015 Wetland SEWRPC report also found there to be no rare plant species within the Project Site.

7.0 SITE MAPS

Please refer to the site maps Appendix 1 which show the existing land features within the Project Site. Also refer to the mitigation design maps in Appendix 2 which show existing and proposed contours for the wetland mitigation scrape area, the proposed native plant communities, and all proposed project features including buildings, parking, roadways, and stormwater pond.

8.0 MITIGATION WORK PLAN

The mitigation work will consist of excavating 1,060 cubic yards from a 15,000 ft² area south of and adjacent to wetland W-3. The excavation will include over-excavation and replacement of salvaged topsoil as needed to achieve a final minimum topsoil depth of 6 inches. The resulting grades in the 15,000 ft² mitigation area will range from elevations of 698.5 to 700.0 feet at the edge of the existing wetland to 700.5 feet at the outer boundary. The transition from the excavated area to existing upland will be at a 6V:1H slope. Immediately following completion of the grading, the disturbed area will be seeded with cover crop and native seed mix. Native seed mixes are included in Appendix 4 while planting specifications are included in Appendix 5.

9.0 DETERMINATION OF CREDITS

Once all phases of the project are complete, total anticipated wetland impacts will be 9,818 ft², while wetland buffer impacts will be 22,956 ft². The City's required compensation ratio is 1.5:1 for both wetland and wetland buffers; therefore, the required minimum compensation is 14,727 ft² of wetland and 34,434 ft² of wetland buffer. The mitigation plan seeks to slightly exceed the minimum requirements and is designed to result in 15,000 ft² of wetland and 35,200 ft² of wetland buffer. The wetland compensation replacement is considered in-kind, meaning the wetland community being impacted is being replaced with the same plant community type.

10.0 PERFORMANCE STANDARDS

Performance standards provided below will be used to provide assessment criteria to monitor the success of the newly established hydrology and plant communities. The first monitoring year will begin the growing season following planting. The application of these standards assumes that normal weather conditions will occur during the monitoring period and that precipitation, average temperature and length of growing season will be within one standard deviation of the mean monthly values.

PS1: All seeded areas shall be stabilized with a 100% cover of annual rye grass within 1 month following seed installation. Any areas lacking in vegetative cover shall be re-seeded at no additional cost to owner.



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 8 / March 15, 2021

PS2: By Year 2, all seeded areas shall be stabilized with vegetation. Any areas that have eroded and / or are lacking in vegetative cover shall be repaired and re-seeded at no additional cost to owner.

PS3: By Year 2, the wetland creation shall contain a predominance of hydrophytic vegetation.

PS4: By Year 3, wet meadow and upland prairie seeded areas will have a minimum 30% native vegetative cover (to be determined using quadrat sampling).

PS5: By Year 4 wet meadow and upland prairie seeded areas will have a minimum 50% native vegetative cover.

PS6: By Year 5, the Floristic Quality Index (FQI) of wet meadow and upland prairie seeded areas will meet or exceed 20.

PS7: Years 1 and 2 - primary indicators of wetland hydrology (high water table/saturation) will be present in the wetland mitigation area in early spring (assuming normal climatic conditions).

11.0 MONITORING REQUIRMENTS

The City of Franklin has determined that 5 years of monitoring is required for the wetland/wetland buffer mitigation site. All naturalized areas will be monitored by a qualified botanist/ecologist 5 times annually for the five-year period. Monitoring shall consist of at least one site visit per month from approximately May through September during the growing season. Each monitoring visit will include a vegetation meander survey within each seeding zone (wet meadow and upland prairie) to document all observed species present. In addition, three of the five annual site visits will include vegetation quadrat sampling. The initial monitoring visit will include the establishment of 5' X 5' quadrat sampling plots (estimated 8 to 10 plots) within wetland and wetland buffer seeded areas. The quadrats will be GPS-located and staked in the field. All herbaceous plant species within each 5' X 5' quadrat will be identified and the absolute percent aerial cover will recorded based on ocular estimation. Metrics will be calculated from monitoring data to quantify changes over time. Vegetation monitoring metrics may include the following:

- All plants in each quadrat with greater than 70% cover, recorded to the species level;
- Percent cover of plant species in each quadrat based on ocular estimation;
- Relative density;
- Relative frequency;
- Floristic Quality Index (FQI) values;
- Mean C values

Photographs from relatively permanent photograph stations will be utilized as a vegetation monitoring tool. Stations will be set up to provide representative views of vegetation quadrats and general views of the establishing plant communities. A succession of annual photographs will be used to document demographic changes within habitats that are undergoing maintenance and make it possible to detect changes within landscapes that are being transformed into native plant communities. In addition, water tables/saturation observations will be made at 2 to 3 bore pits within the newly created wetland during each spring visit to confirm the presence of wetland hydrology.



