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

PLAN COMMISSION MEETING AGENDA
Thursday, October 23, 2025 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of October 9, 2025.

C. Public Hearing Business Matters.

1. **Costco, Rezoning, Conditional Use, Planned Development Overlay, and Site Plan.** Applications to allow for an approximately 168,000 square foot retail development and accompanying gas station: Rezoning application from B-P (Business Park) zoning district to B-MU (Mixed-use) district, Conditional Use application to allow for a fueling station, a Planned Development Overlay (PDO) of to modify development standards, and a Site Plan detailing the layout of the proposed development, upon property located at 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003).

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

E. Business Matters

1. **Communities of Crocus Inc., Site Plan.** Request for approval of a Site Plan for Phase 1 of the Communities of Crocus development including: four Care Homes; the Centre for training, educational, recreational and therapeutics activities for Communities of Crocus residents; and The Supportive Hub to provide caregiver support and resources for residents and their families. Upon property located at 0 S 31ST ST, TKN 761 9992 002

2. **Aldi, Site Plan.** Request for approval of a Site Plan for a new ALDI grocery store upon property located at 10001 W Church Street (TKN 795 9999 007).

F. Adjournment

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: November 6, 2025.

City of Franklin unapproved
Plan Commission Meeting
October 9, 2025
Minutes

A. Call to Order and Roll Call
Mayor John Nelson called the October 9, 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, Alderman Nabil Salous, Alderwoman Courtney Day and Commissioners Michael Shawgo, Kevin Haley and Patrick Leon. Excused was Commissioner Rebecca Specht. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Associate Planner Nick Fuchs, Director of Administration Kelly Hersh, Director of Economic Development John Regetz and Assistant City Engineer Kaitlyn Witkowiak.

B. Approval of Minutes – Regular Meeting of September 18, 2025.
Commissioner Shawgo moved and Commissioner Haley seconded a motion to approve the meeting minutes. On voice vote, all voted 'aye'; motion carried (5-0-1).

C. Public Hearing Business Matters

1. **Franklin High School, Natural Resource Special Exception.** Natural Resource Special Exception (NRSE) for proposed impacts and disturbance of approximately 0.27 acres of wetland, 0.66 acres of wetland buffer, 0.55 acres of wetland setback, and 6.74 acres of woodland to allow for the construction of a building addition, a concession building, parking lot and drive additions, tennis courts, and soccer field at Franklin High School located at 8222 South 51st Street (Tax Key No. 807 9999 001). The Plan Commission may enter closed session pursuant to Wis. Stat. § 19.85(l)(g), to confer with legal counsel for the Plan Commission who is rendering advice concerning strategy to be adopted by the body with respect to litigation upon the Natural Resource Special Exception for the Franklin High School Approval in which the City is likely to become involved, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

   Associate Planner Fuchs presented the Natural Resource Special Exception (NRSE). Present were applicant's Annalee Bennin and Andy Chromy.

   The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 6:06 pm and closed at 6:29 pm.

   Commissioner Leon moved and Alderwoman Day seconded a motion to amend the motion adopted on August 21, 2025 for the Franklin High School Natural Resource Special Exception to change the 150-foot setback to an average setback of 60 feet as shown on the plans dated June 24, 2025. On roll call, 4 voted 'aye'; 1 voted 'nay' and 1 abstained; motion carried (4-1-1).

2. **Bear Development, Special Use.** Request for approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a multi-family condominium development use upon property located at 11590 West Meadowview Drive (Tax Key No. 891 1081 000).

   Associate Planner Fuchs presented the Special Use. Present was applicant Dan Szczap.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 7:47 pm and closed at 7:48 pm.

Alderman Salous moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a multi-family condominium development use upon property located at 11590 West Meadowview Drive. On voice vote, all voted 'ayes'; motion carried (5-0-1).

3. Poths General, Planned Development District Major Amendment. Request to amend Section 15-3.0447 of the Unified Development Ordinance Planned Development District No. 42 to amend uses, density, development standards, exhibits, and conditions of approval for properties located at approximately 7154 South 76th Street (Tax Key Nos. 756-9993-021, 756-9993-016, and 756-9993-012).

Associate Planner Fuchs presented the Planned Development District Major Amendment. Present were applicant's Emily Cialdini and Ian Martin.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 9:23 pm and closed at 9:26 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend Section 15-3.0447 of the Franklin Unified Development Ordinance Planned Development District No. 42 (Poths General) to amend uses, density, development standards, exhibits, and conditions of approval for properties located at approximately 7154 South 76th Street, subject to technical changes upon the revised landscape and compensation plan. On roll call, all voted 'ayes'; motion carried (5-0-1).

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

The citizen comment period opened at 8:10 p.m. and closed at 8:40 p.m.

E. Business Matters

1. Franklin High School, Site Plan Amendment. Request to approve a resolution to approve a Site Plan Amendment to allow for building and site modifications at the Franklin High School located at 8222 South 51st Street (Tax Key No. 807 9999 001).

Alderwoman Day moved and Commissioner Leon seconded a motion to approve a Resolution approving a Site Plan Amendment to allow for building and site modifications at the Franklin High School located at 8222 South 51st Street, with removal of condition no. 9. On roll call, 4 voted 'aye' and 2 voted 'nay'; motion carried (4-2-1).

2. Bear Development, Final (Condominium) Plat. Request to approve a resolution conditionally approving a Condominium Plat for Lot 81, a condominium at 11590 West Meadowview Drive (Tax Key No. 891 1081 000).

DRAFT

Commissioner Leon moved and Commissioner Haley seconded a motion recommending approval of a Resolution approving a condominium plat for Lot 81, a Condominium at 11590 West Meadowview Drive. On voice vote, all voted 'aye'; motion carried (5-0-1).

3. **Poths General, Site Plan Amendment.** Request to approve a resolution to approve a Site Plan Amendment to allow for building, site and landscape plan changes for a mixed-use multi-family residential and commercial development upon property located at approximately 7154 South 76th Street (Tax Key Nos. 756-9993-021, 756-9993-016, and 756-9993-012).

   Commissioner Leon moved and Commissioner Shawgo seconded a motion to adopt a Resolution approving a Site Plan Amendment to allow for building, site, and landscape plan changes for a mixed-use multi-family residential and commercial development upon properties located at approximately 7154 South 76th Street, with removal of condition No. 17 related to building materials. On roll call, all voted 'aye'; motion carried (5-0-1).

4. **Iconica Inc., Site Plan Amendment.** Request for approval of fill and grading activities after the fact, specifically excess spoil materials from the Luxe Golf Bays netting poles installation and golf ball target field (in September of 2021), which were stockpiled in the area between the Ballpark Commons parking lot and the Whitnall View subdivision, and spread out thereafter (in August of 2022) over approximately 3 acres, upon property located at 7005 S Ballpark Drive, TKN 744 1003 000 [The Plan Commission heard this item on February 9, 2023].

   Alderwoman Day moved and Commissioner Leon seconded a motion to table at call of the Chair. On voice vote, all voted 'aye'; motion carried (5-0-1).

5. **Franklin Glow Run Food Vendor, Temporary Use.** Request for approval of seasonal sales (food vending) by Crossroads II Pizza and Subs on September 27, 2025 at Forest Park Middle School. This use requires Plan Commission approval because it is in an I-Institutional District. Staff conditionally approved this permit awaiting Plan Commission approval to allow the event to occur, upon property located at 8225 W Forest Hill Avenue (TKN 838 9978 001).

   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 seasonal sales (food vending) by Crossroads II Pizza and Subs on September 27, 2025 at Forest Park Middle School. On voice vote, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Commissioner Shawgo moved and Commissioner Haley seconded to adjourn the meeting at 10:37 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).

DRAFT

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of October 23, 2025

Rezoning, Conditional Use, Site Plan, & Planned Development Overlay

RECOMMENDATION: Staff recommends approval of the applications for a Rezoning, Conditional Use, Site Plan, & Planned Development Overlay. Recommended Conditions of Approval are provided in the draft Resolution(s).

Project Name:	**Costco Development**
Property Owner:	Northwestern Mutual Life Insurance
Applicant:	Stephen Cross Agent for Costco Wholesale Corporation
Property Address/Tax Key Number:	2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, 786 9980 003
Aldermanic District:	District 4
Agent:	Ben Langemeier, GRAEF
Zoning District:	BP Business Park
Use of Surrounding Properties:	Oak Creek – Business / Vacant (east) Office (north and west) Mixed Use and Multifamily (south)
Application Request:	1. Map Amendment (Rezone) recommendation 2. Conditional Use recommendation 3. Planned Development Overlay recommendation 4. Site Plan decision
Staff Planner:	Marion Ecks, AICP

The items before the Commission today are requests to allow for the development of a Costco retail site, including a gas station. The Plan Commission has previously recommended approval of preliminary applications for the development: a two-lot Certified Survey Map (CSM) to create the parcel, and a Comprehensive Master Plan (CMP) Amendment to allow for zoning changes. Applications include:

Rezoning application from B-P (Business Park) zoning district to a B-MU (Mixed-use) district to allow for retail use of more than 20,000 square feet, as well as a fuel facility as an accessory use associated with the main retail use of the property. The B-MU zoning will become the base district for the proposed Planned Development application.

Conditional Use application to allow for a fueling station as an accessory use to the proposed retail development on the site. The proposed station will have 12 pumps, which allows for 24 vehicles to fuel at the same time, with an expansion area for a potential future service.

Planned Development Overlay (PDO) of B-MU Zoning to allow for alteration of requirements for site design, building materials, lighting and other standards.

Site Plan to allow for development of an approximately 162,000 square foot retail store with parking lot, fueling station, and related parking, landscaping and stormwater management. To be located on Lot 1 of the recently approved CSM. The Plan Commission may conditionally approve the Site Plan, subject to approval of the other related applications by Common Council.

PROJECT ANALYSIS

Approval of the full development requires a Certified Survey Map, Comprehensive Master Plan Amendment, Rezoning, Planned Development, Conditional Use, and Site Plan. The property is currently owned by Northwestern Mutual Life Insurance. The proposed Lot 1 does not have buildings on it. The Common Council approved the creation of the 20.18 acre Lot 1 on September 16, 2025.

City Development staff has the following comments and concerns about this proposal. Detailed comments to the applicant are provided in the Staff Review Response Letter memo attached.

Rezoning

The development has already received approval an update to Future Land Use Map of the City of Franklin 2025 Comprehensive Master Plan from "Office" with areas of "Natural Resources" to "Mixed Use," a necessary first step to allow for the rezoning request from B-P (Business Park) zoning district to a B-MU (Mixed-use).

The surrounding area has a Future Land Uses of Mixed Use to the north and south, which includes residential, commercial, and institutional uses. There is also a small segment of a multifamily land use area to the south of the site. To the west are single family homes with Office future land use, and vacant land that is designated recreational. Immediately adjoining zoning districts are B-P, B-MU, and R-MF Multifamily.

The B-MU zoning will become the base district for the proposed Planned Development application, and zoning standards not modified by the PDO will remain in effect.

Conditional Use

The application generally complies with the requirements of the Standards for Conditional Uses (§15-9-06.H.), and of Use Specific Standards for Vehicle Fuel Sales (§15-4-09.D.). The applicant is requesting modification of the requirements of §15-4-09.D.10 which requires recessed lighting, and §15-4-09.D.8 which does not allow for signage on fuel pump canopies as part of the proposed PDO.

Proposed hours of operation for the fuel station are 6:00 AM to 10:00 PM Monday through Friday, 6:00 AM to 8:30 PM on Saturday, and 6:00 AM to 7:30 PM on Sundays. The applicant notes that Costco Wholesale occasionally adjusts hours of operation for all locations nationwide. Staff recommends that fuel sales be limited by the Conditional Use approval to a timeframe between 6:00 AM and 10:00 PM daily.

The applicant is required to provide a bufferyard easement and related screening on the portion of the property abutting (across from) residential zoning.

Planned Development Overlay (PDO)

The PDO proposes modifications to the requirements of the UDO for the following items:

#	Item	UDO Section	Requirement	Modification
1	**Building Orientation / Entrance orientation**	**15-5-10.E.4**	Main entrances oriented toward primary street; Secondary entrances along secondary streets.	Main entrances oriented not required to be oriented toward primary street.
2	**Glazing**	**15-5-10.E.1**	40% Front Façade; 30% Street Side Façade	Glazing not required on both facades.
3	**Roof Modulation**	**15-5-10.D.**	A flat roofline should not extend more than one hundred (100) feet without modulation.	A roofline may extend more than one hundred (100) feet without modulation.
4	**Façade Articulation**	**15-5-10.C.**	Horizontal and vertical variation of facades	Horizontal and vertical variation of facades not required.
5	**Gas Canopy Signage**	**15-4-09.D.10**	No signs shall be permitted on fuel pump canopy roofs or fascia.	One Costco Wholesale sign is permitted on each of the four (4) canopy sides. Signs must comply with the standards of Article 6, and obtain required permits.
6	**Recessed Canopy Lights**	**15-4-09.D.8**	Fuel pump canopies shall be lit with only fully recessed lighting.	Fuel pump canopies may be lit with non-recessed lighting. Lighting must comply with the standards of §15-5-11.
7	**Parking Stall Count**	**Table 15-5-01.B.**	1 space / 250 Square Feet of GFAR	875 Stalls or an increase of 35%, whichever is larger.
8	**Impervious Coverage**	**Table 15-3-01.B.**	70% Maximum Impervious Coverage	85% Maximum Impervious Coverage
9	**Light Pole Height**	**Table 15-5-11(C)(2).**	Maximum Height 20'.	Maximum Height 36.5'. Lighting must otherwise comply with the standards of §15-5-11.
10	**Screening**	**15-5-07.A.2.a**	Fenced screening of trash and recycling required	Fenced screening not required. The applicant shall provide landscaping to protect views from 27th St.
11	**Landscape Island Size**	**15-5-06-A.2.**	Planting area shall be nine (9) feet by eighteen (18) feet minimum	Planting area shall be three (3) feet by six (six) feet minimum

12	**Exterior Building Cladding Materials and Glazing**	**Table 15-5-10(B)**	See Table 15-5-10(B)	See tables B and C in draft ORD

Request item 12 is for modifications to the required percentages of architectural materials (Table 15-5-10(B)) provided here for reference.

Table 15-5-10(B) for BMU		**Allowable Percentage**	**Front/Street**	**Interior**	**Rear**
	Glazing	**Min**	50/40	0	0
	Masonry	**Min**	50	25	any
	Lap Siding, Stucco	**Max**	50	75	any
	EFIS, Concrete	**Max**	15	25	25
	Metal Siding	**Max**	15	25	25
	Vinyl Siding, Unfinished Concrete Block	**Max**	0	0	25

The primary building includes a "zero-entry" threshold at the main entrance, an accessibility feature that complies with the §15-10-04.G.

Site Plan

The Costco development is designed as an approximately 162,000 square foot building, to be located in the northeast portion of the lot abutting South 27th St.

The primary building will have a prominent entrance feature as is typical of the Costco brand, located at the southwest corner of the structure. There will be a row of garage doors along the south façade to access the tire center. The east façade facing S. 27th St. will not include entrances; the applicant is proposing landscape screening and a sidewalk connection from the building front to the sidewalk on S. 27th. The length of the sidewalk is based on the slope of the site in order to meet grade requirements for accessibility. The northern façade is focused on service areas including a trash compactor; this area will be visually screened from S. 27th St. and the NML property by plantings.

The site will also include a fueling station on south portion of the lot, which will consist of fueling lanes and pumps, and a small shelter for an attendant. There will not be a retail operation attached to the fuel station.

Parking

The 2025 UDO allows for administrative approval of a parking increase of up to 30 percent, provided the development meets the standards of UDO §15-05-01.B.2. These standards include provision of permeable paving or green infrastructure, additional landscaping, and limiting the quantity of parking in the front yard of the building.

In this case, the parking increase quantity exceeds the wholesale standard of 1 space / 250 Square Feet of GFAR by approximately 35 percent. This request for an increase has been incorporated into the modifications of the PDO; however, the provisions to allow for this increase have not been met. Staff recommends a condition that the applicant provide these requirements.

Natural Resources

Lot 1 contains a number of wetland features identified in the Natural Resource Protection Plan. The DNR has determined that that the wetlands are not regulated by them, and federal jurisdictional determination is pending. In the unlikely case that the wetlands are determined to fall under federal jurisdiction, the applicant must apply for relevant permits from the Army Corps of Engineers, and also obtain approval of a Natural Resource Special Exception (§15-7-02).

Under the provisions of UDO Part 7 Degraded and Non-federal wetlands may be impacted as part of development, but compensation is required for habitat loss. The applicant has demonstrated the degraded condition of the wetlands on site (see the wetland delineation report provided). The Plan Commission must decide if they agree with this finding (§15-7-02.D.2.g). In the case that they concur, if the applicant provides required compensation in conjunction with the impact, the impact may be approved as part of a Site Plan or PDO. Compensation options include green infrastructure, native plantings, supplemental trees, or a combination of these (§15-7-02.D.2.d). Staff recommends a condition that the applicant provide compensation as a condition of this Site Plan approval, subject to the review and approval of Planning Staff.

If the applicant is not able to provide compensation onsite, a Natural Resource Special Exception is required (§15-7-04.E.).

The applicants proposed site plan otherwise complies generally with the requirements of the UDO for lighting, landscaping, and other site features, with the exception of those items for which modifications have been requested as part of the Planned Development Overlay District.

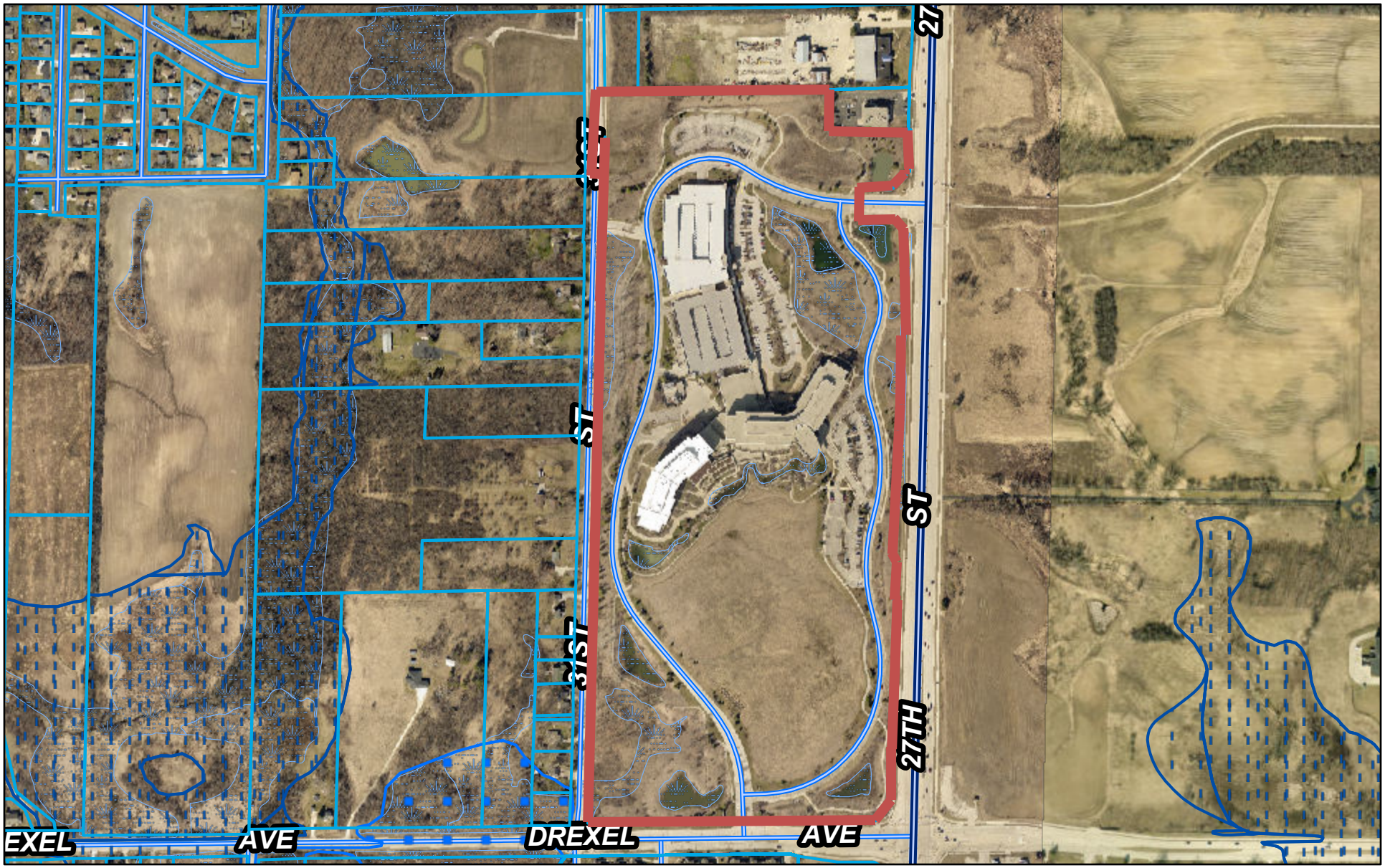
Recommendation

All resolutions are drafted with a standard set of condition relating to development timelines and requirements, approvals from other jurisdictions and departments, etc. Staff's recommended additional conditions based on review of these applications for compliance with the Unified Development Ordinance are included in the draft legislative documents provided.

Exhibits:

- Applicant Exhibits

City of Franklin Property Viewer



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Guest

Earthstar Geographics | City of Franklin, WI |

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 10-13-2025]

ORDINANCE NO. 2025-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF SOUTH 27ST STREET AND WEST DREXEL AVE, A PART OF 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786 9980 003), TO B-MU SOUTH 27TH STREET MIXED USE BUSINESS DISTRICT (STEPHEN CROSS, AGENT FOR COSTCO WHOLESALE CORP., APPLICANT), (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS)

WHEREAS, Costco Wholesale Corporation having petitioned the City of Franklin for the rezoning of approximately 20.18 acres of land, from B-P Business Park District to B-MU South 27th Street Mixed-Use District, such land being a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003); and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 23rd day of October, 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: §15-2-03 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003) described below, be changed from B-P Business Park District to B-MU South 27th Street Mixed-Use District:

A division of a part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

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.

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

[draft 10-13-25]

RESOLUTION NO. 2025-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A CONDITIONAL USE FOR COSTCO WHOLESALE CORPORATION, A VEHICLE FUEL SALES FACILITY LOCATED ON THE NORTHWEST CORNER OF SOUTH 27ST STREET AND WEST DREXEL AVE, A PART OF 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786 9980 003)
(STEPHEN CROSS, AGENT FOR COSTCO WHOLESALE CORP., APPLICANT), (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS)

WHEREAS, Costco Wholesale Corporation having petitioned the City of Franklin for the approval of a Conditional Use to allow for Vehicle Fuel Sales facility in the B-MU South 27th Street Mixed-Use District, upon property located on the Northwest Corner of South 27th Street and West Drexel Avenue, a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003) more particularly described as follows:

> A division of a part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9-06.E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of October, 2025, and the Plan Commission thereafter having determined to recommend that the proposed Conditional Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Conditional Use upon such conditions, pursuant to §15-9-06.H. and §15-4-09.D. of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having found that the proposed Conditional Use, subject to conditions, meets the standards set forth under §15-9-06.H. and §15-4-09.D. of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Costco Wholesale Corporation for the approval

of a Conditional Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Conditional Use is approved only for the use of the subject property by Costco Wholesale Corporation, successors and assigns, as a Vehicle Fuel Sales facility, in the B-MU South 27th Street Mixed-Use District, which shall be constructed, operated and maintained by Costco Wholesale Corporation, pursuant to those plans date-stamped October 13, 2025 and annexed hereto and incorporated herein as Exhibit A.

2. Costco Wholesale Corporation, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Lake Grove Place multi-family residential development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon Costco Wholesale Corporation, and the Vehicle Fuel Sales use, for the property located on the Northwest Corner of South 27th Street and West Drexel Avenue, a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. Approval of this Conditional Use is conditioned on approval of the related application to rezone the property from B-P Business Park District to B-MU South 27th Street Mixed-Use District.

5. The applicant must obtain approval of the related application for a Planned Development Overlay to allow for modification of the standards of §15-4-09.D. Vehicle Fuel Sales or comply with the standards.

6. Hours of operation for the fuel facility shall be limited to a timeframe between 6:00 AM and 10:00 PM daily.

7. The applicant shall provide a Bufferyard easement and related screening on the portion of the property abutting (across from) residential zoning.

BE IT FURTHER RESOLVED, that in the event Costco Wholesale Corporation, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Conditional Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Conditional Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9-14 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be forfeiture of no more than $2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Conditional Use Permit as is contemplated by §15-9-06 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, Pursuant to §15-9-06.J. of the Unified Development Ordinance, the Conditional Use permission granted under this Resolution shall be null and void upon the expiration of two years from the date of adoption of this Resolution, unless the Conditional Use has been established by way of the issuance of building permits.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

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

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 10-10-2025]

ORDINANCE NO. 2025-____

AN ORDINANCE TO CREATE PLANNED DEVELOPMENT OVERLAY NO. 45
(COSTCO WHOLESALE CORPORATION)
(A PART OF 2710 W. DREXEL AVENUE,
1 & 2 NORTHWESTERN MUTUAL WAY, (786 9980 003))
OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, a petition having been filed to create a Planned Development Overlay, which tract of land is a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, bearing Tax Key No. 786 9980 003, and which is more particularly described below; and

WHEREAS, the Plan Commission having determined that the proposed Planned Development Overlay No. 45 (*Costco*) is in conformance with the City of Franklin Comprehensive Master Plan and contains more than 20.18 acres; and

WHEREAS, a Public Hearing was held before the Plan Commission on the 23rd day of October, 2025, and the Plan Commission having reviewed the Planned Development Overlay No. 45 petition and having found that the proposed Planned Development Overlay conforms to the standards for adoption of a Planned Development Overlay, and having recommended to the Common Council that the creation of Planned Development Overlay NO. 45 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 Overlay No. 45 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: §15-2-03 (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 governed by the base zoning of B-MU South 27th Street Mixed-Use District and also the standards of this Planned Development Overlay NO. 45 (*Costco*) as is created under SECTION 2 of this ordinance:

LEGAL DESCRIPTION: A division of a part of Parcel 1, in Certified Survey Map No. 7389, being in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 12, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SECTION 2: PLANNED DEVELOPMENT OVERLAY NO. 45 (*COSTCO)*

A. **Definitions.**

This Planned Development Overlay shall be constructed, operated and maintained in conformance with the following listed Exhibits, all containing matters approved hereunder or by the separate approval of the Common Council as set forth below, and all applicable terms and provisions of the Municipal Code and the Unified Development Ordinance not enumerated herein and not contrary to the terms or provisions of this ordinance, including, but not limited to such permits as are required under Division 15-8.0200 Construction, Division 15-8.0300 Construction Site Erosion Control and Division 15-8.0600, as well as the Development Agreement required as a condition of approval of Exhibit A, below. The plans contained in the following listed Exhibits may be adjusted in minor detail and so noted prior to construction upon the written approval of the City Engineer or City Planning manager in order to comply with all of the conditions of this Ordinance.

1. **Exhibit A**: Development Plan prepared by GRAEF, Inc. and Costco Wholesale Corporation, dated October 13, 2025.

2. **Developer**: Costco Wholesale Corporation

B. **District Intent.** It is the intent of the Planned Development Overlay NO. 45 (Costco) to allow for development according to the standards of the B-MU - South 27th Street Mixed-Use District (§ UDO 15-2-02.B.4) subject to the modifications described herein.

C. **General Requirements.**

1. The site shall be developed in substantial compliance with the district standards and specific development standards for the Planned Development Overlay NO. 45 (Costco) set forth in this Ordinance.

2. **Permitted, Accessory, and Special Uses.** Permitted, Accessory, and Special Uses shall be those uses as allowed in the B-MU - South 27th Street Mixed-Use District by Table 15-3-04(C)

3. **Development Standards.** Development standards are governed by the provisions of 2025 UDO for the base zoning of B-MU - South 27th Street Mixed-Use District, subject to the following modifications:

Table A Modifications

#	Item	UDO Section	Modification
1	**Building Orientation / Entrance orientation**	15-5-10.E.4	Main entrances oriented not required to be oriented toward primary street.

2	**Glazing**	15-5-10.E.1	Glazing not required on both facades. See Table B
3	**Roof Modulation**	15-5-10.D.	A roofline may extend more than one hundred (100) feet without modulation.
4	**Façade Articulation**	15-5-10.C.	Horizontal and vertical variation of facades not required.
5	**Gas Canopy Signage**	15-4-09.D.10	One Costco Wholesale sign is permitted on each of the four (4) canopy sides. Signs must comply with the standards of Article 6, and obtain required permits.
6	**Recessed Canopy Lights**	15-4-09.D.8	Fuel pump canopies may be lit with non-recessed lighting. Lighting must comply with the standards of §15-5-11.
7	**Parking Stall Count**	Table 15-5-01.B.	875 Stalls or an increase of 35%, whichever is larger.
8	**Impervious Coverage**	Table 15-3-01.B.	85% Maximum Impervious Coverage
9	**Light Pole Height**	Table 15-5-11(C)(2).	Maximum Height 36.5'. Lighting must otherwise comply with the standards of §15-5-11.
10	**Screening**	15-5-07.A.2.a	Fenced screening not required. The applicant shall provide landscaping to protect views from 27th St.
11	**Landscape Island Size**	15-5-06-A.2.	Planting area shall be three (3) feet by six (six) feet minimum
12	**Exterior Building Cladding Materials and Glazing**	Table 15-5-10(B)	See Table B Costco Retail Building & Table C Costco Fuel Station Building

Exterior Building Cladding Materials and Glazing

Modifications to Table 15-5-10(B) and Table 15-5-10(E)

Table B Costco Retail Building

Elevation		Front	Street	Interior	Rear	Entry
Glazing	Min %	0	0	0	0	10
Masonry	Min %	0	0	0	0	0

Lap Siding, Stucco	Max %	0	0	0	0	0
EFIS, Concrete	Max %	30	30	25	30	70
Metal Siding	Max %	70	70	90	70	30
Vinyl Siding, Unfinished Concrete Block	Max %	0	0	0	0	0

Table C Costco Fuel Station Building

Elevation		**All Elevations**
Glazing	Min %	0
Masonry	Min %	0
Lap Siding, Stucco	Max %	0
EFIS, Concrete	Max %	35
Metal Siding	Max %	75
Vinyl Siding, Unfinished Concrete Block	Max %	0

G. **Conditions of Approval.**

The condition of general approval for Planned Development Overlay NO. 45 Costco are listed below:

1. Grading, stormwater management, erosion control and utility plans shall be subject to review by the Engineering Department.

2. This ordinance is not approving any of the impacts to protected natural resources indicated in the Natural Resource Protection Plan.

3. All protected natural resources indicated in the Natural Resource Protection Plan, including wetlands, wetland setbacks and woodlands shall be protected by a conservation easement in accordance with the Unified Development Ordinance.

4. In the event that no building permit has been issued for any one of the structures in Costco Commercial development prior to the expiration of 24 months from the date of enactment of this Ordinance, and allowing a three month extension, the zoning overlay designation shall revert back to the base zoning for the subject parcel(s).

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.

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 _____

The Avenue
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August 8, 2025

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

SUBJECT: Costco Wholesale- Franklin, WI

Dear Marion:

Costco Wholesale Corporation (Costco) and Agents, in conjunction with Northwestern Mutual, hereby present this application for a Planned Development District (PDD) to the City of Franklin (City):

We have submitted the following documents for this submittal:

- Planned Development District (PDD) Application
- Project Description
- PDD Narrative
- Legal Description (PDF and Word formatted)
- Site Plan
- Building Elevations
- Landscape Plans
- Lighting Plans
- Natural Resource Protection Plan

Hard copies of the items above will be delivered to the Planning Department of City under separate cover. Upon notice by the Planning Department, we will provide an additional 12 copies of the materials above prior to the Plan Commission hearing.

Sincerely,

Ben Langemeier, PE
Project Manager

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 10-10-2025]*

RESOLUTION NO. 2025-____

A RESOLUTION APPROVING A SITE PLAN AMENDMENT FOR THE DEVELOPMENT OF A RETAIL STORE WITH PARKING LOT, FUELING STATION, AND RELATED PARKING, LANDSCAPING AND STORMWATER MANAGEMENT, UPON PROPERTY LOCATED ON THE NORTHWEST CORNER OF SOUTH 27ST STREET AND WEST DREXEL AVE, A PART OF 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786 9980 003) (STEPHEN CROSS, AGENT FOR COSTCO WHOLESALE CORP., APPLICANT), (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS)

WHEREAS, Costco Wholesale Corporation having applied for approval of a proposed site plan for the development of an approximately 162,000 square foot retail store with parking lot, fueling station, and related parking, landscaping and stormwater management upon property located at 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, bearing Tax Key No. 786 9980 003; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to §15-9-03.B of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the development of a single-story medical office building, as depicted upon the plans dated October 13, 2025, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Costco Wholesale Corporation dated October 13, 2025.

2. Costco Wholesale Corporation, successors and assigns, and any developer of the 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 Costco Wholesale Corporation development 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 §15-9-14 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the Costco Wholesale Corporation development project for the property located at 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, bearing Tax Key No. 786 9980 003: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. That the Costco Wholesale Corporation Site Plan shall be developed and constructed pursuant to such Site Plan within two years 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.

5. Approval of this Site Plan is conditioned on approval of the related application to rezone the property from B-P Business Park District to B-MU South 27th Street Mixed-Use District, and the application for a Conditional Use.

6. This Site Plan does not approve any modification of the development standards of the 2025 UDO. The applicant must obtain approval of the related application for a Planned Development Overlay 45 to allow for modification of the standards of the UDO.

7. The applicant shall revise site plans to meet the requirements of §15-05-01.B.2 to allow for parking increases, subject to the approval of Planning Staff, prior to the issuance of any building permit.

8. The Plan Commission [does not] find[s] that the wetlands on site meet the requirements of UDO §15-7-02.D., provided these wetlands are determined to be non-federal.

9. The applicant shall provide compensation for wetland impacts in accordance with §15-7-02.D.2.d, prior to the issuance of any building permit subject to the review and approval of Planning Staff.

10. In the case that the wetlands are determined to fall under federal jurisdiction, the applicant must apply for relevant permits from the Army Corps of Engineers, and also obtain approval of a Natural Resource Special Exception (§15-7-02), prior to the issuance of any building permit.

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:

ATTEST:

_____
John R. Nelson, Mayor

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

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October 13, 2025

Marion Ecks, AICP, Principal Planner
City of Franklin – Department of City Development
9229 W. Loomis Road
Franklin, Wisconsin 53132

SUBJECT: Department of City Development – Response Letter
Staff Comments – PDD, Conditional Use, Rezoning, Site Plan

Dear Marion:

This letter is in response to the review comments received September 17, 2025, regarding the review of the Costco Wholesale Development's Planned Development District (PDD), Conditional Use, Rezoning, and Site Plan Applications. This letter is formatted to follow the comment letter and addresses each *comment*.

Rezoning

1. None Noted.

Planned Development District

The proposed PDD requests modifications of B-MU zoning standards to accommodate Costco's development standards. Specific requests have been made for modifications to the base zoning. GRAEF RESPONSE: See comments in red below.

2. Please see comments on each requested modification:
   a. Building Orientation – None Noted.
   b. Glazing, Roof Modulation, and Façade Articulation – None Noted.
   c. Gas Canopy Signage - Proposed signage must otherwise comply with the standards of Article 6, and obtain required permits. Noted.
   d. Parking Stall Count – PDD Request is for 873 Stalls.
      GRAEF RESPONSE: Site plan parking count adjusted to match architectural site plan. Stall count buffer was added in PDD for flexibility in parking stall layout in future if needed. Final stall count is 868 stalls.
   e. Site Plan indicates 884 stalls. Please reconcile / clarify the requested quantity.
      GRAEF RESPONSE: Site plan parking count adjusted to match architectural site plan.
   f. Impervious Coverage - BMU Impervious standard is 70%. Applicant proposed standard is 85%; site plan indicates 72.36% coverage. No comment on requested percentage. Noted.
   g. Light Pole Height – None Noted.
   h. Screening – None Noted.

Conditional Use

Vehicle fuel sales require approval of a Conditional Use in the B-MU zoning district, and are subject to use-specific standards (15-4-09.D). The applicant has provided responses to the general standards for Conditional Uses (15-9-06.H). Noted.

3. What are the proposed hours of operation for the gas station?
   GRAEF RESPONSE: Current Costco fuel facility hours are 6a-10p Monday-Friday, 6a-8:30p on Saturday, and 6a-7:30p on Sundays. (Note: Costco Wholesale occasionally adjusts hours of operation for all locations nationwide.)
4. Please provide the results of the Traffic Impact Analysis for consideration of circulation requirements.
   GRAEF RESPONSE: TIA results were returned to the City by WisDOT on September 11, 2025. City reviewed and returned comments to Costco on September 22, 2025. A copy of these can be forwarded to Planning should they not have a copy.
5. Fuel pump canopies are required to be lit with only fully recessed lighting. Staff recommends including a modification of this requirement in the PDD.
   GRAEF RESPONSE: An allowance is being requested in the updated PDD narrative.
6. A Bufferyard is required on the portion of the property abutting (across from) residential zoning.
   GRAEF RESPONSE: Comment acknowledged. Evergreen plantings (6-foot minimum) and a 6-foot board-on-board fence have been provided on the portion of property abutting residential zoning.

Site Plan

The proposed development is being reviewed against B-MU zoning standards, with allowances crafted by a proposed PDD to accommodate the applicant's deigns. The retail use is a permitted use in BMU; the fuel station requires conditional use approval.
GRAEF RESPONSE: Noted.

General

7. Signage requires separate permitting. Contact staff for information about sign permits.
   GRAEF RESPONSE: Noted.
8. Site Plan approval will be conditioned on approval of the PDD.
   GRAEF RESPONSE: Noted.
9. Information provided about trail revisions and pedestrian circulation are incomplete, or shows connections that break down. Some exhibits show this occurring on the NML property, but Costco facilities needs to make sense and comply with the UDO.

GRAEF RESPONSE: A pedestrian path has been added to connect the existing path across Northwestern Mutual Way to the Costco parking lot. A connection to the existing path has also been added at the southwest portion of the site to connect to Drexel Avenue and the Oak Leaf Trail.

