FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

**PLAN COMMISSION MEETING AGENDA**
**Thursday, May 8, 2025 at 6:00 P.M.**

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

**B. Approval of Minutes**

Approval of the regular meeting of April 17, 2025.

**C. Public Hearing Business Matters**

1. **Department of City Development, Haselow Planned Development District**. Request for recommendation of an Ordinance to create Section 15-3.0449 of the Unified Development Ordinance for a new Planned Development District (PDD) to keep the owner's vested property rights in the new Unified Development Ordinance rewrite upon property located at 9140 S. 51st Street and to rezone said property from R-1E Countryside/Estate Single-Family Multiple Residence Upon a Single Lot Estate District to Planned Development District No. 44 (Haselow).

2. **Bear Development, Rezoning (Public Hearing), Comprehensive Master Plan Amendment and Certified Survey Map.** Request for recommendation of approval to amend the Future Land Use Map designation from Business Park to Residential Multi-Family and Commercial, to rezone property from M-1 Limited Industrial District to B-2 General Business District and R-8 Multiple-Family Residence District, and approval of a 2-Lot Certified Survey Map being a redivision of Lot 80 and Lot 81 of Ryan Meadows for property located at 11590 W. Meadowview Drive.

**D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

**E. Business Matters**

1. **Ascension Hospital Food Truck Event, Temporary Use.** Request for approval of a Temporary Use Permit for a food truck operation until September 30, 2025 upon property located at 10101 S 27th Street.

2. **Home Depot Garden Center, Temporary Use.** Temporary Use application by Home Depot USA, Inc. for outdoor seasonal trees, shrubs and landscape bagged good sales, for property located at 6489 South 27th Street (714 9996 015).

3. **Home Path Financial, Miscellaneous.** Request for approval to allow for the installation of a fence within the 30-foot Landscape Bufferyard Easement upon Lot 6 of the Ryan Meadows subdivision, on property located at 9516 S. Bergamont Drive. (TKN 891 1006 000)

4. **Croatian Eagles Soccer Club, Site Plan Amendment Time Extension.** Request to amend Resolution 2024-021, to allow for a time extension for the paving of the parking lot, to be

completed no later than June 31, 2028, upon property located at 9100-9140 South 76th Street.

5. **Department of City Development, Comprehensive Master Plan Amendment.** An application for a Comprehensive Master Plan Amendment Commercial, Business Park and Areas of Natural Resource Features Use to Institutional and Areas of Natural Resource Features. The site of the proposed CMP Amendment and is one vacant property of approximately 67.3 acres generally located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001)

## F. Adjournment

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The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at https://www.youtube.com/c/CityofFranklinWIGov. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.
**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

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

REMINDERS: Next Regular Plan Commission Meeting: May 22, 2025.

**City of Franklin** unapproved
**Plan Commission Meeting**
**April 17, 2025**
**Minutes**

**A. Call to Order and Roll Call**
Mayor John Nelson called the April 17, 2025 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, Alderman Nabil Salous, Commissioners Patrick Leon and Michael Shawgo. Excused were Commissioners Kevin Haley and Rebecca Specht. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva and Director of Administration Kelly Hersh. Alderman Jason Craig, Chief of Police Craig Liermann and Assistant Chief Eric Stowers attended.

**B. Approval of Minutes – Regular Meeting of April 3, 2025.**
Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve the April 3, 2025 meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-2).

**C. Public Hearing Business Matters**

1. **Update to the city's noise regulations.** An Ordinance to amend Chapter 183 Article XIII Noise and Vibrations of the Municipal Code and repeal Section 15-3.1107 Noise of the Unified Development Ordinance.

   Planning Manager Martínez presented the update to the City's noise regulations request.

   The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 6:15 pm and closed at 6:25 pm.

   Commissioner Shawgo moved and Alderwoman Day seconded a motion to table until further information from JPM is available. On roll call, four 'ayes', one abstention and two absences; motion carried (4-0-2).

**D**. **Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 6:48 p.m. and closed at 7:01 p.m..

**E. Business Matters**

1. **Rock'n Food Truck Rally, Temporary Use.** Food truck event from May 29 to October 31, 2025 (Thursdays only) at the Umbrella Bar upon property located at 7005 S. Ballpark Drive (744 1003 000).

   Planning Manager Martínez presented the Temporary Use application request.

   Commissioner Leon moved and Alderwoman Day seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for the Rock'n Food

Truck Rally for property located at 7005 S. Ballpark Drive, with a 15-minute correction period when exceeding maximum sound levels, and to recommend to the Common Council a maximum sound level of 60 dba (all sound meters). (ROC Ventures, LLC, applicant). On roll call, four 'ayes', one 'no' and two absences; motion carried (4-1-2).

2. **Franklin Field, Temporary Use.** 2025 baseball season from March 21 to September 1, and related operations: food and beverage sales, beverage carts, food truck, graduation ceremony and candy drop; upon property located at 7035 S. Ballpark Drive (744 1003 000).

   Planning Manager Martínez presented the Temporary Use application request.

   Commissioner Leon moved and Alderwoman Day seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for the Franklin Field 2025 baseball season for property located at 7035 S. Ballpark Drive, with additional conditions: a 15-minute correction period when exceeding maximum sound levels; the applicant must submit a noise monitoring report prior to July 1, 2025; the applicant must conduct a sound check prior to the Milwaukee Milkmen season. The Plan Commission recommends to the Common Council a maximum sound level of 65 dba (all sound meters). (ROC Ventures, LLC, applicant). On roll call, four 'ayes', one 'no' and two absences; motion carried (4-1-2).

3. **Department of City Development annual report (2024).**

   Planning Manager Martínez presented the report.

   Commissioner Leon moved and Commissioner Shawgo seconded a motion to accept and place on file. On voice vote, all voted 'aye'; motion carried (4-0-2).

**F. Adjournment**

Commissioner Leon moved and Commissioner Shawgo seconded to adjourn the meeting at 7:52 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).

# CITY OF FRANKLIN

Item C.1.

## REPORT TO THE PLAN COMMISSION

**Meeting of May 8, 2025**

**Planned Development District**

**RECOMMENDATION:** Department of City Development staff recommends approval of the creation of a new Planned Development District No. 44 (Haselow)

| | |
|---|---|
| **Project Name:** | **Planned Development District No. 44 (Haselow)** |
| **Project Address:** | 9140 S 51st Street |
| **Applicant:** | City of Franklin |
| **Property Owner:** | Dawn Boland and Joseph haselow |
| **Current Zoning:** | R-1E Countryside/Estate Single-Family Multiple Principal Residence Upon a Single Lot Estate District |
| **2025 Comprehensive Plan:** | Residential |
| **Planner:** | Luke Hamill, Associate Planner |

## Introduction:

As part of the City of Franklin's Unified Development Ordinance Rewrite project, the existing R-1E zoning district is proposed to be removed. Since there are specific standards within this zoning district, and 9140 S 51st Street is the only parcel in the city zoned R-1E, it was recommended to the Plan Commission that a Planned Development District be created for this parcel, to retain the owner's vested property rights.

At its regular March 6, 2025 meeting, the Plan Commission carried a motion to recommend designating parcel at 9140 S 51st Street as Planned Development Legacy (in the new UDO), and direct staff to prepare a Planned Development District application for such parcel.

## Staff recommendation

Department of City Development staff recommends approval of the creation of a new Planned Development District No. 44 (Haselow), subject to the conditions set forth in the attached draft ordinance.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

*[Draft 4-29-25]*

ORDINANCE NO. 2025-____

AN ORDINANCE TO CREATE SECTION 15-3.0449 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 44 (*HASELOW*) AND TO REZONE PROPERTY FROM R-1E COUNTRYSIDE/ESTATE SINGLE-FAMILY MULTIPLE RESIDENCE UPON A SINGLE LOT ESTATE DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 44 (9140 SOUTH 51ST STREET)

WHEREAS, a petition for zoning change having been filed to change the zoning on a tract of land (1 parcel) from R-1E Countryside/Estate Single-Family Multiple Residence Upon a Single Lot Estate District to a Planned Development District, which tract of land is located at 9140 South 51st Street, and which is more particularly described below; and

WHEREAS, the Plan Commission having determined that the proposed Planned Development District No. 44 (*Haselow*) is in conformance with the City of Franklin Comprehensive Master Plan and contains more than 3 acres; and

WHEREAS, a Public Hearing was held before the Plan Commission on the 8th day of May, 2025 and the Plan Commission having reviewed the Planned Development District No. 44 petition and having found that the proposed Planned Development District conforms to the standards for adoption of a Planned Development District, and having recommended to the Common Council that the creation of Planned Development District No. 44 be approved; and

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Development District No. 44 will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from R-1E Countryside/Estate Single-Family Multiple Residence Upon a Single Lot Estate District to Planned Development District No. 44 (*Haselow*) as is created under SECTION 2 of this ordinance:

The Northerly 532 feet of the West 60 acres of the West ½ of the Southeast ¼ of Section 23, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin

SECTION 2: §15-3.0449 of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby created to read as follows:

Section 15-3.0449 PLANNED DEVELOPMENT DISTRICT NO. 43 (*HASELOW*)

A. **District Intent.**

1. Provide for EXECUTIVE type developments to allow for multiple attached and detached dwelling units with larger lot sizes, and moderate building, bulk and setback requirements to allow for accessory uses such as guest homes, caretaker quarters, family care providers and multi-generational living options, while providing adequate buffers for adjacent lower density residential developments.

2. No additional dwelling structure or an accessory structure shall be permitted upon a lot until an occupancy permit has been issued for a principal structure meeting the requirements of Table 15-3.0201E.

3. Dwelling units shall not be for rent, for multiple occupancy developments or uses found under SIC Code No. 7011 Hotels and Motels. Additional dwelling units shall be utilized by permitted uses or members of the functional family unit.

4. The Plan Commission may consider more than two principal buildings per lot where more than two principal buildings are needed for the orderly development of the parcel. When additional structures are permitted, the Plan Commission may impose additional yard requirements, floor area ratio limitations, residential density requirements, land use intensity requirements, landscaping requirements, or parking requirements, or may require a minimum separation distance between principal buildings.

5. A property zoned PDD 44 shall connect to the public sanitary sewer system and/or the public water system when such system(s) are available, as may otherwise be proscribed and required by the Municipal Code. A property zoned PDD 44, its primary zoning purpose being to support more than one dwelling unit, shall be considered a reason in favor of any proposed extension of pubic sanitary sewer or water abutting such property in the consideration thereof, and as such, deemed a property owner vote in favor of such extension upon any property owner survey which may be conducted or considered by the Common Council upon such proposed extension.

6. Multiple dwelling units located on a single lot shall be positioned to be harmonious to one another for the orderly development of the parcel and compatible with adjacent land uses. All structures shall consist of high-quality building materials and architectural design.

7. Be used in conjunction with and adjacent to other single-family residence districts, especially for development of infill lots and/or lots containing a significant amount of protected natural resource features. May also be used as a transitional district to other higher intensity multi-family residential use districts as greater setbacks are required. B.

B. **District Standards.**

1. All dwelling structures shall meet the following minimum setbacks (The total height of the structure is measured from grade to the highest point of the structure. In instances where there is a slope in grade height is measured from the lowest point of the slope):

C. **Permitted Uses.** See § 15-3.0602 of the Unified Development Ordinance in addition to the uses listed below.

1. Up to two dwelling units (attached or detached
2. One of the following uses permitted within the second principal dwelling structure:
   (a) Guest house with kitchen facilities.
   (b) Servant's living quarters.
   (c) Property caretaker's living quarters.
   (d) Family care providers living quarters, including family medical care and childcare.
3. Accessory Structures per subsection E. below.

D. **Special Uses.** See §15-3.0602, 15-3.0700 and 15-3.0702 of the Unified Development Ordinance in addition to the uses listed below.

E. **Accessory Uses and Standards.** Accessory uses and structures shall be regulated by §15-3.0800 of the Unified Development Ordinance, except as otherwise stated below:

1. Permitted accessory uses:
   (a) Uses described in §15-3.0801 and definition found in Part 11 of the Unified Development Ordinance.
   (b) Lighted recreational courts. Light poles utilized for recreational lighting shall not exceed 20 feet in height from grade and shall be shut off between 10:00 PM and 6:00 AM. All other standards of §15-5.0400 shall be met.
2. Accessory structures shall not exceed 5,000 square feet.
3. Accessory structures shall not exceed 50 feet in height.;
4. Accessory structures shall meet the following setbacks (The total height of the

structure is measured from grade to the highest point of the structure. In instances where there is a slope in grade height is measured from the lowest point of the slope):

(a) Accessory structures not exceeding 150 square feet and 15 feet in height shall be setback at least five feet from the side or rear lot lines.

(b) Accessory structures not exceeding 150 square feet or 15 feet in height shall be located no closer than a distance equal to its height to the side or rear lot lines; however, in no case shall an accessory structu8re over 150 square feet be closer to 10 feet to a side or rear lot line.

5. Location. No part of an accessory structure shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side yard setback of the zoning district. Where the front of a principal structure is not on a corner lot, an accessory use or structure may be placed in the yard facing the arterial street provided that all zoning district front and side yard setbacks form the arterial street lot line are met.

6. Fences shall be allowed to locate property lines in all yards. Fences shall not exceed seven feet in height and shall meet all other requirements of §15-3.0802E of the Unified Development Ordinance.

7. Fences surrounding recreational facilities shall not exceed 20 feet in height.

F. **Development Standards.** Refer to the below Table 1 for Development Standards:

| **Table 1** | | | |
|---|---|---|---|
| **PDD 44 Haselow District Standards** | | | |
| **Type of Standard** | **Principal Detached D.U.s** | **Second Detached D.U.** | **Special Use Option for additional dwelling structures** |
| **Minimum Open Space Ratio and Maximum Density** | | | |
| Open Space Ratio (OSR) | 0.00 | N/A | N/A |
| Gross Density (GD) | 0.435 | N/A | N/A |

| | | | |
|---|---|---|---|
| Net Density (ND) | 0.435 | N/A | N/A |
| **Lot Dimensional Requirements** | | | |
| Minimum Lot Area (square feet) | 217,800 | N/A | N/A |
| Minimum Lot Width at Setback Line (feet) | 250 | N/A | N/A |
| Minimum Shore Buffer (feet) | 75 | 75 | 75 |
| Minimum Wetland Buffer (feet) | 30 | 30 | 30 |
| Minimum Wetland Setback (feet) | 50 | 50 | 50 |
| Maximum Lot Coverage (maximum percent of lot area) | 0.15 | N/A | N/A |
| Minimum Total Living Area per Dwelling Unit (D.U.) | | | |
| 1-Story D.U. 3 Bedrooms | 3,000 square feet | 1,200 square feet | 1,200 square feet |
| 1-Story D.U. > 3 Bedrooms | 150 square feet (a) | 150 square feet (a) | 150 square feet (a) |
| 1-Story D.U. if Basement is < 600 Square Feet | 250 square feet (b) | 250 square feet (b) | 250 square feet (b) |
| Multi-Story D.U. 3 Bedrooms | 3,000 square feet — total & 2,000 square feet — 1st floor | 1,200 square feet — total & 600 square feet — 1st floor | 1,200 square feet — total & 600 square feet — 1st floor |
| Multi-Story D.U. > 3 Bedrooms | 150 square feet (a) | 150 square feet (a) | 150 square feet (a) |

| | | | |
|---|---|---|---|
| Multi-Story D.U. if Basement is < 600 Square Feet | 250 square feet (b) | 250 square feet (b) | 250 square feet (b) |
| Maximum Building Height | | | |
| Principal Structure (stories/feet) | 4.5/50 | 4.5/50 | 4.5/50 |

Notes:

N/A = NOT APPLICABLE

(a) Add to minimum required building floor area for each bedroom in excess of three.

(b) Add to minimum required first floor area for each D.U. which has a basement less than 600 square feet

(c) Plus one additional foot for each two feet over 35 feet of building height.

(d) Plus five additional feet for each additional story above two stories of building height.

(e) See § 15-5.0108 for increased setback requirements along arterial streets and highways.

SECTION 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

John R. Nelson, Mayor

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

# City of Franklin Property Viewer


4/8/2025, 8:49:09 AM

Aldermanic District

Parcel

1:2,257

0 0.02 0.04 0.08 mi

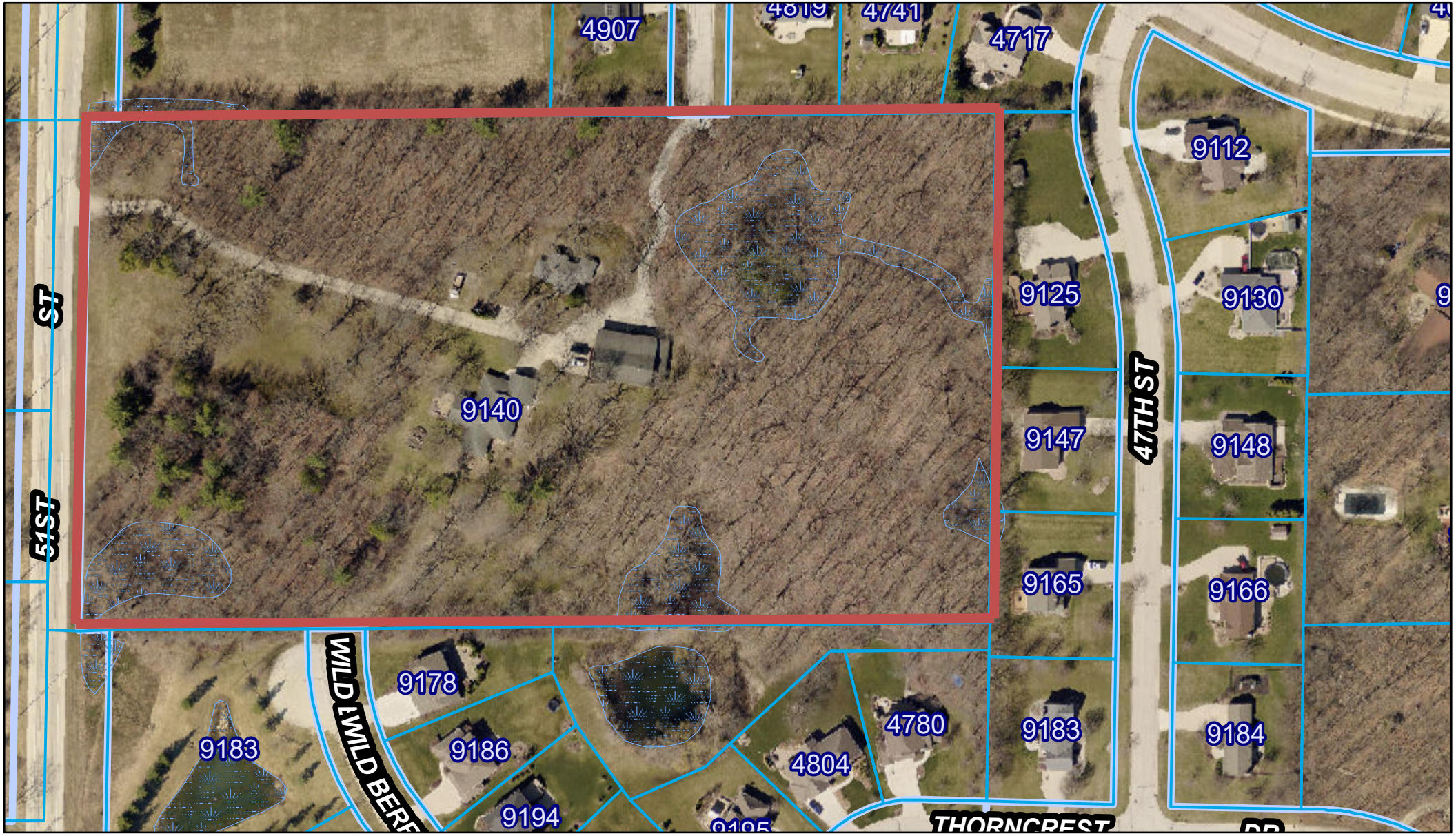
0 0.03 0.07 0.13 km

SEWRPC, Maxar, Microsoft

Guest

Earthstar Geographics | City of Franklin, WI |

# City of Franklin Property Viewer




4/17/2025, 3:09:28 PM

Parcel

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

SEWRPC, Maxar, Microsoft

Guest

Earthstar Geographics | City of Franklin, WI |

**CITY OF FRANKLIN**

**REPORT TO THE COMMON COUNCIL**

**Item C.2.**

**Meeting of May 8, 2025**

**Comprehensive Master Plan Amendment, Rezoning, and Certified Survey Map**

***RECOMMENDATION:*** Staff recommends approval of the Comprehensive Master Plan Amendment, Rezoning, and Certified Survey Map for the condominium development project upon property located at 11590 W. Meadowview Drive.

| | |
|---|---|
| **Project name:** | Bear Development Condominiums |
| **Property Owner:** | Loomis & Ryan, Inc. |
| **Applicant:** | Bear Development, LLC |
| **Agent:** | Daniel Szczap, Bear Development, LLC |
| **Property Address/TKN:** | 11590 W. Meadowview Drive/891 1081 000 |
| **Aldermanic District:** | District 6 |
| **Zoning District:** | M-1 Limited Industrial District |
| **Staff Planner:** | Nick Fuchs, Planning Associate |
| **Submittal date:** | 3-17-2025 (CMP Amend. & Rezoning) and 4-1-2025 (CSM) |
| **Application number:** | PPZ25-0052 (Rezoning), PPZ25-0053 (CMP Amend.) and PPZ25-0068 (CSM) |

## Project Description/Analysis

The applicant filed a Comprehensive Master Plan (CMP) Amendment, Rezoning and Certified Survey Map (CSM) applications for a proposed condominium development located at 11590 W. Meadowview Drive.

In 2018, this property was part of a larger development area. At that time, Bear Development received approval to rezone Lot 2 of CSM No. 9095, which included this portion of land. The subject property, as it exists today, was created by the Ryan Meadows Subdivision Plat as Lot 81.

The subject property has an area of about 7.735-acres (336,826 square feet). The preliminary site plan proposes a public road extending north from W. Meadowview Drive surrounded by 17 two-family condominium units. The site plan also includes a private drive extending east from the public road with five additional two-family units. This results in a total of 22 buildings and 44 dwelling units.

The preliminary plans also include a proposed parking lot for the Irish Cottage bar and restaurant located to the north and east at 11433 W. Ryan Road. The site plan illustrates a berm adjacent to the parking lot to buffer and screen it from the proposed condos. Additional berms are located throughout the perimeter of the site.

<u>CMP Amendment</u>

The Comprehensive Master Plan Amendment application requests amending the 2025 Future Land Use Map designation from Business Park to Multi-Family Residential for the proposed condominium portion of the development and Commercial for the land to be combined with the Irish Cottage property at 11433 W. Ryan Road, which is already designated as Commercial.

Rezoning

The rezoning application requests to amend the zoning from M-1 Limited Industrial District to R-8 Multiple-Family Residence District for the condominium portion of the development and B-2 District for the land to be combined with the Irish Cottage property at 11433 W. Ryan Road, which is already zoned B-2 District.

It should be noted that the City is currently proposing to rezone this property to L1 – Limited Industrial as part of the UDO rewrite project.

CSM

The proposed CSM subdivides the subject property into two lots and combines a portion of the lot to the Irish Cottage property at 11433 W. Ryan Road.

Lot 1 has an area of approximately 1.0813 acres and includes the northern portion of the subject property as well as the Irish Cottage property. This is the property that would be zoned B-2 District.

Lot 2 has an area of approximately 7.2330 acres. This property will consist of the condominium development and would be zoned R-8 District.

The applicant included a Natural Resource Protection Plan Map from April 25, 2019 that illustrates a wetland buffer and steep slopes within the subject project area. The applicant also provided staff with a letter from Heartland Ecological Group, Inc. indicating that there are no wetlands identified within this project area.

The CSM includes a 30-foot access easement on the property. The intent is to provide access from W. Meadowview Drive to the property located at 11555 W. Loomis Road, which currently has access from W. Loomis Road. This is consistent with Sheet 1 of the Ryan Meadow plat. It is anticipated that the applicant will make a request to the WisDOT to relocate the easement to accommodate the current site layout.

Next Steps

With approval of these applications, the applicant would then be required to submit a Certified Survey Map to dedicate the public right-of-way, a Condominium (Final) Plat Application, and a Site Plan Application.

Under the current R-8 District, a Special Use would be required as well. However, under this zoning, the maximum density allowed would be 38 units; six units less than proposed with the private drive option. According to the applicant, there would also be an issue with minimum living area requirements. As such, the applicant would be seeking Common Council approval of modifications to the R-8 District development standards in accordance with Section 15-3.0701.7. of the UDO.

Under the draft R-M Multiple-unit Residence District of the new zoning code, the development would comply with density standards, and this district does not require a minimum living area.

## Staff Recommendation:

Staff recommends approval of the Comprehensive Master Plan Amendment, Rezoning, and Certified Survey Map for the condominium development project upon property located at 11590 W. Meadowview Drive.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 4-20-25]*

RESOLUTION NO. 2025-____

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED 11590 WEST MEADOWVIEW DRIVE AND BEARING TAX KEY NUMBER 891 1081 000 FROM BUSINESS PARK TO RESIDENTIAL – MULTI-FAMILY AND COMMERCIAL, PURSUANT TO WIS. STAT. § 66.1001(4)(B)

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

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

WHEREAS, Bear Development, LLC has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 11590 West Meadowview Drive from Business Park to Residential – Multi-Family and Commercial, pursuant to the Comprehensive Master Plan Amendment Exhibit dated _____, 2025, on file with the Department of City Development, such property bearing Tax Key Number 891 1081 000, more particularly described as follows:

> Lot 81 of Ryan Meadows, Being Lot1, Lot 2, Lot 3 and Outlot 1 of Certified Survey Map No. 9095 and additional lands in the Southwest ¼ and Northwest ¼ of the Northeast ¼ AND the Northeast ¼ of the Southwest ¼ AND the Northeast ¼ and the Southeast ¼ of the Northwest ¼ all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.
>
> Tax Key Number 891 1081 000.

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on May 8, 2025, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 11590 West Meadowview Drive from Business Park to Residential – Multi-Family and Commercial, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 8th day of May, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 8th day of May, 2025.

APPROVED:

_____
John R. Nelson, Chairman

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

*[Draft 4-20-25]*

ORDINANCE NO. 2025-____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY BEARING TAX KEY NUMBER 891 1081 000 FROM BUSINESS PARK TO RESIDENTIAL – MULTI-FAMILY AND COMMERCIAL (11590 WEST MEADOWVIEW DRIVE) (BEAR DEVELOPMENT, LLC, APPLICANT)

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

WHEREAS, Bear Development, LLC has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 11590 West Meadowview Road from Business Park to Residential – Multi-Family and Commercial, pursuant to the Comprehensive Master Plan Amendment Exhibit dated _____, 2025, on file with the Department of City Development; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on May 8, 2025, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property bearing Tax Key Number 891 1081 000 from Business Park to Residential – Multi-Family and Commercial; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on May 20, 2025; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at 11590 West Meadowview Drive and bearing Tax Key Number 891 1081 000 from Business Park to Residential – Multi-Family and Commercial. Such property is more particularly described within Resolution No. 2024- ____ of even-date herewith.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of

competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this 20th day of May, 2025, by Alderman _____.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this 20th day of May, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

*[Draft 04-20-25]*

ORDINANCE NO. 2025-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE THE PROPERTY BEARING TAX KEY NUMBER 891 1081 000 FROM M-1 LIMITED INDUSTRIAL DISTRICT TO R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT AND B-2 GENERAL BUSINESS DISTRICT (11590 WEST MEADOWVIEW DRIVE) (BEAR DEVELOPMENT, LLC, APPLICANT)

---

WHEREAS, Bear Development, LLC having petitioned for the rezoning of approximately 7.735 acres of land, from M-1 Limited Industrial District to B-2 General Business District (for Lot 1 of the concurrently submitted Certified Survey Map) and R-8 Multiple-Family Residence District (for Lot 2 of the concurrently submitted Certified Survey Map), such land located at 11590 West Meadowview Drive and bearing Tax Key Number 891 1081 000; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 8th day of May, 2025, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

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

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for property located at 11590 West Meadowview Drive and bearing Tax Key Number 891 1081 000 be changed from M-1 Limited Industrial District to B-2 General Business District (for Lot 1 of the concurrently submitted Certified Survey Map) and R-8 Multiple-Family Residence District (for Lot 2 of the concurrently submitted Certified Survey Map), as described below:

Lot 1 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5

North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:
Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 521.37 feet to a north line of Lot 81, Ryan Meadows; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said Lot 81, 302.82 feet to the Point of Beginning;
Thence North 89°44'26" West, 79.44 feet to the southeasterly right of way line of West Loomis Road- State Trunk Highway "36 - United States Highway "45"; thence North 41°23'51" East along said right of way line, 206.07 feet to the south right of way line of West Ryan Road - County Trunk Highway "H"; thence South 89°44'26" East along said south right of way line, 353.92 feet; thence South 00°34'43" East, 84.00 feet; thence North 89°44'26" West, 259.64 feet; thence South 00°15'34" West, 71.20 feet; thence North 89°44'26" West, 151.64 feet to the Point of Beginning.

Lot 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:
Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 473.41 feet to the plat of Ryan Meadows, the southeasterly right of way line of West Loomis Road – United States Highway "45" and the Point of Beginning; Thence continuing South 00°34'43" East along said west line and along the northerly line of Ryan Meadows, 47.96 feet; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said northerly line, 302.82 feet; thence South 89°44'26" East, 151.64 feet; thence North 00°15'34" East, 71.20 feet; thence South 89°44'26" East, 259.64 feet to the platted east line of Lot 81, Ryan Meadows; thence South 00°34'43" East along said platted line of Ryan Meadows, 622.00 feet to the north line of Outlot 2 of Ryan Meadows; thence South 89°25'17" West along the north line of said Outlot 2, 327.05 feet; thence South 48°07'58" West along said north line, 142.71 feet to the north right of way line of Meadowview Drive; thence North 44°02'33" West along said right of way line, 91.29 feet; thence North 45°57'27" East along said right of way line, 5.00 feet; thence North 44°02'33" West along said right of way, 369.79 feet to the aforesaid southeasterly right of way line of West Loomis Road and a point on a curve; thence northeasterly 90.22 feet along the arc of said curve to the left and said right of way, whose radius is 1979.86 feet and whose chord bears North 44°31'39" East, 90.21 feet to the Point of Beginning.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2025-_____

A RESOLUTION CONDITIONALLY APPROVING A 2-LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 80 AND LOT 81 OF RYAN MEADOWS, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(BEAR DEVELOPMENT, LLC, APPLICANT)
(11590 WEST MEADOWVIEW DRIVE AND 11433 WEST RYAN ROAD)

---

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, now being more particularly bounded and described and follows:

> Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 473.41 feet to the plat of Ryan Meadows, the southeasterly right of way line of West Loomis Road - United States Highway "45" and the Point of Beginning; Thence continuing South 00°34'43" East along said west line and along the northerly line of Ryan Meadows, 47.96 feet; Thence South 89°23'13" East along said northerly line, 271.70 feet; Thence North 00°34'43" West along said northerly line, 302.82 feet; Thence North 89°44'26" West along said northerly line, 79.44 feet to the aforesaid southeasterly right of way line of West Loomis Road; Thence North 41°23'51" East along said right of way line, 206.07 feet to the south right of way line of West Ryan Road - County Trunk Highway "H"; Thence South 89°44'26" East along said south right of way line, 353.92 feet; Thence South 00°34'43" East along said platted line of Ryan Meadows, 706.00 feet to the north line of Outlot 2 of Ryan Meadows; Thence South 89°25'17" West along the north line of said Outlot 2, 327.05 feet; Thence South 48°07'58" West along said north line, 142.71 feet to the north right of way line of Meadowview Drive; Thence North 44°02'33" West along said right of way line, 91.29 feet; Thence North 45°57'27" East along said right of way line, 5.00 feet; Thence North 44°02'33" West along said right of way, 369.79 feet to the aforesaid southeasterly right of way line of West Loomis Road and a point on a curve; Thence northeasterly 90.22 feet along the arc of said curve to the left and said right of way, whose radius is 1979.86 feet and whose chord bears North 44°31'39" East, 90.21 feet to the Point of Beginning. Containing 362,170 square feet (8.3143 acres) of land Gross, more or less; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Bear Development, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.

2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Bear Development, LLC, successors and assigns, and any developer of the Bear Development, LLC, two (2) lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

5. The approval granted hereunder is conditional upon Bear Development, LLC and the 2 lot certified survey map project for the properties located at 11590 West Meadowview Drive and 11433 West Ryan Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

6. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Loomis & Ryan, Inc. and Loomis Cottage Ventures, LLC, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the

date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Loomis & Ryan, Inc. and Loomis Cottage Ventures, LLC, with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this 20th day of May, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 20th day of May, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024
franklinwi.gov

Franklin WISCONSIN

APPLICATION DATE: _____

STAMP DATE: city use only

# COMMON COUNCIL REVIEW APPLICATION

## PROJECT INFORMATION [print legibly]

| APPLICANT [FULL LEGAL NAMES] | APPLICANT IS REPRESENTED BY [CONTACT PERSON] |
|---|---|
| NAME: S.R. Mills | NAME: DANIEL SZCZAP |
| COMPANY: Loomis & Ryan, Inc. | COMPANY: Bear Development, LLC |
| MAILING ADDRESS: 4011 80th Street | MAILING ADDRESS: 4011 80th Street |
| CITY/STATE: Kenosha WI ZIP: 53142 | CITY/STATE: Kenosha, WI ZIP: 53142 |
| PHONE: (262) 949-3788 | PHONE: (262) 949-3788 |
| EMAIL ADDRESS: dan@beardevelopment.com | EMAIL ADDRESS: dan@beardevelopment.com |

## PROJECT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS: 11590 Meadowview Drive | TAX KEY NUMBER: 891-1081-000 |
| PROPERTY OWNER: Loomis & Ryan, Inc | PHONE: (262) 949-3788 |
| MAILING ADDRESS: 4011 80th Street | EMAIL ADDRESS: dan@beardevelopment.com |
| CITY/STATE: Kenosha WI ZIP: 53142 | DATE OF COMPLETION: office use only |

## APPLICATION TYPE

**Please check the application type that you are applying for**

☐ Concept Review ☒ Comprehensive Master Plan Amendment ☐ Planned Development District ☐ Rezoning
☐ Special Use / Special Use Amendment ☐ Unified Development Ordinance Text Amendment

Most requests require Plan Commission review and Common Council approval.
Applicant is responsible for providing Plan Commission resubmittal materials up to 11 copies pending staff request and comments.

## SIGNATURES

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

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

☒ I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

| | |
|---|---|
| PROPERTY OWNER SIGNATURE: | APPLICANT SIGNATURE: |
| NAME & TITLE: DATE: | NAME & TITLE: DATE: |
| PROPERTY OWNER SIGNATURE: | APPLICANT REPRESENTATIVE SIGNATURE: 1/6/2025 |
| NAME & TITLE: DATE: | NAME & TITLE: DANIEL SZCZAP Project Manager DATE: |

(Rev. 8/2024)

## CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

### CONCEPT REVIEW APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).

☐ $420 Application fee payable to the City of Franklin.

☐ **Three (3) complete collated sets of application materials to include ...**

- ☐ Three (3) project narratives.
- ☐ Three (3) copies of the Preliminary Site/Development Plan of the subject property(ies) and immediate surroundings *on 8 ½ " X 11" or 11" X 17" paper (i.e., a scaled map identifying the subject property and immediate environs, including existing and proposed parcels, existing and proposed structures, existing and proposed land uses, existing and proposed zoning, existing and proposed infrastructure and utilities[approximate locations only], and existing and proposed site conditions/site constraints [i.e. approximate locations of public road access, rights-of-way, natural resources/green space and drainage issues/concerns, etc.])*
- ☐ Three (3) colored copies of building elevations *on 11" X 17" paper if applicable.*

☐ Email or flash drive with all plans / submittal materials.

### COMPREHENSIVE MASTER PLAN AMENDMENT APPLICATION MATERIALS

☒ This application form accurately completed with signatures or authorization letters (see reverse side for more details).

☒ $1,250 Application fee payable to the City of Franklin.

☐ Word Document legal description of the subject property.

☐ **Three (3) complete collated sets of application materials to include ...**

- ☐ Three (3) project narratives.
- ☐ Three (3) folded copies of a Site Development Plan / Map, *drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner or City Engineer, identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural resource features, as applicable.*

☒ Email or flash drive with all plans / submittal materials.

☒ Additional information as may be required.

- Requires a Class I Public Hearing Notice at least 30 days before the Common Council Meeting

### PLANNED DEVELOPMENT DISTRICT (PDD)

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).

☐ **Application fee payable to the City of Franklin... [select one of the following]**

- ☐ $6,000: New PDD plus developer's deposit*
- ☐ **(*) $3,000 developer's deposit is required in addition to filing fees at the time of submittal,** it may require replenishment.
- ☐ $5,900: PDD Major Amendment
- ☐ $850: PDD Minor Amendment

☐ Word Document legal description of the subject property.

☐ **Three (3) complete collated sets of application materials to include ...**

- ☐ Three (3) project narratives.
- ☐ Three (3) folded full size, of the Site Plan Package, *drawn to scale copies, on 24" x 36" paper, including Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc. (See Sections 15-7.0101, 15-7.0301, and 15-5.0402 of the UDO for information that must be denoted or included with each respective plan.)*

☐ One (1) colored copy of the building elevations *on 11" X 17" paper, if applicable.*

☐ One (1) copy of the Site Intensity and Capacity Calculations, *if applicable (see division 15-3.0500 of the UDO)*

☐ Email or flash drive with all plans / submittal materials.

- PDD and Major PDD Amendment requests require Plan Commission review, a public hearing, and Common Council approval.
- Minor PDD Amendment requests require Plan Commission review and Common Council approval.

### REZONING

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).

☐ **Application fee payable to the City of Franklin... [select one of the following]**

- ☐ $2,500
- ☐ $600: one parcel residential.

☐ Word Document legal description of the subject property.

☐ **Three (3) complete collated sets of application materials to include ...**

- ☐ Three (3) project narratives.
- ☐ Three (3) folded copies of a Plot Plan or Site Plan, *drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner or City Engineer, and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.*

☐ Email or flash drive with all plans / submittal materials.

☐ Additional information as may be required.

- Additional notice to and approval required for amendments or rezoning in the FW, FC, FFO, and SW Districts
- Requires a Class II Public Hearing notice at Plan Commission.

## SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).

☐ **Application fee payable to the City of Franklin... [select one of the following]**

- ☐ $2,500: New Special Use > 4000 square feet.
- ☐ $1,000: Special Use Amendment.
- ☐ $1,250: New Special Use < 4000 square feet.

☐ Word Document legal description of the subject property.

☐ One copy of a response to the General Standards, Special Standards, and Considerations *found in Section 15-3.0701(A), (B), and (C) of the UDO available at www.franklinwi.gov.*

☐ **Three (3) complete collated sets of application materials to include ...**

- ☐ Three (3) project narratives.
- ☐ Three (3) folded copies of the Site Plan package, **drawn to scale at least 24" X 36",** *The submittal should include only those plans/items as set forth in Section 15-7.0101, 15-7.0301 and 15-5.0402 of the UDO that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.*

☐ One (1) colored copy of the building elevations ***on 11" X 17" paper, if applicable.***

☐ Email or flash drive with all plans / submittal materials.

☐ Additional information as may be required.

- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

## UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).

☐ $1,250 Application fee payable to the City of Franklin.

☐ Three (3) project narratives, *including description of the proposed text amendment.*

- Requires a Class II Public Hearing notice at Plan Commission.
- The City's Unified Development Ordinance (UDO) is available at www.franklinwi.gov.

**March 13, 2025**

Mr. Regulo Martinez-Montilva
Principal Planner
9229 W. Loomis Road
Franklin, WI 53132

**Re: Comprehensive Master Plan Amendment- Lots 80 & 81 Ryan Meadows**

Dear Mr. Martinez-Montilva:

Bear Development is pleased to submit this letter and the enclosed submittal materials as formal application for a Comprehensive Master Plan Amendment for properties within Ryan Meadows Subdivision. Bear Development, LLC is acting on behalf of the record owners, Loomis & Ryan, Inc. and Loomis Cottage Ventures, LLC.

**Project Summary**

Loomis Cottage Ventures, LLC is the owner of record of .58 acres (25,344 SF) of improved land in the City of Franklin. The property is Lot 80 of the Ryan Meadows subdivision and is located at the southwest corner of STH 36 (Loomis Road) and Ryan Road.

| | |
|---|---|
| **Tax Key No:** | 891-1080-000. |
| **Address:** | 11433 W. Ryan Road, Franklin, WI |
| **Existing Zoning:** | B-2 General Business District |

***Existing Comprehensive Master Plan Designation:*** *Commercial*
***Proposed Comprehensive Master Plan Designation:*** *Commercial*

| | |
|---|---|
| ***Existing Land Use:*** | *Commercial (Irish Cottage Tavern)* |
| ***Proposed Land Use:*** | *Commercial* |
| ***Adjacent Land Use*** | |
| *North:* | *Vacant/Agriculture* |
| *South:* | *Single Family Residential and Vacant* |
| *East:* | *Vacant/Agriculture* |
| *West:* | *STH 36* |

**Property History**

The property was platted and divided as part of the Ryan Meadows Subdivision. The subject property is used for commercial purposes as a tavern. The property includes public street frontage on Ryan Road and STH 36.

Loomis & Ryan, Inc. is the owner of record of 7.73 acres (336,826 SF) of vacant land in the City of Franklin. The property is Lot 81 of Ryan Meadows Subdivision.

| | |
|---|---|
| **Tax Key No:** | 891-1081-000 |
| **Address:** | 11590 W. Meadowview Drive, Franklin, WI |
| **Existing Zoning:** | M-1 Limited Industrial |

The property is located on the north side of Meadowview Drive, just east of STH 36 (Loomis Road). The property also has public road frontage on Ryan Road. The subject property is vacant.

***Existing Comprehensive Master Plan Designation:*** *Business Park*
***Proposed Comprehensive Master Plan Designation:****Residential*

| | |
|---|---|
| ***Existing Land Use:*** | *Vacant* |
| ***Proposed Land Use:*** | *Residential – 2 Family Condominiums* |
| ***Adjacent Land Use*** | |
| *North:* | *Vacant* |
| *South:* | *Single Family Residential and Vacant* |
| *East:* | *Single-Family Residential* |
| *West:* | *Business and Single-Family Residential* |

**Property History**

The property was platted and divided as part of the Ryan Meadows Subdivision. The subject property was improved with a public street (Meadowview Drive) and public utilities during the Ryan Meadows site development. The property includes public street frontage on Ryan Road to the north and Meadowview Drive to the south. The subject property was rezoned to the M-1 Limited Industrial District in 2017 during the approvals of the Ryan Meadows subdivision. It is currently vacan

**Proposed Amendments**

**Lot 80 (Irish Cottage)**

Bear Development, LLC has filed Land Division applications for a CSM that would reconfigure the existing Lot 80 and 81 to enlarge the Irish Cottage property to include an improved and safre property access. The applicant is respectfully requesting a Comprehensive Land Use Plan Amendment to designate the reconfigured property (shown as Lot 1 on the Certified Survey Map as Commercial.

**Lot 81**

Recognizing that the existing M-1 Limited Industrial zoning would allow land uses that, by right, that may be considered incompatible with the residential use that has been established in the area, Bear Development is respectfully requesting a Comprehensive Master Plan Amendment to the Residential classification.

Enclosed for your consideration is a Conceptual Site Plan for the subject property, which includes a 2-family condominium neighborhood fronting a public street. Example renderings of the proposed townhomes are also provided. Also included in the overall project is the reconfiguration of the Irish Cottage access drive and parking lot.

We feel the existing designation of Business Park, along with the existing M-1 Limited Industrial zoning, if activated with an allowed land use, could be detrimental to the existing residential land use in the area in terms of aesthetics, noise and land value.

***Note: At the time of this application the City of Franklin is considering the adoption of an Updated UDO. While the property is currently zoned M-1 Limited Industrial it is likely that it will be classified as L-1 Limited Industrial at the time of Plan Commission and Common Council consideration.***

Sample of Allowed Uses Permitted by Right in the L-1 Limited Industrial District :

- *Auto Sales*
- *Car Wash*
- *Vehicle Fuel Sales*
- *Automotive Repair*
- *Brewery*
- *Equipment Rental, Sales and Service*

Sample of Allowed Uses Permitted by Conditional Use in the L-1 Limited Industrial District:

- *Light Industrial*
- *Adult Establishment*
- *Animal Boarding*
- *Self Storage*
- *Storage Yard*

The applicant recognizes any future Residential land use would require additional entitlements including rezoning, land division, design engineering, etc., all of which require City of Franklin review and approval.

We feel that the proposed Comprehensive Amendments from Business Park to Commercial (Irish Cottage) and Business Park to Residential (Lot 81) are reasonable and rational requests that will designate the subject property with a Comprehensive Master Plan classification that is compatible with the surrounding land uses.

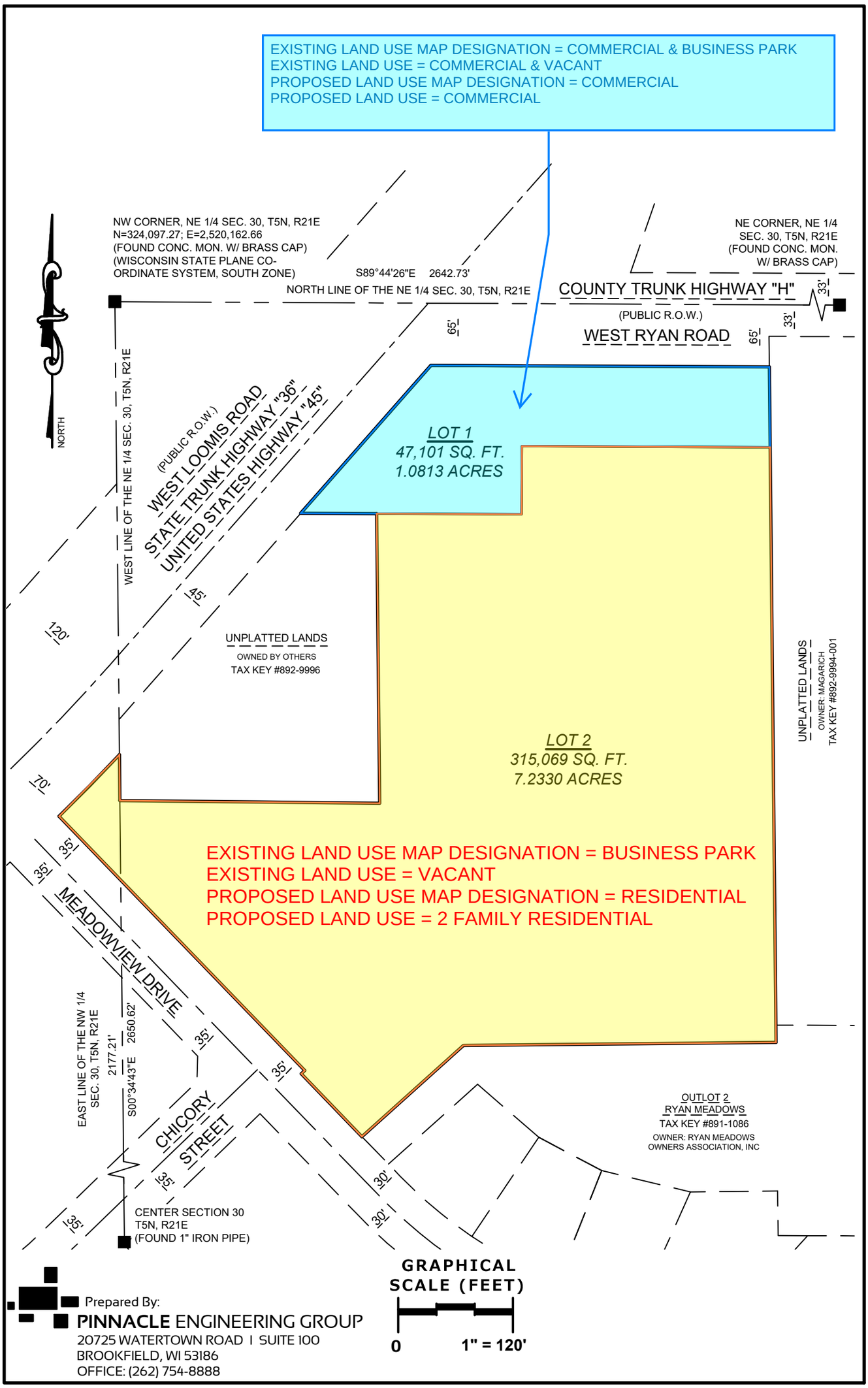
Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration and we look forward to discussing this project at the next available Common Council meeting.

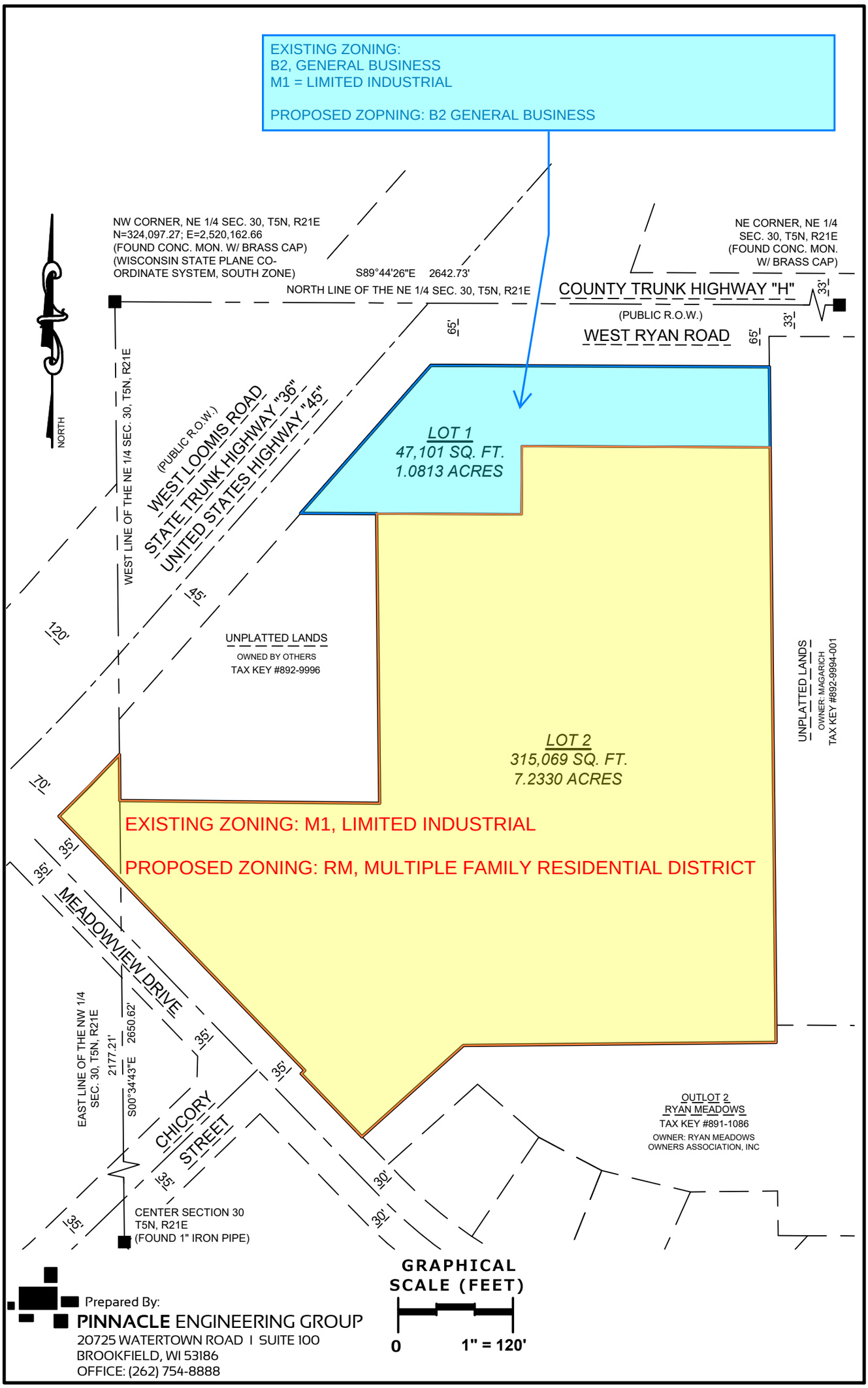
Sincerely,

Daniel Szczap
Bear Development, LLC

# COMPREHENSIVE MASTER PLAN AMENDMENT EXHIBIT



# REZONING EXHIBIT





Prepared By:
**PINNACLE** ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 521.37 feet to a north line of Lot 81, Ryan Meadows; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said Lot 81, 302.82 feet to the Point of Beginning;

Thence North 89°44'26" West, 79.44 feet to the southeasterly right of way line of West Loomis Road- State Trunk Highway "36 - United States Highway "45"; thence North 41°23'51" East along said right of way line, 206.07 feet to the south right of way line of West Ryan Road - County Trunk Highway "H"; thence South 89°44'26" East along said south right of way line, 353.92 feet; thence South 00°34'43" East, 84.00 feet; thence North 89°44'26" West, 259.64 feet; thence South 00°15'34" West, 71.20 feet; thence North 89°44'26" West, 151.64 feet to the Point of Beginning.

LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 473.41 feet to the plat of Ryan Meadows, the southeasterly right of way line of West Loomis Road - United States Highway "45" and the Point of Beginning;

Thence continuing South 00°34'43" East along said west line and along the northerly line of Ryan Meadows, 47.96 feet; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said northerly line, 302.82 feet; thence South 89°44'26" East, 151.64 feet; thence North 00°15'34" East, 71.20 feet; thence South 89°44'26" East, 259.64 feet to the platted east line of Lot 81, Ryan Meadows; thence South 00°34'43" East along said platted line of Ryan Meadows,

622.00 feet to the north line of Outlot 2 of Ryan Meadows; thence South 89°25'17" West along the north line of said Outlot 2, 327.05 feet; thence South 48°07'58" West along said north line, 142.71 feet to the north right of way line of Meadowview Drive; thence North 44°02'33" West along said right of way line, 91.29 feet; thence North 45°57'27" East along said right of way line, 5.00 feet; thence North 44°02'33" West along said right of way, 369.79 feet to the aforesaid southeasterly right of way line of West Loomis Road and a point on a curve; thence northeasterly 90.22 feet along the arc of said curve to the left and said right of way, whose radius is 1979.86 feet and whose chord bears North 44°31'39" East, 90.21 feet to the Point of Beginning.

11223 11020 11126 11100 10956 10930 11856 11838 11820 11720 11700 11606 11440 900 116TH LOOMIS RYAN RD 11607 11533 11433 11889 11853 11835 11555 11590 11736 11808 11906 11544 11536 11528 11520 11514 11531 11525 11498 11493 11482 11469 11466 11455 11450 9519 9516 9532 9535 9547 9546 9563 9562 11327 9581 9578 9594 9599 9607 9612 9621 9628 9633 9644 9649 9660 9665 9676 9681 9688 9697 9702 9709 9714 9701 9725 BERGAMONT DR ASTER ST 112TH ST MEADOWVIEW DR CHICORY ST MONARCH DR 11111 1093

GIS Property Viewer | Franklin Property Viewer - Expe | Map 5.7: Future Land Use Map

experience.arcgis.com/experience/6053058ef4fb42ea88d13235a362aa6e

City of Franklin Ho... | Dan Szczap Time Sh... | Dan's Projects - Sm... | Franklin Property Vi... | Home - Nielsen Ma... | Kenosha County, WI... | Kenosha WI Real Est... | MapQuest Maps -... | Midwest Graphic Se... | Milwaukee County L... | MSN | Outlook, Offi... | People - 3CX Webcli... | Premier | St. Francis, WI - Offi...

# Franklin Property Viewer

version 2/5/25 | Quick Start Guide | MyVote Wisconsin (Voting Info) | Franklin Website

Map Search

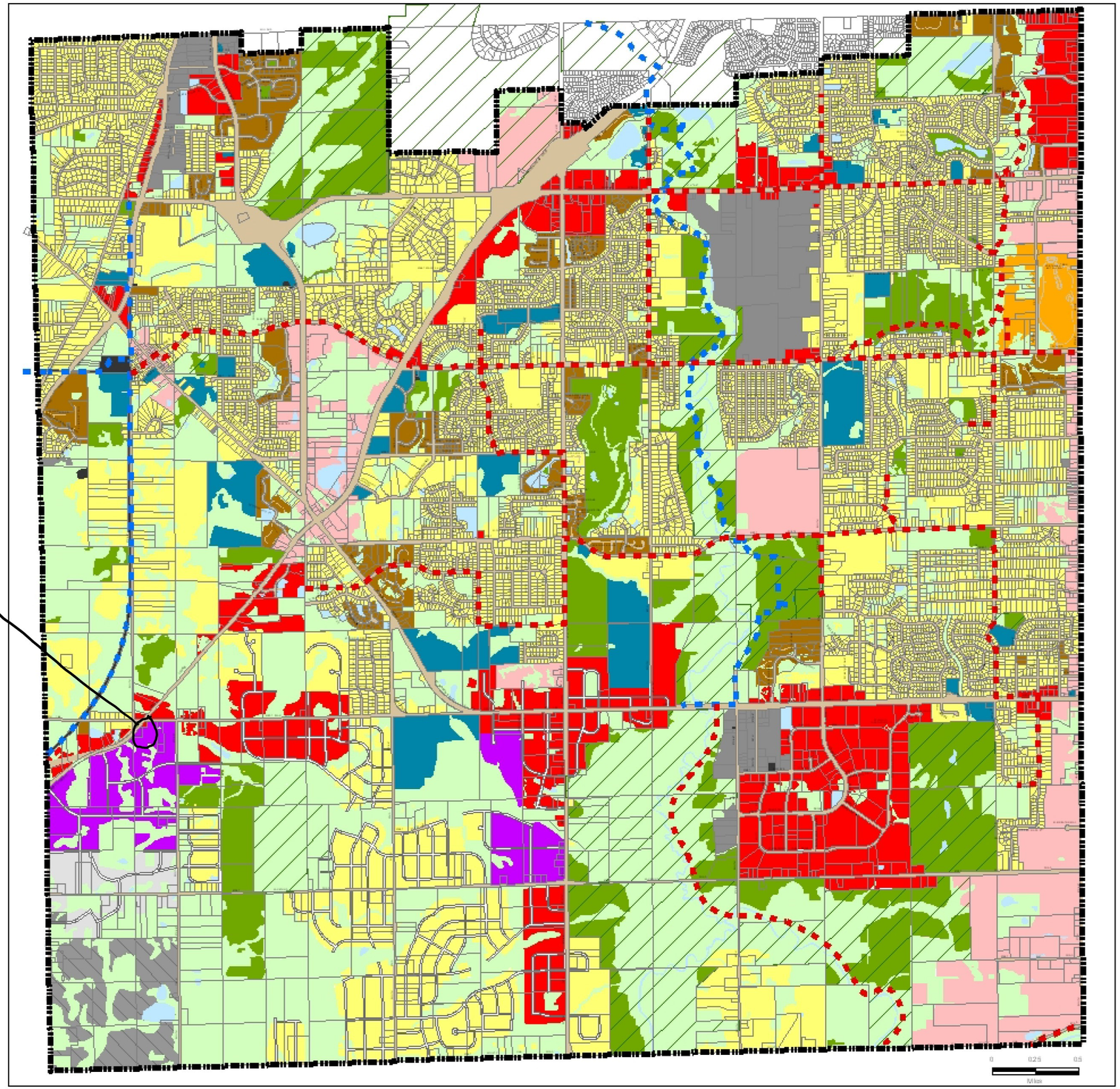
subject property

Earthstar Geographics | City of Franklin, WI

0 100 200ft

Type here to search

2:53 PM
3/6/2025




# Future Land Use Map 2025

Map 5.7

## Legend

### Future Land Use

- Areas of Natural Resource Features
- Business Park
- Commercial
- Communication and Utilities
- Industrial
- Institutional
- Landfill
- Light Manufacturing
- Mixed Use
- Office
- Recreational
- Residential
- Residential - Multi-Family
- Transportation
- Water
- Future Roads (SW Plan)
- Existing Trail
- Proposed Trail
- Milwaukee County Parkway

**Notes:**

The changes on this map reflect hand notes provided by Planning to GIS on 8/26/09.
The changes were made to a copy of the 2005 Existing Land Use layer.

The quarry area has been identified as a Potential Development Area. However, it is anticipated that any development / redevelopment of this area will not occur until after cessation of the extraction activities (envisioned to occur after the time-frame of this plan). Such development / redevelopment is to occur in accord with such provisions as set forth in Ordinance No. 97-1456 as may be amended.

**Disclaimer:**

The information depicted on this map was compiled from a variety of sources, including photogrammetric means. This map is not intended for use as a legal document; and official map documents, including certified survey maps, plats of survey, flood insurance studies, or other similar documents should be consulted when attempting to locate features on a site or property or when precise accuracy is required.