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 9 / March 15, 2021

The site monitor will stay in close communication with the maintenance contractor to determine methods of management that may be necessary to eliminate and / or stunt the growth of weedy plant species that may pose a threat to the establishment of native species. An annual monitoring report will be prepared and submitted to the client / owner / representative as well as the City of Franklin.

12.0 MAINTENACE PLAN

All naturalized seeding areas shall be managed for a minimum of 5 full growing seasons. An integrated approach that encompasses prescribed burning (if practicable), mechanical controls, and herbicide applications will be used to control invasive species and encourage the growth of native species throughout the mitigation area.

Prescribed Burning

If practicable based on site conditions and personnel, prescribed burning may be used as a means of vegetation management throughout the Mitigation Area.

Mechanical Controls

Mowing will be done in areas that are accessible by mowing equipment to control weeds and facilitate native seed establishment. High priority areas will include the buffer areas where prairie will be established. Mowing will be done as needed throughout the growing season to minimize production of weed seeds. In the proposed wet meadow, undesirable weeds may be selectively cut prior to the blooming stage by use of a powered weed whip when conditions are too wet for mowing equipment.

When managing following native plantings, mowing blades will be set high enough to avoid harming prairie seedlings but set such that target non-native species are cut before setting seed. In general, vegetation in these areas will be maintained at a height of less than 8 to 12 inches until native species are established.

A mower that chops the plants to facilitate rapid drying will be used, such as a flail-type mower, mulching mower, or weed-whacker. Rotary mowers and sickle bar mowers will not be used, as they tend to cut the plants leaving large material that can smother plant seedlings.

Herbicides

Herbicides will be used to control aggressive herbaceous species, as well as other species that may become problematic during the time period required to carry out the plan. Herbicides will be sprayed when foliage is green and actively growing. Non-native cool season grasses will be targeted in early spring or late fall when they are actively growing. Herbicide use will be minimized in higher quality floristic areas to the extent practicable in order to minimize collateral damages.

13.0 LONG-TERM MANAGEMENT PLAN

The City has no requirements for long-term management of the wetland mitigation site after the 5-year monitoring period. Voluntary ongoing maintenance is highly encouraged and will be completed at the discretion of WP Property Acquisitions, LLC who is the responsible party of the mitigation site.



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 10 / March 15, 2021

14.0 ADAPTIVE MANAGEMENT PLAN

The current mitigation plan is considered conceptual and in draft form due to current lack of field baseline data. raSmith will collect baseline field data during spring 2021 which will guide decisions for any revisions to the original construction plan and implement measures to address any circumstances that could adversely affect the success of the compensatory mitigation project. The final CSP will be completed following the spring 2021 field visit.

15.0 IMPLEMENTATION SCHEDULE

The grading and subsequent seeding of the wetland mitigation area and wetland buffers is expected to occur simultaneously with the grading for the 300,000 ft² southern building. The construction of the 300,000 ft² is scheduled to begin in June 2022 and end in June 2023. Coordination with the grading contractor will be necessary to determine specific and proper timing of the grading and subsequent seeding. Monitoring and maintenance will begin during the growing season following completion of seeding and will be ongoing for a period of 5 years.

16.0 SITE PROTECTION INSRUMENT

The City of Franklin requires that all created wetland and the wetland buffers be protected by a conservation easement. The party responsible for the mitigation, WP Property Acquisitions, LLC, will provide the required easement documentation.