Landscaping 15-5-05 & 15-5-06

10. Proposed quantities of landscaping comply with requirements.
    GRAEF RESPONSE: Noted.
11. Impervious surface area calculations should include any rock mulch or other stone landscape materials.
    GRAEF RESPONSE: Rock mulch should be considered as a pervious surface due to the nature and composition of loose stones that allow water to infiltrate into the ground rather than running off.
12. Please provide a breakdown of categories of impervious surface such as for the building, parking, landscape, rock mulch etc.
    GRAEF RESPONSE: Noted. Provided in the architectural site plans Pervious Surface Area Exhibit DD13-12.
13. A full plant list is required. Staff is OK with a conditional approval of this element of the site plan, to allow for full plans to be provided later on. Please note that the City has preferred tree types and encourages the use of native species when practicable.
    GRAEF RESPONSE: Noted. Final plant species will be provided at a later date and will focus on native species.
14. All areas not covered by buildings or paving should be covered with landscaping. The use of conventional sod or turf grass as ground cover should be limited to those areas planned for active or passive recreation use, or other areas where substantial use of the area is anticipated.
    GRAEF RESPONSE: Noted.
15. Irrigation is required. Landscape plans refer to irrigation plans in the notes section; please confirm that irrigation will be provided.
    GRAEF RESPONSE: A fully automatic irrigation system will be installed for all proposed landscape areas onsite.
16. The minimum dimension of any planting area shall be nine (9) feet by eighteen (18) feet. Several of the landscape islands close to the building do not comply with this requirement. Staff recommends including a modification of this requirement in the PDD.
    GRAEF RESPONSE: An allowance has been requested in the revised PDD submittal.
17. The Site Plan exhibits labeled as DD13-11 depict stormwater ponds as including impervious surface area. Planted detention ponds do not count towards zoning calculations of impervious surface. Stormwater requirements by the Engineering department may differ.

GRAEF RESPONSE: Noted. Engineering considers a permanent pool impervious in stormwater calculations. We've depicted it as such for City Engineering and State approvals.

Parking 15-5-01 (See PDD)

18. Parking quantity exceeds wholesale standard of 1 space / 250 Square Feet of GFAR by approximately 35 percent. See PDD for comments on requested modifications. Noted.
    a. Proposed parking complies with ADA requirements. Agreed.
    b. Administrative parking increases require compensation including green infrastructure. Staff recommends providing GI to compensate for additional impervious coverage.
    GRAEF RESPONSE: We are seeking PDD allowance for the requirement for green infrastructure. The proposed parking stall count is in line with parking need studied at various Costco locations throughout the state. The flatness and smoothness of the parking lot's asphalt surface is of critical operational performance for the Costco customer experience, which are not compatible with pervious pavements/pavers. Costco locations around the country handle stormwater management requirements through efficient surface storage methods rather than green infrastructure.
19. Bicycle parking is required – a minimum of five (5) percent of the off-street vehicle parking spaces provided, up to ten (10) required bicycle parking spaces. This must be located within 50' of the building's main entrance.
    GRAEF RESPONSE; 10 bicycle parking spaces are being proposed adjacent to the main entrance. See included Concept Site Plan for location.
20. Are any electric charging stations proposed? If so, please not them on plans.
    GRAEF RESPONSE: None are proposed currently.
21. Please indicate snow storage areas on plans. Landscaped areas cannot be used for snow storage.
    GRAEF RESPONSE: Snow storage area now depicted on sheet C300.

Lighting 15-5-11

22. Maximum pole height in B-MU is 20'. Applicants request of 36' is included in PDD.
    GRAEF RESPONSE: Noted.
23. What is the color temperature? It must be between four thousand (4,000) and five thousand (5,000) degrees Kelvin.
    GRAEF RESPONSE: Noted, will comply.
24. Lighting may not exceed 0 footcandles at property lines adjacent to a residential zoning district. Staff recommends additional shielding, landscaping, or other

measures to mitigate light levels on the south property line across from the Franklin Oaks Condominiums.
GRAEF RESPONSE: Noted, will comply.

25. Lighting may not exceed 0.5 footcandles at all other property lines.
GRAEF RESPONSE: Noted, will comply.

Architecture 15-5-10 (See PDD)

26. Please provide a table detailing material quantity for each façade of the primary building (see example for one option; if you have a preferred format please use that).
GRAEF RESPONSE: Noted. Table detailing material quantity for each façade of the primary building has been provided on the architectural Building Elevations Exhibit on page 2.
27. Please provide a table detailing material quantity for each façade or element of the fueling station.
GRAEF RESPONSE: Noted. Table detailing material quantity for each façade of the fueling station has been provided on the architectural Building Elevations Exhibit on page 11.
28. Building architecture does not comply with the standards of this section. See PDD for comments on requested modifications. Noted.

Natural Resources – Article 7

29. The Natural Resource Protection Plan (NRPP) provided employs the 1998 UDO. This application is subject to the 2025 Unified Development Ordinance. Please revise the NRPP to be responsive to the updated ordinance.
GRAEF RESPONSE: NRPP has been revised accordingly.
30. Please provide a copy of the wetland delineation report. Note that delineations must be certified by the DNR, and may not be older than 5 years.
GRAEF RESPONSE: Wetland Delineation report provided. This was done in 2025.
31. Please provide documentation that wetlands 1-6 are not subject to the jurisdiction of the US Army Corps of Engineers.
GRAEF RESPONSE: This has been submitted to the US Army Corps of Engineers. Response will be provided to the City once received. The WDNR artificial wetland determination has previously been provided.
32. Impacts to degraded wetlands require compensation subject to the standards of 15-7-05.D.2.d.2: "*Any applicant proposing to impact a non-federal jurisdiction or degraded wetland shall complete on- or off-site compensation at the ratio specified in Table 15-7-03 and as further set forth in the Natural Resource Guidance, by completing any combination of the following site improvements in conjunction with the impact:*

i. *The inclusion of green infrastructure stormwater management features providing capture of the first one inch of runoff over all new or expanded impervious areas on the site; or*
ii. *The establishment of deep-rooted vegetation native to Southeastern Wisconsin in the landscape plan, in an area equal or greater in size to the degraded wetland, with fencing or other barriers to prevent routine mowing or abuse of the plantings; or*
iii. *iii. Supplemental tree planting in excess of the requirements of Article 5 of this Ordinance or any compensation otherwise required by this Article, with a projected tree canopy area at maturity equivalent or greater to the total area of the affected wetland; or*
iv. *Any combination of (i), (ii) and (iii) above equivalent to or greater than 1.5 times the area of the degraded or non-federal jurisdiction wetland; or*
v. *Any combination of these measures or other compensation consistent with the City of Franklin Natural Resource Guidance, as approved by the Plan Commission, with an area equivalent to or greater than 1.5 times the area of the degraded or non-federal jurisdiction wetland."*

Please provide information about proposed compensation. Staff recommends inclusion of Green Infrastructure in site design both to accommodate this required compensation, and as compensation for parking increases.
GRAEF RESPONSE: Further conversations are needed regarding this item. The WDNR has determined that these wetlands in question are artificial and exempt from all State regulations. We are anticipating that these will also be exempt from Federal jurisdiction shortly per item 31 above. Please confirm that artificially exempted wetlands are still subject to the code above. In the eyes of the State, there are no wetlands on the Costco site. As noted in the NRPP, this portion of the Northwestern Mutual campus was master planned for fuel development. Prior to 2005, land use within the Subject Property consisted of a drive-in movie theater, driveways, and sidewalks with no preexisting natural resources. The wetlands currently on the Subject Property developed as a result of water collecting in poorly graded low points located near and around construction staging areas (visible in historic aerial photos until 2012).

33. The storms water management pond depicted on southeast corner of the project area in the NRPP materials does not match what is depicted on civil set.
GRAEF RESPONSE: Figure 5 shows the proposed pond configuration, which comes from the plan set. The existing pond being modified is shown as an overlay on the other exhibits.

NML Site Changes

The site plan submittal shows changes to the adjacent property (Lot 2 of the CSM currently under review) that are outside of the scope of this review. Please note this on

plans and other relevant documents. The owners of Lot 2 are responsible for obtaining approval of a Site Plan Amendment to accommodate their new design including trail changes, lane striping, impervious surface, and parking etc. Planning staff received an application for this on September 16, 2025.
GRAEF RESPONSE: Noted. As indicated, plans were submitted on 9/16/26 for the Site Amendment application from Northwestern Mutual. A note has been added to the Layout Plans within Costco Set indicating that the NM work is contained within a separate plan set.

CSM Resolution, Condition 6:
The applicant shall apply for a Site Plan Amendment to account for changes to their site resulting from the CSM prior to the approval of any Site Plan for development of the new Lot 1
GRAEF RESPONSE: Noted. As indicated above, plans were submitted on 9/16/26 for the Site Amendment application from Northwestern Mutual. NM and GRAEF will work with the City to acquire applicable approvals.

Fire Department
FHD has no comments on this stage of the project. As the project progresses, FHD will conduct plan review of the physical facility and license and inspect this location as a Retail Food Establishment as an agent of DATCP.
GRAEF RESPONSE: Noted.

Please let me know should you have any further questions.

Sincerely,



Benjamin Langemeier, P.E.
Project Manager

Site Plan Project Narrative

Project Summary – Northwestern Mutual Parcel – South 27th Street

Costco Wholesale Corporation is planning to develop the northwest corner of the intersection of South 27th Street and West Drexel Avenue in the City of Franklin, Wisconsin. The parcel is a 20.1757-acre site that is to be subdivided from a larger, existing 79.5-acre parcel owned by The Northwestern Mutual Life Insurance Company.

The portion of the site Costco is anticipating developing is undeveloped and was rough graded with the 2001 development of the Northwestern Mutual campus to the north. The non-campus portion of the site includes stormwater ponds that capture runoff from the campus and landscape features (including the large prairie area) that were installed with the intent of development at a later date.

The prairie is now overgrown with mixed vegetation and includes six artificial wetlands totaling 1.24 acres. The wetlands were artificially created as historical photos reviewed initially show agricultural fields interspersed with small, wooded areas that were later replaced with a movie theater, parking, driveways, and sidewalks. The project is in the process of obtaining concurrence and exemption as artificial wetlands.

If approved, the proposed Costco development will include an approximately 162,000 square foot retail facility with a tire sales component, a fueling station, and an additional ~13.0 acres of exterior developments associated with access drives, parking stalls, stormwater management, and landscaping/screening.

The project is planning to commence construction in Spring 2026.

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GRAEF

collaborate / formulate / innovate

August 12, 2025

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

SUBJECT: Costco Wholesale- Franklin, WI
Re-Zoning Application

Dear Marion:

Costco Wholesale Corporation (Costco) and Agents, in conjunction with Northwestern Mutual, hereby present this application for Map Amendment (Rezoning) to the City of Franklin (City). This rezoning application is for a member's-only Costco Wholesale retail facility to be located at the northwest corner of S. 27th Street and W. Drexel Avenue.

Costco is requesting re-zoning of the subject property (future Costco property) from **B-P (Business Park District) to B-MU (Business Mixed-Use)** zoning for the proposed development of a Costco Wholesale Warehouse. A Planned Development District (PDD) application is being applied for concurrently with this rezoning application.

The rezoning to B-MU will allow for retail use of more than 20,000 square feet, as well as a fuel facility as an accessory use associated with the main retail use of the property. Costco understands that the proposed fuel facility will be a conditional use, and a Conditional Use Permit (CUP) is being applied for concurrently with this application.

The rezoning of the Costco parcel will maintain the desired consistency of land uses for the South 27th Street Corridor. All the properties to the North and West of the proposed Costco site are currently zoned B-MU. Also, there are properties within the B-MU zoning that are along South 27th Street south of Drexel Avenue.

Rezoning the proposed Costco parcel to accommodate the needs of Costco Wholesale will support the goal of providing for appropriate commercial development on a scale that accommodates the needs of the residents of the City of Franklin.

As part of this application, we are attaching the following documents for this submittal:

- Map Amendment (Rezoning) Application
- Project Narrative
- Legal Description (PDF and Word formatted)
- Site Plan

Hard copies of the items above will be delivered to the Planning Department of City under separate cover. Upon notice by the Planning Department, we will provide an additional 12 copies of the materials above prior to the Plan Commission hearing.

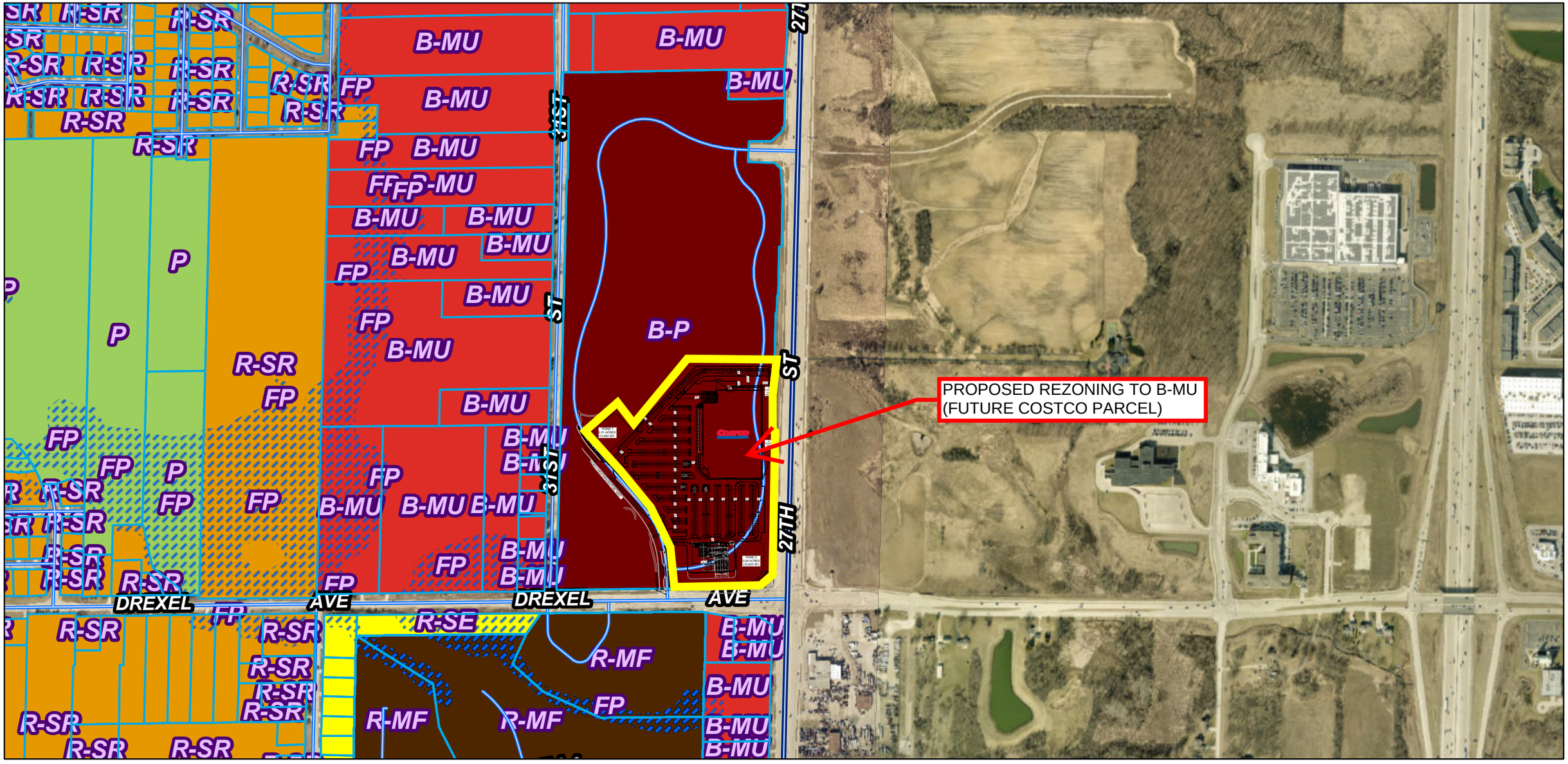
Sincerely,



Ben Langemeier, PE
Project Manager

cc. Brian Konyn, Northwestern Mutual Real Estate w/attachments

City of Franklin Property Viewer



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Parcel

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SE Wisc Reg Planning Comm, SEWRPC, Maxar

Guest

Earthstar Geographics | City of Franklin, WI |

Map Amendment Project Narrative

Project Summary – Northwestern Mutual Parcel – South 27th Street

Costco Wholesale Corporation is planning to develop the northwest corner of the intersection of South 27th Street and West Drexel Avenue in the City of Franklin, Wisconsin. The parcel is a 20.1757-acre site that is to be subdivided from a larger, existing 79.5-acre parcel owned by The Northwestern Mutual Life Insurance Company.

This Map Amendment Application is to re-zone the future Costco parcel from B-P (Business Park) zoning district to a B-MU (Mixed-use) district to allow for retail use of more than 20,000 square feet, as well as a fuel facility as an accessory use associated with the main retail use of the property. A separate Planned Development District (PDD) application for an overlay district is being applied for concurrently with this rezoning application.

The portion of the site Costco is anticipating developing is undeveloped and was rough graded with the 2001 development of the Northwestern Mutual campus to the north. The non-campus portion of the site includes stormwater ponds that capture runoff from the campus and landscape features (including the large prairie area) that were installed with the intent of development at a later date.

If approved, the proposed Costco development will include an approximately 162,000 square foot retail facility with a tire sales component, a fueling station, and an additional ~13.0 acres of exterior developments associated with access drives, parking stalls, stormwater management, and landscaping/screening.

The project is planning to commence construction in Spring 2026.

Conditional Use Project Narrative

Project Summary – Northwestern Mutual Parcel – South 27th Street

This Conditional Use Application is for a fuel facility that would operate as an accessory use to the Costco retail facility. It should be noted that there will be no convenience store associated with this fuel facility, and the fuel facility would only be accessible to Costco members.

The proposed fuel facility will have 12 pumps, which allows for 24 vehicles to fuel at the same time. The plan also provides an expansion area for an additional three (3) pumps with six (6) more fueling stations that would ultimately provide 15 pumps with 30 fueling stations. In addition to the vehicles being fueled the initial design will provide stacking for forty (40) vehicles, and the expanded facility would provide stacking for 45 vehicles. Costco Wholesale Corporation is planning to develop the northwest corner of the intersection of South 27th Street and West Drexel Avenue in the City of Franklin, Wisconsin. The parcel is a 20.1757-acre site that is to be subdivided from a larger, existing 79.5-acre parcel owned by The Northwestern Mutual Life Insurance Company.

The portion of the site Costco is anticipating developing is undeveloped and was rough graded with the 2001 development of the Northwestern Mutual campus to the north. The non-campus portion of the site includes stormwater ponds that capture runoff from the campus and landscape features (including the large prairie area) that were installed with the intent of development at a later date.

If approved, the proposed Costco development will include an approximately 162,000 square foot retail facility with a tire sales component, a fueling station, and an additional ~13.0 acres of exterior developments associated with access drives, parking stalls, stormwater management, and landscaping/screening.

The project is planning to commence construction in Spring 2026.

The Avenue
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GRAEF

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August 13, 2025

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

SUBJECT: Costco Wholesale- Franklin, WI
Conditional Use Application – Fuel Facility

Dear Marion:

Costco Wholesale Corporation (Costco) and Agents, in conjunction with Northwestern Mutual, hereby present this application for Conditional Use for the Costco Fuel Facility to the City of Franklin (City). This Conditional Use application is for a fuel facility for a member's-only Costco Wholesale retail facility to be located at the northwest corner of S. 27th Street and W. Drexel Avenue.

The fuel facility is intended to operate as an accessory use to the retail facility. It should also be noted that there will be no convenience store associated with this fuel facility. This application follows the previously submitted CSM and Comprehensive Map Amendment application that is currently being processed that would designate the subject parcel as "Mixed-Use" area. A separate application for re-zoning the subject property to B-MU is being filed concurrently with this Conditional Use application.

Section 15-9-06.H of the Unified Development Ordinance outlines the General Standards set forth for consideration of a Conditional Use Permit. Costco's responses are outlined below.

1. Ordinance and Comprehensive Master Plan Purposes and Intent

The proposed Costco fuel facility will be in harmony with the general and specific purposes for which the UDO was enacted and for which the regulations of the zoning district (B-MU) were established, and with the general purpose and intent of the City of Franklin Comprehensive Master Plan. This Conditional Use would be consistent with the proposed Comprehensive Map amendment that would change this property to a "Mixed-Use" area. Costco Wholesale will support the goal of providing for appropriate commercial development on a scale that accommodates the needs of the residents of the City of Franklin. The project creates consistency with S. 27th Street being a commerce district and a traffic generator for the City of Franklin. Fuel operations are integral to Costco's national retail brand.

2. No Undue Adverse Impact

The proposed development will not have substantial or undue adverse or detrimental effect upon or endanger the adjacent property, the character of the S. 27th Street corridor, or the public health, and general welfare. The fuel facility will not diminish and impair property values within the community or adjacent neighborhoods. As mentioned in item 3 below, the fuel facility is complementary to the warehouse and the architecture concepts align between the two, not impacting on the character of the S. 27th Street Corridor. Costco's fuel facilities are designed with fueling equipment and safety protocols that comply with all regulations to ensure public safety.

3. Compatibility With Surrounding Development

The fuel facility will be constructed, arranged, and operated so as not to dominate the immediate vicinity. The development will also not interfere with the use of neighboring properties. As shown on the Building Elevation contained within this application, signage is kept to a minimum and does not overwhelm the public. The architecture of the facility is complementary to the Warehouse building as well. The fuel facility seamless fits in with the site operations.

4. Adequate Public Facilities

The development and use of the fuel facility will be served adequately by essential public facilities and services. The proposed fuel facility ties into the private storm sewer and pond system for the warehouse and will not overwhelm the existing public storm sewer system. There is no sanitary sewer or water main serving the fuel facility, therefore the public utilities will remain unaffected.

5. Adequate Circulation

The fuel facility development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures have been taken to provide ingress and egress in a manner to minimize traffic congestion in the public streets. The fuel facility operates in a one-way manner, meaning users enter the fueling station from the west and exist on the east, ensuring a smooth traffic flow. The Fuel facility is designed with 12 pumps, which allows for 24 vehicles to fuel at the same time, while also providing additional queuing space for up to forty (40) additional cars. An expansion area to provide an additional 3 pumps with 6 more fueling stations has also been provided in the plan. The full buildout of the fuel facility would provide 15 pumps for a total of 30 fueling stations. A right turn lane is designed for entering the fuel facility to eliminate congestion with customers not wishing to get gas and head directly to the warehouse.

6. No Destruction of Significant Features

The proposed use and development of the fuel facility will not result in the destruction, loss or damage of any natural, scenic, or historic features of significant importance. As outlined in the NRPP contained within this application, the Wisconsin Department of Natural Resources has approved an Artificial Wetland Exemption for the Costco parcel, and the development is therefore exempt from State wetland regulations. The proposed fuel facility location does impact the existing stormwater management pond; however, the pond will be expanded and the layout revised to avoid the fuel facility and provide the site with ample stormwater management capacity. The revised pond configuration can be seen on the Site Plan contained in this application.

As part of this application, we are including the following documents for this submittal:

- Cover Letter
- Conditional Use Application
- Legal Description (Word formatted)
- Project Narrative
- Site Plan
- Building Elevations
- Landscape Plan
- Lighting Plan
- NRPP

Hard copies of the items above will be delivered to the Planning Department of City under separate cover. Upon notice by the Planning Department, we will provide an additional 12 copies of the materials above prior to the Plan Commission hearing.

Sincerely,

Ben Langemeier, PE
Project Manager

cc. Brian Konyn, Northwestern Mutual Real Estate w/attachments

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COSTCO PLANNED DEVELOPMENT DISTRICT NARRATIVE

Property Location: The parcel is located at the northwest corner of the intersection of South 27th Street and West Drexel Avenue in the City of Franklin, Wisconsin. The parcel is a 20.1757-acre site that is to be subdivided from a larger, existing 79.5-acre parcel owned by The Northwestern Mutual Life Insurance Company via a CSM that was submitted to the City in June 2025.

The proposed PD Overlay is generally consistent with the City's Unified Development Ordinance (UDO) and Comprehensive Master Plan, with the requested modifications outlined below. Costco is requesting the allowances listed above to promote harmonious and compatible land-uses with the rest of the S. 27th Street corridor and to stimulate creative approaches to mixed-use development of the subject parcel. The Costco project complies with the Modification Standards as outlined in section 15-10-04 of the City's UDO while seeking the site development allowances listed below.

The existing Northwestern Mutual signage at the NW corner of the West Drexel and South 27th Street intersection will be removed; however, the landscaping and surrounding walls will remain as a potential gateway feature to welcome Costco customers and other visitors into the City of Franklin, creating a sense of placemaking that is important to the City and outlined in the Modification Standards within the City Code section 15-10-04.

Costco is requesting the following site development allowances with a Planned Development Overlay of B-MU Zoning for the following items:

1. Building Orientation
2. Glazing, Roof Modulation, and Façade Articulation
3. Gas Canopy Signage
4. Parking Stall Count
5. Impervious Coverage
6. Light Pole Height
7. Screening
8. Landscape Island Size
9. Fuel Facility Canopy Lighting

Building Orientation:

Section 15-5-10.E.4 - Entrance Orientation. Main entrances to buildings shall be oriented toward the primary street adjoining the subject property. Secondary entrances are encouraged along secondary streets or along building frontages not adjoining a street. The primary street adjoining the Costco Warehouse is South 27th Street.

The Costco design team reviewed various options for orienting the building with the main entrance facing S 27th Street. However, the resulting plans proved unfeasible for the following reasons:

- The property is not a uniform rectangular shape to easily orient the building differently. This alignment would put the building in the middle of the site, rendering the site unworkable.
- The tire center and member entry would be adjacent to South 27th Street and not facing the middle of the site where the parking would be.
- There would be very limited parking on the east side of the building, even if the building was to be tucked as far west as we can go. The parking is typically arrayed around the entrance at the corner to provide convenient parking around the two sides of the building as we have shown it. With the building in the middle of the site you would have two isolated parking lots.

Costco is requesting Site Development Allowance from City Code section 15-5-10(E)4. Costco plans to use enhanced architectural elements and additional landscaping along the North and East sides of the warehouse facing South 27th Street to create a pleasant amenity along the South 27th Street corridor.

Embedded into the Costco program is awareness and responsibility to the environment. The Costco sites and buildings are designed, constructed and operated to be energy-efficient, sustainable, and environmentally responsible. Costco's building practices are aligned with the intent of the City's Modification Standards B (Sustainable Design) and H (High Quality Building Materials). The building structure steel system and architectural metal panels are comprised of 80% recycled content with the associated batt insulation comprised of greater than 50% recycled content. The roof maintains reflectance, emittance and SRI rates that lessen heat gain, and the premanufactured building system provides erection efficiency reducing impacts to the carbon footprint.

A seating area is being provided next to the building with benches, tables, and trash receptacles for the members to gather at and utilize when eating a Costco hot dog. Bike racks are also being provided next to the building as well, creating a space that aligns with Modification Standard C – Public Gathering Space.

Glazing, Roof Modulation, and Façade Articulation:

Similarly to the building orientation exemption above, Costco is requesting Site Development Allowance from the glazing requirements outlined in section 15-5-10(E)1, table 15-5-10(E). B-MU zoning is required to have 40% of the Front facing elevation and 30% of the street side facing elevation be transparently glazed.

Given the operational nature of Costco's business and the high volume of merchandise housed within the building, extensive glazing poses a security concern. Accordingly, Costco requests that the minimum glazing requirement be reduced to 1%. To ensure the building maintains visual interest and architectural integrity, the façade will incorporate strategic variations in materiality and vertical articulation to create depth, rhythm, and a pedestrian-friendly scale. Additionally, the enclosed entry canopy will feature a significant amount of glazing integrated into the roll-up doors at the main entrance. When weather permits, these doors will remain in an open, upright position, fostering a sense of openness and enhancing the connection between pedestrian activity and the store's primary entry point. We believe this approach thoughtfully balances operational needs with design intent and meets the spirit of the code.

Section 15-5-10(C) requires that there be vertical and horizontal variation within the façade to that walls are subdivided into bays or sections. Costco is requesting a Site Development Allowance from this section. Costco utilizes changes in materials and colors to help subdivide the façade. As indicated on the building elevation plan (07-Building Elevations), The intent of the code section is met through Modification Standard H, High Quality Building Materials.

Costco also requests a Site Development allowance from Section 15-5-10(D). The code indicates that a continuous flat roof shall not extend more than 100 feet horizontally without modulation. The intent of this code section is achieved with vertical rib paneling and textured architectural paneling to break up the building elevations. Modification Standard H is met within this allowance.

Through these Site Development Allowances, Costco can bring it's distinctive national identity and brand to Franklin. This brand and identity is carried through design features that foster a cohesive visual character that will enhance the South 27th Street Corridor within the City of Franklin. Enhanced architectural features being proposed are unique to Franklin and the ease of access for pedestrians off South 27th Street creates a place that the public will be excited to have as part of their community.

Gas Canopy Signage:

Per City Code 15-4-09.D.10, no signs shall be permitted on fuel pump canopy roofs of fascia. Costco is requesting Site Development Allowance from this code section to install a 21-square-foot Costco Wholesale sign on each of the 4 canopy sides. Costco does not use ground mounted signage for wayfinding, so the canopy signage assists members in locating the fuel facility onsite.

Parking Stall Count:

Costco continuously analyzes parking demand across its warehouse locations to ensure customer needs are met during peak shopping periods. Based on operational data for warehouses of comparable size, approximately 850 parking stalls are typically required to adequately serve members and maintain efficient site circulation.

Table 15-5-01(B) outlines a maximum parking count of 1 stall per 250 square feet of building for Wholesale Establishments. The proposed Costco warehouse is 161,552 square feet, equating to 646 parking stalls.

The parking needs for the proposed Franklin warehouse exceed the City's current maximum parking allowance. Costco is therefore requesting Site Development Allowance from the City's parking cap to allow for up to 875 stalls (or 35% of additional stalls) for flexibility in providing sufficient parking for the anticipated demand.

Max Parking Stalls by Building Area	646 Stalls
Max with 30% Additional Stalls	839 Stalls
Proposed Stalls	873 Stalls
Max Parking Exceeded By	35%

The parking lot perimeter landscape zone is at least 10' in width, therefore section 15-5-01(B)2.c is being met, and would allow for an up to 30% increase in the maximum allowable parking at the discretion of the Zoning Administrator. Landscaping exceeds minimum requirements and has been designed to create a high impact and beautiful landscape through larger caliper trees, native vegetation, and drought tolerant species, which in turn minimize irrigation needs.

Impervious Coverage:

Table 15-3-01(B) outlines the impervious coverage requirements for B-MU zoning and limits the amount of impervious surface at 70% of the lot area.

Costco is requesting Site Development Allowance for this limit to be raised to 85%. This increase is needed to allow the adequate number of parking stalls needed to serve the warehouse as well as to accommodate the required storm water ponds. The open water level of these ponds, which is deemed impervious by code, accounts for 3% of the site's impervious area.

Costco takes great pride in providing high quality landscaping within their parking lots. Though the max impervious percentage is being asked for an allowance, Modification Standard A will be achieved through Landscape Enhancement within parking lots and the perimeter of the project site.

As mentioned above previously, Costco landscaping exceeds minimum requirements and has been designed to create a high impact and beautiful landscape through larger caliper trees, native vegetation, and drought tolerant species, which in turn minimize irrigation needs.

Light Pole Height:

B-MU zoning is permitted to have a maximum light pole height of 20' as outlined in Table 15-5-11(C)(2). Costco's standard pole height is 36.5'. Costco is requesting Site Development Allowance to utilize their standard light poles, spacing, and fixtures to adequately light the parking lot for safe operations consistent with other area locations.

Increasing the pole height allows Costco to reduce the overall number of poles required to serve their parking lots. Less number of light poles provides a better visual from S. 27th Street and W. Drexel Avenue as the parking lots are not a large sea of light poles.

Limiting the number of poles through a Site Development Allowance to increase the height also allows Costco to use less energy to light their sites. Also, all site and building lighting systems utilize LED Technology. By sustainably lighting their sites, Costco meets the intent behind Modification Standard B, under section 15-10-04 while requesting an allowance from the requirements outlined in Table 15-5-11(C)(2).

Screening:

Section 15-5-07 of the UDO identifies screening requirements around trash compactors. Costco is asking for an Allowance from 15-5-07(A)2.a. Screening from the public right-of-way on three sites would inhibit and access to the trash compactor and the surrounding area. Although item a. is not met, shrubs and landscaping will be used to screen the compactor, thus complying with item (e). Item (i) is also met through the use of concrete pavement and the compactor area is curbed, graded, and drains in a manner that prevents runoff from leaving the site uncontained.

Landscape Island Size:

Per City Code 15-5-06-A(2), the minimum dimension of any planting area shall be 9 feet x 18 feet Costco is requesting an Allowance to use a narrower island around the building to accommodate the proposed parking layout.

Although the minimum width per code is not met, as the proposed layout includes a minimum of 6' wide landscape areas, Costco's islands are longer than the minimum outlined in the code. The proposed islands are 36' long (face of curb to face of curb) and provide a minimum of 33' for landscape.

The proposed islands have at least 196 square feet of landscape area, which exceeds the code minimum of 162 square feet.

Fuel Facility Canopy Lighting:

Per City Code 15-4-09-D(8), fuel pump canopies shall be lit with only fully recessed lighting. An allowance is requested for Costco to utilize their standard fuel canopy lighting system and fixtures to adequately light the fuel facility for safe operations consistent with other area locations.

Fuel facility lighting systems utilize LED Technology. By sustainably lighting the fuel area, Costco meets the intent behind Modification Standard B, under section 15-10-04 while requesting an allowance from the requirements outlined in 15-4-09.

Site Plan Project Narrative

Project Summary – Northwestern Mutual Parcel – South 27th Street

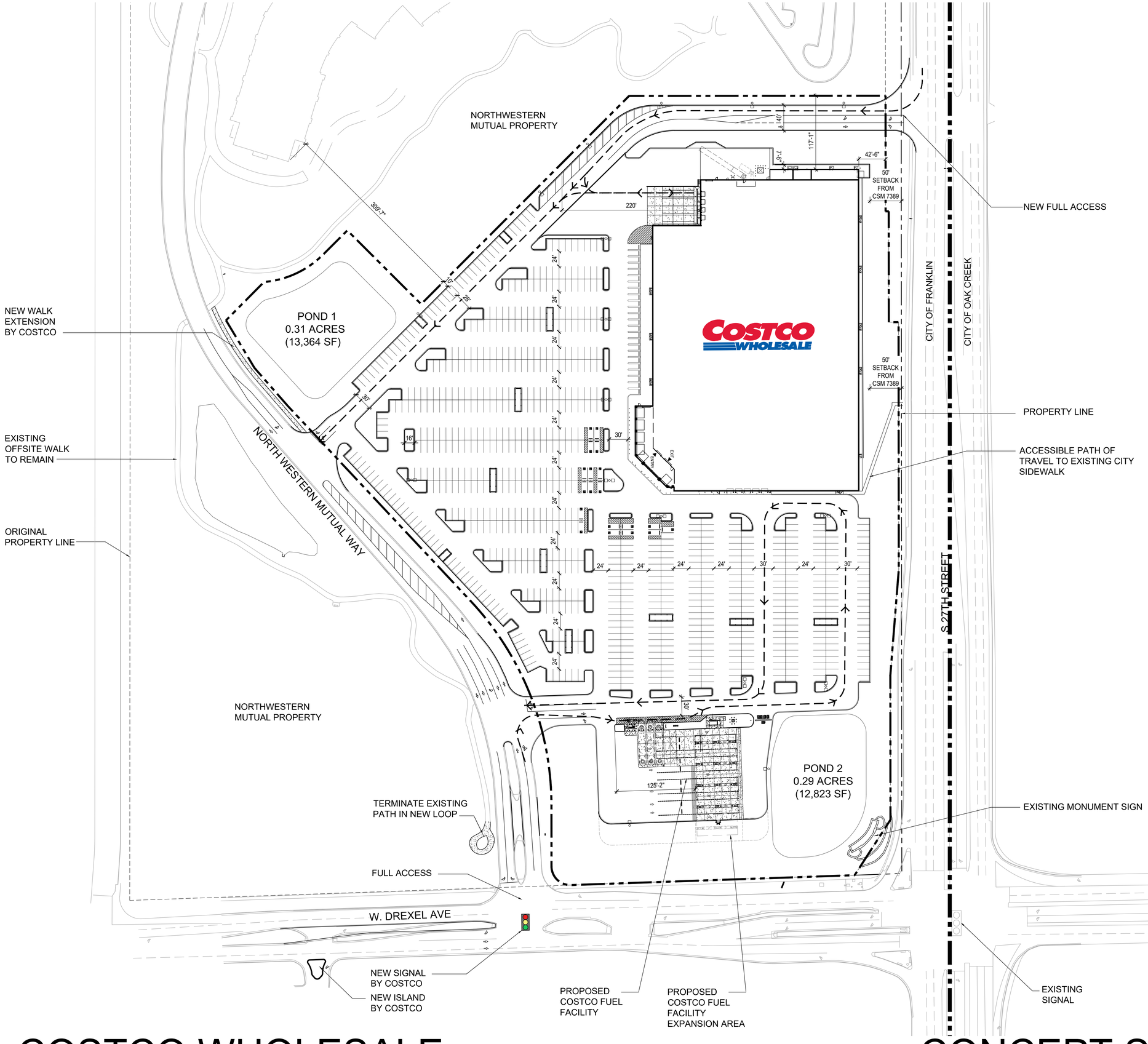
Costco Wholesale Corporation is planning to develop the northwest corner of the intersection of South 27th Street and West Drexel Avenue in the City of Franklin, Wisconsin. The parcel is a 20.1757-acre site that is to be subdivided from a larger, existing 79.5-acre parcel owned by The Northwestern Mutual Life Insurance Company.

The portion of the site Costco is anticipating developing is undeveloped and was rough graded with the 2001 development of the Northwestern Mutual campus to the north. The non-campus portion of the site includes stormwater ponds that capture runoff from the campus and landscape features (including the large prairie area) that were installed with the intent of development at a later date.

The prairie is now overgrown with mixed vegetation and includes six artificial wetlands totaling 1.24 acres. The wetlands were artificially created as historical photos reviewed initially show agricultural fields interspersed with small, wooded areas that were later replaced with a movie theater, parking, driveways, and sidewalks. The project is in the process of obtaining concurrence and exemption as artificial wetlands.

If approved, the proposed Costco development will include an approximately 162,000 square foot retail facility with a tire sales component, a fueling station, and an additional ~13.0 acres of exterior developments associated with access drives, parking stalls, stormwater management, and landscaping/screening.