City of Franklin
GIS Department
9229 W. Loomis Rd.
Franklin, WI 53132
www.franklinwi.gov

TRN - 9/1/09
I:\Projects\Planning\Comp Plan support 5 09\Final Mapping\Chapter5\FLU 5_7 24x36.mxd

## SITE DATA TABLE

| | |
|---|---|
| MINIMUM LOT AREA: | 6,000 SF (0.14 AC) |
| MINIMUM LOT WIDTH AT SETBACK LINE: | 60 LF/ 75 LF CORNER |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.40 |
| YARD WIDTH: | THREE + UNIT BLDGS<br>FRONT - 30'<br>SIDE - 20'<br>SIDE ON CORNER LOT - 30'<br>REAR - 30'<br><br>TWO UNIT BLDGS<br>FRONT - 25'<br>SIDE - 5'<br>SIDE ON CORNER LOT - 15'<br>REAR - 25' - D.U.<br>10' - GARAGE |
| BASE SITE AREA: | 336,826 SF (7.73 AC) |
| LOT 1: | 315,068 (7.23 AC) |
| PROPOSED BUILDINGS / AREA: | 44 UNITS<br>51,480 SF (1.18 AC) |
| PROPOSED IMPERVIOUS AREA: | 117,113 SF (2.69 AC) |
| PROPOSED GREEN SPACE AREA: | 197,955 (4.54 AC) |
| EX. ZONING DISTRICT: | M-1 (LIMITED INDUSTRIAL DISTRICT) |
| PROP ZONING DISTRICT: | R-8 (MF RESIDENCE) |
| MAX LOT COVERAGE: | 0.35 |
| PROPOSED LOT COVERAGE: | 0.16 |
| OPEN SPACE RATIO REQUIREMENT: | 0.00 |
| GROSS DENSITY REQUIREMENT: | 5.00 |
| NET DENSITY REQUIREMENT: | 5.00 |
| LOT 2: | 21,758 (0.50 AC) |
| PROPOSED IMPERVIOUS AREA: | 11,828 SF (0.27 AC) |
| PROPOSED GREEN SPACE AREA: | 9,930 SF (0.23 AC) |

BEAR DEVELOPMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

COUNTY TRUNK HIGHWAY "H"

STATE TRUNK HIGHWAY "36"

W MEADOWVIEW DR

PUBLIC ROAD A

60.0' ROW

PRIVATE DRIVE

EXISTING DETENTION POND

LOT 1

LOT 2

PROPOSED LOT LINE

10.0' SETBACK

135.0' (15 STALLS @ 9')

135.0' (15 STALLS @ 9')

24.0'

20.0'

24.0'

20.0'

60.0'

32.9'

45.0'

74.5'

R60.0'

52.0'

10.0'

10.0'

25.6'

46.3'

45.0'

25.0'

10.0'

20.0'

25.0'

10.0'

25.0'

27.2'

25.0'

10.0'

52.8'

50.0'

24.0'

45.0'

30.0'

10.0'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44

Z:\PROJECTS\2016\809.70-WI\CONCEPT\809.70-WI_LOT 81- CONCEPT PLAN E RESIDENTIA L- MARKETING EXHIBIT.DWG 11/18/2024 11:33 AM

# LOOMIS BP LOT 81 CONCEPT PLAN - RESIDENTIAL DUPLEX

11/218/2024

**PINNACLE** ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

**PLAN | DESIGN | DELIVER**

**PEGJOB#** 809.70

| | | | | | |
|---|---|---|---|---|---|
| Dumpsters for Trash and Garbage Required For Construction Sites | T | T | T | T | T |
| Garage and Yard Sales | T | T | T | T | T |
| Food Truck | T | T | T | T | T |
| Model Homes, Model Dwelling Units, and Pre-Construction Sales Offices | T | T | T | T | T |
| Public Interest and Special Events | T | T | T | T | T |
| Temporary Roadside Stands for the Sale of Agricultural Products | T | T | T | T | T |
| Temporary Concrete Batch Plants or Asphalt or Asphalt Reprocessing Plants and Temporary Stone Crushers | T | T | T | T | T |

C. **Permitted, Conditional, and Temporary Uses in Nonresidential and Mixed-Use Districts.**

**Table 15-3-04(C): Permitted, Conditional, and Temporary Uses in Nonresidential and Mixed-Use Districts**

| Use | B-N | B-G | B-R | B-MU | B-SM | B-P | LI | A | A-P | P | I | L | FW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Residential* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Single-Family | | | | P | P | | | P | P | | | | |
| Multifamily, above ground floor only | P | P | P | P | P | | | | | | | | |
| *Institutional* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Educational Facility | | | | | | | | | | | C | | |
| Governmental Uses | | | | | | | | | | | C | | |
| Health Care Facility | P | P | P | P | | | P | | | | C | | |
| Cemetery | | | | | | | | | | | C | | |
| *Place of Assembly* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Indoor Commercial Place of Assembly, 20,000 sqft or less | P | P | P | P | P | | | C | C | C | P | | |
| Indoor Commercial Place of Assembly, more than 20,000 sqft | C | P | P | P | C | | | C | C | C | P | | |
| Outdoor Commercial Place of Assembly | C | C | C | C | C | | | C | C | C | P | | |
| Noncommercial Place of Assembly, 20,000 sqft or less | | | | | | | | C | C | C | P | | |
| Noncommercial Place of Assembly, more than 20,000 sqft | | | | | | | | C | C | C | P | | |
| *Recreation, Amusement, and Lodging* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Campground | | | | | | | | | | C | | | |
| Lodging House | | | | | | | | P | P | | | | |
| Hotel | C | C | C | C | | | | | | | | | |
| Motel | | C | | | | | | | | | | | |
| Recreation Area | | | | | | | | | | | | | P |
| Short-Term Rental | | | | | C | | | P | P | | | | |
| *Retail* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Adult Establishment | | | | | | | C | | | | | | |
| General Retail, 50,000 sqft or less | P | P | P | P | P | | | | | | | | |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| General Retail, more than 50,000 sqft | S | P | P | P | C | | | | | | | | |
| Multitenant Shopping Center | C | C | C | C | | | | | | | | | |
| Wholesale Establishment | | | | | | | C | | | | | | |
| *Service* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Animal Boarding Facility/Kennel and/or Veterinary Service | C | C | | | | | C | C | | | | | |
| General Service, 50,000 sqft or less | P | P | P | P | P | | | | | | | | |
| General Service, more than 50,000 sqft | S | P | P | P | C | P | | | | | | | |
| Financial Institution | P | P | P | P | | P | | | | | | | |
| Funeral Home | C | C | | | | | | | | | | | |
| Office, above ground floor only | | | | P | P | | | | | | | | |
| Office, 50,000 sqft or less | P | P | P | P | P | P | | | | | | | |
| Office, more than 50,000 sqft | P | P | P | P | | P | | | | | | | |
| Office Complex/Business Park | | | | | | P | | | | | | | |
| *Eating and Drinking* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Bar/Tavern | P | P | P | P | P | | | | | | | | |
| Brewery/Winery/Distillery Tasting Room | P | P | P | P | P | | | | | | | | |
| Food Truck Court | C | C | C | C | C | C | | | | | | | |
| Micro Brewery/Winery/Distillery | | P | P | P | P | | | | | | | | |
| Restaurant | P | P | P | P | P | | | | | | | | |
| *Vehicle Related* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Auto Sales/Rental and Service | | C | C | | | | P | | | | | | |
| Carwash | | C | C | | | | P | | | | | | |
| Major Automotive Repair | | | C | | | | P | | | | | | |
| Minor Automotive Repair | | | P | | | | P | | | | | | |
| Vehicle Fuel Sales | | C | C | | | | P | | | | | | |
| *Agricultural* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Community Garden | | | | | | | | P | P | | | | |
| Crop Production | | | | | | | | P | P | | | | |
| Animal Husbandry | | | | | | | | P | P | | | | |
| Indoor Agriculture | | | | | | | P | P | P | | | | |
| Nursery Retail | P | P | P | | | | | P | P | | | | |
| Nursery Wholesale | | | | | | | | P | P | | | | |
| *Industrial* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Artisan Manufacturing | P | P | P | P | P | | | | | | | | |
| Brewery/Winery/Distillery | | | | | | | P | C | C | | | | |
| Composting Facility | | | | | | | C | C | C | | | | |
| Distribution Facility | | | | | | | C | | | | | | |
| Equipment Rental, Sales, and Service | P | P | P | | | | P | | | | | | |
| Extractive Industry | | | | | | | C | C | | | | | |
| Heavy Industry | | | | | | | C | | | | | | P |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Home Improvement Center/ Lumberyard | P | P | P | | | | P | | | | | | |
| Landfill | | | | | | | | | | | | C | |
| Light Industry | | | | | | | C | | | | | | |
| Recycling Facility | | | | | | | | | | | C | C | |
| Salvage Yard | | | | | | | C | | | | | P | |
| Self-Service Storage Facility | | | C | | | | C | | | | | | |
| Solid Waste Facility | | | | | | | C | | | | | C | |
| Storage Yard | | | | | | | C | | | | | | |
| Warehouse | | | | | | | C | | | | | | |
| *Utility and Transportation* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Antenna | C | C | C | C | C | C | C | C | C | C | C | C | |
| Airport/ Heliport | | | | | | | | | | | C | | |
| Helistop | | C | C | C | | C | | | | | C | | |
| Loading Areas and Parking Areas, as a Principal Use | | | | | | | | | | | | | P |
| Railroad Use | | | | | | | | | | | C | | |
| Sanitary Sewer or Water Supply Lines | | | | | | | | | | | | | C |
| Solar Farm | | | | | | | | C | C | | | | |
| Telecommunications Tower | C | C | C | C | C | C | C | C | C | C | C | C | |
| Wastewater Treatment Ponds and Facilities | | | | | | | | | | | | | P |
| Waterborne Transportation Uses | | | | | | | | | | | | | P |
| Wind Farm | | | | | | | | C | C | | | | |
| *Accessory* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Accessory Retail | P | P | P | P | P | P | C | | | | | | |
| Accessory Structure | P | P | P | P | P | P | P | P | P | P | P | P | |
| Artisan Workshop | | | | | | | | P | P | | | | |
| Drive Through | C | C | C | C | | | | | | | | | |
| Donation Drop Box | C | C | C | C | | | C | | | | | | |
| Electric Vehicle Charging Station | P | P | P | P | P | P | P | | | | P | | |
| Outdoor Activity/ Operation/Storage | | | | | | | C | | | | | | |
| Outdoor Dining | P | P | P | P | P | | | | | | | | |
| Outdoor Display/ Sale of Merchandise | P | P | P | P | P | | | | | | | | |
| Solar Energy Collection System, canopy | P | P | P | P | P | P | P | P | P | P | P | P | |
| Solar Energy Collection System, ground mounted | C | C | C | C | C | C | C | C | C | C | C | C | |
| Solar Energy Collection System, roof mounted | P | P | P | P | P | P | P | P | P | P | P | P | |
| *Temporary* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Construction Related | T | T | T | T | T | T | T | T | T | T | T | T | |
| Construction Trailers as Temporary Offices | T | T | T | T | T | T | T | T | T | T | T | T | |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dumpsters for Trash and Garbage Required For Construction Sites | T | T | T | T | T | T | T | T | T | T | T | T | |
| Farmers Market | T | T | T | T | T | | | T | T | | | | |
| Food Truck | T | T | T | T | T | T | | T | T | | | | |
| Garage and Yard Sales | T | T | T | T | | | | T | T | | | | |
| Model Homes, Model Dwelling Units, and Pre-Construction Sales Offices | T | T | T | T | T | T | T | T | T | T | T | T | |
| Public Interest and Special Events | T | T | T | T | T | T | T | T | T | T | T | T | |
| Temporary Roadside Stands for the Sale of Agricultural Products | T | T | T | T | T | | | P | P | | | | |
| Temporary Concrete Batch Plants or Asphalt or Asphalt Reprocessing Plants and Temporary Stone Crushers | T | T | T | T | T | T | T | T | T | T | T | T | |

## 15-3-05. B-SM - Saint Martin's Road Historic Business District Specific Standards

A. **Canopies and Awnings.**

1. Building canopies, awnings, or similar weather protection devices are encouraged on the first floor of all buildings.

2. If provided, the device shall project a minimum of three (3) feet and a maximum of five (5) feet from the façade to which it is affixed.

B. **Building Frontage**. The primary façade of all nonresidential and mixed-use development shall meet the standards of one (1) of the frontage types detailed in subsection one through four below. The use of the resulting front yards or porches for outdoor dining or other activity generating uses that support the subject lot's principal use is encouraged.

1. **Projecting Porch**. The primary façade of the building shall be sufficiently set back from the property line to accommodate the projecting porch within the front yard setback. The resulting front yard may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch shall be open on three (3) sides and have a roof form that shall be separate from the principal structure. A projecting porch may encroach into a required front yard setback to a maximum extent of ten (10) feet. The following minimum standards shall apply to projecting porches.

   a. **Width**. Ten (10) feet

   b. **Depth**. Eight (8) feet

   c. **Height**. Eight (8) feet

2. **Storefront.** The primary façade of the building shall adjoin the required minimum front setback. Accordion-style windows and doors or other operable windows are encouraged. The following standards shall apply to shopfronts.

   a. **Window Area**. Sixteen (16) square feet

   b. **Window Width.** Three (3) feet

   c. **Window Height.** Four (4) feet

   d. **Sill Height.** Three (3) feet

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024
franklinwi.gov

Franklin WISCONSIN

APPLICATION DATE: _____

STAMP DATE: city use only

# COMMON COUNCIL REVIEW APPLICATION

## PROJECT INFORMATION [print legibly]

| APPLICANT [FULL LEGAL NAMES] | APPLICANT IS REPRESENTED BY [CONTACT PERSON] |
|---|---|
| NAME: S.R. MILLS | NAME: DANIEL SZCZAP |
| COMPANY: LOOMIS & RYAN, INC. | COMPANY: BEAR DEVELOPMENT, LLC |
| MAILING ADDRESS: 4011 80th Street | MAILING ADDRESS: 4011 80TH Street |
| CITY/STATE: KENOSHA, WI ZIP: 53142 | CITY/STATE: KENOSHA WI ZIP: 53142 |
| PHONE: (262) 949-3788 | PHONE: (262) 949-3788 |
| EMAIL ADDRESS: dan@beardevelopment.com | EMAIL ADDRESS: dan@beardevelopment.com |

## PROJECT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS: 11590 Meadowview Drive | TAX KEY NUMBER: |
| PROPERTY OWNER: Loomis & Ryan, Inc. | PHONE: (262) 949-3788 |
| MAILING ADDRESS: 4011 80th Street | EMAIL ADDRESS: dan@beardevelopment.com |
| CITY/STATE: Kenosha WI ZIP: 53142 | DATE OF COMPLETION: office use only |

## APPLICATION TYPE

**Please check the application type that you are applying for**

☐ Concept Review ☐ Comprehensive Master Plan Amendment ☐ Planned Development District ☒ Rezoning
☐ Special Use / Special Use Amendment ☐ Unified Development Ordinance Text Amendment

Most requests require Plan Commission review and Common Council approval.
Applicant is responsible for providing Plan Commission resubmittal materials up to 11 copies pending staff request and comments.

## SIGNATURES

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

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

☐ I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

| | |
|---|---|
| PROPERTY OWNER SIGNATURE: 3/6/25 | APPLICANT SIGNATURE: |
| NAME & TITLE: S.R. Mills President DATE: | NAME & TITLE: S.R. Mills, President DATE: 3/6/25 |
| PROPERTY OWNER SIGNATURE: | APPLICANT REPRESENTATIVE SIGNATURE: 3/6/25 |
| NAME & TITLE: DATE: | NAME & TITLE: DANIEL SZCZAP DATE: Project Manager |

(Rev. 8/2024)

# CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

## CONCEPT REVIEW APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ $420 Application fee payable to the City of Franklin.
☐ **Three (3) complete collated sets of application materials to include ...**
- ☐ Three (3) project narratives.
- ☐ Three (3) copies of the Preliminary Site/Development Plan of the subject property(ies) and immediate surroundings *on 8 ½ " X 11" or 11" X 17" paper (i.e., a scaled map identifying the subject property and immediate environs, including existing and proposed parcels, existing and proposed structures, existing and proposed land uses, existing and proposed zoning, existing and proposed infrastructure and utilities[approximate locations only], and existing and proposed site conditions/site constraints [i.e. approximate locations of public road access, rights-of-way, natural resources/green space and drainage issues/concerns, etc.])*
- ☐ Three (3) colored copies of building elevations *on 11" X 17" paper if applicable.*

☐ Email or flash drive with all plans / submittal materials.

## COMPREHENSIVE MASTER PLAN AMENDMENT APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ $1,250 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
☐ **Three (3) complete collated sets of application materials to include ...**
- ☐ Three (3) project narratives.
- ☐ Three (3) folded copies of a Site Development Plan / Map, *drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner or City Engineer, identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural resource features, as applicable.*

☐ Email or flash drive with all plans / submittal materials.
☐ Additional information as may be required.
- Requires a Class I Public Hearing Notice at least 30 days before the Common Council Meeting

## PLANNED DEVELOPMENT DISTRICT (PDD)

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ **Application fee payable to the City of Franklin... [select one of the following]**
- ☐ $6,000: New PDD plus developer's deposit*
- ☐ (*) $3,000 developer's deposit is required in addition to filing fees at the time of submittal, it may require replenishment.
- ☐ $5,900: PDD Major Amendment
- ☐ $850: PDD Minor Amendment

☐ Word Document legal description of the subject property.
☐ **Three (3) complete collated sets of application materials to include ...**
- ☐ Three (3) project narratives.
- ☐ Three (3) folded full size, of the Site Plan Package, *drawn to scale copies, on 24" x 36" paper, including Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc. (See Sections 15-7.0101, 15-7.0301, and 15-5.0402 of the UDO for information that must be denoted or included with each respective plan.)*

☐ One (1) colored copy of the building elevations *on 11" X 17" paper, if applicable.*
☐ One (1) copy of the Site Intensity and Capacity Calculations, *if applicable (see division 15-3.0500 of the UDO)*
☐ Email or flash drive with all plans / submittal materials.
- PDD and Major PDD Amendment requests require Plan Commission review, a public hearing, and Common Council approval.
- Minor PDD Amendment requests require Plan Commission review and Common Council approval.

## REZONING

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ **Application fee payable to the City of Franklin... [select one of the following]**
- ☒ $2,500
- ☐ $600: one parcel residential.

☒ Word Document legal description of the subject property.
☐ **Three (3) complete collated sets of application materials to include ...**
- ☐ Three (3) project narratives.
- ☐ Three (3) folded copies of a Plot Plan or Site Plan, *drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Planner or City Engineer, and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.*

☒ Email or flash drive with all plans / submittal materials.
☐ Additional information as may be required.
- Additional notice to and approval required for amendments or rezoning in the FW, FC, FFO, and SW Districts
- Requires a Class II Public Hearing notice at Plan Commission.

**March 26, 2025**

Mr. Regulo Martinez-Montilva
Principal Planner
9229 W. Loomis Road
Franklin, WI 53132

**Re: Zoning Amendment- Lots 80 & 81 Ryan Meadows**

Dear Mr. Martinez-Montilva:

Bear Development is pleased to submit this letter and the enclosed submittal materials as formal application for Zoning Amendment for properties within Ryan Meadows Subdivision. Bear Development, LLC is acting on behalf of the record owners, Loomis & Ryan, Inc. and Loomis Cottage Ventures, LLC.

**Project Summary**
Loomis Cottage Ventures, LLC is the owner of record of .58 acres (25,344 SF) of improved land in the City of Franklin. The property is Lot 80 of the Ryan Meadows subdivision and is located at the southwest corner of STH 36 (Loomis Road) and Ryan Road.

| | |
|---|---|
| **Tax Key No:** | 891-1080-000. |
| **Address:** | 11433 W. Ryan Road, Franklin, WI |

***Existing Comprehensive Master Plan Designation:*** *Commercial*
***Proposed Comprehensive Master Plan Designation:****Commercial*

| | |
|---|---|
| ***Existing Land Use:*** | *Commercial (Irish Cottage Tavern)* |
| ***Proposed Land Use:*** | *Commercial* |
| ***Adjacent Land Use*** | |
| *North:* | *Vacant/Agriculture* |
| *South:* | *Single Family Residential and Vacant* |
| *East:* | *Vacant/Agriculture* |
| *West:* | *STH 36* |
| | |
| ***Existing Zoning:*** | *B-2 General Business and M-1 Limited Industrial* |
| ***Proposed Zoning:*** | *Commercial* |
| ***Adjacent Zoning:*** | |
| *North:* | *B-2 General Business* |
| *South:* | *M-1 Limited Industrial* |
| *East:* | *STH 36 and R-8 Multiple Family Residential* |
| *West:* | *R-2 Estate Single-Family Residential* |

**Property History**

The property was platted and divided as part of the Ryan Meadows Subdivision. The subject property is used for commercial purposes as a tavern. The property includes public street frontage on Ryan Road and STH 36.

Loomis & Ryan, Inc. is the owner of record of 7.73 acres (336,826 SF) of vacant land in the City of Franklin. The property is Lot 81 of Ryan Meadows Subdivision.

**Tax Key No:** 891-1081-000
**Address:** 11590 W. Meadowview Drive, Franklin, WI

The property is located on the north side of Meadowview Drive, just east of STH 36 (Loomis Road). The property also has public road frontage on Ryan Road. The subject property is vacant.

***Existing Comprehensive Master Plan Designation:*** *Business Park*
***Proposed Comprehensive Master Plan Designation:*** *Residential*

| | |
|---|---|
| ***Existing Land Use:*** | *Vacant* |
| ***Proposed Land Use:*** | *Residential – 2 Family Condominiums* |
| ***Adjacent Land Use*** | |
| *North:* | *Vacant* |
| *South:* | *Single Family Residential and Vacant* |
| *East:* | *Single-Family Residential* |
| *West:* | *Business and Single-Family Residential* |

| | |
|---|---|
| ***Existing Zoning:*** | *M-1 Limited Industrial* |
| ***Proposed Zoning:*** | *RM Multiple Family Residential District* |
| ***Adjacent Zoning:*** | |
| *North:* | *B-2 General Business* |
| *South:* | *R-6 Suburban Single Family Residential District* |
| *East:* | *R-2 Estate Single Family Residential District* |
| *West:* | *R-2 Suburban Single-Family Residential and B-2 General Business* |

**Property History**

The property was platted and divided as part of the Ryan Meadows Subdivision. The subject property was improved with a public street (Meadowview Drive) and public utilities during the Ryan Meadows site development. The property includes public street frontage on Ryan Road to the north and Meadowview Drive to the south. The subject property was rezoned to the M-1 Limited Industrial District in 2017 during the approvals of the Ryan Meadows subdivision. It is currently vacant



**Proposed Amendments**

**Lot 80 (Irish Cottage)**
Bear Development, LLC has filed Land Division applications for a CSM that would reconfigure the existing Lot 80 and 81 to enlarge the Irish Cottage property to include an improved and safer property access. The applicant is respectfully requesting a Zoning Amendment to designate the reconfigured property (shown as Lot 1 on the Certified Survey Map) as B-2 General Business District.

**Lot 81**
Recognizing that the existing M-1 Limited Industrial zoning would allow land uses that, by right, that may be considered incompatible with the residential use that has been established in the area, Bear Development is respectfully requesting a Zoning Amendment to the RM Multiple Family Residential District.

Enclosed for your consideration is a Conceptual Site Plan for the subject property, which includes a 2-family condominium neighborhood fronting a public street. Example renderings of the proposed townhomes are also provided. Also included in the overall project is the reconfiguration of the Irish Cottage access drive and parking lot.

We feel the existing designation of Business Park, along with the existing M-1 Limited Industrial zoning, if activated with an allowed land use, could be detrimental to the existing residential land use in the area in terms of aesthetics, noise and land value.

***Note: At the time of this application the City of Franklin is considering the adoption of an Updated UDO. While the property is currently zoned M-1 Limited Industrial it is likely that it will be classified as L-1 Limited Industrial at the time of Plan Commission and Common Council consideration.***

Sample of Allowed Uses Permitted by Right in the L-1 Limited Industrial District :

- *Auto Sales*
- *Car Wash*
- *Vehicle Fuel Sales*
- *Automotive Repair*
- *Brewery*
- *Equipment Rental, Sales and Service*

Sample of Allowed Uses Permitted by Conditional Use in the L-1 Limited Industrial District:

- *Light Industrial*
- *Adult Establishment*
- *Animal Boarding*
- *Self Storage*
- *Storage Yard*

The applicant recognizes any future Residential land use would require additional entitlements including rezoning, land division, design engineering, etc., all of which require City of Franklin review and approval.

We feel that the Zoning Amendments requests are reasonable and rational and will designate the subject property with zoning classifications that are compatible with the surrounding land uses.

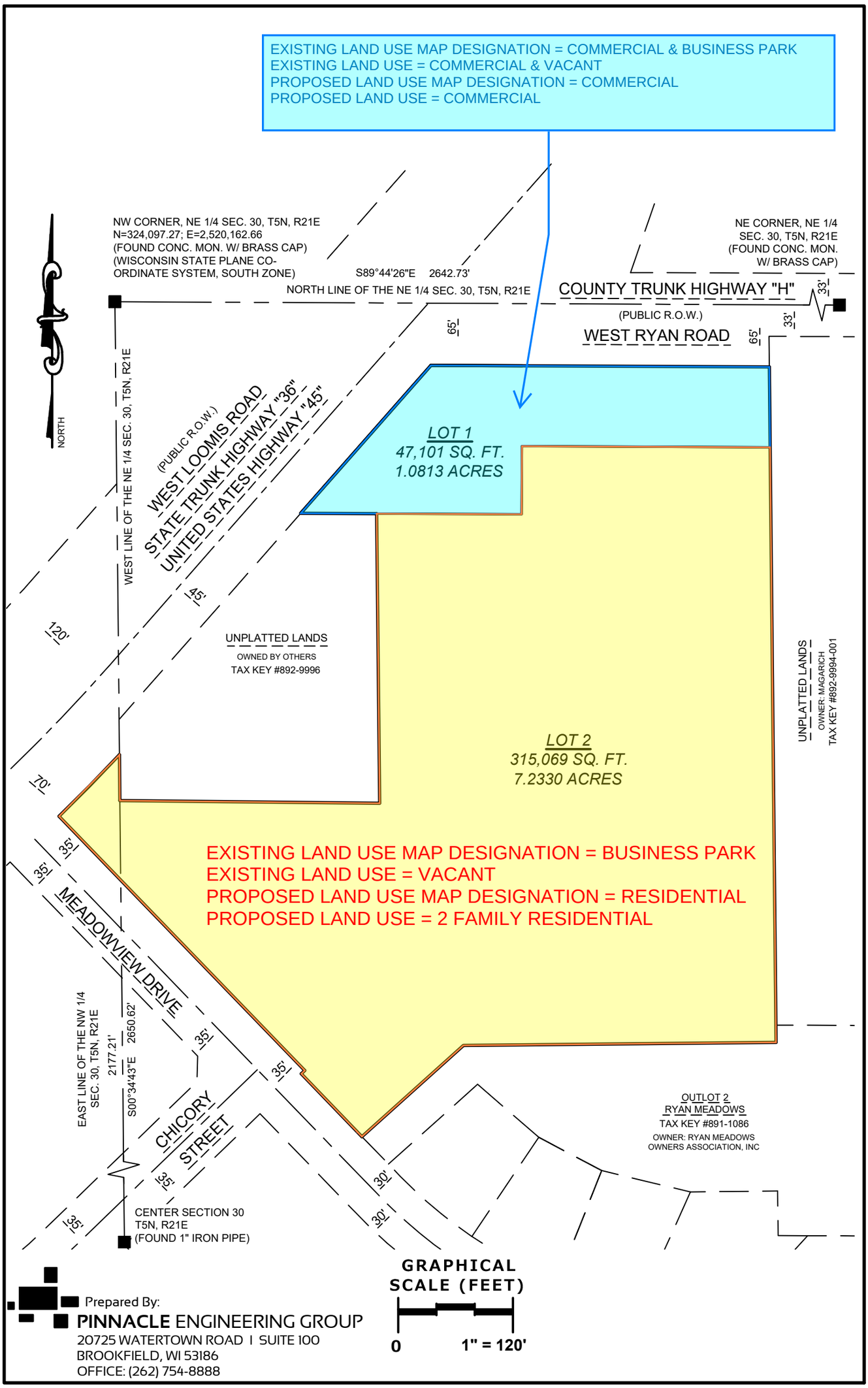
Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration and we look forward to discussing this project at the next available Common Council meeting.

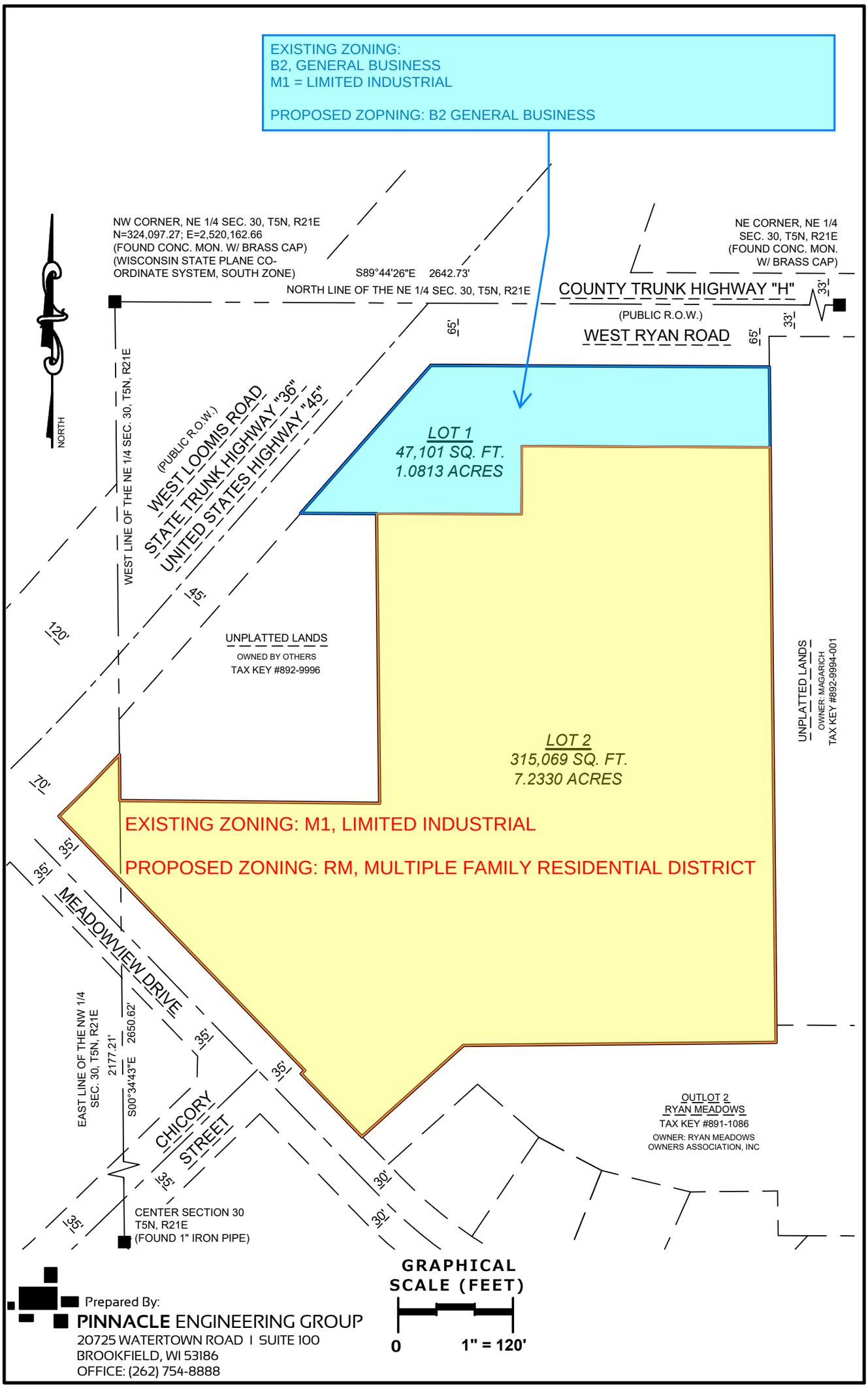
Sincerely,

Daniel Szczap
Bear Development, LLC

# COMPREHENSIVE MASTER PLAN AMENDMENT EXHIBIT



# REZONING EXHIBIT





Prepared By:
**PINNACLE** ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 521.37 feet to a north line of Lot 81, Ryan Meadows; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said Lot 81, 302.82 feet to the Point of Beginning;

Thence North 89°44'26" West, 79.44 feet to the southeasterly right of way line of West Loomis Road- State Trunk Highway "36 - United States Highway "45"; thence North 41°23'51" East along said right of way line, 206.07 feet to the south right of way line of West Ryan Road - County Trunk Highway "H"; thence South 89°44'26" East along said south right of way line, 353.92 feet; thence South 00°34'43" East, 84.00 feet; thence North 89°44'26" West, 259.64 feet; thence South 00°15'34" West, 71.20 feet; thence North 89°44'26" West, 151.64 feet to the Point of Beginning.

LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 473.41 feet to the plat of Ryan Meadows, the southeasterly right of way line of West Loomis Road - United States Highway "45" and the Point of Beginning;

Thence continuing South 00°34'43" East along said west line and along the northerly line of Ryan Meadows, 47.96 feet; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said northerly line, 302.82 feet; thence South 89°44'26" East, 151.64 feet; thence North 00°15'34" East, 71.20 feet; thence South 89°44'26" East, 259.64 feet to the platted east line of Lot 81, Ryan Meadows; thence South 00°34'43" East along said platted line of Ryan Meadows,

622.00 feet to the north line of Outlot 2 of Ryan Meadows; thence South 89°25'17" West along the north line of said Outlot 2, 327.05 feet; thence South 48°07'58" West along said north line, 142.71 feet to the north right of way line of Meadowview Drive; thence North 44°02'33" West along said right of way line, 91.29 feet; thence North 45°57'27" East along said right of way line, 5.00 feet; thence North 44°02'33" West along said right of way, 369.79 feet to the aforesaid southeasterly right of way line of West Loomis Road and a point on a curve; thence northeasterly 90.22 feet along the arc of said curve to the left and said right of way, whose radius is 1979.86 feet and whose chord bears North 44°31'39" East, 90.21 feet to the Point of Beginning.

11223 11020 11126 11100 10956 10930 11856 11838 11820 11720 11700 11606 11440 900 116TH LOOMIS RYAN RD 11607 11533 11433 11889 11853 11835 11555 11590 11736 11808 11906 11544 11536 11528 11520 11514 11531 11525 11498 11493 11482 11469 11466 11455 11450 9519 9516 9532 9535 9547 9546 9563 9562 11327 9581 9578 9594 9599 9607 9612 9621 9628 9633 9644 9649 9660 9665 9676 9681 9688 9697 9702 9709 9714 9701 9725 BERGAMONT DR ASTER ST 112TH ST MEADOWVIEW DR CHICORY ST MONARCH DR 11111 1093

GIS Property Viewer | Franklin Property Viewer - Expe | Map 5.7: Future Land Use Map

experience.arcgis.com/experience/6053058ef4fb42ea88d13235a362aa6e

City of Franklin Ho... | Dan Szczap Time Sh... | Dan's Projects - Sm... | Franklin Property Vi... | Home - Nielsen Ma... | Kenosha County, WI... | Kenosha WI Real Est... | MapQuest Maps -... | Midwest Graphic Se... | Milwaukee County L... | MSN | Outlook, Offi... | People - 3CX Webcli... | Premier | St. Francis, WI - Offi...

# Franklin Property Viewer

version 2/5/25 | Quick Start Guide | MyVote Wisconsin (Voting Info) | Franklin Website

Map Search

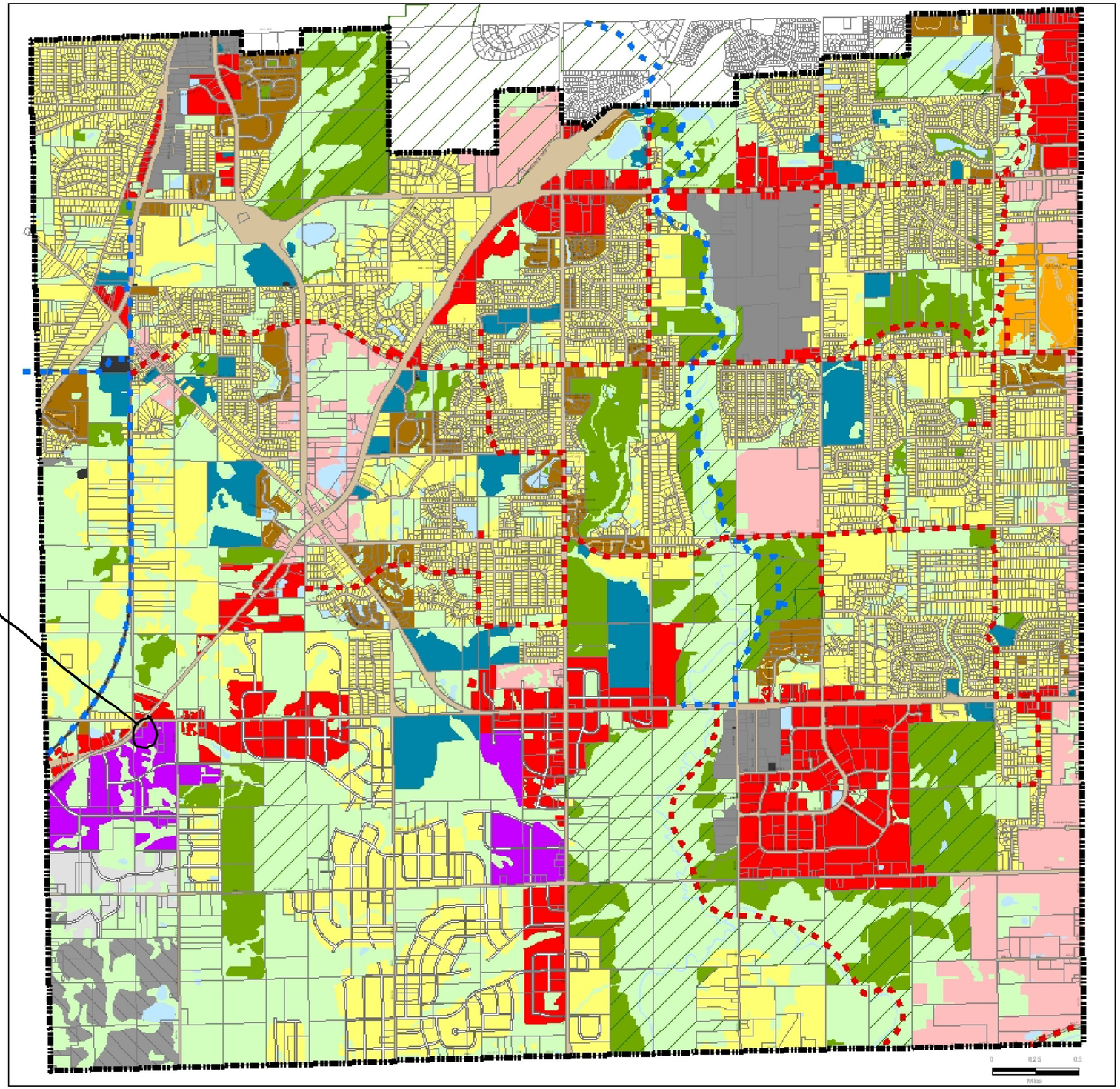
subject property

Earthstar Geographics | City of Franklin, WI

0 100 200ft

Type here to search

2:53 PM
3/6/2025




# Future Land Use Map 2025

Map 5.7

## Legend

### Future Land Use

- Areas of Natural Resource Features
- Business Park
- Commercial
- Communication and Utilities
- Industrial
- Institutional
- Landfill
- Light Manufacturing
- Mixed Use
- Office
- Recreational
- Residential
- Residential - Multi-Family
- Transportation
- Water
- Future Roads (SW Plan)
- Existing Trail
- Proposed Trail
- Milwaukee County Parkway

**Notes:**

The changes on this map reflect hand notes provided by Planning to GIS on 8/26/09.
The changes were made to a copy of the 2005 Existing Land Use layer.

The quarry area has been identified as a Potential Development Area. However, it is anticipated that any development / redevelopment of this area will not occur until after cessation of the extraction activities (envisioned to occur after the time-frame of this plan). Such development / redevelopment is to occur in accord with such provisions as set forth in Ordinance No. 97-1456 as may be amended.

**Disclaimer:**

The information depicted on this map was compiled from a variety of sources, including photogrammetric means. This map is not intended for use as a legal document; and official map documents, including certified survey maps, plats of survey, flood insurance studies, or other similar documents should be consulted when attempting to locate features on a site or property or when precise accuracy is required.

City of Franklin
GIS Department
9229 W. Loomis Rd.
Franklin, WI 53132
www.franklinwi.gov

TRN - 9/1/09
I:\Projects\Planning\Comp Plan support 5 09\Final Mapping\Chapter5\FLU 5_7 24x36.mxd

## SITE DATA TABLE

| | |
|---|---|
| MINIMUM LOT AREA: | 6,000 SF (0.14 AC) |
| MINIMUM LOT WIDTH AT SETBACK LINE: | 60 LF/ 75 LF CORNER |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.40 |
| YARD WIDTH: | THREE + UNIT BLDGS<br>FRONT - 30'<br>SIDE - 20'<br>SIDE ON CORNER LOT - 30'<br>REAR - 30'<br><br>TWO UNIT BLDGS<br>FRONT - 25'<br>SIDE - 5'<br>SIDE ON CORNER LOT - 15'<br>REAR - 25' - D.U.<br>10' - GARAGE |
| BASE SITE AREA: | 336,826 SF (7.73 AC) |
| LOT 1: | 315,068 (7.23 AC) |
| PROPOSED BUILDINGS / AREA: | 44 UNITS<br>51,480 SF (1.18 AC) |
| PROPOSED IMPERVIOUS AREA: | 117,113 SF (2.69 AC) |
| PROPOSED GREEN SPACE AREA: | 197,955 (4.54 AC) |
| EX. ZONING DISTRICT: | M-1 (LIMITED INDUSTRIAL DISTRICT) |
| PROP ZONING DISTRICT: | R-8 (MF RESIDENCE) |
| MAX LOT COVERAGE: | 0.35 |
| PROPOSED LOT COVERAGE: | 0.16 |
| OPEN SPACE RATIO REQUIREMENT: | 0.00 |
| GROSS DENSITY REQUIREMENT: | 5.00 |
| NET DENSITY REQUIREMENT: | 5.00 |
| LOT 2: | 21,758 (0.50 AC) |
| PROPOSED IMPERVIOUS AREA: | 11,828 SF (0.27 AC) |
| PROPOSED GREEN SPACE AREA: | 9,930 SF (0.23 AC) |

BEAR DEVELOPMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

COUNTY TRUNK HIGHWAY "H"

STATE TRUNK HIGHWAY "36"

W MEADOWVIEW DR

PUBLIC ROAD A

60.0' ROW

PRIVATE DRIVE

EXISTING DETENTION POND

LOT 1

LOT 2

PROPOSED LOT LINE

10.0' SETBACK

135.0' (15 STALLS @ 9')

135.0' (15 STALLS @ 9')

24.0'

20.0'

24.0'

20.0'

60.0'

32.9'

45.0'

74.5'

R60.0'

52.0'

10.0'

10.0'

25.6'

46.3'

45.0'

25.0'

10.0'

20.0'

25.0'

10.0'

25.0'

27.2'

25.0'

10.0'

52.8'

50.0'

24.0'

45.0'

30.0'

10.0'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44

Z:\PROJECTS\2016\809.70-WI\CONCEPT\809.70-WI_LOT 81- CONCEPT PLAN E RESIDENTIA L- MARKETING EXHIBIT.DWG 11/18/2024 11:33 AM

# LOOMIS BP LOT 81 CONCEPT PLAN - RESIDENTIAL DUPLEX

11/218/2024

**PINNACLE** ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

**PLAN | DESIGN | DELIVER**

**PEGJOB#** 809.70

| | | | | | |
|---|---|---|---|---|---|
| Dumpsters for Trash and Garbage Required For Construction Sites | T | T | T | T | T |
| Garage and Yard Sales | T | T | T | T | T |
| Food Truck | T | T | T | T | T |
| Model Homes, Model Dwelling Units, and Pre-Construction Sales Offices | T | T | T | T | T |
| Public Interest and Special Events | T | T | T | T | T |
| Temporary Roadside Stands for the Sale of Agricultural Products | T | T | T | T | T |
| Temporary Concrete Batch Plants or Asphalt or Asphalt Reprocessing Plants and Temporary Stone Crushers | T | T | T | T | T |

C. **Permitted, Conditional, and Temporary Uses in Nonresidential and Mixed-Use Districts.**

**Table 15-3-04(C): Permitted, Conditional, and Temporary Uses in Nonresidential and Mixed-Use Districts**

| Use | B-N | B-G | B-R | B-MU | B-SM | B-P | LI | A | A-P | P | I | L | FW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Residential* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Single-Family | | | | P | P | | | P | P | | | | |
| Multifamily, above ground floor only | P | P | P | P | P | | | | | | | | |
| *Institutional* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Educational Facility | | | | | | | | | | | C | | |
| Governmental Uses | | | | | | | | | | | C | | |
| Health Care Facility | P | P | P | P | | | P | | | | C | | |
| Cemetery | | | | | | | | | | | C | | |
| *Place of Assembly* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Indoor Commercial Place of Assembly, 20,000 sqft or less | P | P | P | P | P | | | C | C | C | P | | |
| Indoor Commercial Place of Assembly, more than 20,000 sqft | C | P | P | P | C | | | C | C | C | P | | |
| Outdoor Commercial Place of Assembly | C | C | C | C | C | | | C | C | C | P | | |
| Noncommercial Place of Assembly, 20,000 sqft or less | | | | | | | | C | C | C | P | | |
| Noncommercial Place of Assembly, more than 20,000 sqft | | | | | | | | C | C | C | P | | |
| *Recreation, Amusement, and Lodging* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Campground | | | | | | | | | | C | | | |
| Lodging House | | | | | | | | P | P | | | | |
| Hotel | C | C | C | C | | | | | | | | | |
| Motel | | C | | | | | | | | | | | |
| Recreation Area | | | | | | | | | | | | | P |
| Short-Term Rental | | | | | C | | | P | P | | | | |
| *Retail* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Adult Establishment | | | | | | | C | | | | | | |
| General Retail, 50,000 sqft or less | P | P | P | P | P | | | | | | | | |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| General Retail, more than 50,000 sqft | S | P | P | P | C | | | | | | | | |
| Multitenant Shopping Center | C | C | C | C | | | | | | | | | |
| Wholesale Establishment | | | | | | | C | | | | | | |
| *Service* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Animal Boarding Facility/Kennel and/or Veterinary Service | C | C | | | | | C | C | | | | | |
| General Service, 50,000 sqft or less | P | P | P | P | P | | | | | | | | |
| General Service, more than 50,000 sqft | S | P | P | P | C | P | | | | | | | |
| Financial Institution | P | P | P | P | | P | | | | | | | |
| Funeral Home | C | C | | | | | | | | | | | |
| Office, above ground floor only | | | | P | P | | | | | | | | |
| Office, 50,000 sqft or less | P | P | P | P | P | P | | | | | | | |
| Office, more than 50,000 sqft | P | P | P | P | | P | | | | | | | |
| Office Complex/Business Park | | | | | | P | | | | | | | |
| *Eating and Drinking* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Bar/Tavern | P | P | P | P | P | | | | | | | | |
| Brewery/Winery/Distillery Tasting Room | P | P | P | P | P | | | | | | | | |
| Food Truck Court | C | C | C | C | C | C | | | | | | | |
| Micro Brewery/Winery/Distillery | | P | P | P | P | | | | | | | | |
| Restaurant | P | P | P | P | P | | | | | | | | |
| *Vehicle Related* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Auto Sales/Rental and Service | | C | C | | | | P | | | | | | |
| Carwash | | C | C | | | | P | | | | | | |
| Major Automotive Repair | | | C | | | | P | | | | | | |
| Minor Automotive Repair | | | P | | | | P | | | | | | |
| Vehicle Fuel Sales | | C | C | | | | P | | | | | | |
| *Agricultural* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Community Garden | | | | | | | | P | P | | | | |
| Crop Production | | | | | | | | P | P | | | | |
| Animal Husbandry | | | | | | | | P | P | | | | |
| Indoor Agriculture | | | | | | | P | P | P | | | | |
| Nursery Retail | P | P | P | | | | | P | P | | | | |
| Nursery Wholesale | | | | | | | | P | P | | | | |
| *Industrial* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Artisan Manufacturing | P | P | P | P | P | | | | | | | | |
| Brewery/Winery/Distillery | | | | | | | P | C | C | | | | |
| Composting Facility | | | | | | | C | C | C | | | | |
| Distribution Facility | | | | | | | C | | | | | | |
| Equipment Rental, Sales, and Service | P | P | P | | | | P | | | | | | |
| Extractive Industry | | | | | | | C | C | | | | | |
| Heavy Industry | | | | | | | C | | | | | | P |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Home Improvement Center/ Lumberyard | P | P | P | | | | P | | | | | | |
| Landfill | | | | | | | | | | | | C | |
| Light Industry | | | | | | | C | | | | | | |
| Recycling Facility | | | | | | | | | | | C | C | |
| Salvage Yard | | | | | | | C | | | | | P | |
| Self-Service Storage Facility | | | C | | | | C | | | | | | |
| Solid Waste Facility | | | | | | | C | | | | | C | |
| Storage Yard | | | | | | | C | | | | | | |
| Warehouse | | | | | | | C | | | | | | |
| *Utility and Transportation* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Antenna | C | C | C | C | C | C | C | C | C | C | C | C | |
| Airport/ Heliport | | | | | | | | | | | C | | |
| Helistop | | C | C | C | | C | | | | | C | | |
| Loading Areas and Parking Areas, as a Principal Use | | | | | | | | | | | | | P |
| Railroad Use | | | | | | | | | | | C | | |
| Sanitary Sewer or Water Supply Lines | | | | | | | | | | | | | C |
| Solar Farm | | | | | | | | C | C | | | | |
| Telecommunications Tower | C | C | C | C | C | C | C | C | C | C | C | C | |
| Wastewater Treatment Ponds and Facilities | | | | | | | | | | | | | P |
| Waterborne Transportation Uses | | | | | | | | | | | | | P |
| Wind Farm | | | | | | | | C | C | | | | |
| *Accessory* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Accessory Retail | P | P | P | P | P | P | C | | | | | | |
| Accessory Structure | P | P | P | P | P | P | P | P | P | P | P | P | |
| Artisan Workshop | | | | | | | | P | P | | | | |
| Drive Through | C | C | C | C | | | | | | | | | |
| Donation Drop Box | C | C | C | C | | | C | | | | | | |
| Electric Vehicle Charging Station | P | P | P | P | P | P | P | | | | P | | |
| Outdoor Activity/ Operation/Storage | | | | | | | C | | | | | | |
| Outdoor Dining | P | P | P | P | P | | | | | | | | |
| Outdoor Display/ Sale of Merchandise | P | P | P | P | P | | | | | | | | |
| Solar Energy Collection System, canopy | P | P | P | P | P | P | P | P | P | P | P | P | |
| Solar Energy Collection System, ground mounted | C | C | C | C | C | C | C | C | C | C | C | C | |
| Solar Energy Collection System, roof mounted | P | P | P | P | P | P | P | P | P | P | P | P | |
| *Temporary* | *B-N* | *B-G* | *B-R* | *B-MU* | *B-SM* | *B-P* | *LI* | *A* | *A-P* | *P* | *I* | *L* | *FW* |
| Construction Related | T | T | T | T | T | T | T | T | T | T | T | T | |
| Construction Trailers as Temporary Offices | T | T | T | T | T | T | T | T | T | T | T | T | |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dumpsters for Trash and Garbage Required For Construction Sites | T | T | T | T | T | T | T | T | T | T | T | T | |
| Farmers Market | T | T | T | T | T | | | T | T | | | | |
| Food Truck | T | T | T | T | T | T | | T | T | | | | |
| Garage and Yard Sales | T | T | T | T | | | | T | T | | | | |
| Model Homes, Model Dwelling Units, and Pre-Construction Sales Offices | T | T | T | T | T | T | T | T | T | T | T | T | |
| Public Interest and Special Events | T | T | T | T | T | T | T | T | T | T | T | T | |
| Temporary Roadside Stands for the Sale of Agricultural Products | T | T | T | T | T | | | P | P | | | | |
| Temporary Concrete Batch Plants or Asphalt or Asphalt Reprocessing Plants and Temporary Stone Crushers | T | T | T | T | T | T | T | T | T | T | T | T | |

## 15-3-05. B-SM - Saint Martin's Road Historic Business District Specific Standards

A. **Canopies and Awnings.**

1. Building canopies, awnings, or similar weather protection devices are encouraged on the first floor of all buildings.

2. If provided, the device shall project a minimum of three (3) feet and a maximum of five (5) feet from the façade to which it is affixed.

B. **Building Frontage**. The primary façade of all nonresidential and mixed-use development shall meet the standards of one (1) of the frontage types detailed in subsection one through four below. The use of the resulting front yards or porches for outdoor dining or other activity generating uses that support the subject lot's principal use is encouraged.

1. **Projecting Porch**. The primary façade of the building shall be sufficiently set back from the property line to accommodate the projecting porch within the front yard setback. The resulting front yard may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch shall be open on three (3) sides and have a roof form that shall be separate from the principal structure. A projecting porch may encroach into a required front yard setback to a maximum extent of ten (10) feet. The following minimum standards shall apply to projecting porches.

   a. **Width**. Ten (10) feet

   b. **Depth**. Eight (8) feet

   c. **Height**. Eight (8) feet

2. **Storefront.** The primary façade of the building shall adjoin the required minimum front setback. Accordion-style windows and doors or other operable windows are encouraged. The following standards shall apply to shopfronts.

   a. **Window Area**. Sixteen (16) square feet

   b. **Window Width.** Three (3) feet

   c. **Window Height.** Four (4) feet

   d. **Sill Height.** Three (3) feet

March 26, 2025
Regulo Martinez-Montilva
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

RE: Certified Survey Map Application

Dear Mr. Martinez-Montilva:

Bear Development is pleased to submit this letter and the enclosed submittal materials as formal application for Certified Survey Map review and approval. Bear Development is acting on behalf of the owners of record, Loomis & Ryan, Inc. and Loomis Cottage Ventures, LLC.

**Property Summary**

Loomis Cottage Ventures, LLC is the owner of record of .58 acres (25,344 SF) of improved land in the City of Franklin. The property is Lot 80 of the Ryan Meadows subdivision and is located at the southwest corner of STH 36 (Loomis Road) and Ryan Road.

**Tax Key No:** 891-1080-000.
**Address:** 11433 W. Ryan Road, Franklin, WI
**Existing Zoning:** B-2 General Business District

The property is commonly known as the Irish Cottage and is improved with a commercial building and parking lot. Public street access for the property is located on Ryan Road and is non-conforming.

Loomis & Ryan, Inc. is the owner of record of 7.73 acres (336,826 SF) of vacant land in the City of Franklin. The property is Lot 81 of Ryan Meadows Subdivision.

**Tax Key No:** 891-1081-000
**Address:** 11590 W. Meadowview Drive, Franklin, WI
**Existing Zoning:** M-1 Limited Industrial

The property is located on the north side of Meadowview Drive, just east of STH 36 (Loomis Road). The property also has public road frontage on Ryan Road. The subject property is vacant.

**Project Summary**

Bear Development, LLC respectfully requests review and approval of the enclosed Certified Survey Map to reconfigure the two (2) existing lots.

**Proposed Lot 1**

Upon land division, the Irish Cottage property would consist of Lot1, a 1.08 acre parcel, exceeding the zoning bulk requirements of the B-2 General Business District. Our intention would be to relocate the existing property access approximately 250' west on Ryan Road. The existing access, while legal, is non-conforming and arguably unsafe. The new access has been discussed with Milwaukee County Public Works and will be approved upon formal application. Further, our plans include the construction of an engineered parking lot to serve the existing commercial use. Presently, the property is underserved with parking.

**Proposed Lot 2**

Lot 2 of the proposed Certified Survey Map would consist of a 7.23 acre parcel with public street frontage on Meadowview Drive. The property is currently be reviewed for future development options.

In accordance with City of Franklin requirements, we have completed a Natural Resource Protection Plan for the property in question. A copy has been included in this submittal.

The proposed land division presents a unique opportunity to enhance the safety of the STH 36/Ryan Road intersection by providing a dedicated commercial driveway on Ryan Road. The division will also provide an opportunity to improve the subject property by providing adequate and orderly parking and to improve traffic circulation around the existing building.

We feel the requested land division will create separate parcels with future land use which is consistent and compatible with the properties in the general area.

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

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 521.37 feet to a north line of Lot 81, Ryan Meadows; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said Lot 81, 302.82 feet to the Point of Beginning;

Thence North 89°44'26" West, 79.44 feet to the southeasterly right of way line of West Loomis Road- State Trunk Highway "36 - United States Highway "45"; thence North 41°23'51" East along said right of way line, 206.07 feet to the south right of way line of West Ryan Road - County Trunk Highway "H"; thence South 89°44'26" East along said south right of way line, 353.92 feet; thence South 00°34'43" East, 84.00 feet; thence North 89°44'26" West, 259.64 feet; thence South 00°15'34" West, 71.20 feet; thence North 89°44'26" West, 151.64 feet to the Point of Beginning.

LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, being a redivision of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 473.41 feet to the plat of Ryan Meadows, the southeasterly right of way line of West Loomis Road - United States Highway "45" and the Point of Beginning;

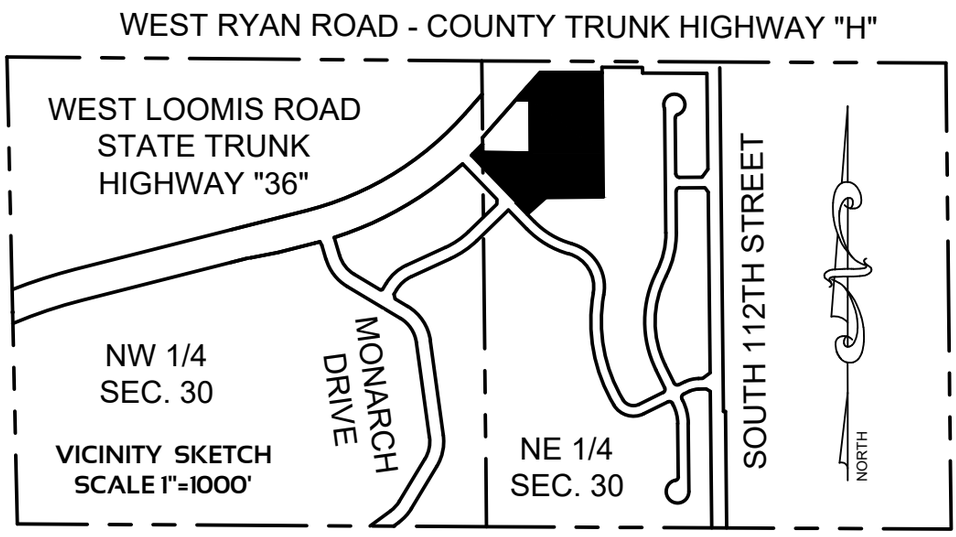
Thence continuing South 00°34'43" East along said west line and along the northerly line of Ryan Meadows, 47.96 feet; thence South 89°23'13" East along said northerly line, 271.70 feet; thence North 00°34'43" West along said northerly line, 302.82 feet; thence South 89°44'26" East, 151.64 feet; thence North 00°15'34" East, 71.20 feet; thence South 89°44'26" East, 259.64 feet to the platted east line of Lot 81, Ryan Meadows; thence South 00°34'43" East along said platted line of Ryan Meadows,

622.00 feet to the north line of Outlot 2 of Ryan Meadows; thence South 89°25'17" West along the north line of said Outlot 2, 327.05 feet; thence South 48°07'58" West along said north line, 142.71 feet to the north right of way line of Meadowview Drive; thence North 44°02'33" West along said right of way line, 91.29 feet; thence North 45°57'27" East along said right of way line, 5.00 feet; thence North 44°02'33" West along said right of way, 369.79 feet to the aforesaid southeasterly right of way line of West Loomis Road and a point on a curve; thence northeasterly 90.22 feet along the arc of said curve to the left and said right of way, whose radius is 1979.86 feet and whose chord bears North 44°31'39" East, 90.21 feet to the Point of Beginning.

# CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

Subject Property
Zoning: B-2 & M-1
Tax Key Numbers:
891-1080-000
891-1081-000




WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT
WI
LAND SURVEYOR

DRAFT

APRIL 22, 2025

Prepared for:
LOOMIS & RYAN, INC.
4011 80th Street
Kenosha, WI 53142

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST
PEG JOB#809.71
SHEET 1 OF 7

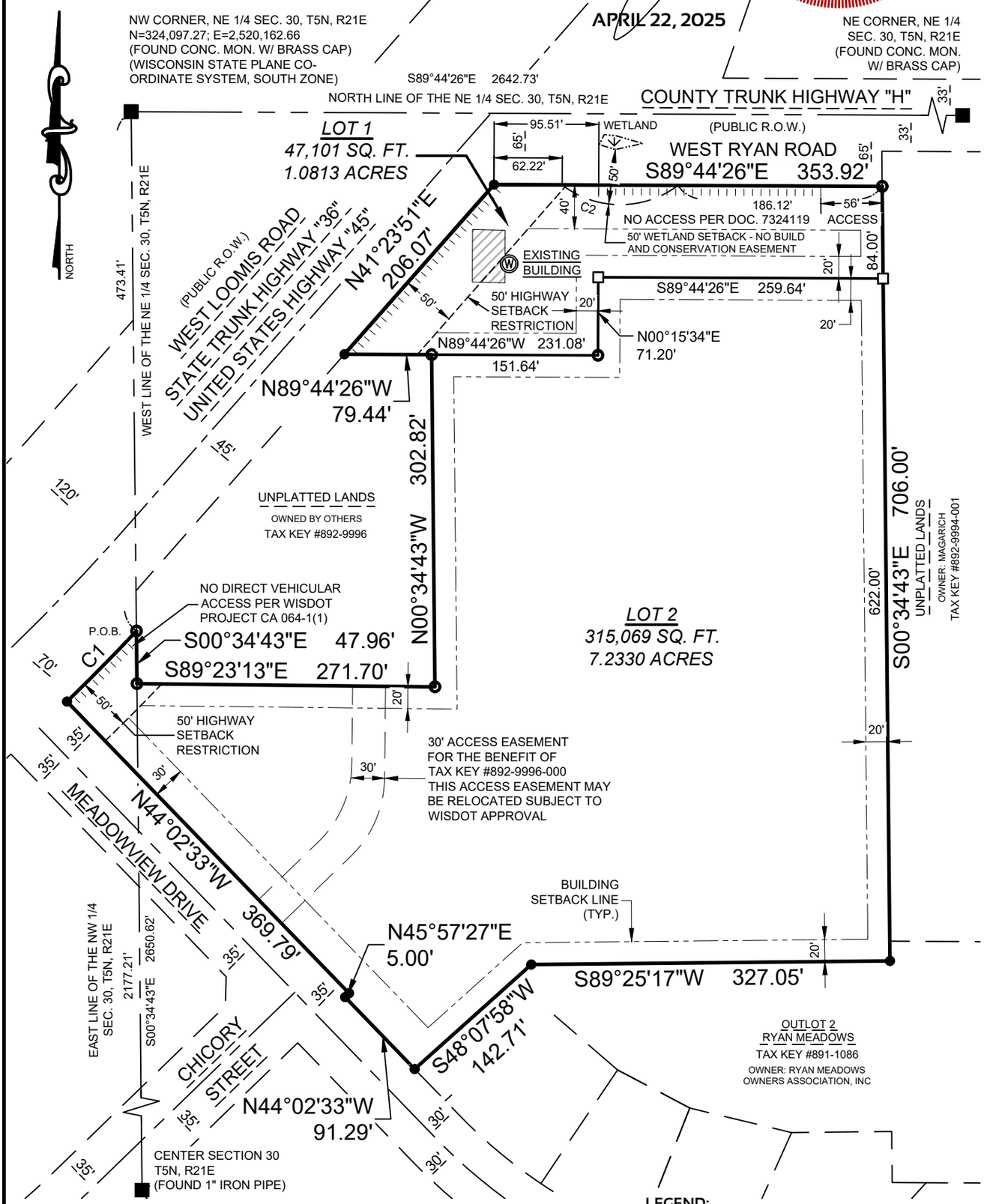
# CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

DRAFT

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

APRIL 22, 2025




GRAPHICAL SCALE (FEET)

0 1" = 120'

**LEGEND:**

- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rebar
- □ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Ⓦ - Denotes Well
- - Denotes No Access


Prepared By:
**PINNACLE** ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888


This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.71

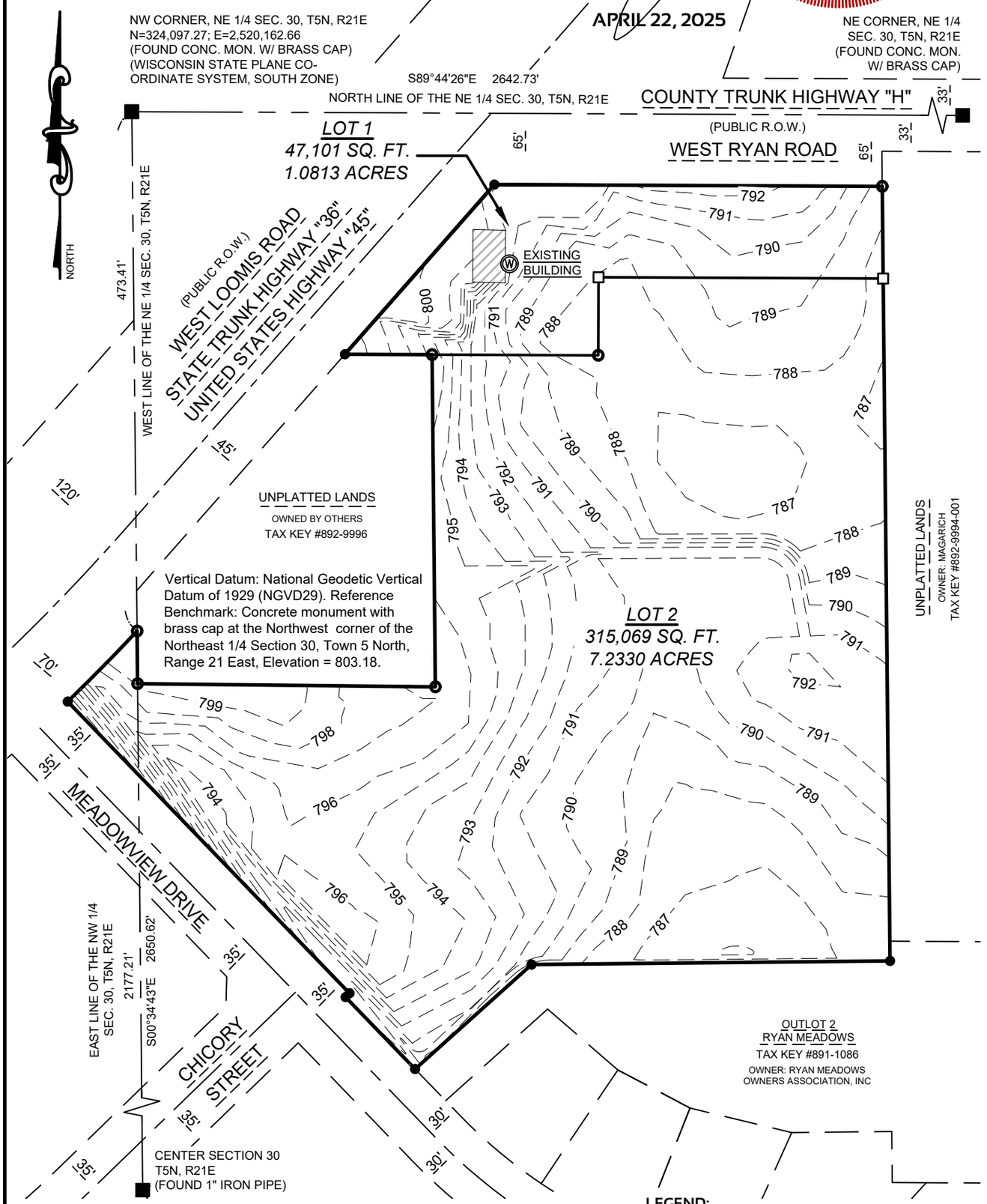
# CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
W
LAND SURVEYOR

DRAFT

APRIL 22, 2025




GRAPHICAL SCALE (FEET)

0 1" = 120'

**LEGEND:**

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rebar
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# CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that all of Lot 80 and Lot 81 of Ryan Meadows, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10962414, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 30; thence South 00°34'43" East along the west line of said Northeast 1/4, 473.41 feet to the plat of Ryan Meadows, the southeasterly right of way line of West Loomis Road - United States Highway "45" and the Point of Beginning;

Thence continuing South 00°34'43" East along said west line and along the northerly line of Ryan Meadows, 47.96 feet;
Thence South 89°23'13" East along said northerly line, 271.70 feet;
Thence North 00°34'43" West along said northerly line, 302.82 feet;
Thence North 89°44'26" West along said northerly line, 79.44 feet to the aforesaid southeasterly right of way line of West Loomis Road;
Thence North 41°23'51" East along said right of way line, 206.07 feet to the south right of way line of West Ryan Road - County Trunk Highway "H";
Thence South 89°44'26" East along said south right of way line, 353.92 feet;
Thence South 00°34'43" East along said platted line of Ryan Meadows, 706.00 feet to the north line of Outlot 2 of Ryan Meadows;
Thence South 89°25'17" West along the north line of said Outlot 2, 327.05 feet;
Thence South 48°07'58" West along said north line, 142.71 feet to the north right of way line of Meadowview Drive;
Thence North 44°02'33" West along said right of way line, 91.29 feet;
Thence North 45°57'27" East along said right of way line, 5.00 feet;
Thence North 44°02'33" West along said right of way, 369.79 feet to the aforesaid southeasterly right of way line of West Loomis Road and a point on a curve;
Thence northeasterly 90.22 feet along the arc of said curve to the left and said right of way, whose radius is 1979.86 feet and whose chord bears North 44°31'39" East, 90.21 feet to the Point of Beginning.