17.0 FINANCIAL ASSURANCES

The future owner of the site, WP Property Acquisitions, LLC, will cover site construction, costs of site preparation, grading and earthwork, plantings, preparation of an as-built report, cost of site maintenance, monitoring, and preparation of annual reports. Two financial assurance documents will be submitted to the City of Franklin upon acceptance of the Plan. One of the assurances will cover site construction, or costs of site preparation, grading and earthwork, hydrologic alterations, plantings, and preparation of an as-built report. The other assurance will cover the costs of site maintenance, monitoring, and preparation of annual reports.

WP Property Acquisitions, LLC, anticipates holding the property for the next two to three years during development of the overall property and the construction of the wetland/wetland buffer mitigation site. WP Property Acquisitions, LLC is committed to granting a conservation easement for the wetland rehabilitation area and wetland buffers. The conservation easement could also include other existing wetlands and PEC on the property that are contiguous to the wetland rehabilitation area.

In the long-term, WP Property Acquisitions, LLC would consider (1) holding and managing the property themselves; (2) turning the wetland rehabilitation area into a common area of the nearby development which would perpetually fund long-term maintenance; (3) any other option that meets the ownership group's and City's long-term goals.

Appendices

Appendix 1: Site Maps

Appendix 2: Mitigation Design Plans

Appendix 3: Baseline Data – Soils, Hydrology, Vegetation

Appendix 4: Baseline Site Photographs

Appendix 5: Native Seed Mixes

Appendix 6: Native Seeding Specifications

Appendix 1: Site Maps

USGS Map/Site Location Map SEWRPC Wetland/Environmental Corridor Map NRCS Soils Map WWI & Water Resources Map One-Foot Contour Map Aerial Photographs (1937 to 2020) Navigability Determination Map FEMA Floodplain Map





Exhibit 7. Wetland Delineation Map Area D Proposed TIF District (SW corner of Oakwood Road and South 27th Street) Section 36, T5N-R21E City of Franklin, Milwaukee County

Legend Project Area Primary Environmental Corridor Isolated Natural Resource Area Natural Area Critical Species Habitat Sites Sield Staked and Surveyed Wetland **Field Staked Wetland Boundary Not Surveyed** S Wetland Ν Plant Community Number Soil Sample Location 1 Soil Sample Number -- Wet Ditch 200 400 0 Surface Water/Waterway Feet Source: SEWRPC Date of Photography: 2015 CA#405-377 Flow Direction Field Inspection by SEWRPC on 5/26, 5/27, 6/2, 6/11, 6/17 and 8/6/15



Kapur & Associates, Inc. 3617 W. Oakwood Road City of Franklin Milwaukee County, Wisconsin

Map Legend

- NRCS Wisconsin Soils
- Study Area (48.92 Acres)
 - Somewhat poorly drained
- Poorly Drained
- Very poorly drained
 - Water/Other

Esri, HERE, Garmin, (c) OpenStreetMap contributors

NRCS Soil Map



Ozaukaa silt loam, 2 to 6 parcant slopas

es, erod

8

2



Kapur & Associates, Inc. 3617 W. Oakwood Road City of Franklin Milwaukee County, Wisconsin

Map Legend

| • | Excavated pond | |
|------------|--------------------------------|--|
| • | Wetland too small to delineate | |
| /* | Intermittent Stream | |
| | Rivers and Streams | |
| | Open Water | |
| | Study Area (48.92 Acres) | |
| \bigcirc | Wisconsin Wetland Inventory | |

Esri, HERE, Garmin, (c) OpenStreetMap contributors

8 () (Trion

2

WI Wetland Inventory and Water Resources Мар
























Louist Halt an east

新語・

Milwaukee County Land Information Office

the must detail in the story to a group day









Franklin Navigability and OHWM Request

Navigability Determinations and Ordinary High Water Mark Determinations for waterways in question. OHMW identified at point of navigability.





43rd

2000 ft



FEMA FLOODPLAIN MAP



Projection NAD_1983_2011_StatePlane_Wisconsin_South __FIPS_4803_Ft_US

| | Notes |
|---|-------|
| ٦ | |
| | |

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.