The project is planning to commence construction in Spring 2026.



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC OF W DREXEL AVE & S 27TH ST FRANKLIN, WI

SITE DATA:

COSTCO SITE AREA:	20.18 ACRES (878,895 SF)
INCLUDES:	
POND 1:	0.79 ACRES (29,947 SF)
POND 2:	0.72 ACRES (31,511 SF)
JURISDICTION:	CITY OF FRANKLIN
ZONING:	B-R (PRESUMED)
SETBACKS:	ACTUAL
FRONT:	220'
SIDE:	117'-1"
REAR:	42'-6"

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,552 SF
INCLUDES:	
NET SALES FLOOR	**153,820 SF**
GROSS MECHANICAL / FIRE / MSB	2,265 SF
NET ENCLOSED VESTIBULE	3,559 SF
BUILDING ENVELOPE	1,908 SF

PARKING DATA:

TOTAL PARKING:	868 STALLS
INCLUDES:	
ⓟ 10' WIDE STALLS	849 STALLS
ⓟ ACCESSIBLE STALLS	19 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.40 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 30' 60' 120'
1" = 60'-0"

COSTCO WHOLESALE
FRANKLIN, WI

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com
MG2

CONCEPT
SITE PLAN

DD11-12

COSTCO WHOLESALE

FRANKLIN, WISCONSIN

CONCEPT SITE PLAN

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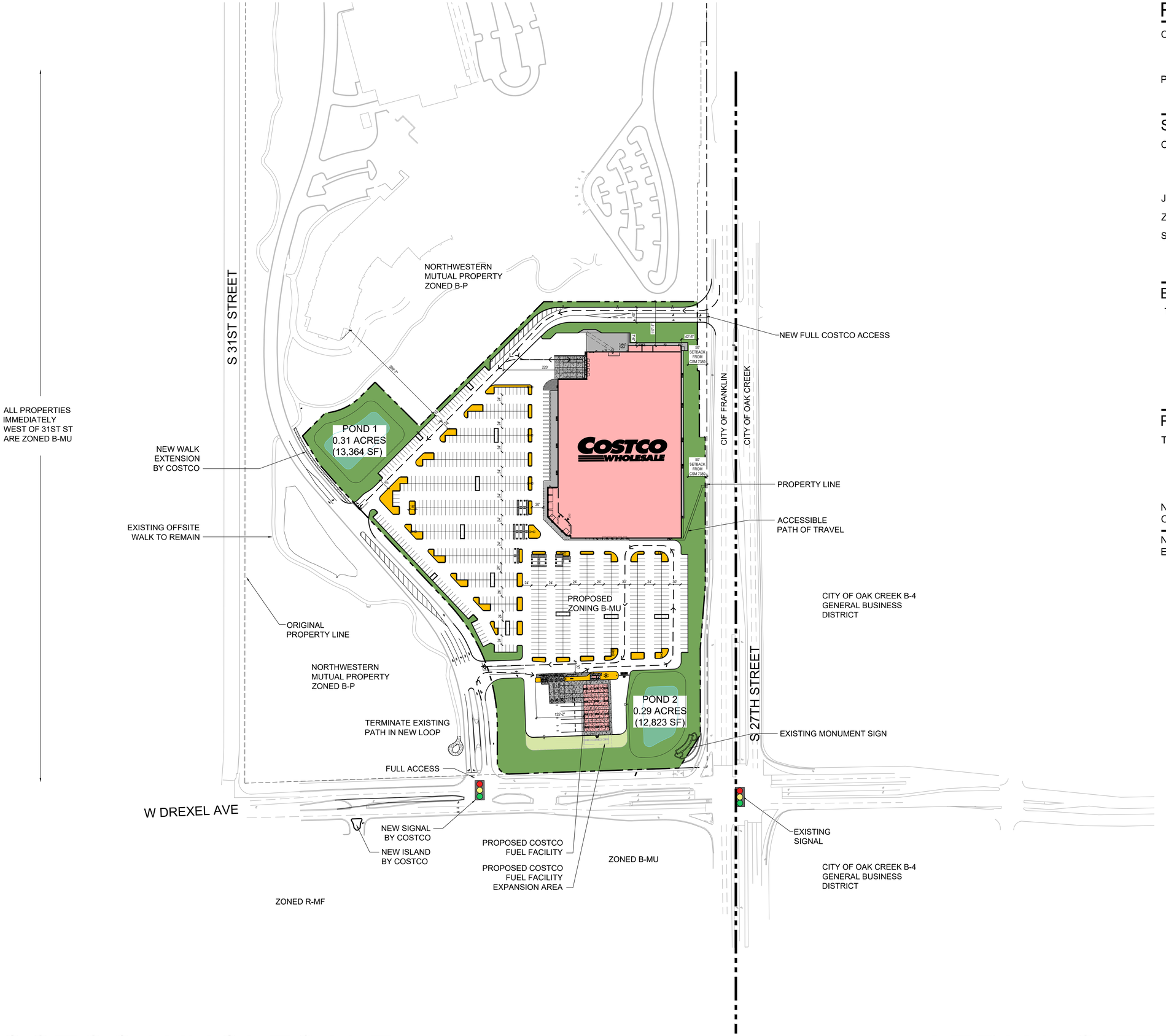

PROJECT DATA

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INCLUDES:	
POND 1:	0.79 ACRES (29,947 SF)
POND 2:	0.72 ACRES (31,511 SF)
JURISDICTION:	CITY OF FRANKLIN
ZONING:	PROPOSED REZONING TO B-MU
SETBACKS:	ACTUAL
FRONT:	220'
SIDE:	117'-1"
REAR:	42'-6"

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,552 SF
INCLUDES:	
NET SALES FLOOR	**153,820 SF**
GROSS MECHANICAL / FIRE / MSB	2,265 SF
NET ENCLOSED VESTIBULE	3,559 SF
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PARKING DATA:

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INCLUDES:	
10' WIDE STALLS	849 STALLS
ACCESSIBLE STALLS	19 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.40 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

~~SEPTEMBER 22, 2025~~
OCTOBER 13, 2025

0 50' 100' 200'
1" = 100'-0"

COSTCO WHOLESALE
FRANKLIN, WI

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com
MG2

CONCEPT
SITE PLAN

DD12-12

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COSTCO WHOLESALE

FRANKLIN, WISCONSIN

AERIAL SITE PLAN



SURFACE LEGEND:

- BUILDING FOOTPRINT
- IMPERVIOUS SURFACE [PAVING]
- IMPERVIOUS SURFACE [CONCRETE]
- IMPERVIOUS SURFACE [FUTURE]
- PERVIOUS SURFACE
- PERVIOUS SURFACE [POND]
- PERVIOUS SURFACE [ROCK MULCH]

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC OF W DREXEL AVE & S 27TH ST FRANKLIN, WI

SITE DATA:

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INCLUDES:	
POND 1:	0.79 ACRES (29,947 SF)
POND 2:	0.72 ACRES (31,511 SF)
JURISDICTION:	CITY OF FRANKLIN
ZONING:	PROPOSED REZONING TO B-MU

SETBACKS:

ACTUAL	
FRONT:	220'
SIDE:	117'-1"
REAR:	42'-6"

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,552 SF
INCLUDES:	
NET SALES FLOOR	**153,820 SF**
GROSS MECHANICAL / FIRE / MSB	2,265 SF
NET ENCLOSED VESTIBULE	3,559 SF
BUILDING ENVELOPE	1,908 SF

24-5742-01
OCTOBER 13, 2025

PARKING DATA:

TOTAL PARKING:	868 STALLS
INCLUDES:	
10' WIDE STALLS	849 STALLS
ACCESSIBLE STALLS	19 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.40 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

SURFACE AREA:

BUILDING FOOTPRINT [WH + FF]:	169,813 SF (19%)
IMPERVIOUS SURFACE [PAVING]:	436,307 SF (50%)
IMPERVIOUS SURFACE [CONCRETE]:	33,986 SF (4%)
IMPERVIOUS SURFACE [FUTURE]:	8,958 SF (1%)
PERVIOUS SURFACE:	184,897 SF (21%)
PERVIOUS SURFACE [POND]:	26,817 SF (3%)
PERVIOUS SURFACE [ROCK MULCH]:	18,747 SF (2%)

0 30' 60' 120'
1" = 60'-0"

COSTCO WHOLESALE
FRANKLIN, WI

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

24-5742-01
OCTOBER 13, 2025

PRELIMINARY
SITE PLAN

DD13-12

COSTCO WHOLESALE

FRANKLIN, WISCONSIN

PERVIOUS SURFACE AREA EXHIBIT

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COSTCO WHOLESALE CORPORATION

WAREHOUSE

FRANKLIN, WISCONSIN

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NOTICE:
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GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
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SHEET TITLE:
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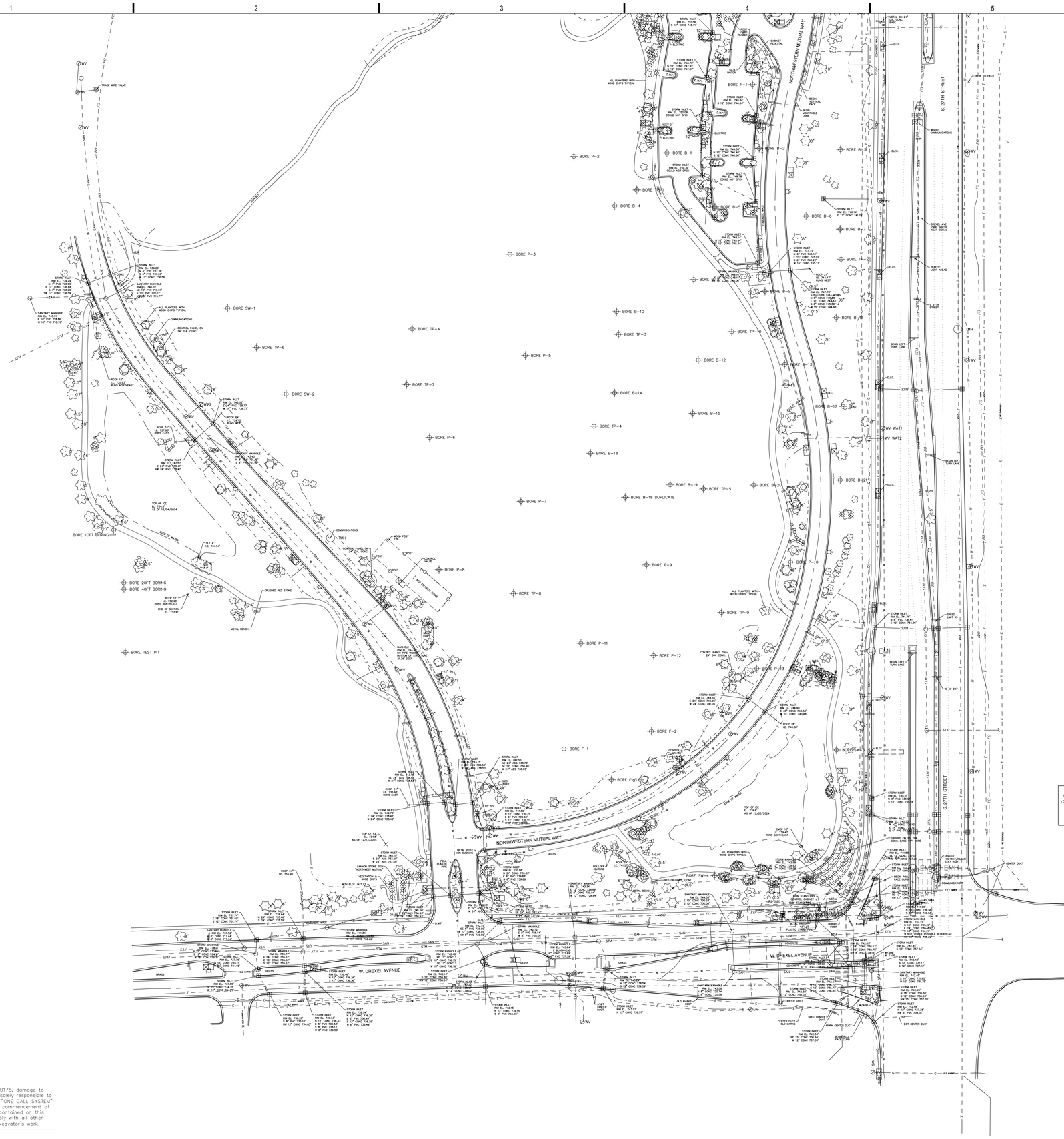
NORTHWESTERN MUTUAL WAY
W. DREXEL AVENUE
S. 27TH STREET
BORE TEST PIT
BORE 10FT BORING
BORE 20FT BORING
BORE 40FT BORING
BORE SW-1
BORE SW-2
BORE SW-3
BORE SW-4
BORE TP-1
BORE TP-2
BORE TP-3
BORE TP-4
BORE TP-5
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BORE B-14
BORE B-15
BORE B-16
BORE B-17
BORE B-18
BORE B-18 DUPLICATE
BORE B-19
BORE B-20
BORE B-21
TOP OF ICE EL. 734.5 AS OF 12/04/2024
TOP OF ICE EL. 734.0 AS OF 12/05/2024
TOP OF ICE AS OF 12/11/2024
CRUSHED RED STONE
RED CRUSHED STONE
METAL BENCH
BOULDER OUTCROP
LIMMON STONE WALL
VEGETATION & WOOD CHIPS
WITH ELEC. OUTLET
ALL PLANTERS WITH WOOD CHIPS TYPICAL
CONCRETE WALK
CONCRETE CURB
GRASS
COMMUNICATIONS
CONTROL PANEL ON 24" DIA. CONC.
TRACE WIRE VALVE
WIDOT COMMUNICATIONS
TRAFFIC LIGHT HEAD
SIGN
SIGN POST
SIGN POST W/ SIGN
CONTROL VALVE
CONTROL BOX
CABINET PEDESTAL
ELECTRIC PEDESTAL
METAL POST W/ SMOKING SIGN
METAL DR 24" DIA. CONC. BASE
GROUND ON TOP OF CONC. BASE
GUY WIRE
GUY ANCHOR
BEGIN VERTICAL FACE
BEGIN CURB & GUTTER
BEGIN LEFT TURN LANE
BEGIN RIGHT TURN LANE
DIRECT LIGHT RD
SHARED SIDEWALK/BIKEWAY RIGHT
CENTER DUCT
SPEC CENTER DUCT
MMPA CENTER DUCT
DOT CENTER DUCT
OLD CENTER DUCT
OLD MMPA DUCT
BEGIN ROLL FACE CURB
ELEC.
TMH
EMH
W/ WAT1
W/ WAT2
W/ GAS
W/ STM
W/ SAN
W/ T
W/ G
W/ FO
W/ E
W/ D.W.F.
STORM INLET RIM EL. 731.56' E 12" CONC 748.71'
STORM INLET RIM EL. 743.60' E 12" CONC 747.60' E 24" CONC 746.90'
STORM INLET RIM EL. 743.55' E 12" CONC 746.40' E 24" CONC 746.30'
STORM INLET RIM EL. 743.14' E 12" CONC 745.94' E 24" CONC 745.84'
STORM INLET RIM EL. 743.13' E 12" CONC 745.93' E 24" CONC 745.83'
STORM INLET RIM EL. 743.05' E 12" CONC 745.85' E 24" CONC 745.75'
STORM INLET RIM EL. 742.72' E 24" CONC 739.42' E 24" CONC 739.32

LEGEND

- TRAVERSE POINT
- BM. BENCH MARK
- IRON PIPE FOUND (1-1/4" O.D.)
- REBAR WITH YELLOW ROW WISDOT CAP FOUND
- LIGHT POLE
- MANHOLE
- STORM INLET
- WV WATER VALVE
- WVS WATER VALVE SERVICE
- GV GAS VALVE
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- T TELEPHONE PEDESTAL
- CONTROL BOX
- TRAFFIC SIGNAL
- VENT VENT PIPE
- SB SOIL BORING
- EMH ELECTRIC MANHOLE
- TMH TELEPHONE MANHOLE
- GROUND LIGHT
- SPRINKLER
- POST GENERIC POST
- 8" DECIDUOUS TREE
- 2" CONIFEROUS TREE
- 2" STUMP
- BUSH
- SIGN
- EDGE OF WOODS
- RIP RAP
- CHAIN LINK FENCE
- E BURIED ELECTRIC LINE
- FO BURIED FIBER OPTIC
- G BURIED GAS MAIN
- SAN BURIED SANITARY SEWER
- STM BURIED STORM SEWER
- T BURIED TELEPHONE LINE
- W BURIED WATER MAIN
- E APPROX. BURIED TELEPHONE LINE
- FO APPROX. BURIED FIBER OPTIC
- G APPROX. BURIED GAS MAIN
- SAN APPROX. BURIED SANITARY SEWER
- STM APPROX. BURIED STORM SEWER
- T APPROX. BURIED TELEPHONE LINE

SURVEY NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2024. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, WISCONSIN SOUTH ZONE. NORTH AMERICAN DATUM OF 1927 (NAD27), SCALE FACTOR 0.99993373. NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). WISCONSIN GEOID-18.
3. DIGGERS HOTLINE PLANNING PRINT TICKET #20244223502, 20244223670 & 20244223694. NON-RESPONDERS:
   CITY OF OAK CREEK

BENCHMARKS

B.M. #1 REFERENCE MARK AND R.B.M. FOR SOUTHEAST CORNER OF SECTION 12-05-21. CHISELED CROSS TOP NORTH FLANGE OF HYDRANT AT THE SOUTHEAST CORNER OF S. 27TH ST. AND W. DREXEL AVE.
ELEVATION = 744.66' (NOT SHOWN)

B.M. #2 CHISELED CROSS TOP NORTHWEST FLANGE BOLT OF HYDRANT SECOND HYDRANT NORTH OF W. DREXEL AVE. ON THE EAST SIDE OF S. 27TH ST.
ELEVATION = 744.91' (SHOWN)

B.M. #3 CHISELED CROSS TOP NORTHWEST FLANGE BOLT OF HYDRANT, 4TH HYDRANT NORTH OF W. DREXEL AVE. ON THE EAST SIDE OF S. 27TH ST.
ELEVATION = 748.41' (SHOWN)

B.M. #4 REFERENCE MARK AND R.B.M. FOR EAST CORNER OF SECTION 12-05-21. CHISELED CROSS TOP WEST FLANGE OF HYDRANT AT THE NORTHEAST CORNER OF S. 27TH ST. AND NORTHWESTERN MUTUAL WAY.
ELEVATION = 752.36' (NOT SHOWN)

B.M. #5 REFERENCE MARK AND R.B.M. FOR EAST CORNER OF SECTION 12-05-21. CHISELED CROSS TOP NORTHEAST FLANGE OF HYDRANT AT THE NORTHWEST CORNER OF S. 27TH ST. AND NORTHWESTERN MUTUAL WAY.
ELEVATION = 753.51' (NOT SHOWN)

B.M. #6 CHISELED CROSS TOP SOUTHWEST FLANGE BOLT OF HYDRANT SOUTHEAST OF MAIN ENTRANCE TO NORTHWESTERN MUTUAL.
ELEVATION = 756.21' (SHOWN)

B.M. #7 CUT CROSS TOP EAST SIDE OF CONCRETE LIGHT POLE BASE WEST SIDE OF DRIVE, FIRST (1ST) LIGHT POLE SOUTH OF ASPHALT WALKING PATH AT POND.
ELEVATION = 7442.19' (SHOWN)

B.M. #8 CUT CROSS TOP EAST SIDE OF CONCRETE LIGHT POLE BASE IN CENTER ISLAND, FIRST (1ST) ISLAND NORTH OF W. DREXEL AVE. ON WEST DRIVE.
ELEVATION = 743.44' (SHOWN)

B.M. #9 CHISELED CROSS TOP NORTHEAST FLANGE BOLT OF HYDRANT 2ND HYDRANT SOUTH OF NORTHWESTERN MUTUAL WAY ON THE WEST SIDE OF S. 27TH STREET.
ELEVATION = 745.46' (SHOWN)

CONTROL POINTS

CP-1
CUT CROSS
N. 335987.94
E. 2549233.08
EL. 743.20'

CP-2
CUT CROSS
N. 336597.31
E. 2549223.15
EL. 746.35'

CP-3
5/8" REBAR W/PINK GRAEF CAP
N. 336675.42
E. 2548421.77
EL. 747.96'

CP-4
F1000SPK FENO W/SURVEY CONTROL GRAEF ALUMINUM CAP
N. 336409.00
E. 2548063.56
EL. 744.69'

CP-5
F1000SPK FENO W/SURVEY CONTROL GRAEF ALUMINUM CAP
N. 335788.33
E. 2548376.39
EL. 744.38'

CP-6
CUT CROSS
N. 335341.23
E. 2548492.96
EL. 744.40'

CP-7
CUT CROSS
N. 335345.76
E. 2549054.23
EL. 743.31'

CP-8
CUT CROSS
N. 335329.97
E. 2548189.63
EL. 739.08'

CP-9
5/8" REBAR W/PINK GRAEF CAP
N. 336488.76
E. 2548955.25
EL. 748.98'

CP-10
5/8" REBAR W/PINK GRAEF CAP
N. 336520.51
E. 2548785.81
EL. 750.72'

CP-11
5/8" REBAR W/PINK GRAEF CAP
N. 336812.22
E. 2548962.90
EL. 752.35'

CP-12
CUT CROSS
N. 336803.92
E. 2548768.40
EL. 754.11'

CP-13
5/8" REBAR W/PINK GRAEF CAP
N. 336144.54
E. 2548086.66
EL. 743.05'

CP-14
5/8" REBAR W/PINK GRAEF CAP
N. 335907.07
E. 2548184.16
EL. 745.20'

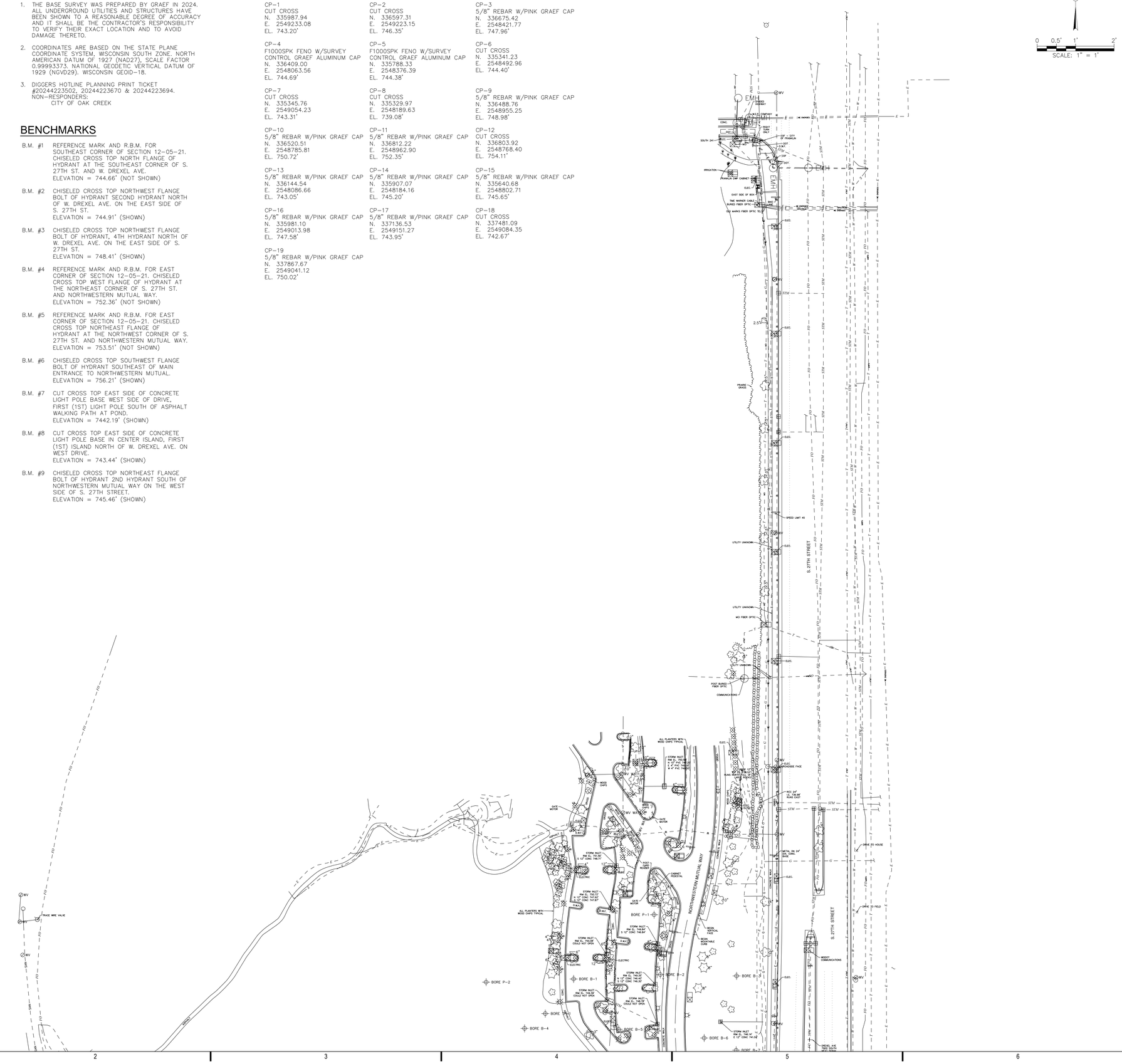
CP-15
5/8" REBAR W/PINK GRAEF CAP
N. 335640.68
E. 2548802.71
EL. 745.65'

CP-16
5/8" REBAR W/PINK GRAEF CAP
N. 335981.10
E. 2549013.98
EL. 747.58'

CP-17
5/8" REBAR W/PINK GRAEF CAP
N. 337136.53
E. 2549151.27
EL. 743.95'

CP-18
CUT CROSS
N. 337481.09
E. 2549084.35
EL. 742.67'

CP-19
5/8" REBAR W/PINK GRAEF CAP
N. 337867.67
E. 2549041.12
EL. 750.02'



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PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
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ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
C101

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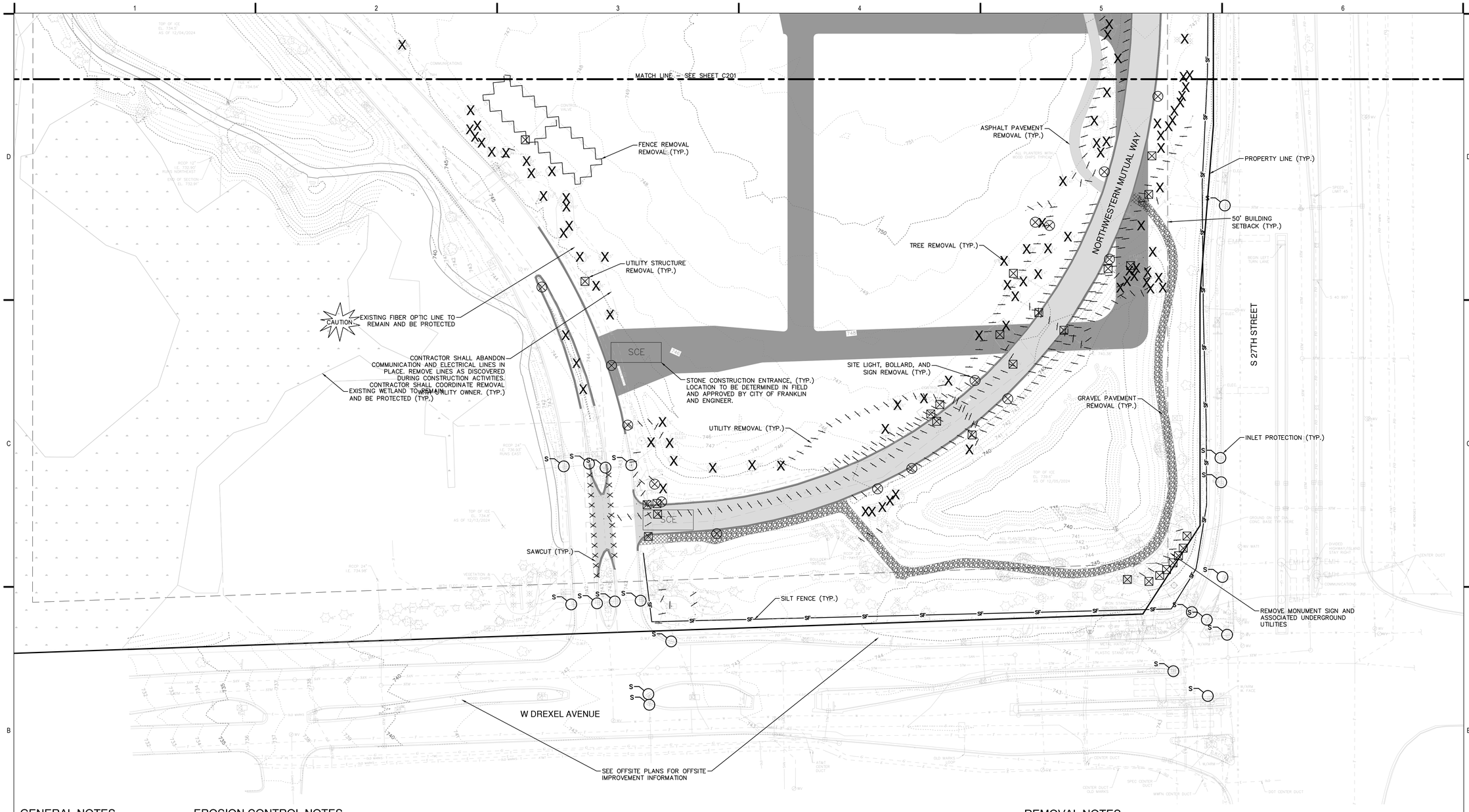
10/10/2025 9:56 AM



GENERAL NOTES

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2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED.
4. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
5. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
6. THE CITY OF OCONOMOWOC AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
7. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

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EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF OCONOMOWOC, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. CONTRACTOR SHALL INSTALL FILTER FABRIC ON ALL PROPOSED INLETS.
6. CRUSHED STONE ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
8. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
9. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF OCONOMOWOC OF ANY NEW STOCKPILE LOCATIONS.
10. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
    1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
    2. INSTALL SILT FENCE AND INLET PROTECTION.
    3. STRIP TOPSOIL IN TEMPORARY SEDIMENT BASIN AREA
    4. INSTALL SEDIMENT BASIN AND OUTLET CONTROL STRUCTURE. STABILIZE IMMEDIATELY AFTER INSTALLATION.
    5. STRIP TOPSOIL AND INSTALL TEMPORARY DIVERSIONS TO DIRECT RUNOFF TO SEDIMENT BASIN.
    6. STRIP TOPSOIL FROM REMAINDER OF SITE.
    7. PERFORM ROUGH GRADING AND BUILDING EXCAVATION. ADJUST DIVERSION DITCHES AS NEEDED TO MAINTAIN DRAINAGE TO SEDIMENT BASIN.
    8. INSTALL UTILITIES. INSTALL INLET PROTECTION ON NEW INLETS. INSTALL RIPRAP AT NEW OUTFALLS.
    9. CONSTRUCT BUILDING.
    10. INSTALL PAVEMENTS.
    11. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
    12. REMOVE TEMPORARY SEDIMENTATION BASIN
    13. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
11. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
12. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
13. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". NOTIFY CITY OF OCNOMOWOC FOR CHANGES IN STONE CONSTRUCTION ENTRANCE LOCATION.
14. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY.
15. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
16. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
17. PERMANENT SEED MIX SHALL BE WISDOT SEED MIX NO. 40 AT 7 POUNDS PER 1000 SQUARE FEET.
18. USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS I TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
19. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS. PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
20. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
21. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
22. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
23. OBTAIN PERMISSION IN WRITING FROM THE CITY OF OCONOMOWOC ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
24. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
25. STONE CONSTRUCTION ENTRANCE(S) OR EXIT(S) ARE TO BE DETERMINED BY CONTRACTOR BASED ON CONTRACTOR'S LOGISTICS PLAN AND PERMITTING WITH THE CITY AND MAY NOT BE LOCATED AS SHOWN ON PLAN.
26. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
27.

REMOVAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES NOTED FOR ABANDONMENT OR REMOVAL. EXISTING UTILITIES THAT ARE TO BE ABANDONED OR REMOVED SHALL BE RESPECTIVELY ABANDONED OR REMOVED TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
2. ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
3. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
4. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
6. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
7. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APPURTENCES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED BY OWNERS REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR REPLACEMENT. CONTRACTOR SHALL REPLACE/REPAIR DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
8. NOTE THAT PLANS ARE SCHEMATIC AND CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION TO COMPLETE THE SCOPE OF WORK AND INSTALL THE IMPROVEMENTS PER THE CONTRACT DOCUMENTS.

0 20' 40' 80'
SCALE: 1" = 40'

LEGEND

- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- GRAVEL PAVEMENT REMOVAL
- FENCE REMOVAL
- CURB AND GUTTER REMOVAL
- TREE REMOVAL
- SITE LIGHT, BOLLARD AND SIGN REMOVAL
- SCE — STONE CONSTRUCTION ENTRANCE
- EROSION MATTING
- SF — SILT FENCE
- RIP-RAP
- INLET PROTECTION
- UTILITY STRUCTURE REMOVAL
- UTILITY REMOVAL
- ALL WEATHER SURFACE

GRAEF
275 West Wisconsin Avenue
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414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER:
C200

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EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF OCONOMOWOC, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. CONTRACTOR SHALL INSTALL FILTER FABRIC ON ALL PROPOSED INLETS.
6. CRUSHED STONE ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
8. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
9. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF OCONOMOWOC OF ANY NEW STOCKPILE LOCATIONS.
10. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
    1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
    2. INSTALL SILT FENCE AND INLET PROTECTION.
    3. STRIP TOPSOIL IN TEMPORARY SEDIMENT BASIN AREA
    4. INSTALL SEDIMENT BASIN AND OUTLET CONTROL STRUCTURE. STABILIZE IMMEDIATELY AFTER INSTALLATION.
    5. STRIP TOPSOIL AND INSTALL TEMPORARY DIVERSIONS TO DIRECT RUNOFF TO SEDIMENT BASIN.
    6. STRIP TOPSOIL FROM REMAINDER OF SITE.
    7. PERFORM ROUGH GRADING AND BUILDING EXCAVATION. ADJUST DIVERSION DITCHES AS NEEDED TO MAINTAIN DRAINAGE TO SEDIMENT BASIN.
    8. INSTALL UTILITIES. INSTALL INLET PROTECTION ON NEW INLETS. INSTALL RIPRAP AT NEW OUTFALLS.
    9. CONSTRUCT BUILDING.
    10. INSTALL PAVEMENTS.
    11. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
    12. REMOVE TEMPORARY SEDIMENTATION BASIN
    13. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
11. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
12. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
13. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". NOTIFY CITY OF OCNOMOWOC FOR CHANGES IN STONE CONSTRUCTION ENTRANCE LOCATION.
14. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY.
15. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
16. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
17. PERMANENT SEED MIX SHALL BE WISDOT SEED MIX NO. 40 AT 7 POUNDS PER 1000 SQUARE FEET.
18. USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS I TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
19. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS. PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
20. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
21. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
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23. OBTAIN PERMISSION IN WRITING FROM THE CITY OF OCONOMOWOC ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
24. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
25. STONE CONSTRUCTION ENTRANCE(S) OR EXIT(S) ARE TO BE DETERMINED BY CONTRACTOR BASED ON CONTRACTOR'S LOGISTICS PLAN AND PERMITTING WITH THE CITY AND MAY NOT BE LOCATED AS SHOWN ON PLAN.
26. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

REMOVAL NOTES

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2. ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
3. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
4. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
6. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
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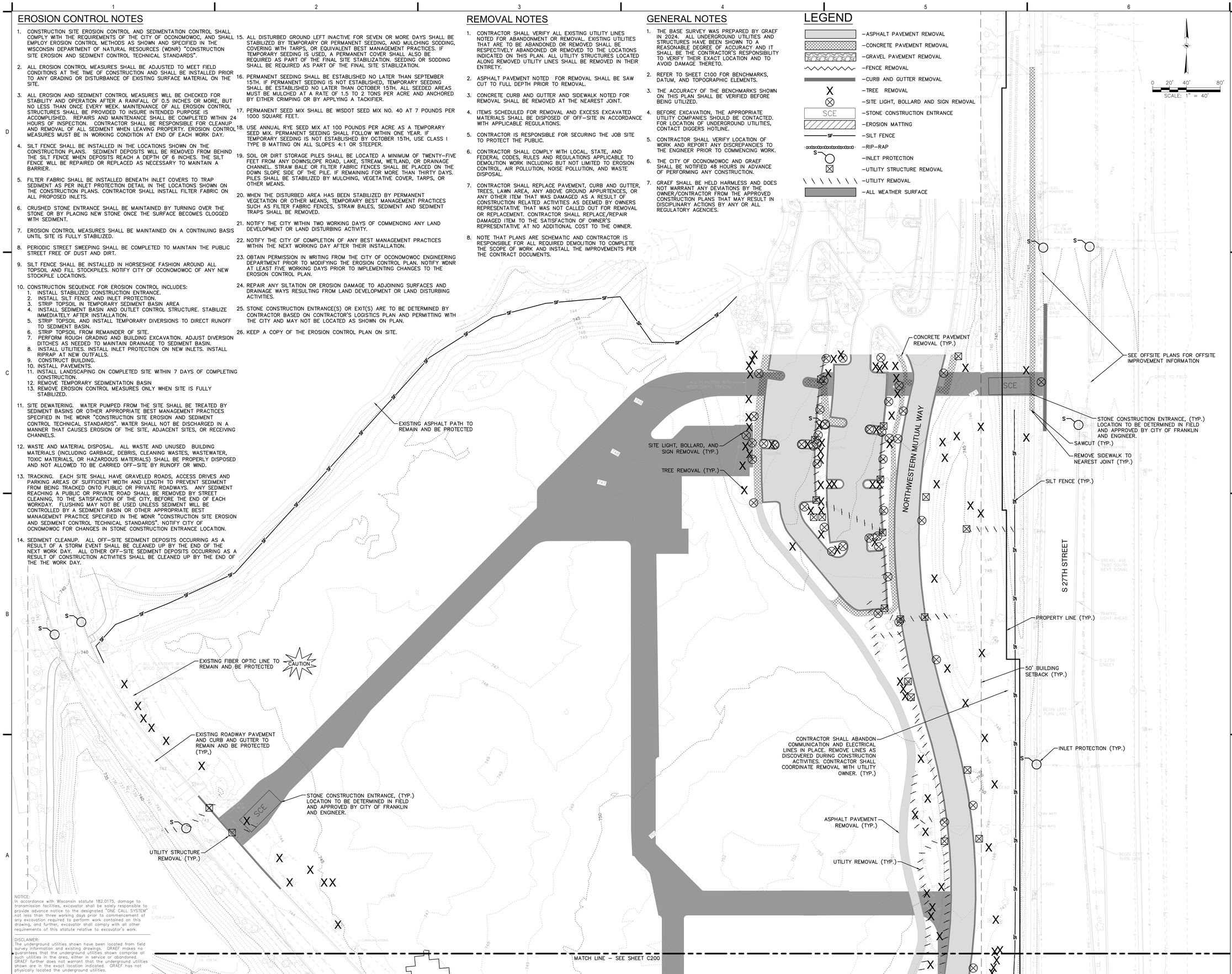
8. NOTE THAT PLANS ARE SCHEMATIC AND CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION TO COMPLETE THE SCOPE OF WORK AND INSTALL THE IMPROVEMENTS PER THE CONTRACT DOCUMENTS.