Containing 362,170 square feet (8.3143 acres) of land Gross, more or less.

That I have made such survey, land division and map by the direction of **LOOMIS & RYAN INC**, and **LOOMIS COTTAGE VENTURES, LLC**, owners of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Franklin Land Division Ordinance and the Unified Development Ordinance Division - 15 of the City of Franklin in surveying the certified survey map.

Date: APRIL 22, 2025


John P. Konopacki
Professional Land Surveyor S-2461

| BOUNDARY CURVE TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT | TANGENT |
| C1 | 90.22' | 1979.86' | 002°36'39" | N44°31'39"E | 90.21' | N45°49'59"E | N43°13'19"E |

| CONSERVATION EASEMENT | | | | |
|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C2 | 113.39' | 87.24' | N89°44'26"W | 105.57' |

Prepared By:
**PINNACLE** ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

**This instrument drafted by John P. Konopacki, PLS-License No. S-2461**

# CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

## OWNER'S CERTIFICATE

**LOOMIS & RYAN INC**, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, AND **LOOMIS COTTAGE VENTURES, LLC**, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said corporation and said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

**LOOMIS & RYAN INC** and **LOOMIS COTTAGE VENTURES, LLC**, as owners, also certify that this map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes and the Unified Development Ordinance Division-15 of the City of Franklin to be submitted to the following for approval or objection:

1. City of Franklin

IN WITNESS WHEREOF, the said **LOOMIS & RYAN INC** has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: **LOOMIS & RYAN INC.**

_____
Name (signature) - Title

IN WITNESS WHEREOF, the said **LOOMIS COTTAGE VENTURES, LLC** has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: **LOOMIS COTTAGE VENTURES, LLC**

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY ) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named **LOOMIS & RYAN INC**, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ _____ COUNTY ) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named **LOOMIS COTTAGE VENTURES, LLC**, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____


APRIL 22, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

# CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

## CONSENT OF CORPORATE MORTGAGEE -LOOMIS & RYAN INC

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date

_____
President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

## CONSENT OF CORPORATE MORTGAGEE -LOOMIS COTTAGE VENTURES, LLC,

_____ _____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date

_____
President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____


APRIL 22, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
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This instrument drafted by John P. Konopacki, PLS-License No. S-2461

# CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 80 and Lot 81 of Ryan Meadows, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

## CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved and accepted by the Common Council of the City of Franklin by Resolution No. _____.
Signed this _____ day of _____ , 2025.

_____ _____
Date

_____
John R. Nelson, Mayor

_____ _____
Date

_____
Shirley J. Roberts, City Clerk

CONSERVATION EASEMENT RESTRICTIONS:

- No construction or placement of buildings or any structure.
- No construction or any improvements, unless, notwithstanding covenant 1 above, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like.
- No excavation, dredging, grading mining, drilling, or change the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees; with the exception of limited grading within the wetland setback area as defined by the City of Franklin Unified Development Ordinance.
- No filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris.
- No planting of any vegetation not native to the protected property or not typical wetland vegetation.
- No operating snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles.

NOTES:

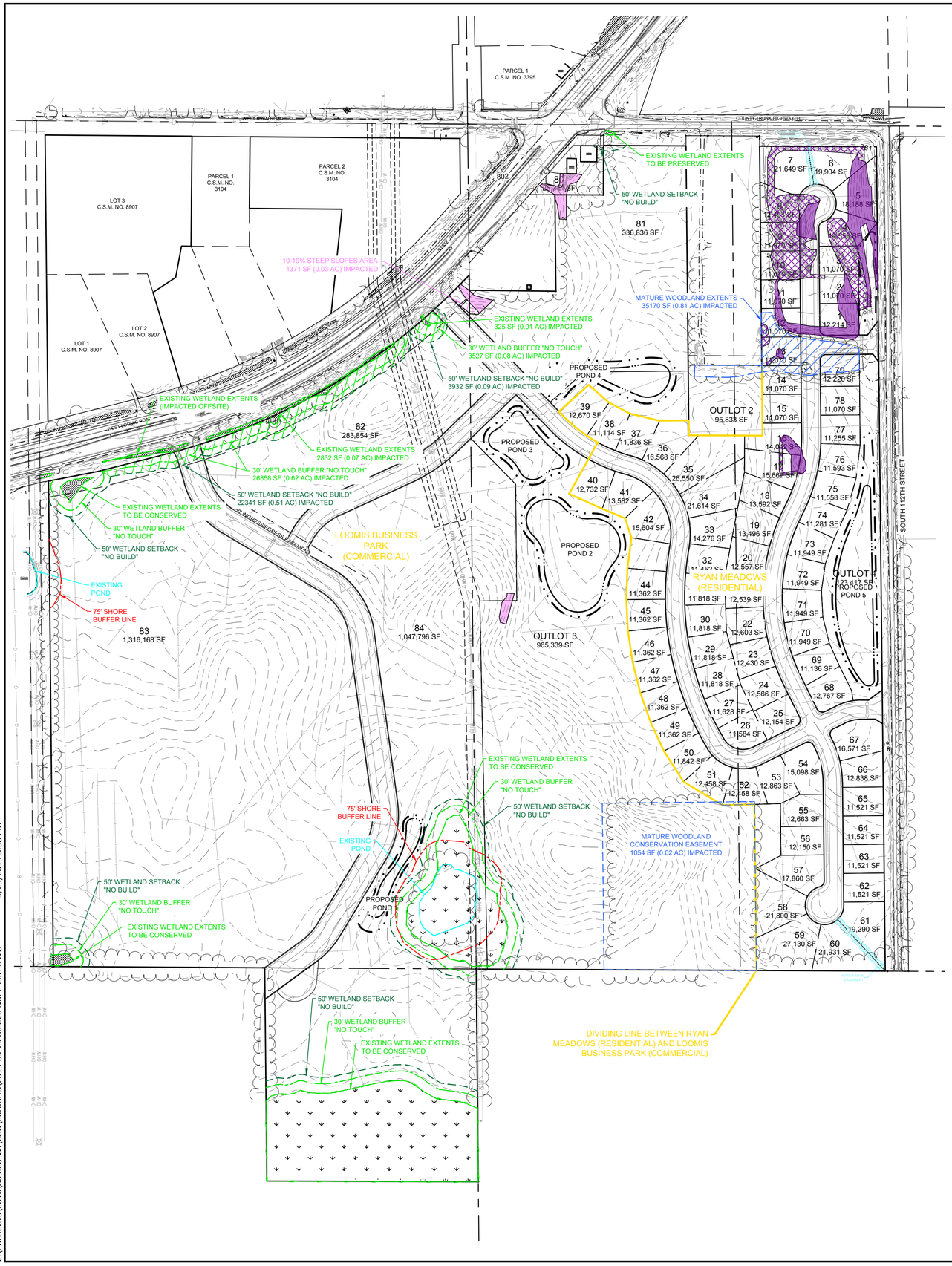
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East bears S89°44'26"E.
- Wetlands delineated by Eric Parker, Heartland Ecological Group, Inc. April, 2025.
- ACCESS RESTRICTION NOTE: No owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with West Loomis Road - State Trunk Highway "36" - United States Highway "45" as shown. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to SS236.293, Stats., and shall be enforceable by the Department of Transportation.
- Lot 1 of this Certified Survey Map shall have NO DIRECT VEHICULAR ACCESS through Lot 2 to West Loomis Road - State Trunk Highway "36" - United States Highway "45" per the Wisconsin Department of Transportation Project CA 064-1(1).
- HIGHWAY SETBACK RESTRICTION: There shall be no improvements or structures placed between the highway and the setback line.
- NOISE NOTE: The lots of this land division may experience noise at the levels exceeding the levels in SSTrans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from the existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.
- Lot 1 of this Certified Survey Map is served by private well and septic system. Lot 2 of this Certified Survey Map is served by public sewer and water.


Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

APRIL 22, 2025

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.71




NORTH

GRAPHICAL SCALE (FEET)

0 1" = 200' 400'

# NATURAL RESOURCE FEATURE AREAS

| RESOURCE TYPE | RYAN MEADOWS (RESIDENTIAL) LOTS 1-79, OUTLOTS 1 & 4 (27.97 AC) | LOOMIS BUSINESS PARK (COMMERCIAL) LOTS 80-84, OUTLOTS 2 & 3 (105.43 AC) | ENTIRE BASE SITE (133.40 AC) |
|---|---|---|---|
| STEEP SLOPES AREA<br>- 10-19% SLOPES<br>- PER PEG SURVEYED CONTOURS | N/A | 13,461 SF<br>(0.31 AC) | 13,461 SF<br>(0.31 AC) |
| STEEP SLOPES AREA<br>- 20-30% SLOPES<br>- PER PEG SURVEYED CONTOURS | N/A | N/A | N/A |
| STEEP SLOPES - MAN-MADE<br>- 10-19% SLOPES<br>- PER PEG SURVEYED CONTOURS | N/A | N/A | N/A |
| STEEP SLOPES - MAN-MADE<br>- 20-30% SLOPES<br>- PER PEG SURVEYED CONTOURS | N/A | N/A | N/A |
| PONDS<br>-FIELD DELINEATED BY PEG SURVEY IN JANUARY OF 2019 | N/A | 28,733 SF<br>(0.66 AC) | 28,733 SF<br>(0.66 AC) |
| WETLANDS<br>-SEE DELINEATION NFORMATION BELOW** | N/A | 251,003 SF<br>(5.76 AC) | 251,003 SF<br>(5.76 AC) |
| WETLAND BUFFER "NO TOUCH"<br>- 30' OFFSET, BASED OFF WETLAND DELINEATION | N/A | 104,124 SF<br>(2.39 AC) | 104,124 SF<br>(2.39 AC) |
| WETLAND SETBACK "NO BUILD"<br>- 50' OFFSET, BASED OFF WETLAND DELINEATION | N/A | 79,308 SF<br>(1.82 AC) | 79,308 SF<br>(1.82 AC) |
| SHORE BUFFER<br>- 75' OFFSET, BASED OFF FIELD VERIFIED POND LOCATION | N/A | 14,983 SF<br>(0.34 AC) | 14,983 SF<br>(0.34 AC) |
| MATURE WOODLAND<br>- BASED OFF PEG SURVEY AND CHAPUT CSM | 36,224 SF<br>(0.83 AC) | 268,151 SF<br>(6.16 AC) | 304,375 SF<br>(6.99 AC) |

* ADDITIONAL INFORMATION IS INCLUDED IN THE ATTACHED SITE INTENSITY CALCULATIONS
**FIELD DELINEATED BY RA SMITH NATIONAL ON 10-29-14 & 10-30-14 (SEE "WETLAND DELINEATION REPORT" DATED 03-19-15)
RE-DELINEATED ALONG LOOMIS BY HEARTLAND ECOLOGICAL GROUP ON 08-15-18, 08-19-18 & 08-22-18
(SEE "WETLAND DELINEATION REPORT" DATED 09-11-18)

Z:\PROJECTS\2016\809.20-WI\CAD\EXHIBITS\2019-04-24 809.20 NRPP EXH.DWG 4/25/2019 3:58 PM

# FRANKLIN DEVELOPMENT - NATURAL RESOURCES PROTECTION PLAN

04/25/19

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

**PLAN | DESIGN | DELIVER** **PEG JOB#** 809.20

Heartland
ECOLOGICAL GROUP INC
506 Springdale Street, Mount Horeb, WI 53572

April 23, 2025

Mr. Dan Szczap
Bear Development, LLC
4011 80th Street
Kenosha, WI, 53142

**RE: Wetland Determination Summary – Ryan Meadows CSM Parcels, City of Franklin, Milwaukee County, Wisconsin**

Dear Dan:

Heartland Ecological Group, Inc. ("Heartland") completed a(n) assured wetland determination at the Project Site on April 21, 2025 at the request of Bear Development, LLC. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the Wisconsin Department of Natural Resources (WDNR) Wetland Delineation Assurance Program (Attachment 5, Delineator Qualifications). The 17.11-acre site (the "Study Area") lies in the north-central portion of Section 30, T5N, R21E, City of Franklin, Milwaukee County, Wisconsin (Attachment 1, Figure 1). This Study Area was split into two parcels. The north parcel is 7.73 acres and located immediately southeast of the intersection of State Trunk Highway (STH) 36 (Loomis Road) and County Trunk Highway (CTH) H (Ryan Road). The southern parcel is 9.39 acres and is located 1,000 feet south of the intersection of STH 36 and CTH H. The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area. There were no wetlands identified within the Study Area (Attachment 1, Figure 7). These findings are consistent with the previous assured wetland delineation completed by RA Smith in October 2014 (Attachment 7).

## Methods

Wetland determinations were based upon the criteria and methods described in the USACE Wetland Delineation Manual, T.R. Y-87-1 ("1987 Corps Manual") and the applicable Regional Supplement to the Corps of Engineers Wetland Delineation Manual. In addition, the Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR (WDNR, 2015) was followed in completing the wetland determination and report.

Wetland determinations utilized available resources including the U.S. Geological Survey's (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service's (NRCS) Soil Survey Geographic Database (SSURGO) *Web Soil Survey* (Figure 3, Appendix A), the WDNR's *Wetland Indicator* data layer (Figure 4, Appendix A), the WDNR's *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), the WNDR's *24k Hydro Flowlines (Rivers and Streams)* data layer (Figure 2 and 5, Appendix A), the WDNR's *Color-Stretch LiDAR and Hillshade Image Service Layer* (Figure 6, Appendix A), and aerial imagery available through the USDA Farm Service Agency's (FSA) National Agriculture Imagery Program (NAIP) and Milwaukee County's Land Information Office.

Wetland determinations were completed on-site at sample points, often along transects if wetlands were determined to be present, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Fieldwork was completed in the spring when conditions are typically wet in most types of wetlands in southern Wisconsin. Typically, primary indicators such as High-Water Table (A2) and Saturation (A3) are expected to be present in seasonal wetlands at this time of year. The growing season was reviewed to determine it was underway based on the emergence of non-evergreen perennial plant species, buds opening on shrubs and trees, and/or the soil temperature at 12 inches depth being at 41 degrees Fahrenheit or higher within the Study Area. Sample point placement(s) for the wetland determination(s) were based on topography and the presence of potentially hydric soils as indicated by NRCS-mapped soil units and the previous wetland delineation.

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of antecedent precipitation in the 90 days leading up to the field investigation was completed. Using an Antecedent Precipitation Tool (APT) analysis developed by the USACE (Deters & Gutenson 2021), the amount of precipitation over these 90 days was compared to averages and standard deviation thresholds observed over the past 30 years to generally represent if conditions encountered during the investigation were normal, wet, or dry. Recent precipitation events in the weeks prior to the investigation were also considered while interpreting wetland hydrology indicators. Additionally, the Palmer Drought Severity Index was checked for long-term drought or moist conditions (NOAA, 2018).

The sample point locations were recorded with a Global Navigation Satellite System (GNSS) receiver capable of sub-meter accuracy. Wetland flagging was not utilized and sample point locations were only recorded with a GNSS receiver. The GNSS data was then used to map the sample point locations using ESRI ArcGIS Pro™ software.

## Results

According to the APT analysis using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be normal for the time of year (Appendix B). The Palmer Drought Severity Index was checked as part of the APT analysis, and the long-term conditions at the time of the fieldwork were in the mild drought range. Fieldwork was completed outside the dry season based on long-term regional hydrology data utilized in the WebWIMP Climatic Water Balance and computed as part of the APT analysis. The growing season was determined to be underway based on several non-evergreen perennial plant species greening-emerging.

The topography within the northern parcel was rolling, with various hills, depressions, and slopes and a topographic high of approximately 802 feet mean sea level (msl) on the west side, and a topographic low of approximately 787 feet msl within a depression on the east side. In the southern parcel, the topography consisted of a ridge in the southern portion of the parcel, grading down towards a depression in the north (Attachment 1, Figures 2 and

7). Topography had been graded since the 2014 wetland delineation. Land uses within the Study Area and surrounding areas are primarily agricultural row cropping and residential, with industrial and woodland areas also present.

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1 and illustrated on Figure 3. Those areas of the Study Area with hydric or potentially hydric soils mapped by the NRCS were the primary focus of the field wetland determination.

The Wisconsin Wetland Inventory (WWI) mapping (Attachment 1, Figure 5) does not identify wetlands within the Study Area.

Table 1. Summary of NRCS Mapped Soils within the Study Area

| Soil symbol: Soil Unit Name | Soil Unit Component | Soil Unit Component Percentage | Landform | Hydric status |
|---|---|---|---|---|
| AsA: Ashkum silty clay loam, 0-2% slopes | Ashkum-Drained | 85-100 | Ground moraines, end moraines | Yes |
| | Peotone-Drained | 0-9 | Depressions on ground moraines | Yes |
| | Orthents, clayey | 0-3 | Ground moraines, lake plains | No |
| | Urban land | 0-3 | Ground moraines | No |
| BlA: Blount silt loam, 1-3% slopes | Blount | 90 | Moraines | No |
| | Ashkum | 10 | Depressions | Yes |
| EsA: Elliott silt loam, 1-3% slopes | Elliott | 90 | Ground moraines | No |
| | Ashkum | 10 | Depressions | Yes |
| MeB: Markham silt loam, 2-6% slopes | Markham | 85-100 | Ground moraines, end moraines | No |
| | Ashkum-Drained | 0-9 | Ground moraines, end moraines | Yes |
| | Pewamo | 0-6 | Ground moraines, end moraines | Yes |
| OzaB: Ozaukee silt loam, 2-6% slopes | Ozaukee | 88-100 | Ground moraines, end moraines | No |
| | Pewamo-Drained | 0-7 | Drainageways on ground moraines, depressions on ground moraines | Yes |
| | Ashkum-Drained | 0-7 | Ground moraines, end moraines | Yes |
| | Urban land | 0-5 | Ground moraines | No |

| Soil symbol: Soil Unit Name | Soil Unit Component | Soil Unit Component Percentage | Landform | Hydric status |
|---|---|---|---|---|
| OzaB2: Ozaukee silt loam, 2-6% slopes, eroded | Ozaukee-Eroded | 88-100 | Ground moraines, end moraines | No |
| | Ashkum-Drained | 0-7 | End moraines, ground moraines | Yes |
| | Pewamo-Drained | 0-7 | Drainageways on ground moraines, depressions on ground moraines | Yes |
| | Urban land | 0-5 | Ground moraines | No |

Available NAIP imagery of the Study Area from the period of 2004-2020 (Attachment 5) was reviewed for evidence of wetland signatures and to gain insight into the site's recent history. NAIP imagery indicates that both parcels within the study area were row-cropped until at least 2018. In imagery from 2020, both parcels were no longer being cropped. Both parcels were graded to prepare for development in 2020. These areas have remain uncropped in the 2022 and 2024 imagery.

Field data used for wetland determination were collected at two (2) sample points. Their locations are depicted on Figure 7, Attachment 1. Vegetation at the sample point locations was comprised of old field plant communities dominated by Queen Anne's lace (*Daucus carota*, UPL), frost aster (*Symphyotrichum pilosum*, FACU), and reed canary grass (*Phalaris arundinacea*, FACW). Vegetation observed at all sample points failed to satisfy any indicators of hydrophytic vegetation. No field indicators of hydric soils or indicators of wetland hydrology were observed within any sample points.

Based on the results of the wetland determination, no wetlands are present within the limits of the Study Area. These findings concur with the previously performed assured delineation performed in 2014 (Attachment 7).

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland determination.

Experienced and qualified professionals completed the wetland determination using standard practices and professional judgment. Wetland determinations may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland determination was completed and the time of the review. Factors that may influence the findings may include but are not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.

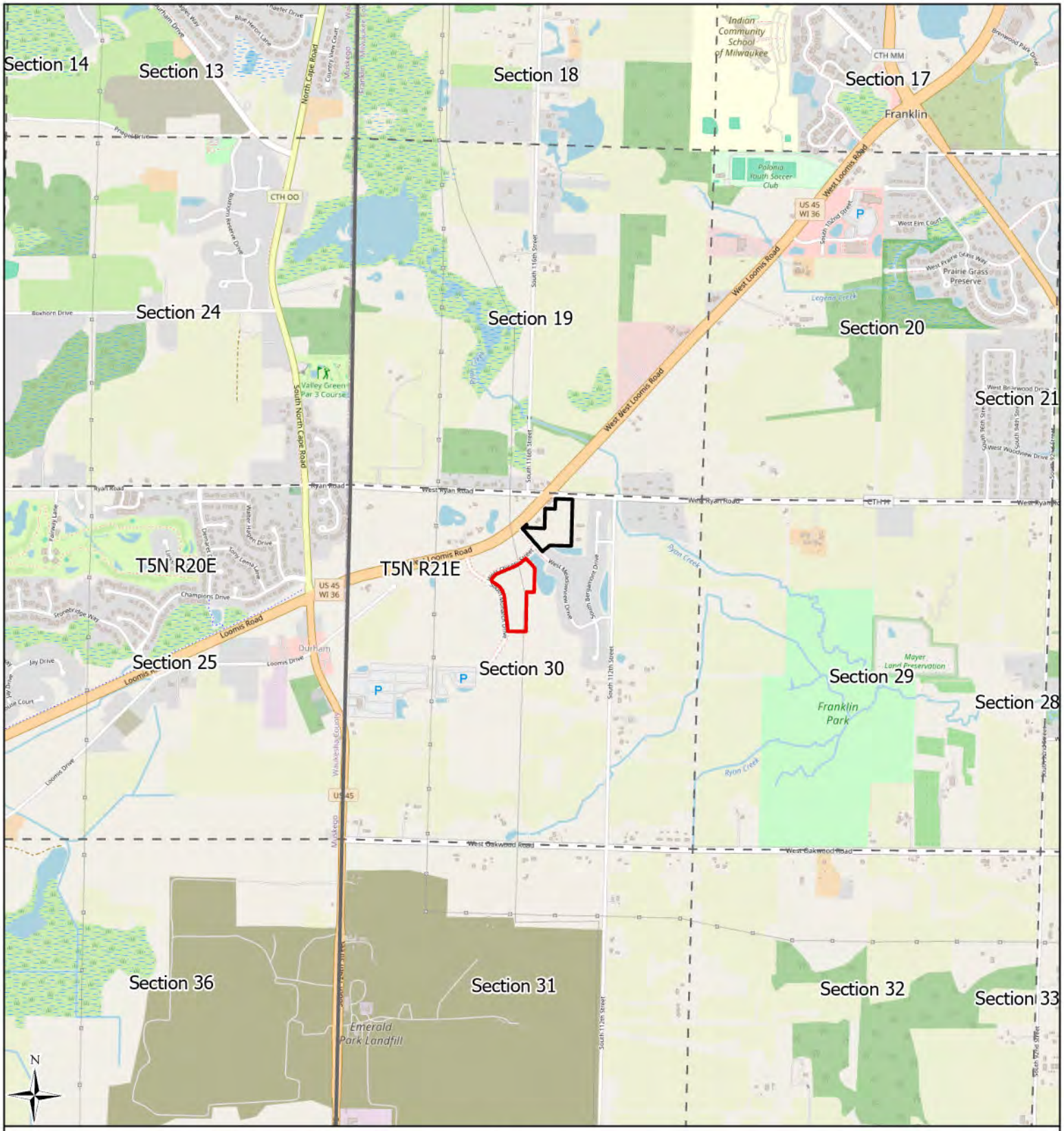
Please feel free to contact me if you have any questions regarding this wetland determination.

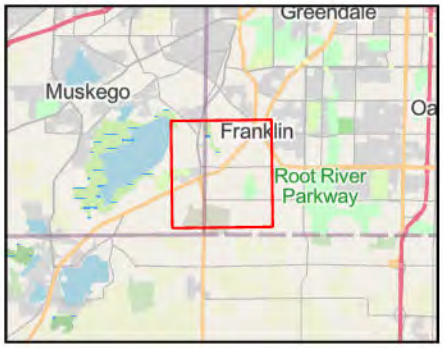
Regards,

Eric C. Parker, SPWS
Principal Scientist
Heartland Ecological Group, Inc.
eric@heartlandecological.com
414-380-0269

Attachments:
1 – Figures 1-7
2 – APT Analysis
3 – Wetland Determination Data Sheets
4 – Site Photographs
5 – NAIP Imagery
6 – Delineator Qualifications
7 - RAS 2014 Assured Wetland Delineation Report

# Attachment 1 | Figures




North Parcel (7.73 ac)

South Parcel (9.39 ac)

Township

Section

0 1,000 2,000 Ft

**Heartland ECOLOGICAL GROUP INC**

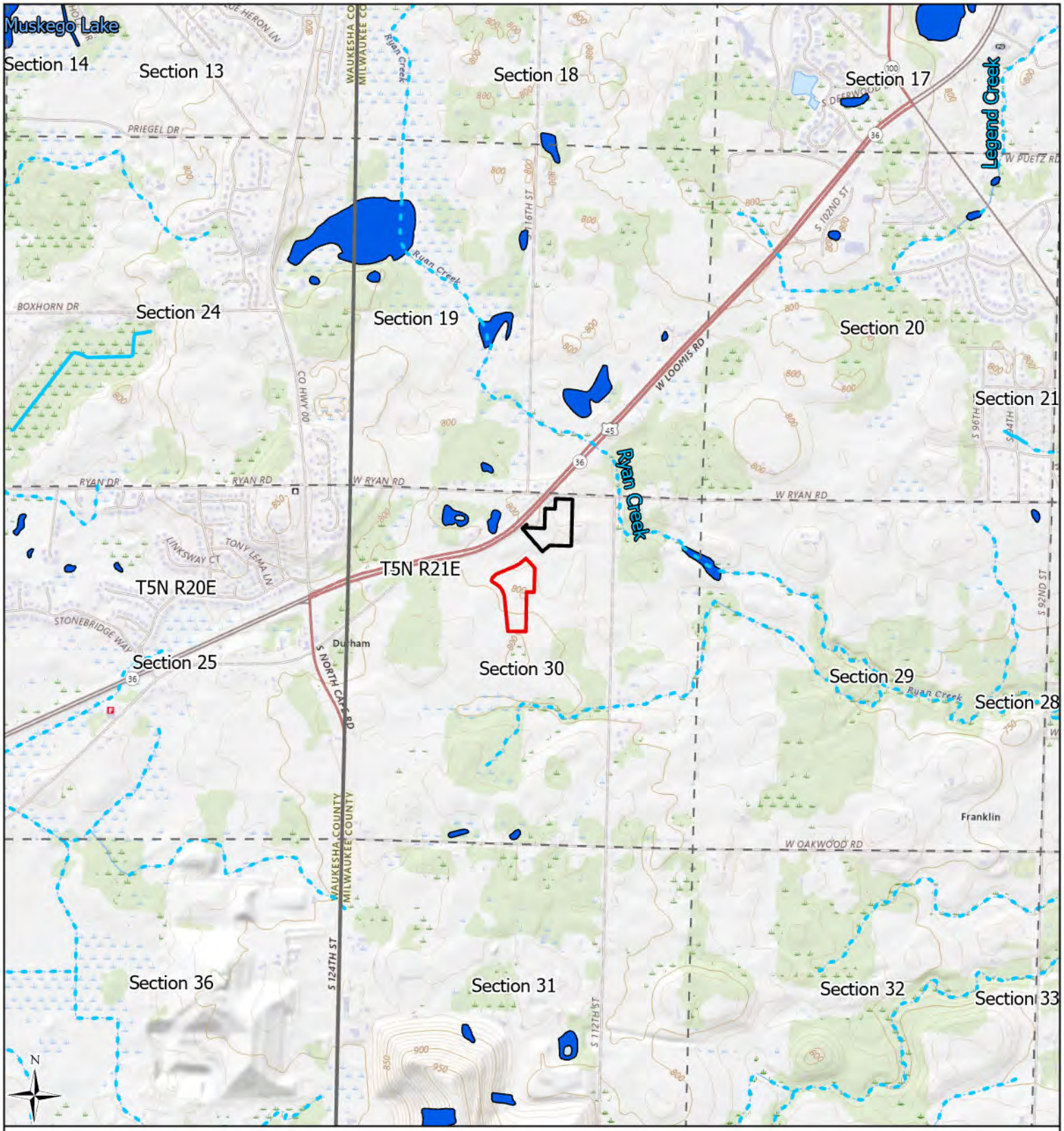
## Figure 1. Project Location

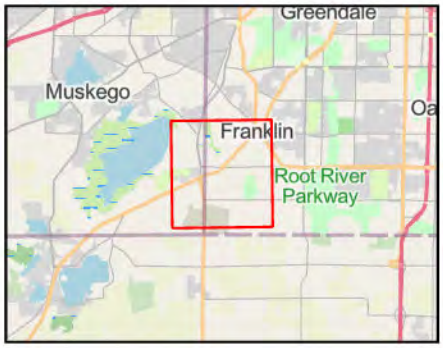
Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

OpenStreetMap
ESRI

LRR: MW

Figure Created: 4/23/2025




North Parcel (7.73 ac)
South Parcel (9.39 ac)
Township
Section
Perennial Streams
Intermittent Streams
Waterbodies

0 1,000 2,000 Ft

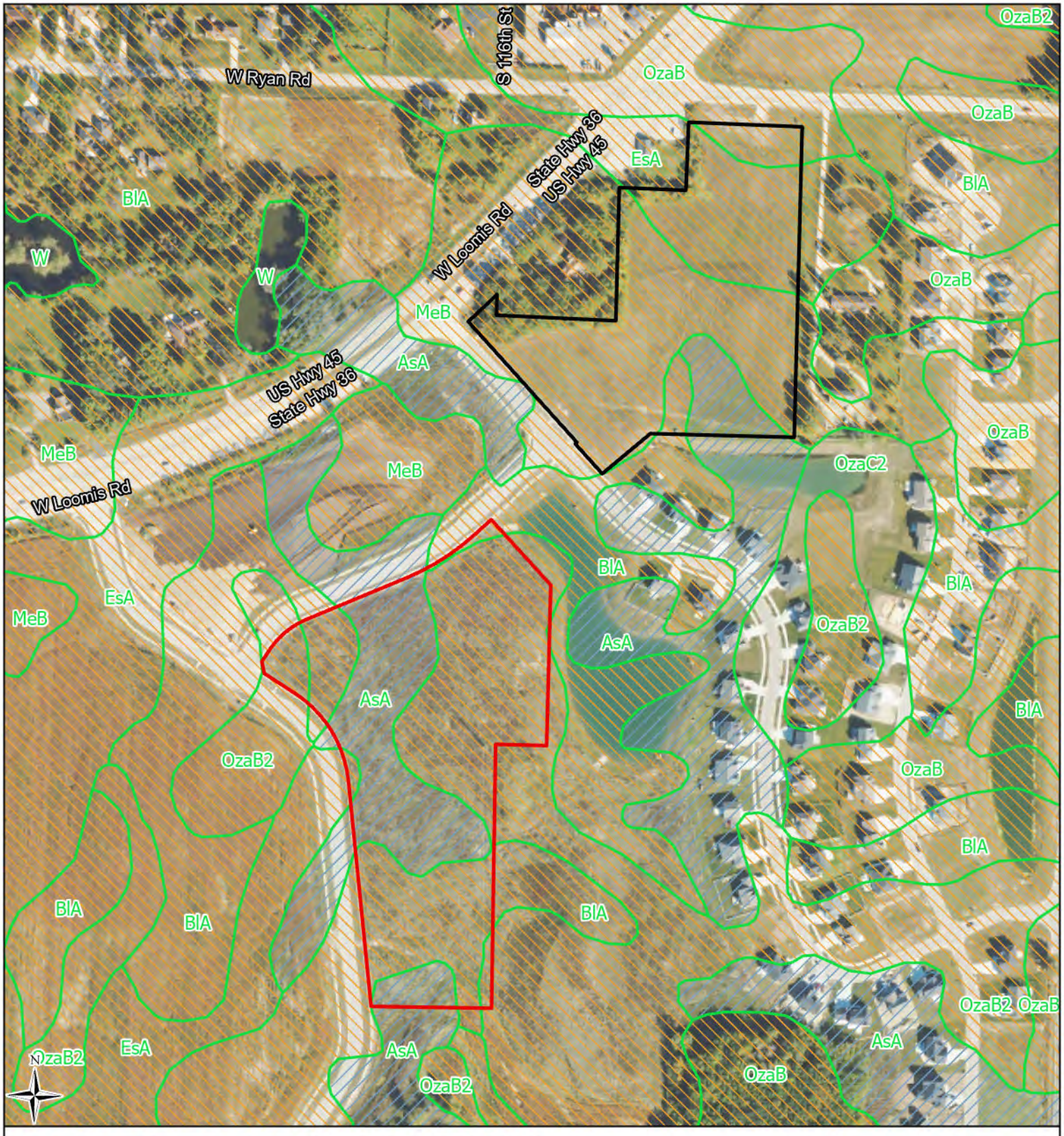
Heartland ECOLOGICAL GROUP INC

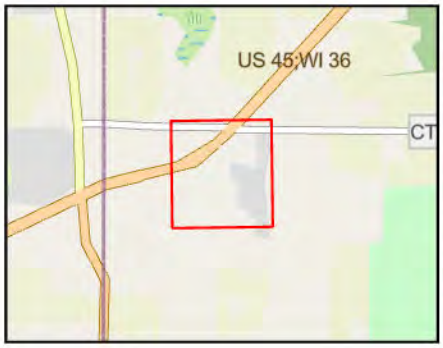
Figure 2. USGS Topography

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

USGSTopo
USGS, WDNR
LRR: MW

Figure Created: 4/23/2025




North Parcel (7.73 ac)

South Parcel (9.39 ac)

## NRCS Soil Survey Data

- Hydric (100%)
- Predominantly Hydric (85-99%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)

0 300 Ft

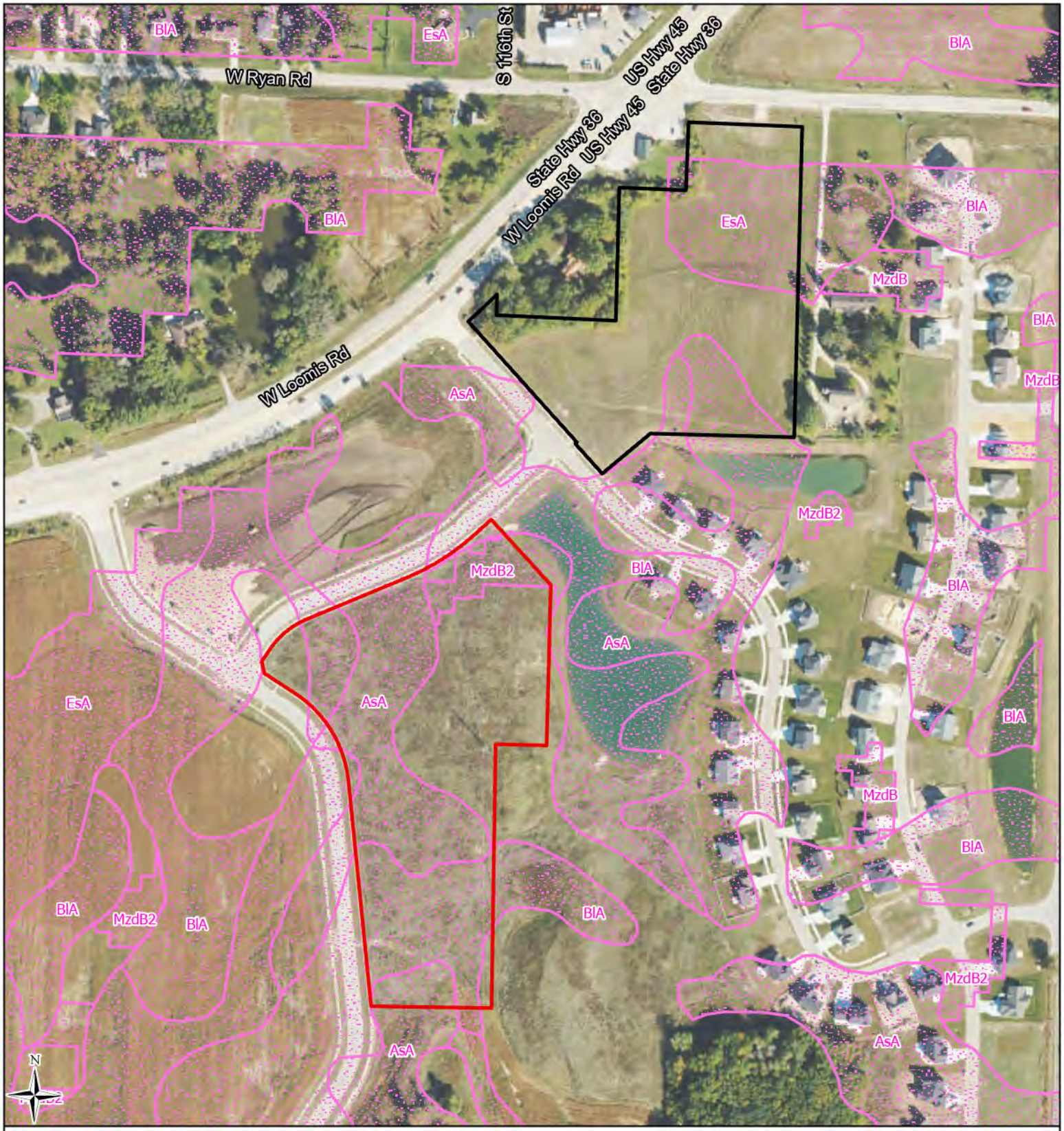
Heartland ECOLOGICAL GROUP INC

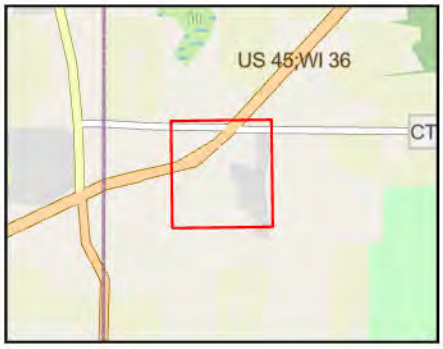
**Figure 3. NRCS Hydric Soils**

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2024 NAIP
NRCS LRR: MW

Figure Created: 4/23/2025




North Parcel (7.73 ac)

South Parcel (9.39 ac)

SWDV Wetland Indicators

0 300 Ft

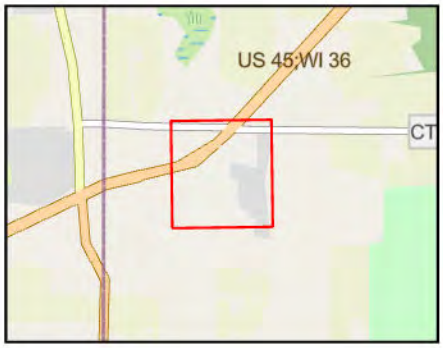
Heartland
ECOLOGICAL GROUP INC

Figure 4. SWDV Wetland Indicators

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2024 NAIP
WDNR
LRR: MW

Figure Created: 4/23/2025


North Parcel (7.73 ac)

South Parcel (9.39 ac)

Perennial Streams (None in Map Extent)

Intermittent Streams (Non in Map Extent)

Waterbodies

0 300 Ft

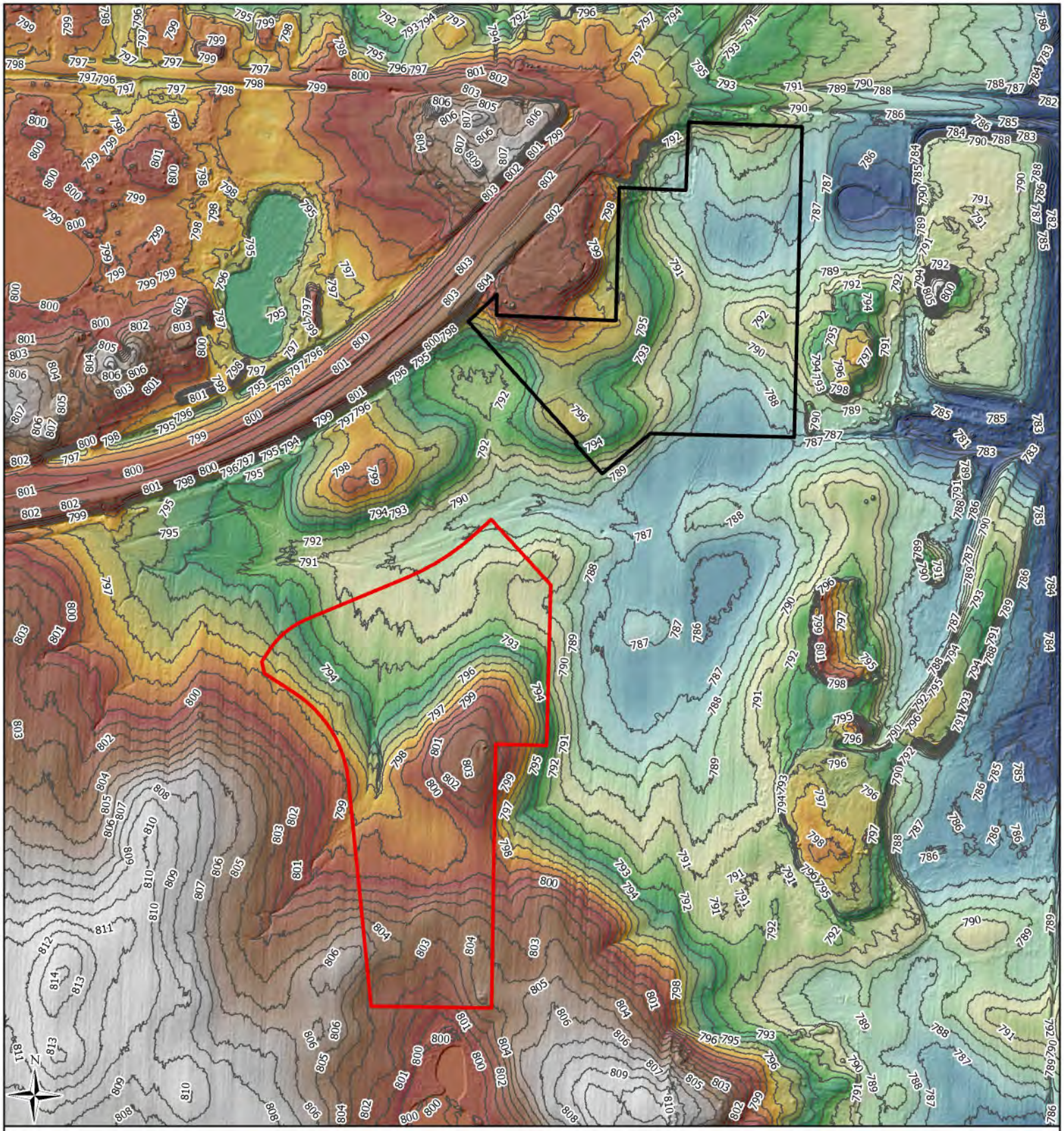
Heartland
ECOLOGICAL GROUP INC

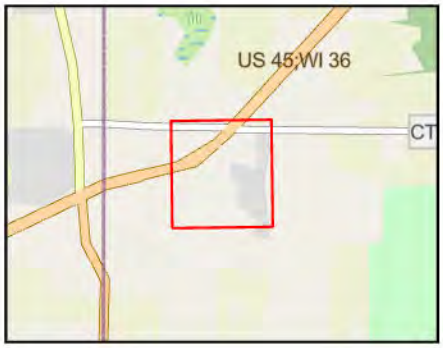
Figure 5. Wisconsin Wetland Inventory

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2024 NAIP
WDNR, USGS
LRR: MW

Figure Created: 4/23/2025




North Parcel (7.73 ac)

South Parcel (9.39 ac)

Milwaukee Co 1ft Contours

0 300 Ft

Heartland
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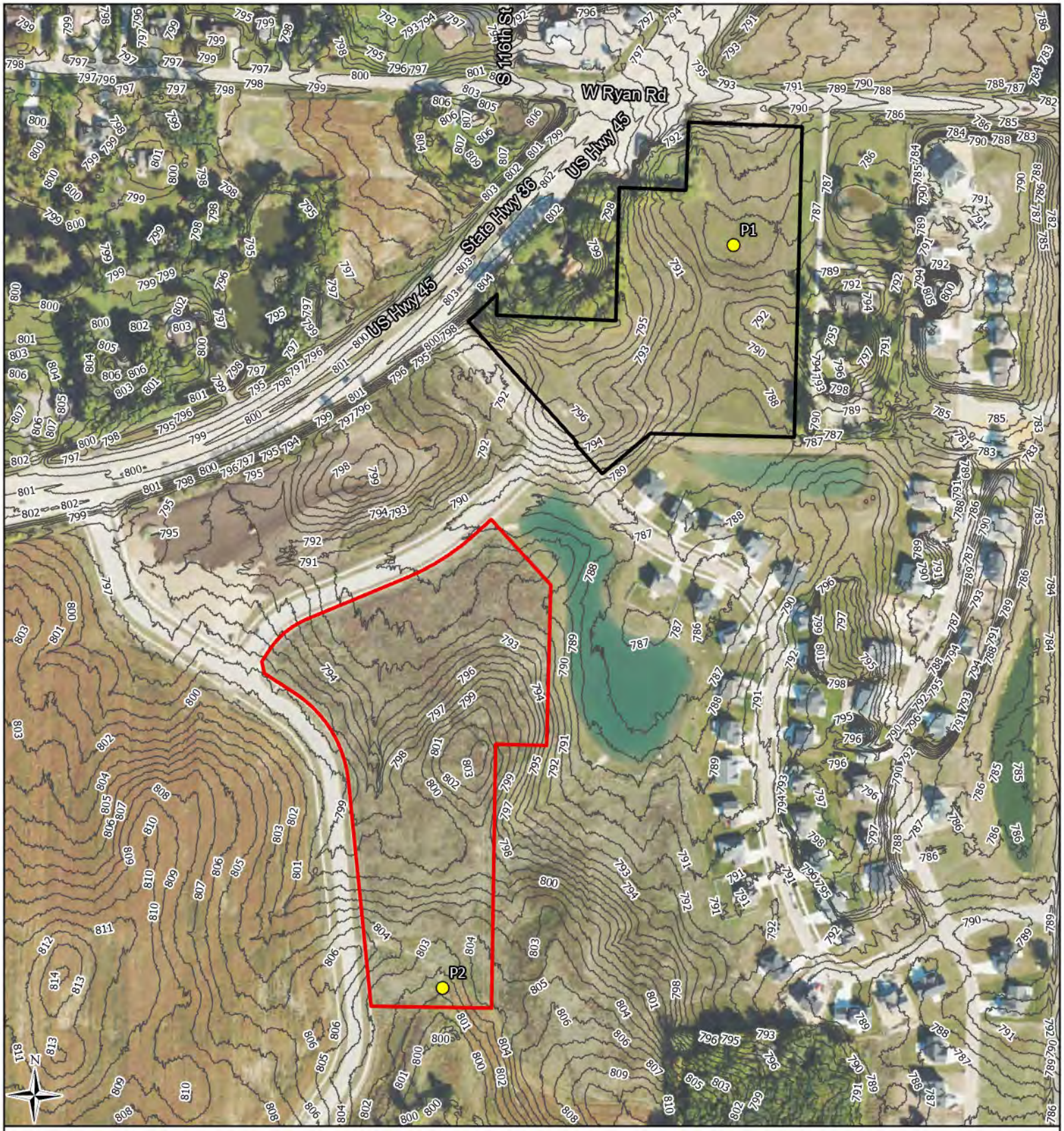
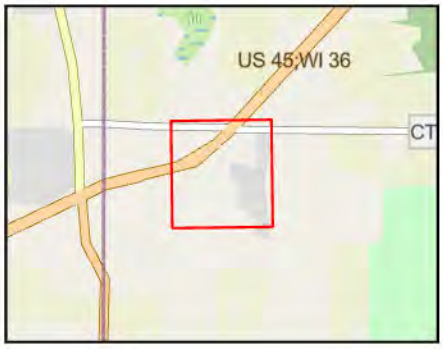
Figure 6. Color-Stretch Digital Elevation Model

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

DNR Lidar Service
WDNR LRR: MW

Figure Created: 4/23/2025




North Parcel (7.73 ac)

South Parcel (9.39 ac)

Milwaukee Co 1ft Contours

## Sample Points

Upland

0 300 Ft

Heartland ECOLOGICAL GROUP INC

**Figure 7. No Wetlands Determination**

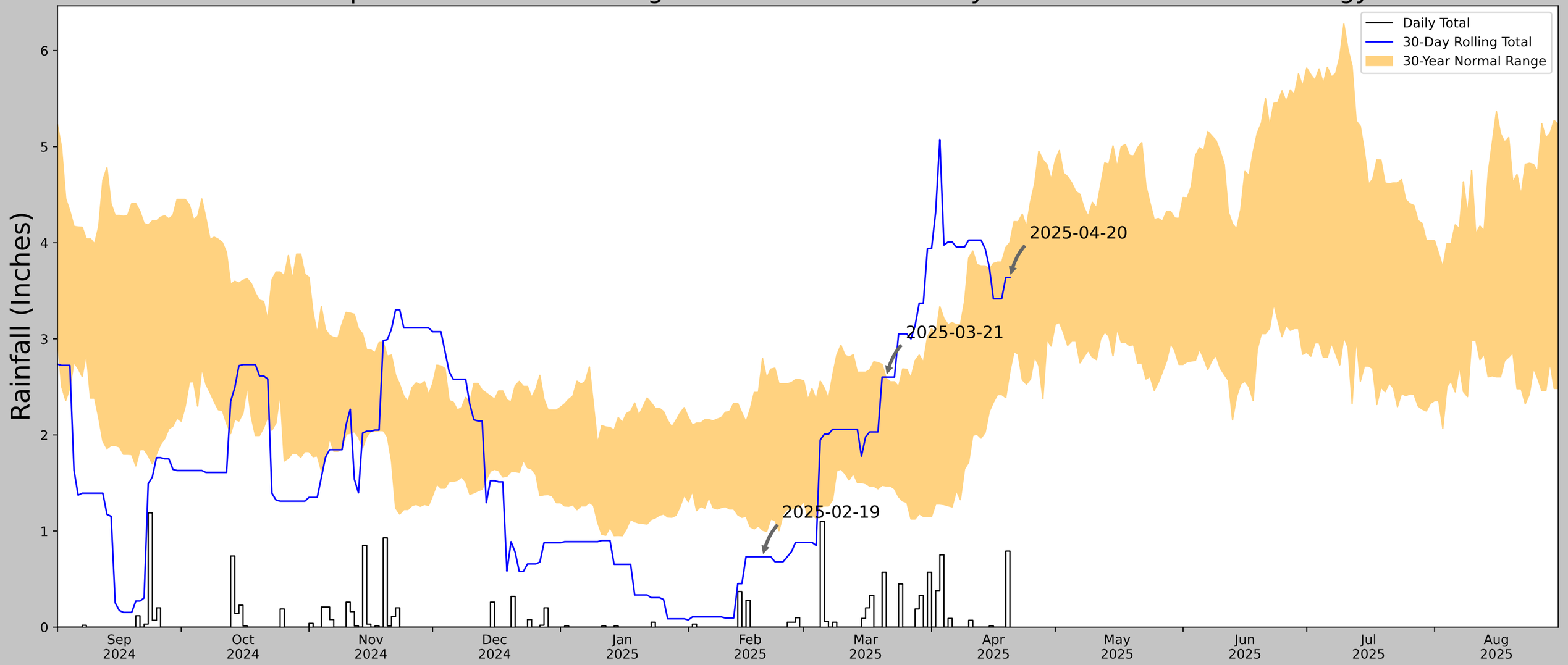
Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2024 NAIP
Milwaukee Co, HEG LRR: MW

Figure Created: 4/23/2025

# Attachment 2 | APT Analysis

# Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network




| | |
|---|---|
| Coordinates | 42.871952, -88.057198 |
| Observation Date | 2025-04-20 |
| Elevation (ft) | 787.506 |
| Drought Index (PDSI) | Mild drought (2025-03) |
| WebWIMP $H_2O$ Balance | Wet Season |

| 30 Days Ending | $30^{th}$ %ile (in) | $70^{th}$ %ile (in) | Observed (in) | Wetness Condition | Condition Value | Month Weight | Product |
|---|---|---|---|---|---|---|---|
| 2025-04-20 | 2.661024 | 4.002756 | 3.637795 | Normal | 2 | 3 | 6 |
| 2025-03-21 | 1.468898 | 2.589764 | 2.602362 | Wet | 3 | 2 | 6 |
| 2025-02-19 | 1.009055 | 2.795276 | 0.732283 | Dry | 1 | 1 | 1 |
| Result | | | | | | | Normal Conditions - 13 |

Figure and tables made by the
**Antecedent Precipitation Tool**
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

| Weather Station Name | Coordinates | Elevation (ft) | Distance (mi) | Elevation Δ | Weighted Δ | Days Normal | Days Antecedent |
|---|---|---|---|---|---|---|---|
| HALES CORNERS/WHITNALL PARK/BO | 42.9375, -88.0297 | 773.95 | 4.738 | 13.556 | 2.196 | 7268 | 78 |
| HALES CORNERS 0.7 SE | 42.9328, -88.0412 | 788.058 | 0.666 | 14.108 | 0.309 | 8 | 1 |
| GREENDALE 1.5 NW | 42.9485, -88.0252 | 724.081 | 0.793 | 49.869 | 0.396 | 1 | 11 |
| HALES CORNERS 0.7 NNE | 42.9492, -88.0439 | 797.9 | 1.081 | 23.95 | 0.512 | 2 | 0 |
| GREENFIELD 0.7 SW | 42.9559, -88.0151 | 765.092 | 1.47 | 8.858 | 0.675 | 2 | 0 |
| GREENDALE 1.0 ENE | 42.9409, -87.9823 | 801.837 | 2.409 | 27.887 | 1.151 | 8 | 0 |
| W ALLIS | 42.9981, -88.0242 | 772.966 | 4.196 | 0.984 | 1.892 | 2052 | 0 |
| WEST ALLIS 0.7 SSE | 42.998, -88.0238 | 768.045 | 4.191 | 5.905 | 1.911 | 2 | 0 |
| MILWAUKEE MITCHELL AP | 42.955, -87.9044 | 666.995 | 6.451 | 106.955 | 3.593 | 2010 | 0 |

# Attachment 3 | Wetland Determination Data Sheets

**U.S. Army Corps of Engineers**
**WETLAND DETERMINATION DATA SHEET – Midwest Region**
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

*OMB Control #: 0710-0024, Exp: 09/30/2027*
*Requirement Control Symbol EXEMPT:*
*(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: 20251512 Ryan Meadows CSMs City/County: Milwaukee County Sampling Date: 2025-04-21

Applicant/Owner: Bear Development State: Wisconsin Sampling Point: P1

Investigator(s): Eric C Parker, SPWS Section, Township, Range: sec 30 T005N R021E

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

Slope (%): 0-2 Lat: 42.871952 Long: -88.057198 Datum: WGS84

Soil Map Unit Name: Elliott silt loam, 1 to 3 percent slopes NWI classification: None Depicted

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

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

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

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

| | | |
|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No ✓ |
| Hydric Soil Present? | Yes ____ | No ✓ |
| Wetland Hydrology Present? | Yes ____ | No ✓ |

**Is the Sampled Area within a Wetland?** **Yes** ____ **No** ✓

Remarks:
APT analysis indicates climatic conditions are in the normal range. Review of 2014 assured delineation confirms this parcel still does not have wetlands.

## VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: 30' radius) | Absolute % Cover | Dominant Species? | Indicator Status |
|---|---|---|---|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| | 0 | =Total Cover | |
| **Sapling/Shrub Stratum** (Plot size: 15' radius) | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| | 0 | =Total Cover | |
| **Herb Stratum** (Plot size: 5' radius) | | | |
| 1. DAUCUS CAROTA | 30 | Y | UPL |
| 2. Erigeron canadensis | 10 | N | FACU |
| 3. Taraxacum officinale | 5 | N | FACU |
| 4. Festuca rubra | 5 | N | FACU |
| 5. Symphyotrichum pilosum | 3 | N | FACU |
| 6. Rumex crispus | 3 | N | FAC |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| | 56.0 | =Total Cover | |
| **Woody Vine Stratum** (Plot size: 30' radius) | | | |
| 1. | | | |
| 2. | | | |
| | 0 | =Total Cover | |

**Dominance Test worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

**Prevalence Index worksheet:**

| Total % Cover of: | | Multiply by: | |
|---|---|---|---|
| OBL species | 0 | x 1 = | 0 |
| FACW species | 0 | x 2 = | 0 |
| FAC species | 3 | x 3 = | 9 |
| FACU species | 23 | x 4 = | 92 |
| UPL species | 30 | x 5 = | 150 |
| Column Totals: | 56 (A) | | 251.00 (B) |

Prevalence Index = B/A = 4.48

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes** ____ **No** ✓

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

## SOIL

Sampling Point: P1

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| 0-21 | 10YR 3/1 | 100 | | | | | SICL | No redox |
| 21-24 | 2.5Y 2.5/1 | 100 | | | | | SIL | No redox |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

**Indicators for Problematic Hydric Soils[3]:**

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

**Hydric Soil Present?** **Yes** ___ **No** ✓

Remarks:

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

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

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

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

**Wetland Hydrology Present?** **Yes** ___ **No** ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
2005-2024 NAIP imagery

Remarks:

Standing water and saturated soils in the upper 3 inches of soil are perched and present due to significant rain over the last 2-3 days and are NOT associated with a water table.

**U.S. Army Corps of Engineers**
**WETLAND DETERMINATION DATA SHEET – Midwest Region**
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

*OMB Control #: 0710-0024, Exp: 09/30/2027*
*Requirement Control Symbol EXEMPT:*
*(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: 20251512 Ryan Meadows CSMs City/County: Milwaukee County Sampling Date: 2025-04-21

Applicant/Owner: Bear Development State: Wisconsin Sampling Point: P2

Investigator(s): Eric C Parker, SPWS Section, Township, Range: sec 30 T005N R021E

Landform (hillside, terrace, etc.): Sideslope Local relief (concave, convex, none): None

Slope (%): 3-7 Lat: 42.867031 Long: -88.059976 Datum: WGS84

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

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

Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

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

| | | |
|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No ✓ |
| Hydric Soil Present? | Yes ____ | No ✓ |
| Wetland Hydrology Present? | Yes ____ | No ✓ |

**Is the Sampled Area within a Wetland?** **Yes** ____ **No** ✓

Remarks:
APT analysis indicates climatic conditions are in the normal range. Review of 2014 assured delineation confirms this parcel still does not have wetlands.

## VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: 30' radius) | Absolute % Cover | Dominant Species? | Indicator Status |
|---|---|---|---|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| | 0 | =Total Cover | |
| **Sapling/Shrub Stratum** (Plot size: 15' radius) | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| | 0 | =Total Cover | |
| **Herb Stratum** (Plot size: 5' radius) | | | |
| 1. DAUCUS CAROTA | 20 | Y | UPL |
| 2. Symphyotrichum pilosum | 15 | Y | FACU |
| 3. PHALARIS ARUNDINACEA | 15 | Y | FACW |
| 4. Solidago canadensis | 10 | N | FACU |
| 5. Taraxacum officinale | 7 | N | FACU |
| 6. Festuca rubra | 5 | N | FACU |
| 7. Juncus dudleyi | 5 | N | FACW |
| 8. Erigeron canadensis | 3 | N | FACU |
| 9. Rumex crispus | 3 | N | FAC |
| 10. | | | |
| | 83.0 | =Total Cover | |
| **Woody Vine Stratum** (Plot size: 30' radius) | | | |
| 1. | | | |
| 2. | | | |
| | 0 | =Total Cover | |

**Dominance Test worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.33 (A/B)

**Prevalence Index worksheet:**

| Total % Cover of: | | Multiply by: | |
|---|---|---|---|
| OBL species | 0 | x 1 = | 0 |
| FACW species | 20 | x 2 = | 40 |
| FAC species | 3 | x 3 = | 9 |
| FACU species | 40 | x 4 = | 160 |
| UPL species | 20 | x 5 = | 100 |
| Column Totals: | 83 (A) | | 309.00 (B) |

Prevalence Index = B/A = 3.72

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes** ____ **No** ✓

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

## SOIL

Sampling Point: P2

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| 0-12 | 10YR 3/1 | 100 | | | | | SIL | No redox |
| 12-16 | 10YR 2/1 | 100 | | | | | SIL | No redox |
| 16-20 | 2.5Y 2.5/1 | 100 | | | | | SICL | No redox |
| 20-24 | 2.5Y 4/1 | 100 | | | | | SIC | No redox |
| | | | | | | | | |
| | | | | | | | | |

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

**Indicators for Problematic Hydric Soils[3]:**

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

**Hydric Soil Present?** **Yes** ___ **No** ✓

Remarks:

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

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

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

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

**Wetland Hydrology Present?** **Yes** ___ **No** ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
2005-2024 NAIP imagery

Remarks:
No wetland hydrology indicators observed, no saturation.