Appendix 2:

Mitigation Design Plans





Appendix 3:

Baseline Data (Soils, Hydrology, Vegetation)

At this time, baseline data for the wetland mitigation area includes only Plant Community #3 plant species list from SEWRPC 2015 wetland report. Additional baseline data (soil profiles, water tables, vegetation) will be collected in the field during spring 2021 and will be included in the final CSP. Plant Community Area No. 3 – Native Species

Alisma triviale--Large-flowered water plantain Allium canadense--Wild garlic Ambrosia artemisiifolia--Common ragweed Ambrosia trifida--Giant ragweed Bidens sp.--Beggars-ticks Carex grisea--Wood gray sedge Carex rosea--Curly-styled wood sedge Carex vulpinoidea -- Fox sedge Carex sp.--Sedge Cyperus esculentus--Chufa Equisetum arvense--Common horsetail Erigeron annuus--Annual fleabane Erigeron philadelphicus--Marsh fleabane Euthamia graminifolia--Grass-leaved goldenrod Fraxinus pennsylvanica--Green ash Geum canadense--White avens Glyceria striata--Fowl manna grass Impatiens capensis--Jewelweed Juncus bufonius -- Toad rush Juncus dudleyi--Dudley's rush Leersia virginica--White grass Ludwigia palustris--Marsh-purslane Menispermum canadense--Moonseed Mentha arvensis--Wild mint Populus deltoides -- Cottonwood Potentilla norvegica--Norway cinquefoil Ranunculus hispidus--Bristly buttercup Ribes americanum--Wild black currant Rubus occidentalis--Black raspberry Salix amygdaloides--Peach-leaved willow Salix discolor -- Pussy willow Salix interior -- Sandbar willow Solidago altissima -- Tall goldenrod Solidago gigantea--Giant goldenrod Symphyotrichum lateriflorum--Calico aster Symphyotrichum pilosum--Frost aster Tilia americana--Basswood Toxicodendron rydbergii--Poison ivy Ulmus americana--American elm Veronica peregrina--Purslane speedwell Vitis riparia--Riverbank grape

NON-Native Species

Atriplex patula--Common orach Bromus inermis--Smooth brome grass Cirsium arvense--Canada thistle Daucus carota--Queen Anne's lace Echinochloa crusgalli--Barnyard grass Hordeum jubatum--Squirreltail Lythrum salicaria--Purple loosestrife Persicaria maculosa--Lady's thumb Phalaris arundinacea--Reed canary grass Plantago major--Common plantain Poa annua--Annual bluegrass PCA No. 3 cont.

<u>Rumex</u> <u>crispus</u>--Curly dock <u>Senecio</u> <u>vulgaris</u>--Common groundsel <u>Setaria</u> <u>pumila</u>--Yellow foxtail <u>Sonchus</u> <u>arvensis</u>--Sow thistle <u>Taraxacum</u> <u>officinale</u>--Common dandelion <u>Trifolium</u> <u>pratense</u>--Red clover <u>Trifolium</u> <u>repens</u>--White clover

Total number of plant species: 59 Number of alien, or non-native, plant species: 18 (31 percent)

This approximately 2.40-acre plant community area is part of a larger wetland complex and consists of atypical (farmed) wetland, fresh (wet) meadow, and second growth, Southern wet to wet-mesic lowland hardwoods. Disturbances to the plant community area include siltation and sedimentation due to stormwater runoff from adjacent lands, water level changes due to ditching, draining, and stream channel realignment, and agricultural land management activities such as plowing. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection.

Plant Community Area No. 4 - Native Species

Acer saccharum--Sugar maple Agrimonia gryposepala--Agrimony Carex grisea--Wood gray sedge Carex radiata -- Straight-styled wood sedge Carex sparganioides--Bur-reed sedge Carya ovata--Shagbark hickory Cornus obligua--Silky dogwood Equisetum arvense--Common horsetail Erigeron philadelphicus--Marsh fleabane Fraxinus pennsylvanica--Green ash Geum canadense--White avens Impatiens capensis--Jewelweed Prunus serotina--Black cherry Ribes cynosbati--Pasture gooseberry Salix nigra--Black willow Solidago altissima--Tall goldenrod Symphyotrichum drummondii--Drummond's aster Symphyotrichum lanceolatum--Marsh aster Symphyotrichum lateriflorum--Calico aster Tilia americana--Basswood Toxicodendron radicans--Poison ivy Vitis riparia -- Riverbank grape

NON-Native Species

<u>Frangula alnus</u>--Glossy buckthorn <u>Phalaris arundinacea</u>--Reed canary grass <u>Plantago major</u>--Common plantain <u>Taraxacum officinale</u>--Common dandelion <u>Trifolium pratense</u>--Red clover <u>Viburnum opulus</u>--European highbush-cranberry

Total number of plant species: 28 Number of alien, or non-native, plant species: 6 (21 percent)

Appendix 4:

Baseline Site Photographs

Appendix 5:

Native Seeding Mixes

Low Profile Moist Meadow

The shorter grasses and sedges in this mix showcase the colors and blooms of over 20 wildflowers. Plant in poorly drained soils or low-lying sites.