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2024. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED.
4. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
5. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
6. THE CITY OF OCONOMOWOC AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
7. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LEGEND

- –ASPHALT PAVEMENT REMOVAL
- –CONCRETE PAVEMENT REMOVAL
- –GRAVEL PAVEMENT REMOVAL
- –FENCE REMOVAL
- –CURB AND GUTTER REMOVAL
- –TREE REMOVAL
- –SITE LIGHT, BOLLARD AND SIGN REMOVAL
- –STONE CONSTRUCTION ENTRANCE
- –EROSION MATTING
- –SILT FENCE
- –RIP-RAP
- –INLET PROTECTION
- –UTILITY STRUCTURE REMOVAL
- –UTILITY REMOVAL
- –ALL WEATHER SURFACE



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER:
C201

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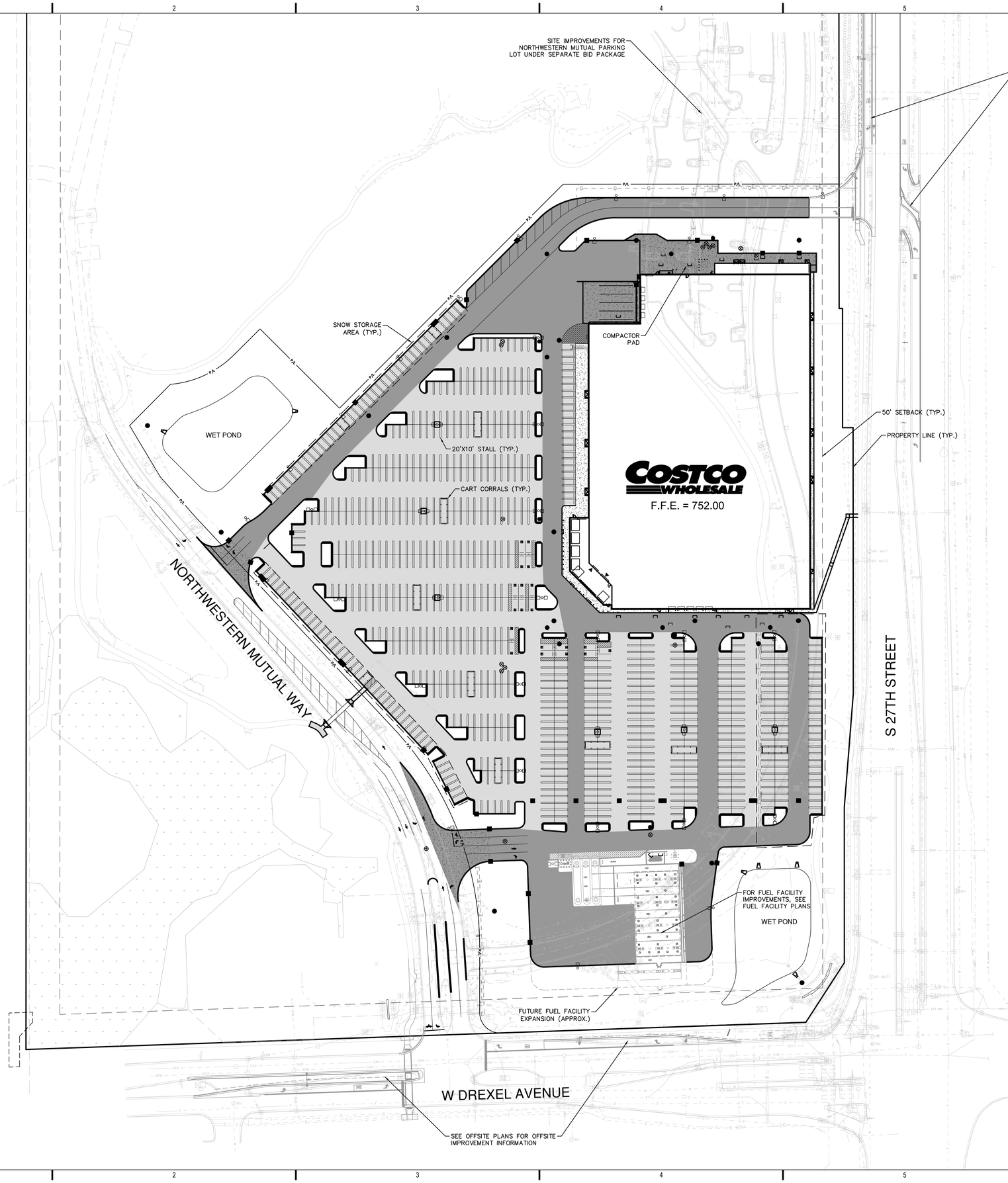

0 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- –ASPHALT PAVEMENT
- –HEAVY DUTY ASPHALT PAVEMENT
- –CONCRETE SIDEWALK
- –CONCRETE PAVEMENT
- –STANDARD CURB AND GUTTER
- –HIGHSIDE CURB AND GUTTER
- –FLUSH HIGHSIDE CURB AND GUTTER
- (R) –ADA RAMP WITH TRUNCATED DOMES

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2024. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR DETAIL DESIGN INFORMATION. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER ON STAKING OF THE SITE LIGHTS.
3. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
4. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.

PROPERTY SUMMARY	
TOTAL DISTURBED AREA	24.69 AC
TOTAL PROPERTY AREA	23.26 AC
PROPOSED IMPERVIOUS AREA (PROPERTY ONLY)	16.83 AC
PROPOSED PERVIOUS AREA (PROPERTY ONLY)	6.43 AC
IMPERVIOUS SURFACE PERCENTAGE (PROPERTY ONLY)	72.36%
BUILDING/PARKING SUMMARY	
TOTAL PROPERTY AREA	23.26 AC
BUILDING HEIGHT	29'–6" to 32'
TOTAL BUILDING AREA	161,552 SF
SALES FLOOR AREA	153,820 SF
PROPOSED PARKING	849 REGULAR STALLS 19 ACCESSIBLE STALLS
ZONING SUMMARY	
EXISTING ZONING	BP – BUSINESS PARK
PROPOSED ZONING	B–MU – BUSINESS MIXED USE
BUILDING SETBACKS	FRONT – 245' REAR – 71' SIDE – 77'–9"

NOTICE:
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FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:
NO. DATE REVISIONS BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:
PROJECT NUMBER: 2024-0222
DATE: 08/13/2025
DRAWN BY: TRY
CHECKED BY: BRL
APPROVED BY: BTP
SCALE: AS NOTED

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C300

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GENERAL NOTES

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2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
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3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 3' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
6. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
7. HANDICAP PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
8. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.

LEGEND

- –ASPHALT PAVEMENT
- –HEAVY DUTY ASPHALT PAVEMENT
- –CONCRETE SIDEWALK
- –CONCRETE PAVEMENT
- –STANDARD CURB AND GUTTER
- –HIGHSIDE CURB AND GUTTER
- –FLUSH HIGHSIDE CURB AND GUTTER
- (R) –ADA RAMP WITH TRUNCATED DOMES
- –MANHOLE
- –CATCH BASIN
- –GATE VALVE
- –HYDRANT

0 10' 20' 40'
SCALE: 1" = 20'

NOTICE:
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DRAWN BY:	TRY
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APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
DETAILED SITE LAYOUT PLAN

SHEET NUMBER:
C310

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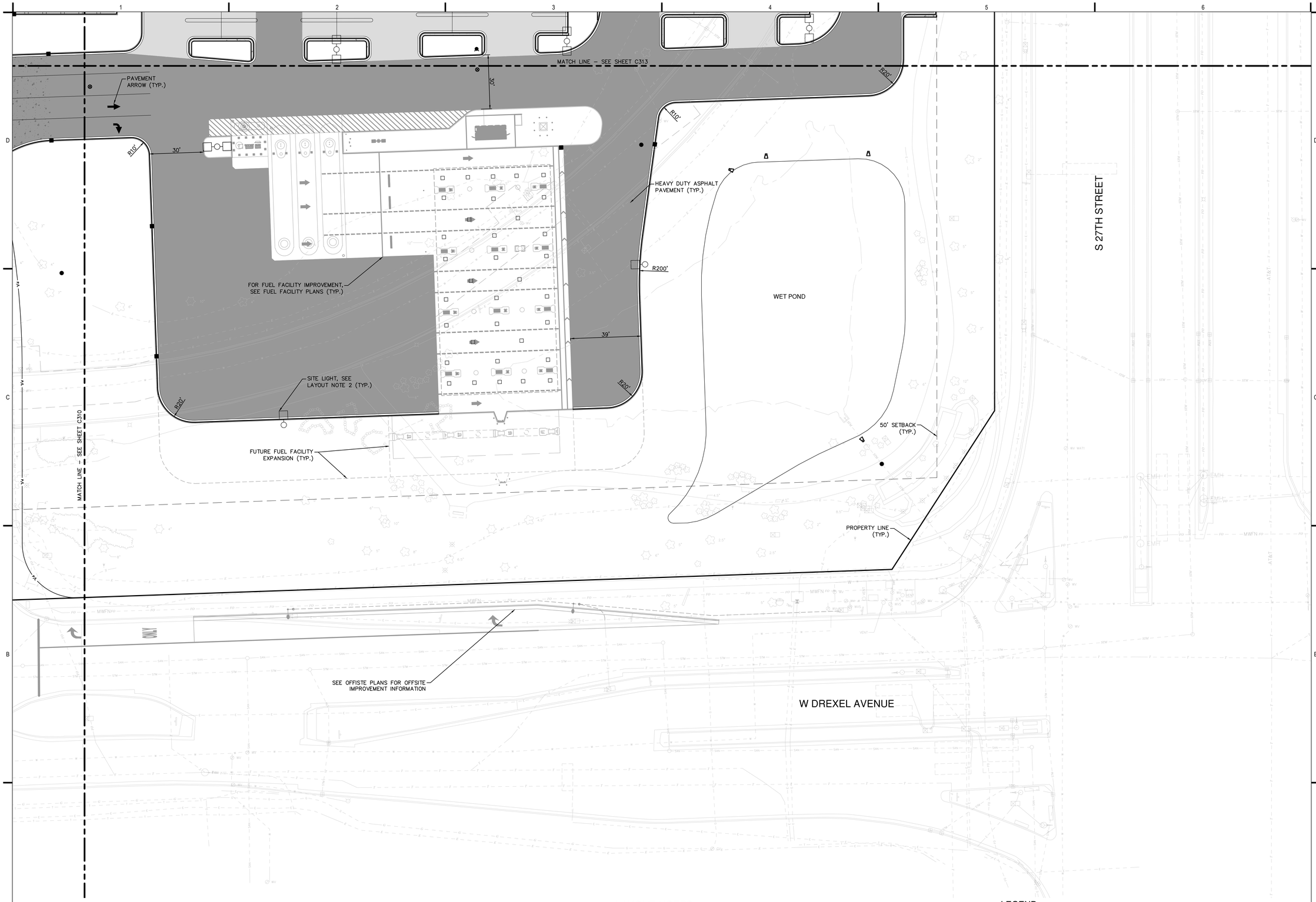

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LAYOUT NOTES

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3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 3' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
6. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
7. HANDICAP PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
8. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.

LEGEND

- –ASPHALT PAVEMENT
- –HEAVY DUTY ASPHALT PAVEMENT
- –CONCRETE SIDEWALK
- –CONCRETE PAVEMENT
- –STANDARD CURB AND GUTTER
- –HIGHSIDE CURB AND GUTTER
- –FLUSH HIGHSIDE CURB AND GUTTER
- (R) –ADA RAMP WITH TRUNCATED DOMES
- –MANHOLE
- –CATCH BASIN
- –GATE VALVE
- –HYDRANT

0 10' 20' 40'
SCALE: 1" = 20'

NOTICE:
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GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
DETAILED SITE LAYOUT PLAN

SHEET NUMBER:
C311

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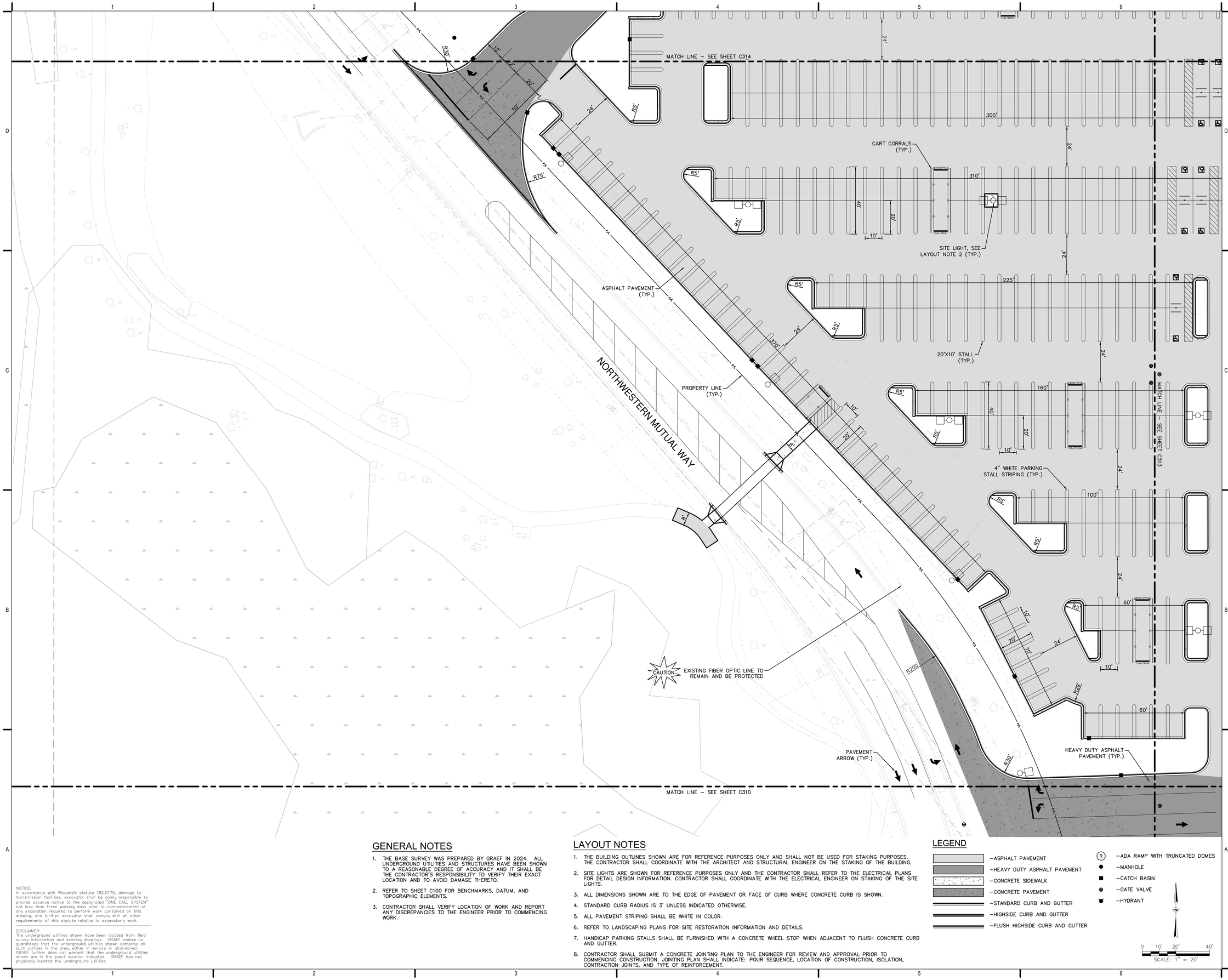

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SHEET TITLE:
DETAILED SITE LAYOUT PLAN

SHEET NUMBER:
C312

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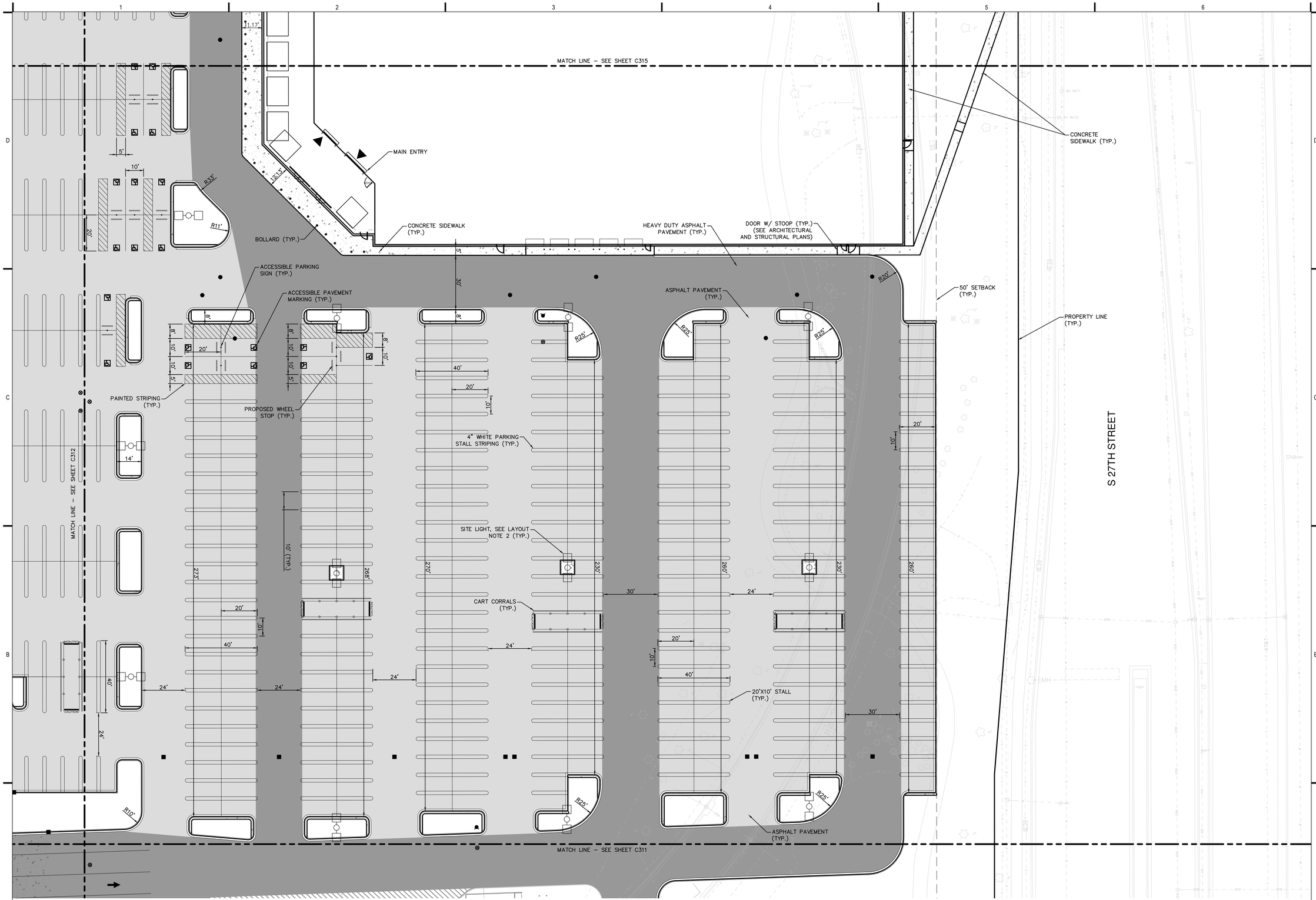

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SHEET TITLE:
DETAILED SITE LAYOUT PLAN

SHEET NUMBER:
C313

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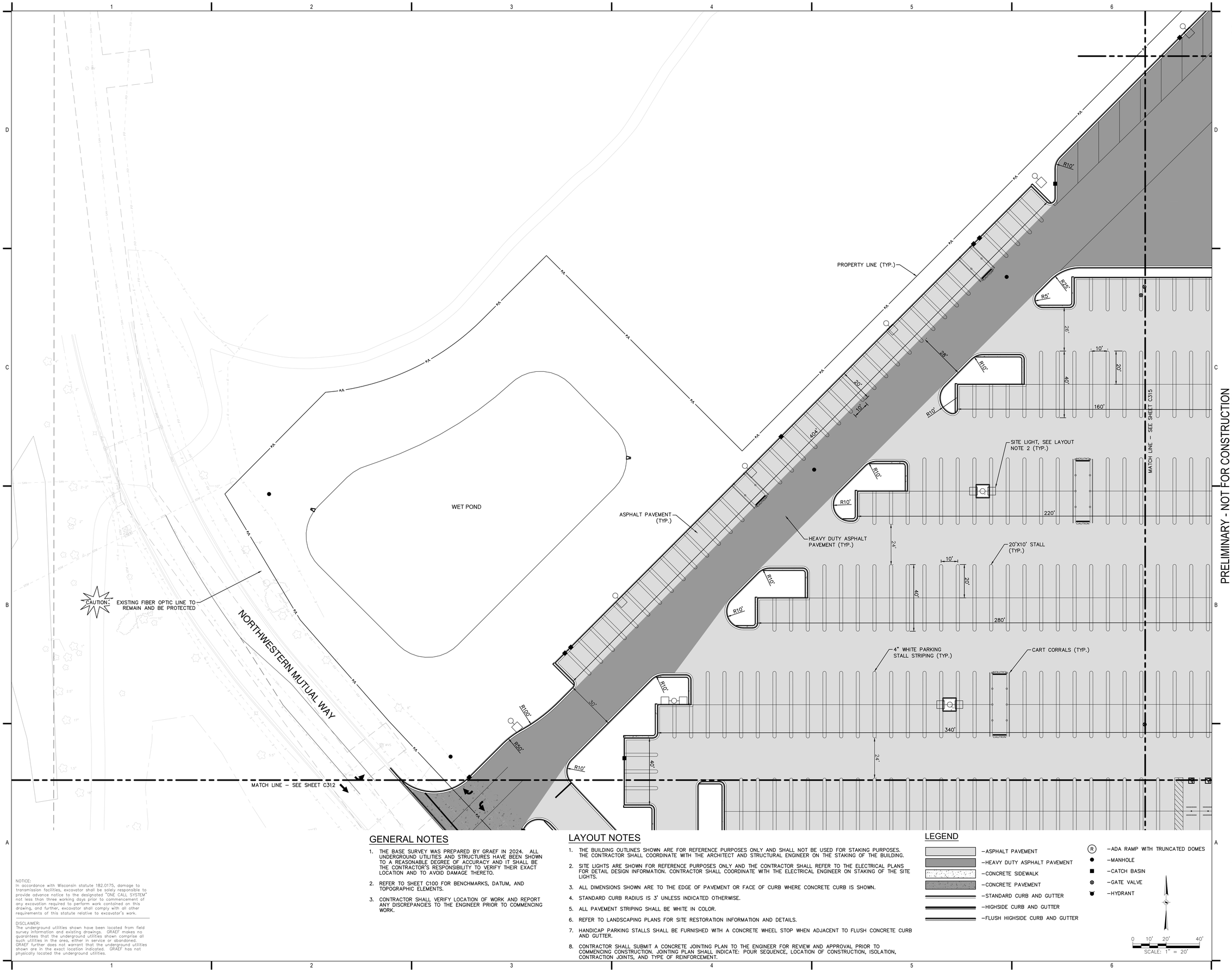

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SHEET TITLE:
DETAILED SITE LAYOUT PLAN

SHEET NUMBER:
C314

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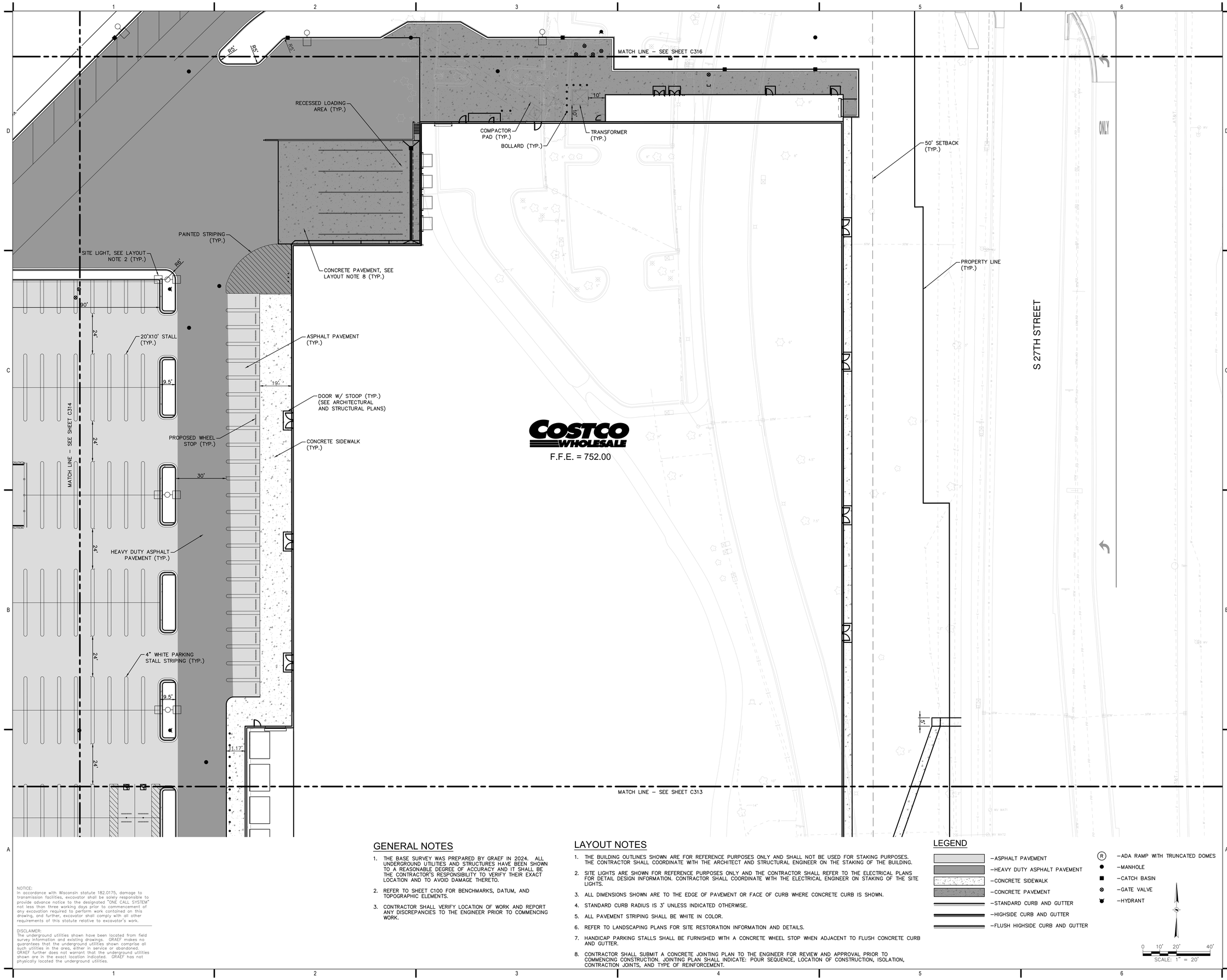

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:
PROJECT NUMBER: 2024-0222
DATE: 08/13/2025
DRAWN BY: TRY
CHECKED BY: BRL
APPROVED BY: BTP
SCALE: AS NOTED

SHEET TITLE:
DETAILED SITE LAYOUT PLAN

SHEET NUMBER:
C315

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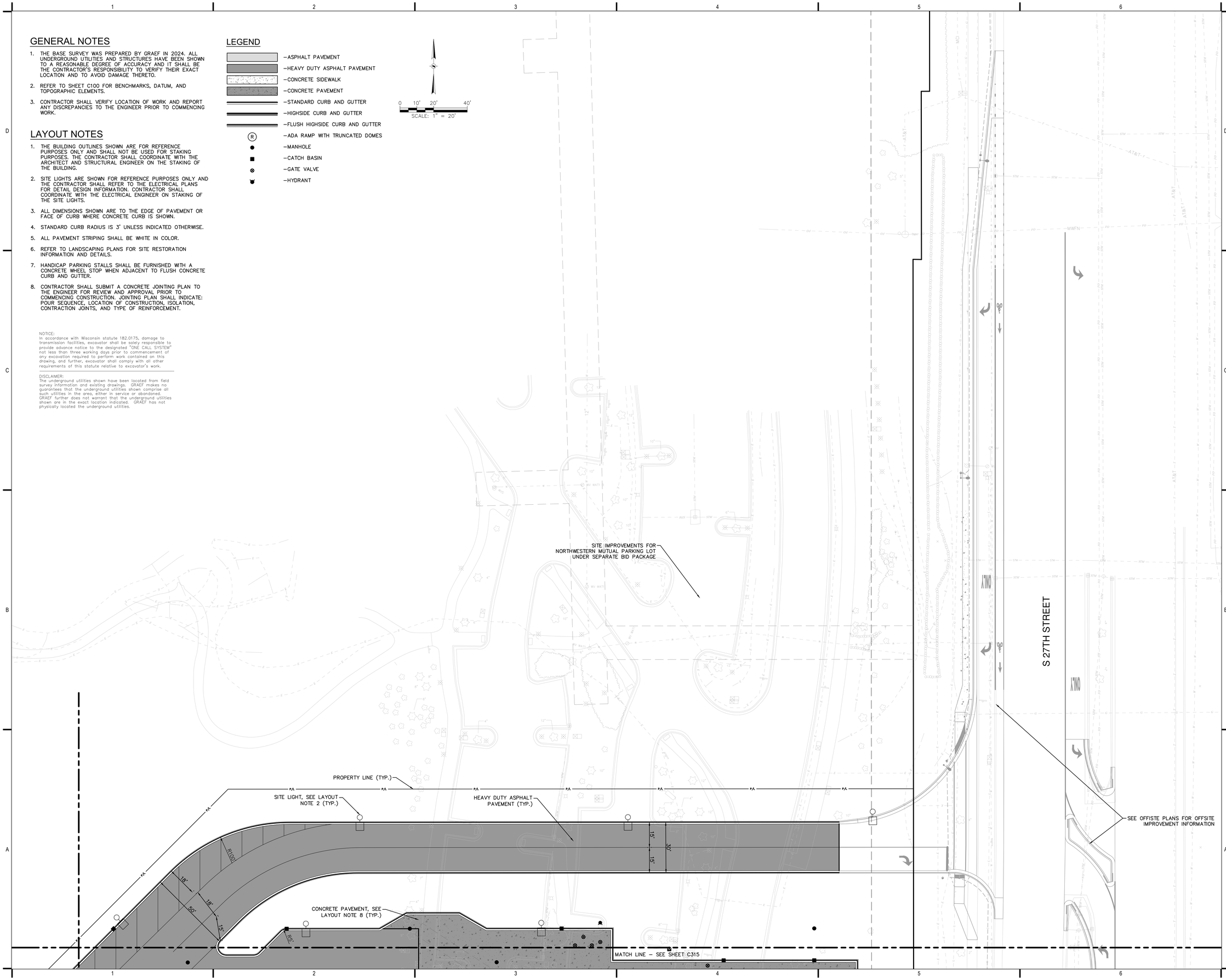

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SHEET TITLE:
DETAILED SITE LAYOUT PLAN

SHEET NUMBER:
C316

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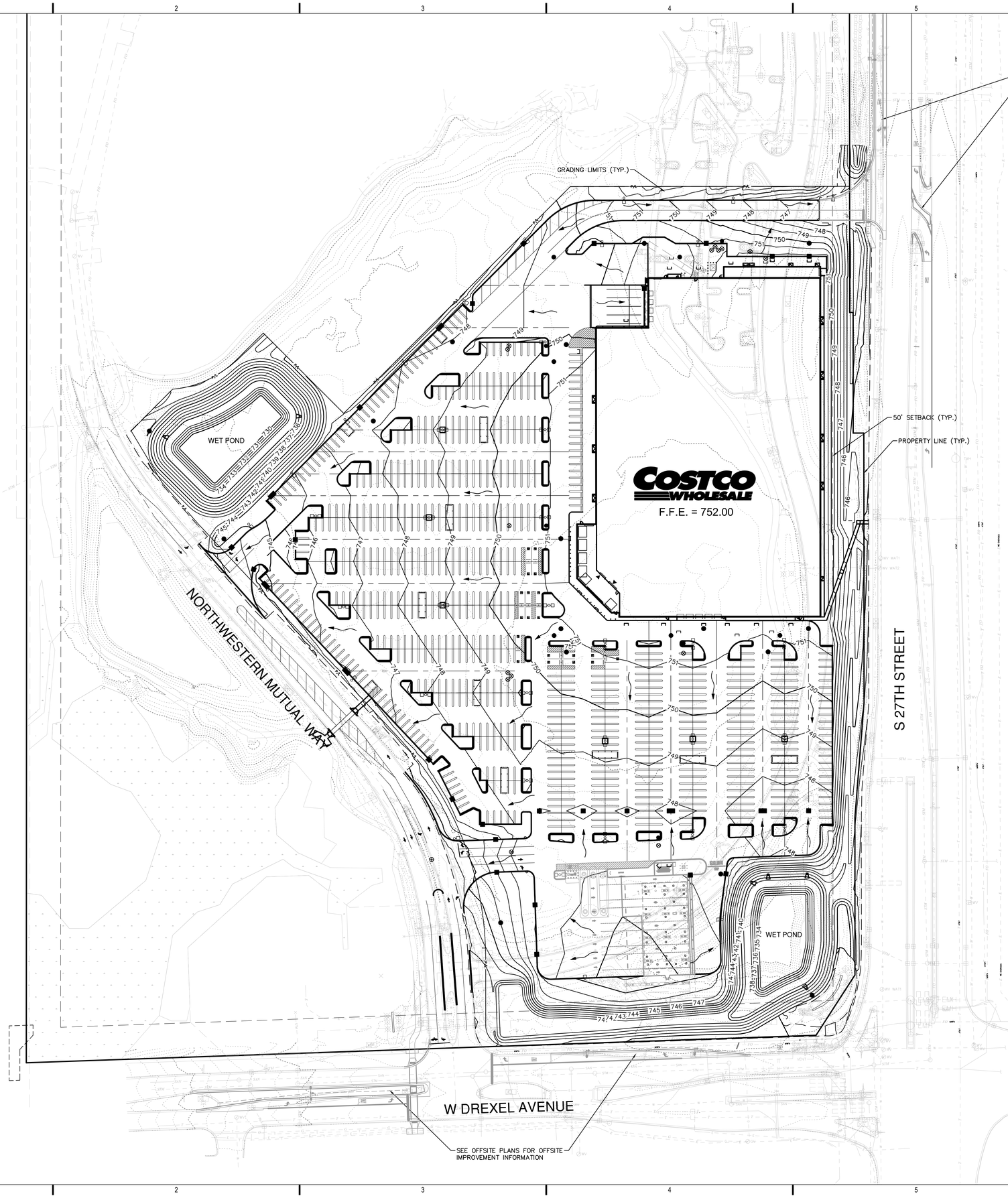

SEE OFFSITE PLANS FOR OFFSITE IMPROVEMENT INFORMATION

0 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- STANDARD CURB AND GUTTER
- HIGHSIDE CURB AND GUTTER
- FLUSH HIGHSIDE CURB AND GUTTER
- (R) ADA RAMP WITH TRUNCATED DOMES
- MANHOLE
- CATCH BASIN
- RIDGE LINE
- FLOW LINE
- OVERLAND FLOW ARROW
- 888.88 SPOT ELEVATION
- 888.88 / 888.88 TOP OF CURB ELEVATION / FLANGE OF CURB ELEVATION

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GRADING NOTES

1. ADA REGULATIONS FOR A NON-RAMP ACCESSIBLE REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ROUTE AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ACROSS THE WIDTH OF THE ROUTE.
2. ADA REGULATIONS FOR ACCESSIBLE PARKING, ACCESS AISLES, AND PASSENGER LOADING ZONES REQUIRES A MAXIMUM SLOPE OF 1:48 (2.08%) ALONG THE LENGTH OF ACCESSIBLE ZONE AND 1:48 (2.08%) ACROSS THE WIDTH OF THE ACCESSIBLE ZONE.
3. ACCESSIBLE AREAS DESCRIBED ABOVE SHALL BE MEASURED IN ACCORDANCE WITH THE US ACCESS BOARD REPORT "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY" PART II, SECTION 4, 1.1 MEASUREMENT PROTOCOLS.
4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
5. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO GRAEF PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
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414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

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DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
C400