# Attachment 4 | Site Photographs


**Photo #1** Sample point P1

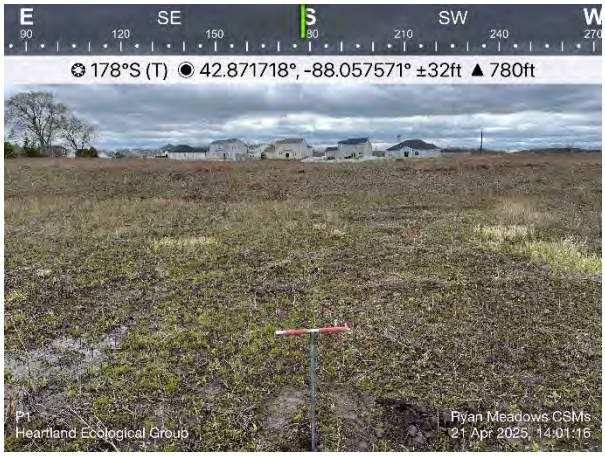



**Photo #2** Sample point P1

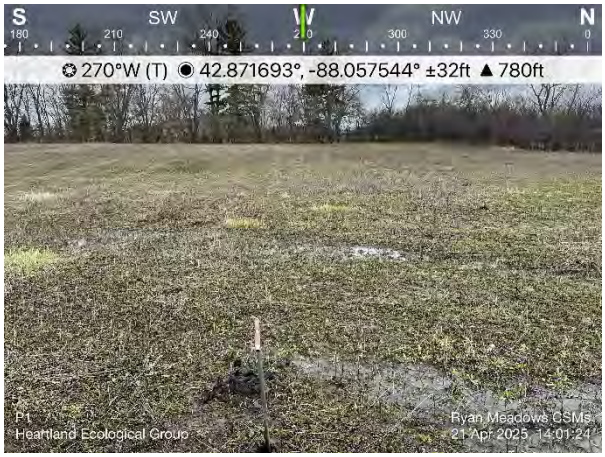



**Photo #3** Sample point P1


**Photo #4** Sample point P1

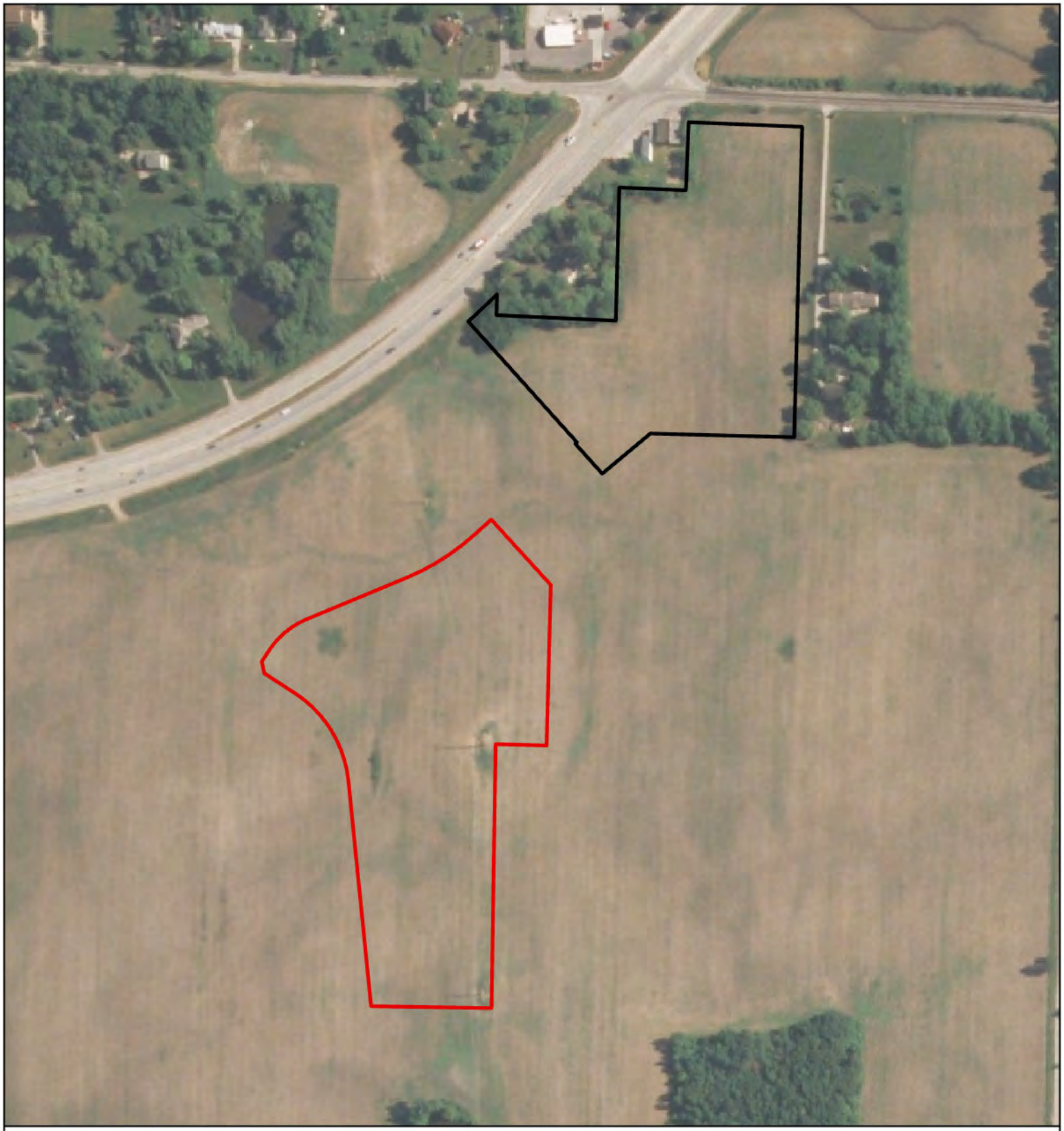

**Photo #5** Sample point P2

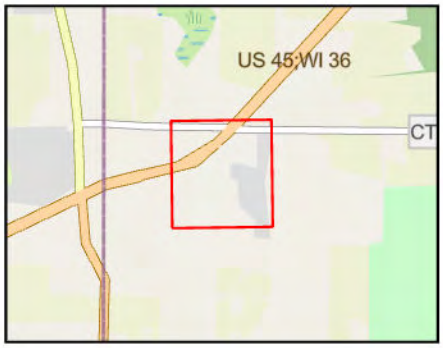

**Photo #6** Sample point P2


**Photo #7** Sample point P2


**Photo #8** Sample point P2

# Attachment 5 | NAIP Imagery






North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

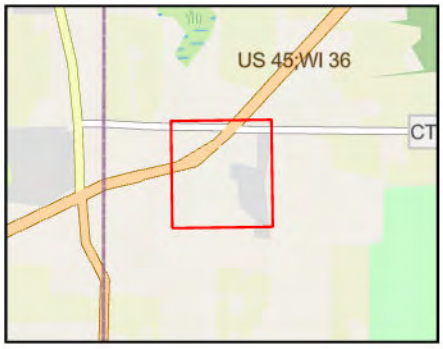
Heartland
ECOLOGICAL GROUP INC

2005-06-16 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2005 NAIP
USDA

Figure Created: 4/23/2025




North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

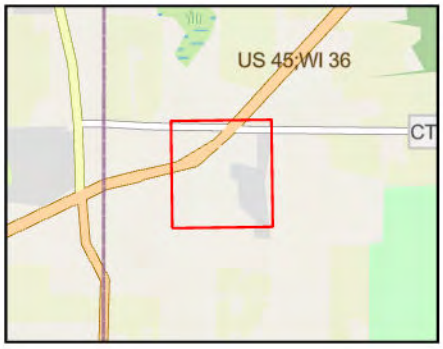
Heartland
ECOLOGICAL GROUP INC

2006-06-12 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2006 NAIP
USDA

Figure Created: 4/23/2025




North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

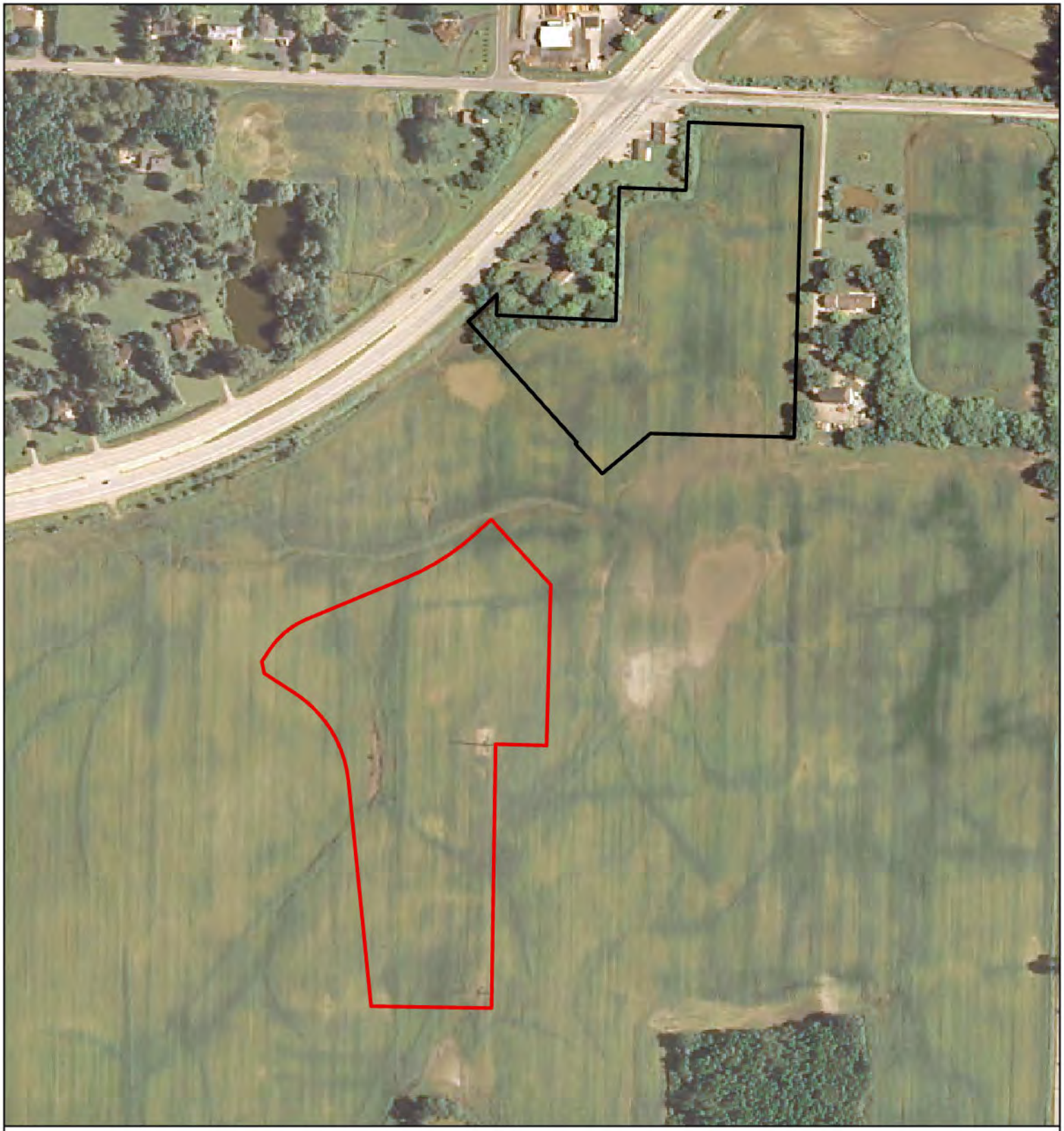
Heartland
ECOLOGICAL GROUP INC

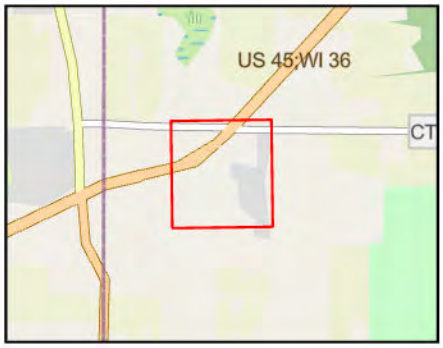
2008-07-05 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2008 NAIP
USDA

Figure Created: 4/23/2025






North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

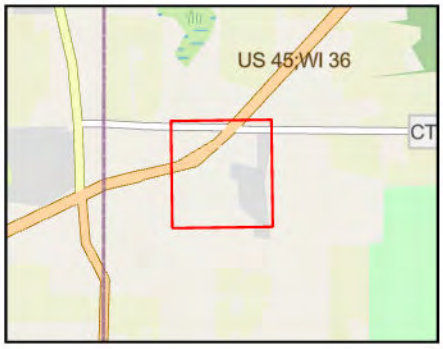
Heartland
ECOLOGICAL GROUP INC

2010-06-28 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2010 NAIP
USDA

Figure Created: 4/23/2025




North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

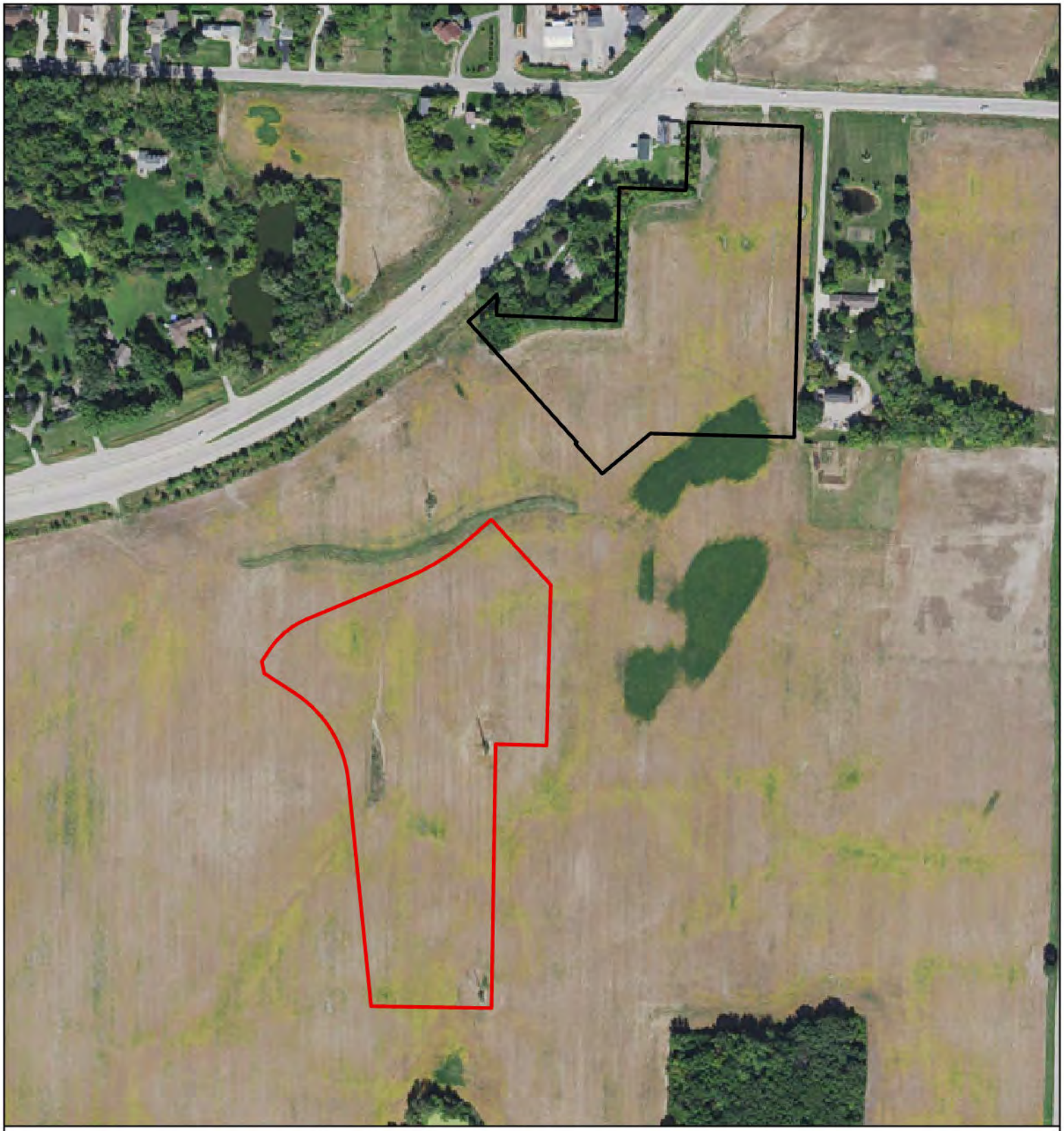
Heartland
ECOLOGICAL GROUP INC

2013-06-24 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2013 NAIP
USDA

Figure Created: 4/23/2025




North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

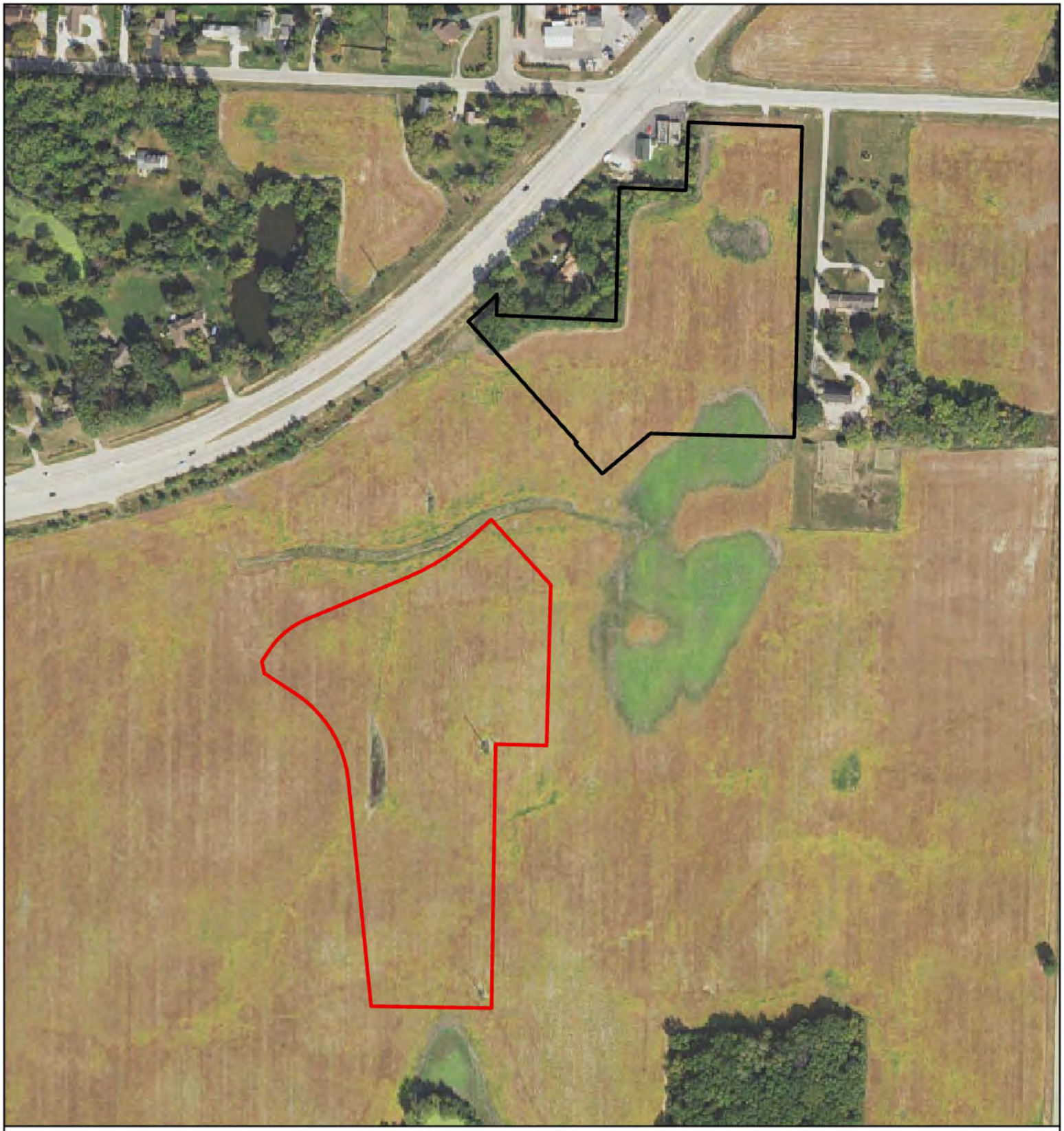
Heartland
ECOLOGICAL GROUP INC

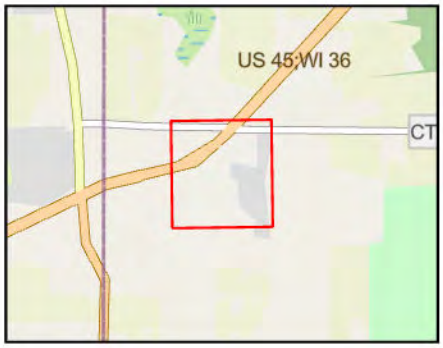
2015-09-22 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2015 NAIP
USDA

Figure Created: 4/23/2025



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South Parcel (9.39 ac)

0 300 Ft

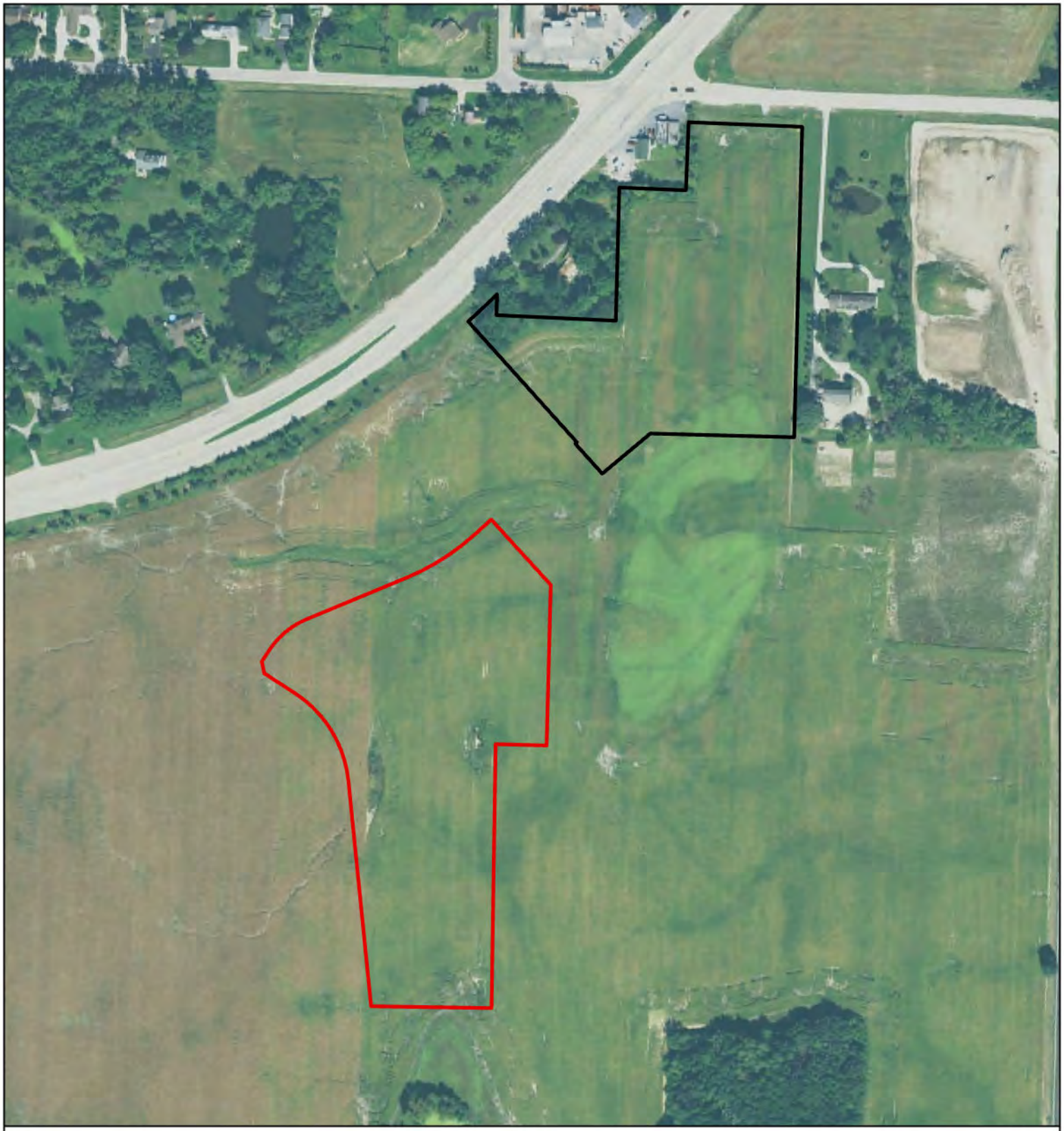
Heartland
ECOLOGICAL GROUP INC

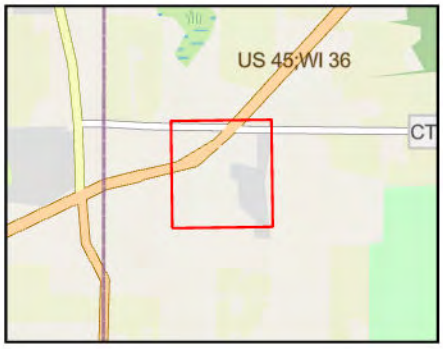
2017-09-23 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2017 NAIP
USDA

Figure Created: 4/23/2025



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South Parcel (9.39 ac)

0 300 Ft

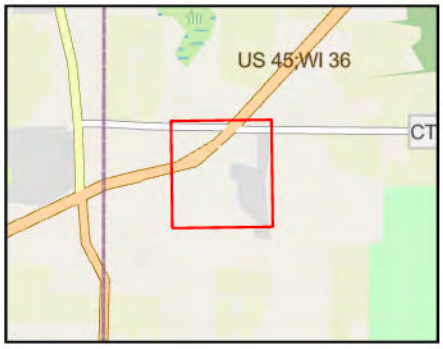
Heartland
ECOLOGICAL GROUP INC

2018-09-14 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2018 NAIP
USDA

Figure Created: 4/23/2025




North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

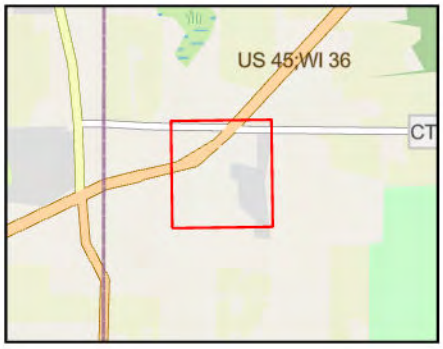
Heartland
ECOLOGICAL GROUP INC

2020-07-24 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2020 NAIP
USDA

Figure Created: 4/23/2025




North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

Heartland
ECOLOGICAL GROUP INC

2022-06-23 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2022 NAIP
USDA

Figure Created: 4/23/2025


North Parcel (7.73 ac)
South Parcel (9.39 ac)

0 300 Ft

Heartland
ECOLOGICAL GROUP INC

2024-10-02 NAIP
Aerial Imagery

Ryan Meadows CSM
Project #20251512
T5N, R21E, S30
C Franklin, Milwaukee Co

2024 NAIP
USDA

Figure Created: 4/23/2025

# Attachment 6 | Delineator Qualifications

**State of Wisconsin**
**DEPARTMENT OF NATURAL RESOURCES**
**1027 W. Saint Paul Avenue**
**Milwaukee WI 53233**

**Tony Evers, Governor**
**Karen Hyun, Ph.D., Secretary**
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 1, 2025

Eric Parker, SPWS, CWS
Heartland Ecological Group, Inc.
4821 Elm Island Circle
Waterford, WI 53185

Subject: 2025 Assured Wetland Delineator Confirmation

Dear Eric Parker:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2025 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: http://dnr.wi.gov/topic/wetlands/assurance.html.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

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

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management


# Eric C. Parker, SPWS

## Principal Scientist

4821 Elm Island Circle, Waterford, WI 53185
eric@heartlandecological.com
(414) 380-0269


Heartland ECOLOGICAL GROUP INC

Eric is a Senior Professional Wetland Scientist and Professionally Assured Wetland Delineator in Wisconsin with 35 years of experience assisting public and private clientele. He has completed wetland projects in other states including IL, IN, OH, MI, ND, MO, PA, TX, MD, VA, and NC. His work has supported thousands of institutional, commercial, utility, residential, industrial & transportation projects. Eric's natural resource specialties include botanical surveys, wetland science, restoration and mitigation, and environmental corridor mapping. He has a widespread understanding of the scientific, technical, and regulatory aspects of natural resources projects. His interests also include floristic quality assessment (FQA) and wetness categorization of plant species.

Eric's experience includes the following: Botanical / Biological Surveys and Natural Resource Inventories; Rare Species Surveys, Conservation Plans and Monitoring; Wetland Determination, Delineation and Functional Assessment; Wetland Exemptions; Environmental Corridor Determinations/Mapping; Wetland Restoration, Mitigation, Banking and Monitoring; Habitat Restoration, Wildlife Surveys, SCAT surveys, Environmental Assessments; Local, state, federal permit applications; Expert Witness testimony; and Regulatory permit compliance.

## Education

Wetland Ecosystems (including delineation & assessment), USEPA Graduate School, Washington DC, 1988

US Army Terrain Analysis Course, Distinguished Graduate, Defense Mapping School, Fort Belvoir, VA, 1984

BS, Watershed Management, Soils Minor, University of Wisconsin – Stevens Point, Stevens Point, WI, 1983

## Certifications and Licensing

Senior Professional Wetland Scientist #838, Society of Wetland Scientists Professional Certification Program, 1995 - present

Certified Wetland Scientist #C-058, Stormwater Management Commission Lake County, IL, 2002 - present

Qualified Wetland Review Specialist #W-057, Kane County, IL, 2006 – present

## Professional Development

Critical Methods in Wetland Delineation, University of Wisconsin - La Crosse Continuing Education and Extension, Madison, WI, 2006, 2008, 2010, 2014, 2016-2022

Sedges ID & Ecology, University of Wisconsin – Milwaukee, Cedarburg Bog Field Station, Saukville, WI, 2002, 2006, 2010

Advanced Wetland Delineation, University of Wisconsin - La Crosse, Bayfield County, WI, 2001

Vegetation Description, University of Wisconsin – Milwaukee, Cedarburg Bog Field Station, Saukville, WI, 1998

Mosses ID & Ecology, University of Wisconsin – Milwaukee, Cedarburg Bog Field Station, Saukville, WI, 1998

Grasses ID & Ecology, University of Wisconsin – Milwaukee, Cedarburg Bog Field Station, Saukville, WI, 1998

Basic Wetland Delineation Training, Wisconsin Department of Administration, Waukesha, WI, 1997

Field Oriented Wetland Delineation Course (1987 Corps Manual), Wetlands Training Institute (WTI), St. Paul, MN, 1994

# Project Experience

## Wetland Delineation & Regulatory Support

### 2022 Wetland Delineations, Exemption Submittals, and Permitting (104 sites)

Capitol Dr Property, Waukesha Co., WI (Jan); Puetz Rd Property, Milwaukee Co., WI (Jan); Glas Driveway Wetlands and GP, Kenosha Co., (Mar); 19555 W Lincoln Ave GP, Waukesha Co., WI (Mar); Northern Oaks Subd GP-AWER, Waukesha Co., WI (Mar);Workman Properties, Waukesha Co., WI (Apr); 5732 W Rawson Av, Milwaukee Co., WI (Apr); 2705 West Rd, Racine Co., WI (Apr); CTH CW Site, Dodge Co., WI (Apr); 4-Mile Rd Property, Racine Co., WI (Apr); Kurtze Ln Property, Waukesha Co., WI (Apr); 128th St Parcel, Kenosha Co., WI (Apr); Thomas Property Wetlands-PEC-Navigability, Waukesha Co., WI (Apr); Ament Property, Racine Co., WI (Apr); W3970 South Shore Dr, Walworth Co., WI (Apr); N2280 Temperance Tr, Walworth Co., WI (Apr); S Clark St Parcel, Dodge Co., WI (Apr); Deer Haven GC, Waukesha Co., WI (May); Petrie Rd 7.5 Ac Parcel, Walworth Co., WI (Apr); 5.5Ac Parcel Mukwonago, Waukesha Co., WI (Apr); S107 W16311 Loomis Rd Parcel, Waukesha Co., WI (Apr); CTH A & USH 12 Property, Walworth Co., WI (Apr); Cape Crossing NFE, Milwaukee Co., WI (Apr); Teipner Parcel, Waukesha Co., WI (Apr); Lichner Parcel, Waukesha Co., WI (Apr); Biocut Systems Site AWER, Waukesha Co., WI (Apr); Spring St Parcels, Racine Co., WI (May); US41 Corridor, Waukesha Co., WI (Apr); Reddelien Rd Parcel, Waukesha Co., WI (May); Watertown Rd Property, Waukesha Co., WI (May); 10027 Camelot Dr, Racine Co., WI (May); Koller Property, Ozaukee Co., WI (May); Altschaefl Property, Waukesha Co., WI (May); Pipito Property Pond, Dodge Co., WI (May); Kenora Rd Parcels, Waukesha Co., WI (May); Moorland & Greenfield Wetlands-AWER, Waukesha County, WI (May); Alliant Edgewater GS, Sheboygan Co., WI (May); Arbet North Parcel, Kenosha Co., WI (May); Pleasant Prairie Police Station, Kenosha Co., WI (May); 3rd Ave Pleasant Prairie Site, Kenosha Co., WI (May); 10766 N Torrey Dr Property, Ozaukee Co., WI (Jun); Kolnik Parcel, Kenosha Co., WI (Jun); Gateway Dr Watertown, Jefferson Co., WI (Jun); Green Bay Gardens Site, Kenosha Co., WI (Jun); DuCharme Property Wetlands-PEC, Waukesha Co., WI (Jun); 2301 Lakeshore Dr. GP-Tree Survey, Ozaukee Co., WI (Jun); 641 Drexel Wetlands-GP, Milwaukee Co., WI (Jun); Quigley Farm, Washington Co., WI (Jun); Big Bend Business Park, Waukesha Co., WI (Jun); Lad Lake Property, Waukesha Co., WI (Jun); Pleasant Prairie PP Utility Corridor, Kenosha Co., WI (Jul); Pleasant Prairie Fire Station 3, Kenosha Co., WI (Jul); CTH H Parcels, Walworth Co., WI (Jul); Oakwood Rd Parcels, Milwaukee Co., WI (Jul); Big Bend Rd Property, Waukesha Co., WI (Jul); Heartland Communities, Racine Co., WI (Jul); Leo Living Bristol Wetlands-PEC, Kenosha Co., WI (Jul); Stream Conservation Union Grove, Racine Co., WI (Jul); 8979 S 42nd St Franklin, Milwaukee Co., WI (Jul); 2205 Silvernail Rd, Waukesha Co., WI (Jul); East Wolf Run Mukwonago, Waukesha Co., WI (Jul); 1302 Roundtable Dr, Racine Co., WI (Jul); Corporation Parcel Dover, Racine Co., WI (Jul); 11925 W Lake Park Dr, Milwaukee Co., WI (Jul); 17905 W Capitol Dr Parcel, Waukesha Co., WI (Jul); Mosconi West Property, Kenosha Co., WI (Jul); Promise Builders Site, Kenosha Co., WI (Jul); Highland Dr Menomonee Falls Botanical Survey, Waukesha Co., WI (Aug); METRO RDF Expansion, Milwaukee Co., WI (Aug); 5.53 Ac Mukwonago Site, Waukesha Co., WI (Aug); Northstar Beloit Site, Rock Co., WI (Aug); Wirth Farm PEC-AWER-Tree Survey, Ozaukee Co., WI (Aug); Olympia Fields Wetlands-AWER, Waukesha Co., WI (Aug); Maple Rd Softball Field, Washington Co., WI (Aug); Blise Property Pond, Washington Co., WI (Aug); St. Johns NW Military Academy Wetlands-PEC, Waukesha Co., WI (Aug); Wildwood Property Wetlands-Navigability, Walworth Co., WI (Aug); Goldendale Rd Property, Washington Co., WI (Aug); 6951 S Lovers Lane, Milwaukee Co., WI (Aug); Klumb Property Wetlands-Corridor, Waukesha Co., WI (Aug); Highland Meadows Residential, Ozaukee Co., WI (Sep); Grand Hills Castle Expansion GP, Waukesha Co., WI (Sep); 31110 82nd St Property, Kenosha Co., WI (Sept); Miller Property Wetlands-SEC, Waukesha Co., WI (Sep); Townline Rd Water Main Wetlands-GP, Waukesha Co., WI (Sep); Sanctuary at Good Hope East PEC, Waukesha Co., WI (Oct); Kutzler Express Property, Kenosha Co., WI (Oct); 47th Ave Property, Kenosha Co., WI (Oct); Steinbrink Property, Kenosha Co., WI (Oct); Caledonia Developments, Racine Co., WI (Oct); DeGrave Farm, Racine Co., WI (Oct); Nettesheim Farm Pewaukee, Waukesha Co., WI (Oct); Fisher-Barton Property, Waukesha Co., WI (Oct); BRP shipyard Sturtevant, Racine Co., WI (Oct); CTH C Site Sheboygan Falls, Sheboygan Co., WI (Oct); Willabay Meadows Residential, Walworth Co., WI (Oct); Thode Dr Property, Waukesha Co., WI (Oct); Middle Rd Property Wetlands-AWER, Racine Co., WI (Oct); Three Pillars Dousman Ph1A, Waukesha Co., WI (Oct); Primrose School Site Brookfield, Waukesha Co., WI (Oct); Grand Geneva Housing Site, Walworth Co., WI (Nov); 2651 Fuller Rd Site, Rock Co., WI (Nov); Willis Ray Rd Property, Walworth Co., WI (Nov); Harding Dr Menomonee Falls Site, Waukesha Co., WI (Nov).

**2021 Wetland Delineations, Exemption Submittals, and Permitting (95 sites)**

CTH CW Property Exemption, Jefferson Co., WI (Jan); BP Parcel Determination, Kenosha Co., WI (Mar); Narula Property, Kenosha Co., WI (Apr); So Wi Veterans Mem Cemetery, Racine Co., WI (Apr); N. 70th St. Site, Milwaukee Co., WI (Apr); 6th & Grange Site, Milwaukee Co., WI (Apr); North Lake Dr Site, Racine Co., WI (Apr); E. Lakeshore Dr Property, Kenosha Co., WI (Apr); Deaton Parcel Exemption, Kenosha Co., WI (Apr); Alliant Energy Solar Site, Sheboygan Co., WI (Apr); Breg-3 Site Exemptions, Milwaukee Co., WI (Feb); Bristol Highlands, Kenosha Co., WI (Apr); Sandalwood Lot 20, Oconto Co., WI (Apr); Martin Rd Parcels, Waukesha Co., WI (Apr); Fair Meadow Subd Exemption, Walworth Co., WI (Apr); Will Rose Haven GP, Waukesha Co., WI (Apr); Bristol Property Wetlands & Exemption, Kenosha Co., WI (Apr); 11900 N Port Washington Rd, Ozaukee Co., WI (Apr); Gibbs Parcel, Kenosha Co., WI (May); Schaefer Farm, Racine Co., WI (May); Lisbon 12-Ac Parcel, Waukesha Co., WI (May); Coach Hills Exemptions, Racine Co., WI (May); Ventimiglia Property, Oconto Co., WI (May); Case HS Property, Racine Co., WI (May); Warntjes North-South Parcels, Kenosha Co., WI (May/Jul); CSM 3325 Dover, Racine Co., WI (May); STH 175 Parcel, Washington Co., WI (May); Holy Hill Rd Property, Washington Co., WI (May); Lyons Parcel Determination, Walworth Co., WI (May); CSM 3591 Mequon, Ozaukee Co., WI (May); Parcel 293-0965 Pleasant Prairie, Kenosha County, WI (May); Denoon Country Estates Muskego, Waukesha Co., WI (May); Blaze Landscaping Lisbon Parcel Wetlands-Exemption, Waukesha Co., WI (Jun); Hughes Parcel wetlands-Woodlands-PEC, Racine Co., WI (Jun); Logan Parcel, Washington Co., WI (May); CTH LL Property, Ozaukee Co., WI (Jun); Steenburg Farm Oakridge, Fond du Lac Co., WI (Jun); Steenburg Farm Dallman, Fond du Lac Co., WI (Jun); UW Parkside Utility Renovations, Kenosha County, WI (May); Salem Lakes Parcel 70412, Kenosha County, WI (Jun); Russet Ct Muskego Site, Waukesha Co., WI (Jun); Kazmierczak Property, Washington Co., WI (Jun); Parcel 152-0100 Pleasant Prairie, Kenosha Co., WI (Jun); 59-Acre Parcel Lisbon Property, Waukesha Co., WI (Jun); 98th St Parcel Randall, Kenosha Co., WI (Jun); Ryan Rd 80-Ac Site, Milwaukee Co., WI (Jul); Hickory Hill West Wetland-PEC Lisbon, Waukesha Co. WI (Jun); Cranberry Creek Landfill, Wood Co., WI (Jul); Christina Estates Outlot 1 Exemption, Racine Co., WI (Jul); LG House of Music Property, Walworth Co., WI (Jul); STH 158-I94 Property, Kenosha Co., WI (Aug); 3-Mile Rd Property, Racine Co., WI (Jul); Price Parcel Ottawa, Waukesha Co., WI (Jul); Lot 1 Lilac Rd Rubicon, Dodge Co., WI (Aug); 633 Progress Dr Determination, Ozaukee Co., WI (Jul); I41 & STH60 Property Slinger, Washington Co., WI (Aug); Summit Parcel 0708985 Determination, Waukesha Co., WI (Aug); Timberline Trail Landfill Wetlands and Exemption, Rusk Co., WI (Aug); Seasons at Mt Pleasant Sewer, Racine Co., WI (Aug); Kenny Dr Lots 1-2, Washington Co., WI (Aug); Bliffert Lumber Germantown, Washington Co., WI (Aug); Gibson Parcels Eagle Site, Waukesha Co., WI (Aug); Clover Run Stables, Racine Co., WI (Sep); Pink Property Salem Lakes GP, Kenosha Co., WI (Sep); Albano Property Carol Beach, Kenosha Co., WI (Sep); Mosconi Parcel Somers, Kenosha Co., WI (Sep); Petrie Rd Property Geneva, Walworth Co., WI (Sep); NML Property Oak Creek, Milwaukee Co., WI (Sep); Carol Beach Estates, Kenosha Co., WI (Sep); Mt. Pleasant Business Ctr Site, Racine Co., WI (Sep); Pleasant Prairie Power Plant, Kenosha Co., WI (Sep); STH 31 Property, Racine Co., WI (Sep); 112th St Expansion Parcel, Milwaukee Co., WI (Oct); Glacier Ridge Landfill EC Site, Dodge Co., WI (Sep); City-View Subdivision Horicon, Dodge Co., WI (Sep); Rock Rd Co Beloit, Rock Co., WI (Oct); Glass Parcels Richfield, Washington Co., WI (Oct); Alliant Clinton Substation, Rock Co., WI (Oct); Triggs Property Delafield, Waukesha Co., WI (Oct); Singh Parcel Franklin, Milwaukee Co., WI (Oct); Hilmer Property Muskego, Waukesha Co., WI (Oct); Baseler Property Muskego, Waukesha Co., WI (Oct); ALDI Property Oak Creek, Milwaukee Co., WI (Oct); Plank Rd Property Burlington, Racine Co., WI (Oct); Jackson Marsh Restoration Site, Washington Co., WI (Oct); Pilgrim Rd Parcel Brookfield, Waukesha Co., WI (Oct); Henneberry Parcel Muskego, Waukesha Co., WI (Oct); Ewig Parcel Franklin, Milwaukee Co., WI (Oct); STH 120 Site L Geneva, Walworth Co., WI (Oct); KMHS Wales, Waukesha Co., WI (Oct); 184th Ave Bristol Property, Kenosha Co., WI (Oct); 144th Ave Bristol Property, Kenosha Co., Pabst Rd Oconomowoc Site, Waukesha County, WI (Oct); N Lake Shore Dr Mequon, Ozaukee Co., WI (Nov); 28414 Wilmot Rd Salem Lakes, Kenosha Co., WI (Nov); 819 E Drexel Site, Milwaukee Co., WI (Nov).

**2020 Wetland Delineations, Exemption Submittals, and Permitting (90 sites)**

Courtney Street Storage Buildings, Racine Co., WI (Feb); 86th Ave & STH 165 Parcel, Kenosha Co., WI (Feb-Apr); Harris Gravel Pit, Dane Co., WI (Mar-Apr); Alliant Birnamwood Substation, Shawano Co., WI (Apr); Rolling Meadows Drive Parcel, Fond du Lac Co., WI (Apr); Lieds Nursery Site, Waukesha Co., WI (Apr); Plas-Tech Engineering Site, Walworth Co., WI (Apr); Fink Parcel, Racine Co., WI (Apr); Lot 1 Proposed CSM 3258, Racine Co., WI (Apr); Harris Gravel Pit, Dane Co., WI (May); Schumacher Rd Reconstruction, Dane Co., WI (Apr); Whitetail Ridge Ph2, Kenosha Co., WI (Apr), Kelly Pit Addition, Dane Co., WI (Apr); Myrtle Way Road Improvements, Rock Co., WI (Apr); Pewaukee Industrial Park South, Waukesha Co., WI (May); Mueller Property, Fond du Lac Co., WI (Apr); 3901 Kipp Street Site,

Dane Co., WI (Apr); Witte Parcels, Dane Co., WI (Apr); Sandalwood Lots 7-8, Oconto Co., WI (Apr); Yellowstone Outdoor Resort, Lafayette Co., WI (Apr); S&L Underground Expansion, Columbia Co., WI (May); 200 Baraboo Street, Sauk Co., WI (May); Jefferson Pit, Jefferson Co., WI (May); Rock Point Village, Waukesha Co., WI (May); Blanchardville Coop Oil & NGSD Parcels, Green Co., WI (May); Logtown Development, Sauk Co., WI (Jun); Maple Ave Property, Waukesha Co., WI (May); Wanasek Property, Racine Co., WI (May); Meier Farms, Dane Co., WI (Jun); 76th & Ryan Site, Sauk Co., WI (May); Milton Townline Road Site, Rock County, WI (May); Somers Multi-family Site, Kenosha Co., WI (May); Cazenovia WWTP Expansion, Waukesha Co., WI (Jun); Waukegan Property, Lake Co., IL (Jun); Ozaukee Christian School, Washington Co., WI (Jun); Kohler Distribution Center, Sheboygan Co., WI (Jun); Veterans Memorial Park West Site, Kenosha County, WI (Jun); Veterans Memorial Park East Site, Kenosha County, WI (Oct); Bristol Commons Site, Kenosha Co., WI (Jun); Barels Property, Racine Co., WI (Jun); Rogich Property, Milwaukee Co., WI (Jun); CTH MM Intersection Reconstruction, Dane Co., WI (Jul); Rose Property, Racine Co., WI (Jun); Baldev Court Property, Ozaukee Co., WI (Jul); Paul-Meghan Dominie Property, Dane Co., WI (Jul); Union Court Site, Kenosha Co., WI (Jul); Webcrafters Parcels, Dane Co., WI (Jul); Site Security Upgrades Site, Waukesha Co., WI (Jul); Scuppernong Creek Site, Waukesha Co., WI (Jul); W9030 Oak Ridge Road Property, Jackson Co., WI (Jul); Cherokee Golf Course, Dane Co., WI (Aug); W3948 South Shore Drive, Walworth Co., WI (Aug); Caledonia Multifamily Site, Racine Co., WI (Aug), Mittelstaedt Property, Sauk Co., WI (Aug); 1525 Bryce Drive Parcel, Winnebago Co., WI (Sep); Platten Property, Outagamie Co., WI (Sep); St. Mary's Springs Site, Fond du Lac Co., WI (Sep); Fairway Village Site, Ozaukee Co., WI (Sep); Quarry Park Site, Waukesha Co., WI (Sep); CTH F-Concord Site, Jefferson Co., WI (Sep); HJ Williams Farm, Adams Co., WI (Oct); STH 16-Lisbon Rd Parcel, Waukesha Co., WI (Sep); Golden Lake Road Property, Waukesha Co., WI (Sep); 4522 CTH P Parcel, Washington Co., WI (Sep); Darby Farms, Kenosha Co., WI (Sep); 227 Sussex Street, Waukesha Co., WI (Sep); Lexus of Brookfield Site, Milwaukee Co., WI (Sep); Wesner Greenfield Ave Parcels, Waukesha Co., WI (Sep); Oriole Lane Parcels, Ozaukee Co., WI (Oct); Wayside Parkview Estates, Brown Co., WI (Sep); Wind Point Parcel, Racine Co., WI (Oct); Geneva National Lot 18-23, Walworth Co., WI (Oct); Badger Farm, Racine Co., WI (Oct); Dorset Corners Substation, Monroe Co., WI (Sep); Covered Bridge Rd Site, Ozaukee Co., WI (Oct); Trek Distribution Center, Jefferson Co., WI (Oct); Craftsman Drive Parcel, Waukesha Co., WI (Oct); Village Green Subdivision, Ozaukee Co., WI (Oct); Ansay Farm, Ozaukee Co., WI (Oct); Zenner Farm Property, Racine Co., WI (Oct); West Snell Rd Site, Winnebago Co., WI (Oct); Kenosha County Bridges, Kenosha Co., WI (Oct); Confidential Site Janesville, Rock Co., WI (Oct); Janesville Airport Site, Rock Co., WI (Oct); 10920 West Liberty Drive, Milwaukee Co., WI (Oct); V of River Hills 53-Acre Site, Milwaukee Co., WI (Oct); Hwy 14 & Lacy Rd Site, Dane Co., WI (Oct); Wilderness Way Parcel, Waukesha County, WI (Oct); Hummingbird Lane Parcel, Sheboygan Co., WI (Oct); Plainview Rd Site, Waukesha Co., WI (Nov); Delimat Property, Kenosha Co., WI (Nov); 11900 N Port Washington Rd Parcel, Ozaukee Co., WI (Nov); Canopy Hills Artificial Wetland, Racine Co., WI (Dec); Strauss Brands Facility, Milwaukee County, WI (Dec).

**2019 Wetland Delineations, Exemption Submittals, and Permitting (39 sites)**

North Hills Subdivision, Waukesha Co., WI (Jan); Prairie Walk Subdivision, Waukesha Co., WI (Apr); Loomis Parcel Determination, WI (Mar-Apr); Lamminem Parcel, Kenosha Co., WI (Apr); Lot 103 Burlington, Racine Co., WI (Apr); 7220 Ryan Rd Parcel, Milwaukee Co., WI (Apr); 1-Acre Franklin Parcel, Milwaukee Co., WI (June); 256th Ave Site, Kenosha Co., WI (May); 915 Main St Mukwonago, Waukesha Co., WI (May); Muskego Lakes CC, Muskego, Waukesha Co., WI (June), Bonniwell Road Parcel, Ozaukee Co., WI (July); 333 Portland Rd Site, City of Waterloo, Jefferson Co., WI (May); Thompson Lane Parcel, Village of Chenequa, Waukesha Co., WI (May); Schmitz Redi-Mix Site, Village of Mt. Pleasant, Racine Co., WI (June); New Berlin Redi-Mix Site, City of New Berlin, Waukesha Co., WI (May); Elm Grove Road Basin, City of New Berlin, Waukesha Co., WI (May); Lathrop-Meacham Parcels Mitigation Site, Village of Mt. Pleasant, Racine Co., WI (May-July); Lot 18-31 Geneva National Site, Town of Geneva, Walworth Co., WI (July); Bohner's Lake Parcel, Town of Burlington, Racine Co., WI (Sept); 6970 South 6th St., City of Oak Creek, Milwaukee Co., WI (Aug); Weatherstone Meadows site, City of New Berlin, Waukesha Co., WI (Aug); Parkview Apartments site, Village of Somers, Kenosha Co., WI (Aug); Volkswagen Expansion site, Village of Pleasant Prairie, Kenosha Co., WI (Aug); Pewaukee-Brookfield Trail, Waukesha Co., WI (Aug-Sept); Parcel 1268-993, City of New Berlin, Waukesha Co., WI (Aug); Germantown Industrial Business Park, Washington Co., WI (Oct); Haasch- Finger site, City of Brookfield, Waukesha Co., WI (Oct); Kennedy Property, Village of Waunakee, Dane Co., WI (Oct); Jefferson County Interurban Trail, Towns of Watertown and Ixonia, Jefferson Co., WI (Oct); Mukwonago Residential Parcel, Village of Mukwonago, Waukesha Co., WI (Oct); Pine Ridge Estates, City of Oconomowoc, Waukesha Co., WI (Oct); Silver Lake Parcels, Village of Salem Lakes, Kenosha Co., WI (Oct); New Berlin Trail Phase II, City of Waukesha, Waukesha Co., WI (Oct); 1910 W Puetz Road site, City of Oak Creek, Milwaukee County, WI (Oct); Project Redline, Village of Menomonee Falls,

WI (Oct); CSM 3232 Outlot 1, Village of Mt. Pleasant, Racine Co., WI (Oct); Plant Community Mapping and Assessment, City of Oak Creek, Milwaukee Co., WI (Nov); Faber Property, Village of Williams Bay, Walworth Co., WI (Nov); Campus Drive Property, Village of Hartland, Waukesha Co., WI (Dec).

**Example 2018 Wetland Delineations in WI and IL (50 sites)**

Homestead Acres, Racine Co., WI (Apr); Greenmeadows, Racine Co., WI (Apr), Wind Point School, Racine Co., WI (Apr); Vintage Parc East, Kenosha Co., WI (Apr); Nelson-Heckel, Kenosha Co., WI (Apr); Caledonia Storage, Racine Co., WI (Apr); New Berlin Storage, Waukesha Co., WI (Mar); Manke Gravel Pit, Columbia Co., WI (May); Drissel-Wallace, Kenosha Co., WI (May); LaBelle Golf Course, Waukesha Co., WI (May); Waterloo Aluminum, Jefferson Co., WI (May); Salem Business Park, Kenosha Co., WI (May); Audubon Arboretum, Racine Co., WI (May); Briarwood, Racine Co., WI (May); Basting-Brown Parcels, Waukesha Co., WI (May); 84-Acre Site, Racine Co., WI (May); Jolenta Lane, Waukesha Co., WI (Apr); Rock Road Storage, Walworth Co., WI (May); Wildwood Creek, Winnebago Co., WI (Jun); Green Bay Site, Brown Co., WI (Jun); Main Street Market, Kenosha Co., WI (Jul), Armstrong Eddy Park, Rock Co., WI (May), Hickory St Site, Ozaukee Co., WI (Jun), Parcel DW 800004, Walworth Co. (Jun); Lot 8 Parcel WCA-0003, Walworth Co., WI (Jun); RRR Grundy, Kane Co., IL (Jul); Coleman Norris Parcel, Waukesha Co., WI (Jul); Deaton Parcel, Kenosha Co., WI (Aug); Hintz Parcel, Washington Co., WI (Aug); Loomis-Ryan Rds Site, Milwaukee Co., WI (Aug); Grass Parcels, Waukesha Co., WI (Sep); Mallard Ridge Landfill Pipeline, Walworth Co., WI (Sep); Glacier Ridge Landfill Pipeline, Dodge Co., WI (Sep); Ravenwoods, Waukesha Co., WI (Aug); Canopy Hills, Racine Co., WI (Sep); Duck Pond, Kenosha Co., WI (Sep); Splinter Parcels, Racine Co., WI (Oct); Berget Parcel, Walworth Co., WI (Sep); Saylesville Rd Parcel, Waukesha Co., WI (Oct); Racine Ave-Lawnsdale Rd Parcel, Waukesha Co., WI (Oct); Braun Rd-90th St Parcel, Racine Co., WI (Oct); Grafton Parcels, Ozaukee Co., WI (Dec); Crawford Parcel, Racine Co., WI (Nov); Kotas Parcels, Racine Co., WI (Nov); Altamount Acres South, Racine Co., WI (Dec); Christina Estates, Racine Co., WI (Dec); Christina Estates NE, Racine Co., WI (Dec); Lathrop Parcel, Racine Co., WI (Dec); Hillside Ridge, Waukesha Co., WI (Dec); Stolz Property, Waukesha Co., WI (Dec).

**Example 2017 Wetland Delineations in WI, MI, IN, and IL (31 Sites)**

Back 40 Mine, Menominee Co., MI (Jan); Oakdale Rd Site, Waukesha Co., WI (Sep), Birds Eye Foods, Walworth Co., WI (Sep); Boss Property, Leelanau Co., MI (Jul); Brighton Estates, Waukesha Co., WI (Sep); Saltzman North, Waukesha Co., WI (Sep); Susnar Parcel, Waukesha Co., WI (Sep); Wrenwood Site, Washington Co., WI; Chorneyko Site, Walworth Co., WI (Apr); CN Railroad Bridges-6 Sites, Fond du Lac & Winnebago Co's, WI; CN Railroad Freeport Culvert, Kane Co., IL (May); Herrling Site, Dane Co., WI (Sep); MMSD Sewerage Project, Milwaukee Co., WI (May); Spring St Site, Racine Co., WI (Oct); Goshen Midway Cell Tower, Elkhart Co., IN (Apr); Two Creeks Utility Site, Manitowoc Co., WI (Nov); Suncast Site, Kane Co., IL (Dec); Lot 51 Lakeview Corp Park, Kenosha Co., WI (Oct); Lakefront Gun Range, Racine Co., WI (Oct); WI Club Golf Course, Milwaukee Co., WI (Apr); WisDOT Improvements, STH 32 Racine Co (Aug), STH 67 Walworth Co. (Sep), STH 20, Racine Co. (Oct), 27th St, Milwaukee Co. (Sep); Conference Point Boat Launch, Walworth Co., WI (Oct); Lake View RR Corridor, Portage Co., WI (Sep).

**Example 2016 Wetland Delineations in WI, OH, MI and IL (Mostly Large Projects)**

AEP Wavery-Adams-Seaman 138 kV Trans. Line Rebuild, Adams & Pike Co's, OH (Dec); Kansas West- Faraday Trans. Line Rebuild-Macon, Moultrie, & Coles Co's, IL (Jan), Riveredge Nature Center Preliminary, Ozaukee Co., WI (Feb); Lost Creek Mitigation Site, Portage Co., WI (Jun); I-41 Burleigh to Good Hope Corridor WisDOT, Milwaukee Co., WI (Jul); STH 60 Corridor, Ozaukee & Washington Co's, WI (Aug–Oct); Erin Hills Golf Course, Washington Co., WI (Sep); Back 40 Mine, Menominee Co., MI; Lake Zurich SW Cell Tower, Lake Co., IL (Oct); Acme Steel Coke Site, Cook Co., IL (Dec).

**Example 2015 Wetland Delineations in WI, IL, and MO (Mostly Large Projects)**

Bolser Street MO33211-M Cell Tower Site, Grundy Co., MO (Sep); Section 9 Site, Dane Co., WI (Apr); Franzel Rd Site, Bayfield Co., WI (Apr); Big Eau Pleine Mitigation Site, Marathon Co., WI (Aug); Taylor Road Siding Track, Jackson Co., WI (Nov); UPS-CACH Site, Cook Co., IL (Jun); Eggers Woods Forest Preserve, Cook Co., IL (Mar).

**Example 2014 Wetland Delineations in WI, IL, and MI (Mostly Large Projects)**

Emerald Park Western Expansion, Waukesha Co., WI (Oct); Arcadia Mining Site-Trempealeau Co., WI (Apr);

Kalamazoo River Parcel, Kalamazoo and Calhoun Co's, MI (Jul); G2 Mitigation Site - Winnebago Co., WI (May); Line 6A MP 378.94, McHenry Co., IL (Sep); Geneva National Site, Walworth Co., WI (Nov); Nortrax Site -Lincoln Co., WI (Oct); Toberman Parcel- Crawford Co., WI (Oct).

**Example 2013 Wetland Delineations in WI, IL, OH, and MI (Mostly Large Projects)**

West Central Lateral - Eau Claire, Clark, Jackson & Monroe Co's, WI (Apr-May); Walker Cranberry 80- acre Parcel – Jackson Co., WI (Sept - Oct); Berne to Natrium Pipeline, Monroe Co., OH (Oct); CNX Noble Pipeline – Noble Co., OH (Oct); Deer Grove Forest Preserve, Cook Co., IL (Nov).

**Example 2012 Wetland Delineations in WI, IL, IN, and TX (Mostly Large Projects)**

West Central Lateral (190 miles), Eau Claire, Clark, Jackson & Monroe Co's, WI (Sep-Nov); Morrison Creek Cranberry Parcel, Jackson Co., WI (Aug); London Mitigation Site, Jefferson Co., WI (July); Southern Access Pipeline, Sawyer & Washburn Co's, WI (Jun); I-80 Interchange, LaPorte Co., IN (Mar); Eagle-Ford Shale Plays, LaSalle & McMullen Co's, TX (Jan-Feb).

**Previous Example Projects**

I-94 Corridor Wetland and Primary Environmental Corridor Mapping and Endangered Species Study, Milwaukee, Racine, and Kenosha Counties, WI (Project Manager and Lead Scientist)

Primary Environmental Corridor Delineation Parkview Site, Village of Somers, WI (Lead Scientist)

Elm Road Generating Station, Oak Creek & Caledonia, WI (Project Manager & Lead Scientist)

Tri-State Tollway, Deerfield Plaza Wetland and Endangered Species Investigation, Lake and Cook Counties, IL (Lead Scientist)

Guardian II Laterals, Fox Valley, Hartford and West Bend, WI (Project Manager and Lead Scientist)

ATC Paris to St. Martins (KK3025) 138KV Line Rebuild, Kenosha, Racine and Milwaukee Counties, WI (Project Manager and Lead Scientist)

# Attachment 7 | RAS 2014 Assured Wetland Delineation Report

# Wetland Delineation Report

# Approximately 112-Acre Loomis Rd. Parcels

# City of Franklin, Milwaukee County, Wisconsin

**RASN Project No. 1140273**

**March 19th, 2015**

# Wetland Delineation Report

# Approximately 112-Acre Loomis Rd. Parcels City of Franklin, Milwaukee County, Wisconsin

Prepared by:

Heather D. Patti, PWS
Senior Wetland Ecologist/ Project Manager

Reviewed by:

Tina M. Myers, PWS
Senior Wetland Ecologist

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Prepared for:

Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

March 19th, 2015

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## Appendices

March 19th, 2015

## INTRODUCTION

R.A. Smith National, Inc. (RASN) is pleased to provide this Wetland Delineation Report for a an approximately 112-acre Study Area split into 4 sections located north and south of West Loomis Road, south of West Ryan Road, and west of South 112th Street in the City of Franklin, Milwaukee County, Wisconsin (Appendix 1, Figure 1). The Study Area is more specifically located in the Northwest and Northeast ¼'s of Section 30, Township 5 North, Range 21 East. The delineation was completed at the request of Bear Development, LLC.

The purpose of the wetland delineation was to identify the proximity and extent of wetlands within the Project Area in association with a proposed development project. Eleven (11) wetlands totaling 13.17 acres (573,871 square feet), hereby referred to as "W-1 through W-11", were identified within the Study Area (Figure 2, Appendix 1). Only one of these wetlands, W-7, appears to have an obvious connection to a navigable waterway, while the other wetlands may be considered isolated. The final jurisdictional determination of the wetlands, however, lies with the US Army Corps of Engineers (USACE). The delineation is presented here in terms of qualifications, methodology, results, and conclusions.

## STATEMENT OF QUALIFICATIONS

RASN provides wetland and ecological services including wetland delineation, assessment, permitting, and restoration. RASN ecologists offer a wide variety of technical experience in the natural resource field, and have successfully completed projects throughout the Midwestern and Northeastern United States.

Ms. Heather Patti, PWS and Ecologist with RASN, was the technical lead on this delineation project. Heather earned a Masters Degree in Botany and a minor in Ecology from North Carolina State University. Ms. Patti is experienced with a variety of aspects of ecological restoration, including wetland, mixed hardwood, and prairie restoration. She provides over 15 years of experience in wetland delineation, assessment, and mitigation. Ms. Patti attended the Basic & Advanced Wetland Delineation course offered by UW-LaCrosse in 2005 & 2013, became a WDNR Assured Wetland Delineator in 2009, and recently attended the Hydric Soil Identification Course offered by UW-LaCrosse in 2011.