#LPMD Wet to Wet Mesic Full Sun to Part Sun

3.25 PLS LBS/Acre 72.00 Seeds/ Sq. Ft

| Wildflowers | | Oz/Acre |
|---------------------------|------------------------------|---------|
| Acorus calamus | Sweet Flag | 2.00 |
| Alisma subcordatum | Mud Plantain | 1.50 |
| Anemone canadensis | Meadow Anemone | 0.75 |
| Asclepias incarnata | Marsh (Red) Milkweed | 4.00 |
| Aster novae-angliae | New England Aster | 0.25 |
| Aster puniceus | Swamp Aster | 0.50 |
| Eupatorium perfoliatum | Boneset | 0.25 |
| Helenium autumnale | Sneezeweed | 0.50 |
| Iris versicolor | Northern Blue Flag Iris | 4.50 |
| Liatris spicata | Marsh Blazing Star | 0.50 |
| Lobelia cardinalis | Cardinal Flower | 0.75 |
| Lobelia siphilitica | Great Blue Lobelia | 0.50 |
| Lycopus americanus | Water Horehound | 0.25 |
| Mimulus ringens | Monkey Flower | 0.10 |
| Penthorum sedoides | Ditch Stonecrop | 0.05 |
| Physostegia virginiana | Obedient Plant | 0.50 |
| Polygonum pensylvanicum | Pinkweed | 1.00 |
| Pycnanthemum virginianum | Mountain Mint | 0.50 |
| Solidago graminifolia | Grass-Leaved Goldenrod | 0.10 |
| Solidago ohioensis | Ohio Goldenrod | 0.25 |
| Solidago riddellii | Riddell's Goldenrod | 0.50 |
| Verbena hastata | Blue Vervain | 0.75 |
| Grasses, Sedges, & Rushes | | Oz/Acre |
| Bromus ciliatus | Fringed Brome | 16.00 |
| Carex bebbii | Bebb's Oval Sedge | 0.50 |
| Carex bicknellii | Copper-Shouldered Oval Sedge | 1.00 |
| Carex comosa | Bristly Sedge | 0.50 |
| Carex crinita | Fringed Sedge | 0.50 |
| Carex hystericina | Porcupine Sedge | 0.25 |
| Carex lacustris | Common Lake Sedge | 0.75 |
| Carex sprengelii | Long-Beaked Sedge | 0.75 |
| Carex stipata | Common Fox Sedge | 0.25 |

| Carex stricta | Tussock Sedge | 0.50 |
|---------------------|-------------------|------|
| Carex vulpinoidea | Brown Fox Sedge | 0.25 |
| Glyceria canadensis | Rattlesnake Grass | 1.00 |
| Glyceria striata | Fowl Manna Grass | 1.50 |
| Juncus dudleyi | Dudley's Rush | 0.05 |
| Juncus tenuis | Path Rush | 0.10 |
| Juncus torreyi | Torrey's Rush | 0.10 |
| Leersia oryzoides | Rice Cut Grass | 8.00 |

Tallgrass Prairie for Medium Soils

An excellent mix for wildlife conservation. Tall stature grasses such as Big Bluestem and Indian grass provide important nesting habitat and cover for many animals. For full sun plantings with medium to well-drained soils.