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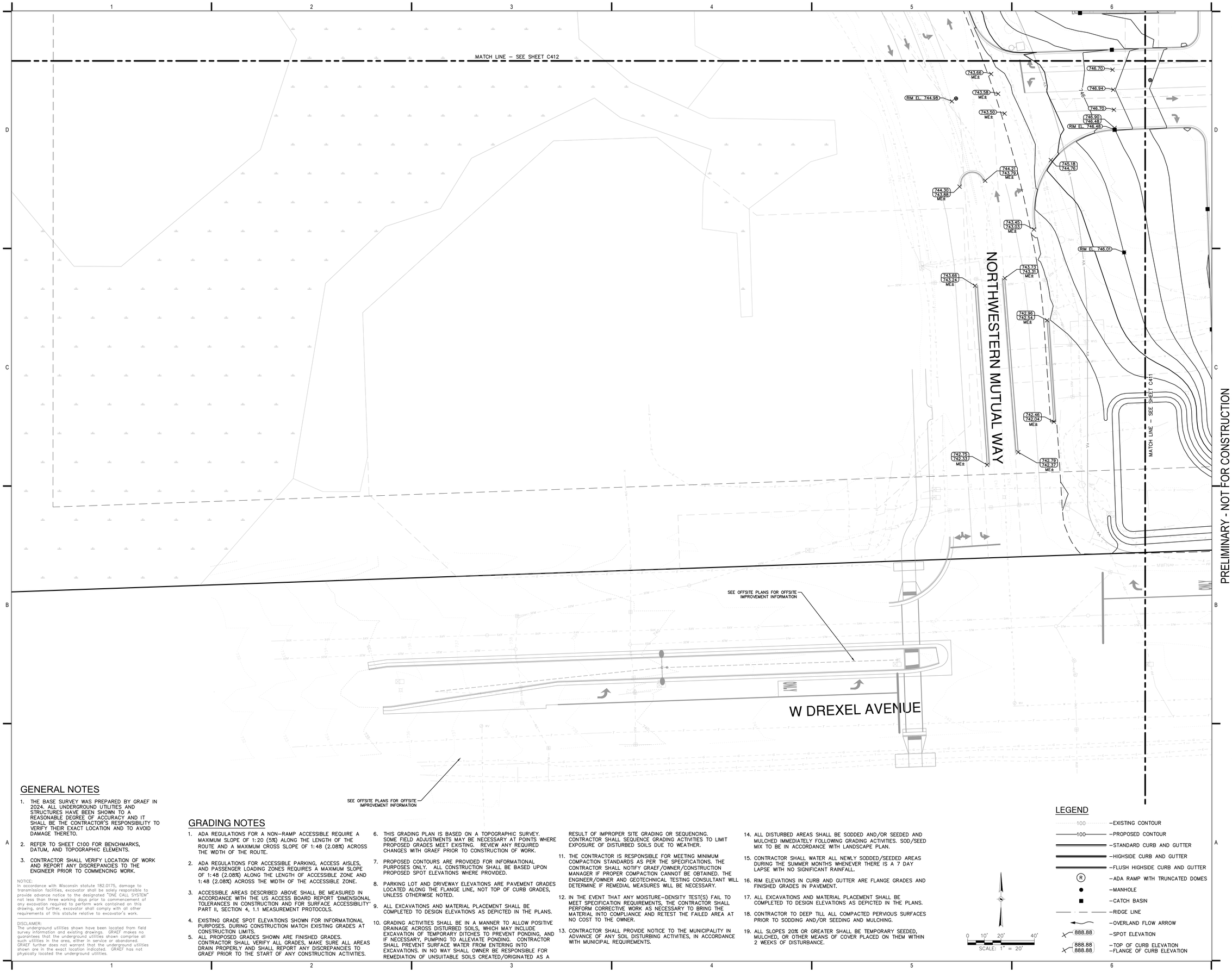

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SCALE:	AS NOTED

SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C410

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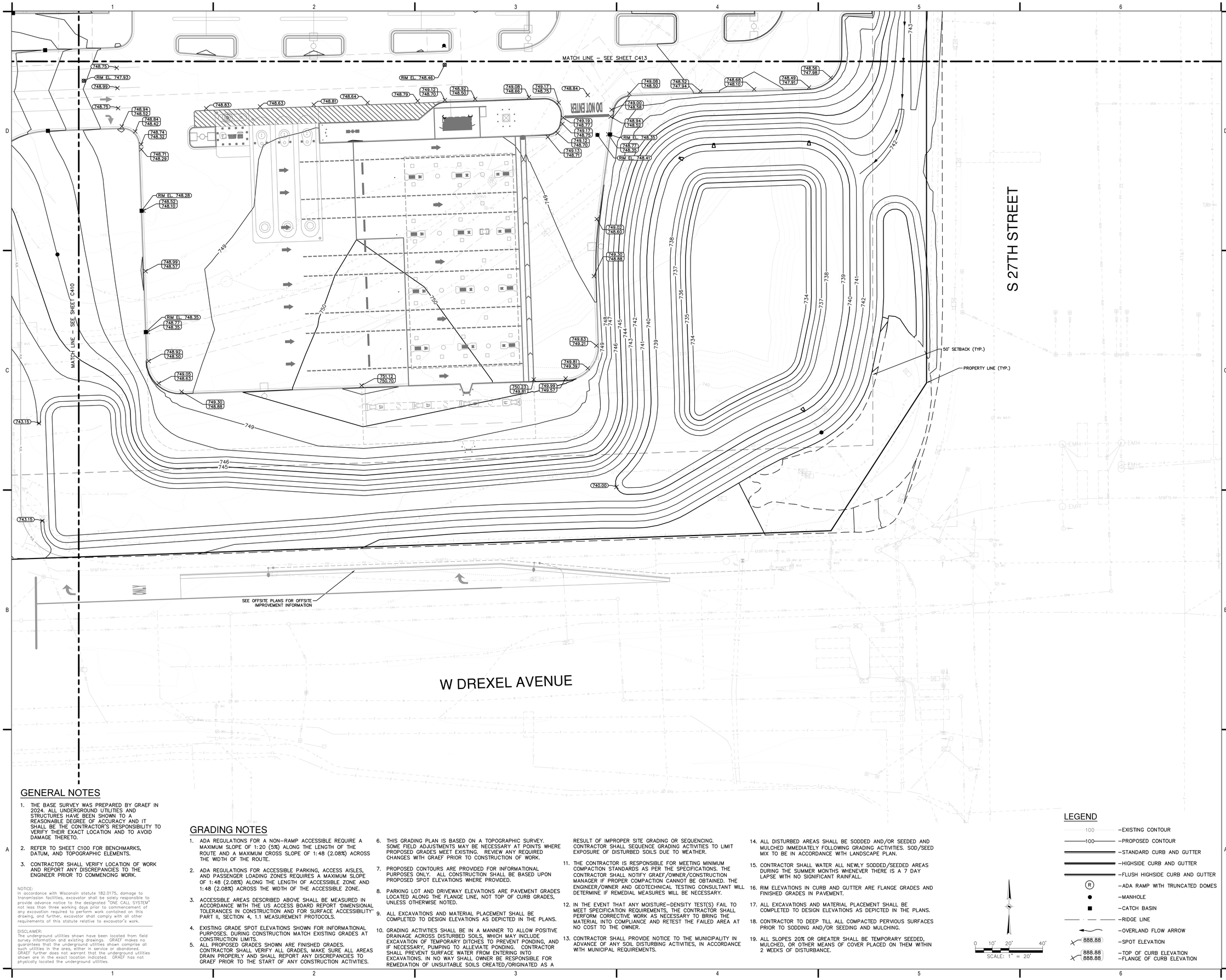
MATCH LINE – SEE SHEET C413
MATCH LINE – SEE SHEET C410
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PROPERTY LINE (TYP.)
SEE OFFSITE PLANS FOR OFFSITE IMPROVEMENT INFORMATION
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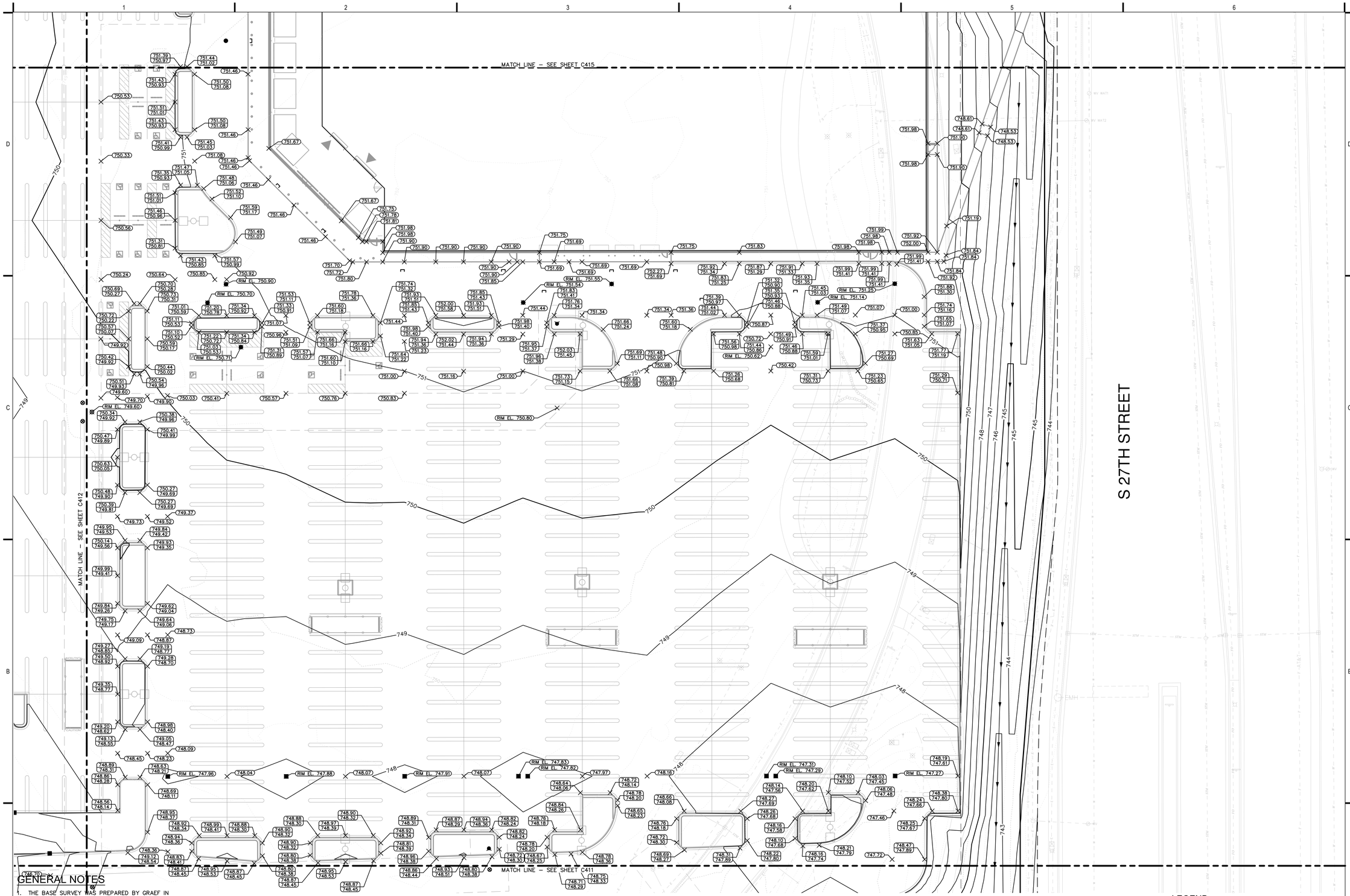

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0 10' 20' 40'
SCALE: 1" = 20'

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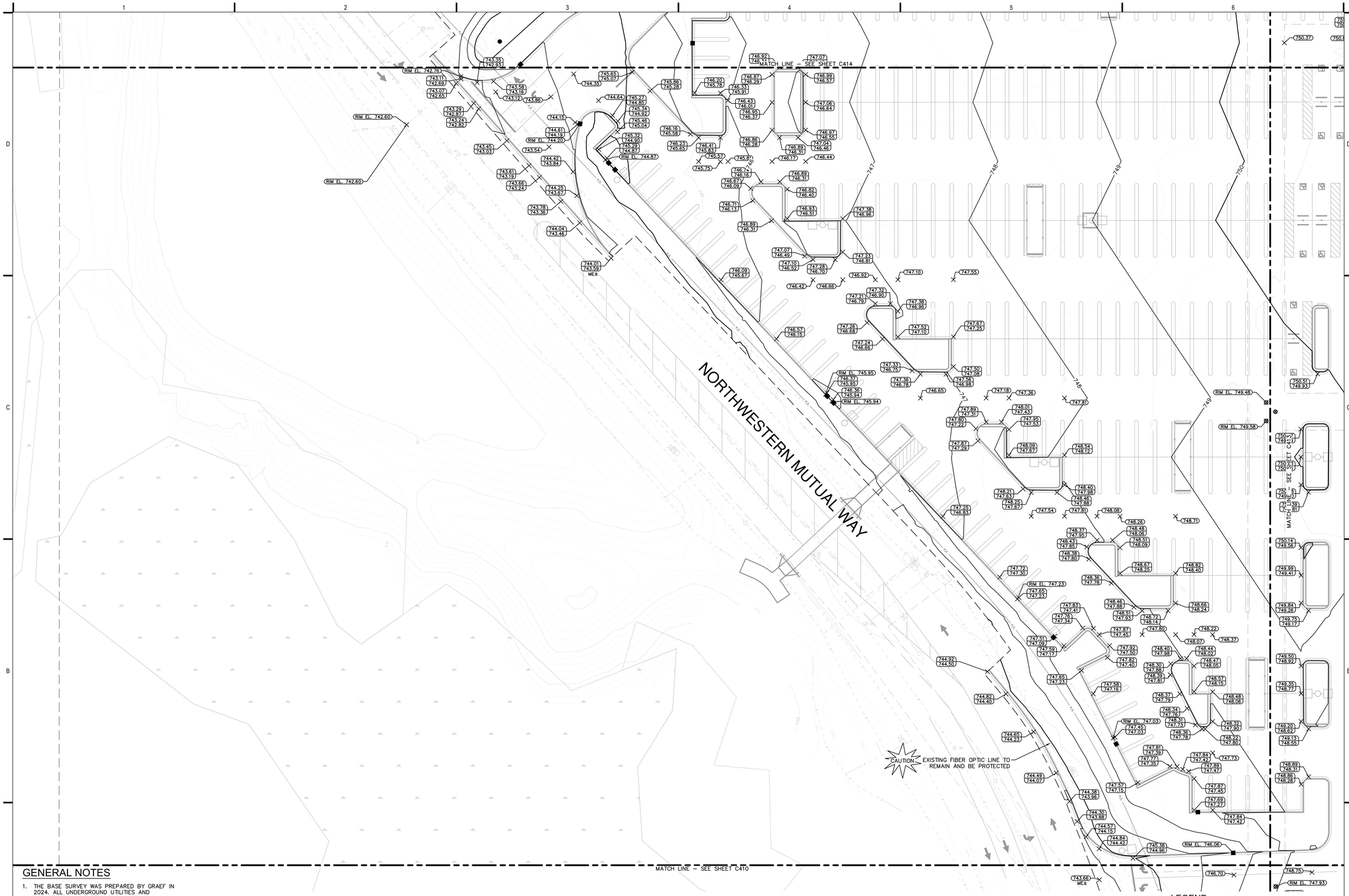

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0 10' 20' 40'
SCALE: 1" = 20'

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

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SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
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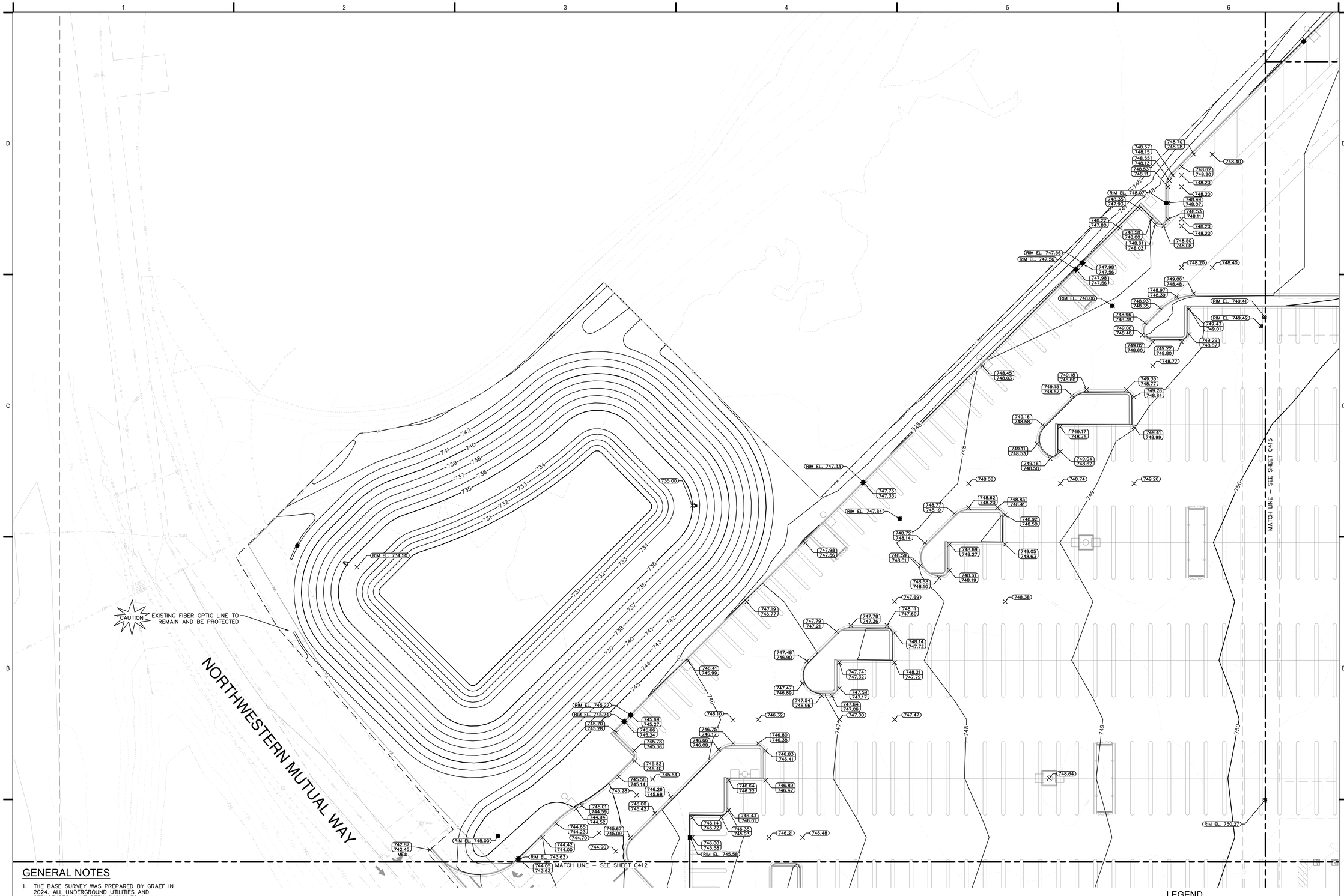

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SCALE:	AS NOTED

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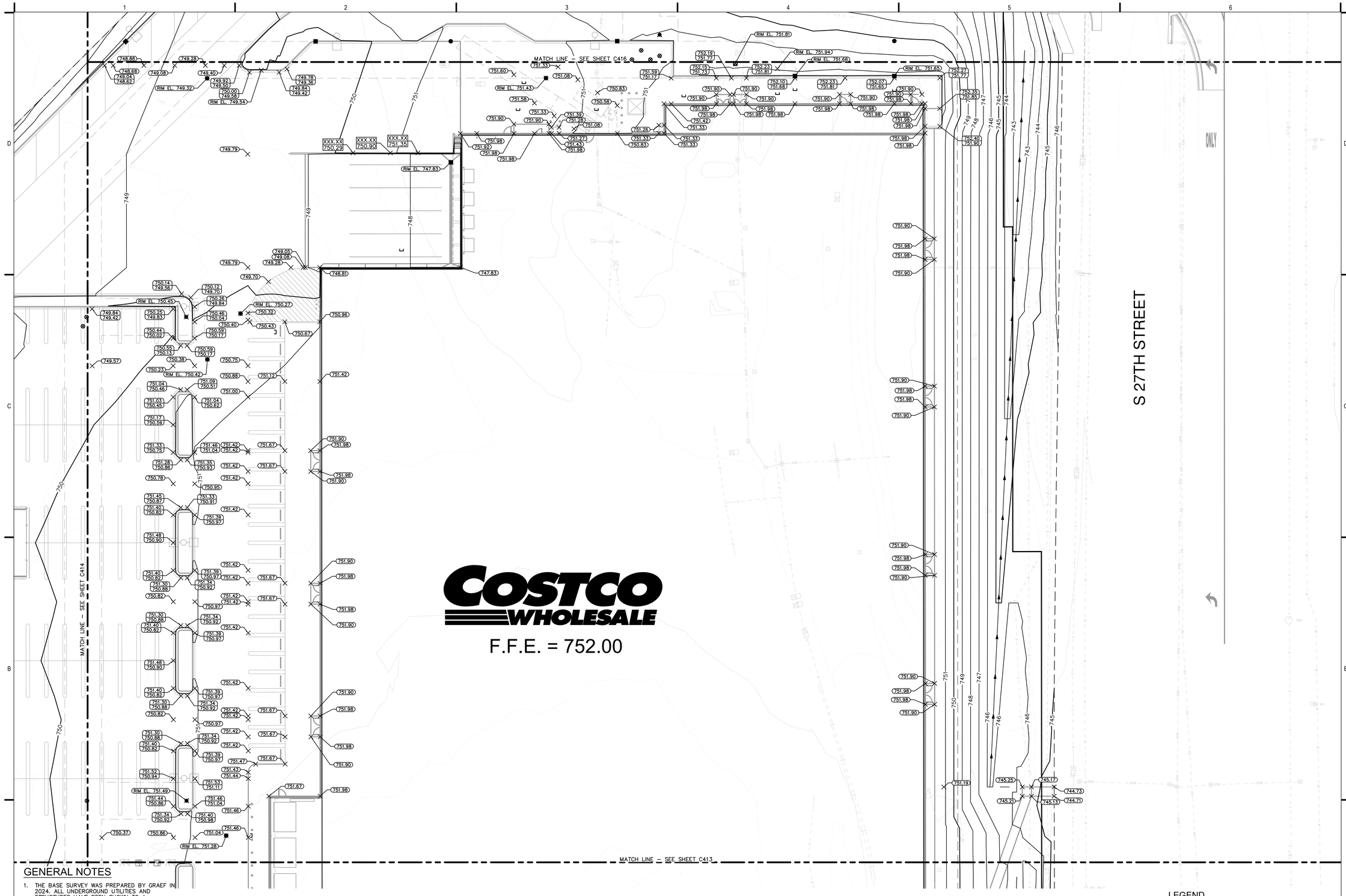

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SCALE: 1" = 20'

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

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DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C415

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PROPERTY LINE (TYP.)
50' SETBACK (TYP.)
S 27TH STREET
SEE OFFSITE PLANS FOR OFFSITE IMPROVEMENT INFORMATION
MATCH LINE - SEE SHEET C415

GRAEF
275 West Wisconsin Avenue
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PROJECT TITLE:
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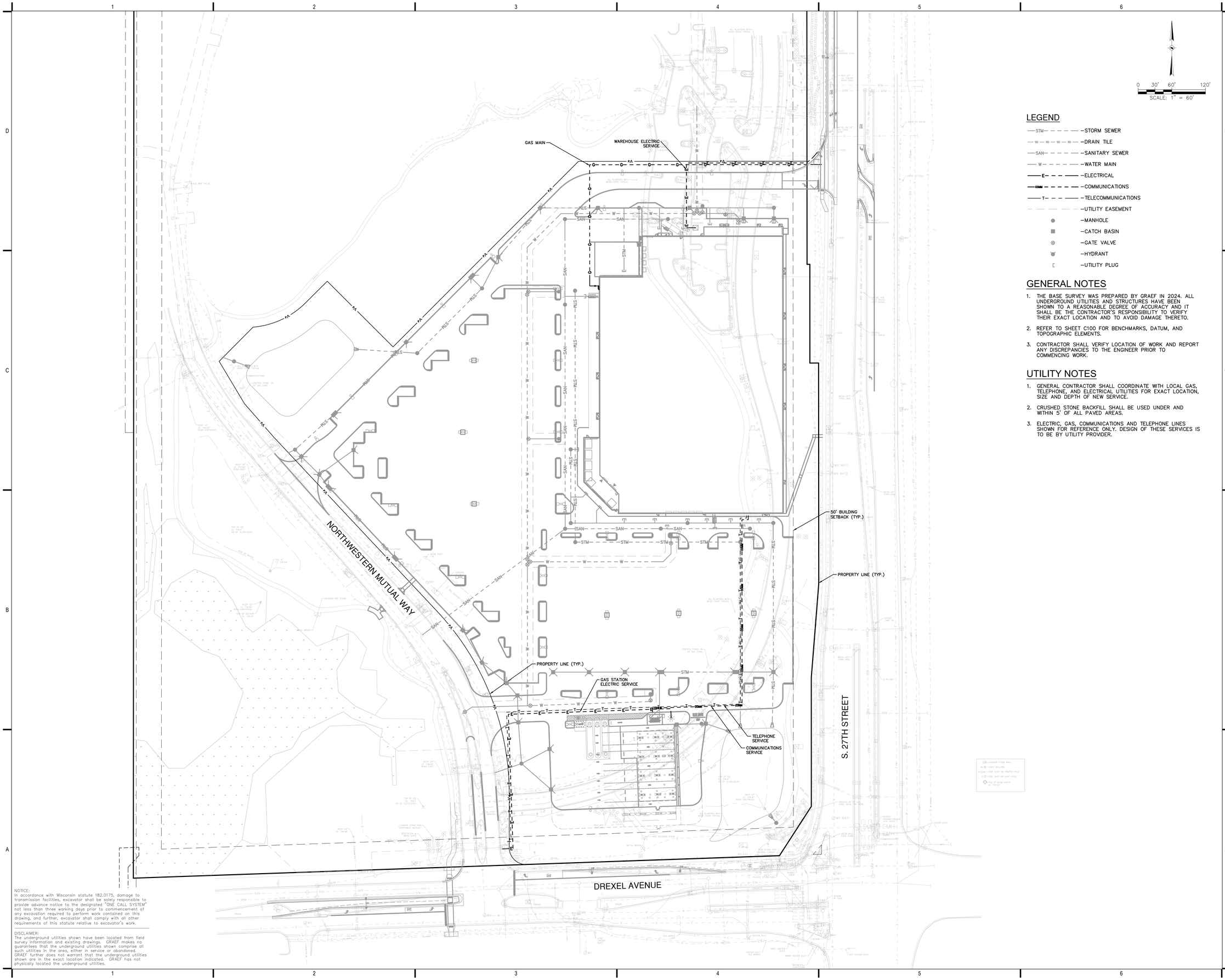

0 30' 60' 120'
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LEGEND

- STM — STORM SEWER
- SD — SD — SD — SD — DRAIN TILE
- SAN — SANITARY SEWER
- W — WATER MAIN
- E — ELECTRICAL
- COMM — COMMUNICATIONS
- T — TELECOMMUNICATIONS
- UTILITY EASEMENT
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG

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UTILITY NOTES

1. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION, SIZE AND DEPTH OF NEW SERVICE.
2. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.
3. ELECTRIC, GAS, COMMUNICATIONS AND TELEPHONE LINES SHOWN FOR REFERENCE ONLY. DESIGN OF THESE SERVICES IS TO BE BY UTILITY PROVIDER.

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SHEET TITLE:
OVERALL DRY UTILITY PLAN

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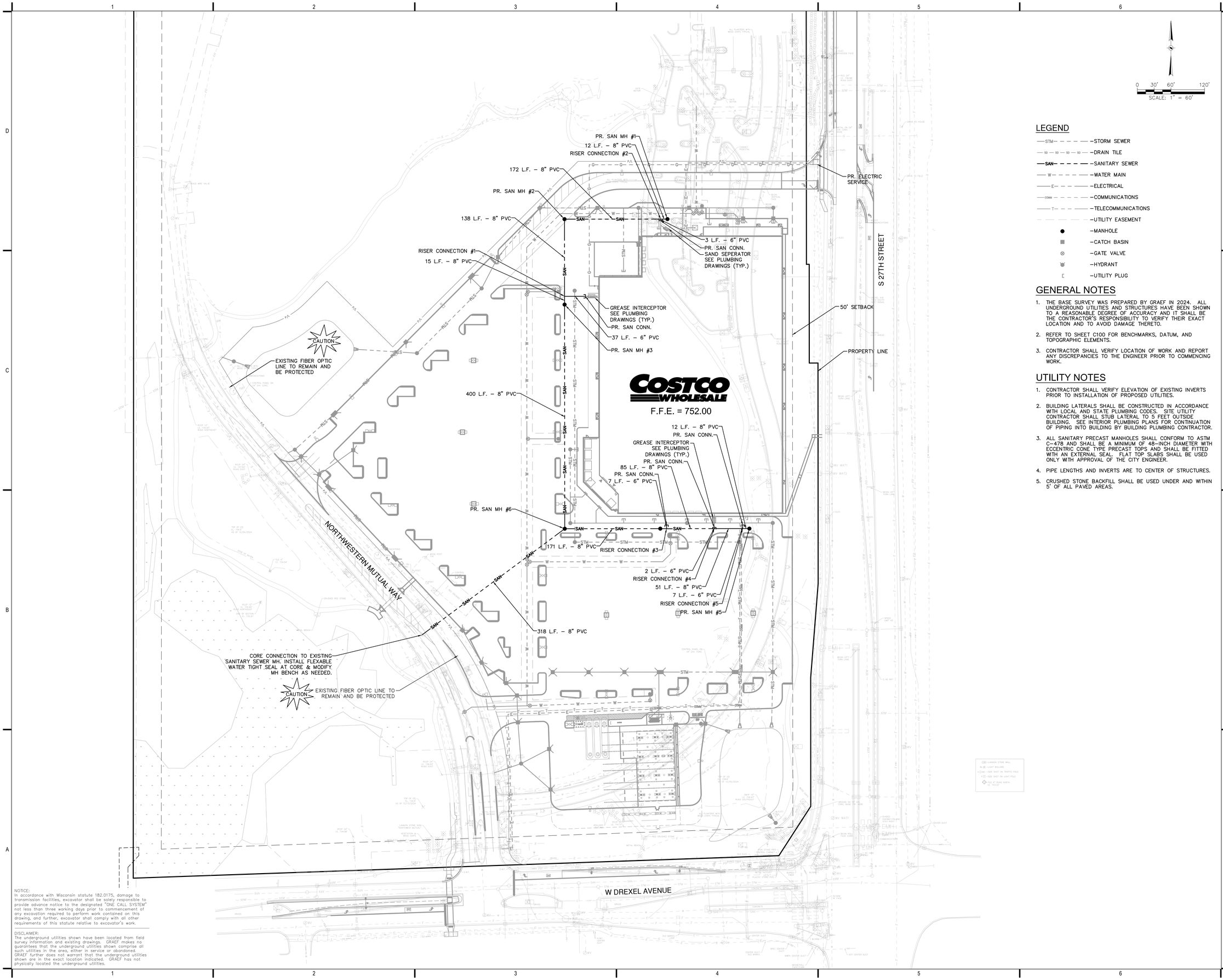

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SCALE: 1" = 60'

LEGEND

- STM – STORM SEWER
- SD – DRAIN TILE
- SAN – SANITARY SEWER
- W – WATER MAIN
- E – ELECTRICAL
- COMM – COMMUNICATIONS
- T – TELECOMMUNICATIONS
- UTILITY EASEMENT
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG

GENERAL NOTES

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3. ALL SANITARY PRECAST MANHOLES SHALL CONFORM TO ASTM C-478 AND SHALL BE A MINIMUM OF 48-INCH DIAMETER WITH ECCENTRIC CONE TYPE PRECAST TOPS AND SHALL BE FITTED WITH AN EXTERNAL SEAL. FLAT TOP SLABS SHALL BE USED ONLY WITH APPROVAL OF THE CITY ENGINEER.
4. PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURES.
5. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.

NOTICE:
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GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
OVERALL SANITARY SEWER PLAN

SHEET NUMBER:
C510

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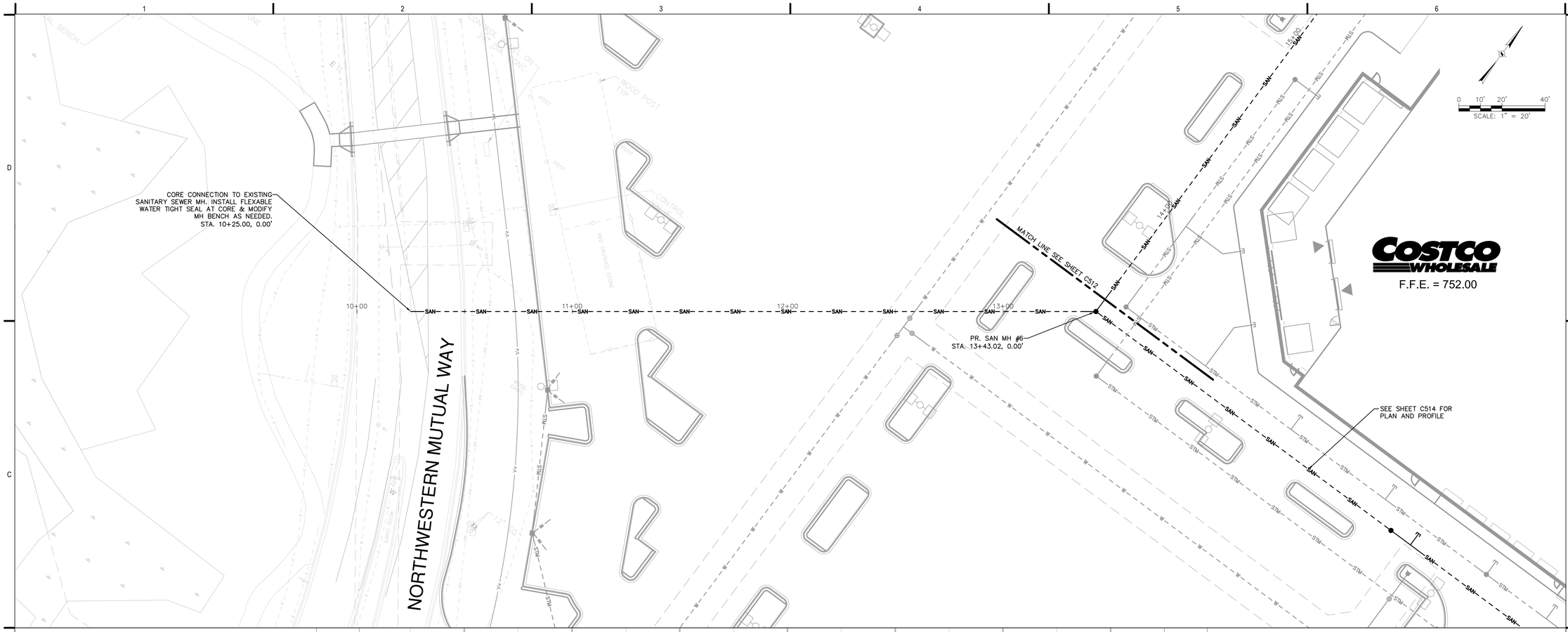

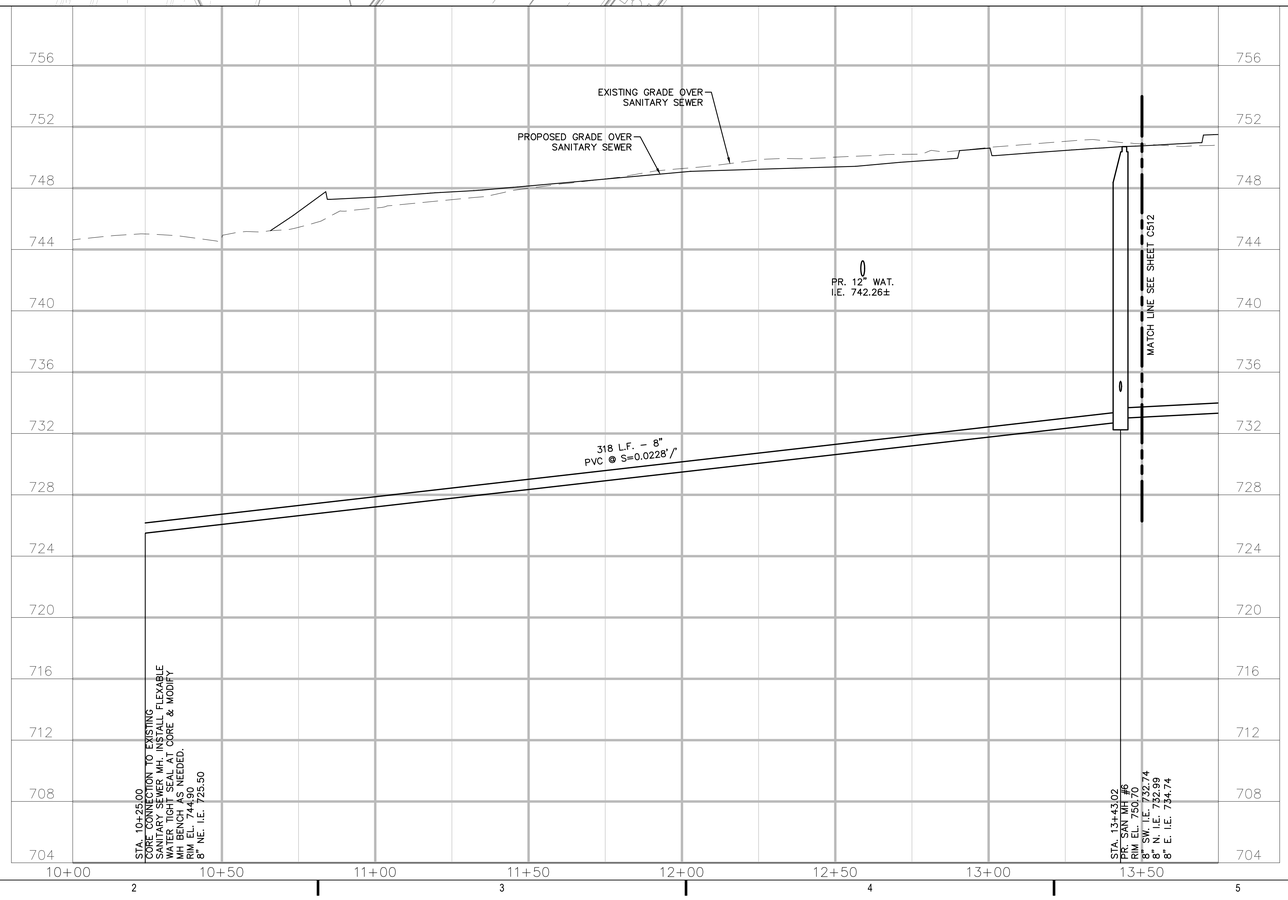

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FRANKLIN, WI

ISSUE:

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DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE SANITARY SEWER PLAN AND PROFILE