Ms. Tina Myers has over 15 years of multidisciplinary ecological experience and has been recognized as a Professional Wetland Scientist (PWS) by the Society of Wetland Scientists (SWS) since 2004. She is also recognized as a Certified Wetland Specialist (CWS) in Illinois. Tina earned a Bachelor's degree in Conservation Biology from the University of Milwaukee in 1998 and has taken a multitude of ongoing educational courses including the Corps Wetland Delineation Training which she took in 2006, Regional Supplement and Field Practicum which she took in 2012, Advanced Wetland Delineation Training which she took in 2013, and Critical Methods in Wetland Delineation which she takes annually. She has performed hundreds of wetlands delineations throughout Wisconsin and Illinois and is also experienced in wetland restoration, wetland and waterway permitting, wetland assessment, vegetation surveys including rare species surveys, wildlife surveys, and environmental monitoring.

Ms. Nancy Wilson, Staff Ecologist and Landscape Architect with RASN, earned a Bachelor of Science Degree in Agronomy with an emphasis in Soil Science from Oklahoma State University. She also earned an Associate of Science Degree in Conservation Technology from Fox Valley Technical College in Appleton, Wisconsin, and an additional Associate of Science Degree in Landscape Horticulture from Milwaukee Area Technical College. Ms.

Wilson attended the Basic Plant Identification, Hydric Soils and Wetland Delineation courses offered by UW-LaCrosse in 2009, and Wetland Delineation Critical Methods Workshops in 2010, 2011, 2013 and 2014. Ms. Wilson began assisting with wetland delineation projects in 2011.

Mr. Mike Al-wathiqui, wetland ecologist co-op with RASN, earned his Bachelor's of Science degree from the University of Wisconsin-Milwaukee in Biology and Conservation and Environmental Science. He is currently pursuing his Master's degree in Freshwater Sciences and Technology at the University of Wisconsin-Milwaukee's School of Freshwater Science. Mike has over four years of multidisciplinary, ecological experience including working as a natural areas technician with the WDNR and as a forestry intern with the City of Milwaukee.

## METHODOLOGY

The wetland delineation consisted of a map review followed by fieldwork to delineate the on-site wetlands. The fieldwork documented the presence and absence of hydrophytic vegetation, wetland hydrology, and hydric soil indicators outlined in the *U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual*, Technical Report Y-87-1 (1987) and subsequent guidance documents (USACE 1991, 1992), Guidelines for Submitting Wetland Delineations in Wisconsin to the St. Paul District Corps of Engineers (USACE 1996), the *Basic Guide to Wisconsin's Wetlands and Their Boundaries* (Wisconsin Department of Administration Coastal Management Program, 2005), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region, Version 2.0*, the guide for the USDA Natural Resources Conservation Services (NRCS) Field Indicators of Hydric Soils (version 7.0) in the United States, and in general accordance with Wisconsin Department of Natural Resources (WDNR) guidelines. The Midwest Regional USACE supplement was drafted in August 2010 for the purpose of bringing the existing 1987 Manual up to date for wetland delineations. This supplement is intended to be used as an additional guidance to the 1987 Manual and is not its replacement.

Prior to conducting fieldwork, RASN reviewed several maps for the property, including the United States Geological Survey (USGS) 7.5-minute quadrangle topographic map (Appendix 1, Figure 1), the NRCS Soil Survey Report for Milwaukee County (Appendix 1, Figure 3), the United States Geological Service (USGS) historical aerial photographs dated 2000, 2005, 2010, and 2013 (Appendix 1, Figures 4A-D), the Wisconsin Wetland Inventory Map (Appendix 1, Figure 5), and NOAA's Advanced Hydrologic Prediction Service Map (Appendix 1, Figure 6). Farm Service Agency (FSA) crop slides were also reviewed to determine the potential presence of farmed wetlands. The results of the FSA review are presented in Appendix 2 along with the FSA slides on CD.

Areas having wetland field indicators were evaluated in the field by RASN wetland scientists Ms. Heather D. Patti and Ms. Tina Myers with assistants Nancy Wilson and Mike Al-wathiqui during site visits on October 29th and 30th, 2014 and photo documented (Appendix 3). According to guidance described in the 1987 Manual and Midwest Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology are considered wetlands. RASN collected field data at thirty-two (32) sample points, using a transect and data point approach following the USACE Midwest Supplement wetland determination forms (Appendix 4). A sharpshooter shovel was used to dig the soil pits and to refine the wetland boundary. Cursory soil samples were also taken in areas that contained transitional hydric vegetation. The delineated wetland areas were flagged and then surveyed by RASN. Pink wire flags with the words "Wetland Delineation" were used to stake the wetland boundaries and orange flags were used to stake the data point locations. The wetland boundaries and data point locations are depicted on Appendix 1, Figure 2. Observations were made at representative sample points along transects extending through upland and wetland areas and photo documented (Appendix 3).

## RESULTS

The USGS topographic map (Appendix 1, Figure 1) shows the location of the property and the Wetland Boundary Map (Appendix 1, Figure 2) depicts the wetland boundaries overlaid onto a recent aerial photograph. Additionally, a one-foot contour map was overlain onto the most recent 2013 aerial map (Appendix 1, Figure 4D) to help determine where depressional areas area located within the landscape and thus where wetlands were most likely to be found. The topography throughout much of the Study Area is gently rolling, with elevations ranging from approximately 779-810 feet above mean sea level (msl). In general, the landscape positions of the wetlands vary and their elevations range from approximately 784 feet to 810 feet above msl.

According to the NRCS Soil Survey Report of Milwaukee County, Wisconsin (Appendix 1, Figure 3), mapped soils within the parcel consist of Ashkum silty clay loam with 0-2% slopes (AsA), Blount silt loam with 1-3% slopes (BlA), Elliott silt loam with 1-3% slopes (EsA), Markham silt loam with 2-6% slopes (MeB), Morley silt loam with 2-6% slopes (MzdB), Morley silt loam with 2-6% eroded slopes (MzdB2), and Morley silt loam with 6-12% eroded slopes (MzdC2). Of these soil types, the NRCS hydric soil list classifies the Ashkum silty clay loam as a poorly drained hydric soil, while the Blount and Elliott silt loams are classified as somewhat poorly drained soils with hydric inclusions. The vast majority of the Study Area contains either mapped hydric soil or soils with hydric inclusions as shown on both the NRCS Soil Survey map (Appendix 1, Figure 3) and the Wisconsin Wetland Inventory map (Appendix 1, Figure 5). The Wetland Summary Table (after this report) lists the mapped soils associated with each wetland. Most of the wetlands were delineated within mapped hydric or partially hydric soils with the exception of W-4 and W-10, which were delineated within non-hydric mapped soils. The fact that the vast majority of the site supports a healthy agricultural crop indicates that hydric and partially hydric soils within this site were likely historically drained via tiling.

A review of aerial photographs from the years 2000, 2005, 2010, and 2013 (Appendix 1, Figures 4-D) was completed by RASN prior to the site visit. During this timeframe, the majority of the land with the Study Area has been used as agricultural cropland with the exception of the upland wooded areas, wetlands, and the existing residential parcel. Wetlands W-1, W-2, W-6 and W-7 are all visible as non-farmed, mottled tones with black tones indicting open water. Wetland W-6 contains a more intermittent fresh (wet) meadow perimeter which is sometimes farmed. This perimeter is not highly visible on the 2000 through 2010 aerials, but is evident on the 2013 aerials perhaps due to a wet year. Farmed wetlands W-4, W-8, and W-9 are visible on most aerials as dark tones, indicating saturation. The remaining wetlandsW-3, W-5, W-10, and W-11 are generally indiscernible on the aerials due to their small sizes, locations within wooded areas, or their narrow width as is the case with W-11.

The Wisconsin Wetland Inventory (WWI) Map depicts seven (7) mapped wetland cover types within the Project Area which are classified as follows:

- E1K = Emergent/ Wet Meadow (E), Persistent (1), Wet Soil, Palustrine (K)
- E2K = Emergent/ Wet Meadow (E), Narrow-leaved Persistent (2), Wet Soil, Palustrine (K)
- E2H = Emergent/ Wet Meadow (E), Narrow-leaved Persistent (1), Standing Water, Palustrine (H)
- S3K = Scrub/shrub (S), Broad-leaved Deciduous (3), Wet Soil, Palustrine (K)
- T3K = Forested (T), Broad-leaved Deciduous (3), Wet Soil, Palustrine (K)
- W0Hx = Open Water (W), Subclass Unknown (0), Standing Water, Palustrine (H), Excavated (x)
- T3/W0Hx = Forested (T), Broad-leaved Deciduous (3) / Open Water (W), Subclass Unknown (0), Standing Water, Palustrine (H), Excavated (x)

Of the eleven wetlands delineated, only five are mapped on the WWI map including W-1, W-2, W-6, W-7, and W-8. Please also refer to the Wetland Summary Table (follows this report) which lists each wetland and its associated

WWI-mapped wetland cover types. The remaining wetlands are not mapped probably due to their small sizes.

Recent precipitation data are used to assess the current season's hydrology. Precipitation data can help make determinations as to whether or not the wetland hydrology criterion has been met at recorded data points. Rainfall data recorded by the local WETS table and the National Weather Service's Advanced Hydrologic Prediction Service (AHPS) were used to evaluate the hydrology of the site prior to the October 29th and 30th site visits (Appendix 1, Figure 6). According to the local WETS table (MILWAUKEE MITCHELL AP, WI839), average precipitation in the Milwaukee County area for the three months prior to the fieldwork is 9.82 inches. Average rainfall for the month of October is typically 2.49 inches. According to the AHPS map (Appendix 1, Figure 7), the late summer/autumn precipitation in the City of Franklin for the end of October fieldwork was within the normal range. This suggests that the surface or near-surface hydrology at the time of the site visits was probably in the normal range for this time of year.

**FSA Crop Slide Review**

Due to the presence of mapped hydric/partially hydric soil within a major portion of the Project Area, RASN conducted a review of Farm Service Agency (FSA) crop slides to evaluate the potential presence of farmed wetlands in areas that were particularly difficult to interpret due to the presence of a healthy corn crop. Crop slides for the years of 1980 through 2013 (except 2007, 2009, 2011, and 2012) were obtained from the Milwaukee County NRCS/FSA office. Four spreadsheets referred to as "FSA Crop Slide Review Data Sheets" can be found in Appendix 2 which analyze four potential farmed wetland areas that were located within mapped Ashkum hydric soil units that were normally cropped. These spreadsheets summarize interpretations made from viewing the crop slides as well as a climate summary based on a WETS Analysis. The WETS Analysis was used to determine normality of precipitation for the three months prior to the photograph date and conclude whether conditions were considered "dry", "normal", or "wet" during that period of time. If the date of the photograph was not provided, then it was presumed that the photograph was taken during the month of July, which is the most common month for these slides to be taken.

Of the thirty years analyzed, nineteen (19) were considered "normal", five (5) were "dry", and six (6) were "wet". The analysis of the FSA slides during the thirty year period lead indicated that none of the four areas evaluated contained wetland signatures in 50% or greater of the total years evaluated. In general, most of the signatures identified were present during wet years or during a month when a significant amount of rainfall had been recorded. All other farmed wetland areas visible on aerial photography and FSA slides were evaluated in the field and data points taken to confirm that wetland criteria were met.

**Field Investigation**

All areas on the above-mentioned maps as being wetland or having wetland characteristics were evaluated in the field. A total of thirty-five (35) data points were examined and eleven (11) wetlands totaling 13.17 acres (573,871 square feet), were delineated and surveyed by RASN (Appendix 1, Figure 2). Site photographs were taken of each wetland and are included in Appendix 3. Cursory soil samples and data points in both upland and wetland areas were sampled in the field to determine the wetland boundaries. The data sheets were compiled and are included in Appendix 4. Please refer to the Wetland Summary Table following this report for information about each wetland.

## CONCLUSION

Based on the wetland assessment completed by RASN, eleven (11) wetlands totaling 13.17 acres (573,871 square feet), were identified within the Study Area (Figure 2, Appendix 1). Only one of these wetlands, W-7, appears to have an obvious connection to a navigable waterway, while the other wetlands may be considered isolated. The final jurisdictional determination of the wetlands lies with the US Army Corps of Engineers (USACE).

This report is limited to the delineation of state and/or federally regulated wetlands on the property. However, there may be other regulated environmental features within the property (e.g., historical, archaeological, threatened or endangered species). Federal, state and/or local units of government may have regulatory authority to restrict land use within or close in proximity to other environmental features. For example, Wisconsin Adm. Code NR 151.12 requires buffers or a "protective area" from the top of the channel of streams, rivers and lakes, or at the delineated boundary of wetlands. The jurisdictional decision on the width of wetland buffers rests with the WDNR. The local unit(s) of government may also have protective area buffers from wetlands than that imposed under NR 151.

The U.S. Army Corps of Engineers has regulatory authority over waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Ch. 30 Wisconsin State Statues, Act 6, and NR 103 Wisconsin Administrative Code. Local jurisdictions may also have regulations through zoning ordinances. Our client, Bear Development, LLC., respectfully requests verification of the delineated wetlands by the USACE.

## APPENDICES

**Appendix 1: Figures**
- **Figure 1: USGS Map/Site Location Map**
- **Figure 2: Wetland Boundary Map**
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- **Figures 4 A-D: Aerial Photographs (2000, 2005, 2010, & 2013)**
- **Figure 5: Wisconsin Wetland Inventory Map**
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**Appendix 2: FSA Slide Analysis**
**Appendix 3: Site Photos**
**Appendix 4: Wetland Delineation Data Forms – Midwest Region**

LOOMIS ROAD PARCELS WETLAND SUMMARY TABLE

| Wetland ID | Dominant Community Type* | Size (SF) | Dominant Plant Species | Mapped Waterway | WWI Classification | Mapped Soil Types** | Comments |
|---|---|---|---|---|---|---|---|
| W-1 | SM / ShM / FW | 109,069 | *Phalaris arundinacea, Calamogrostis canadensis, Typha latifolia, Carex stricta, Spartina pectinata* | none | E2K | Ashkum silty clay loam, 0-2% slopes (C) & Blount silt loam 1-3 % slopes (I) | W-1 is contains predominantly native sedge meadow and shallow marsh communities. However, portions of W-1 are degraded due to farming activities and prior manipulations to wetland hydrology. Evidence of wetland hydrology included a high water table, saturation at or near the surface, geomorphic position, and a positive FAC-Neutral Test in Transect T-1 and T-3. In Transect T-2 where farming occurs regularly, evidence of wetland hydrology included a sparsely vegetated concave surface, saturation visible on aerials, stunted or stressed plants, and geomorphic position; however, hydrology is seasonal as a water table and saturation were absent at the time of the site visit. Soils were observed as hydric in all three data points meeting the A2 and F6 Hydric Soil Indicators. |
| W-2 | FWM / OW / FW | 155,164 | *Phalaris arundinacea, Salix alba, Salix interior* | none | E1K, W0Hx, S3K | Morley silt loam 2-6% slopes & Blount silt loam 1-3 % slopes (I) | W-2 is located north of Loomis Road and is surrounded by mesic forest to the north, mowed lawn with planted spruces and pines to the east and south, and an active farm field to the west. The open water pond is evident on all aerials as a black tone and covers the major portion of this wetland. The pond appears to have been excavated many years ago (prior to 1951 per Milwaukee County GIS aerials). The remainder of the wetland includes fresh (wet) meadow and farmed wetland areas with seasonal hydrology. Evidence of wetland hydrology included a sparsely vegetated concave surface, surface soil cracks, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and a positive FAC-Neutral Test. The soil profiles met the F3 and F6 Hydric Soil Indicators. |
| W-3 | SC | 1,413 | *Fraxinus pennsylvanica, Rhamnus cathartica* | none | none | Elliott silt loam, 1-3% slopes (I) | W-3 is a small concave depression with seasonal hydrology. It is located in the small triangular area between Loomis Rd and Loomis Ct. Evidence of wetland hydrology included surface soil cracks, crayfish burrows, geomorphic position, and a positive FAC-Neutral Test. The observed soil profile met the A11 and F6 Hydric Soil Indicators. Due to its small size, W-3 was not evident on aerial photography. |
| W-4 | FW | 3,137 | *n/a – mostly bare ground* | none | none | Markham silt loam, 2-6% slopes | W-4 is a small farmed wetland with seasonal hydrology and is located just south of Loomis Road. The wetland was mostly void of vegetation, with *Echinochloa crus galli* (FACW) as the most common plant observed. Evidence of wetland hydrology included a sparsely vegetated concave surface, surface soil cracks, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and a positive FAC-Neutral Test. Shovel refusal occurred within 15" of the surface due to a hard clay layer. It is possible that water becomes perched in this area early in the spring due to the presence of the hard clay. The soil profile observed met the A11 and F6 Hydric Soil Indicators. |
| W-5 | OW | 860 | *Typha latifolia, Bidens frondosa* | none | none | Blount silt loam 1-3 % slopes (I) | W-5 is a man-made pond with a tile outlet on its north end. The wetland was excavated along the southern edge of a small wooded area just west of 112$^{th}$ St. There is a strong topographic break along the entire wetland boundary and the hydroperiod is long with a surface water depth of 6 inches. Other evidence of hydrology included water-stained leaves, geomorphic position, and a positive FAC-Neutral Test. Soils met the F3 Hydric Soil Indicator. |
| W-6 | OW / FWM | 85,253 | *Phalaris arundinacea, Echinochloa crus galli* | none | T3/W0Hx | Ashkum silty clay loam, 0-2% slopes (C), Elliott silt loam, 1-3% slopes (I), & Morley silt loam with 2-6% eroded slopes | W-6 contains an open water pond with permanent inundation surrounded by a fresh (wet) meadow with seasonal hydrology. The uplands are actively farmed. During dry years, the fresh (wet) meadow of W-6 may be farmed as observable on historical aerials and FSA crop slides. At the time of RASN's site visit, the fresh (wet) meadow was fairly densely vegetated with reed canary and barnyard grasses. Evidence of wetland hydrology within the two wetland data points (DP-18 & DP-20) included saturation at 12 inches, inundation visible on aerial imagery, surface soil cracks, saturation visible on aerial imagery, geomorphic position, and a positive FAC-Neutral Test. The soils observed met the A11, A12 and F6 Hydric Soil Indicators. |

***Community Types: FW = Farmed Wetland, FWM = Fresh (wet) Meadow, SM= Sedge Meadow, HS = Hardwood Swamp, SC=Shrub Carr, OW=Open Water Pond ** Soil Types: (C) = hydric, (I) = hydric via inclusions ShM = Shallow Marsh. Note: Refer to Site Photographs of each wetland.**

LOOMIS ROAD PARCELS WETLAND SUMMARY TABLE

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| W-7 | ShM | 185,571 | *Typha spp., Phalaris arundinacea* | Yes | E2H | Ashkum silty clay loam, 0-2% slopes (C) | W-7 is located at the southernmost extent of the Project Area. It is part of a larger wetland complex that extends off-site providing baseflow to a tributary to Ryan Creek. A distinct vegetative break was observed along this wetland boundary where healthy corn gave way to primarily FACW and OBL vegetation with saturated hydric soils. Evidence of wetland hydrology included saturation, a drainage pattern, geomorphic position, and a positive FAC-Neutral Test. The soils contained a thick dark muck (with some clay content) which met the A1 (Histosol) Hydric Soil Indicator. |
| W-8 | FW | 17,995 | *n/a – mostly bare ground* | none | T3K | Ashkum silty clay loam, 0-2% slopes (C) | W-8 is a small farmed wetland with seasonal hydrology and is located just south of Ryan Road. The wetland contained predominantly bare soil due to seasonal standing water or saturation. Evidence of wetland hydrology included a sparsely vegetated concave surface, water-stained leaves, surface soil cracks, saturation visible on aerial imagery, stunted or stressed plants, and geomorphic position. It did not meet a positive FAC-Neutral Test due to the presence of some widely scattered, opportunistic upland weed species that may have grown late in the season as the water receded. The soil profile observed met the F6 Hydric Soil Indicator. |
| W-9 | FW | 5,084 | *n/a – mostly bare ground* | none | none | Blount silt loam 1-3 % slopes (I) | W-9 is a small farmed wetland with seasonal hydrology and is located within the portion of the Project Area that is located just north of Loomis Road. The wetland contained predominantly bare soil due to seasonal standing water or saturation. Evidence of wetland hydrology included a sparsely vegetated concave surface, surface soil cracks, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and a positive FAC-Neutral Test. The soil profile observed met the F6 Hydric Soil Indicator. |
| W-10 | SM / FWM | 2,108 | *Carex stricta, Phalaris arundinacea* | none | none | Morley silt loam 2-6% slopes | W-10 is a small, concave depression located in the southwest portion of the Project Area between an active farm field and a treeline. A topographic and vegetative break were the determining factors for the delineated boundary. The wetland appears to extend slightly off-site towards the west into the transmission line right-of-way. Although soils are mapped as non-hydric, a deep dark soil (10YR 2/1) was observed which contained redox depletions and concentrations starting within 8 inches of the surface, meeting the F6 Hydric Soil Indicator. Evidence of wetland hydrology included a high water table at 12 inches, saturation to the surface, water-stained leaves, geomorphic position, and a positive FAC-Neutral Test. |
| W-11 | ShM | 8,217 | *Typha x glauca, Phalaris arundinacea* | none | none | Ashkum silty clay loam, 0-2% slopes (C) & Blount silt loam 1-3 % slopes (I,) Elliott silt loam, 1-3% slopes (I), & Markham silt loam, 2-6% slopes | W-11 is a cattail-dominated drainage ditch that lies directly along the south side of Loomis Road. It receives water from the road embankment and also via a culvert along Loomis Road. The soils contained extensive gravel and compacted clay and there was shovel refusal at 10 inches; however the soils met the F6 Hydric Soil Indicator. Evidence of wetland hydrology included saturation within W-11 included saturation within 6 inches of the surface, drift deposits, water-stained leaves, a drainage pattern, saturation visible on aerial imagery, geomorphic position, and a positive FAC-Neutral Test. |

***Community Types: FW = Farmed Wetland, FWM = Fresh (wet) Meadow, SM= Sedge Meadow, HS = Hardwood Swamp, SC=Shrub Carr, OW=Open Water Pond ** Soil Types: (C) = hydric, (I) = hydric via inclusions ShM = Shallow Marsh. Note: Refer to Site Photographs of each wetland.**

# Appendices

## Appendix 1: Figures

## Appendix 2: FSA Slide Review

## Appendix 3: Site Photographs

## Appendix 4: Wetland Determination Data Forms – Midwest Region

# Appendix 1: Figures

**Figure 1: USGS Map/Site Location Map**

**Figure 2: Wetland Boundary Map**

**Figure 3: NRCS Soil Survey of Milwaukee County**

**Figures 4A-D: Aerial Photographs (2000, 2005, 2010, & 2013)**

**Figure 5: Wisconsin Wetland Inventory Map**

**Figure 6: 90-day Departure from Normal Precipitation Map**

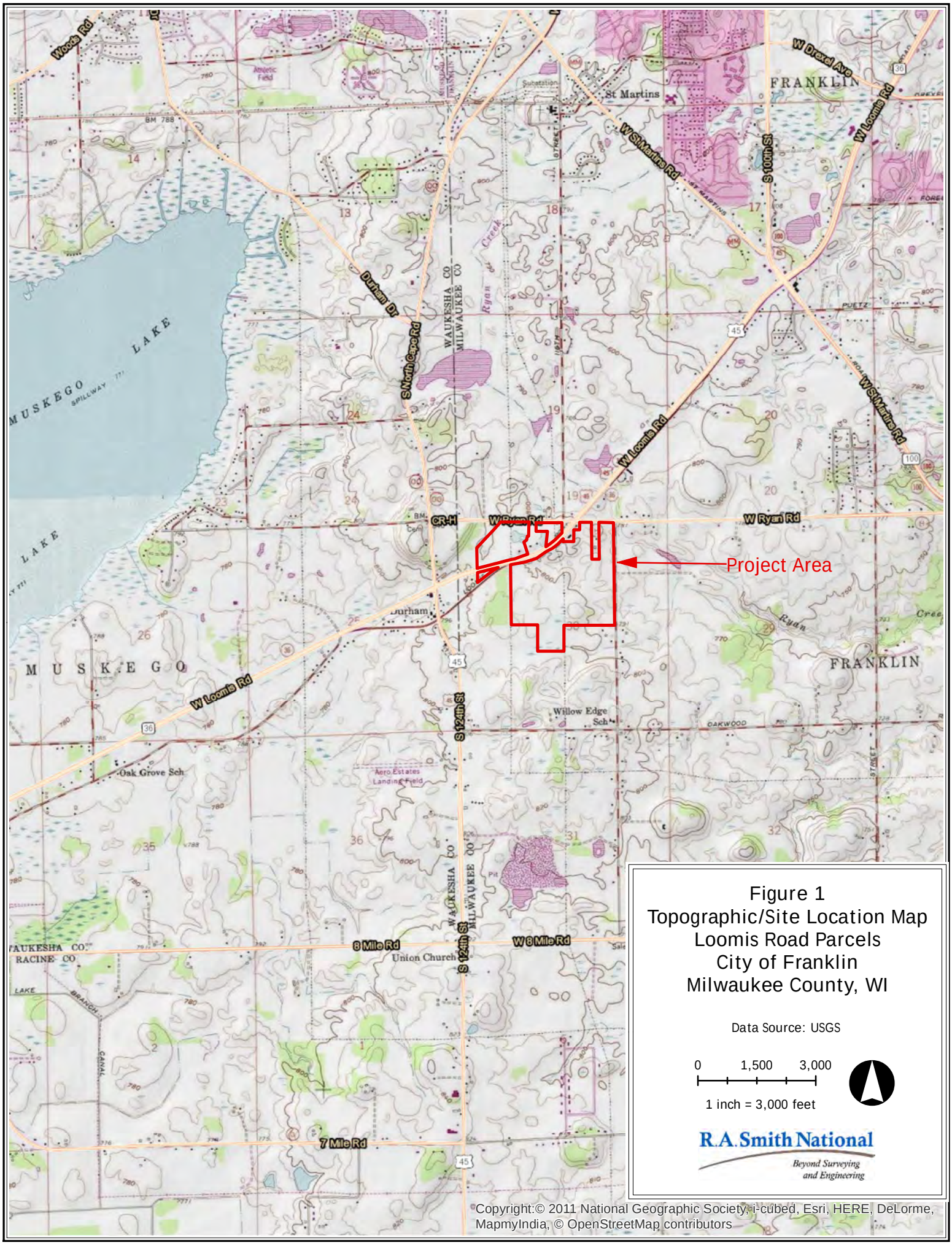



Figure 1
Topographic/Site Location Map
Loomis Road Parcels
City of Franklin
Milwaukee County, WI

Data Source: USGS

0 1,500 3,000

1 inch = 3,000 feet

R.A. Smith National
Beyond Surveying and Engineering

# WETLAND BOUNDARY MAP

Situated on West Loomis Road, in the City of Franklin, Milwaukee County, Wisconsin.

Part of the Northwest 1/4 and Northeast 1/4 of Section 30, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

December 1, 2014 Bear Development Survey No.166226-BMJ

R.A. Smith National, Inc.

PROJECT AREA BOUNDARY
W. RYAN RD.
W. LOOMIS RD.
S. 112th ST.
PROJECT AREA BOUNDARY
W-1 109,069 sq.ft.
W-2 155,164 sq.ft.
W-3 1,413 sq.ft.
W-4 3,137 sq.ft.
W-5 860 sq.ft.
W-6 85,253 sq.ft.
W-7 185,571 sq.ft.
W-8 17,995 sq.ft.
W-9 5,084 sq.ft.
W-10 2,108 sq.ft.
W-11 8,217 sq.ft.
T-1 DP-1, T-1 DP-2
T-2 DP-3, T-2 DP-4
T-3 DP-5, T-3 DP-6
T-4 DP-7, T-4 DP-8
T-5 DP-9, T-5 DP-10
T-6 DP-11, T-6 DP-12
T-7 DP-13, T-7 DP-14
T-8 DP-15, T-8 DP-16
T-9 DP-17, T-9 DP-18
T-10 DP-19, T-10 DP-20
T-11 DP-22, T-11 DP-23
T-12 DP-24, T-12 DP-25
T-13 DP-27, T-13 DP-28
T-14 DP-29, T-14 DP-30
T-15 DP-31, T-15 DP-32
DP-21, DP-26, DP-33, DP-34, DP-35

## LEGEND

- DP-1 DATA POINT
- WETLAND AREA
- WETLAND BOUNDARY
- PROJECT AREA BOUNDARY

0 350 700 Feet

GRAPHIC SCALE

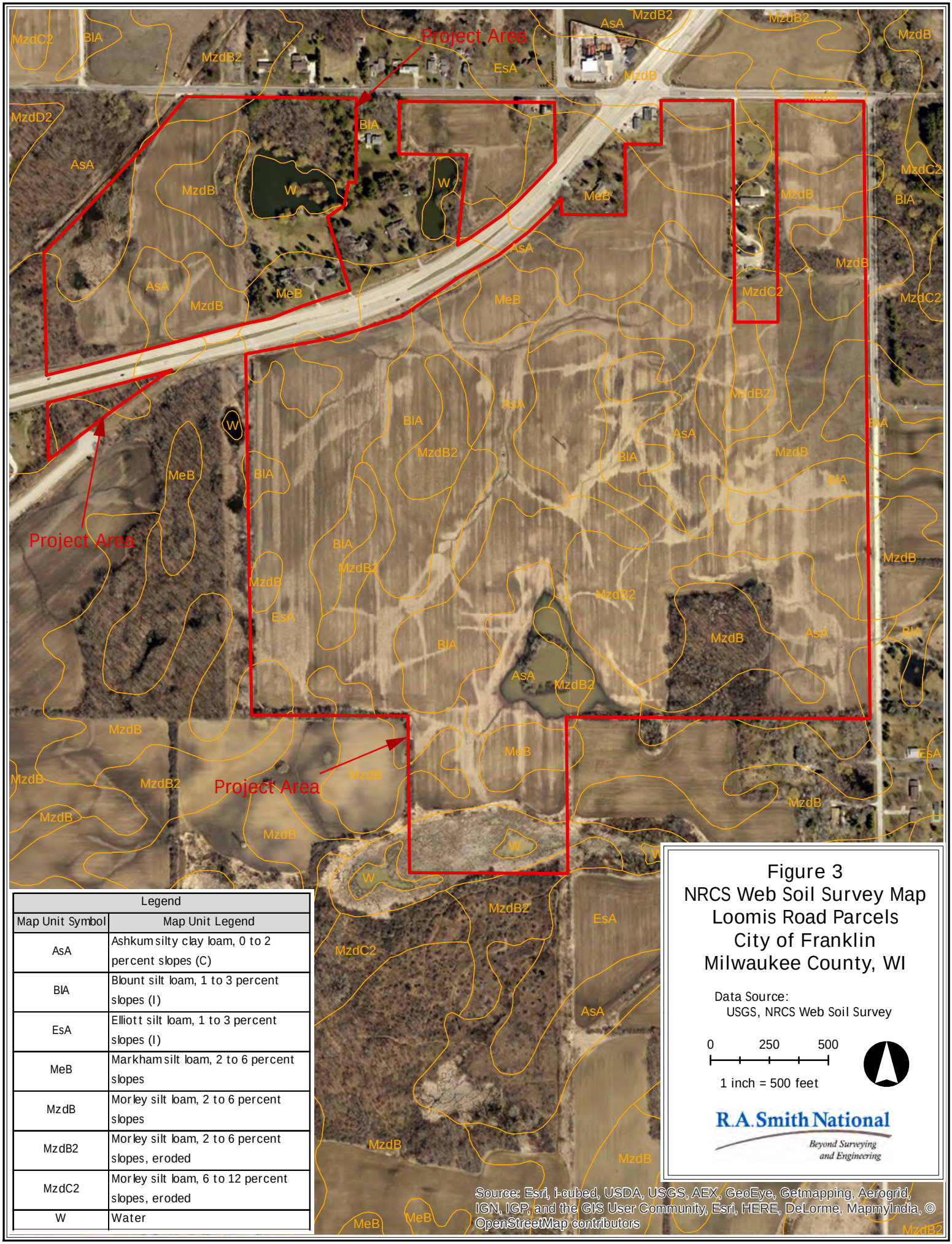
## FIGURE 2.
## WETLAND BOUNDARY MAP


**R.A. Smith National, Inc.**

*Beyond Surveying and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA


S:\5166226\dwg\WX101B.dwg\W LOOMIS RD




| Legend | |
|---|---|
| Map Unit Symbol | Map Unit Legend |
| AsA | Ashkum silty clay loam, 0 to 2 percent slopes (C) |
| BlA | Blount silt loam, 1 to 3 percent slopes (I) |
| EsA | Elliott silt loam, 1 to 3 percent slopes (I) |
| MeB | Markham silt loam, 2 to 6 percent slopes |
| MzdB | Morley silt loam, 2 to 6 percent slopes |
| MzdB2 | Morley silt loam, 2 to 6 percent slopes, eroded |
| MzdC2 | Morley silt loam, 6 to 12 percent slopes, eroded |
| W | Water |

# Figure 3
## NRCS Web Soil Survey Map
## Loomis Road Parcels
## City of Franklin
## Milwaukee County, WI

Data Source:
USGS, NRCS Web Soil Survey

0 250 500

1 inch = 500 feet

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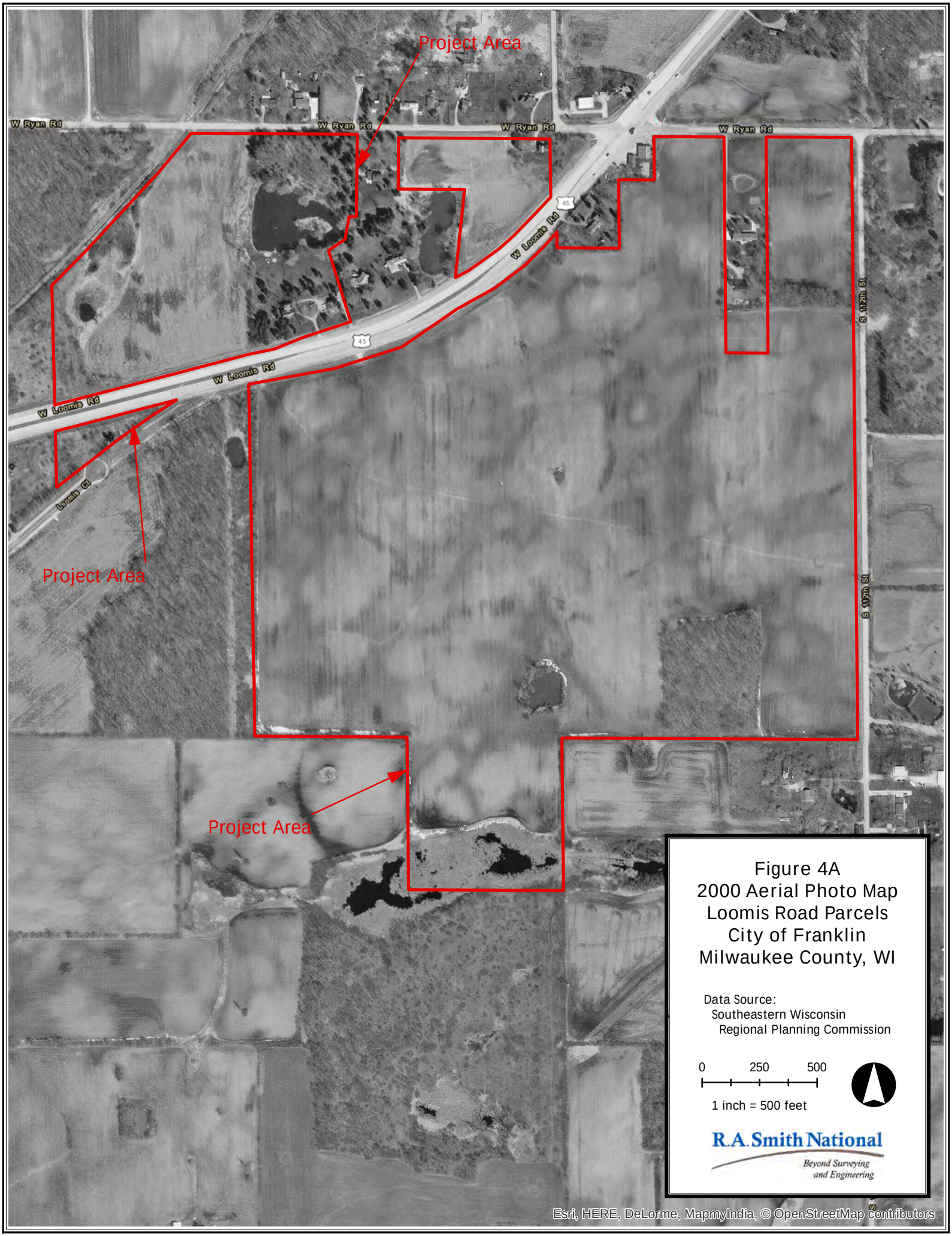
Project Area
Project Area
Project Area
W Ryan Rd
W Ryan Rd
W Ryan Rd
W Ryan Rd
W Loomis Rd
W Loomis Rd
W Loomis Rd
45
45
S 112th St
S 112th St
Loomis Ct
Figure 4A
2000 Aerial Photo Map
Loomis Road Parcels
City of Franklin
Milwaukee County, WI
Data Source:
Southeastern Wisconsin
Regional Planning Commission
0
250
500
1 inch = 500 feet
R.A. Smith National
Beyond Surveying and Engineering
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

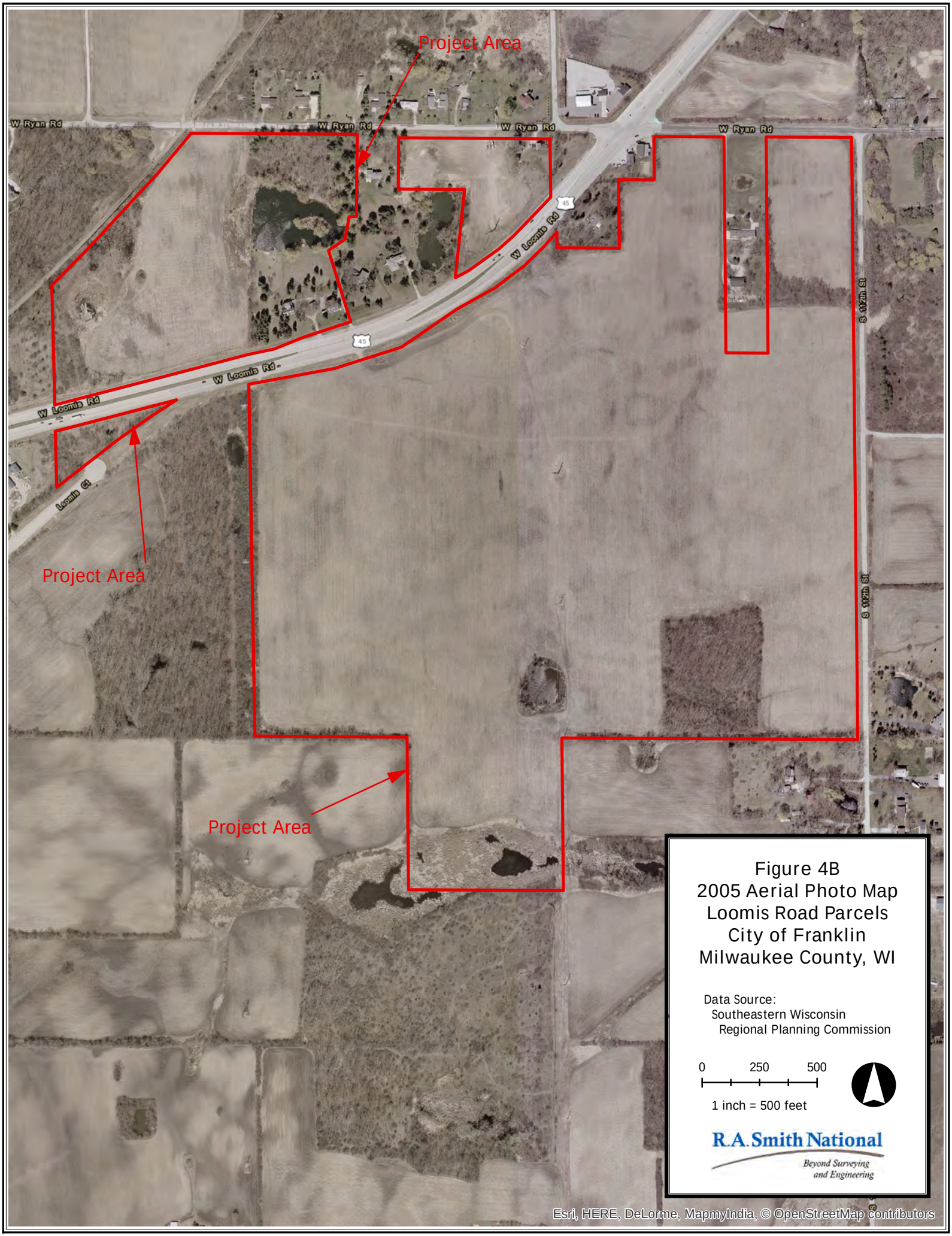


Figure 4B
2005 Aerial Photo Map
Loomis Road Parcels
City of Franklin
Milwaukee County, WI

Data Source:
Southeastern Wisconsin
Regional Planning Commission

0 250 500

1 inch = 500 feet

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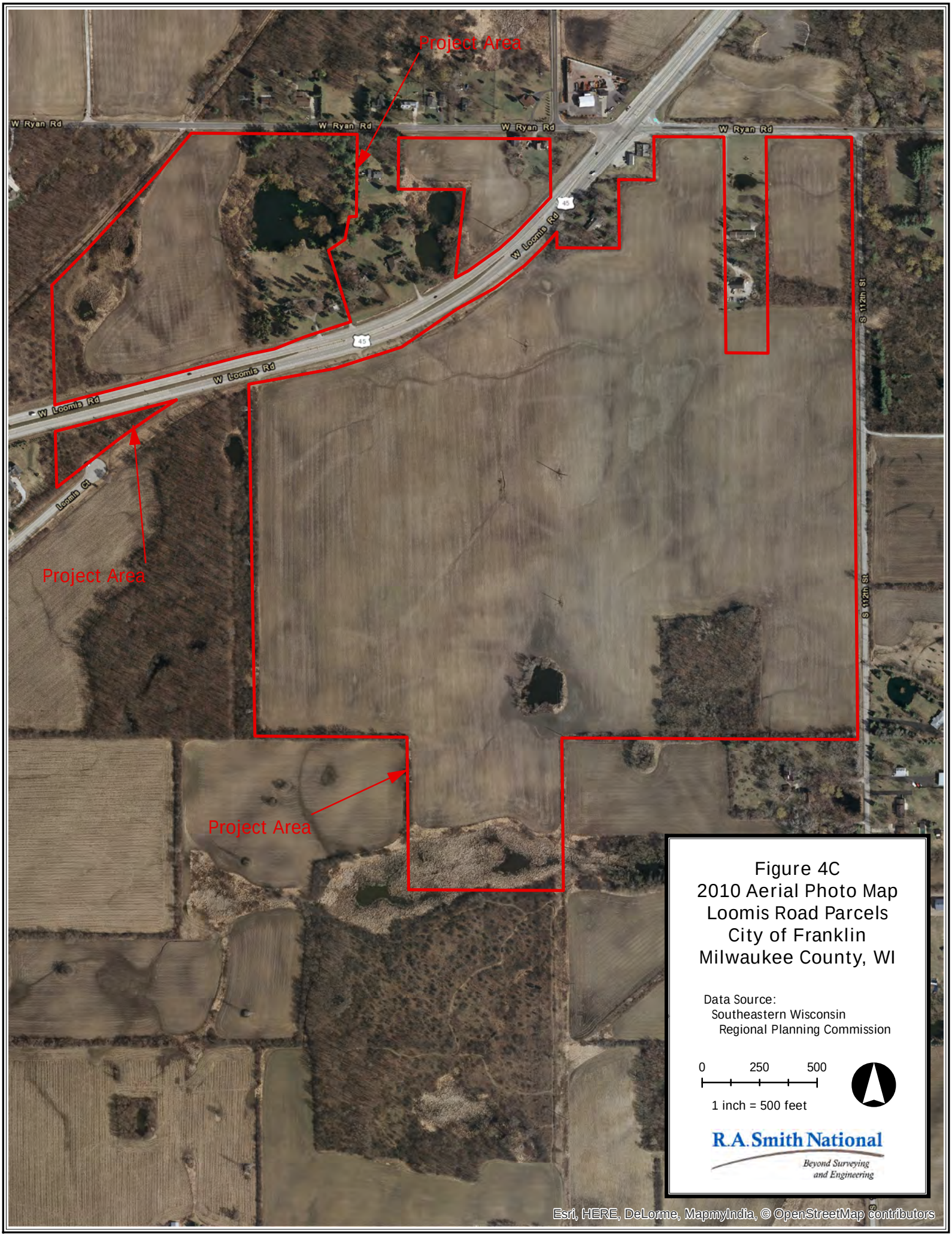
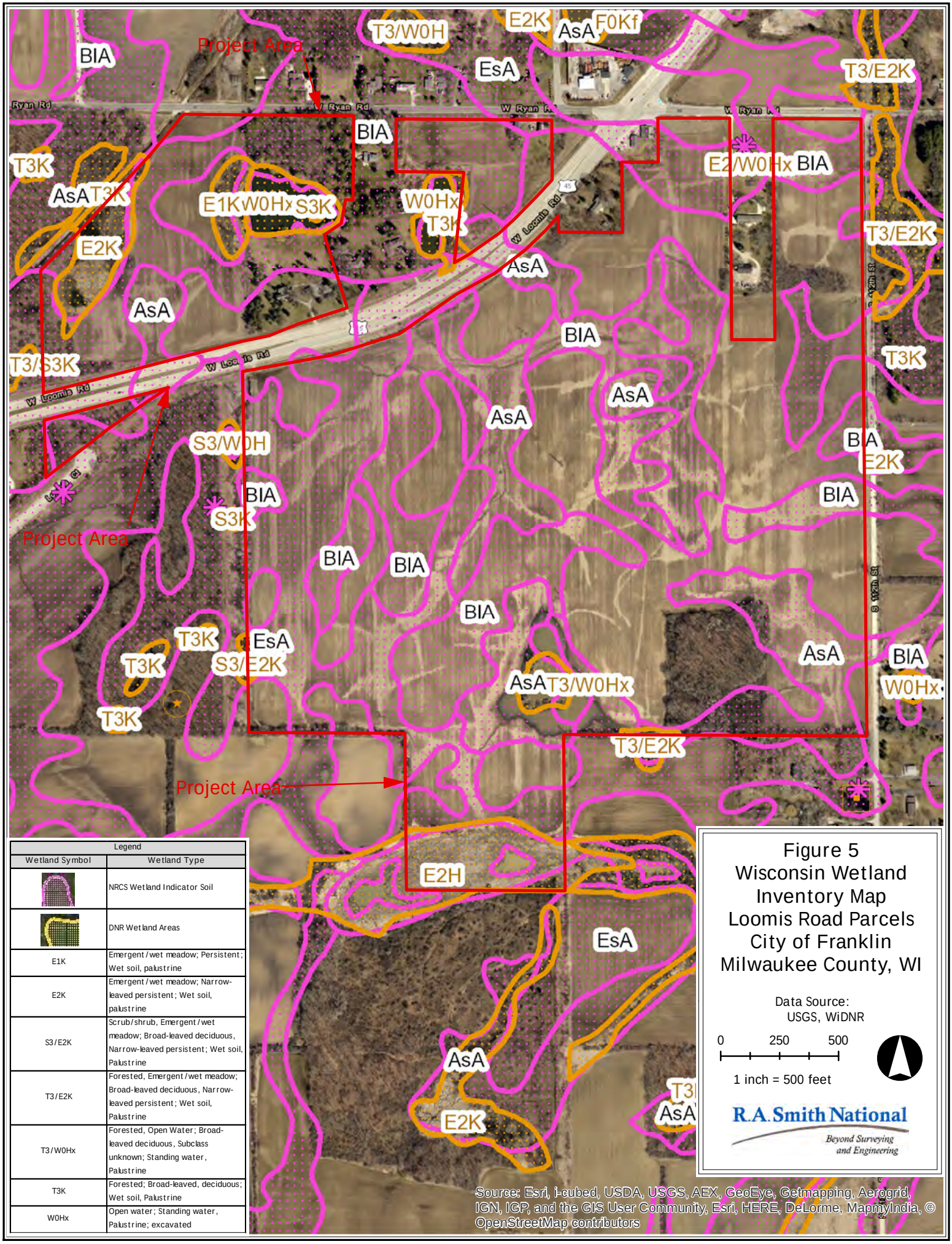

Project Area
Project Area
Project Area
W Ryan Rd
W Ryan Rd
W Ryan Rd
W Ryan Rd
W Loomis Rd
W Loomis Rd
W Loomis Rd
45
45
S 112th St
S 112th St
Loomis Ct
Figure 4C
2010 Aerial Photo Map
Loomis Road Parcels
City of Franklin
Milwaukee County, WI
Data Source:
Southeastern Wisconsin
Regional Planning Commission
0
250
500
1 inch = 500 feet
R.A. Smith National
Beyond Surveying and Engineering
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

S 112th St
777
778
779
780
781
782
783
784
785
786
787
789




| Legend | |
|---|---|
| Wetland Symbol | Wetland Type |
| | NRCS Wetland Indicator Soil |
| | DNR Wetland Areas |
| E1K | Emergent/wet meadow; Persistent; Wet soil, palustrine |
| E2K | Emergent/wet meadow; Narrow-leaved persistent; Wet soil, palustrine |
| S3/E2K | Scrub/shrub, Emergent/wet meadow; Broad-leaved deciduous, Narrow-leaved persistent; Wet soil, Palustrine |
| T3/E2K | Forested, Emergent/wet meadow; Broad-leaved deciduous, Narrow-leaved persistent; Wet soil, Palustrine |
| T3/W0Hx | Forested, Open Water; Broad-leaved deciduous, Subclass unknown; Standing water, Palustrine |
| T3K | Forested; Broad-leaved, deciduous; Wet soil, Palustrine |
| W0Hx | Open water; Standing water, Palustrine; excavated |

# Figure 5
# Wisconsin Wetland Inventory Map
# Loomis Road Parcels
# City of Franklin
# Milwaukee County, WI

Data Source:
USGS, WiDNR

0 250 500

1 inch = 500 feet

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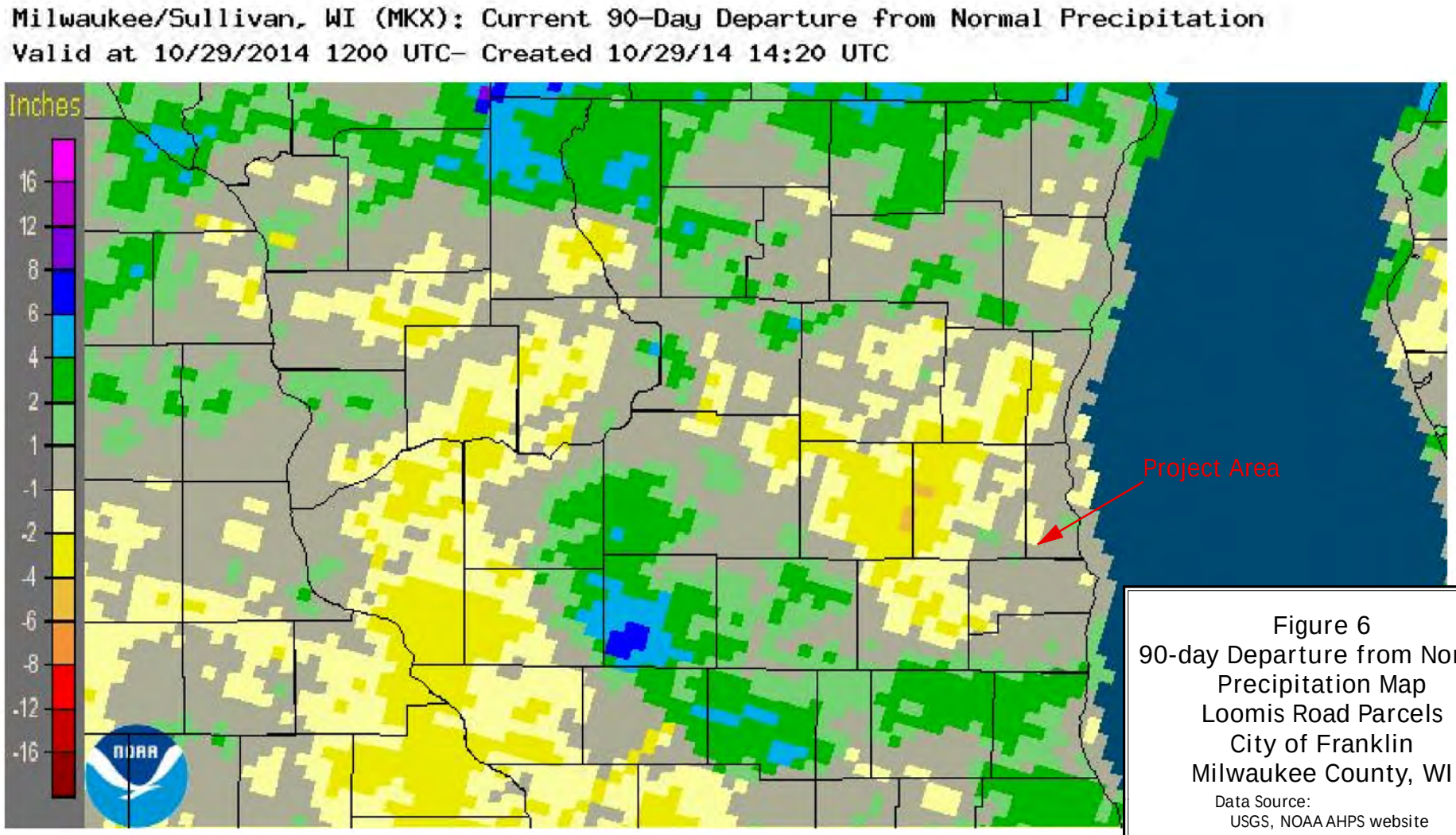


The project area falls within -1" to 1" of the normal precipitation range.

Figure 6
90-day Departure from Normal Precipitation Map
Loomis Road Parcels
City of Franklin
Milwaukee County, WI

Data Source:
USGS, NOAA AHPS website

NOT TO SCALE

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Beyond Surveying and Engineering

# Appendix 2:

## FSA Slide Review

**Table 1. FSA Crop Slide Review Datasheet**

Form based on NRCS-CPA-32W (9-6-06)

## Wetland Documentation Record

### Remotely Sensed Data Summary

Owner/Operator: Bear Creek Development, LLC County: Milwaukee State: WI

Slide Reviewer: Heather Patti & Tina M. Myers Date: 10/28/2014

Site Identification: Loomis Rd Parcels - AsA Unit east of W-1 (Area 1) Location: City of Franklin

**Farm Service Agency Aerial Color Slide Data**

| Date (Mo./Yr) | Avg.Rainfall (in) 3 months prior | Dry, Normal, or Wet? (D/N/W) | Interpretation - (codes listed in box below) | |
|---|---|---|---|---|
| Aug 1980 | 3.29 | N | N, CR | |
| July 1981 | 3.44 | N | N, CR | |
| June 1982 | 3.48 | N | N, CR | |
| July 1983 | 3.97 | N | N, CR | slide is dark |
| July 1984 | 4.44 | N | N, CR | |
| Aug 1985 | 2.06 | D | N, CR | |
| Aug 1986 | 4.47 | N | N, CR | |
| Aug 1987 | 3.40 | N | N, CR | |
| July 1988 | 1.77 | D | N, NC | |
| July 1989 | 2.03 | D | N, NC | dark soil tone, but no obvious signatures |
| Aug 1990 | 5.18 | N | N, NC | |
| June 1991 | 4.00 | N | N, NC | |
| July 1992 | 2.05 | D | N, NC | dark soil tone, but no obvious signatures |
| July 1993 | 4.86 | W | N, NC | dark soil tone, but no obvious signatures (slide is very grainy) |
| July 1994 | 2.03 | N | N, CR | slide is too dark and grainy |
| June 1995 | 2.91 | N | N, NC | dark soil tone, but no obvious signatures |
| Aug 1996 | 3.32 | N | N, CR | slide is too grainy |
| July 1997 | 4.70 | N | N, NC | dark soil tone, but no obvious signatures (slide is very grainy) |
| July 1998 | 3.16 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1999 | 5.61 | W | N, NC | dark soil tone, but no obvious signatures |
| July 2000 | 5.16 | W | Y+, NC, 6e | slide is generally poor quality |
| July 2001 | 4.09 | W | N, CR | |
| July 2002 | 2.96 | N | Y-, NC, 6d | |
| July 2003 | 2.58 | N | N, NC | |
| July 2004 | 4.71 | W | N, CR | |
| July 2005 | 2.09 | D | Y-, NC, 6d | |
| July 2006 | 3.50 | N | N, NC | |
| 2007 | na | na | na | |
| July 2008 | 6.54 | N | N, NC | over 12" of rainfall in June 2008 |
| 2009 | na | na | na | |
| July 2010 | 4.61 | N | N, CR | ~11" of rain in July |
| 2011 | na | na | na | |
| 2012 | na | na | na | |
| July 2013 | 5.83 | W | Y-, NC, 6d | |

Y = signal indicates wetness (+ = strong, - = weak) N = NO wetness signature

CR = cropped (row crop or tilled) NC = not cropped (hay, pasture, idle, etc.)

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

* Data not available at this time from NRCS or USGS

Does slide/air photo data indicate the site is a wetland? Yes **No** Indiscernible

All Years: 4 years out of 30 years have wet (W) signatures Percentage = 13%

Normal Years: 1 years out of 19 years have wet (W) signatures Percentage = 5%

Comments: Only one strong signature observed during a wet year; however, the slide was poor quality. This field appears to be effectively drained for agricultural purposes.

**Table 1. FSA Crop Slide Review Datasheet**

Form based on NRCS-CPA-32W (9-6-06)

## Wetland Documentation Record

### Remotely Sensed Data Summary

Owner/Operator: Bear Creek Development, LLC County: Milwaukee State: WI

Slide Reviewer: Heather Patti & Tina M. Myers Date: 10/28/2014

Site Identification: Loomis Rd Parcels - AsA mapped unit just south of Loomis Rd (Area 2) Location: City of Franklin

**Farm Service Agency Aerial Color Slide Data**

| Date (Mo./Yr) | Avg.Rainfall (in) 3 months prior | Dry, Normal, or Wet? (D/N/W) | Interpretation - (codes listed in box below) | |
|---|---|---|---|---|
| Aug 1980 | 3.29 | N | N, CR | |
| July 1981 | 3.44 | N | N, NC | dark soil tone, but no obvious signatures |
| June 1982 | 3.48 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1983 | 3.97 | N | N, CR | slide is dark |
| July 1984 | 4.44 | N | N, NC | |
| Aug 1985 | 2.06 | D | N, CR | dark soil tone, but no obvious signatures |
| Aug 1986 | 4.47 | N | N, CR | |
| Aug 1987 | 3.40 | N | N, CR | |
| July 1988 | 1.77 | D | N, NC | |
| July 1989 | 2.03 | D | N, NC | dark soil tone, but no obvious signatures |
| Aug 1990 | 5.18 | N | N, CR | |
| June 1991 | 4.00 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1992 | 2.05 | D | N, NC | dark soil tone, but no obvious signatures |
| July 1993 | 4.86 | W | N, NC | dark soil tone, but no obvious wetland signatures (slide is grainy) |
| July 1994 | 2.03 | N | N, NC | slide is very grainy |
| June 1995 | 2.91 | N | N, NC | dark soil tone, but no obvious signatures |
| Aug 1996 | 3.32 | N | Y-, CR, 6b | possible signature, but slide is very poor quality (too grainy) |
| July 1997 | 4.70 | N | N, NC | dark soil tone, but no obvious wetland signatures (slide is grainy) |
| July 1998 | 3.16 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1999 | 5.61 | W | Y-, NC, 2 | possible signature, but slide is very poor quality (too grainy) |
| July 2000 | 5.16 | W | N, NC | dark soil tone, but no obvious wetland signatures (slide is grainy) |
| July 2001 | 4.09 | W | Y-, NC, 2 | possible signature, but slide is very poor quality (too grainy) |
| July 2002 | 2.96 | N | Y-, NC, 2 | |
| July 2003 | 2.58 | N | N, NC | |
| July 2004 | 4.71 | W | Y+, CR, 4 | |
| July 2005 | 2.09 | D | Y-, NC, 6b | |
| July 2006 | 3.50 | N | Y+, NC, 6d | |
| 2007 | na | na | na | |
| July 2008 | 6.54 | N | Y+, CR, 6d | over 12" of rainfall in June 2008 |
| 2009 | na | na | na | |
| July 2010 | 4.61 | N | Y+, CR, 4 | ~11" of rain in July |
| 2011 | na | na | na | |
| 2012 | na | na | na | |
| July 2013 | 5.83 | W | N, NC | |

Y = signal indicates wetness (+ = strong, - = weak) N = NO wetness signature

CR = cropped (row crop or tilled) NC = not cropped (hay, pasture, idle, etc.)

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

* Data not available at this time from NRCS or USGS

Does slide/air photo data indicate the site is a wetland? Yes **No** Indiscernible

All Years: 9 years out of 30 years have wet (W) signatures Percentage = 30%

Normal Years: 5 years out of 19 years have wet (W) signatures Percentage = 26%

Comments: Based on the slide review, this area generally tends to pond only under the most extreme wet circumstances. Five out of nine signatures were weak.

**Table 1. FSA Crop Slide Review Datasheet**

Form based on NRCS-CPA-32W (9-6-06)

## Wetland Documentation Record

### Remotely Sensed Data Summary

Owner/Operator: Bear Creek Development, LLC County: Milwaukee State: WI

Slide Reviewer: Heather Patti & Tina M. Myers Date: 10/28/2014

Site Identification: Loomis Rd Parcels - AsA unit west of 112th St - field center (Area 3) Location: City of Franklin

**Farm Service Agency Aerial Color Slide Data**

| Date (Mo./Yr) | Avg.Rainfall (in) 3 months prior | Dry, Normal, or Wet? (D/N/W) | Interpretation - (codes listed in box below) | |
|---|---|---|---|---|
| Aug 1980 | 3.29 | N | Y-, CR, 6c | 2 areas with possible crop stress, but neiter is vey strong |
| July 1981 | 3.44 | N | N, NC | dark soil tone, but no obvious signatures |
| June 1982 | 3.48 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1983 | 3.97 | N | N, NC | slightly dark soil tone, but no obvious signatures |
| July 1984 | 4.44 | N | Y-, CR, 3 | 2 areas with possible crop stress |
| Aug 1985 | 2.06 | D | N, CR | |
| Aug 1986 | 4.47 | N | N, CR | |
| Aug 1987 | 3.40 | N | N, CR | |
| July 1988 | 1.77 | D | N, NC | dark soil tone, but no obvious signatures |
| July 1989 | 2.03 | D | N, NC | dark soil tone, but no obvious signatures |
| Aug 1990 | 5.18 | N | N, CR | |
| June 1991 | 4.00 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1992 | 2.05 | D | N, NC | dark soil tone, but no obvious signatures |
| July 1993 | 4.86 | W | N, NC | dark soil tone, but no obvious signatures (slide is very grainy) |
| July 1994 | 2.03 | N | N, CR | slide is very grainy |
| June 1995 | 2.91 | N | N, NC | |
| Aug 1996 | 3.32 | N | N CR | slide is very poor quality (too grainy) |
| July 1997 | 4.70 | N | N, NC | dark soil tone, but no obvious signatures (slide is grainy) |
| July 1998 | 3.16 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1999 | 5.61 | W | Y-, NC, 2 | possible signature, but not strong, slide is poor quality (too grainy) |
| July 2000 | 5.16 | W | Y-, NC, 2 | possible signature, but not strong, slide is poor quality (too grainy) |
| July 2001 | 4.09 | W | Y+, NC, 1 | appears to be about 5 ponded areas |
| July 2002 | 2.96 | N | Y-, NC, 2 | possible signature, although slide is poor quality |
| July 2003 | 2.58 | N | N, NC | |
| July 2004 | 4.71 | W | N, CR | |
| July 2005 | 2.09 | D | N, NC | |
| July 2006 | 3.50 | N | N, NC | |
| 2007 | na | na | na | |
| July 2008 | 6.54 | N | Y+, CR, 4 | over 12" of rainfall in June 2008 |
| 2009 | na | na | na | |
| July 2010 | 4.61 | N | Y+, CR, 1,3 | 4 areas with either ponding and/or stressed crop, ~11" of rain in July |
| 2011 | na | na | na | |
| 2012 | na | na | na | |
| July 2013 | 5.83 | W | N, NC | |

Y = signal indicates wetness (+ = strong, - = weak) N = NO wetness signature

CR = cropped (row crop or tilled) NC = not cropped (hay, pasture, idle, etc.)