| #TPM | Wet Mesic to Dry Mesic | Full Sun | 13.25 PLS LBS/Acre | 89.00 Seeds/ Sq. Ft |
|------|----------------------------|------------------------------------|--------------------|---------------------|
| V | Vildflowers | | | Oz/Acre |
| А | llium cernuum | Nodding Onio | n | 4.00 |
| A | morpha canescens | Leadplant | | 2.00 |
| A | ster azureus | Sky Blue Aster | r | 1.00 |
| Α | ster novae-angliae | New England | Aster | 1.00 |
| В | aptisia leucantha (alba) | White Wild In | digo | 2.00 |
| C | Coreopsis palmata | Prairie Coreop | osis | 1.50 |
| C | Coreopsis tripteris | Tall Coreopsis | | 1.00 |
| C | alea candida | White Prairie | Clover | 3.00 |
| C | alea purpurea | Purple Prairie | Clover | 2.50 |
| C | esmodium canadense | Canada Tick T | refoil | 2.00 |
| E | chinacea pallida | Pale Purple Co | oneflower | 4.00 |
| E | chinacea purpurea | Purple Conefl | ower | 6.00 |
| E | ryngium yuccifolium | Rattlesnake N | 1aster | 2.50 |
| F | Ielianthus grosseserratus | Sawtooth Sun | flower | 0.50 |
| F | Ieliopsis helianthoides | osis helianthoides Early Sunflower | | 8.00 |
| L | iatris pycnostachya | Prairie Blazing | g Star | 3.00 |
| Ν | Aonarda fistulosa | Wild Bergamo | Wild Bergamot | |
| Р | enstemon digitalis | Foxglove Beard Tongue | | 0.50 |
| Р | otentilla arguta | Prairie Cinque | foil | 0.20 |
| Р | ycnanthemum virginianum | Mountain Mir | nt | 0.20 |
| R | atibida pinnata | Yellow Conefl | ower | 2.25 |
| R | udbeckia hirta | Black-Eyed Su | san | 3.50 |
| R | udbeckia subtomentosa | Sweet Black-E | yed Susan | 2.00 |
| S | ilphium laciniatum | Compass Plan | t | 2.00 |
| S | ilphium perfoliatum | Cup Plant | | 2.50 |
| S | olidago graminifolia | Grass-Leaved | Goldenrod | 0.20 |
| S | Solidago rigida Stiff Gold | | d | 1.25 |
| V | 'erbena hastata | Blue Vervain | | 1.50 |
| V | eronicastrum virginicum | Culver's Root | | 0.20 |
| G | irasses, Sedges, & Rushes | | | Oz/Acre |
| А | ndropogon gerardii | Big Bluestem | | 24.00 |
| В | outeloua curtipendula | Side Oats Gra | Side Oats Grama | |
| C | arex bicknellii | Copper-Shoul | dered Oval Sedge | 1.50 |

| Elymus canadensis | Canada Wild Rye | 32.00 |
|-------------------------|-------------------|-------|
| Elymus virginicus | Virginia Wild Rye | 32.00 |
| Juncus tenuis | Path Rush | 0.20 |
| Panicum virgatum | Switchgrass | 8.00 |
| Schizachyrium scoparium | Little Bluestem | 12.00 |
| Sorghastrum nutans | Indian Grass | 24.00 |

1

17.28

Quote

| Agrecol LLC 10101 N Casey Ro Evansville, WI 533 (608) 223-3571 ecosolutions@agre www.agrecol.com | oad 536 ecol.com | | | Cust | Order Number: Order Date: Salesperson: omer Number: | 0053732 1/28/2021 RMK 37-RAS120 |
|---|------------------------|------------------|--|--|--|--|
| Sold To: R.A. Smith 16745 West Bluemo Suite 200 Brookfield, WI 530 Confirm To: TINA MYERS | ound Road 005-5938 | | Sh R. 16 Su Bi Co .8 | ip To: A. Smith 745 West Bluemoun ite 200 rookfield, WI 53005 omment: 8A TPM & 0344A | nd Road 5-5938 LPMD | |
| Customer P.O. | Ship VIA | F. A | O.B. GRECOL | Terms Pre-Paid | Sh 10/ | ip Date: /24/2023 |
| Item Number | Unit | Ordered | Shipped | Back Order | Price | Amount |
| QUOT | ES ARE VALID FO | R 10 DAYS. ALL P | RODUCT IS SUB | JECT TO AVAILABII | LITY. | |
| MX-TPM | ACRE | 0.808 | 0.000 | 0.000 | 950.0000 | 767.60 |
| 1ALLOKASS PKAI 35 000 | NE FOR MESIC SU |) | | | | |
| MX-LPMD | ACRE | 0.344 | 0.000 | 0.000 | 944.7670 | 325.00 |
| LOW PROFILE MC | DIST MEADOW | | | | | |
| 15,000 | sq ft | | | | | |

0.000

0.000

1.0000

*ANNUAL RYEGRASS 1.152 ACRES @ 15 LBS PER ACRE

PLSL

17.280

TFAR

| Net Order: | 1,109.88 |
|----------------|----------|
| Less Discount: | 0.00 |
| Freight: | 0.00 |
| Sales Tax: | 55.49 |
| Order Total: | 1,165.37 |

An interest charge of 1.5% per month (18% per year) is applied to invoices that are past due.