SHEET NUMBER:
C511

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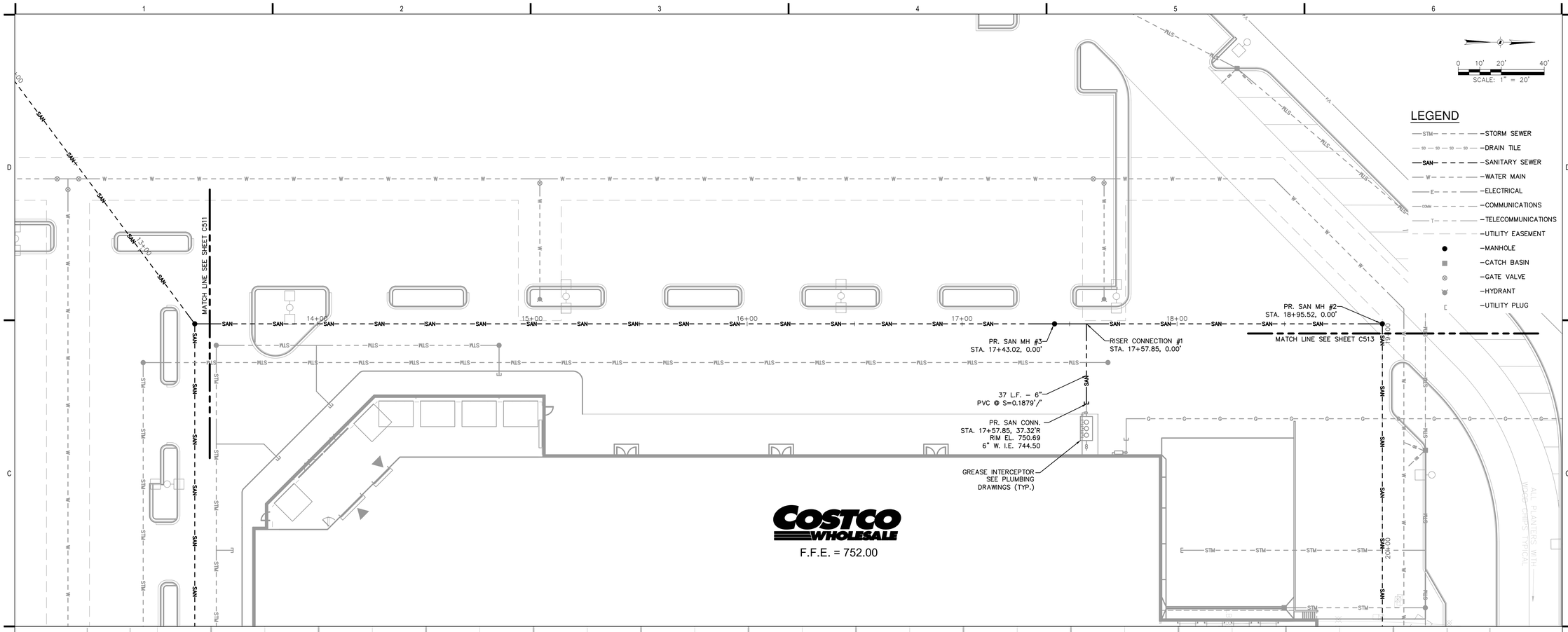

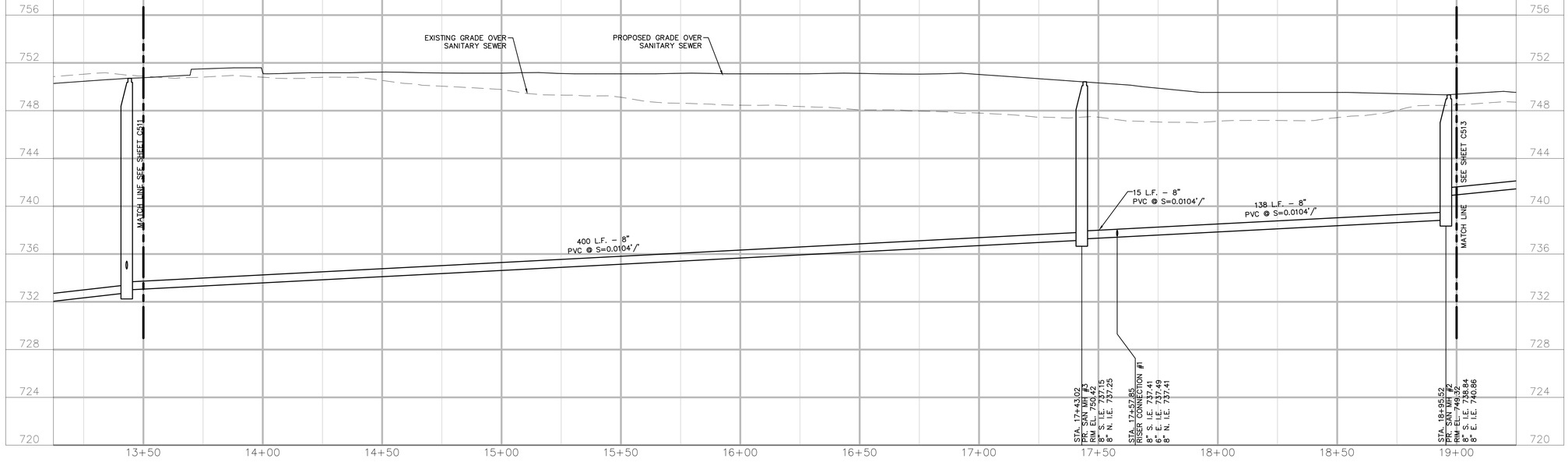

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VERT. SCALE: 1" = 4'

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APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE SANITARY SEWER PLAN AND PROFILE

SHEET NUMBER:
C512

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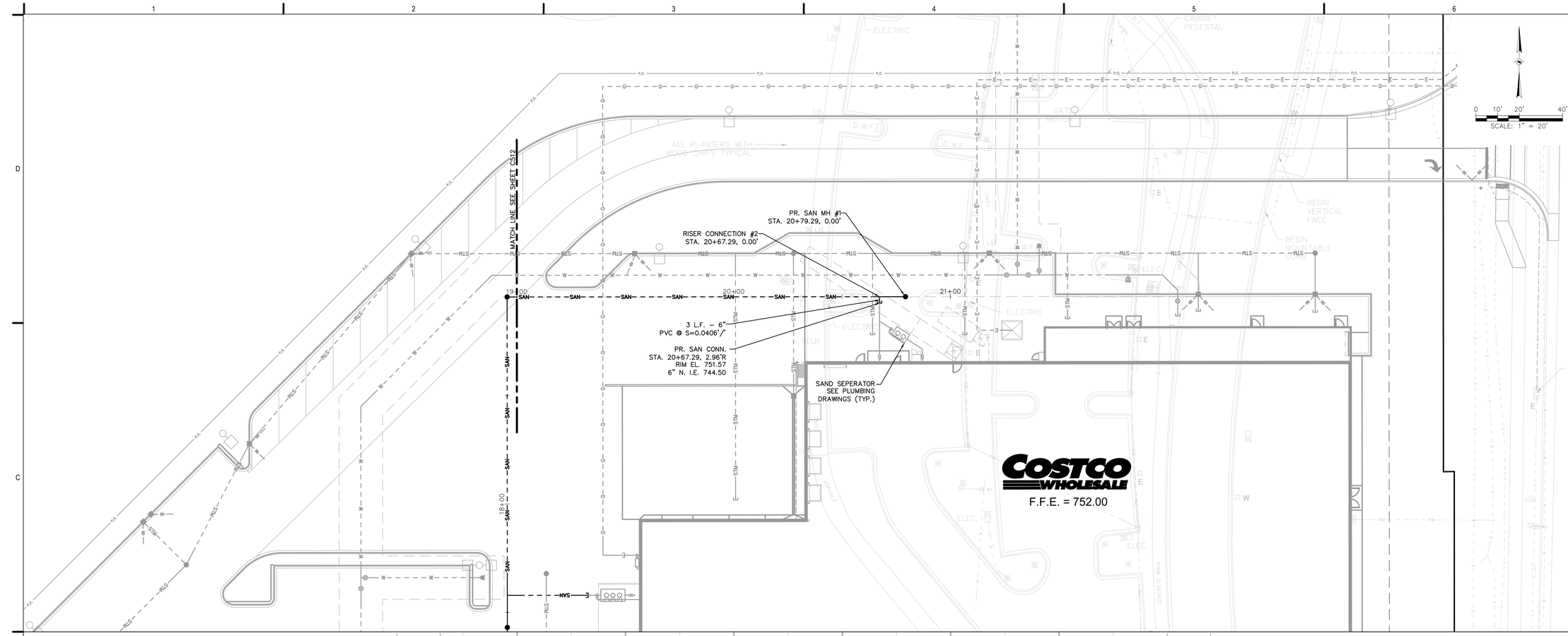

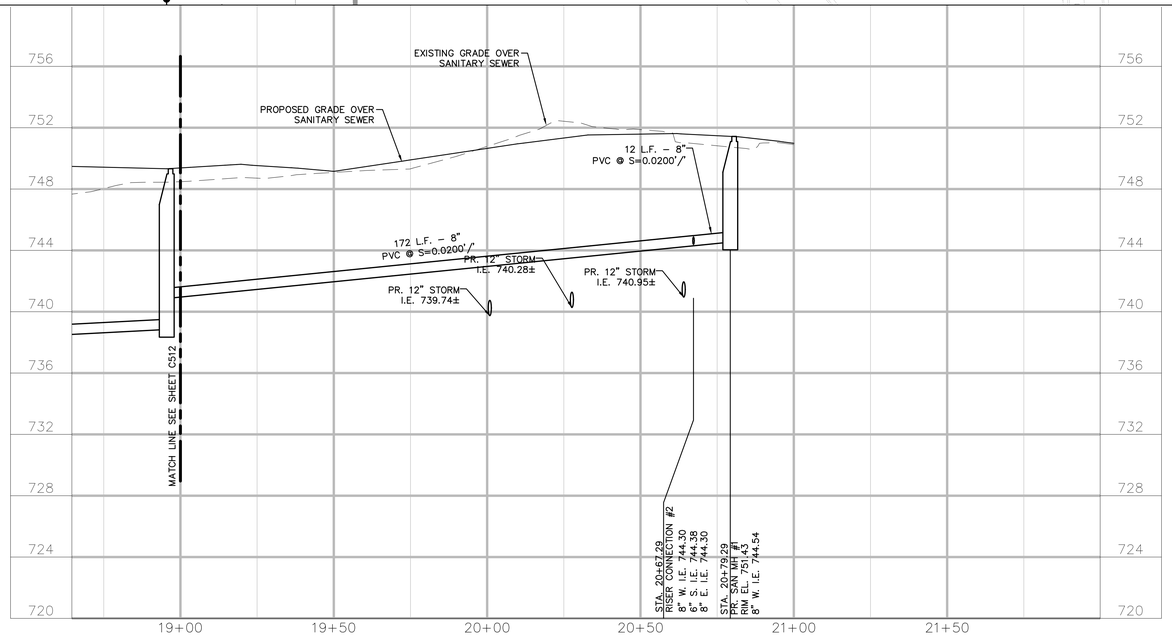

HORIZ. SCALE: 1" = 20'
0 10' 20' 40'
0 2' 4' 8'
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PROJECT TITLE:
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FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
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CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE SANITARY SEWER PLAN AND PROFILE

SHEET NUMBER:
C513

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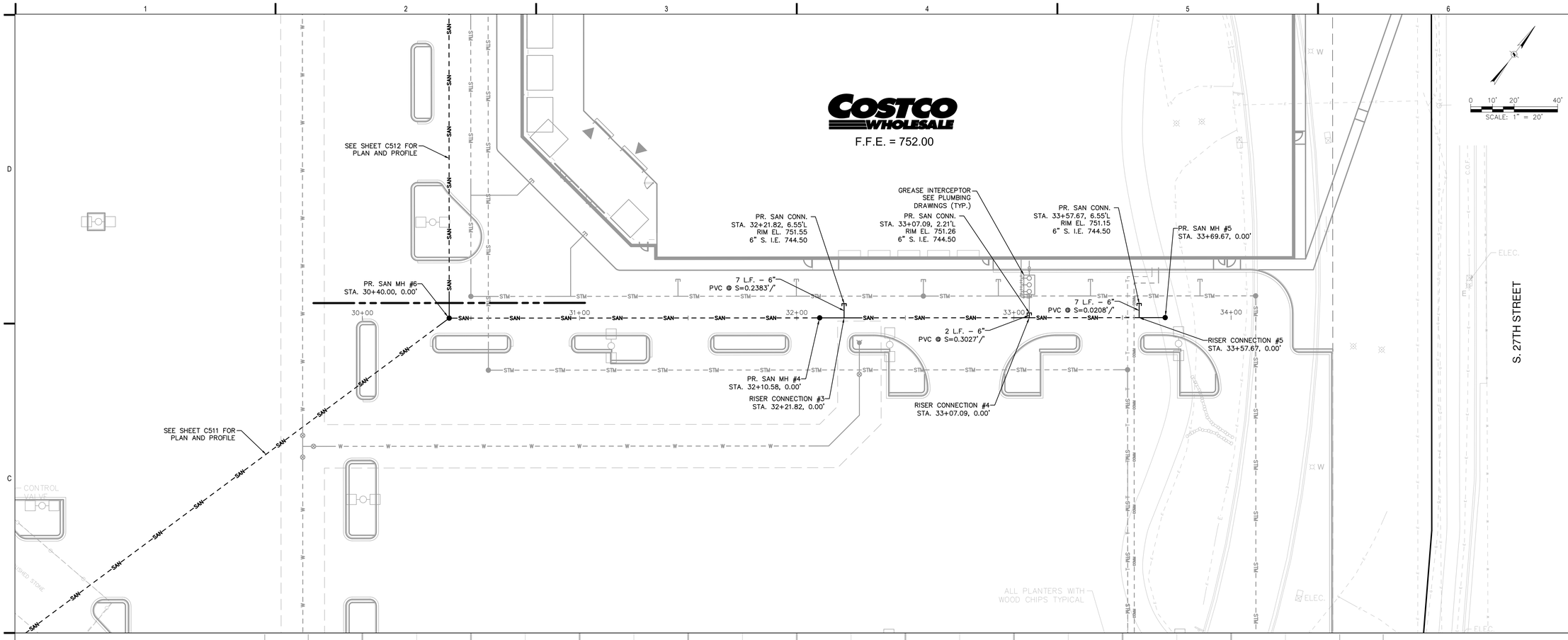

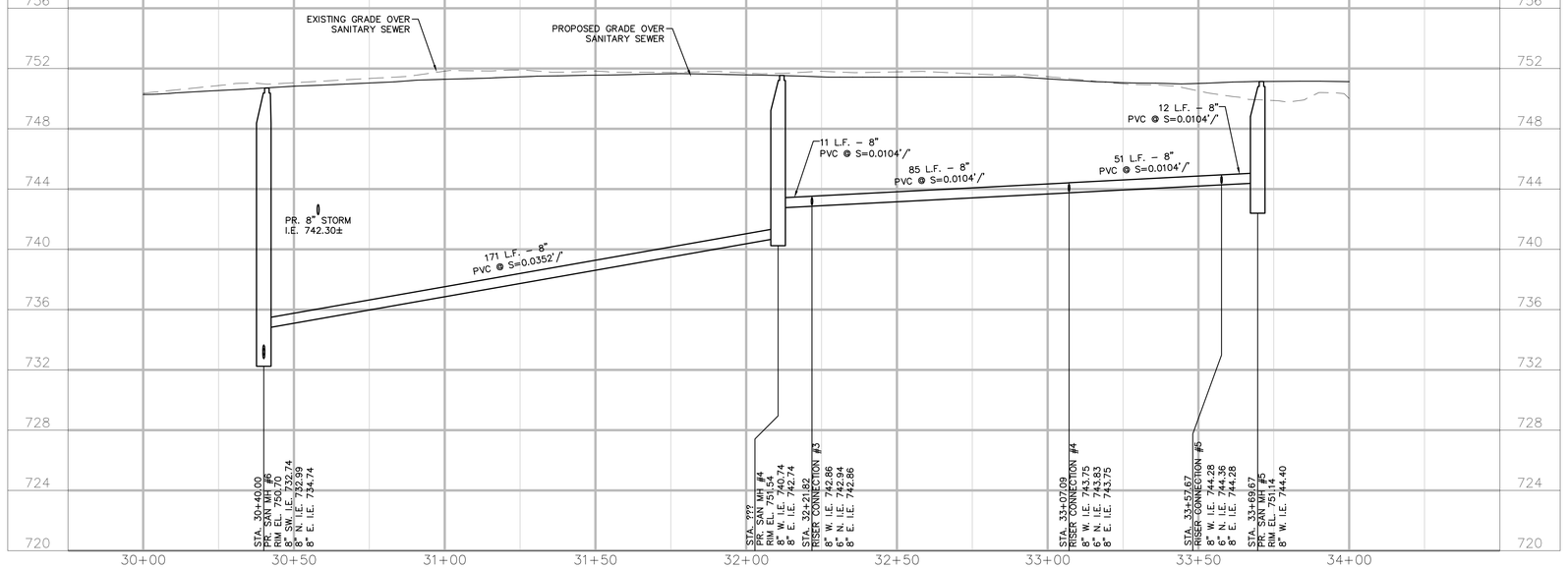

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FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
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ISSUE:

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE SANITARY SEWER PLAN AND PROFILE

SHEET NUMBER:
C514

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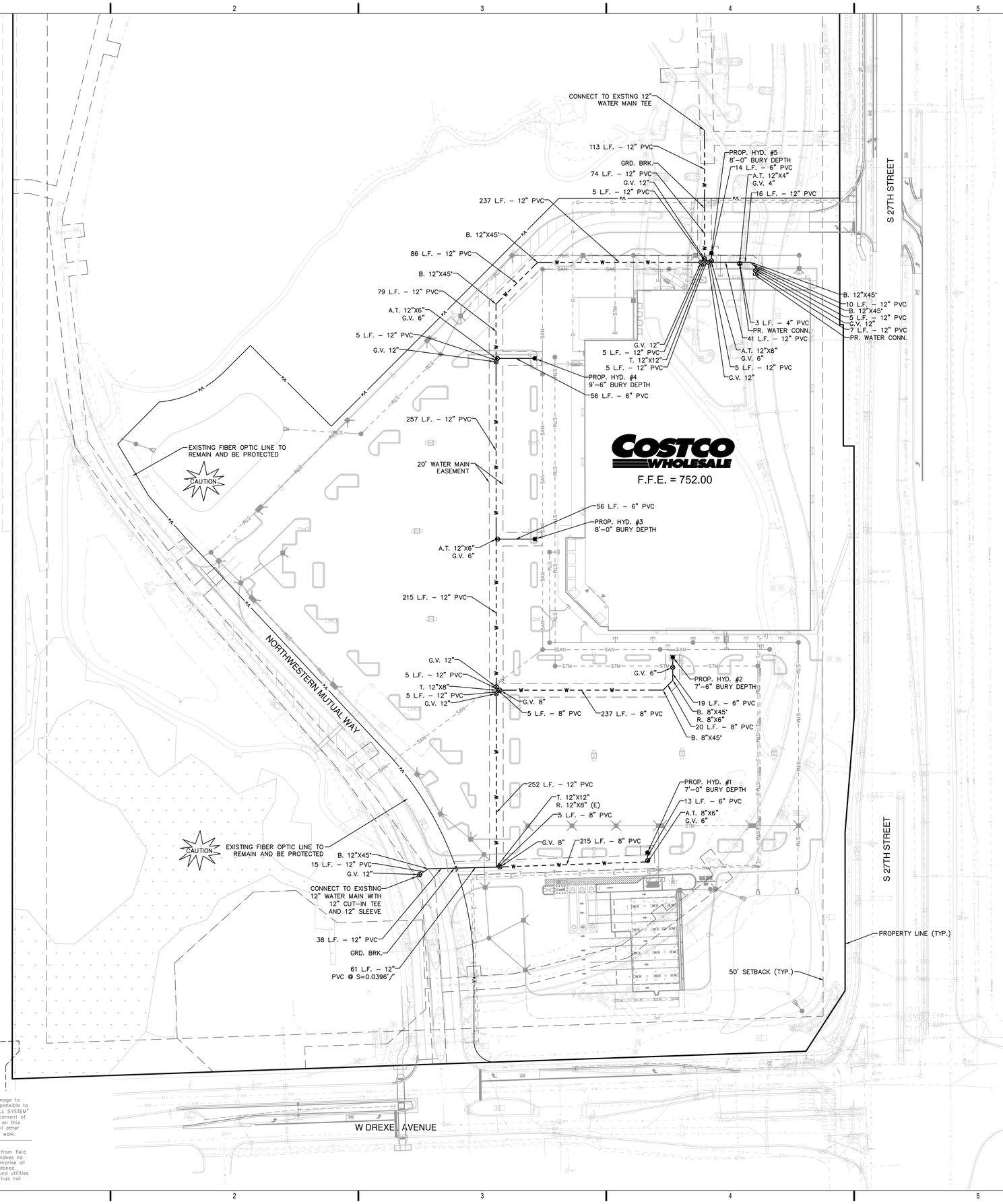

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DRAWN BY:	TRY
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APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
OVERALL WATER MAIN PLAN

SHEET NUMBER:
C520

X:\ML\2024\2024022\Design\Civil\00\Warehouse Set\C_00_C520_Overall Water Main Plan_0222
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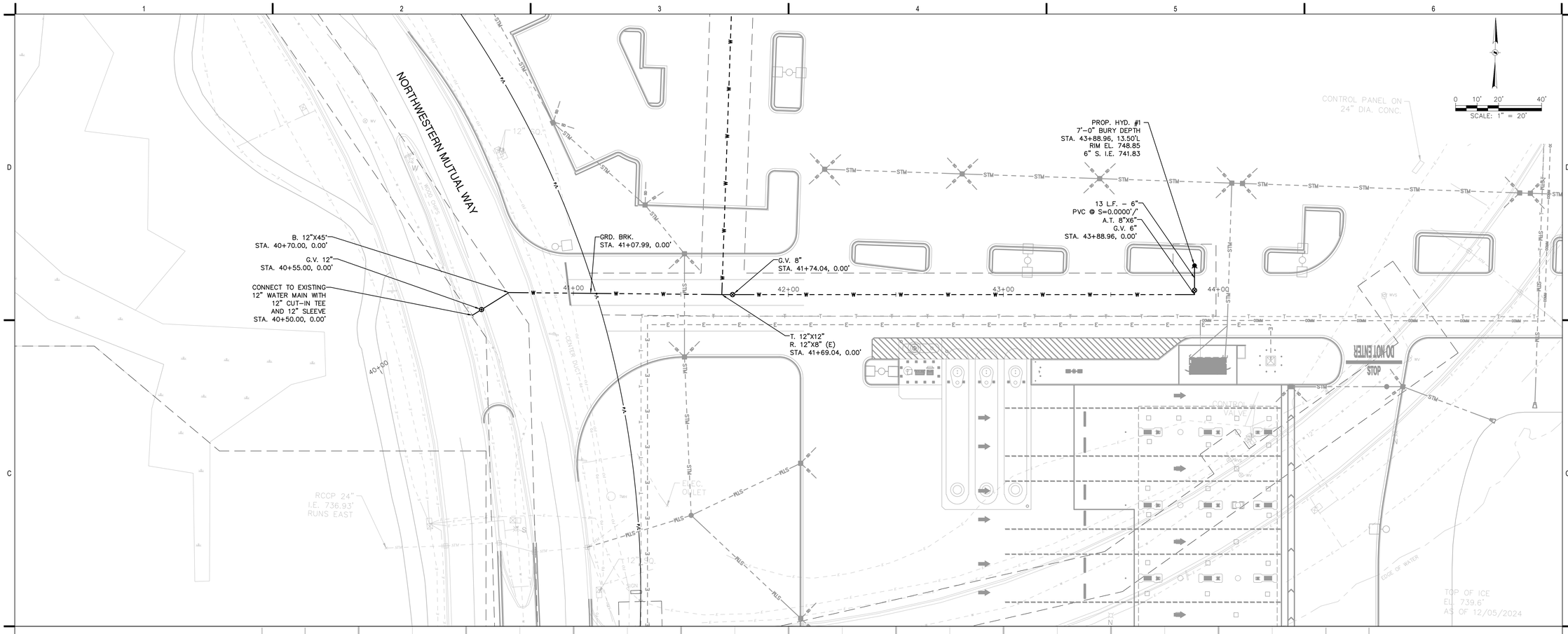

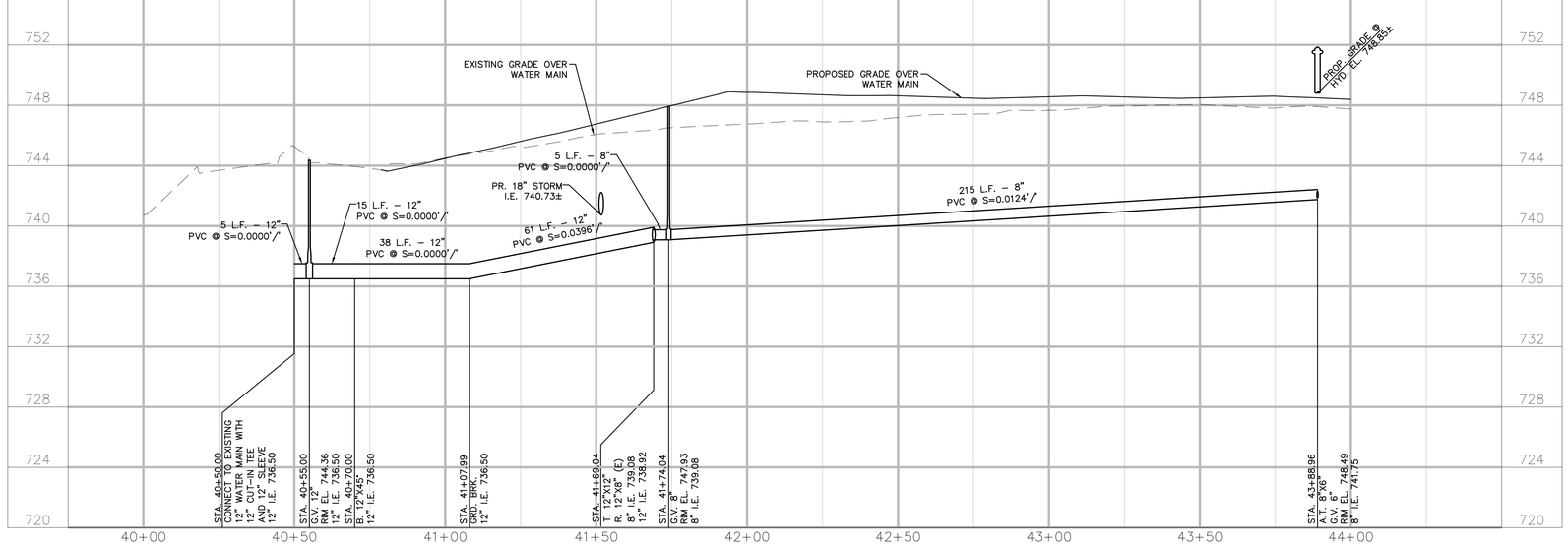

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ISSUE:

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE WATER MAIN PLAN AND PROFILE

SHEET NUMBER:
C521

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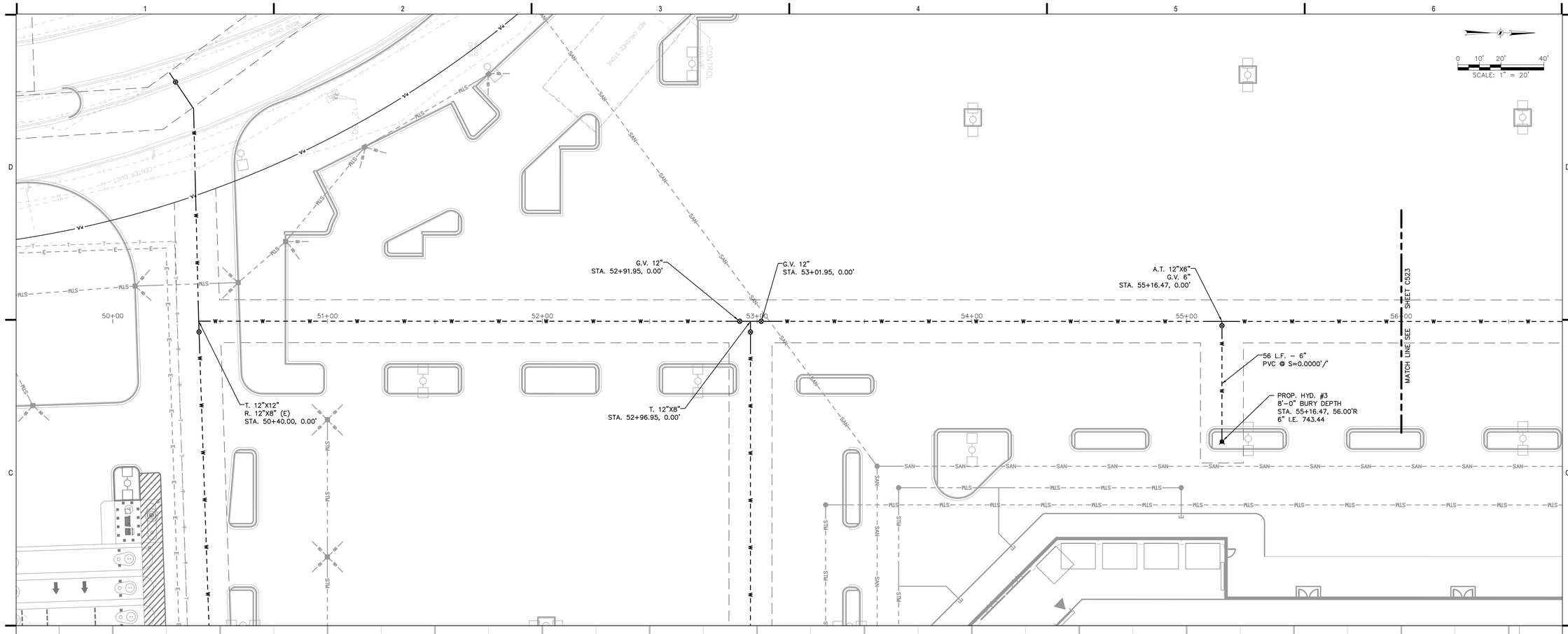

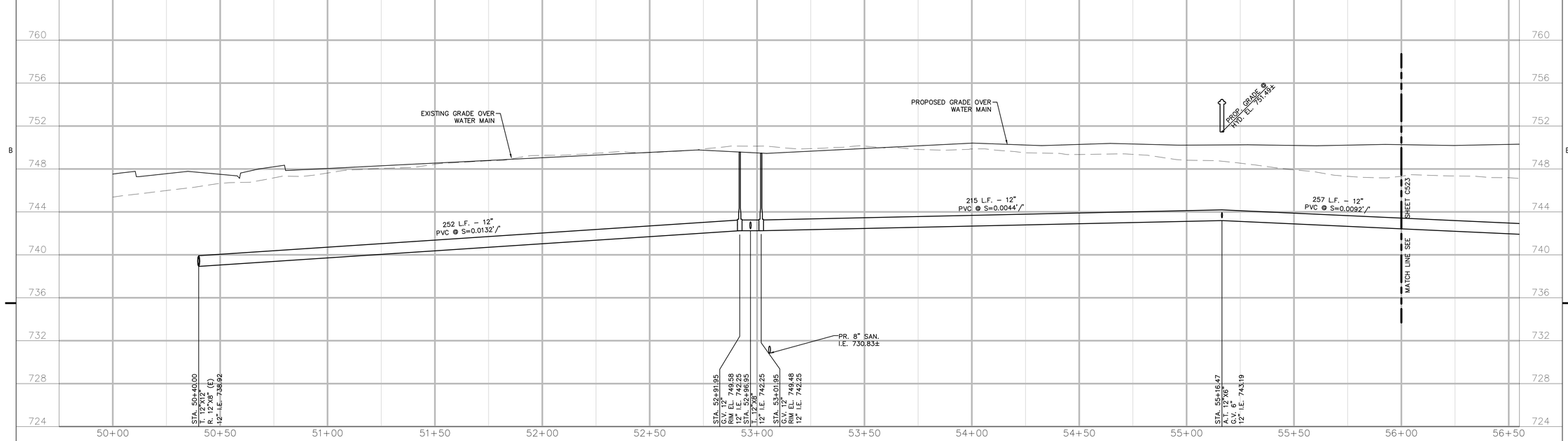

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2024. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
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3. CONTRACTOR SHALL CENTER ONE FULL LENGTH OF WATER PIPE ON SEWER AT WATER MAIN CROSSINGS, THAT BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE.
4. PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURES.
5. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.
6. ALL WATER MAIN JOINTS TO BE RESTRAINED WITH MEGALUG JOINT RESTRAINTS.

LEGEND

- STM — STORM SEWER
- DRAIN TILE
- SAN — SANITARY SEWER
- W — WATER MAIN
- E — ELECTRICAL
- COMM — COMMUNICATIONS
- T — TELECOMMUNICATIONS
- UTILITY EASEMENT
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG

HORIZ. SCALE: 1" = 20'
0 10' 20' 40'
0 2' 4' 8'
VERT. SCALE: 1" = 4'

NOTICE:
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GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE WATER MAIN PLAN AND PROFILE

SHEET NUMBER:
C522

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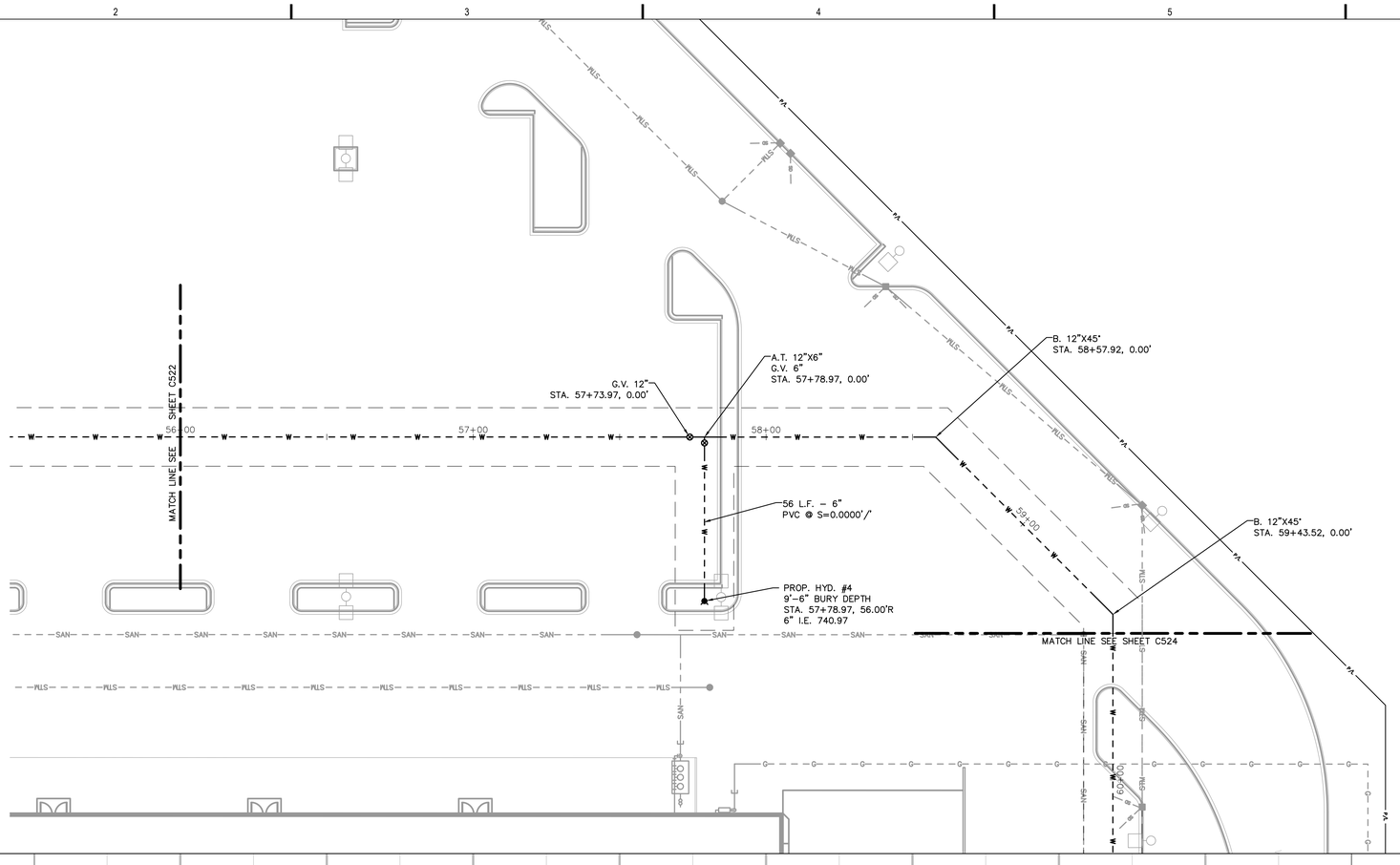

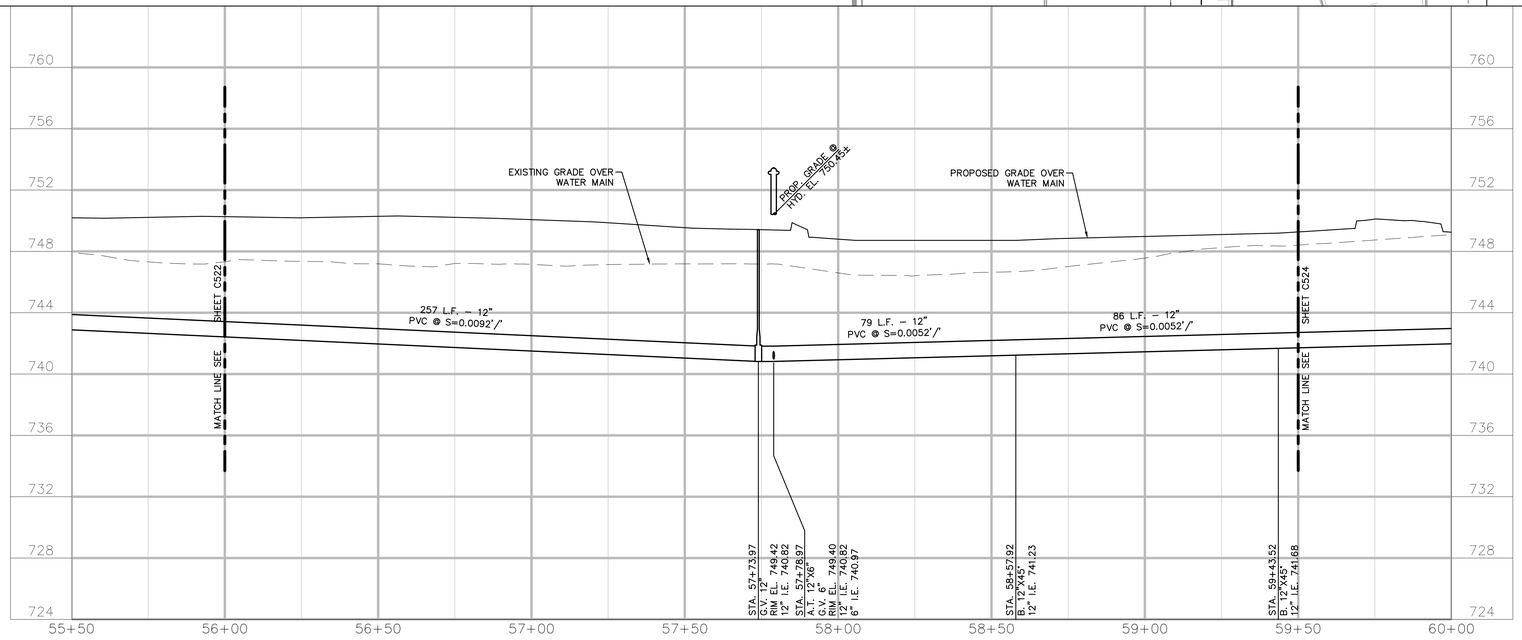

HORIZ. SCALE: 1" = 20'
0 10' 20' 40'
0 2' 4' 8'
VERT. SCALE: 1" = 4'