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

* Data not available at this time from NRCS or USGS

Does slide/air photo data indicate the site is a wetland? Yes **No** Indiscernible

All Years: 8 years out of 30 years have wet (W) signatures Percentage = 27%

Normal Years: 5 years out of 19 years have wet (W) signatures Percentage = 26%

Comments: Based on the slide review, this area generally tends to pond only under the wettest circumstances.

**Table 1. FSA Crop Slide Review Datasheet**

Form based on NRCS-CPA-32W (9-6-06)

## Wetland Documentation Record

### Remotely Sensed Data Summary

Owner/Operator: Bear Creek Development, LLC  County: Milwaukee  State: WI

Slide Reviewer: Heather Patti & Tina M. Myers  Date: 10/28/2014

Site Identification: Loomis Rd Parcels - AsA unit SE corner (Area 4)  Location: City of Franklin

**Farm Service Agency Aerial Color Slide Data**

| Date (Mo./Yr) | Avg.Rainfall (in) 3 months prior | Dry, Normal, or Wet? (D/N/W) | Interpretation - (codes listed in box below) | |
|---|---|---|---|---|
| Aug 1980 | 3.29 | N | N, CR | |
| July 1981 | 3.44 | N | N, NC | dark soil tone, but no obvious signatures |
| June 1982 | 3.48 | N | N, NC | dark soil tone, but no obvious signatures, slide is very dark |
| July 1983 | 3.97 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1984 | 4.44 | N | Y-, CR, 3 | 2 small areas with possible crop stress, but inconclusive |
| Aug 1985 | 2.06 | D | N, CR | |
| Aug 1986 | 4.47 | N | N, CR | |
| Aug 1987 | 3.40 | N | N, CR | dark slide |
| July 1988 | 1.77 | D | N, NC | dark soil tone, but no obvious signatures |
| July 1989 | 2.03 | D | N, NC | dark soil tone, but no obvious signatures |
| Aug 1990 | 5.18 | N | N, CR | |
| June 1991 | 4.00 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1992 | 2.05 | D | N, NC | dark soil tone, but no obvious signatures |
| July 1993 | 4.86 | W | N, NC | |
| July 1994 | 2.03 | N | N, CR | slide is very grainy |
| June 1995 | 2.91 | N | N, NC | |
| Aug 1996 | 3.32 | N | N CR | slide is very poor quality (too grainy) |
| July 1997 | 4.70 | N | N, NC | dark soil tone, but no obvious signatures (slide is grainy) |
| July 1998 | 3.16 | N | N, NC | dark soil tone, but no obvious signatures |
| July 1999 | 5.61 | W | N, NC | dark soil tone, but no obvious signatures |
| July 2000 | 5.16 | W | Y-, NC,6d | possible signature, but not strong, slide is poor quality (too grainy) |
| July 2001 | 4.09 | W | N, NC | slightly dark soil tone, but no obvious signatures |
| July 2002 | 2.96 | N | Y-, NC, 6d | possible signature, although slide is poor quality |
| July 2003 | 2.58 | N | N, NC | |
| July 2004 | 4.71 | W | N, CR | |
| July 2005 | 2.09 | D | N, NC | |
| July 2006 | 3.50 | N | N, NC | |
| 2007 | na | na | na | |
| July 2008 | 6.54 | N | N, CR | slightly dark soil tone, but no obvious signatures, slide is grainy |
| 2009 | na | na | na | |
| July 2010 | 4.61 | N | N, CR | |
| 2011 | na | na | na | |
| 2012 | na | na | na | |
| July 2013 | 5.83 | W | N, NC | |

Y = signal indicates wetness (+ = strong, - = weak)  N = NO wetness signature

CR = cropped (row crop or tilled)  NC = not cropped (hay, pasture, idle, etc.)

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

* Data not available at this time from NRCS or USGS

Does slide/air photo data indicate the site is a wetland?  Yes  **No**  Indiscernible

All Years: 3 years out of 30 years have wet (W) signatures  Percentage = 10%

Normal Years: 2 years out of 19 years have wet (W) signatures  Percentage = 11%

Comments: Based on the slide review, this area appear to be effectively drained. Only weak signatures observed in a few years.

# Appendix 3:

## Site Photographs

**Photograph 1 (10/29/14):** Northeast facing view of the sedge (wet) meadow portion of W-1. W-1 contains predominantly native sedge (wet) meadow that transitions to a shallow marsh, although there are smaller portions of degraded fresh (wet) meadow and farmed wetland as well.

**Photograph 2 (10/29/14):** Northwest facing view of a shallow marsh and open water portions of W-1 from south end of wetland.

**Photograph 3 (10/29/14):** General view of the open water pond located within W-2.

**Photograph 4 (10/29/14):** North facing view of the fresh (wet) meadow on the west side of W-2 underneath the transmission line right-of-way.

**Photograph 5 (10/29/14):** General view of W-3.

**Photograph 6 (10/29/14):** General view of W-4, a farmed wetland, and wetland data point DP-14.

**Photograph 7 (10/29/14):** Southwest facing view of W-5.

**Photograph 8 (10/29/14):** Tile outlet located at the north end of W-5.

**Photograph 9 (10/29/14):** View of the open pond located within the interior of W-6.

**Photograph 10 (10/29/14):** General view of the fresh (wet) meadow community that surrounds the open water pond within W-6. This area is sometimes farmed during drier years.

**Photograph 11 (10/30/14):** South facing view of the shallow marsh community within W-7 near wetland data point DP-28.

**Photograph 12 (10/30/14):** North facing view of the transition from shallow marsh wetland to upland with a healthy corn crop with wetland data point DP-28 shown in the foreground.

**Photograph 13 (10/30/14):** South facing view of W-8 with wetland data point DP-23 shown in the background.

**Photograph 14 (10/30/14):** General view of wetland data point DP-25 in W-9. Note the crop stress in this area.

**Photograph 15 (10/30/14):** View of upland data point DP-21 located south of W-9. Some crop stress was observed, but soils were non-hydric.

**Photograph 16 (10/30/14):** West facing view of W-10 with wetland data point DP-30 shown in the photo.

**Photograph 17 (10/30/14):** General view of the upland adjacent to W-10 where a healthy corn crop was present. Upland data point DP-29 is observable in the photo.

**Photograph 18 (10/30/14):** General south facing view of W-11, a shallow marsh ditch along the south side of Loomis Road.

# Appendix 4:

## Wetland Determination Data Forms – Midwest Region

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-1 DP-1UPL**

Investigator(s): **Heather D. Patti, PWS & Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BIA), Hydric Inclsuions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Edge of a corn field - corn is healthy** **None of the wetland critera have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-1 DP-1UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Rhamnus cathartica*** | **10%** | **Y** | **FAC** |
| 2. ***Ulmus pumila*** | **5%** | **Y** | **UPL** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **15%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **40%** | **Y** | **UPL** |
| 2. ***Solidago canadensis*** | **40%** | **Y** | **FACU** |
| 3. ***Phalaris arundinacea*** | **20%** | **N** | **FACW** |
| 4. ***Daucus carota*** | **10%** | **N** | **UPL** |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **110%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **25%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met.**

**SOIL** Sampling Point: **T-1 DP-1UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-13** | **10YR 3/2** | **100%** | | | | | **si cl loam** | |
| **13-15** | **10YR 3/2** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **15-20** | **10YR 4/3** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): ___ | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): ___ | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): ___ | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-1 DP-2 WTD**

Investigator(s): **Heather D. Patti, PWS & Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **E2K**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | |
|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-1** |

Remarks:

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-1 DP-2 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Malus pumila*** | **10%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **10%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Viburnum lentago*** | **5%** | **Y** | **FAC** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **5%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Calamagrostis canadensis*** | **60%** | **Y** | **OBL** |
| 2. ***Phalaris arundinacea*** | **30%** | **Y** | **FACW** |
| 3. ***Carex stricta*** | **20%** | **N** | **OBL** |
| 4. ***Solidago canadensis*** | **5%** | **N** | **FACU** |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **115%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***Vitis riparia*** | **3%** | **N** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **3%** = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a native sedge meadow transitioning to shallow marsh.**

**SOIL** Sampling Point: **T-1 DP-2 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-12** | **10YR 3/1** | **90%** | **7.5YR 5/6** | **10%** | **C** | **M** | **si cl loam** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met. Hydric soil criterion was met in upper 12 inches - below that too much water and profile was difficult to observe.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | **X** | No | ___ | Depth (inches): **3"** |
| Saturation Present? (includes capillary fringe) | Yes | **X** | No | ___ | Depth (inches): **0"** |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Hydroperiod Is long - high water table maintained throughout the growing season.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-2 DP-3 UPL**

Investigator(s): **Heather D. Patti, PWS & Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **5%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**
**None of the wetland critera have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-2 DP-3 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **90%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **90%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **25%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met.**

**SOIL** Sampling Point: **T-2 DP-3 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-10** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **10-12** | **10YR 3/1** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **12-20** | **10YR 5/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-2 DP-4 WTD**

Investigator(s): **Heather D. Patti, PWS & Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BIA), Hydric Inclsuions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

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

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes _____ | No ***X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No _____ | within a Wetland? | Yes **X** | No _____ |
| Wetland Hydrology Present? | Yes **X** | No _____ | If yes, optional wetland site ID: | **W-1** | |

Remarks: ***Active agricultural field - corn planted this year which is stressed due to wetness**
****Seasonal hydrology**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-2 DP-4 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **80%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **80%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes _____ No ***X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Atypical situatuion - corn is planted here, but is stressed and stunted due to wetness.**

**SOIL** Sampling Point: **T-2 DP-4 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-6** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **6-12** | **10YR 3/1** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **silty clay** | |
| **12-20** | **10YR 5/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slide**

Remarks: **Wetland hydrology criterion is met. Farmed wetland portion of W-1. Visible on most FSA slides and spring aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-3 DP-5 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: **Does not meet all three wetland criteria.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-3 DP-5 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Fraxinus pennsylvanica*** | **5%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **5%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Rhus typhina*** | **40%** | **Y** | **UPL** |
| 2. ***Cornus racemosa*** | **20%** | **Y** | **FAC** |
| 3. ***Crataegus crus galli*** | **10%** | **N** | **FAC** |
| 4. ***Rhamnus cathartica*** | **3%** | **N** | **FAC** |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **73%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Fragaria virginiana*** | **20%** | **Y** | **FACU** |
| 2. ***Poa pratensis*** | **10%** | **Y** | **FAC** |
| 3. ***Potentilla simplex*** | **10%** | **Y** | **FACU** |
| 4. ***Spartina pectinata*** | **10%** | **Y** | **FACW** |
| 5. ***Gentiana andrewsii*** | **5%** | **N** | **FACW** |
| 6. ***Lonicera x bella*** | **5%** | **N** | **FACU** |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **60%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **57%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes **X** No ____

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. Plant community is an upland shrub thicket with prairie understory.**

**SOIL** Sampling Point: **T-3 DP-5 UPL**

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

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

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-3 DP-6 WTD**

Investigator(s): **Heather D. Patti, PWS & Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **E2K**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | |
|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-1** |

Remarks:

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-3 DP-6 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Cornus alba*** | **10%** | **Y** | **FACW** |
| 2. ***Cornus racemosa*** | **10%** | **Y** | **FAC** |
| 3. ***Viburnum lentago*** | **5%** | **N** | **FAC** |
| 4. ***Rhamnus cathartica*** | **3%** | **N** | **FAC** |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **28%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Spartina pectinata*** | **95%** | **Y** | **FACW** |
| 2. ***Carex stricta*** | **10%** | **N** | **OBL** |
| 3. ***Juncus torreyi*** | **5%** | **N** | **FACW** |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **110%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a native wet meadow transitioning to shallow marsh.**

**SOIL** Sampling Point: **T-3 DP-6 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-10** | **N 2.5/0** | **100%** | | | | | **muck** | |
| **10-20** | **10YR 5/1** | **80%** | **10 YR 5/8** | **20%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met. Hydric soil criterion was met in upper 12 inches - below that too much water and profile was difficult to observe.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | **X** | No | ___ | Depth (inches): **4"** |
| Saturation Present? (includes capillary fringe) | Yes | **X** | No | ___ | Depth (inches): **0"** |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Hydroperiod Is long - high water table maintained throughout the growing season.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-4 DP-7 UPL**

Investigator(s): **Heather D. Patti, PWS & Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **2-3%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BIA), Hydric Inclsuions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: **Does not meet all three wetland criteria. Significant historical alteration to hydrology - excavated pond which has been present since at least 1951 per historical aerials.** ***Problem soil - drained hydric soil**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-4 DP-7 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Quercus macrocarpa*** | **90%** | **Y** | **FAC** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **90%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Rhamnus cathartica*** | **100%** | **Y** | **FAC** |
| 2. ***Lonicera x bella*** | **20%** | **N** | **FACU** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **120%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Alliaria petiolata*** | **30%** | **Y** | **FAC** |
| 2. ***Rhamnus cathartica*** | **20%** | **Y** | **FAC** |
| 3. ***Cornus alba*** | **5%** | **N** | **FACW** |
| 4. ***Fragaria virginiana*** | **5%** | **N** | **FACU** |
| 5. ***Geum canadense*** | **5%** | **N** | **FAC** |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **65%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes **X** No ____

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

**Hydrophytic vegetation criterion is met. Plant community is a mature oak forest with a dense buckthorn understory. Dominant species are all FAC which occur in both uplands and wetlands.**

**SOIL** Sampling Point: **T-4 DP-7 UPL**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-5** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **5-20** | **10YR 4/1** | **90%** | **10YR 5/8** | **10%** | **C** | **M** | **silty clay** | **gravel present** |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met; however, the hydrology in this area has changed (become drained) due to the excavation of the adjacent pond. Pond dates back to at least 1951 per Milwaukee County GIS website.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-4 DP-8 WTD**

Investigator(s): **Heather D. Patti, PWS & Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BIA), Hydric Inclsuions** WWI Classification: **W0Hx**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-2** | |

Remarks: ***Seasonal hydrology**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-4 DP-8 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Quercus macrocarpa*** | **10%** | **Y** | **FAC** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **10%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Rhamnus cathartica*** | **20%** | **Y** | **FAC** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **20%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Phalaris arundinacea*** | **100%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **100%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a degraded fresh (wet) meadow fringe along an excavated pond.**

**SOIL** Sampling Point: **T-4 DP-8 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-2** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **2-10** | **10YR 3/1** | **90%** | **10 YR 5/6** | **10%** | **C** | **M** | **silty clay** | |
| **10-20** | **10YR 4/1** | **70%** | **10YR 5/8** | **30%** | **C** | **M** | **silty clay** | **gravel present** |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | **X** | No | ___ | Depth (inches): **17"** |
| Saturation Present? (includes capillary fringe) | Yes | **X** | No | ___ | Depth (inches): **13"** |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Hydroperiod Is long - high water table maintained throughout the growing season.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-5 DP-9 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% slopes (MzdB), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**
**None of the wetland critera have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-5 DP-9 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **100%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **100%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-5 DP-9 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-10** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **10-13** | **10YR 3/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **si cl loam** | |
| **13-20** | **10YR 5/3** | **85%** | **10YR 5/6** | **15%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Saturation Present? (includes capillary fringe) | Yes | ___ | No | **X** | Depth (inches): ___ |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-5 DP-10 WTD**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% slopes (MzdB), Non-hydric** WWI Classification: **E1K**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-2** | |

Remarks: ***Farmed portion of W-2 - no crops in this area due to spring wetness.**
****Seasonal hydrology**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-5 DP-10 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Salix interior*** | **10%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **10%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Cyperus esculentus*** | **10%** | **Y** | **FACW** |
| 2. ***Portulaca grandiflora*** | **10%** | **Y** | **FACU** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **20%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **67%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes **X** No ____

Remarks: (Include photo numbers here or on a separate sheet.)
**Atypical situatuion - Farmed wetland, but no crop growing presumably due to spring wetness - mostly bare ground.**

**SOIL** Sampling Point: **T-5 DP-10 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-6** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **6-12** | **10YR 3/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **si cl loam** | |
| **12-20** | **10YR 5/2** | **80%** | **10YR 5/6** | **20%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Farmed wetland portion of W-2. Visible on most FSA slides and spring aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-6 DP-11 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Elliott silt loam 1-3% slopes (AsA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: **Does not meet all any of the three wetland criteria.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-6 DP-11 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Fraxinus pennsylvanica*** | **30%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **30%** | = Total Cover | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Rhamnus cathartica*** | **80%** | **Y** | **FAC** |
| 2. ***Lonicera tatarica*** | **40%** | **Y** | **FACU** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **120%** | = Total Cover | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Poa pratensis*** | **20%** | **Y** | **FACU** |
| 2. ***Symphyotrichum pilosum*** | **10%** | **Y** | **FAC** |
| 3. ***Rosa caroliniana*** | **10%** | **Y** | **FACU** |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **40%** | = Total Cover | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***Vitis riparia*** | **3%** | **N** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **3%** | = Total Cover | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

| Total % Cover of: | | Multiply by: | |
|---|---|---|---|
| OBL species | **0** | x 1 = **0** | |
| FACW species | **30** | x 2 = **30** | |
| FAC species | **90** | x 3 = **270** | |
| FACU species | **70** | x 4 = **280** | |
| UPL species | **0** | x 5 = **0** | |
| Column Totals: | **190** (A) | **580** | (B) |

Prevalence Index B/A = **3.1**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. Plant community is an upland shrub thicket including many non-native aggressive species.**

**SOIL** Sampling Point: **T-6 DP-11 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-10** | **10YR 3/1** | | | | | | **si cl loam** | |
| **10-13** | **10YR 3/1** | **95%** | **7.5YR 4/6** | **5%** | **C** | **M** | **si cl loam** | |
| **13-20** | **10YR 5/2** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-6 DP-12 WTD**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Elliott silt loam 1-3% slopes (EsA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-3** | |

Remarks: ***Seasonal hydrology**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-6 DP-12 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Fraxinus pennsylvanica*** | **20%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **20%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Fraxinus pennsylvanica*** | **50%** | **Y** | **FACW** |
| 2. ***Rhamnus cathartica*** | **30%** | **Y** | **FAC** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **80%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Carex stricta*** | **10%** | **Y** | **OBL** |
| 2. ***Carex granularis*** | **10%** | **Y** | **FACW** |
| 3. ***Phalaris arundinacea*** | **5%** | **N** | **FACW** |
| 4. ***Cornus alba*** | **5%** | **N** | **FACW** |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **30%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: **5** (A)

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a shrub carr.**

**SOIL** Sampling Point: **T-6 DP-12 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| 0-4 | 10YR 3/1 | 100% | | | | | si cl loam | |
| 4-10 | 10YR 3/1 | 90% | 10 YR 5/6 | 10% | C | M | si cl loam | |
| 10-20 | 10YR 5/1 | 85% | 10 YR 5/6 | 15% | C | M | silty clay | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** X **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No X | Depth (inches): | |
| Water Table Present? | Yes ___ | No X | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No X | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** X **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slide**

Remarks: **Wetland hydrology criterion is met. Hydroperiod is seasonal.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-7 DP-13 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **5%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Elliott silt loam 1-3% slopes (AsA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**

**Does not meet all three wetland criteria. There is a slight topographic break along the wetalnd boundary.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-7 DP-13 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **90%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **90%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

____ Rapid Test for Hydrophytic Vegetation

____ Dominance Test is >50%

____ Prevalence Index is ≤ 3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

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

**Hydrophytic Vegetation Present?** **Yes** ____ **No** **X**

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

**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-7 DP-13 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-7** | **10YR 2/1** | **100%** | | | | | **si cl loam** | |
| **7-12** | **10YR 2/1** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **12-15** | **10YR 5/2** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **hard clay**

Depth (inches): **15"**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met. Meets F6 and likley to meet A12, but could only dig to 15" due to hard clay.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Saturation Present? (includes capillary fringe) | Yes | ___ | No | **X** | Depth (inches): ___ |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-7 DP-14 WTD**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Markham silt loam 2-6% slopes (MeB), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-4** | |

Remarks: ***Active agricultural field - crop failure in this corner due to wetness. Wetness signatures are visible on recent aerials especially 2000 & 2013.**
****Seasonal hydrology**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-7 DP-14 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Echinochloa crus galli*** | **20%** | **Y** | **FACW** |
| 2. ***Xanthium strumarium*** | **5%** | **N** | **FAC** |
| 3. ***Hibiscus trinonium*** | **5%** | **N** | **UPL** |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **30%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
**Atypical situation - Farmed wetland, but no crop growing presumably due to spring wetness - mostly bare ground.**

**SOIL** Sampling Point: **T-7 DP-14 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-5** | **10YR 2/1** | **100%** | | | | | **si cl loam** | |
| **5-10** | **10YR 2/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **si cl loam** | |
| **10-15*** | **10YR 5/2** | **85%** | **10YR 5/6** | **15%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **hard clay**

Depth (inches): **15"**

**Hydric Soil Present?** **Yes** X **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No X | Depth (inches): | |
| Water Table Present? | Yes ___ | No X | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No X | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** X **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slide**

Remarks: **Wetland hydrology criterion is met. Visible primarily on spring aerials, especially 2000 and 2013. Wetland was too small to interpret on poor quality FSA slides.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-8 DP-15 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **20%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% slopes (MzdB), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: **Does not meet the three wetland criteria.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-8 DP-15 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Quercus macrocarpa*** | **20%** | **Y** | **FAC** |
| 2. ***Quercus alba*** | **20%** | **Y** | **FACU** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **40%** | = Total Cover | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Lonicera x bella*** | **30%** | **Y** | **FACU** |
| 2. ***Rhamnus cathartica*** | **10%** | **Y** | **FAC** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **40%** | = Total Cover | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Elymus repens*** | **50%** | **Y** | **FACU** |
| 2. ***Barbarea vulgaris*** | **20%** | **Y** | **FAC** |
| 3. ***Cirsium vulgare*** | **10%** | **N** | **FACU** |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **80%** | = Total Cover | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | | = Total Cover | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

| Total % Cover of: | | Multiply by: | |
|---|---|---|---|
| OBL species | **0** | x 1 = **0** | |
| FACW species | **0** | x 2 = **0** | |
| FAC species | **50** | x 3 = **150** | |
| FACU species | **110** | x 4 = **440** | |
| UPL species | **0** | x 5 = **0** | |
| Column Totals: | **160** (A) | **590** | (B) |

Prevalence Index B/A = **3.7**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. Old field edge around man-made pond.**

**SOIL** Sampling Point: **T-8 DP-15 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-12** | **10YR 3/2** | **100%** | | | | | **si cl loam** | |
| **12-15** | **10YR 3/2** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **15-20** | **10YR 4/3** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-8 DP-16 WTD**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BIA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-5** | |

Remarks: **Man-made pond with tile outlet on north end - there is a strong topographic break along the entire wetland boundary.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-8 DP-16 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Typha latifolia*** | **60%** | **Y** | **OBL** |
| 2. ***Bidens frondosa*** | **30%** | **Y** | **FACW** |
| 3. ***Dactylis glomerata*** | **20%** | **N** | **FACU** |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **110%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***Vitis riparia*** | **3%** | **N** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **3%** = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes **X** No ____

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

**Hydrophytic vegetation criterion is met. Man-made pond with tile outlet depression on north end.**

**SOIL** Sampling Point: **T-8 DP-16 WTD**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-10** | **10YR 4/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **clay loam** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** X **No** ___

Remarks: **Hydric soil criterion is met. Hydric soil criterion was met in upper 10 inches, but in general the inundation is preventing observation of a deeper profile.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | X | No ___ | Depth (inches): | **6"** |
| Water Table Present? | Yes | X | No ___ | Depth (inches): | **0"** |
| Saturation Present? (includes capillary fringe) | Yes | X | No ___ | Depth (inches): | **0"** |

**Wetland Hydrology Present?** **Yes** X **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. Hydroperiod Is long - surface water maintained throughout the growing season.**

**Note: not visible on FSA slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-9 DP-17 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**
**None of the wetland criteria have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-9 DP-17 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **90%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **90%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-9 DP-17 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-8** | **10YR 4/2** | **100%** | | | | | **si cl loam** | |
| **8-13** | **10YR 3/2** | **100%** | | | | | **si cl loam** | |
| **13-20** | **10YR 5/2** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-9 DP-18 WTD**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **T3/W0Hx**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-6** | |

Remarks: **Pond with outer farmed perimeter**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-9 DP-18 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Salix nigra*** | **60%** | **Y** | **OBL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **60%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Fraxinus pennsylvanica*** | **10%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **10%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Phalaris arundinacea*** | **100%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **100%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***Vitis riparia*** | **10%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **10%** = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes **X** No ____

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is met.**

**SOIL** Sampling Point: **T-9 DP-18 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-10** | **10YR 2/1** | **100%** | | | | | **si cl loam** | |
| **10-12** | **10YR 2/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **si cl loam** | |
| **12-18** | **10YR 5/1** | **70%** | **10YR 5/6** | **30%** | **C** | **M** | **si cl loam** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | **X** | No | ___ | Depth (inches): **17"** |
| Saturation Present? (includes capillary fringe) | Yes | **X** | No | ___ | Depth (inches): **12"** |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slide**

Remarks: **Wetland hydrology criterion is met. Visible on most FSA slides and spring aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-10 DP-19 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% eroded slopes (MzdB2), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**
**None of the wetland criteria have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-10 DP-19 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **90%** | **Y** | **UPL** |
| 2. ***Sinapsis arvensis*** | **10%** | **N** | **UPL** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **100%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-10 DP-19 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-10** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **10-15** | **10YR 3/1** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **15-20** | **10YR 5/2** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Saturation Present? (includes capillary fringe) | Yes | ___ | No | **X** | Depth (inches): ___ |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 29, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-10 DP-20 WTD**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% eroded slopes (MzdB2), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-6** | |

Remarks: **Pond with fresh (wet) meadow perimeter. *Hydrology is seasonal**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-10 DP-20 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Salix interior*** | **5%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **5%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Phalaris arundinacea*** | **60%** | **Y** | **FACW** |
| 2. ***Echinochloa crus-galli*** | **50%** | **Y** | **FACW** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **110%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a degraded fresh (wet) meadow fringe around the pond.**

**SOIL** Sampling Point: **T-10 DP-20 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-4** | **10YR 2/1** | **100%** | | | | | **si cl loam** | |
| **4-11** | **10YR 2/1** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **si cl loam** | |
| **11-20** | **10YR 5/2** | **75%** | **10YR 5/6** | **30%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** X **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No X | Depth (inches): | |
| Water Table Present? | Yes ___ | No X | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No X | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** X **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Visible on most FSA slides and spring aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-21 UPL**

Investigator(s): **Heather D. Patti, PWS & Mike Al-Wathiqui** Section, Township, Range: **Section 30, T5N R21E**

Landform (hillslope, terrace, etc.): **slight depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% eroded slopes (MzdB2), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

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

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes _____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes _____ | No **X** | within a Wetland? | Yes _____ | No **X** |
| Wetland Hydrology Present? | Yes ****X** | No _____ | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field **Some crop stress observed but it is attributed to a wetter than normal spring. None of the wetland criteria have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **DP-21 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **20%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **20%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes** _____ **No** **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met, but corn is stressed due to a wet year.**

**SOIL** Sampling Point: **DP-21 UPL**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-6** | **10YR 3/3** | **100%** | | | | | **si cl loam** | |
| **6-12** | **10YR 3/3** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **silty clay** | |
| **12-15*** | **10YR 5/3** | **85%** | **10YR 5/6** | **15%** | **C** | **M** | **silty clay** | **some gravel present** |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **hard clay**

Depth (inches): **15"**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met. Could not dig deeper than 15" due to hard dry clay.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Saturation Present? (includes capillary fringe) | Yes | ___ | No | **X** | Depth (inches): ___ |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. *The data point is located in a slight topographic depression where corn is stressed, but the soils are not hydric. The crop stress is attributed to a wetter than normal spring. FSA slides were generally unreliable for this small area due to poor quality of slides.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-11 DP-22 UPL**

Investigator(s): **Heather D. Patti, PWS & Mike Al-Wathiqui** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **5%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BIA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**
**None of the wetland criteria have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-11 DP-22 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **90%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **90%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes** ____ **No** **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-11 DP-22 UPL**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-7** | **10YR 3/3** | **100%** | | | | | **si cl loam** | |
| **7-18** | **10YR 3/4** | **95%** | **10YR 5/4** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-11 DP-23 WTD**

Investigator(s): **Heather D. Patti, PWS & Mike Al-Wathiqui** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

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

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes _____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No _____ | within a Wetland? | Yes **X** | No _____ |
| Wetland Hydrology Present? | Yes **X** | No _____ | If yes, optional wetland site ID: | **W-8** | |

Remarks: ***Farmed wetland **Hydrology is seasonal**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-11 DP-23 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Ulmus americana*** | **5%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **5%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Setaria faberi*** | **5%** | **Y** | **FACU** |
| 2. ***Hibiscus trinonium*** | **5%** | **Y** | **UPL** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **10%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

_____ Rapid Test for Hydrophytic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤ 3.0[1]

_____ Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

**X** Problematic Hydrophytic Vegetation[1] (Explain)

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

**Hydrophytic Vegetation Present?** Yes _____ No ***X**

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

**Predominantly bare ground due to seasonal standing water/saturation. Species present may have grown in later during drier conditions.**

**SOIL** Sampling Point: **T-11 DP-23 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-12** | **10YR 3/1** | **90%** | **10YR 3/4** | **10%** | **C** | **M** | **si cl loam** | |
| **12-20** | **10YR 5/2** | **60%** | **10YR 5/6** | **40%** | **C** | **M** | **silty clay** | **mixing - some sand pockets** |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): ___ | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): ___ | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): ___ | **Wetland Hydrology Present?** **Yes** **X** **No** ___ |

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Visible on most FSA slides and spring aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-12 DP-24 UPL**

Investigator(s): **Heather D. Patti, PWS & Mike Al-Wathiqui** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BIA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**

**None of the wetland criteria have been met. Topography and lack of crop stress indicate upland.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-12 DP-24 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **90%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **90%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

____ Rapid Test for Hydrophytic Vegetation

____ Dominance Test is >50%

____ Prevalence Index is ≤ 3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

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

**Hydrophytic Vegetation Present?** **Yes** ____ **No** **X**

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

**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-12 DP-24 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-3** | **10YR 3/3** | **100%** | | | | | **si cl loam** | |
| **3-16** | **10YR 3/3** | **90%** | **7.5YR 4/6** | **10%** | **C** | **M** | **si cl loam** | |
| **16-20** | **10YR 5/3** | **85%** | **10YR 5/6** | **15%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-12 DP-25 WTD**

Investigator(s): **Heather D. Patti, PWS & Mike Al-Wathiqui** Section, Township, Range: **Section 30, T5N R21E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam, 1-3% slopes (BlA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-9** | |

Remarks: ***Farmed wetland with crop failure** ****Hydrology is seasonal**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-12 DP-25 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Alisma subcordatum*** | **5%** | **Y** | **OBL** |
| 2. ***Echinochloa crus-galli*** | **5%** | **Y** | **FACW** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **10%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes x** **No** ____

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

**Predominantly bare ground due to seasonal standing water/saturation.**

**SOIL** Sampling Point: **T-12 DP-25 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-15** | **10YR 3/2** | **80%** | **7.5YR 4/6** | **20%** | **C** | **M** | **si cl loam** | |
| **15-20** | **10YR 5/2** | **70%** | **7.5YR 4/6** | **30%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Visible on most FSA slides and spring aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-26 UPL**

Investigator(s): **Tina M. Myers, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **2-3%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: **Does not meet all three wetland criteria.**
***Drained hydric soil**

## VEGETATION - Use scientific names for plants.

Sampling Point: **DP-26 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Rhamnus cathartica*** | **40%** | **Y** | **FAC** |
| 2. ***Lonicera x bella*** | **5%** | **N** | **FACU** |
| 3. ***Cornus racemosa*** | **5%** | **N** | **FAC** |
| 4. ***Viburnum lentago*** | **3%** | **N** | **FAC** |
| 5. ***Frangula alnus*** | **3%** | **N** | **FAC** |
| 6. | | | |
| 7. | | | |
| | **56%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Poa pratensis*** | **80%** | **Y** | **FAC** |
| 2. ***Fragaria virginiana*** | **40%** | **Y** | **FACU** |
| 3. ***Solidago nemoralis*** | **40%** | **Y** | **UPL** |
| 4. ***Carex grisea*** | **10%** | **N** | **FAC** |
| 5. ***Taraxacum officinale*** | **5%** | **N** | **FACU** |
| 6. ***Euthamia graminifolia*** | **5%** | **N** | **FACW** |
| 7. ***Daucus carota*** | **3%** | **N** | **UPL** |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **183%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

| Total % Cover of: | | Multiply by: | |
|---|---|---|---|
| OBL species | **0** | x 1 = | **0** |
| FACW species | **5** | x 2 = | **10** |
| FAC species | **141** | x 3 = | **423** |
| FACU species | **50** | x 4 = | **200** |
| UPL species | **43** | x 5 = | **215** |
| Column Totals: | **239** (A) | | **838** (B) |

Prevalence Index B/A = **3.5**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. Plant community is an upland meadow between a corn field and a dense upland shrub thicket.**

**SOIL** Sampling Point: **DP-26 UPL**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-9** | **10YR 2/1** | **100%** | | | | | **si cl loam** | |
| **9-24** | **10YR 4/2** | **60%** | **10YR 5/6** | **40%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Hydric soil criterion is met; however, based on plant community and lack of hydrology, this appears to be a relict hydric soil from a former hydrologic regime.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | ___ | No | **X** | Depth (inches): **23** |
| Saturation Present? (includes capillary fringe) | Yes | ___ | No | **X** | Depth (inches): **20** |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-13 DP-27 UPL**

Investigator(s): **Tina M. Myers, PWS & Nancy Wilson** Section, Township, Range: **Section 30, T5N R21E**

Landform (hillslope, terrace, etc.): **slight hilllslope** Local relief (concave, convex, none): **slightly convex**

Slope (%): **1-2%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Elliott silt loam, 1-3% slopes (EsA), Hydric Inclusions** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ****X** | No ____ | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**

****Relict hydric soils underneath 4 inches of sediment.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-13 DP-27 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **75%** | **Y** | **UPL** |
| 2. ***Daucus carota*** | **5%** | **N** | **UPL** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **80%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

____ Rapid Test for Hydrophytic Vegetation

____ Dominance Test is >50%

____ Prevalence Index is ≤ 3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

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

**Hydrophytic Vegetation Present?** **Yes** ____ **No** **X**

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

**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-13 DP-27 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-4** | **10YR 3/1** | **100%** | | | | | **si cl loam** | |
| **4-15** | **10YR 2/1** | **100%** | | | | | **si cl loam** | |
| **15-24** | **10YR 5/1** | **60%** | **10YR 5/6** | **40%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: ***Top 4" is likely sediment from agricultural practices. The profile would otherwise meet the A11 indicator. Since the corn is healthy and the area lacks hydrology indicators, it is possible that the field is tiled and the soil is now relict hydric soil. The soils were dry and compacted due to farming practices.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-13 DP-28 WTD**

Investigator(s): **Tina M. Myers, PWS & Nancy Wilson** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam 0-2% slopes (AsA), Hydric** WWI Classification: **E2H**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | |
|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-7** |

Remarks: **Wetland is a large shallow marsh including areas of open water.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-13 DP-28 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Phalaris arundinacea*** | **100%** | **Y** | **FACW** |
| 2. ***Typha angustifolia*** | **20%** | **N** | **OBL** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **120%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a fresh (wet) meadow transitioning to a shallow marsh.**

**SOIL** Sampling Point: **T-13 DP-28 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-24** | **10YR 2/1** | **100%** | | | | | **muck** | **some clay content as well** |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- [ ] Coast Prairie Redox (A16) **(LRR,K,L,R)**
- [ ] Dark Surface (S7) **(LRR,K,L)**
- [ ] 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- [ ] Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** X **No** ____

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ____ | No | X | Depth (inches): ____ |
| Water Table Present? | Yes | X | No | ____ | Depth (inches): **16** |
| Saturation Present? (includes capillary fringe) | Yes | X | No | ____ | Depth (inches): **12** |

**Wetland Hydrology Present?** **Yes** X **No** ____

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met. Shallow marsh with a long hydroperiod. *Wetland supports baseflow to a tributary to Ryan Creek (located off-site).**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-14 DP-29 UPL**

Investigator(s): **Tina M. Myers, PWS & Nancy Wilson** Section, Township, Range: **Section 30, T5N R21E**

Landform (hillslope, terrace, etc.): **slight hilllslope** Local relief (concave, convex, none): **slightly convex**

Slope (%): **2-3%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% slopes (MzdB), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-14 DP-29 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **75%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **75%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes** ____ **No X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed.**

**SOIL** Sampling Point: **T-14 DP-29 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-15** | **10YR 3/2** | **100%** | | | | | **silt loam** | **compacted from farm equipment** |
| **15-24** | **10YR 5/2** | **60%** | **10YR 5/6** | **40%** | **C** | **M** | **si cl loam** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Does not meet hydric soil criterion.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. No indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-14 DP-30 WTD**

Investigator(s): **Tina M. Myers, PWS & Nancy Wilson** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% slopes (MzdB), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-10** | |

Remarks: **Wetland is a large shallow marsh including areas of open water.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-14 DP-30 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Cornus alba*** | **20%** | **Y** | **FACW** |
| 2. ***Cornus racemosa*** | **20%** | **Y** | **FAC** |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **40%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Carex stricta*** | **50%** | **Y** | **OBL** |
| 2. ***Phalaris arundinacea*** | **20%** | **Y** | **FACW** |
| 3. ***Cornus alba*** | **3%** | **N** | **FACW** |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **73%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a small sedge meadow/ fresh(wet) meadow that is located in a small depression at the far southwest corner of the field.**

**SOIL** Sampling Point: **T-14 DP-30 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| 0-8 | 10YR 2/1 | 100% | | | | | silt loam | |
| 8-24 | 10YR 2/1 | 85% | 10YR 5/1 | 10% | D | M | si cl loam | |
| | | | 10YR 5/6 | 5% | C | M | | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** Yes X No ___

Remarks: **Hydric soil criterion is met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | X | Depth (inches): ___ |
| Water Table Present? | Yes | X | No | ___ | Depth (inches): 12 |
| Saturation Present? (includes capillary fringe) | Yes | X | No | ___ | Depth (inches): surface |

**Wetland Hydrology Present?** Yes X No ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is met.**

**Note: Too small to be detected on FSA crop slides or aerials maps and ocated near a treeline which also makes detection difficult.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-15 DP-31 UPL**

Investigator(s): **Heather Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

Landform (hillslope, terrace, etc.): **slight hilllslope** Local relief (concave, convex, none): **slightly convex**

Slope (%): **10-15%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% slopes (MzdB), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: **This is an old field community along a drainage ditch. None of the 3 wetland criteria are present.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-15 DP-31 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***Populus tremuloides*** | **10%** | **Y** | **FAC** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **10%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **0%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Poa pratensis*** | **50%** | **Y** | **FAC** |
| 2. ***Solidago canadensis*** | **40%** | **Y** | **FACU** |
| 3. ***Daucus carota*** | **30%** | **Y** | **UPL** |
| 4. ***Taraxacum officinale*** | **5%** | **N** | **FACU** |
| 5. ***Geum canadense*** | **3%** | **N** | **FAC** |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **128%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

| Total % Cover of: | | | Multiply by: |
|---|---|---|---|
| OBL species | **0** | x 1 = | **0** |
| FACW species | **0** | x 2 = | **0** |
| FAC species | **53** | x 3 = | **159** |
| FACU species | **45** | x 4 = | **180** |
| UPL species | **30** | x 5 = | **150** |
| Column Totals: | **128** (A) | | **489** (B) |

Prevalence Index B/A = **3.8**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met.**

**SOIL** Sampling Point: **T-15 DP-31 UPL**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-14** | **10YR 3/2** | **100%** | **-** | | | | **silt loam** | |
| **14-24** | **10YR 5/2** | **60%** | **10YR 5/6** | **40%** | **C** | **M** | **si cl loam** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **Does not meet hydric soil criterion.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Saturation Present? (includes capillary fringe) | Yes | ___ | No | **X** | Depth (inches): ___ |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **T-15 DP-32 WTD**

Investigator(s): **Heather Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **0%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Morley silt loam 2-6% slopes (MzdB), Non-hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation **N** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes **X** | No ____ | Is the Sampled Area | | |
| Hydric Soil Present? | Yes **X** | No ____ | within a Wetland? | Yes **X** | No ____ |
| Wetland Hydrology Present? | Yes **X** | No ____ | If yes, optional wetland site ID: | **W-11** | |

Remarks: **This is a roadside drainage ditch that receives water from the road embankment and also via a culvert along W. Loomis Rd. Please refer to the site photographs in Appendix 2.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **T-15 DP-32 WTD**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***Cornus alba*** | **10%** | **Y** | **FACW** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **10%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Typha x glauca*** | **50%** | **Y** | **OBL** |
| 2. ***Phalaris arundinacea*** | **30%** | **Y** | **FACW** |
| 3. ***Epilobium coloratum*** | **5%** | **N** | **FACW** |
| 4. ***Impatiens capensis*** | **5%** | **N** | **FACW** |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **90%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **0%** = Total Cover | | |

**Dominance Test Worksheet:**

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

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

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

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** **Yes X** **No** ____

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

**Hydrophytic vegetation criterion is met. Plant community is a cattail-dominated drainage ditch along W. Loomis Rd.**

**SOIL** Sampling Point: **T-15 DP-32 WTD**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-3** | **10YR 3/1** | **100%** | **-** | | | | **silt loam** | **some small gravel present from runoff** |
| **3-8** | **10YR 3/1** | **85%** | **10YR 5/6** | **15%** | **C** | **M** | **si cl loam** | |
| **8-10*** | **10YR 5/3** | **80%** | **10YR 5/6** | **20%** | **C** | **M** | **clay** | **compacted** |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **compacted clay & gravel**

Depth (inches): **10"**

**Hydric Soil Present?** **Yes** **X** **No** ___

Remarks: **Shovel refusal at 10" due to presence of gravel and compacted clay. Hydric soil criterion F6 is met, however.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | | |
|---|---|---|---|---|---|
| Surface Water Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Water Table Present? | Yes | ___ | No | **X** | Depth (inches): ___ |
| Saturation Present? (includes capillary fringe) | Yes | **X** | No | ___ | Depth (inches): **6"** |

**Wetland Hydrology Present?** **Yes** **X** **No** ___

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **The wetland hydrology criterion is met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-33 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam (AsA), hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress**
**None of the wetland criteria have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **DP-33 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **90%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **90%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **0%** = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed in this area.**

**SOIL** Sampling Point: **DP-33 UPL**

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (inches) | Color (moist) | % | Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
| **0-10** | **10YR 3/1** | **100%** | **-** | | | | **si cl loam** | |
| **10-15** | **10YR 3/1** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **15-20** | **10YR 5/2** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **There is a dark A horizon characteristic of Ashkum silty clay loam, but the hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. Not a strong indication of consistent wetness on FSA crop slides or aerials.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-34 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Ashkum silty clay loam (AsA), hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress. Evidence of soil erosion here after storm events. None of the wetland criteria have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **DP-34 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **0%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **0%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **100%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **100%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **0%** = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed in this area.**

**SOIL** Sampling Point: **DP-34 UPL**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-11** | **10YR 3/1** | **100%** | **-** | | | | **si cl loam** | |
| **11-16** | **10YR 3/1** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **16-20** | **10YR 5/2** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |
| | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **There is a dark A horizon characteristic of Ashkum silty clay loam, but the hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. Not a strong indication of consistent wetness on FSA crop slides or aerials. There is evidence of soil erosion/gullying in the area after storm events, but water is not standing here for periods of time.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Loomis Road Parcels** City/County: **Franklin / Milwaukee** Sampling Date: **October 30, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-35 UPL**

Investigator(s): **Heather D. Patti, PWS** Section, Township, Range: **Section 30, T5N R21E**

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

Slope (%): **10%** Lat: **See Figure 2** Long: **See Figure 2** Datum: **See Figure 2**

Soil Map Unit Name: **Blount silt loam (BIA), hydric** WWI Classification: **none**

Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are Vegetation ***Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes ____ No **X**

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

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

| | | | | | |
|---|---|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ____ | No **X** | Is the Sampled Area | | |
| Hydric Soil Present? | Yes ____ | No **X** | within a Wetland? | Yes ____ | No **X** |
| Wetland Hydrology Present? | Yes ____ | No **X** | If yes, optional wetland site ID: | **N/A** | |

Remarks: ***Active corn field - corn is healthy, no crop stress. Evidence of soil erosion here after storm events like DP-34. None of the wetland criteria have been met.**

## VEGETATION - Use scientific names for plants.

Sampling Point: **DP-35 UPL**

| Tree Stratum (Plot size: **30'R**) | Absolute % Cover | Dominant Species | Indicator Status |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **0%** = Total Cover | | |

| Sapling/Shrub Stratum (Plot size: **15'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | **0%** = Total Cover | | |

| Herb Stratum (Plot size: **5'R**) | | | |
|---|---|---|---|
| 1. ***Zea mays*** | **100%** | **Y** | **UPL** |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| | **100%** = Total Cover | | |

| Woody Vine Stratum (Plot size: **30'R**) | | | |
|---|---|---|---|
| 1. ***n/a*** | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | **0%** = Total Cover | | |

**Dominance Test Worksheet:**

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

**Prevalence Index Worksheet:**

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

Prevalence Index B/A = **n/a**

**Hydrophytic Vegetation Indicators:**

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

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

**Hydrophytic Vegetation Present?** Yes ____ No **X**

Remarks: (Include photo numbers here or on a separate sheet.)
**Hydrophytic vegetation criterion is not met. No crop stress observed in this area.**

**SOIL** Sampling Point: **DP-35 UPL**

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| **0-11** | **10YR 3/2** | **100%** | **-** | | | | **si cl loam** | |
| **11-16** | **10YR 3/2** | **95%** | **10YR 5/6** | **5%** | **C** | **M** | **si cl loam** | |
| **16-20** | **10YR 5/2** | **90%** | **10YR 5/6** | **10%** | **C** | **M** | **silty clay** | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2] Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

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

**Indicators for Problematic Hydric Soils[3]:**

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: **none**

Depth (inches): **n/a**

**Hydric Soil Present?** **Yes** ___ **No** **X**

Remarks: **There is a dark A horizon characteristic of Blount silt loam, but the hydric soil criterion is not met.**

## HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ___ | No **X** | Depth (inches): | |
| Water Table Present? | Yes ___ | No **X** | Depth (inches): | |
| Saturation Present? (includes capillary fringe) | Yes ___ | No **X** | Depth (inches): | |

**Wetland Hydrology Present?** **Yes** ___ **No** **X**

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

**USGS topo map (Figure 1), 1-foot contour map (Figure 2), NRCS Soils Map (Figure 3), Aerial Maps from 2000, 2005, 2010, and 2013 (Figures 4A-D), WWI map (Figure 5), NOAA's AHPS map (Figure 6), Local WETS table, and FSA Crop Slides**

Remarks: **Wetland hydrology criterion is not met. Not a strong indication of consistent wetness on FSA crop slides or aerials. There is evidence of soil erosion/gullying in the area after storm events, but water is not standing here for periods of time.**

# CITY OF FRANKLIN

Item E.1.

## REPORT TO THE PLAN COMMISSION

**Meeting of May 8, 2025**

**Temporary Use**

**RECOMMENDATION:** Department of City Development staff recommends approval of this Temporary Use from April 10 to September 30, 2025.

| | |
|---|---|
| **Project Name:** | **Ascension Food Truck Events** |
| **Project Address:** | 10101 S 27th Street |
| **Applicant:** | Norberto Rodriguez, Ascension. |
| **Property Owner:** | Menard, Inc. |
| **Current Zoning:** | B-7 South 27th Street Mixed Use Office District |
| **2025 Comprehensive Plan:** | Mixed Use |
| **Applicant's Action Requested:** | Approval of Temporary Use from April 10 to September 30, 2025 |
| **Planner:** | Luke Hamill, Associate Planner |

## Introduction:

Temporary Use application to allow for food truck operation in the Ascension parking lot at 10101 S 27th Street. The proposed food truck operation is from April 10 to September 30, 2025, with food service from 7:00 am to 2:00 pm and food truck parking from 6:00 am to 3:00 pm. The applicant is planning to operate at this location 1 to 2 days per month but requesting permission for 7 days a week to retain flexibility depending on food truck availability.

This temporary use permit requires Plan Commission approval because the requested period of operation is over 30 calendar days and is located in the B-7 South 27th Street Mixed Use Office District.

It is worth noting that City Development staff conditionally approved this Temporary Use application on April 9th (attached) and April 16th, limited to April 10, 25, and May 6th, to allow for food truck operation while awaiting for Plan Commission review and approval.

## Analysis

City Development staff reviewed this application for compliance with the Unified Development Ordinance UDO) Section 15-3.0804.B "Temporary Miscellaneous Outdoor Sales":

1. *Location. No display, sales or parking is permitted in any street right-of-way, except such parking on-street as is regularly permitted. In addition, no display, sales or parking shall obstruct pedestrian or vehicular traffic. All display areas or temporary structures shall comply with the minimum required yard setbacks for the zoning district for the property upon which the temporary miscellaneous outdoor sale occurs.*

- City Development staff has no concerns with the proposed location.

2. *Parking. All parking shall be on-site, except such on-street parking as is regularly permitted. The applicant must demonstrate that there will be adequate parking for the existing uses as well as the proposed temporary miscellaneous outdoor sale.*
    - All parking must be within the property.

3. *Trash and Debris. The applicant must demonstrate and provide adequate facilities to dispose of all trash or other waste generated by the temporary miscellaneous outdoor sale.*
    - City Development staff recommends that the operator must provide at least one (1) trash receptacle for customers.

4. *Signage. All signage shall be in accordance with the sign regulations set forth in this Ordinance.*
    - As this event will have different food trucks, Advertising of products/services that are not incidental to the food truck use are prohibited per Municipal Code Section 210-10 "Signs on vehicles".

5. *Temporary Outdoor Structures. All proposed temporary outdoor structures (tents, canopies) are subject to review and approval of the Fire Inspector and the Building Inspector.*
    - This standard does not apply as no tents/canopies are proposed.

6. *Temporary Miscellaneous Outdoor Sales Shall be Limited to 14 Consecutive Days. Owners must obtain a Temporary Use Permit for each temporary miscellaneous outdoor sale before the use is permitted. Each such uses shall not exceed 14 consecutive calendar days. The total days of such temporary uses during a calendar year shall not exceed 30 calendar days.*
    - If approved, the temporary use permit will be valid from April 10 to September 30, 2025, with a limit to two days per calendar month, a separate temporary use permit will be required for any operations beyond this time frame.

7. *A Site Plan is Required. A site plan showing location of existing buildings, locations of proposed structures for the sales/events, locations of parking spaces, signage, hours of operation, what merchandise is being sold and any other information pertinent to the review of the sales/events and as may be so required by the Zoning Administrator or designee of the City Planning Department or the Plan Commission, as applicable, shall be submitted as part of the application for a commercial temporary outdoor sale use.*
    - Submitted application materials have been deemed complete for review.

**Staff recommendation**

Department of City Development staff recommends approval of this Temporary Use from April 10 to September 30, 2025, subject to the conditions set forth in the attached resolution.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION

RESOLUTION NO. 2025-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR MULTIPLE FOOD TRUCK EVENTS IN THE PARKING LOT OF THE ASCENSION HOSPITAL LOCATED AT 10101 S 27TH STREET
(ASCENSION SE WI FRANKLIN, APPLICANT)

---

WHEREAS, Ascension SE WI Franklin having petitioned the City of Franklin for the approval of a Temporary Use to allow for multiple food truck events in the Ascension parking lot located at 10101 S 27th Street, from April 10, 2025 through September 30, 2025, with food service from 7:00 a.m. to 2:00 p.m.;

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Ascension SE WI Franklin for the approval of a Temporary Use to allow for a food truck operation, for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use from April 10, 2025 through September 30, 2025, limited to 2 days per calendar month, with food service from 7:00 a.m. to 2:00 p.m. and all approvals granted hereunder expiring at 2:00 p.m. on September 30, 2025.

2. The food truck and trailers shall be parked within the drive in the Ascension parking lot as shown on the Site Plan, City file-stamped March 19, 2025.

3. A minimum of one (1) trash receptacle must be provided to properly dispose of any waste generated by this use.

4. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles must be maintained at all times to allow safe and efficient vehicular access throughout the Ascension parking lot.

5. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles must be maintained at all times to allow safe and efficient vehicular access throughout the Ascension parking lot.

6. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles must be maintained at all times to allow safe and efficient vehicular access throughout the Ascension parking lot.

7. All food trucks operating at this event must hold a current Mobile Retail Food License from DATCP or a DATCP agent. Organizers of the event will provide the Franklin Health Department (FHD) with a list of dates and vendors that will be attending the event at least two weeks prior to the date of operation. Vendors must submit an application for inspection and applicable fees to the FHD at least 48 hours prior to the event date. License information and application will be reviewed and verified by FHD prior to operation. Inspections will be conducted per the FHD Policy and Procedures. All Wisconsin Food Code requirements must be met by all licensed establishments participating.

8. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but is not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office and Health Department.

9. Any signage other than lettering on the truck and trailer shall be subject to issuance of a Sign Permit from the City of Franklin Building Inspection Department.

10. The lettering on the truck and trailer is limited to advertising incidental to the food truck operation and any other advertising is prohibited per Municipal Code Section 210-10 “Signs on Vehicles”.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 8th day of May, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 8th day of May, 2025.

APPROVED:

_____

John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin
Department of City Development

Date: April 16, 2025
To: Norberto Rodriguez
From: Department of City Development. Luke Hamill, Associate Planner.
RE: Staff Comments, 10101 S 27th Street / 928 9999 007

Please be advised that city staff has reviewed the above application received on March 19, 2025, for a proposed temporary use application for food truck events on lot located at 10101 S 27th Street / 928 9999 007. The following comments are for your review and consideration.

**City Development Comments**

- This application is scheduled for the May 8th Plan Commission Meeting at 6:00 PM.
- The food truck location looks to be on one of the private drives on the property. Make sure no vehicular traffic is obstructed by the food truck locations.

**Franklin Health Department Comments**

All food trucks operating at this event must hold a current Mobile Retail Food License from DATCP or a DATCP agent. Organizers of the event will provide the Franklin Health Department (FHD) with a list of dates and vendors that will be attending the event at least two weeks prior to the date of operation. Vendors must submit an application for inspection and applicable fees to the FHD at least 48 hours prior to the event date. License information and application will be reviewed and verified by FHD prior to operation. Inspections will be conducted per the FHD Policy and Procedures. All Wisconsin Food Code requirements must be met by all licensed establishments participating. (This will be added as a condition of approval for your temporary use)

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024
franklinwi.gov

Franklin
WISCONSIN

APPLICATION DATE: _____

STAMP DATE: city use only

# PLAN COMMISSION REVIEW APPLICATION

## PROJECT INFORMATION [print legibly]

| APPLICANT [FULL LEGAL NAMES] | APPLICANT IS REPRESENTED BY [CONTACT PERSON] |
|---|---|
| NAME: | NAME: Norberto Rodriguez |
| COMPANY: Ascension SE WI Franklin | COMPANY: |
| MAILING ADDRESS: 10101 S. 27th Street | MAILING ADDRESS: |
| CITY/STATE: Franklin WI ZIP: 53132 | CITY/STATE: ZIP: |
| PHONE: | PHONE: 414 232-7840 |
| EMAIL ADDRESS: | EMAIL ADDRESS: norberto.rodriguez@ascension.org |

## PROJECT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS: 10101 S. 27th Street | TAX KEY NUMBER: |
| PROPERTY OWNER: | PHONE: |
| MAILING ADDRESS: | EMAIL ADDRESS: |
| CITY/STATE: Franklin WI ZIP: 53132 | DATE OF COMPLETION: office use only |

## APPLICATION TYPE

**Please check the application type that you are applying for**

☐ Building Move ☐ Sign Review ☐ Site Plan / Site Plan Amendment ☒ Temporary Use

Most requests require Plan Commission review and approval.
Applicant is responsible for providing Plan Commission resubmittal materials up to 11 copies pending staff request and comments.

## SIGNATURES

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

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

☐ I, the applicant, certify that I have read the following page detailing the requirements for plan commission approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

| | |
|---|---|
| PROPERTY OWNER SIGNATURE: 2/17/25 | APPLICANT SIGNATURE: 2/17/25 |
| NAME & TITLE: Jonathon Matuszewski, President DATE: | NAME & TITLE: Jonathon Matuszewski, President DATE: |
| PROPERTY OWNER SIGNATURE: | APPLICANT REPRESENTATIVE SIGNATURE: |
| NAME & TITLE: DATE: | NAME & TITLE: DATE: |

## CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

### BUILDING MOVE APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ $350 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include ...
- ☐ Three (3) project narratives.
- ☐ Three (3) folded full size, drawn to scale copies (at least 8 ½ " X 11") of the plat of survey, *showing the proposed building placement at the new location, indicate setbacks from property lines and locations of driveways and access points.*
  NOTE: Single-Family homes require an attached 2-car garage.
- ☐ Three (3) copies of color photographs of the building's current elevations.

☐ Other items as may be required for specific applications, per a city planner.
☐ Email or flash drive with all plans / submittal materials.

- Applications for a Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.

### SIGN REVIEW APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ $40 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include ...
- ☐ Three (3) colored copies of the sign elevations, drawn to scale not less than ½" = 1'. *Plans shall be folded to a maximum size of 9" X 12". The elevations should denote the sign dimension and area. Identify the colors, materials, finishes and lighting method (if applicable).*
- ☐ Three (3) scaled copies of the Site Plan, *showing the location of the proposed signage relative to (1) any existing or proposed structures; (2) parking stalls and/or driveways; (3) proposed landscaping and outdoor lighting; (4) the setback distance from the street right-of-way at the proposed location; (5) height of sign above the finished grade; and (6) the vision triangle distances described in Section 15-5.0201 of the Unified Development Ordinance.*

☐ Email or flash drive with all plans / submittal materials.

- Required for signage in Planned Development Districts (PDD) No. 7 and 18. Additional materials / copies may be required for board/commission meetings.
- Permits for construction are REQUIRED after approval. Contact Inspection Services (414-425-0084) for permit processes.

### SITE PLAN / SITE PLAN AMENDMENT APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ Application fee payable to the City of Franklin... [select one of the following]
- ☐ Tier 1: $3,400
- ☐ Tier 2: $1,700 *(lot size ≤ 1 acre)*
- ☐ Tier 3: $850 *(≤ 10% increase or decrease in total floor area of all structures with no change to parking; or change to parking only).*

☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include ...
- ☐ Three (3) project narratives.
- ☐ Three (3) folded full size, drawn to scale copies (at least 24" X 36") of the Site Plan / Site Plan Amendment package. *The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301, and 15-0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.)*

☐ One (1) colored copy of the building elevations *on 11" X 17" paper, if applicable.*
☐ One (1) copy of the Site Intensity and Capacity Calculations, *if applicable (see division 15-3.0500 of the UDO)*
☐ Email or flash drive with all plans / submittal materials.

- Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.

### TEMPORARY USE APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☒ $50 Application fee payable to the City of Franklin.
☐ Three (3) complete collated sets of application materials to include ...
- ☐ Three (3) project narrative
- ☐ Three (3) folded, scaled copies, of the Site Plan, *see section 15-3.0804 of the UDO for information that must be denoted on each respective plan.*

☐ Email or flash drive with all plans / submittal materials.

- Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
- Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and Inspection Services at (414) 425-0084.

**From:** Norberto Rodriguez
**To:** David Serna-Herrera
**Cc:** Gail Olsen
**Subject:** Re: [EXTERNAL] Temporary Use - 10101 S. 27th St.
**Date:** Wednesday, March 19, 2025 2:17:38 PM
**Attachments:** image001.jpg
Ascension Franklin - Site Plan 2025.pdf

---



Hello David,

My apologies for the delay as I gathered up all the necessary information.

- Site Plan: **Attached - Includes 2 pages.**
- Project Narrative: **Date and times depend on the Food Truck Vendor availability. We welcome Food Truck Vendors once a month, on occasion two times a month. Days of operation are during the work week, Monday through Friday. Hours of operation are between 11:00am to 2:00pm(lunch) on occasion 7am to 10:00am (breakfast). Upcoming events are April 10th and 25th, more dates to come through the Spring and Summer seasons. Food Truck Vendors are responsible for the disposal of all garbage off site.**
- Does your event include any of the following? **The event will NOT include any of the following.**
  - Signage
  - Outdoor Lighting
  - Outdoor seating areas and/or tents
  - Temporary fencing, barriers and/or planters.
  - Speakers and/or music.

Let me know if you have any questions or concerns.