Appendix 6:

Native Seeding Specifications
NATIVE SEEDING SPECIFICATIONS

1. CONTRACTOR REQUIREMENTS

The natural landscaping work as specified within shall be performed by an experienced contractor that specializes in the installation, ongoing management and monitoring of native seeding and planting projects. Individuals performing work onsite shall have the ability to identify native seedlings and be licensed to apply herbicides in the state of Wisconsin.

2. NATIVE SEED MATERIALS

All native seeds as listed within shall be of Wisconsin local origin not to exceed a 150 mile radius of project site. All forbs shall be tested for germination and have a minimum germination rate of 80%. Grasses shall be supplied as pure live seed (PLS).

3. SEEDBED PREPARATION

Prepare seedbeds by removing and/or killing off any unwanted existing vegetation with a glyphosate herbicide, applied only by a state certified applicator no sooner than 2 weeks prior to seed installation. Prepare seed bed areas to a maximum depth of 1 inch. Soil's surface should be loose and free of any soil clumps exceeding 1 inch in diameter. Do not fertilize areas. Mulch the areas with a light covering of clean, chopped straw to retain moisture and use a tackifier to prevent wind damage. If installed in spring, lightly water 4-6 weeks after germination at regular intervals (depending on rainfall), or if an extended period of drought occurs throughout summer months.

4. NATIVE SEED INSTALLATION

Native seed shall be mixed thoroughly by vendor or installer. Seed shall be installed by means of mechanical and /or hand broadcast methods to assure even distribution of seeds throughout all designated seeding areas. Immediately after seed placement, seed shall be sown into the soil's surface by means of lightly raking or harrowing and then lightly mulched with clean, weed free straw. A cover crop of annual ryegrass shall be used to compliment native seeding areas at the rate of 15 lbs per acre. Seeded areas shall be watered immediately following installation to accelerate cover crop germination.



October 19, 2020

Mark Lake WP Property Acquisitions, LLC 1200 N. Mayfair Road, Suite 310 Milwaukee, WI 53226

Dear Mark,

For more than fifteen years the City of Franklin has desired to create a new Corporate Park on a 670acre site located in the SE corner of Franklin, roughly bounded by Oakwood, 27th, and S. County Line. Franklin attracted Ascension Hospital just north of Oakwood; however, it is only in the last few years that we have seen significant and serious interest from the development community to invest in Franklin, which is due in great part to the long-anticipated I-94 Elm Road interchange – which complements great highway visibility with immediate access to the site. We have also created a second Tax Incremental Financing District overlay in 2020 to continue our strategy of developing the site by investing millions in road, water, sewer, and other public infrastructure activities (such as regional storm water systems and ATC power lines) needed to create shovel-ready parcels. This strategy is starting to pay off with developers like Wangard proposing investing in Franklin to construct new commercial spaces.

Franklin has a lack of large buildings to offer to prospects looking for buy and lease opportunities and our current 650-acre business park – long considered the most successful park in Wisconsin's history – has only a handful of small sites left for smaller projects because the demand for larger existing spaces far exceeds supply. With the addition of Wangard's proposed buildings, we will have tools to attract larger commercial projects to our community.

Franklin has long held natural resource protection as a core value in development and we welcome the Wangard proposed development in our community. Our Planning, Engineering, and Economic Development Departments have inventoried our natural resources and are prepared to work with Wangard to ensure that their project can go forward successfully, while minimizing impact to the environment and retaining a vital ecosystem. We fully support Wangard's proposal and ask for your full consideration and hopefully approval so that we can move forward with this project.

Sincerely,

Call Berg

Calli Berg Director of Economic Development