LEGEND

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275 West Wisconsin Avenue
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PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE WATER MAIN PLAN AND PROFILE

SHEET NUMBER:
C523

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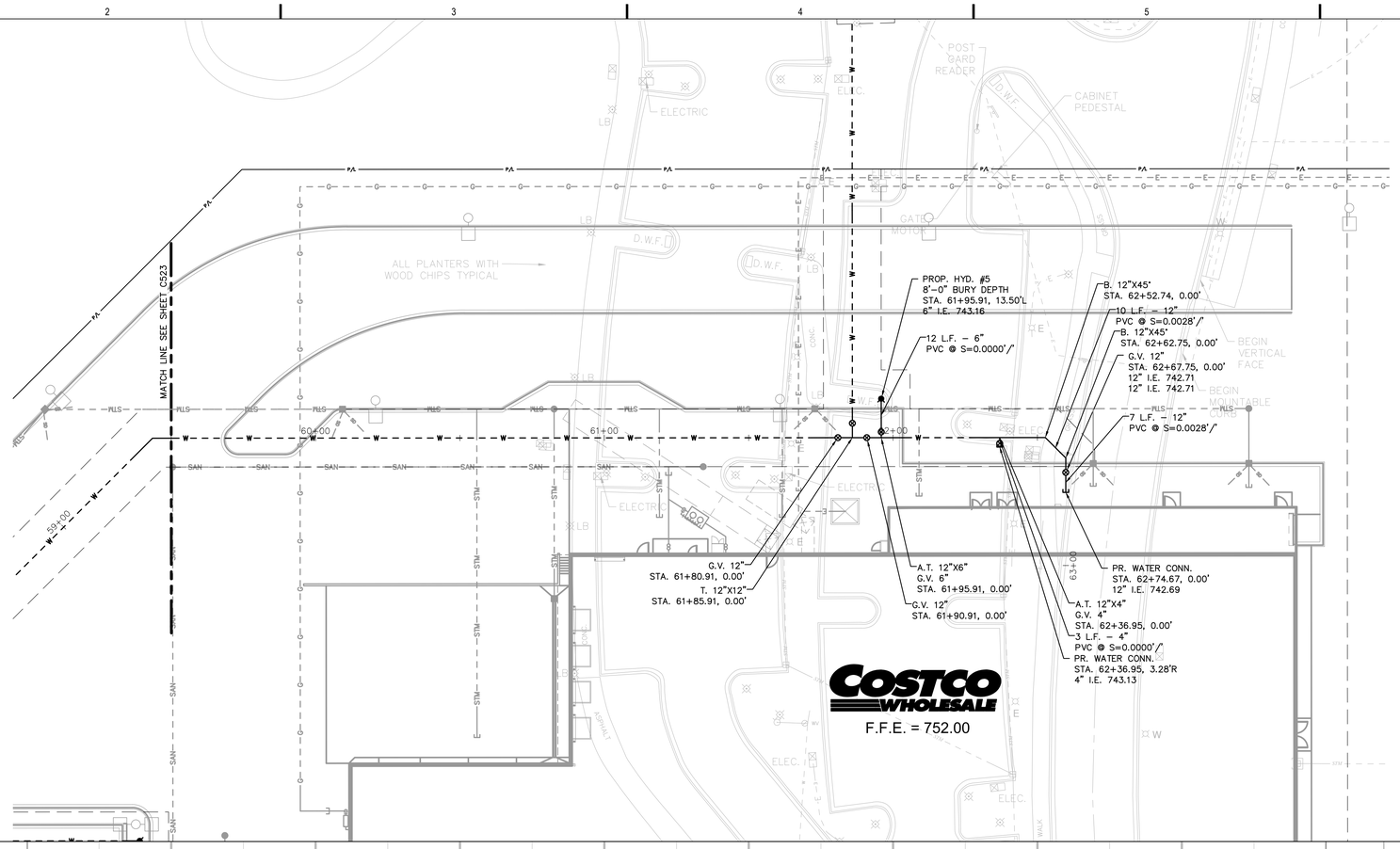

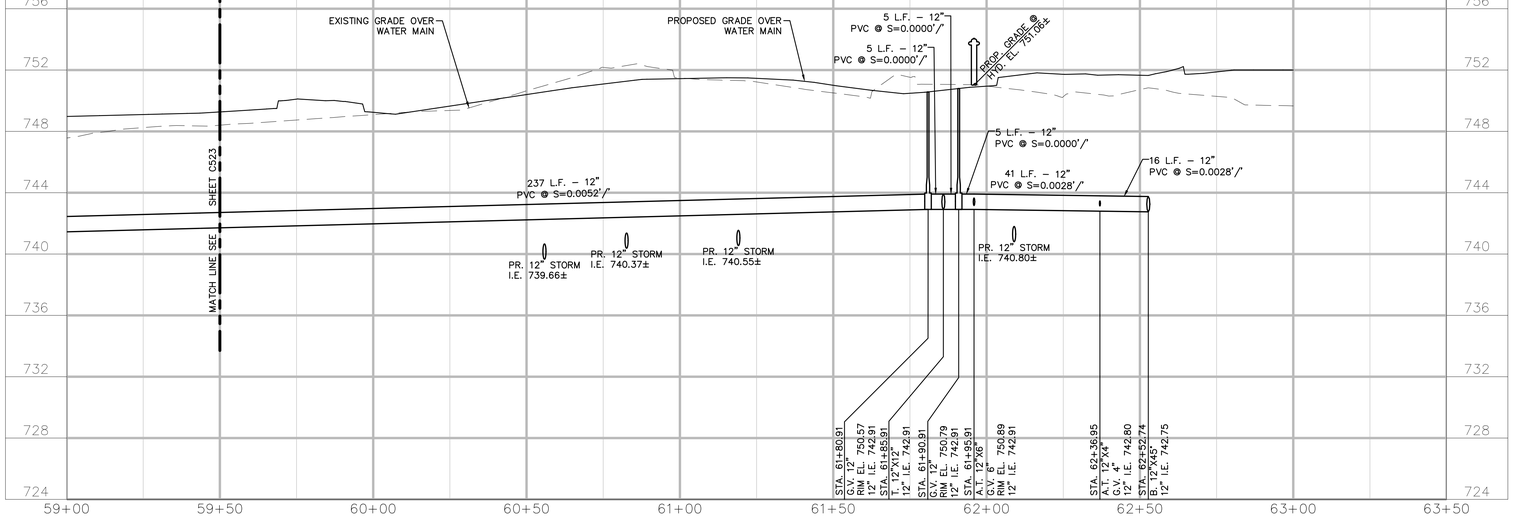

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

SCALE: 1" = 20'

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND

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- SD – DRAIN TILE
- SAN – SANITARY SEWER
- W – WATER MAIN
- E – ELECTRICAL
- COMM – COMMUNICATIONS
- T – TELECOMMUNICATIONS
- UTILITY EASEMENT
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG

GENERAL NOTES

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PROJECT INFORMATION:

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CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE WATER MAIN PLAN AND PROFILE

SHEET NUMBER:
C524

NOTICE:
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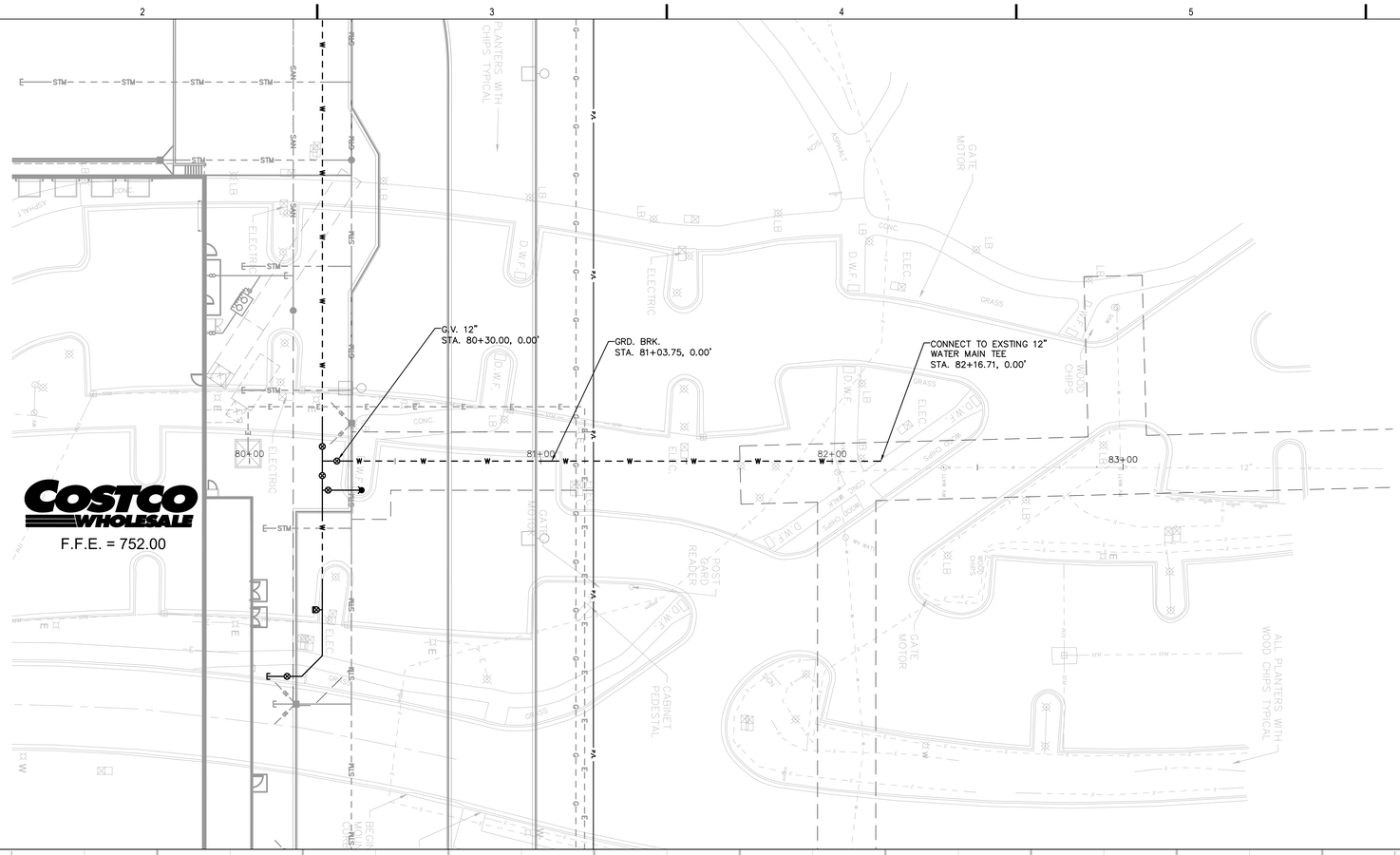
10/10/2025 10:00 AM



0 10' 20' 40'
SCALE: 1" = 20'

HORIZ. SCALE: 1" = 20'
0 10' 20' 40'
0 2' 4' 8'
VERT. SCALE: 1" = 4'

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- 50 50 50 50 – DRAIN TILE
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414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE WATER MAIN PLAN AND PROFILE

SHEET NUMBER:
C525

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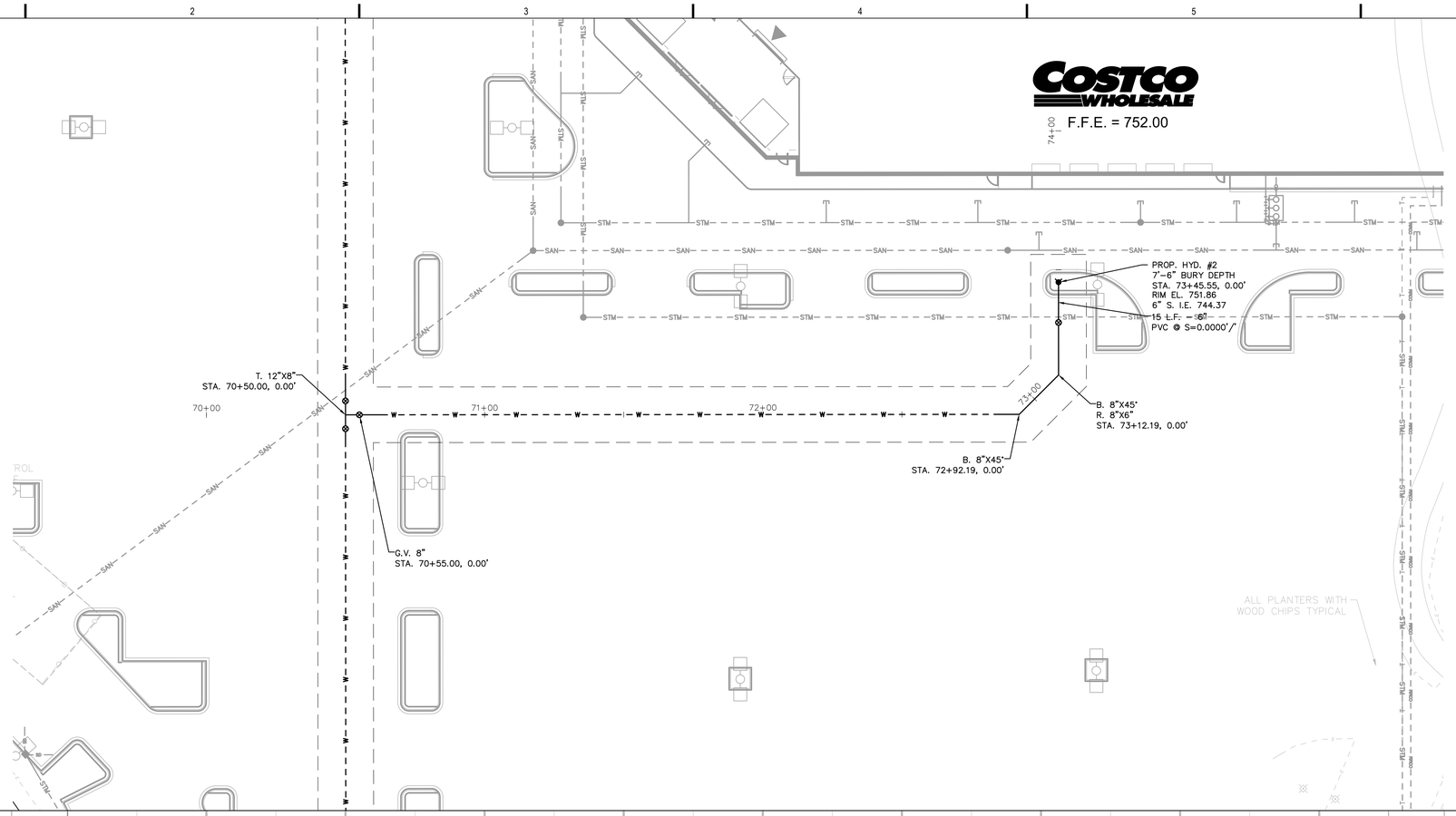

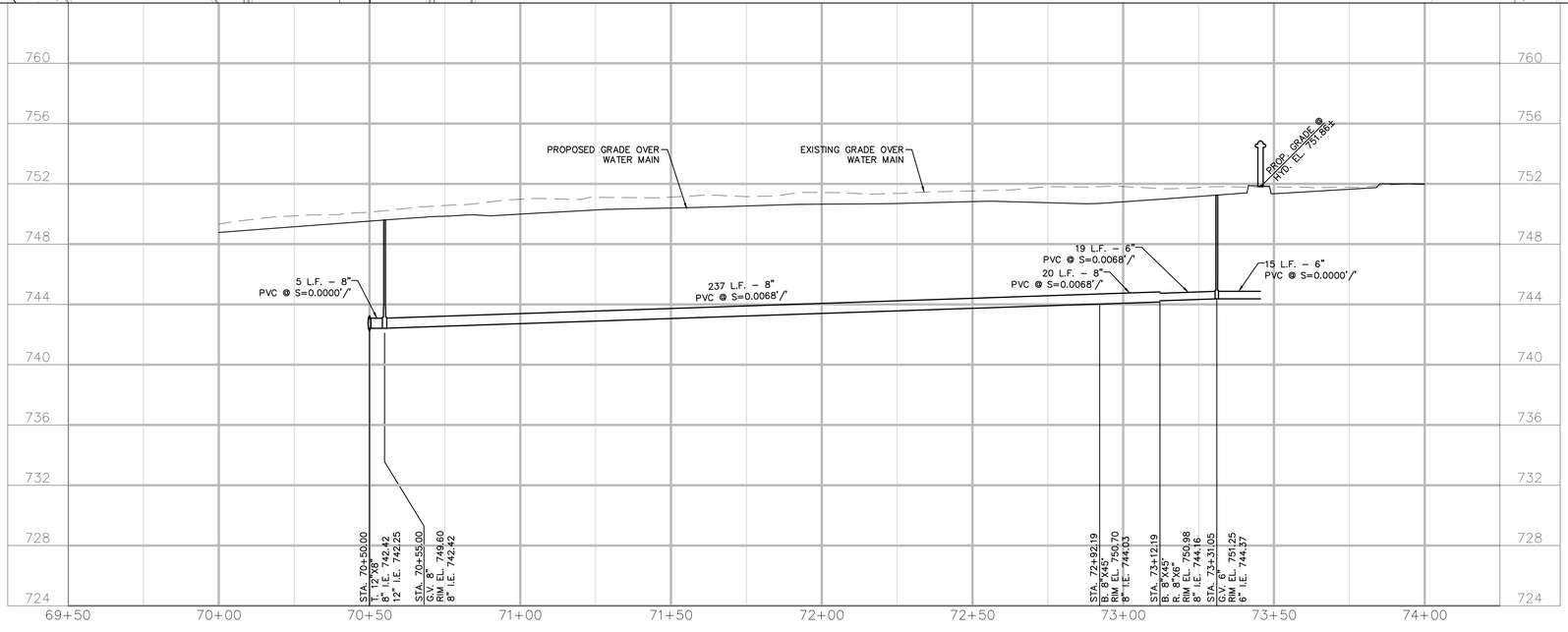

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LEGEND

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PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
PRIVATE WATER MAIN PLAN AND PROFILE

SHEET NUMBER:
C526

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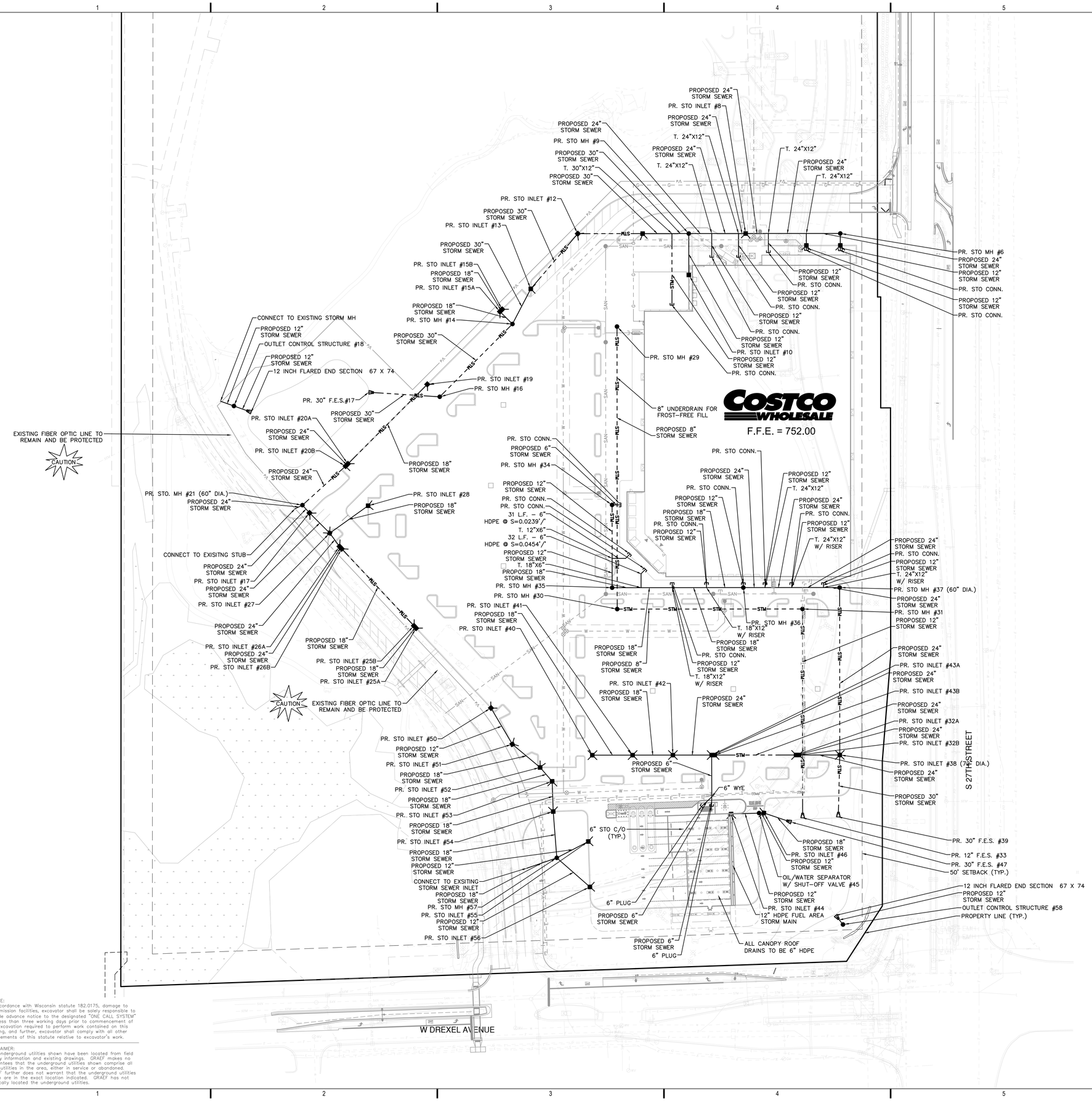

0 30' 60' 120'
SCALE: 1" = 60'

LEGEND

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- – DRAIN TILE
- SAN – SANITARY SEWER
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4. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
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FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
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ISSUE:

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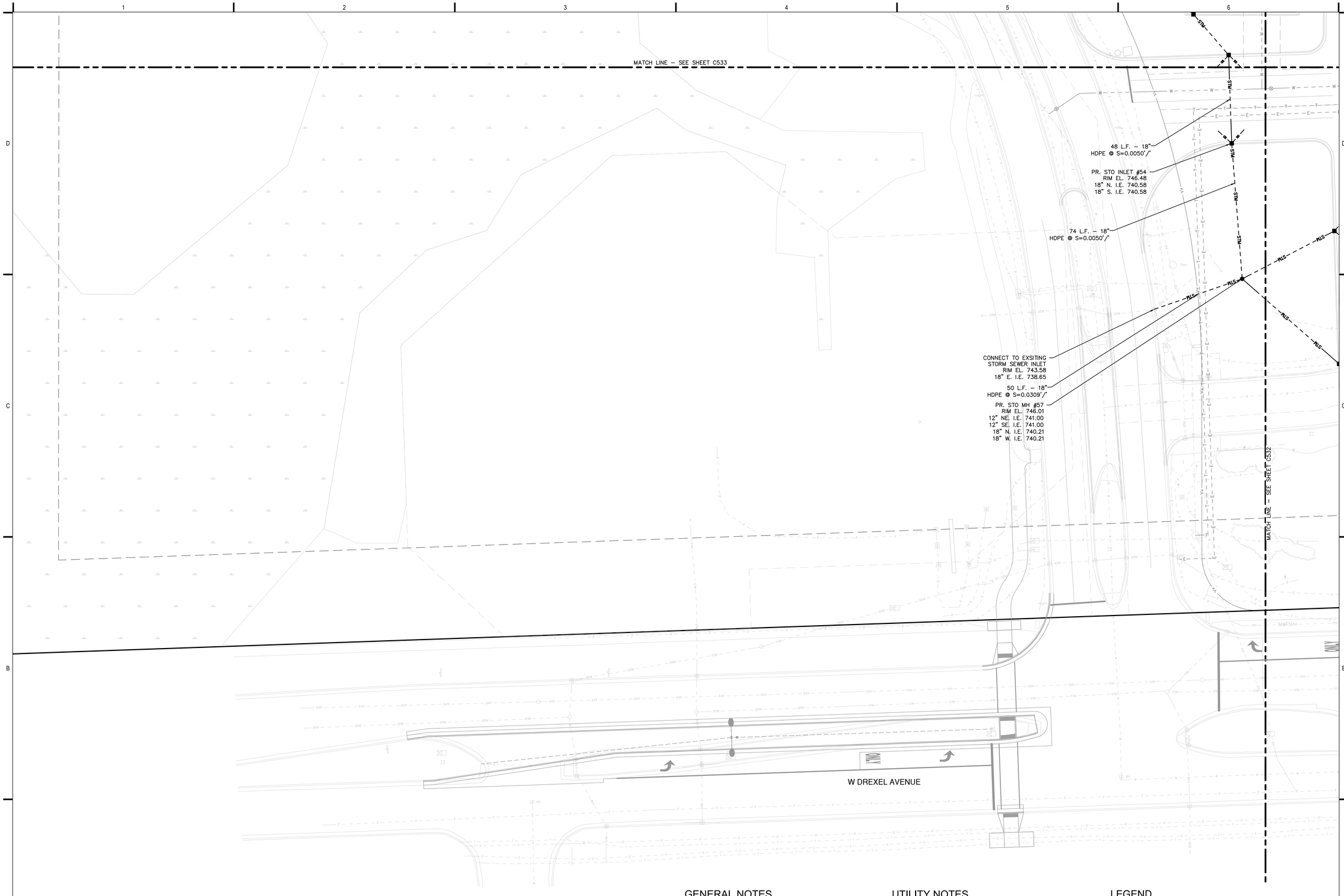
PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
OVERALL STORM SEWER PLAN

SHEET NUMBER:
C530

X:\ML\2024\20240222\Design\Civil\00\Warehouse Set\C_00_C530_Overall Storm Sewer Plan_0222
10/10/2025 10:01 AM



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- UTILITY EASEMENT
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0 10' 20' 40'
SCALE: 1" = 20'

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414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
DETAILED STORM SEWER PLAN

SHEET NUMBER:
C531

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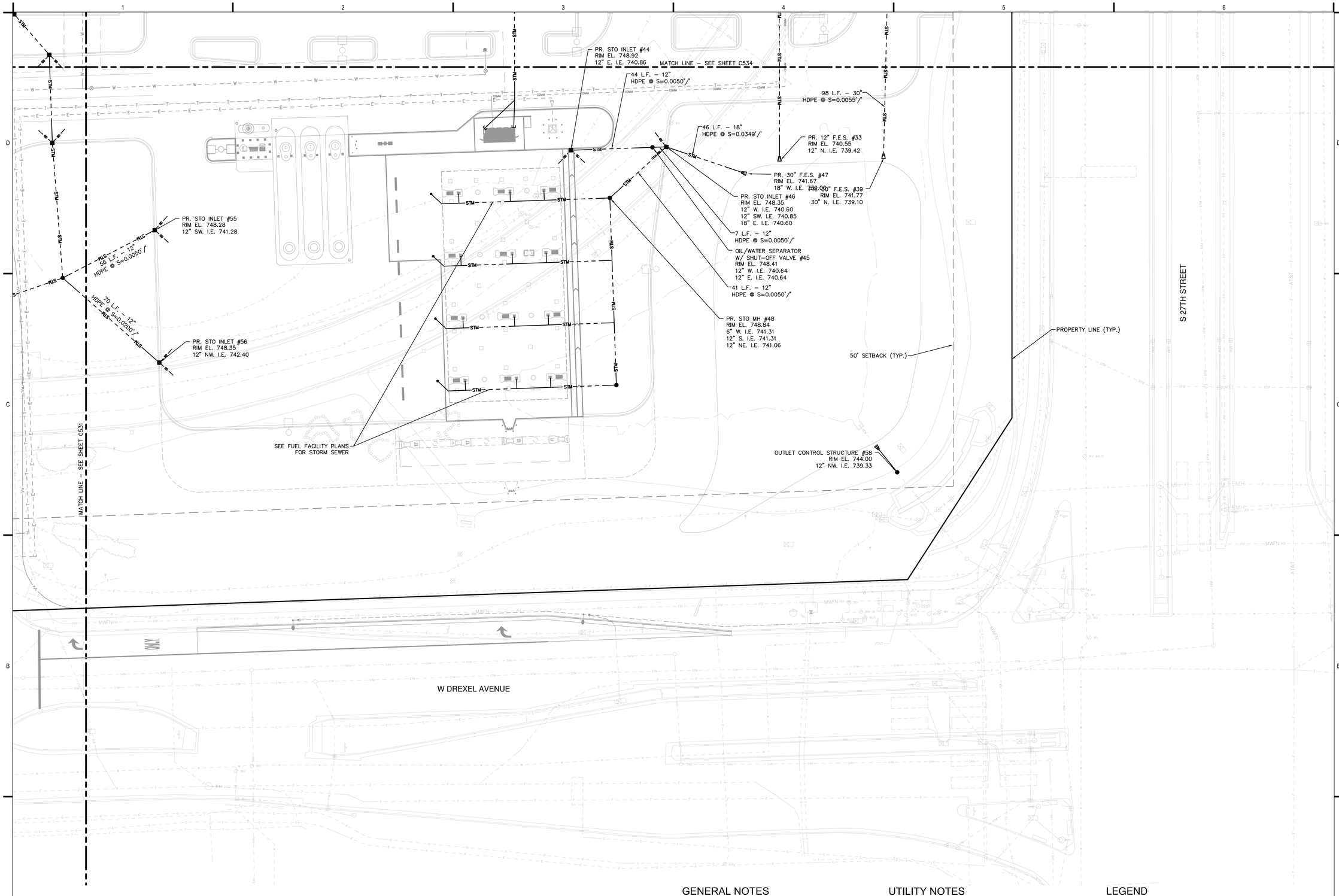

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SCALE:	AS NOTED

SHEET TITLE:
DETAILED STORM SEWER PLAN

SHEET NUMBER:
C532

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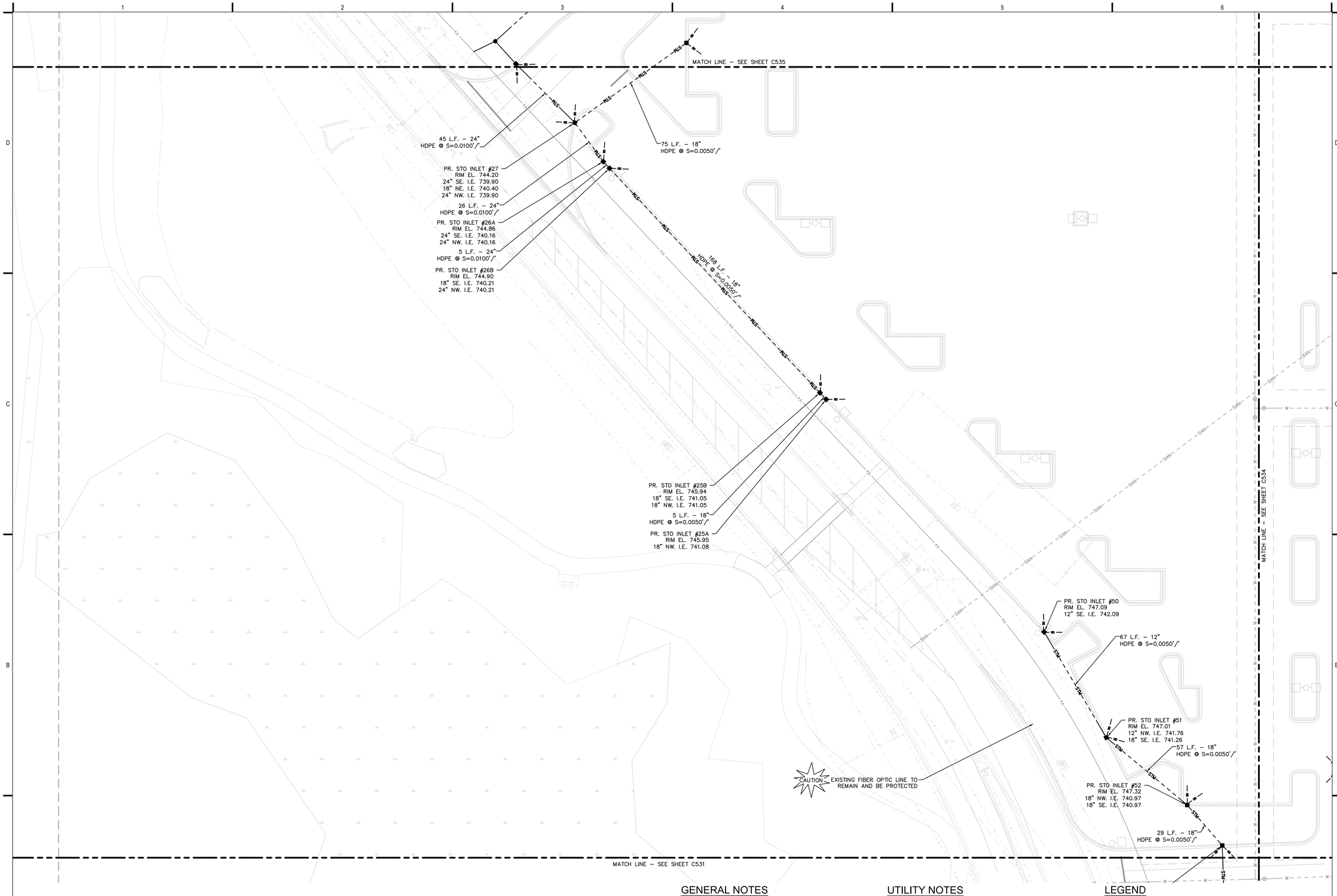

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SHEET TITLE:
DETAILED STORM SEWER PLAN

SHEET NUMBER:
C533

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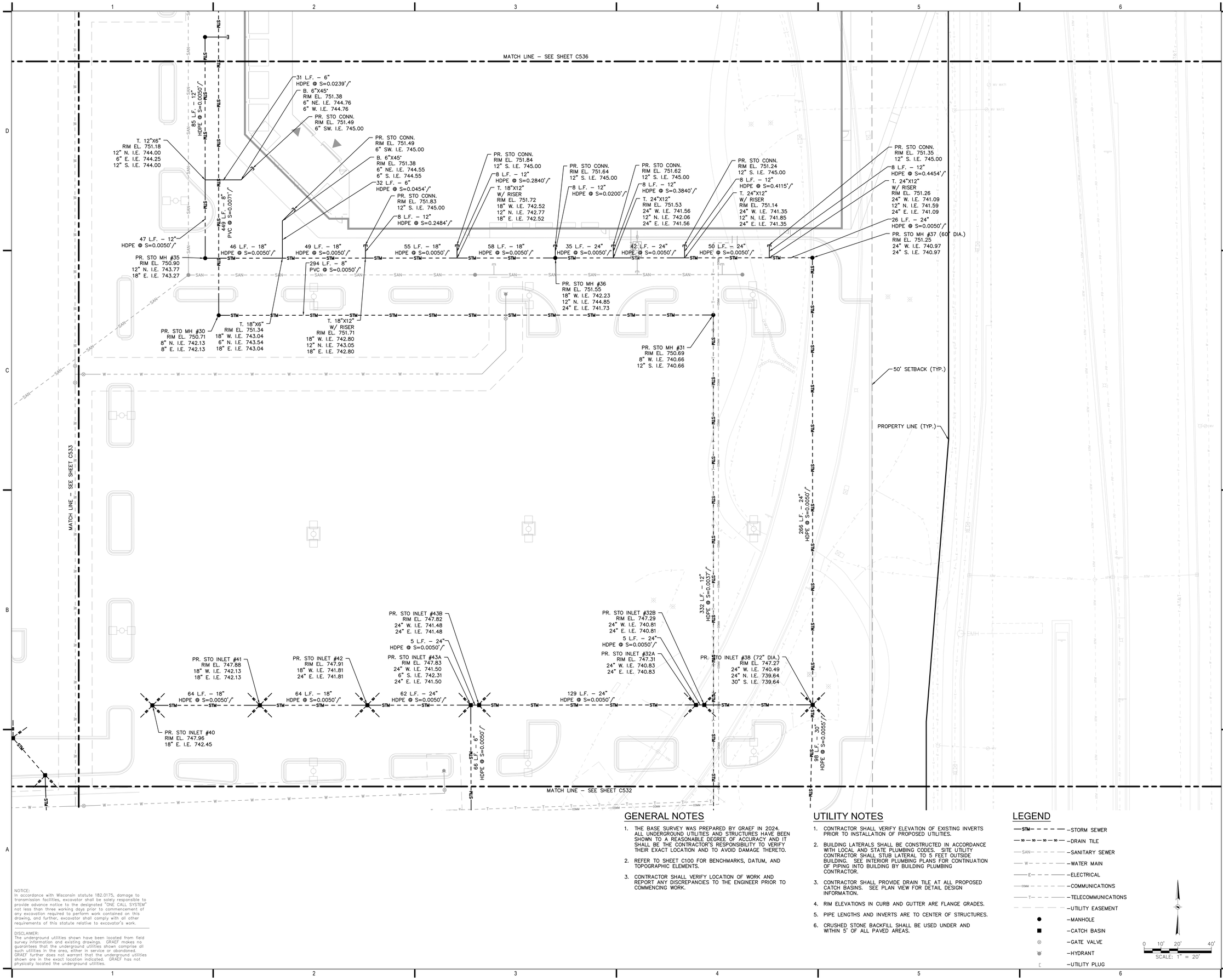