Kind regards,
Norberto

Norberto Rodriguez
Executive Assistant, Administration

Ascension St. Francis Hospital
3237 S. 16th Street | Milwaukee, WI 53215
Ascension Franklin
10101 S. 27th Street | Franklin, WI 53132

t: 414-647-5131 | f: 414-647-5565

On Tue, Feb 18, 2025 at 12:56 PM David Serna-Herrera <DSerna-Herrera@franklinwi.gov> wrote:

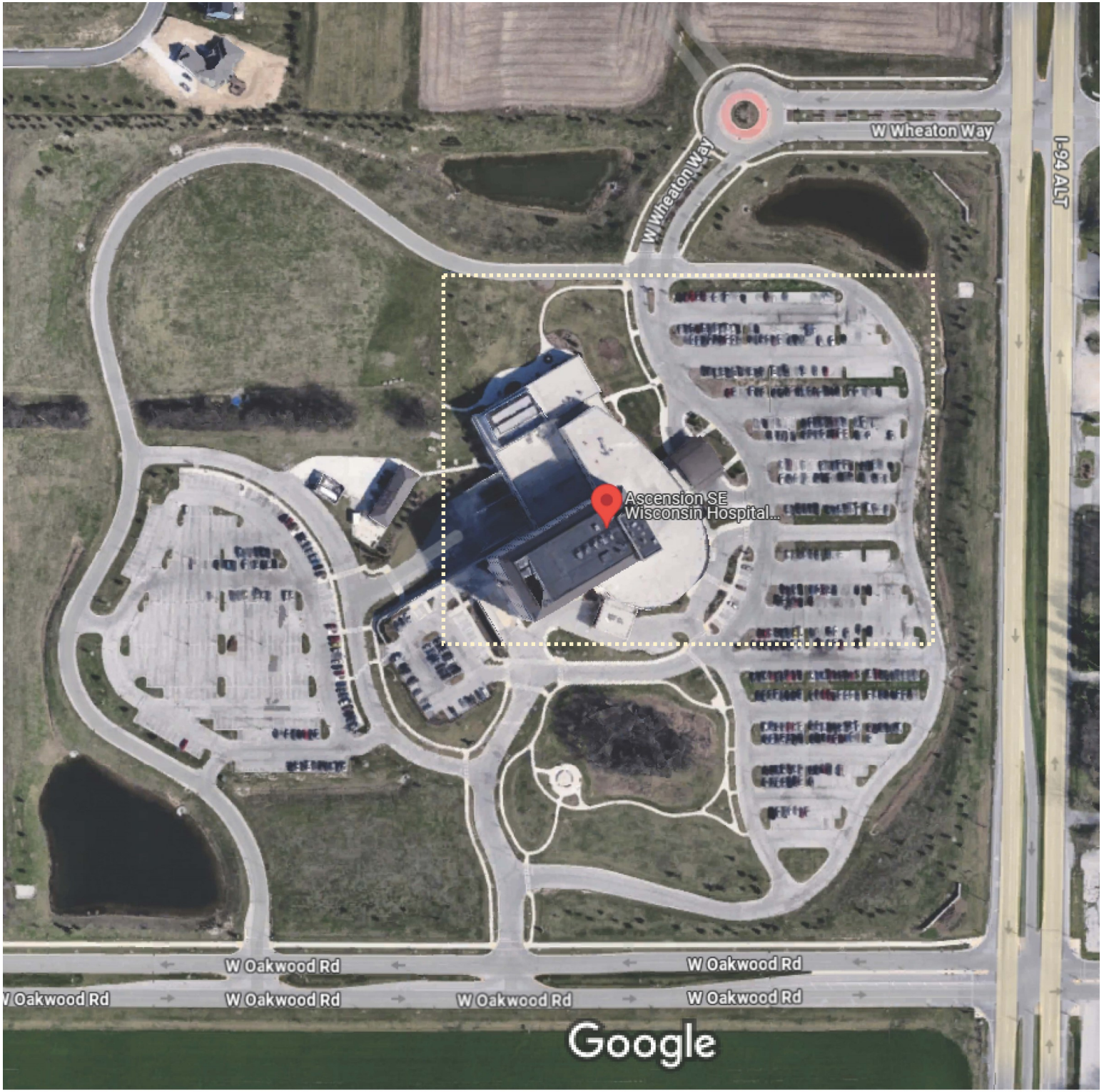
> Hello Norberto,
>
> We have received your temporary use application but noticed we are missing the site plan and project narrative. I have listed what these documents would entail.
>
> - Site Plan (scaled aerial map with indicators of where food vending will be, selling area, available parking, where the food truck will be parked, etc.)
> - Project Narrative (explains how long you will be operating this event (and list all dates), hours of operation, garbage disposal plan (if necessary))
> - Does your event include any of the following? If so, please indicate location in the site plan:
>   - Signage
>   - Outdoor Lighting
>   - Outdoor seating areas and/or tents
>   - Temporary fencing, barriers and/or planters.
>   - Speakers and/or music.
>
> Let me know if you have any questions.
>
> Best Regards,
>
> David Serna
>
> Planning Intern
>
> City of Franklin
>
> 9229 W. Loomis Road
>
> Franklin, Wisconsin 53132
>
> Phone: 414-425-4024

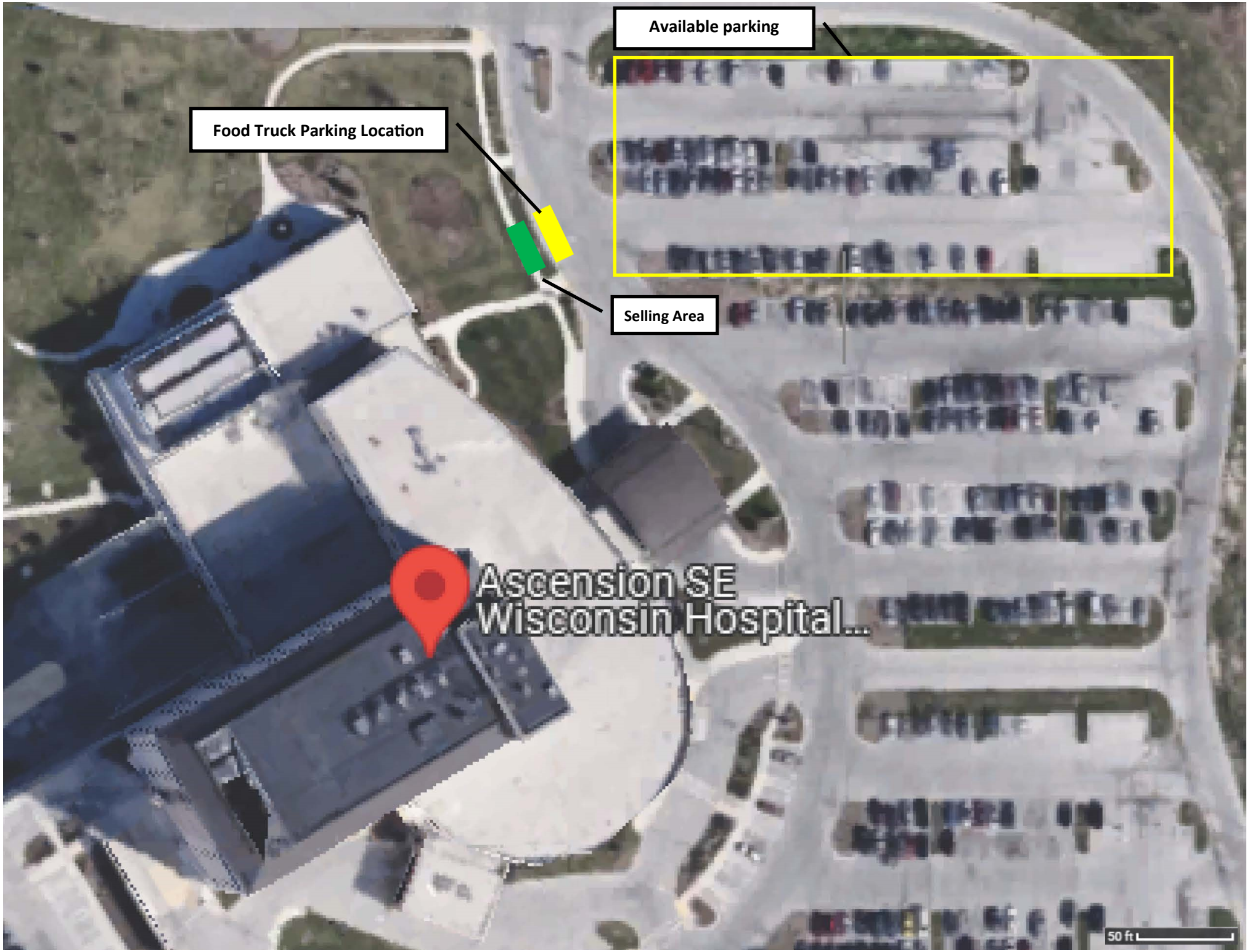
# Ascension Franklin

## Temporary Use

## 10101 S. 27th St.

## Site Plan




Available parking
Food Truck Parking Location
Selling Area
Ascension SE
Wisconsin Hospital...
50 ft

Department of City Development
9229 West Loomis Road, Franklin, Wisconsin 53132
(414) 425-4024

April 9, 2025

Norberto Rodriguez
Ascension Franklin
10101 S 27th Street
Franklin, WI 53132

**Re: Temporary Use conditional approval – 2025 Ascension Food Truck Events – 10101 S 27th Street**

Dear Norberto:

Please be advised that your Temporary Use application for a food truck operation located at 10101 S 27th Street has been conditionally approved, subject to the following conditions:

1. This staff approval is limited to April 10th and April 25th, 2025, with food service from 7:00 a.m. to 2:00 p.m. Food truck operation beyond this frame is subject to Plan Commission review and approval.

2. The food trucks shall be parked within the Ascension parking lot as shown on the Site Plan, City file-stamped March 19, 2025.

3. A minimum of one (1) trash receptacle must be provided to properly dispose of any waste generated by this use.

4. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles and fire lanes must be maintained at all times to allow safe and efficient vehicular access throughout the Ascension parking lot.

5. The operator must comply with any applicable State requirements pertaining to fire protection systems in mobile kitchens/food trucks.

6. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office, and Health Department.

7. Any signage other that lettering on the truck and trailer shall be subject to issuance of a Sign Permit from the City Development Department.

8. The lettering on the truck and trailer is limited to advertising incidental to the food truck operation, any other advertising is prohibited per Municipal Code Section 210-10 “Signs on Vehicles”.

You can contact the Department of City Development at 414-425-4024 if you have questions about this approval.

Department of City Development
9229 West Loomis Road, Franklin, Wisconsin 53132
(414) 425-4024

Sincerely,

Luke Hamill
Associate Planner

Cc: 10101 S 27th Street, Paper file, Elec. File.

Department of City Development
9229 West Loomis Road, Franklin, Wisconsin 53132
(414) 425-4024

April 16, 2025

Norberto Rodriguez
Ascension Franklin
10101 S 27th Street
Franklin, WI 53132

**Re: Temporary Use conditional approval – 2025 Ascension Food Truck Events – 10101 S 27th Street**

Dear Norberto:

Please be advised that your Temporary Use application for a food truck operation located at 10101 S 27th Street has been conditionally approved, subject to the following conditions:

1. This staff approval is limited to May 6th, 2025, with food service from 7:00 a.m. to 2:00 p.m. Food truck operation beyond this frame is subject to Plan Commission review and approval.

2. The food trucks shall be parked within the Ascension parking lot as shown on the Site Plan, City file-stamped March 19, 2025.

3. A minimum of one (1) trash receptacle must be provided to properly dispose of any waste generated by this use.

4. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles and fire lanes must be maintained at all times to allow safe and efficient vehicular access throughout the Ascension parking lot.

5. The operator must comply with any applicable State requirements pertaining to fire protection systems in mobile kitchens/food trucks.

6. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office, and Health Department.

7. All food trucks operating at this event must hold a current Mobile Retail Food License from DATCP or a DATCP agent. Organizers of the event will provide the Franklin Health Department (FHD) with a list of dates and vendors that will be attending the event at least two weeks prior to the date of operation. Vendors must submit an application for inspection and applicable fees to the FHD at least 48 hours prior to the event date. License information and application will be reviewed and verified by FHD prior to operation. Inspections will be conducted per the FHD Policy and Procedures. All Wisconsin Food Code requirements must be met by all licensed establishments participating.

8. Any signage other that lettering on the truck and trailer shall be subject to issuance of a Sign Permit from the City Development Department.

Department of City Development
9229 West Loomis Road, Franklin, Wisconsin 53132
(414) 425-4024

9. The lettering on the truck and trailer is limited to advertising incidental to the food truck operation, any other advertising is prohibited per Municipal Code Section 210-10 “Signs on Vehicles”.

You can contact the Department of City Development at 414-425-4024 if you have questions about this approval.

Sincerely,

Luke Hamill
Associate Planner

Cc: 10101 S 27th Street, Paper file, Elec. File.

# CITY OF FRANKLIN

Item E.2

## REPORT TO THE PLAN COMMISSION

**Meeting of May 8, 2025**

**Temporary Use**

**RECOMMENDATION:** Department of City Development staff recommends approval of this after-the-fact Temporary Use from April 28 to July 28, 2025.

| | |
|---|---|
| **Project Name:** | **2025 Home Depot Seasonal Sales Area** |
| **Project Address:** | 6489 S 27th St |
| **Applicant:** | Home Depot USA, Inc. |
| **Property Owner:** | Home Depot USA, Inc. |
| **Current Zoning:** | PDD 14 – Planned Development District & FW – Floodway District |
| **2025 Comprehensive Plan:** | Commercial |
| **Use of Surrounding Properties:** | Residential trailer park (north), floodplain (west), restaurants and retail (east) and retail (south) |
| **Applicant's Action Requested:** | Approval of Temporary Use from April 28 to July 28, 2025 |
| **Planner:** | David Serna, Planning Intern |

## Introduction:

Temporary Use application to allow for the fenced Garden Center on Home Depot's parking lot. The fence will be approximately 6 feet in height, encircling an area of approximately 6,400 sq. ft., 40 feet by 160 feet. This temporary use is being requested for April 28, through July 28, 2025.

## Background and analysis:

The Plan Commission granted previous temporary use approvals for this seasonal sales area in 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2021, 2022, 2023 and 2024.

The applicant has once again submitted an application for a temporary use in Planned Development District (PDD) No. 14 to allow for outdoor seasonal sales of plant goods, and landscape commodity bagged goods. All of the plant goods and commodity bagged goods will be placed within a fenced in corral measuring 160 feet long by 40 feet wide for a total area of 6,400 square feet. The fence will be metal and chain-link in style. The height of the fence will be six (6) feet which is in conformance with Section 15-3.0803 (C) (2) of the Unified Development Ordinance.

PDD No. 14 (Ordinance No. 99-1553) allows for a seasonal display area for outdoor live plant with location to be approved on an annual basis by the Plan Commission. Staff finds the location of the proposed outdoor seasonal sales area, as shown on the site plan, is consistent with the Ordinance No. 99-1553.

Ordinance No. 2005-1858 provides for the administrative issuance of Temporary Use Permits by the Zoning Administrator and designees of the City Planning Department and to further specify the types of and conditions upon temporary uses, which may be permitted. Section 15-3.0804 (A)(4) states that, "Each individual outdoor sales event (up to 4 per year, per property) shall be no longer than 14 consecutive days; provided, however, that the total days of such temporary uses during a calendar year shall not exceed 30 calendar days. Owners must obtain a Temporary Use Permit for each such temporary outdoor sale before the use is permitted."

According to Section 15-3.0804(L) of the City of Franklin Unified Development Ordinance, "Each Temporary Use Permit shall specify the date upon which such use may commence and the date upon which such use shall expire; in no event, except as otherwise specifically and expressly set forth in this Section, shall any temporary use exceed 90 days in duration during any calendar year." The proposed outdoor seasonal tree and shrub sales event will start on April 28, 2025 and end on July 28, 2025, with a duration of 90 days.

The applicant received one limited approvals from City Development Staff to allow for the Garden Center Opeartion while awaiting for Plan Commission review and approval. The dates of those approvals are as follows:

April 28 – May 8

**Department comments**

Fire Department

- FD has no comments/concerns.

Police Department

- The PD has no comment regarding this request.

Engineering Department

- No comments.

Inspection Services Department

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

**Staff recommendation:**

City Development Staff recommends **approval** of the Temporary Use to allow The Home Depot to have outdoor seasonal sales of plant goods and commodity bagged goods from April 28, 2025 through July 28, 2025, upon property located at 6489 South 27th Street, subject to the conditions of approval in the attached resolution.

**City of Franklin**
**Department of City Development**
**Planning & Zoning**

---

Application Type: Temporary Use

Routing date: 4/1/2025

| | |
|---|---|
| **Project Name:** | Home Depot Garden Center |
| **Address Location:** | **6489 S 27th St** |
| Tax Key #(s): | 714 9996 015 |
| Zoning: | PDD 14 – Planned Development District & FW – Floodway District |
| **Property Owner(s):** | Home Depot |
| **Applicant Name:** | **Home Depot** |
| **Assigned Planner:** | **David Serna, Planning Intern** |
| **Submittal Date:** | **4/1/2025** |
| **Application Number:** | **PPZ25-0065** |

## Scope of Work:

Temporary Use to allow for the fenced Garden Center on Home Depot's parking lot**.** The fence will be approximately 6 feet in height, encircling an area of approximately 6,400 sq. ft., 40 feet by 160 feet. This temporary use is being requested from April 28th, through July 28th, 2025.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 4-17-25]*

RESOLUTION NO. 2025-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR OUTDOOR SEASONAL TREE AND SHRUB SALES FOR PROPERTY LOCATED AT 6489 SOUTH 27TH STREET (HOME DEPOT U.S.A., INC., APPLICANT)

---

WHEREAS, Home Depot U.S.A., Inc. (Home Depot 4907) having petitioned the City of Franklin for the approval of a Temporary Use to allow for seasonal sales (April 28, 2025 through July 28, 2025) in The Home Depot store parking lot, with 6 foot high black wire fence around a 40 foot wide x 160 foot deep area of plant goods and commodity bagged goods, upon property located at 6489 South 27th Street; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Home Depot U.S.A., Inc. (Home Depot 4907) for the approval of a Temporary Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall commence upon April 28, 2025 and terminate and expire on July 28, 2025.

2. All outdoor seasonal tree, shrub and commodity bagged goods sales shall take place within the 40,000 square foot area shown on “Exhibit A” of Ordinance No. 99-1553.

3. The approval granted hereunder is subject to verification by City Development Department staff that all the outdoor sales and display on The Home Depot’s property are in conformance with Ordinance No. 99-1553.

4. Fire Lane access must be maintained.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Chairman

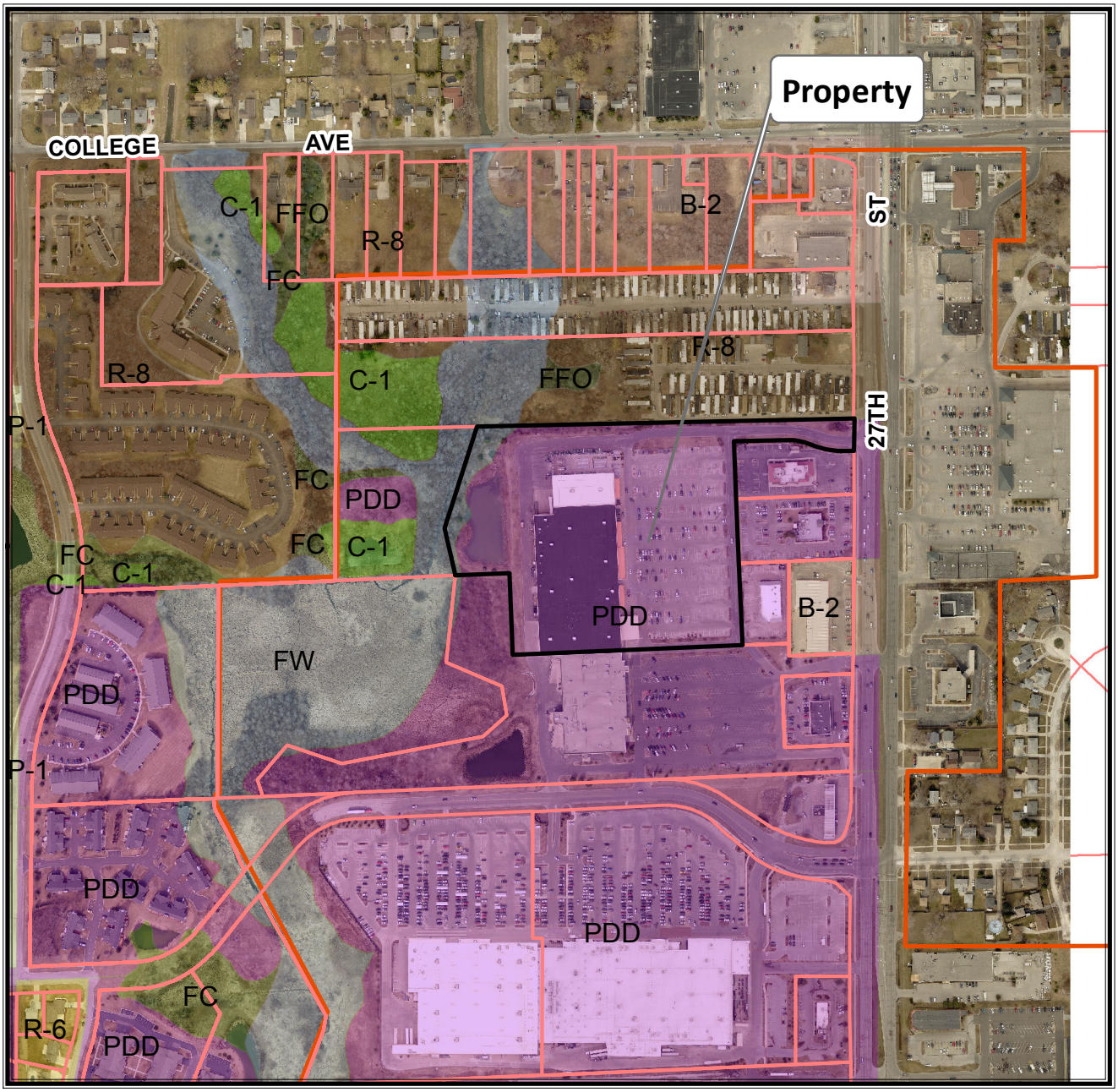
ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin

# 6489 S. 27 Street




**Planning Department**
**(414) 425-4024**

0 295 590 1,180 Feet

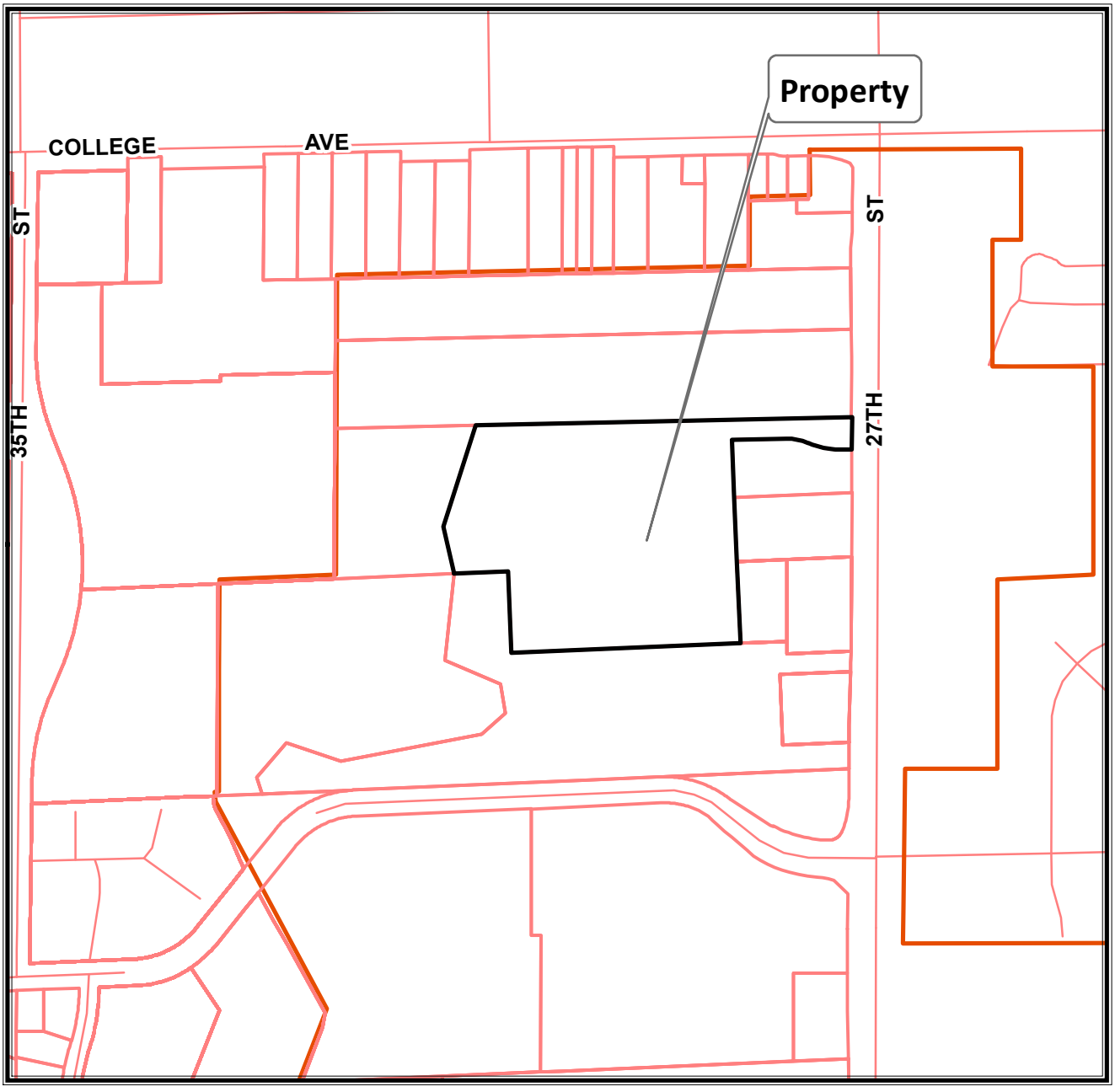
NORTH

2016 Aerial Photo

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

City of Franklin

# 6489 S. 27 Street

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**(414) 425-4024**

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Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

(414) 425-4024
franklinwi.gov

APPLICATION DATE: _____

STAMP DATE: ____city use only_____

# PLAN COMMISSION REVIEW APPLICATION

## PROJECT INFORMATION [print legibly]

| APPLICANT [FULL LEGAL NAMES] | APPLICANT IS REPRESENTED BY [CONTACT PERSON] |
|---|---|
| NAME: | NAME: Jennifer Beierle. Store Manager |
| COMPANY: Home Depot U.S.A. Inc | COMPANY: Home Depot U.S.A., INC |
| MAILING ADDRESS: 2455 Paces Ferry Road | MAILING ADDRESS: 6489 South 27th Street |
| CITY/STATE: Atlanta, GA 30339 ZIP: | CITY/STATE: Franklin,WI ZIP: 53132 |
| PHONE: 770-433-8211 | PHONE: 414-304-1024 |
| EMAIL ADDRESS: | EMAIL ADDRESS: Jennifer_L_Beierle@Homedepot.com |

## PROJECT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS: 6489 South 27th St | TAX KEY NUMBER: |
| PROPERTY OWNER: Home Depot U.S.A., Inc | PHONE: |
| MAILING ADDRESS: 6489 South 27th Street | EMAIL ADDRESS: |
| CITY/STATE: Franklin, WI ZIP: 53132 | DATE OF COMPLETION: office use only |

## APPLICATION TYPE

**Please check the application type that you are applying for**

☐ Building Move ☐ Sign Review ☐ Site Plan / Site Plan Amendment ■ Temporary Use

Most requests require Plan Commission review and approval.
Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.

## SIGNATURES

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

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

■ I, the applicant, certify that I have read the following page detailing the requirements for plan commission approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

| | |
|---|---|
| PROPERTY OWNER SIGNATURE: | APPLICANT SIGNATURE: |
| NAME & TITLE: John Chescavage-Sr. Corporate Counsel DATE: 3/10/2025 | NAME & TITLE: Jennifer Beierle - Store Manager DATE: |
| PROPERTY OWNER SIGNATURE: | APPLICANT REPRESENTATIVE SIGNATURE: |
| NAME & TITLE: DATE: | NAME & TITLE: DATE: |

# CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

## BUILDING MOVE APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ $200 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include …
- ☐ Three (3) project narratives.
- ☐ Three (3) folded full size, drawn to scale copies (at least 8 ½ " X 11") of the plat of survey, *showing the proposed building placement at the new location, indicate setbacks from property lines and locations of driveways and access points.*
  NOTE: Single-Family homes require an attached 2-car garage.
- ☐ Three (3) copies of color photographs of the building's current elevations.

☐ Other items as may be required for specific applications, per a city planner.
☐ Email or flash drive with all plans / submittal materials.

- Applications for a Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.

## SIGN REVIEW APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ $40 Application fee payable to the City of Franklin.
☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include …
- ☐ Three (3) colored copies of the sign elevations, drawn to scale not less than ½" = 1'. *Plans shall be folded to a maximum size of 9" X 12". The elevations should denote the sign dimension and area. Identify the colors, materials, finishes and lighting method (if applicable).*
- ☐ Three (3) scaled copies of the Site Plan, *showing the location of the proposed signage relative to (1) any existing or proposed structures; (2) parking stalls and/or driveways; (3) proposed landscaping and outdoor lighting; (4) the setback distance from the street right-of-way at the proposed location; (5) height of sign above the finished grade; and (6) the vision triangle distances described in Section 15-5.0201 of the Unified Development Ordinance.*

☐ Email or flash drive with all plans / submittal materials.

- Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
- Permits for construction are REQUIRED after approval. Contact Inspection Services (414-425-0084) for permit processes.

## SITE PLAN / SITE PLAN AMENDMENT APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ Application fee payable to the City of Franklin… [select one of the following]
- ☐ Tier 1: $2000
- ☐ Tier 2: $1000 *(lot size ≤ 1 acre)*
- ☐ Tier 3: $500 *(≤ 10% increase or decrease in total floor area of all structures with no change to parking: or change to parking only).*

☐ Word Document legal description of the subject property.
☐ Three (3) complete collated sets of application materials to include …
- ☐ Three (3) project narratives.
- ☐ Three (3) folded full size, drawn to scale copies (at least 24" X 36") of the Site Plan / Site Plan Amendment package. *The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301, and 15-0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.)*

☐ One (1) colored copy of the building elevations *on 11" X 17" paper, if applicable.*
☐ One (1) copy of the Site Intensity and Capacity Calculations, *if applicable (see division 15-3.0500 of the UDO)*
☐ Email or flash drive with all plans / submittal materials.

- Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.

## TEMPORARY USE APPLICATION MATERIALS

☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
☐ $50 Application fee payable to the City of Franklin.
☐ Three (3) complete collated sets of application materials to include …
- ☐ Three (3) project narrative
- ☐ Three (3) folded, scaled copies, of the Site Plan, *see section 15-3.0804 of the UDO for information that must be denoted on each respective plan.*

☐ Email or flash drive with all plans / submittal materials.

- Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
- Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and Inspection Services at (414) 425-0084.

6489 S 27th St. • Franklin, WI 53132
(414)304-1024 • Fax: (414)304-3416

April 1st 2025

RE: Temporary Use Permit

City of Franklin,

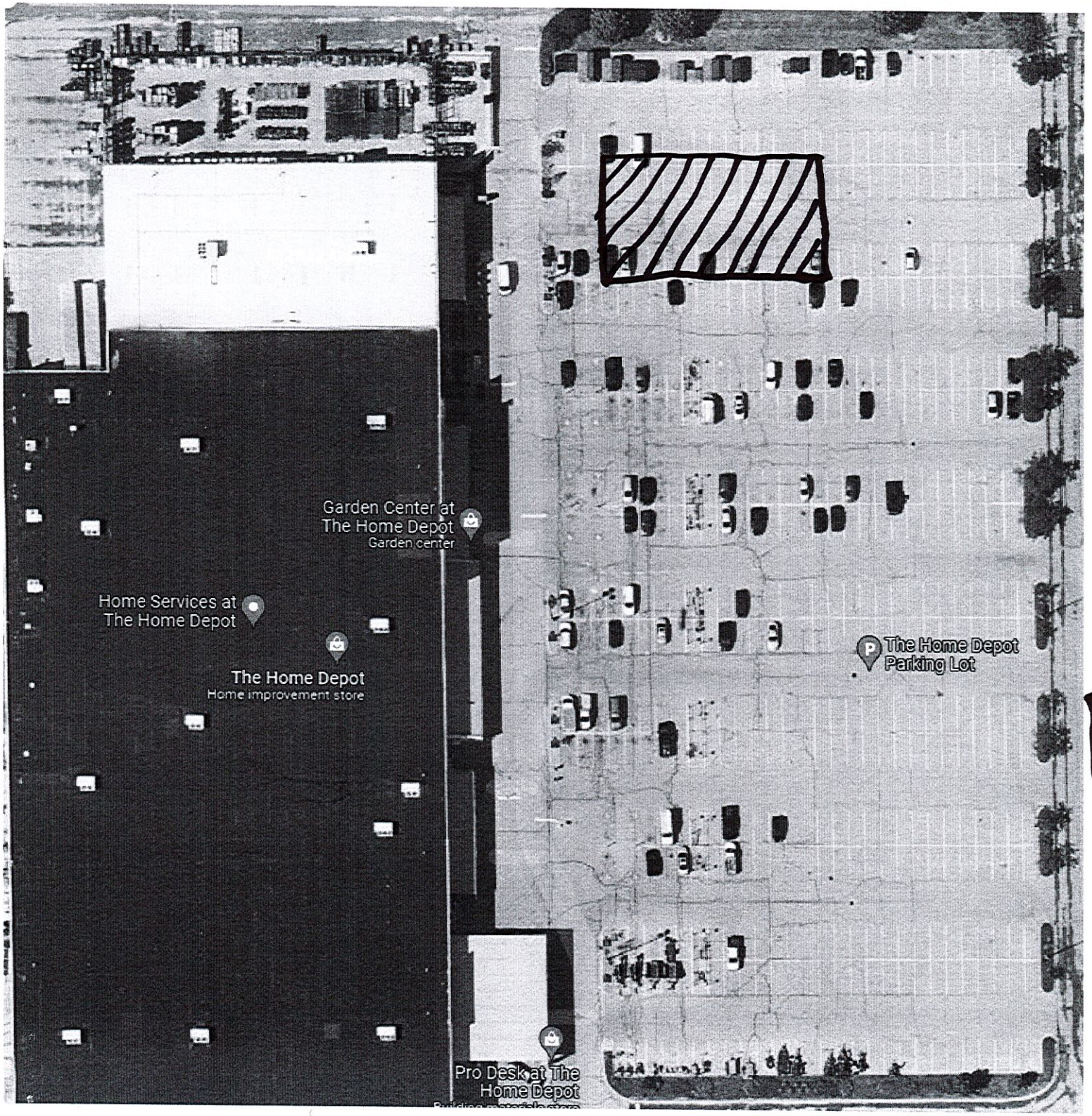
The location of our project for the temporary use permit will be located on the north side of our parking lot adjacent to the Garden center that is attached to the building. The proposed location is shown on the overhead map by use of blacked-out square, which is attached to this project narrative.

We will be fencing in an area approximately 40 feet by 160 feet. The fenced area will contain mulch, soil, straw, trees, and shrubs. There will be no structures built, and no cash registers operated int he proposed location. The hours of operation will be Monday – Saturday 6:00 am to 10:00 pm, and Sunday 8:00 am to 8:00 pm.

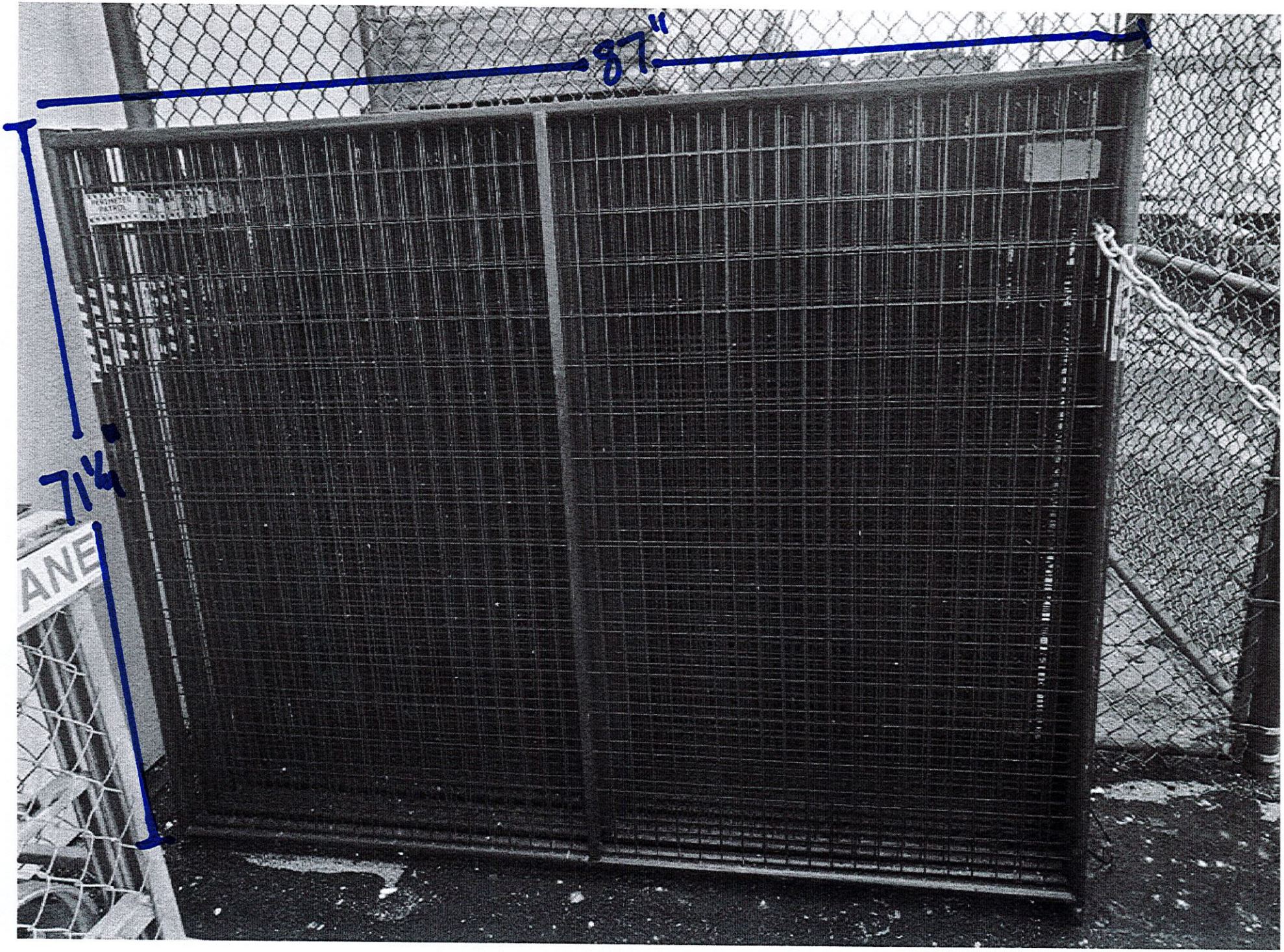
Duration of Use will be April 28th – July 28th

Thank you

Jennifer Beierle


Garden Center at
The Home Depot
Garden center
Home Services at
The Home Depot
The Home Depot
Home improvement store
The Home Depot
Parking Lot
Pro Desk at The
Home Depot

Site Plan =


97"
71¼"

**CITY OF FRANKLIN**

**REPORT TO THE PLAN COMMISSION**

**Meeting of May 8, 2025**

**Fence Installation within Landscape Bufferyard Easement**

***RECOMMENDATION:*** City Development staff recommends approval of this request to allow for the installation of a fence within the 30-foot Landscape Bufferyard Easement upon Lot 6 in the Ryan Meadows Subdivision.

| | |
|---|---|
| **Project name:** | **Home Path Financia; – Fence Installation within Landscape Buffer Easement** |
| **Property Owner:** | Home Path Financial |
| **Applicant:** | Ryan Scott Mahoney |
| **Property Address/TKN:** | 9516 S. Bergamont / 891 1006 000 |
| **Aldermanic District:** | District 6 |
| **Zoning District:** | R-6 Suburban Single-Family Residence District |
| **Staff Planner:** | David Serna, Planning Intern |

## Project Description/Analysis

This request is to allow for a fence within the 30 foot "Landscape Bufferyard Easement" upon Lot 6 in the Ryan Meadows Subdivision. The Ryan Meadows Final Plat was approved by the Common Council on September 17th, 2019 by Resolution No. 2019-7547 and contains a 30 foot "Landscape Buffer Easement" for all lots abutting West Ryan Road. The property owner is proposing to install a fence and within this area and would like release of the plat restriction.

The applicant is proposing a 4-foot high black aluminum wrought iron installed up to the rear property line. This structure would encroach into the planting strip indicated on the plat.

Note that the Landscape Bufferyard Easement is located on platted lots 6 & 7. Staff acknowledges that the proposed fence would be visible from Ryan Road.

**Site compliance**

City Development staff visited the site on April 28th and didn't notice any site compliance issues with the subject lot.

## Staff Recommendation:

City Development staff recommends approval of this request to allow for the installation of a fence within the 30-foot Landscape Bufferyard Easement upon Lot 6 in the Ryan Meadows Subdivision.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

*[Draft 04-17-25]*

RESOLUTION NO. 2025-____

A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE WITHIN THE 30 FOOT LANDSCAPE BUFFERYARD EASEMENT PLAT RESTRICTION, UPON LOT 6 OF THE RYAN MEADOWS SUBDIVISION (9516 S BERGAMONT DRIVE) (RYAN S MAHONEY & KATHY THOMAS, APPLICANTS)

---

WHEREAS, the Ryan Meadows Subdivision Plat prohibits the building of structures within the 30 foot "Landscape Bufferyard Easement" described thereon; and

WHEREAS, Ryan S. Mahoney and Kathy Thomas having applied for a release of the 30 foot Landscape Bufferyard Easement restriction upon their property to the extent necessary to install a fence up to the rear yard property line from the south line of the property which abuts West Ryan Road and within the restricted area upon the property located at 9516 S Bergamont Drive, such property being zoned R-6 Suburban Single-Family Residence District, bearing Tax Key No. 891-1006-000, is more particularly described as follows:

> Lot 6 in RYAN MEADOWS, in NE1/4 Section 30, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the 30 foot Landscape Bufferyard Easement restriction upon the Final Plat for Ryan Meadows Pointe Subdivision and its accompanying restriction of the building of structures is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the request for the release of the 30 foot Landscape Bufferyard Easement restriction only so as to allow for the subject fence installation, and having considered the proposed location of and type of fence to be installed upon the subject property in conjunction with existing and required landscaping on the property, and that the proposed fence will not be readily visible from the adjoining highway or create any adverse impact upon the aesthetic or buffering purposes of the landscape bufferyard.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the installation of proposed fence of the type and specifications as described and only upon the location as set forth within the plans accompanying the application of Ryan S. Mahoney & Kathy Thomas filed on March 12, 2025 be and the same is hereby authorized and approved and that the Landscape Bufferyard Easement restriction as it would otherwise apply to such installation upon the subject property only, is hereby waived and released.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the installation of the subject fence and that the subject fence shall be installed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

BE IT FINALLY RESOLVED, that the City Clerk be and the same are hereby directed to obtain the recording of this Resolution with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin
Department of City Development

Date: April 2, 2025
To: Ryan Scott Mahoney
From: Department of City Development. David Serna, Planning Intern.
RE: Staff Comments, 9516 S. Bergamont Drive **/** 891 1006 000

Please be advised that city staff has reviewed the above application received on March 12, 2025, for a proposed miscellaneous application for the installation of a fence within a landscape easement on lot located at 9516 S. Bergamont Drive **/** 891 1006 000. The following comments are for your review and consideration.

**City Development Comments**

- This application is scheduled for the May 8th Plan Commission Meeting at 6:00 PM. If recommended for approval, final decision will be at the May 20th Common Council Meeting at 6:00 PM
- Please submit 14 copies of your application materials to the Department of City Development no later than Monday, April 28th at 4:30 PM.

**Engineering Department Comments**

The following comments must be resolved before the approval of the building permit.

- The fence is prohibited within the water main easement.
- The structure is prohibited within the landscape easement.
- The fence should not create a drainage nuisance.

Note:

It is the owner's responsibility to ensure there are no encroachments to any other easement that may exist within the property.

Call the digger's hotline before digging.

**Inspection Services**

Inspections shall be required as follows: "Location Inspection" (prior to installing fence), Final Inspection (after fence is installed).

# City of Franklin
# Department of City Development
# Planning & Zoning

## Application Type: Miscellaneous

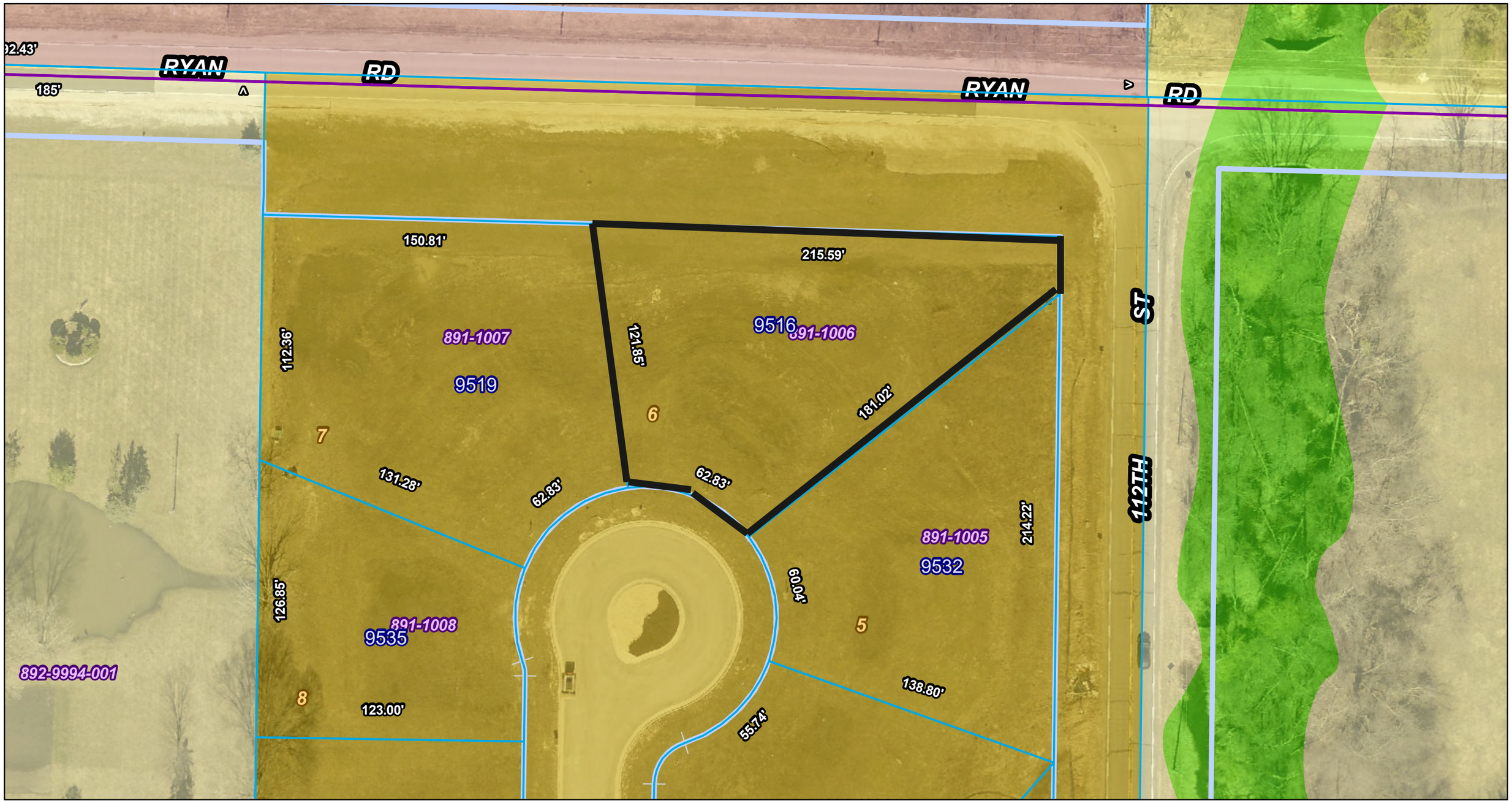
Routing date: 03/26/2025

| | |
|---|---|
| **Project name:** | **Home Path Financial, Miscellaneous** |
| **Property Owner:** | Home Path Financial |
| **Applicant:** | Ryan Mahoney |
| **Property Address/TKN:** | 9516 S. Bergamont Dr. / 891 1006 000 |
| **Aldermanic District:** | District 6 |
| **Zoning District:** | R-6 Suburban Single-Family Residence District |
| **Staff Planner:** | David Serna, Planning Intern |
| **Submittal date:** | 3/12/2025 |
| **Application number:** | PPZ25-0047 |

## Scope of Work:

The applicant is seeking a request to allow for a fence within the 30 foot Landscape Buffer Easement upon Lot 6 of the Ryan Meadows Subdivision. The Ryan Meadows Subdivision Final Plat was approved by the Common Council on September 17th, 2019 by Resolution No. 2019-7547 and contains a "Landscape Easement" for all lots within the sub division. The property owner is proposing to install a 4' fence within this area. The proposed fence will be up to the lot line within the Landscape Buffer Easement in the rear yard.

# City of Franklin Property Viewer




5/1/2025, 10:00:04 AM

Aldermanic District

Parcel

1:717

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

SEWRPC, Maxar, Microsoft

Guest

Earthstar Geographics | City of Franklin, WI |

Legal description of property: address 9516 S. Bergamont Drive

Parcel #891-1006-000

*LOT 6 IN*

*RYAN MEADOWS*

*in NE1/4 Section 30-5-21*

*CITY OF FRANKLIN*
*MILWAUKEE COUNTY, WIS.*

*-for-*
*Home Path Financial*

Yutka Fence, Inc.
11880 12th St.
Kenosha, WI 53144
(262) 859-3226

**BILL TO**
Justin Jerabek
1
Oak Creek, WI 53154 USA

| ESTIMATE | ESTIMATE DATE |
|---|---|
| 62075247 | Feb 24, 2025 |

**JOB ADDRESS**
Justin Jerabek
1
Oak Creek, WI 53154 USA

**Job:** 21729

## ESTIMATE DETAILS

Ryan Mahoney - 4' Imperial Verona Black Aluminum (Aluminum):

10% OFF - HOA - CREDIT CARD AND FINANCING PRICE: $19,918.83

5% OFF ACH/CHECK REBATE PRICE: $18,922.89

ACH/CHECK STARTING PROJECT PRICE: $9,959.42

Installation of:

(465') 4' High Imperial Verona 3-Rail Flat Top Smooth Black Aluminum
-36" Depth of Holes (Guaranteed)
-Concrete
-Order to Grade (1" to 3" Spacing under fence)

(2) 5' Wide, 4' High Walk Gate.
-Self Closing
-Order Gate to Grade (Bias)

Spoil-Dirt removal and disposal.

Homeowner Responsible for Acquiring Permit.

No utilities have been marked as of now; however, Yutka will take care of coordinating Diggers hotline before the layout meeting. There are currently no (0) utility digs included in the estimate. Depending on the markings, it may be necessary to relocate the fence, and this potential adjustment will be addressed during the official layout meeting.

50% Down payment at time of accepted offer, the balance due upon substantial completion of project.

This estimate is valid for 10 days.
For stock materials, pricing is not locked in until you accept your estimate online AND we receive your 50% deposit. For non-stock materials, pricing is not locked in until we order your materials after your layout meeting is complete.

Residential New Install Guarantee: 3 Years

Residential Gate Guarantee: 1 Year

Repair Guarantee: 1 Year

*See contract terms for additional warranty information.

| SERVICE | DESCRIPTION | QTY | PRICE | TOTAL |
|---|---|---|---|---|
| Installation | **Project Estimate**<br>This amount represents the estimated total cost for your fence installation, covering materials, labor, and equipment.<br><br>**Unforeseen Situations:**<br><br>• We understand that some things are beyond our control. If utility lines are located within 24 inches of the fence site, we'll work with you during the layout meeting to ensure a safe and convenient placement.<br>• We can't see what's below the ground. Our initial quote assumes smooth drilling through soil or clay. However, if you have rocky soil causing difficulties with augering in more than 3 holes, there may be an additional charge of up to $60 per hole. To help us provide a more accurate estimate, please let us know in advance if your area has rocky soil, and we'll adjust our quote accordingly. **We aim to make your project as smooth and worry-free as possible.** | 1.00 | $22,132.03 | $22,132.03 |
| ManagersDiscount4 | **10% Off Promotion!**<br>Offer expires 30 days from estimate date. | 22132.03 | $-0.10 | $-2,213.20 |
| Check or ACH Rebate | ▶▶▶ **YOUR REBATED PRICE: $**<br><br>**Paying Made Simple with ACH/Check**<br><br>• **Payment Method:** When you choose to pay via **ACH** (Automated Clearing House), the process becomes straightforward, requiring only your **routing number** and **bank account number.**<br>• **Instant Rebate:** Enjoy a 5% instant rebate on your balance when you make both the deposit and final payment using either a check or ACH.<br>• **Payment Deadline:** To qualify for the rebate, ensure that the final payment is received within 5 days from the invoice date.<br>• **Mathematical Errors**: Don't worry about mathematical | 1.00 | $0.00 | $0.00 |

| | | | | |
|---|---|---|---|---|
| | errors affecting your final price. The rebate is calculated as 95% (0.95 times) of the Final Price, guaranteeing accuracy and fairness in the rebate process. | | | |
| Financing | **Financing Options -** Yutka Fence offers two financing options through Service Finance.<br><br>• **Deferred Interest Loans with Scheduled Monthly Payments**<br>• **Reduced Interest Loans for up to 120 months.** | 1.00 | $0.00 | $0.00 |
| Yutka Alum Fence Description | Our Imperial Aluminum fence is designed for residential use and features the following specifications:<br><br>• **Pickets**: The fence includes 5/8" pickets, providing an attractive and sleek appearance.<br>• **Posts**: Post dimensions for 4-foot-high fences are 2" x 2" with a wall thickness of .060.<br>• **Post Construction**: Posts are routed, allowing sections to fit securely inside them, maximizing the fence's strength and stability. Each post is concreted in a 3-foot deep hole with a diameter of 6 to 8 inches, ensuring it extends to the bottom of the hole to prevent sinking inside the concrete; posts are not floated in concrete.<br>• **Bottom Rail**: The standard configuration positions the bottom rail approximately 5 inches above the bottom of the fence pickets.<br>• **Fasteners**: All fasteners used in your fence are stainless steel, preventing rust and ensuring the fence's long-lasting beauty and integrity.<br>• **Special Note (Siena Pool Style):** If you have a Siena pool style, the bottom rail will be flush with the bottom of the pickets, meeting pool safety requirements. | 1.00 | $0.00 | $0.00 |
| Yutka Alum Wlk Gate Description | Your Imperial Aluminum walk gate will receive an upgrade with the following features:<br><br>• **Hinge Post**: Upgraded to a 2" x 2" Heavy Duty hinge post with a wall thickness of .125 for enhanced strength and durability.<br>• **Hinges**: Equipped with black nylon hinges for a sleek and durable appearance.<br>• **Latch**: Includes a black stainless pad-lockable latch for added security and convenience. | 1.00 | $0.00 | $0.00 |

| | |
|---|---|
| **SUB-TOTAL** | $19,918.83 |
| **TAX** | $0.00 |
| **TOTAL** | $19,918.83 |
| **EST. FINANCING** | $252.22 |

Thank you very much for choosing Yutka Fence. We would appreciate any feedback on your experience.

**CUSTOMER AUTHORIZATION**

The summary [above] is furnished by Justin Jerabek as a good faith estimate of work to be performed at 1, Oak Creek, WI 53154 USA and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree to the estimate and authorize Yutka Fence to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here Date

As our valued Customer, we want to be sure you have complete information about the installation of your fence. Our goal is to provide clear expectations regarding your project.

**CHARGES & EXTRAS:**

Utility Hand Digs: $120/hole  Non-Utility Hand Digs: $35/hole  Site Prep: $300/hour  Changes: Cost plus markup

**UTILITIES**: Yutka Fence will call Digger's Hotline (Wisconsin) and J.U.L.I.E. (Illinois) to mark public utilities including, but not limited to: electrical, water, sewer, gas, telephone, and cable locations. To comply with local utility company regulations, Yutka Fence cannot auger within 24" of public utility lines. There are some underground items that only the customer can identify. The public utility companies do not mark these, and Yutka Fence, Inc. is not responsible for damage to unmarked items. Prior to the installation, it is important that you use a bright colored spray paint to mark the ground for locations of including but not limited to: Private septic systems, sprinkler lines, water lines supplying a pool or other structure, private electric lines that supply power to lamp posts, walkway lighting, yard lighting, pools, detached garages or sheds, wells, French drains or tiles, downspouts, propane gas lines, electric dog fences, security systems, any related items, or any utility locations where your municipality does not provide marking services. If extra materials and labor are needed to avoid excavating near utilities, it will be charged at Seller's cost plus 100% for Seller's markup. Utility Hand Digs will be charged at $120 per hole (holes within 18" of a utility line). To avoid charges, move the fence location at layout meeting.

**SITE PREPARATION**: To ensure proper installation of your fence, some trimming and clearing may be required. Yutka Fence, Inc. can provide these services, or you may choose to save these costs by doing this work yourself before installation. To provide room for a safe and quality installation, all brush, briars, trees, shrubs, tall grass, overgrowth, yard items, toys, landscaping items, pavers, etc. must be cleared to a distance of 2 feet on either side the installation line for your new fence and to a height of 6 ½ feet. The cost for the installation crew to trim and clear these materials is $300.00 per hour. Yutka Fence cannot grind or remove tree roots and stumps or remove trees with a diameter of greater than 4 inches. Yutka Fence is not responsible for any damage to tree roots hit or exposed during digging. Removal and disposal of materials will be an additional charge. Yutka Fence retains the right to refuse the removal or handling of materials at their discretion.

**CHANGES**: Changes in the plans or specifications will be made upon written order prior to work being performed. Written changes shall be signed by Customer and shall set forth a description of the change, addition or deletion and the cost or credit. If a verbal change or extra is approved by the Customer and is performed prior to the parties reaching an agreed upon amount in writing, the change or extra shall be charged at Seller's cost plus 100% for Seller's markup. Any changes or extras shall extend the time to complete the construction. Any change, alteration or extra from the plans or specifications, including, but not limited to, erosion control measures or mandated dumpster use, which may be required by any public body or inspector or architectural control committee (or similar authority) or site conditions, which increases costs, shall constitute an extra and shall be paid by Customer and shall not require written approval from Customer as stated above. Customer agrees to pay Yutka Fence, Inc. all additional charges for additional work and materials, which may be required due to weather conditions. Delays in progress of the work due to customer indecision, changes in layout or materials, unprepared site, etc. will be charged at Seller's cost plus 100% markup. Changes that cannot be accommodated at the time of installation that require another day and trip will be charged a minimum of $350.00. The final billing will be based on the actual footage of fencing built and the work performed. All charges and extras must be paid upon Yutka Fence, Inc. completing construction of the fence. Credit for materials not used will be subject to restocking fees and will not be given for materials that cannot be restocked.

**UNFORESEEN CIRCUMSTANCES**: In the event abnormal home improvement site conditions are encountered in conjunction with the services provided by Seller, Customer agrees to pay the cost of any additional work or materials. This does not constitute a change in plans and specifications as detailed in the Changes & Extras Provision. Customer agrees to pay for the additional costs caused by or resulting from site conditions, including, but not limited to, the following: abnormal soil and subsoil conditions, rocks, boulders, tree roots, removal of trees, providing fill or cutting to grade, trucking excess fill, excavation cave-in corrections, snow removal, and any related costs. Customer is also responsible for extra charges due to drilling into concrete slabs or other underground obstructions for which the existence was not foreclosed in writing on the contract. Any such extra costs shall be completed as set forth in the Changes & Extras Provision. Unless otherwise provided in this Contract, the Customer shall not be reimbursed for any excess ground removal from the site, nor shall Yutka Fence, Inc. be required to remove, store, or replace topsoil, sod, plants, or other surface objects. Yutka Fence, Inc. will not be held responsible for unknown or unforeseen subsoil conditions that could affect the quality of the fence or surrounding areas. Hard Digs beyond the capability of our machinery will be charged at Seller's cost plus 100% for Seller's markup including but not limited to: rental cost of the equipment needed, extra labor, fuel surcharges, and delivery fees. Yutka Fence will not credit or discount customer for costs associated with including but not limited to: delays due to weather or other acts of God, supplier error, equipment breakdowns, lost vacation time, scheduling conflicts, or any other circumstance that delays completion of the project.

**FENCE LOCATION**: The Customer is responsible for location of the fence. If you cannot find the property line markers, it is recommended that you have a survey performed to ensure your new fence does not encroach onto your neighbor's property, is in compliance with local ordinances, setbacks, easements or Home Owners Association restrictions. Yutka Fence, Inc. is not responsible for the costs associated with moving fences where the property lines have not been properly located prior to installation.

**BUILDING PERMITS**: As a general rule, most cities and/or counties require customers to obtain a fence permit for fence work. Unless otherwise stated in writing on the contract, it will be the Customer's responsibility to apply for and obtain any necessary fence permits at Customer's expense. Yutka Fence, Inc. may not order any materials or start any site work under a home improvement contract until all required state and local permits have been received. It is Customer's sole responsibility to comply with all required state and local regulations, including but not limited to, determining proper property boundary lines and property pins, prior to commencement of work. Yutka Fence, Inc. bears no responsibility for the property line locations.

**MISCELLANEOUS**: If any part of this Contract is found to be unenforceable, it shall not affect the enforceability of the remainder of this Contract. The failure of either party to enforce any term or condition of this Contract, shall not be deemed to constitute a waiver or any other breach of any right, claim, term or condition of this Contract. This Contract expresses all agreements between the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written, including proposals, draft plans and specifications, brochures and other information, and shall be binding upon and shall inure to the benefit of the heirs, administrators, executors, successors and of the parties hereto. This Agreement shall be governed by Wisconsin law, and the parties agree that any related litigation may be brought in Wisconsin state or Federal courts.

**PAYMENT TERMS:** 50% of the full project amount is due upon accepting the proposal. The remaining balance is due upon substantial completion of the project. Substantial completion is the point where the project becomes usable or the customer has the benefit of and only minor work, punch list items, or rework remains. Partial billing for materials needed and work completed may be sent at weekly intervals.

Yutka Fence's Warranty is void if full payment has not been received within 30 days from the substantial completion date. A financing charge of 1% per month shall be applied for overdue amounts beginning on the substantial completion date for any balances not paid within 5 days.

A service fee of $45 will be charged for any returned checks or incidents of insufficient funds for ACH charges.

All payment rebates are void if the balance is not paid in full within 5 days of the invoice date.

**LIEN NOTICE:** As required by the Wisconsin Agricultural, Trade & Consumer Protection Chapter 110, and Illinois Mechanics Lien Act - 770 ILCS 60/0.01 Yutka Fence, Inc. hereby notifies Customer that persons or companies furnishing labor or materials for the home improvement and fence work on Customer's land may have lien rights on Customer's land and buildings if not paid. Yutka Fence, Inc. shall retain a security interest in all material provided in home improvement contract until all invoices pertaining to the Contract are paid in full. Once Customer has satisfied his/her payment obligations, Customer is entitled to receive written lien waivers.

**COMMERCIAL GUARANTEE:** 1-Year from date of install

**REPAIR GUARANTEE:** 1-Year from date of install

**RESIDENTIAL NEW INSTALL GUARANTEE: The Guarantee is void if the balance is not paid in full within 30 days of invoice.** Where applicable, all material warrantees are covered per manufacturer specific regulation and registration requirements.

| Yutka Residential Guarantee* | Manufacturer Material Guarantee: | 3-Year Labor: | 1-Year Labor: |
|---|---|---|---|
| | • Limited Lifetime:<br>  • Ultra Aluminum<br>  • Digger Specialties Aluminum<br>  • Digger Specialties Vinyl<br>  • Ameristar Montage<br>• Limited 15-Year: Galvanized Chain Link<br><br>• Limited 3-Year Cedar | • Cedar<br>• PVC<br>• Aluminum<br>• Montage<br>• Chain Link | • Gates of all types<br>• Repairs |

*Warranty Exclusions

- Alterations, deletions, or additions made by the Customer
- Misuse or abuse causing damage to the fence, including vandalism, vehicle damage, climbing, yard maintenance tools, and items being hung on fence
- Frost or ground water issues resulting in post upheaval
- Issues caused by snow or ice not being properly removed from fence areas
- Normal expected weathering and settling of land or concrete around the fence
- Normal expected wood discoloration, shrinkage, expansion, bowing, checking, graying, knots, or decaying
- Damage from acts of God, including damage caused by wind, fallen trees, or other natural casualty
- Damage caused from water sealing or painting fence
- Repainting of the fence after repairs
- Gate hardware damage from wind, misuse, or other forces arising from Customer failing to latch the gate
- Decay and damage caused by dirt and debris building up at base of fence or vines growing on fence
- Damage from grass trimmers, lawn mowers, sprinklers
- Secondary damage caused by defects under warranty, such as property damage and personal injury
- Surface defects in work and materials specified and accepted in writing by the customer at the date of completion
- Contractual disputes

**CANCELLATION:** Cancellations outside of right to cancel period will be charged a minimum of $350 for administrative performance of the contract plus any other materials or performance. PAYMENT TERMS: Full payment is due upon substantial completion of the project. Substantial completion is the point where the project becomes usable or the customer has the benefit of and only minor work, punch list items, or rework remains. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals.

## Project Narrative for Fence Installation on Landscape Easement

This project seeks approval for the installation of a fence within the landscape easement at 9516 S Bergamont Drive. The fence will be 4 feet tall and made of aluminum wrought iron, adhering to city and HOA regulations. Homeowner has a five-year-old child with special needs, and this request is to address the child's safety. More details on this below.

The fence will be installed by a licensed contractor. Contractor will enter only through homeowner's property, taking care to not present a drainage nuisance to adjoining properties, and will ensure that fence poles are outside of the water main easement.

Homeowner will maintain and landscape the easement area according to city standards.

## Background on Homeowner's Child

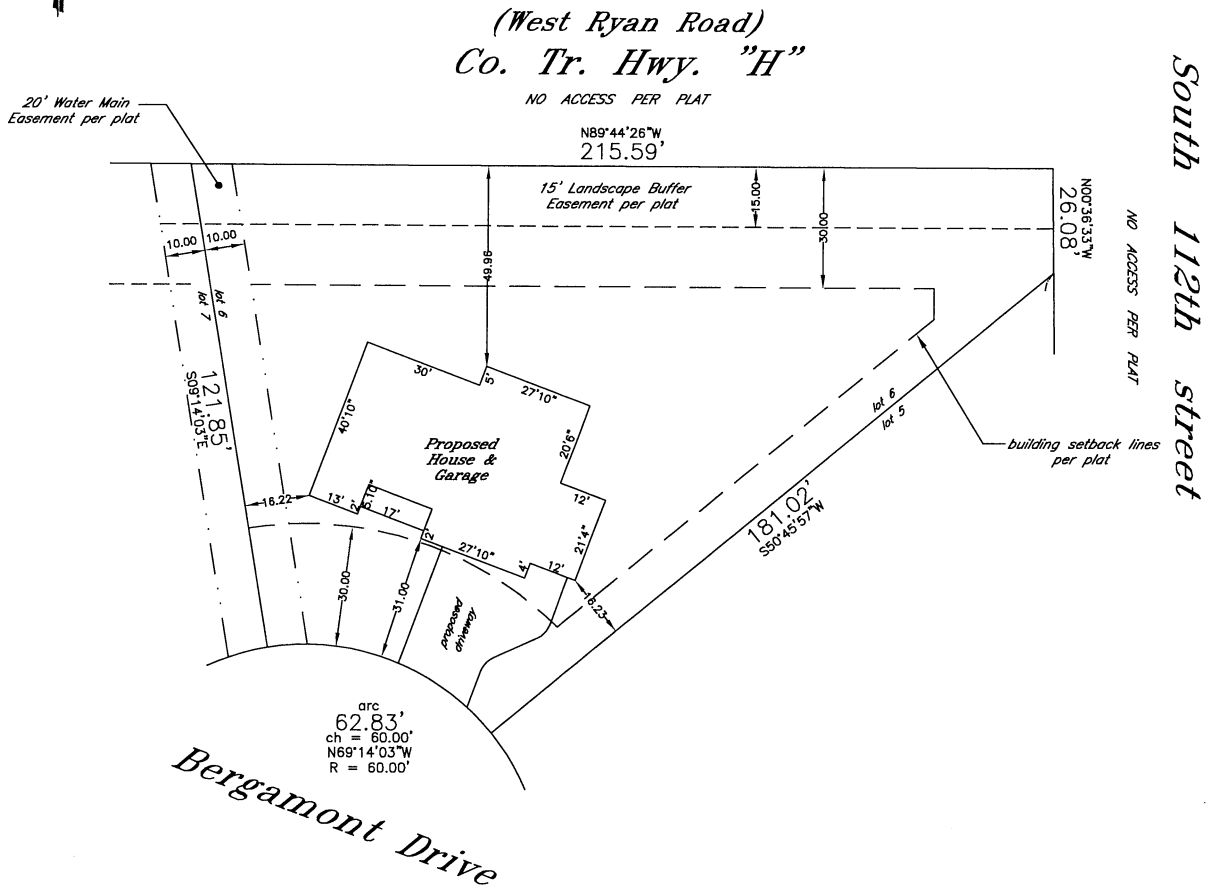
Homeowner's child is a wonderful little boy who was diagnosed with moderate-severe autism two years ago. He has challenges controlling his impulses. One of those impulses is elopement, which is the tendency to wander or run away from a safe space without notice. Due to this elopement, a fence is necessary. For further details on his situation, please refer to the enclosed letter from his licensed behavioral specialist at Help Hope Solutions.

Homeowner's child also likes to mimic the actions of others around him, including parents and other adults. If the landscape buffer is outside of the fence, he will regularly see his parents on the other side of the fence when they are maintaining that area of the property. The concern is he would be motivated to find ways to go back behind the fence by himself. If he gets back there, he then has unfettered access to nearby hazards, including Ryan Road, Ryan Creek, and a nearby pond in the subdivision. But if the landscape buffer is inside the fence, his parents will not need to go behind the fence, and remove the temptation for their child to elope there. Therefore, this specific request to the city is for permission to build the fence around the landscape easement, in order to avoid and prevent any desire for the child to go behind the fence, thereby supporting his safety.

lot area = 19,904 S. F.

denotes iron pipe

Scale
1" = 30'




*Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.*


*J.K.R. SURVEYING, INC.*
*8121 22ND AVENUE*
*KENOSHA, WI 53143*


address: 9516 S. Bergamont Drive

SKETCH

I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

.....

Reg. Land Surveyor
February 20, 2025

* Verify exact number with City Engineering Department

* outside finish grade = EL 000.00 (advisory only) – top of foundation = EL 000.00 (advisory only) unless otherwise determined in writing by City Engineering Department

*Plat of Survey of*

*LOT 6 IN*

*RYAN MEADOWS*

*in NE1/4 Section 30–5–21*

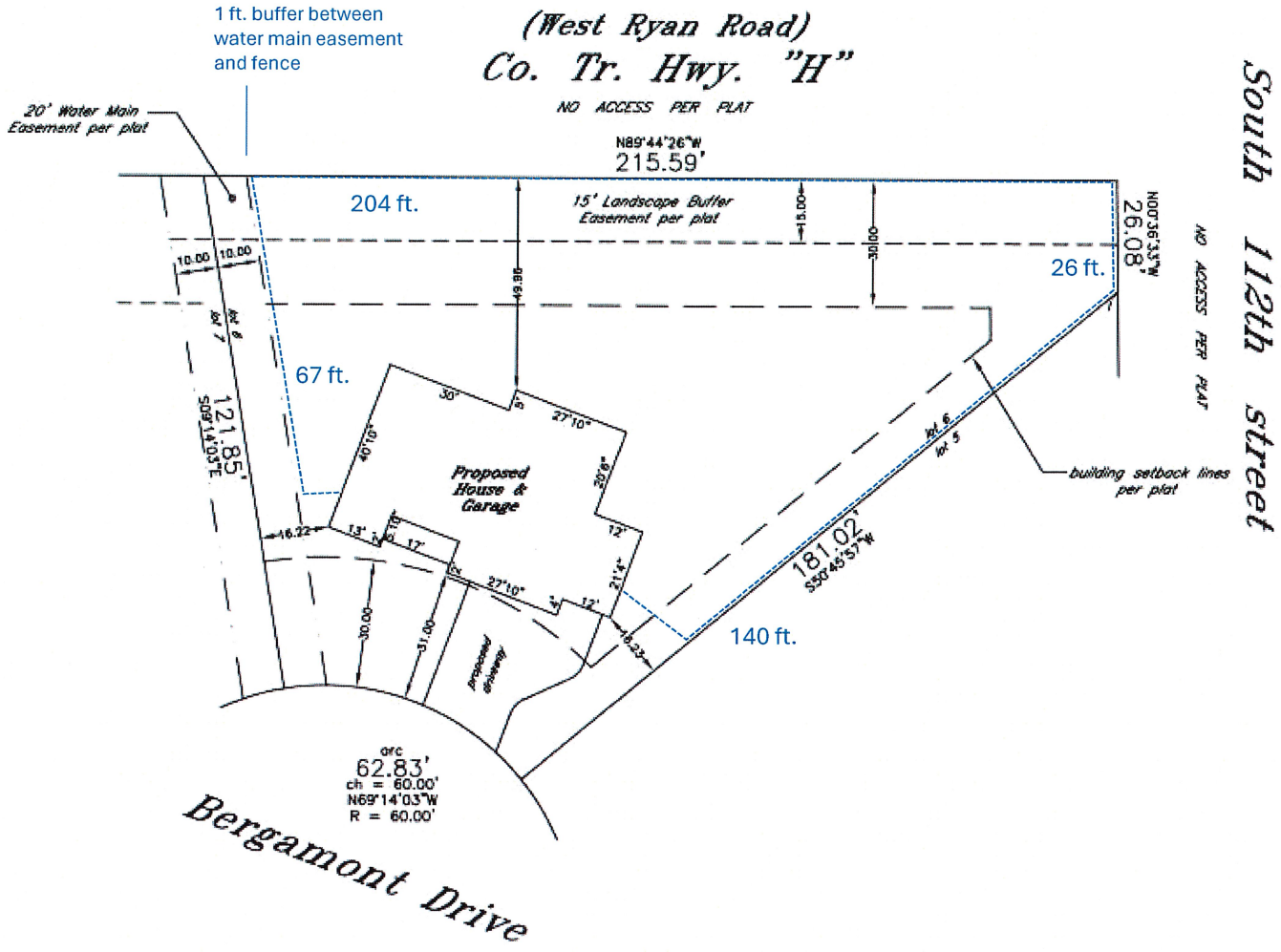
*CITY OF FRANKLIN*
*MILWAUKEE COUNTY, WIS.*

*–for–*
*Home Path Financial*

## Outline of Proposed Fence on Landscape Buffer Easement

address: 9516 S. Bergamont Drive

| Legend | |
|---|---|
| ———— | Original plat w/ survey notations |
| - - - - - - | Proposed fence on landscape buffer easement |
| x ft. | Proposed fence segment lengths |




*Plat of Survey of*

*LOT 6 IN*

*RYAN MEADOWS*

*in NE1/4 Section 30-5-21*

*CITY OF FRANKLIN*
*MILWAUKEE COUNTY, WIS.*

*-for-*
*Home Path Financial*

lot area = 19,904 S. F.

Scale
1" = 30'

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024
franklinwi.gov

Franklin WISCONSIN

APPLICATION DATE: _____

STAMP DATE: city use only

# MISCELLANEOUS APPLICATION

## PROJECT INFORMATION [print legibly]

| APPLICANT [FULL LEGAL NAMES] | APPLICANT IS REPRESENTED BY [CONTACT PERSON] |
|---|---|
| NAME: Ryan Scott Mahoney | NAME: Kathy Thomas, Agent, Home Path Financial |
| COMPANY: | COMPANY: Home Path Financial |
| MAILING ADDRESS: 9516 S Bergamont Dr | MAILING ADDRESS: 5116 N. 126th Street |
| CITY/STATE: Franklin, WI ZIP: 53132 | CITY/STATE: Butler, WI ZIP: 53007 |
| PHONE: 501-912-2479 | PHONE: 262-771-0021 |
| EMAIL ADDRESS: rmahoney7@gmail.com | EMAIL ADDRESS: permitting@myhomepath.com |

## PROJECT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS: 9516 S. Bergamont Drive | TAX KEY NUMBER: 891-1006-000 |
| PROPERTY OWNER: Home Path Financial | PHONE: 262-771-0021 (Kathy) |
| MAILING ADDRESS: 5116 N. 126th Street | EMAIL ADDRESS: permitting@myhomepath.com |
| CITY/STATE: Butler, WI ZIP: 53007 | DATE OF COMPLETION: office use only |

## APPLICATION MATERIALS

**The following materials must be submitted with this application form. *Incomplete applications and submittals cannot be reviewed.**

- ☐ This application form accurately filled out with signature or authorization letters (see below).
- ☐ $210 Application fee payable to the City of Franklin
- ☐ Word Document Legal description for the subject property.
- ☐ Three (3) Project Narratives
- ☐ Other information as may be deemed appropriate for the request
- ☐ Email or flash drive with all plans/submittal materials.

Submittal of Application for review is not a guarantee of approval.
Plan Commission, Community Development Authority and/or Common Council review and approval may be required.

## SIGNATURES

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

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

☐ I, the applicant, certify that I have read the above page detailing the requirements for Miscellaneous approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

| | |
|---|---|
| PROPERTY OWNER SIGNATURE: Kathy Thomas, Agent, Home Path Financial | APPLICANT SIGNATURE: |
| NAME & TITLE: Kathy Thomas, Permit Coordinator DATE: 2/28/2025 | NAME & TITLE: Ryan Mahoney DATE: 3/11/2025 |
| PROPERTY OWNER SIGNATURE: | APPLICANT REPRESENTATIVE SIGNATURE: |
| NAME & TITLE: DATE: | NAME & TITLE: DATE: |

(Rev. 8/2024)

HelpHopeSolutions

Helping Our Clients Make Sense of the World

7800 Preston Rd., Suite 202 Plano, TX 75024
6101 Windcom Court, Suite 600 Plano, TX 75093
(972) 403-0100 (Preston Location)
(972) 378-6494 (Windcom Location)
Fax: (972) 403-0133 (All Locations)
info@helphopesolutions.com

17 April 2025

RE: Full Perimeter Fence- Mahoney

To Whom it May Concern

I am writing to formally request permission for the installation of a full perimeter fence in the backyard of the Mahoney residence, due to urgent and ongoing safety concerns for their son and my client.

Ryan and April's son, and my client, is an individual diagnosed with Autism Spectrum Disorder (ASD) and exhibits elopement behaviors. Elopement is the tendency to wander or run away from a safe space without notice, is a well-documented safety risk associated with ASD. This behavior puts the individual at high risk of harm due to potential exposure to traffic, bodies of water, unfamiliar surroundings, and/or other hazards, which he has attempted and engaged in on multiple occasions.

A fully enclosed backyard would provide a secure, controlled environment where the individual can safely enjoy outdoor time and his backyard without the constant risk of elopement and ease the mind of Ryan and April. The current lack of a complete fence poses a daily safety concern, limiting the individual's opportunities for physical activity and outdoor engagement—both of which are important for his emotional and behavioral regulation.

I respectfully urge the city to consider this request as a critical safety accommodation for an individual with specific behavioral needs.

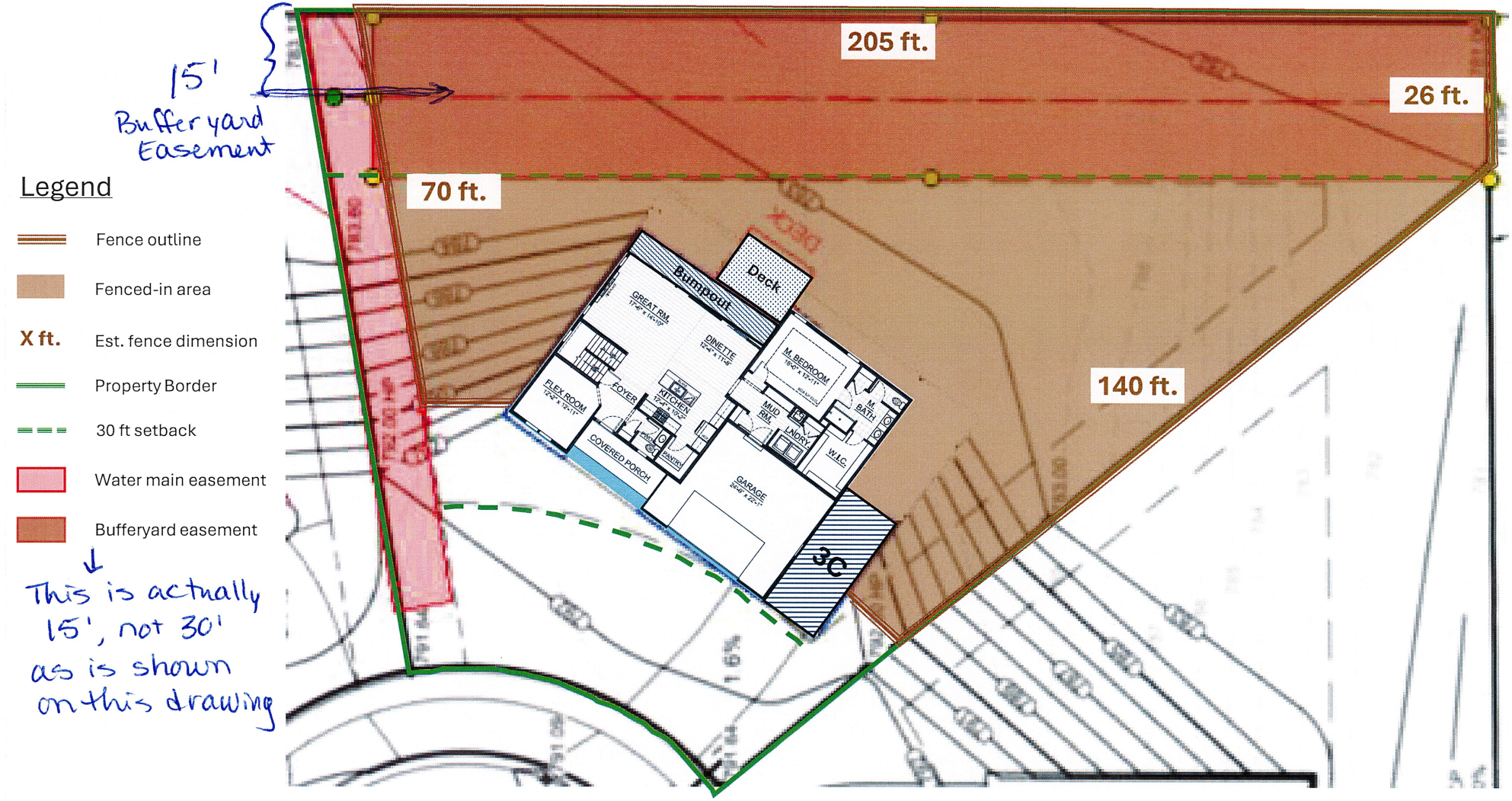
Thank you for your time and attention to this matter. Please feel free to contact me with any questions or to discuss further.

Sincerely,

Kayla Holloway

Kayla Holloway, M.A., BCBA, LBA
Help Hope Solutions
(972) 403-0100
kayla@helphopesolutions.com

# Lot 6 – Proposed Fence



**CITY OF FRANKLIN**

**REPORT TO THE PLAN COMMISSION**

**Meeting of May 8, 2025**

# SITE PLAN TIME EXTENSION

***RECOMMENDATION:*** City Development staff does not object to extending the timeframe for the paving of the gravel parking lot.

| | |
|---|---|
| **Project Name:** | Time extension for Croatian Park |
| **Property Owner:** | Federation of Croatian Societies Inc. |
| **Applicant:** | Federation of Croatian Societies Inc. |
| **Property Address/TKN:** | 9100-9140 & 9220 S. 76th Street / 884 9995 000 & 884 9996 000 |
| **Aldermanic District:** | District 1 |
| **Zoning District:** | P-1 Park District & C-1 Conservancy District |
| **Use of Surrounding Properties:** | Milwaukee County owned land to the north and east, vacant land zoned R-8 to the south and single-family residential to the west |
| **Applicant's Action Requested:** | Approval of the proposed Site Plan Amendment |
| **Staff Planner:** | Nick Fuchs, Planning Associate |

On August 8, 2024, the Plan Commission conditionally approved a Site Plan Amendment, Resolution No. 2024-021, for the Croatian Park property to allow for the installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management modifications.

The approved plans for this project included the paving of the parking lot, which in accordance with the resolution and Section 15-7.0106 of the UDO must be completed or have a building permit issued within one year from the date of the adoption of the resolution.

> § 15-7.0106Limitations on Site Plan Approval and Expiration.
> Except in the case of approved PDD Planned Development Districts, no site plan approval shall be valid for a period longer than one year unless a Building Permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a Zoning Compliance Permit, Special Use Permit, or Occupancy Permit is issued and a use commences within that period.

The applicant is requesting that the parking lot, which is currently gravel, not be required to be paved until June 31, 2028.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION

RESOLUTION NO. 2025-____

A RESOLUTION TO AMEND RESOLUTION NO. 2024-021, A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTIES LOCATED AT 9100-9140 SOUTH 76TH STREET TO ALLOW FOR INSTALLATION OF A TURF FIELD, EXTERIOR LIGHTING, FENCING, PARKING, RETAINING WALL, SUN SHADES, AND ASSOCIATED GRADING AND STORM WATER MANAGEMENT MODIFICATIONS
(TAX KEY NO. 884-9995-000)
(CROATIAN EAGLES SOCCER CLUB, APPLICANT) (FEDERATION OF CROATIAN SOCIETIES INC., PROPERTY OWNER)

---

WHEREAS, the Plan Commission having adopted Resolution No. 2024-021, a Resolution amending the site plan for properties located at 9100-9140 South 76th Street to allow for installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management modifications (Tax Key No. 884-995-000) (Croatian Eagles Soccer Club, Applicant) (Federation of Croatian Societies Inc., Property Owner), on August 8, 2024; and

WHEREAS, Resolution No. 2024-021 provides at condition No. 3. "[t]he Croatian Eagles Soccer Club artificial turf soccer field and parking project shall be developed in substantial compliance with the plans City file-stamped July 29, 2024."; and

WHEREAS, Resolution No. 2024-021 requires that "the Croatian Eagles Soccer Club artificial turf soccer field and parking project as depicted upon the plans City file-stamped July 29, 2024 attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the properties located at 9100-9140 South 76th Street, as previously approved, is amended accordingly."; and

WHEREAS, §15-7.0106 of the Unified Development Ordinance provides "[e]xcept in the case of approved PDD Planned Development Districts, no site plan approval shall be valid for a period longer than one year unless a Building Permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a Zoning Compliance Permit, Special Use Permit, or Occupancy Permit is issued and a use commences within that period"; and

WHEREAS, the Plan Commission having reviewed the subject Site Plan development with regard to the paving of the existing gravel parking lot, and the Plan Commission having determined it fair and reasonable to provide an extension of time for the paving of said parking lot under circumstances as expressed by the applicant in their letter dated April 28, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that Resolution No. 2024-021, a Resolution amending the site plan for properties located at 9100-9140 South 76th Street to allow for installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management modifications (Tax Key No. 884-995-000) (Croatian Eagles Soccer Club, Applicant) (Federation of Croatian Societies Inc., Property Owner), on August 8, 2024, to Extend the Time for the paving of the existing parking lot, as to the Be It Further Resolved provision, be and the same is hereby amended to require the paving of the existing gravel parking lot be completed no later than June 31, 2028.

BE IT FURTHER RESOLVED, that all terms and conditions of Resolution No. 2024-021, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

# City of Franklin Property Viewer


5/1/2025, 8:32:53 AM

Parcel

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

SEWRPC, Maxar, Microsoft

Guest

Earthstar Geographics | City of Franklin, WI |

CELEBRATING OUR HERITAGE SINCE 1934

FEDERATION OF CROATIAN SOCIETIES INC
HRVATSKA SREDIŠNJICA
MILWAUKEE WISCONSIN USA
www.milwaukeecroatians.org

**April 28th, 2025**

**To the City of Franklin Planning Committee & Common Council:**

The Federation of Croatian Societies (the Federation) has embarked on the largest capital project in its history at Croatian Park. We are moving ahead with completion of Phase One (The Pavilion) of the Croatian Park Pavilion Project. However, due to higher costs from supply shortages and delays our project costs have increased during the last 12 months.

As a result, while we continue to fundraise to finish all three phases of the project (The pavilion, bakery & additional restrooms), we do not have all the funds needed to complete the three phases in 2025.

Related to this, as a part of the final approval of our project, the City of Franklin required us to pave the West parking lot by June 2025 as part of the Pavilion Project to receive an occupancy permit.

While construction of Phase one will be completed by May 30th, 2025 we will not be able to complete the asphalt parking lot by then.

As a result, we are asking that the planning committee EXTEND the deadline on the requirement to pave the required parking lot(s) to June of 2028 (three-year extension).

With this extension, we will be able to have an occupancy permit for the Pavilion which will allow us to continue to earn rental income & fundraise to complete phase 2 & Phase 3 and with all three phases finished we will complete the asphalting for the required parking lot.

We ask that the planning committee approve this request and 1) allow for an occupancy permit for the Pavilion while 2) delaying the asphalt parking requirement until June of 2028.

We are excited to share our Pavilion Project with the entire Franklin Community and look forward to enhancing the amenities of the city with this project for years to come.

Sincerely,

Tomislav Z. Kuzmanovic
President – Federation of Croatian Societies

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION

RESOLUTION NO. 2024-021

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTIES LOCATED AT 9100-9140 SOUTH 76TH STREET TO ALLOW FOR INSTALLATION OF A TURF FIELD, EXTERIOR LIGHTING, FENCING, PARKING, RETAINING WALL, SUN SHADES, AND ASSOCIATED GRADING AND STORM WATER MANAGEMENT MODIFICATIONS
(TAX KEY NO. 884-9995-000)
(CROATIAN EAGLES SOCCER CLUB, APPLICANT) (FEDERATION OF CROATIAN SOCIETIES INC., PROPERTY OWNER)

---

WHEREAS, the Croatian Eagles Soccer Club having applied for an amendment to the Site Plan for the properties located at 9100-9140 South 76th Street, such Site Plan having been previously approved on June 9, 2005, by Resolution No. 2005-0080 and amended thereafter by Resolution No. 2010-003, on April 8, 2010, 2017-010, on August 3, 2017, 2021-012, on June 3, 2021, and 2024-004, on February 8, 2024; and

WHEREAS, such proposed amendment proposes the installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management modifications, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan Amendment for Federation of Croatian Societies Inc., dated July 29, 2024, as submitted by Croatian Eagles Soccer Club, as described above, be and the same is hereby approved, subject to the following conditions:

1. Croatian Eagles Soccer Club, successors and assigns and any developer of the Croatian Eagles Soccer Club artificial turf soccer field and parking project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Croatian Eagles Soccer Club artificial turf soccer field and parking project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon the City of Franklin and the

Croatian Eagles Soccer Club artificial turf soccer field and parking project for the properties located at 9100-9140 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Croatian Eagles Soccer Club artificial turf soccer field and parking project shall be developed in substantial compliance with the plans City file-stamped July 29, 2024.

4. The applicant shall provide necessary technical corrections to the site plan in accordance with Section 15-7.0103.

5. The parking lot shall include a minimum of three ADA accessible parking spaces as required by Table 15-5.0202(I)(1).

6. A Lighting Plan shall be submitted, for Planning Department review and approval, in compliance with Division 15-5.0400. The lights for the turf soccer field shall conform to the standards of Section 15-5.0403 of the Unified Development Ordinance.

7. Final approval of grading, erosion control, storm water management, and utilities, as may be applicable, shall be granted by the Engineering Department prior to any land disturbance activities.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Croatian Eagles Soccer Club artificial turf soccer field and parking project as depicted upon the plans City file-stamped July 29, 2024 attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the properties located at 9100-9140 South 76th Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 8th day of August, 2024.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 8th day of August, 2024.

APPROVED:

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES 5 NOES 0 ABSENT 1 (City Engineer Glen Morrow)

# CITY OF FRANKLIN

**REPORT TO THE PLAN COMMISSION**

**Meeting of May 8, 2025**

## CMP Amendment

***RECOMMENDATION:*** Staff recommends approval of the applications for a Comprehensive Master Plan Amendment. Recommended Conditions of Approval are provided in the draft Resolution and Ordinance.

| | |
|---|---|
| **Project Name:** | **Franklin Public Schools CMP Amendment** |
| **Property Owner:** | Franklin Public School District |
| **Applicant:** | City of Franklin |
| **Property Address/Tax Key Number:** | O W RYAN RD (896 9996 001) |
| **Aldermanic District:** | District 1 |
| **Agent:** | n/a |
| **Zoning District:** | M-1 Limited Industrial District<br>R-8 Multiple-Family Residence District<br>C-1 Conservancy District<br>FW Floodway District<br>R-2 Estate Single-Family Residence District |
| **Use of Surrounding Properties:** | R-8 Multiple-Family Residence District (East)<br>I-1 Institutional District (East and West)<br>A-2 Prime Agricultural District (South)<br>B-3 Community Business District (North)<br>R-3 Suburban/Estate Single Family Residence District (North) |
| **Application Request:** | Comprehensive Master Plan Amendment |
| **Staff Planner:** | Marion Ecks, AICP |

As part of the project to modernize the City's Unified Development Ordinance (UDO), the City proposes to update the UDO's Zoning Map. This property, which is owned by Franklin Public Schools, is a key parcel which is proposed to be rezoned as part of that work. In order to do so, the Future Land Use of the property must be updated to support the zoning.

**PROJECT ANALYSIS**

Before you is an application to redesignate the Future Land Use Map of the Comprehensive Master Plan to indicate that TKN 896 9996 001 shall be institutional. The City of Franklin 2025 Comprehensive Master Plan designates the properties to be rezoned as "Commercial and Business Park" with areas of "Natural Resources". The property immediately east of this one is already designated as Institutional, and will be part of a future development. Other properties immediately adjacent to these lands are designated as Business Park and Commercial. All areas include natural resource future land use. (See Locator Maps)

The Natural Resource designation is not intended to preclude development, but to note the presence and importance of natural resources on the property. The property may be developed according to the standards of adjoining Future Land Uses with consideration to UDO natural resource protection standards.

The property currently has "split lot" zoning in a mix of designations for industrial and residential zoning, including multifamily zoning. The lot will be rezoned to Institutional as part of the adoption of the updated Zoning Map. The property owner – Franklin Public Schools - has provided consent for this application by the Department of City Development.

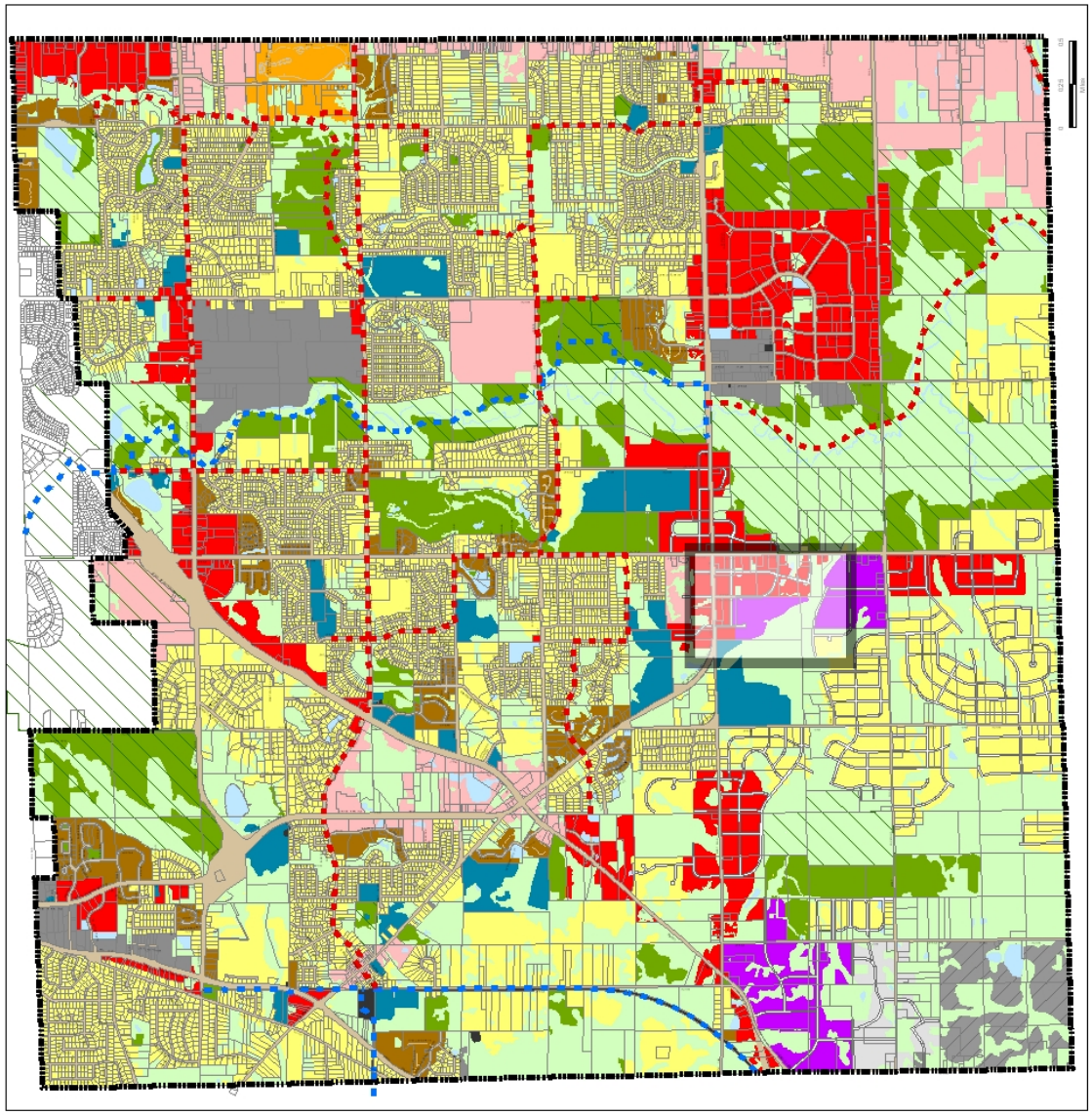
**Future Development**

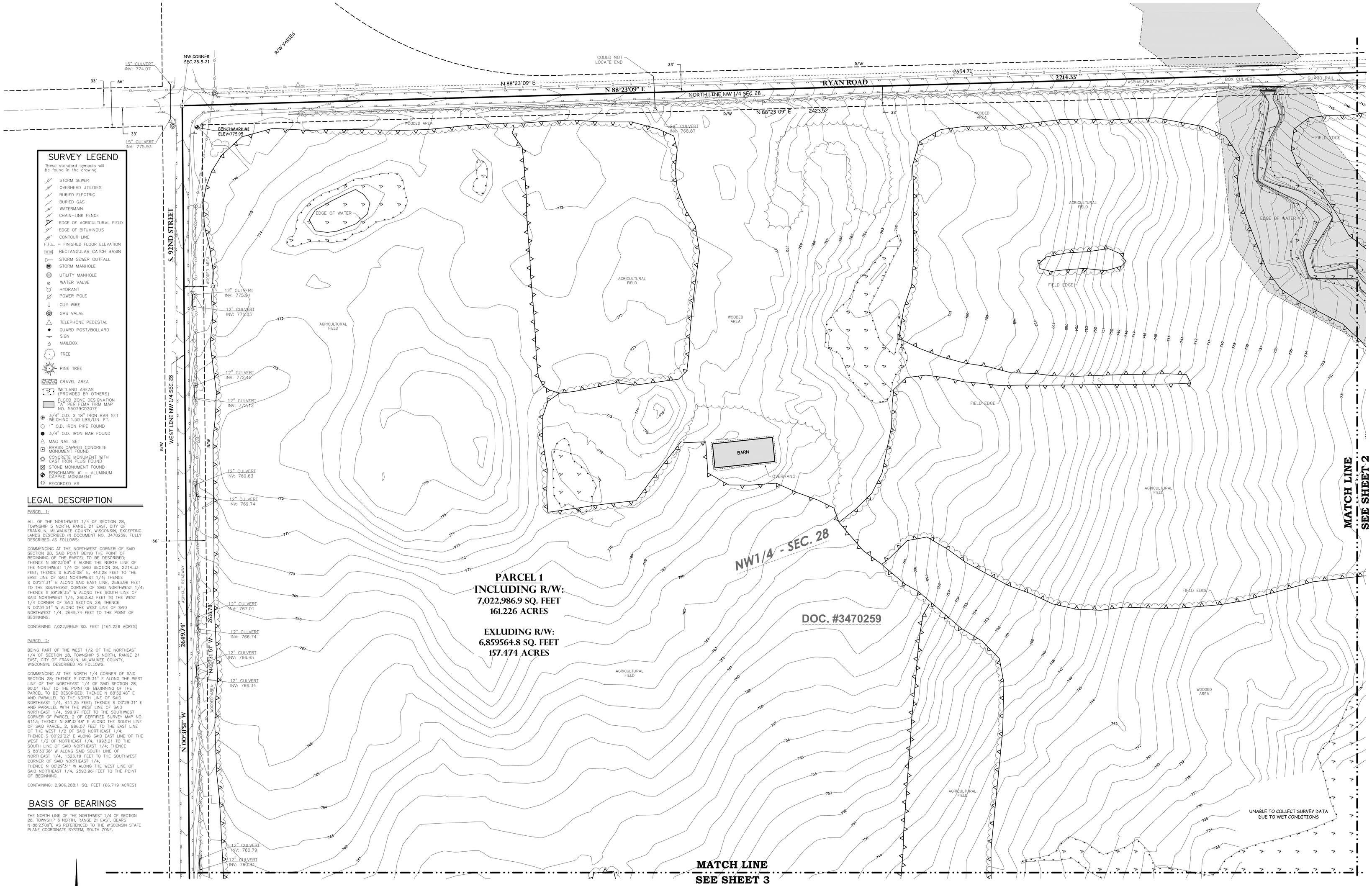
At this time, there are no other development applications under review for this site. The applicants must submit a request for use approval, and a Site Plan application for review of any future development. The Site Plan will have to comply with the terms of a use approval, and comply with the dimensional requirements of the Institutional zoning district. Subsequent phases will require separate approval.

**Recommendation**

All resolutions are drafted with a standard set of condition relating to development timelines and requirements, approvals from other jurisdictions and departments, etc. Staff is not recommending any additional conditions for this request, and recommends approval of the application for a Comprehensive Master Plan Amendment.

## Map 5.7: Future Land Use Map 2025






## SURVEY LEGEND

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- OVERHEAD UTILITIES
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- BURIED GAS
- WATERMAIN
- CHAIN-LINK FENCE
- EDGE OF AGRICULTURAL FIELD
- EDGE OF BITUMINOUS
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION
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CONTAINING 7,022,986.9 SQ. FEET (161.226 ACRES)

PARCEL 2:

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CONTAINING: 2,906,288.1 SQ. FEET (66.719 ACRES)

**PARCEL 1**
**INCLUDING R/W:**
**7,022,986.9 SQ. FEET**
**161.226 ACRES**

**EXLUDING R/W:**
**6,859564.8 SQ. FEET**
**157.474 ACRES**

## BASIS OF BEARINGS

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0' 60' 120' 180'
Scale 1"=60'

## BENCH MARK

ELEVATIONS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

**BENCHMARK #1**
ALUMINUM CAP ON STEEL ROD IN HAND HOLE, LOCATED AT THE SOUTHEAST CORNER OF S. 92ND STREET AND RYAN ROAD.
ELEVATION = 775.95

**BENCHMARK #2**
NORTH FLANGE BOLT ON HYDRANT LOCATED ON WEST SIDE OF S. 80TH STREET, 150'± NORTH OF STORMWATER DETENTION POND.
ELEVATION = 751.61

## CLIENT

FRANKLIN PUBLIC SCHOOLS
C/O: JAMES MILZER
8255 WEST FOREST HILL AVE.
FRANKLIN, WI 53132

## OWNER

ARCHDIOCESE OF MILWAUKEE
DEPARTMENT OF FINANCE
P.O. BOX 07912
MILWAUKEE, WI 53207

## UNDERGROUND UTILITIES

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DATED THIS _____ DAY OF _____

_____
TROY M. COLLINS
PROFESSIONAL LAND SURVEYOR NO. 2995



REVISIONS

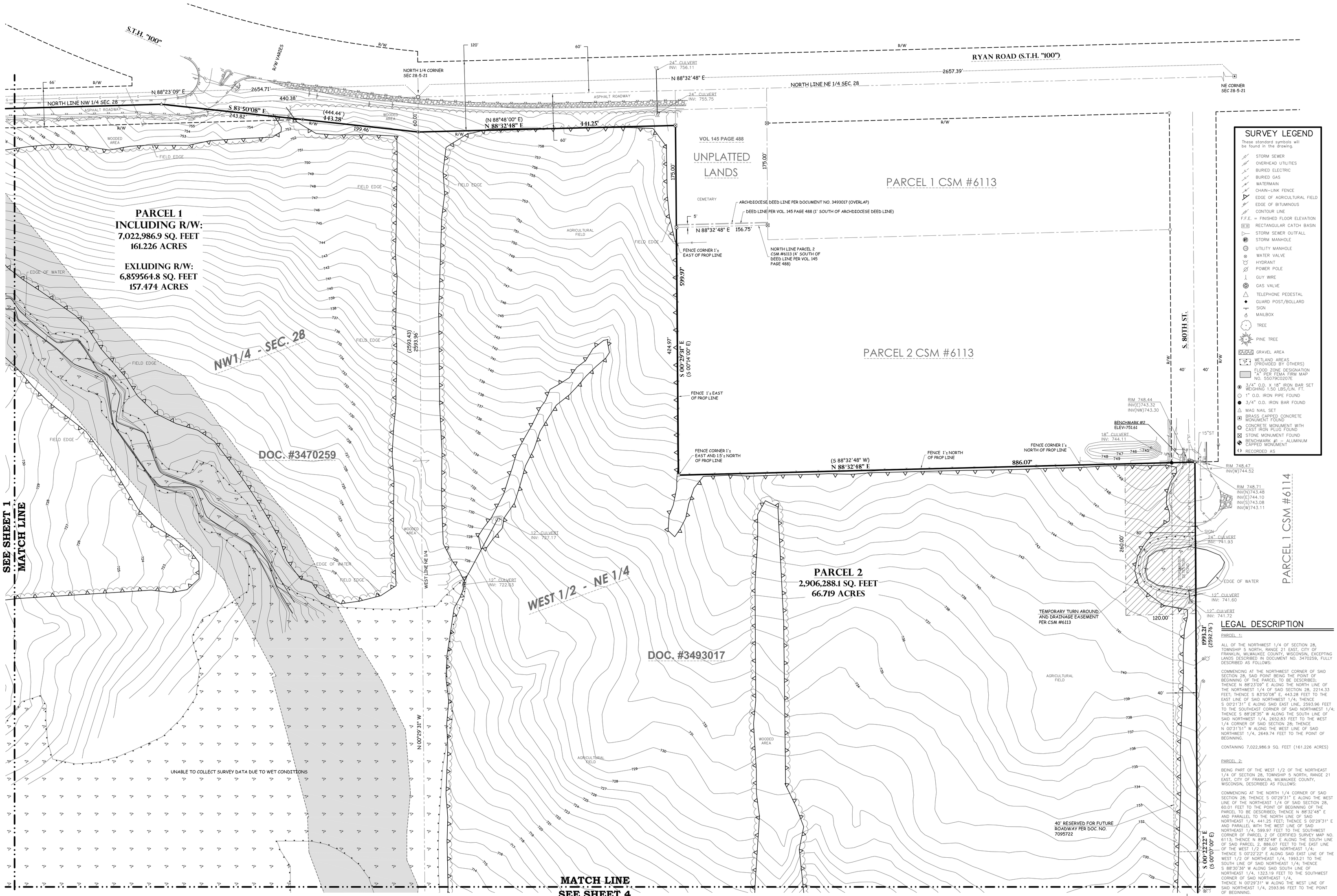
| | |
|---|---|
| CHECKED: | TROY M. COLLINS |
| DRAWN: | NATHAN LOEHRKE |
| DATE | 9/3/19 |
| PROJECT NO. | 19.478 |

# TOPOGRAPHIC SURVEY

## FRANKLIN PUBLIC SCHOOLS
## ARCHDIOCESE PROPERTY
## CITY OF FRANKLIN
## MILWAUKEE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)

Point of Beginning

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0' 60' 120' 180'
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REVISIONS

CHECKED: TROY M. COLLINS
DRAWN: NATHAN LOEHRKE
DATE 9/3/19
PROJECT NO. 19.478

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## ARCHDIOCESE PROPERTY
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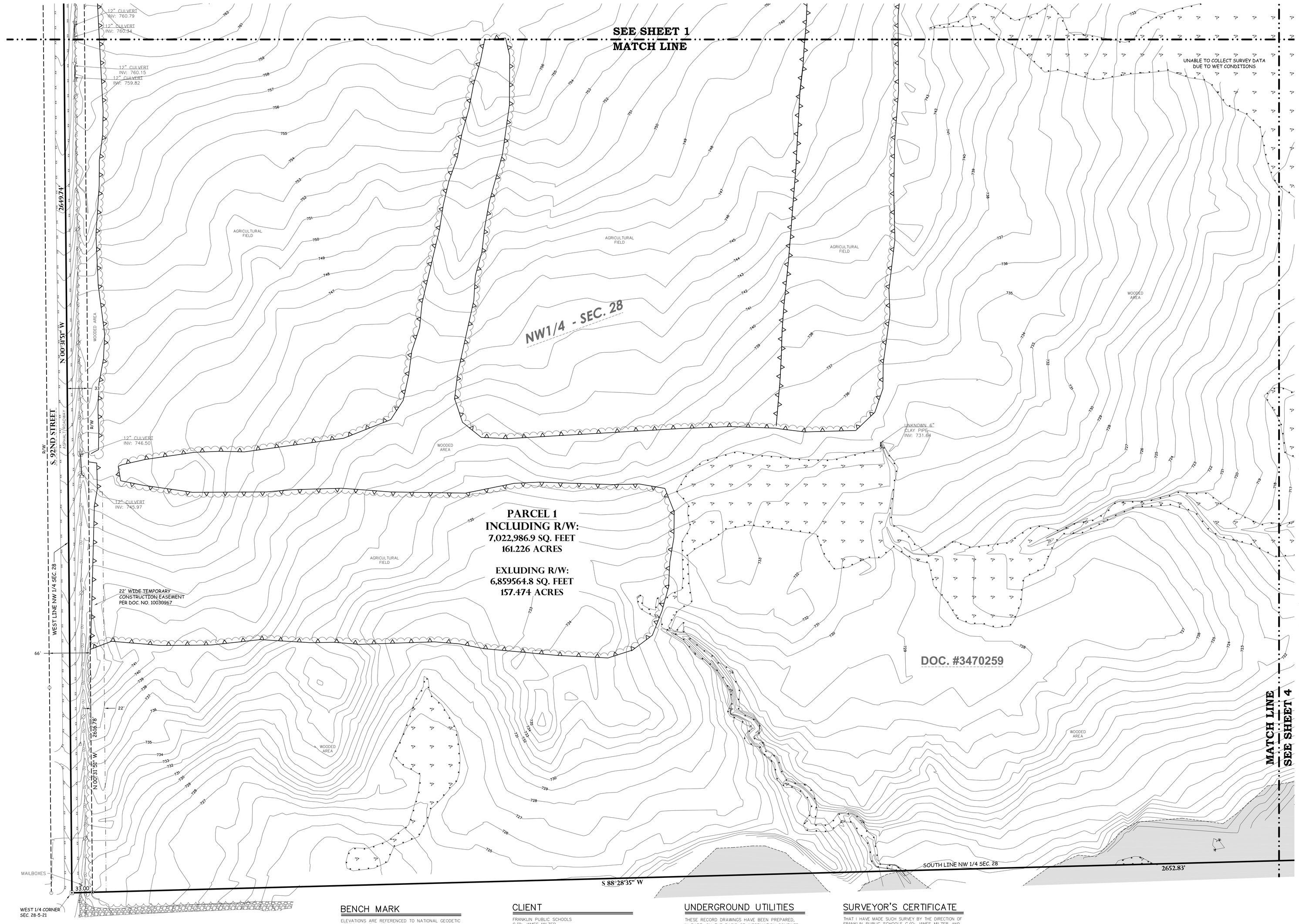
## MILWAUKEE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(Ph) 715.344.9922(FX)

Point of Beginning

SHEET 2 OF 4

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CONTAINING: 2,906,288.1 SQ. FEET (66.719 ACRES)

## BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 21 EAST, BEARS N 88°23'09"E AS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

## BENCH MARK

ELEVATIONS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

**BENCHMARK #1**
ALUMINUM CAP ON STEEL ROD IN HAND HOLE, LOCATED AT THE SOUTHEAST CORNER OF S. 92ND STREET AND RYAN ROAD.
ELEVATION = 775.95

**BENCHMARK #2**
NORTH FLANGE BOLT ON HYDRANT LOCATED ON WEST SIDE OF S. 80TH STREET, 150'± NORTH OF STORMWATER DETENTION POND.
ELEVATION = 751.61

## CLIENT

FRANKLIN PUBLIC SCHOOLS
C/O: JAMES MILZER
8255 WEST FOREST HILL AVE.
FRANKLIN, WI 53132

## OWNER

ARCHDIOCESE OF MILWAUKEE
DEPARTMENT OF FINANCE
P.O. BOX 07912
MILWAUKEE, WI 53207

## UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS – LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20193110763, 20193110665 & 20193110686)

## SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF FRANKLIN PUBLIC SCHOOLS C/O: JAMES MILZER, AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JULY 10–17, 2019.

DATED THIS _____ DAY OF _____

_____
TROY M. COLLINS
PROFESSIONAL LAND SURVEYOR NO. 2995

0' 60' 120' 180'
Scale 1"=60'



REVISIONS

CHECKED: TROY M. COLLINS
DRAWN: NATHAN LOEHRKE
DATE 9/3/19
PROJECT NO. 19.478

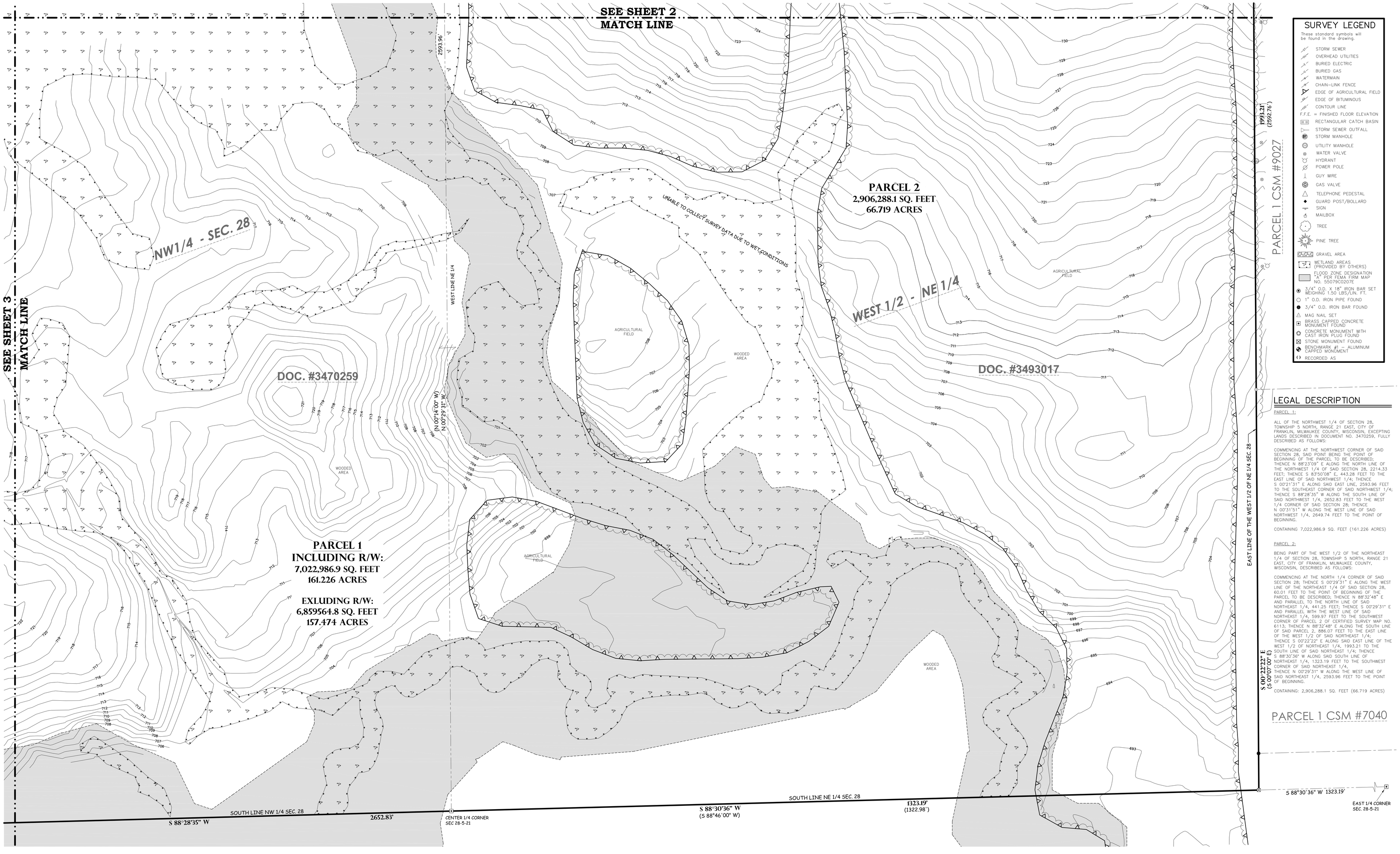
# TOPOGRAPHIC SURVEY

# FRANKLIN PUBLIC SCHOOLS
# ARCHDIOCESE PROPERTY
# CITY OF FRANKLIN
# MILWAUKEE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)

Point of Beginning

SHEET 3 OF 4




## SURVEY LEGEND

These standard symbols will be found in the drawing.

- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- WATERMAIN
- CHAIN-LINK FENCE
- EDGE OF AGRICULTURAL FIELD
- EDGE OF BITUMINOUS
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- RECTANGULAR CATCH BASIN
- STORM SEWER OUTFALL
- STORM MANHOLE
- UTILITY MANHOLE
- WATER VALVE
- HYDRANT
- POWER POLE
- GUY WIRE
- GAS VALVE
- TELEPHONE PEDESTAL
- GUARD POST/BOLLARD
- SIGN
- MAILBOX
- TREE
- PINE TREE
- GRAVEL AREA
- WETLAND AREAS (PROVIDED BY OTHERS)
- FLOOD ZONE DESIGNATION AS PER FEMA FIRM MAP NO. 55079C0207E
- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- MAG NAIL SET
- BRASS CAPPED CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT WITH CAST IRON PLUG FOUND
- STONE MONUMENT FOUND
- BENCHMARK ⌀1 = ALUMINUM CAPPED MONUMENT
- RECORDED AS

## LEGAL DESCRIPTION

PARCEL 1:

ALL OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, EXCEPTING LANDS DESCRIBED IN DOCUMENT NO. 3470259, FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N 88°23'09" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, 2214.33 FEET; THENCE S 83°50'08" E, 443.28 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE S 00°21'31" E ALONG SAID EAST LINE, 2593.96 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S 88°28'35" W ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 2652.83 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE N 00°31'51" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 2649.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,022,986.9 SQ. FEET (161.226 ACRES)

PARCEL 2:

BEING PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE S 00°29'31" E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, 60.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N 88°32'48" E AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4, 441.25 FEET; THENCE S 00°29'31" E AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, 599.97 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6113; THENCE N 88°32'48" E ALONG THE SOUTH LINE OF SAID PARCEL 2, 886.07 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE S 00°22'22" E ALONG SAID EAST LINE OF THE WEST 1/2 OF NORTHEAST 1/4, 1993.21 TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE S 88°30'36" W ALONG SAID SOUTH LINE OF NORTHEAST 1/4, 1323.19 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE N 00°29'31" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 2593.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,906,288.1 SQ. FEET (66.719 ACRES)

## BENCH MARK

ELEVATIONS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

**BENCHMARK #1**
ALUMINUM CAP ON STEEL ROD IN HAND HOLE, LOCATED AT THE SOUTHEAST CORNER OF S. 92ND STREET AND RYAN ROAD.
ELEVATION = 775.95

**BENCHMARK #2**
NORTH FLANGE BOLT ON HYDRANT LOCATED ON WEST SIDE OF S. 80TH STREET, 150'± NORTH OF STORMWATER DETENTION POND.
ELEVATION = 751.61

## BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 21 EAST, BEARS N 88°23'09"E AS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

## CLIENT

FRANKLIN PUBLIC SCHOOLS
C/O: JAMES MILZER
8255 WEST FOREST HILL AVE.
FRANKLIN, WI 53132

## OWNER

ARCHDIOCESE OF MILWAUKEE
DEPARTMENT OF FINANCE
P.O. BOX 07912
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## UNDERGROUND UTILITIES

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## SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF FRANKLIN PUBLIC SCHOOLS C/O: JAMES MILZER, AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JULY 10–17, 2019.

DATED THIS _____ DAY OF _____

_____
TROY M. COLLINS
PROFESSIONAL LAND SURVEYOR NO. 2995

0' 60' 120' 180'
Scale 1"=60'



REVISIONS

| | |
|---|---|
| CHECKED: | TROY M. COLLINS |
| DRAWN: | NATHAN LOEHRKE |
| DATE | 9/3/19 |
| PROJECT NO. | 19.478 |

**TOPOGRAPHIC SURVEY**

**FRANKLIN PUBLIC SCHOOLS**
**ARCHDIOCESE PROPERTY**
**CITY OF FRANKLIN**
**MILWAUKEE COUNTY, WISCONSIN**

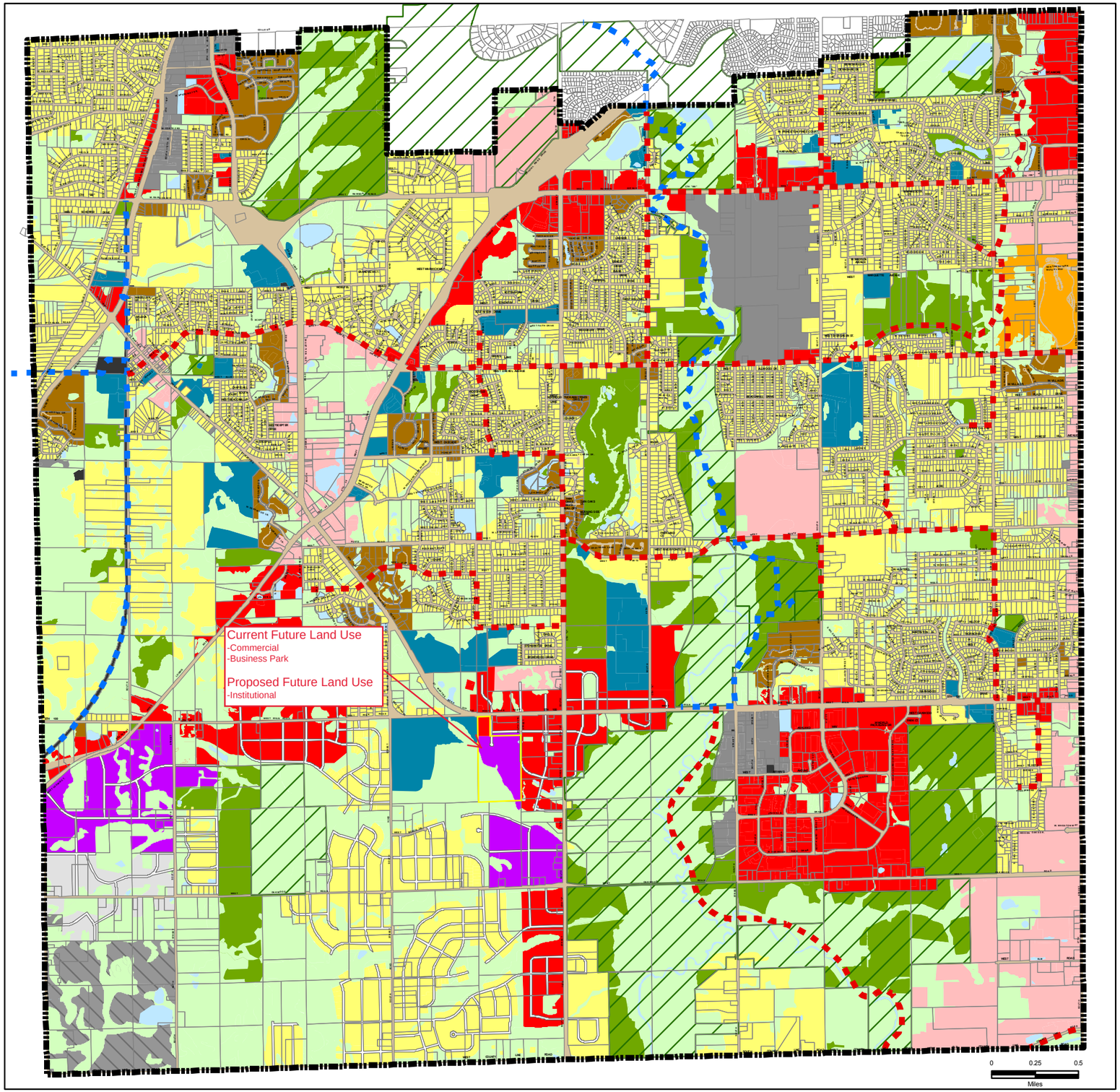
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)

Point of Beginning

**SHEET 4 OF 4**

# Future Land Use Map 2025

Map 5.7




## Legend

### Future Land Use

- Areas of Natural Resource Features
- Business Park
- Commercial
- Communication and Utilities
- Industrial
- Institutional
- Landfill
- Light Manufacturing
- Mixed Use
- Office
- Recreational
- Residential
- Residential - Multi-Family
- Transportation
- Water
- Future Roads (SW Plan)
- Existing Trail
- Proposed Trail
- Milwaukee County Parkway

Notes:

The changes on this map reflect hand notes provided by Planning to GIS on 8/26/09.
The changes were made to a copy of the 2005 Existing Land Use layer.

The quarry area has been identified as a Potential Development Area. However, it is anticipated that any development / redevelopment of this area will not occur until after cessation of the extraction activities (envisioned to occur after the time-frame of this plan). Such development / redevelopment is to occur in accord with such provisions as set forth in Ordinance No. 97-1456 as may be amended.

Disclaimer:

The information depicted on this map was compiled from a variety of sources, including photogrametric means. This map is not intended for use as a legal document; and official map documents, including certified survey maps, plats of survey, flood insurance studies, or other similar documents should be consulted when attempting to locate features on a site or property or when precise accuracy is required.

N
W E
S

City of Franklin
GIS Department
9229 W. Loomis Rd.
Franklin, WI 53132
www.franklinwi.gov

TRN - 9/1/09
I:\Projects\Planning\Comp Plan support 5 09\Final Mapping\Chapter5\FLU 5_7 24x36.mxd

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

PLAN COMMISSION

*Draft 04/28/2025*

RESOLUTION NO. 2025-XXXX

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF RYAN RD., ADDRESSED AS 0 W RYAN RD (TKN 896 9996 001), FROM COMMERCIAL, BUSINESS PARK AND AREAS OF NATURAL RESOURCE FEATURES USE TO INSTITUTIONAL AND AREAS OF NATURAL RESOURCE FEATURES (TOTALING APPROXIMATELY 67.327 ACRES) PURSUANT TO WIS. STAT. § 66.1001(4)(B)

---

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

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

WHEREAS, the City of Franklin Department of City Development has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property generally located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001), from Commercial, Business Park and Areas of Natural Resource Features Use to Institutional and Areas of Natural Resource Features; and more particularly described as follows:

Being part of the West 1/2 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 28, said point being the point of beginning (POB) of the parcel to be described; Thence N 88°32’48” E along the North line of the Northeast 1/4 of said Section 28, 441.25 feet; Thence S 00°29’31” E and parallel with the West line of said Northeast 1/4, 659.98 feet to the Southwest corner of Parcel 2 of Certified Survey Map No. 6113; Thence N 88°32’48” E along the South line of said Parcel 2, 886.07 feet to the East line of the West 1/2 of said Northeast 1/4; Thence S 00°22’22” E along said East line of the West 1/2 of Northeast 1/4, 1993.21 to the South line of said Northeast 1/4; Thence S 88°30’36” W along said South line of Northeast 1/4, 1323.19 feet to the Center 1/4 corner of said Section 28; Thence N 00°29’31” W along the West line of said Northeast 1/4, 2653.97 feet to the point of beginning.

Containing: 2,932,763 Sq. Feet (67.327 Acres); and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on May 8, 2025 is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001), from Commercial, Business Park and Areas of Natural Resource Features Use to institutional and Areas of Natural Resource Features, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 8th day of May, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 8th day of May, 2025.

APPROVED:

_____
John R. Nelson, Chairman

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

*Draft 04/28/2025*

ORDINANCE NO. 2025-XXXX

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF RYAN RD., ADDRESSED AS 0 W RYAN RD (TKN 896 9996 001), FROM COMMERCIAL, BUSINESS PARK AND AREAS OF NATURAL RESOURCE FEATURES USE TO INSTITUTIONAL AND AREAS OF NATURAL RESOURCE FEATURES (TOTALING APPROXIMATELY 67.327 ACRES) (CITY OF FRANKLIN DEPARTMENT OF CITY DEVELOPMENT, APPLICANT) (FRANKLIN PUBLIC SCHOOLS, PROPERTY OWNERS)

---

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

WHEREAS, the City of Franklin Department of City Development has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property generally located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001), from Commercial, Business Park and Areas of Natural Resource Features Use to institutional and Areas of Natural Resource Features; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on May 8, 2025 recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for the property generally located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001), from Commercial, Business Park and Areas of Natural Resource Features Use to institutional and Areas of Natural Resource Features; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for the property generally located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001), from Commercial, Business Park and Areas of Natural Resource Features Use to institutional and Areas of Natural Resource Features

Such property is more particularly described within Resolution No. 2025- ____ of even-date herewith.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025, by Alderman _____.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

## Map 5.7: Future Land Use Map 2025