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SHEET TITLE:
DETAILED STORM SEWER PLAN

SHEET NUMBER:
C534

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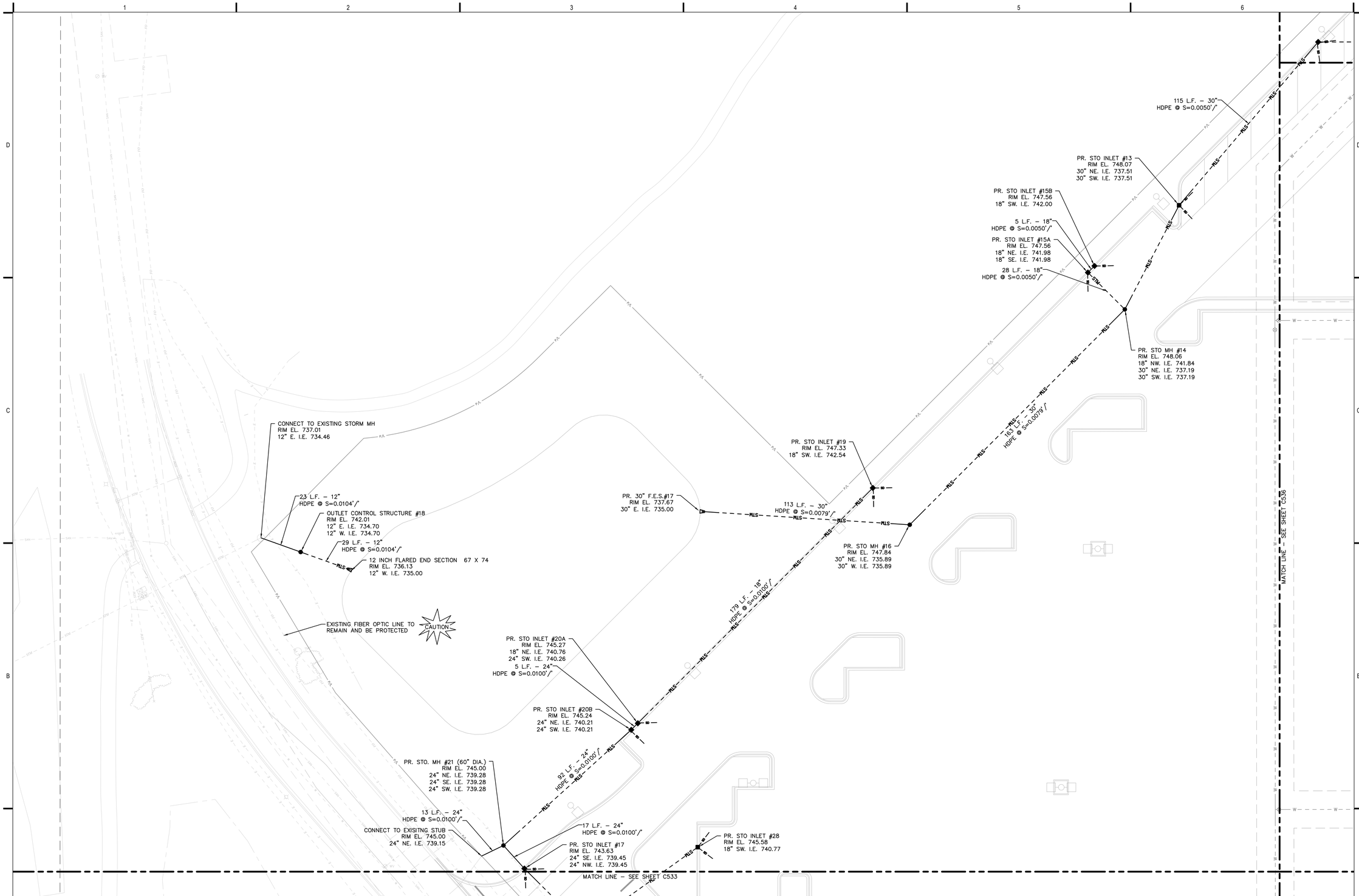

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SHEET TITLE:
DETAILED STORM SEWER PLAN

SHEET NUMBER:
C535

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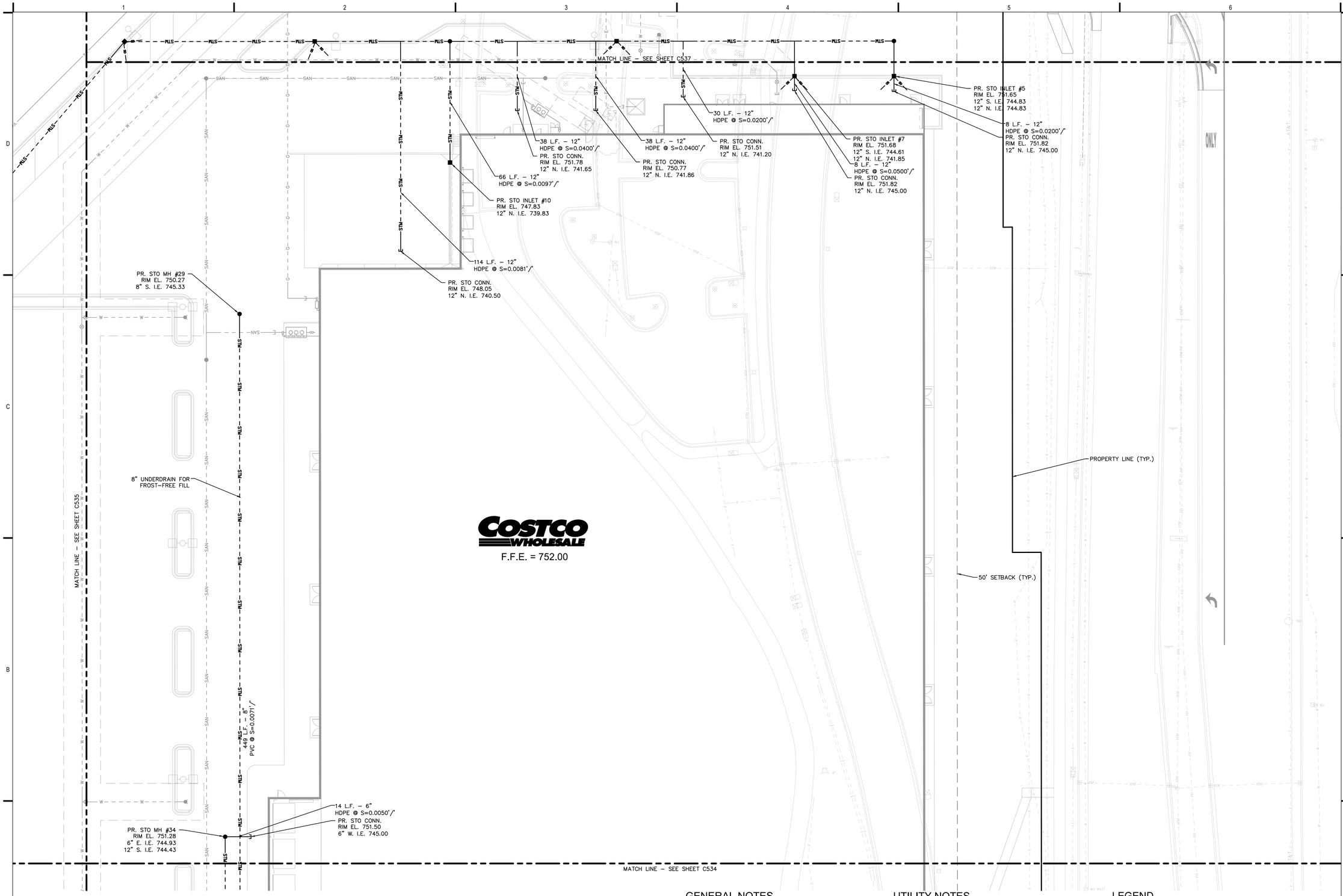

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DETAILED STORM SEWER PLAN

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C536

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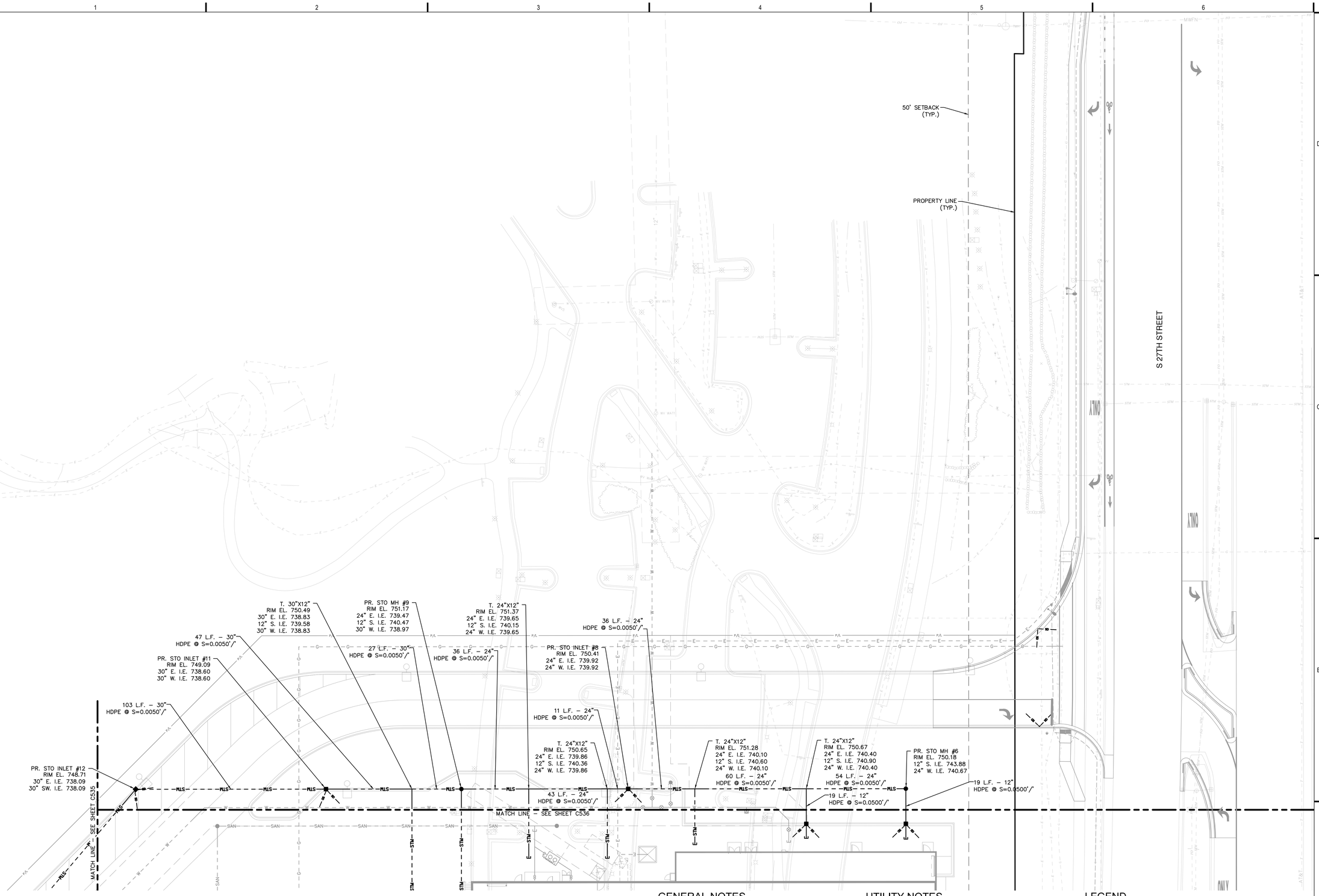

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DETAILED STORM SEWER PLAN

SHEET NUMBER:
C537

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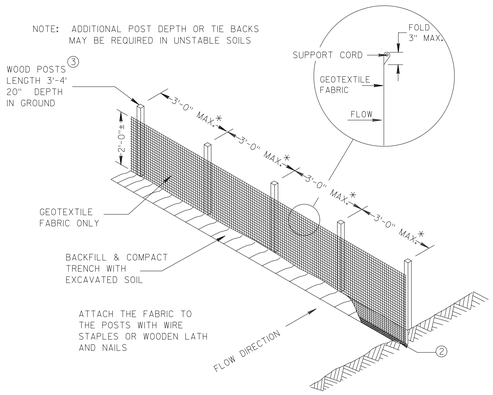
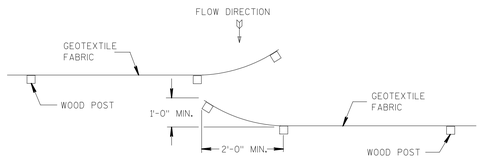
GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1⅛" X 1⅛" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

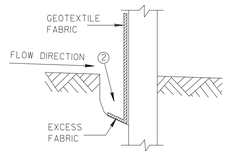


*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

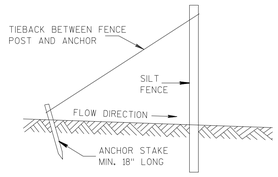


HOOK METHOD

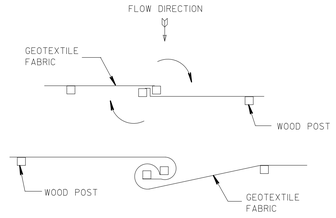
JOINING TWO LENGTHS OF SILT FENCE ⑤



TRENCH DETAIL

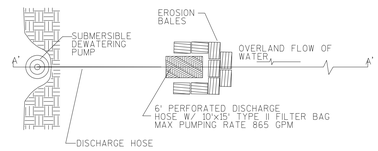


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

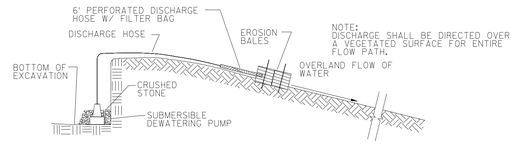


TWIST METHOD

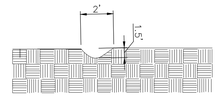
SILT FENCE
N.T.S.



PLAN

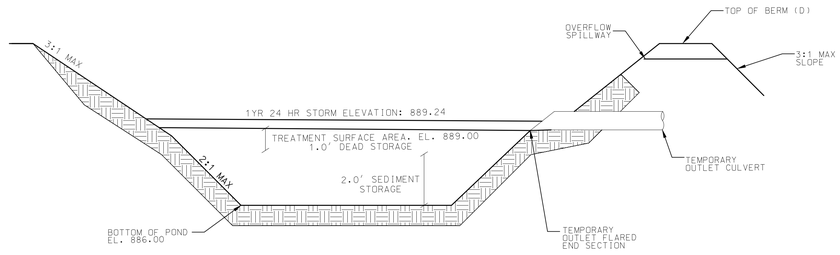


DEWATERING SEDIMENT CONTROL
N.T.S.

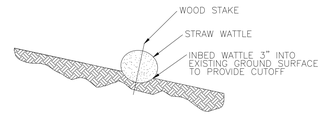


FIELD DIVERSION DITCH
N.T.S.

TEMPORARY SEDIMENT BASIN	MINIMUM TREATMENT SURFACE (SF.)	TREATMENT SURFACE ELEVATION	OUTLET PIPE DIAMETER (IN.)	OUTLET PIPE INVERT ELEVATION	OVERFLOW SPILLWAY LENGTH (FT)	OVERFLOW SPILLWAY ELEVATION	TOP OF BERM ELEVATION
1	17,563	889.00	12" HDPE	889.00	5.00	891.50	892.00

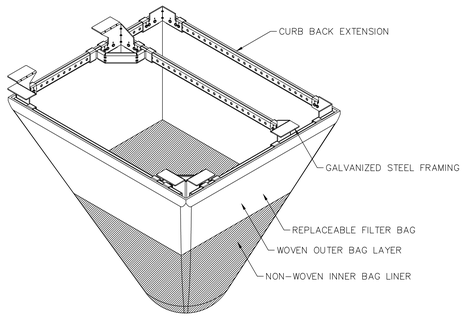


TEMPORARY SEDIMENTATION BASIN
N.T.S.

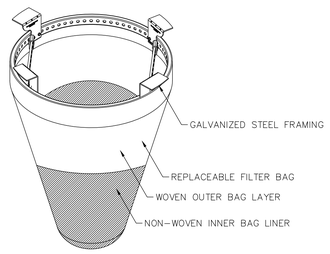


WATTLE DITCH CHECK
N.T.S.

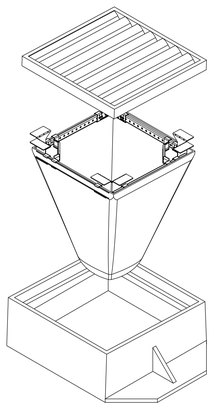
STONE CONSTRUCTION ENTRANCE
N.T.S.



TYPICAL RECTANGULAR INLET FILTER



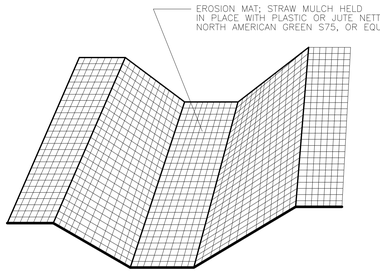
TYPICAL ROUND INLET FILTER



ASTM D8057 REQUIREMENTS
- FILTER SYSTEM CONSISTS OF RIGID FRAME AND REMOVABLE GEOSYNTHETIC BAG
- FILTER BAG SIZED TO MEET TREATMENT FLOW RATE OF THE DRAINAGE LOCATION
- BAG MAINTAINS SHAPE TO BE EXTRACTED WHEN COMPLETELY FILLED WITH SEDIMENT
- RIGID FRAME CAPABLE OF SUPPORTING FULL LOAD OF SEDIMENT WITH GRATE REMOVED
- FRAME DOES NOT INTERFERE OR ELEVATE GRATE BY MORE THAN 1/8"
- BYPASS FLOW EXCEEDS DESIGN FLOW OF DRAINAGE LOCATION
- FILTER BAG ACHIEVES >80% FILTRATION EFFICIENCY PER ASTM D7351 OR ASTM D5141

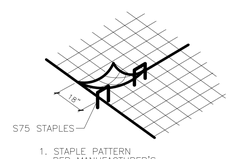
MAINTENANCE GUIDELINES
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
3. DISPOSE OF SEDIMENT AND DEBRIS AS DIRECTED BY THE ENGINEER OF MAINTENANCE CONTRACT
4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM FILTER BAG

INSTALLATION INSTRUCTIONS
1. REMOVE GATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"



EROSION MATTING
N.T.S.

JOIN STRIPS BY ANCHORING AND OVERLAPPING



1. STAPLE PATTERN PER MANUFACTURER'S RECOMMENDATIONS

RIGID FRAME INLET PROTECTION
SCALE N.T.S.

GRÄEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:
NO. DATE REVISIONS BY

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DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C900

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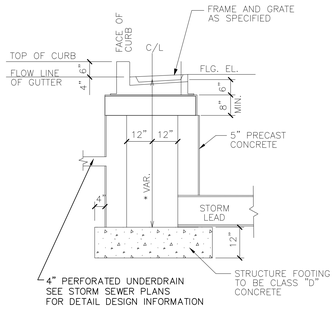
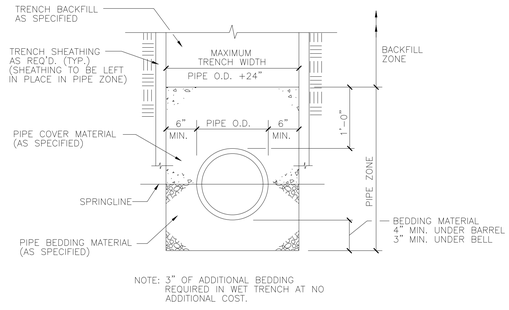
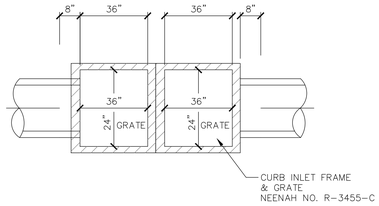


INLET
N.T.S.

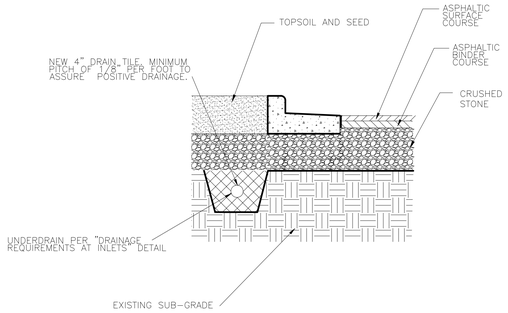


NOTE: 3" OF ADDITIONAL BEDDING REQUIRED IN WET TRENCH AT NO ADDITIONAL COST.

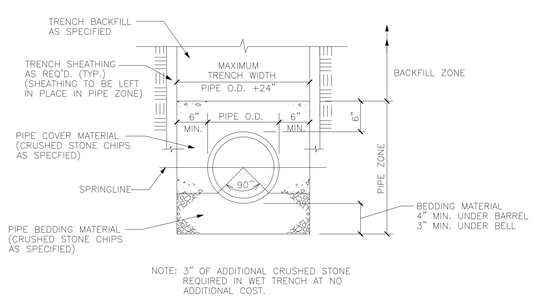
CLASS "B" BEDDING DETAIL FOR SANITARY SEWER
N.T.S.



STORM SEWER DOUBLE INLET
N.T.S.

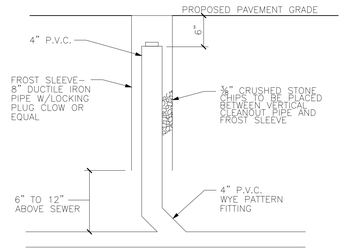


CURB UNDERDRAIN DETAIL
N.T.S.

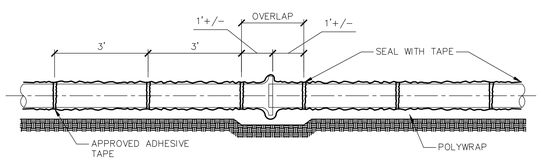


NOTE: 3" OF ADDITIONAL CRUSHED STONE REQUIRED IN WET TRENCH AT NO ADDITIONAL COST.

CLASS "C" BEDDING DETAIL FOR STORM SEWER
N.T.S.

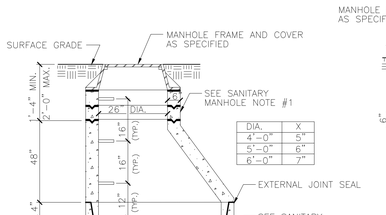


CLEANOUT EXTENSION TO GRADE
N.T.S.

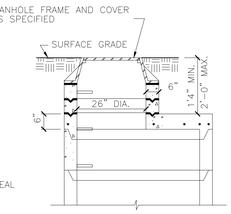


POLYETHYLENE WRAP
N.T.S.

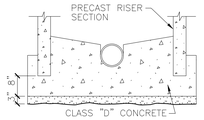
*ALL DUCTILE IRON WATER MAIN SHALL BE POLYETHYLENE WRAPPED. USE VBIO WRAP PER COV SPECIFICATION



DIA.	X
4'-0"	5"
5'-0"	6"
6'-0"	7"



OPTIONAL FLAT-TOP SECTION



OPTIONAL POURED BASE

GENERAL MANHOLE NOTES

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

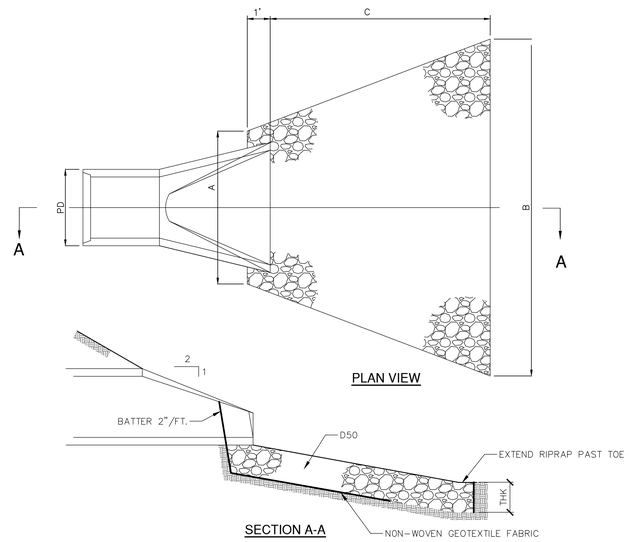
AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

3" BEDDING MATERIAL REQUIRED UNDER BASE. MANHOLES TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL.

SANITARY MANHOLE NOTES

1. PROVIDE EXTERNAL CHIMNEY SEAL FOR ALL SANITARY MANHOLES (SEE PROJECT MANUAL FOR SPECIFICATIONS).
2. APPLY TWO COATS OF COAL-TAR EPOXY (8 MILS EACH) TO THE EXTERIOR OF ALL SANITARY MANHOLES PRIOR TO PROJECT SITE DELIVERY.

PRECAST MANHOLE
N.T.S.



PLAN VIEW

SECTION A-A

STRUCTURE	PD (IN.)	A (FT.)	B (FT.)	C (FT.)	D_{50} (IN.)	THK (FT.)
FES #01	24"	6	11	8	6	1.5
FES #02	24"	6	11	8	6	1.5
FES #03	24"	6	11	8	6	1.5

FLARED END SECTION WITH RIP RAP
N.T.S.

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:
COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:
NO. DATE REVISIONS BY

PRELIMINARY - NOT FOR CONSTRUCTION

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CHECKED BY: BRL
APPROVED BY: BTP
SCALE: AS NOTED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C901

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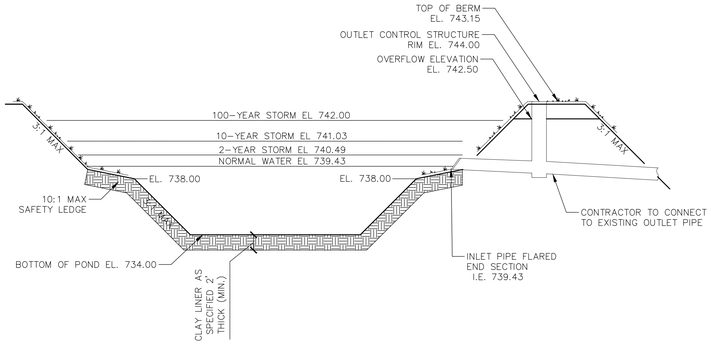
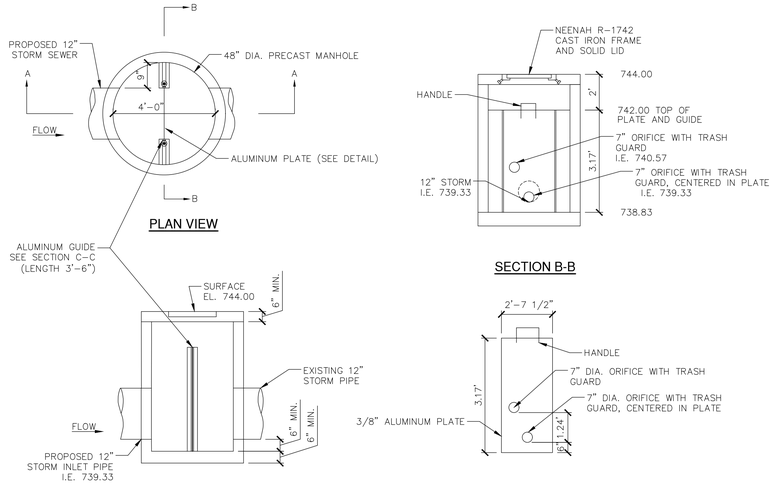


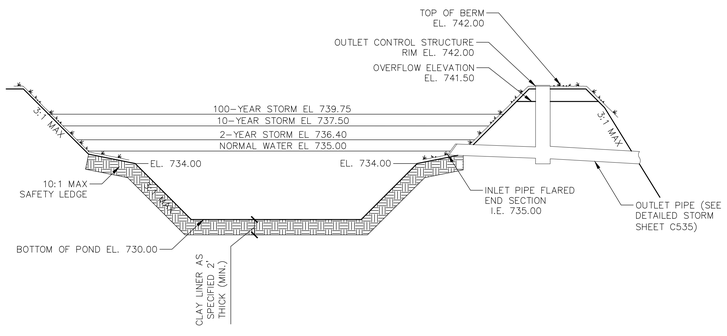
SOUTH EAST WET POND 4

N.T.S.



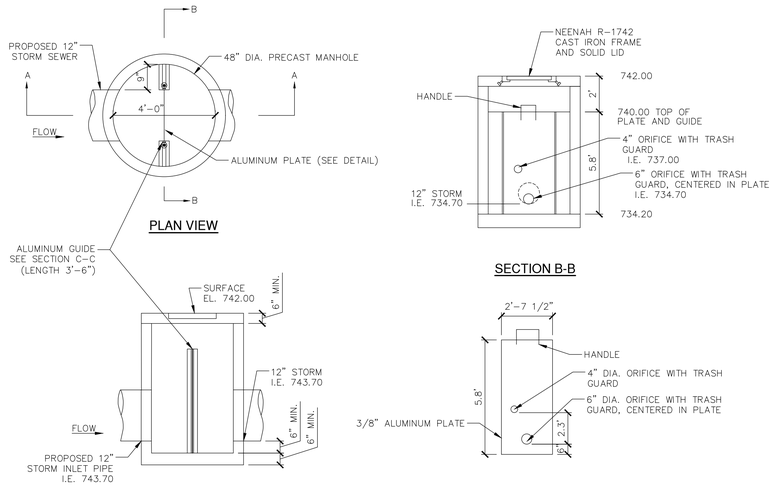
OUTLET CONTROL STRUCTURE
SOUTH EAST POND

N.T.S.



WEST WET POND 3F-1

N.T.S.



OUTLET CONTROL STRUCTURE
SOUTH EAST POND

N.T.S.

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SHEET NUMBER:

C902

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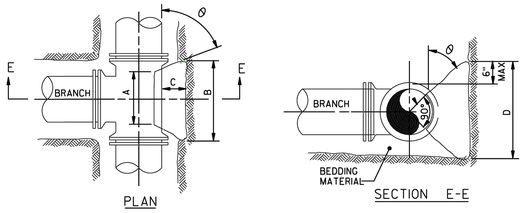
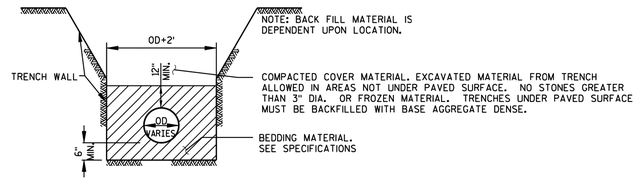
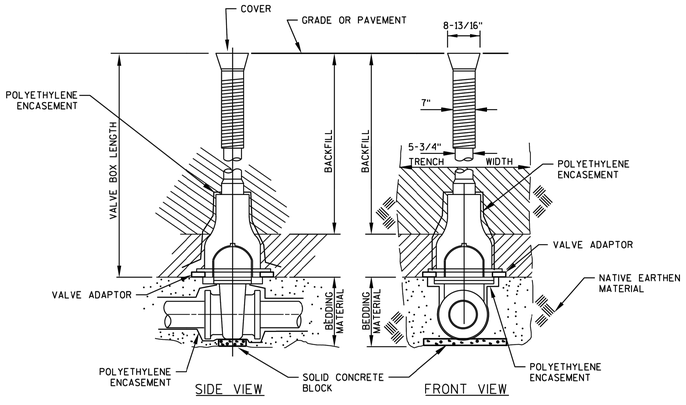


THRUST BLOCK DETAIL FOR TEES
NTS

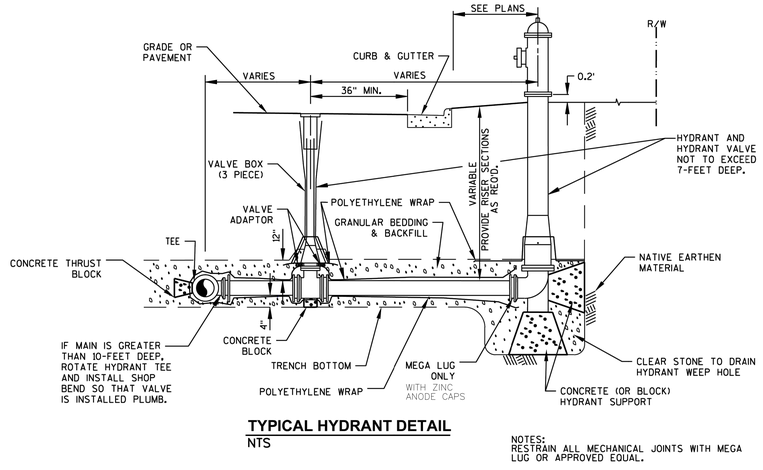


WATER MAIN BEDDING
NTS



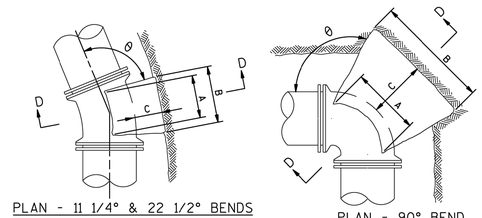
VALVE BOX DETAIL
NTS

NOTES:
RESTRAIN ALL MECHANICAL JOINTS WITH MEGA LUG OR APPROVED EQUAL.

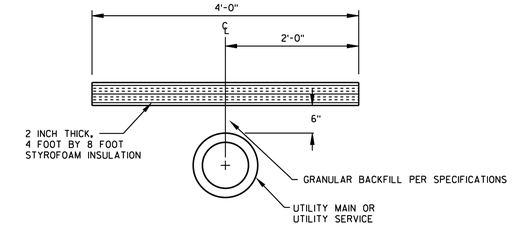


TYPICAL HYDRANT DETAIL
NTS

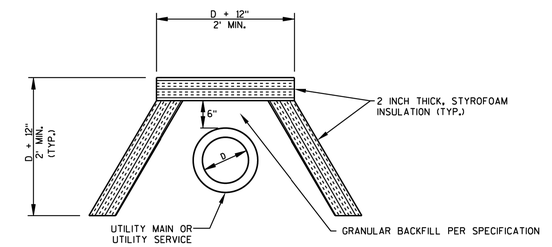
NOTES:
RESTRAIN ALL MECHANICAL JOINTS WITH MEGA LUG OR APPROVED EQUAL.



THRUST BLOCK DETAIL FOR BENDS
NTS



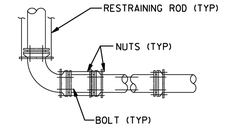
STANDARD INSTALLATION



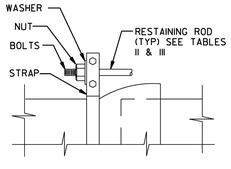
SIDE PROTECTION INSTALLATION

PIPE INSULATION DETAIL
NTS

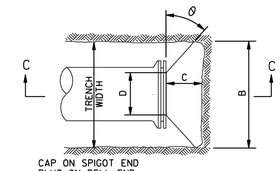
GENERAL NOTES:
1. THE SIDE PROTECTION INSTALLATION SHALL BE USED WHERE FROST WILL PENETRATE BELOW THE PIPE INVERT.
2. SEE SPECIFICATIONS FOR INSULATION LAYER THICKNESS.
3. SEE PLAN & PROFILE SHEETS FOR INSULATION LOCATIONS.

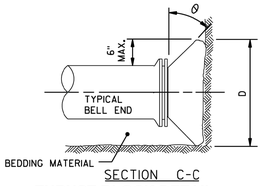


RESTRAINING ROD DETAIL FOR MECHANICAL JOINT PIPE
NTS

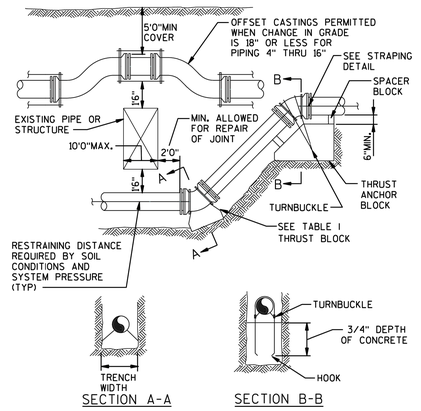


STRAPPING DETAIL
NTS





THRUST BLOCK DETAIL FOR DEAD END
NTS



DETAIL FOR PRESSURE PIPE OFFSET
NTS

TABLE NO. I
THRUST BLOCK AREA REQUIRED

0-50 PSI TEST PRESSURE THRUST AREA REQ'D FT.^{2}						50-100 PSI TEST PRESSURE THRUST AREA REQ'D FT.^{2}						100-150 PSI TEST PRESSURE THRUST AREA REQ'D FT.^{2}					
NOM. PIPE DIA.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	NOM. PIPE DIA.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	NOM. PIPE DIA.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1.0	1.0	1.0	1.0	1.0	4	1.0	2.0	1.0	1.0	1.0	4	2.0	2.0	1.0	1.0	1.0
6	1.0	2.0	1.0	1.0	1.0	6	2.0	3.0	2.0	1.0	1.0	6	3.0	4.0	2.0	1.0	1.0
8	2.0	3.0	1.0	1.0	1.0	8	3.0	5.0	3.0	2.0	1.0	8	5.0	7.0	4.0	2.0	1.0
10	3.0	3.0	2.0	1.0	1.0	10	5.0	7.0	4.0	2.0	1.0	10	8.0	11.0	6.0	3.0	2.0
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48	51.0	72.0	39.0	20.0	10.0	48	102.0	144.0	78.0	40.0	20.0	48	152.0	215.0	117.0	60.0	30.0
54	64.0	91.0	49.0	25.0	13.0	54	128.0	181.0	98.0	50.0	25.0	54	194.0	272.0	147.0	75.0	38.0

GRÄEF
275 West Wisconsin Avenue
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414 / 259 1500

PROJECT TITLE:
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FRANKLIN, WI

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NO. DATE REVISIONS BY

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DRAWN BY: TRY
CHECKED BY: BRL
APPROVED BY: BTP
SCALE: AS NOTED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C903

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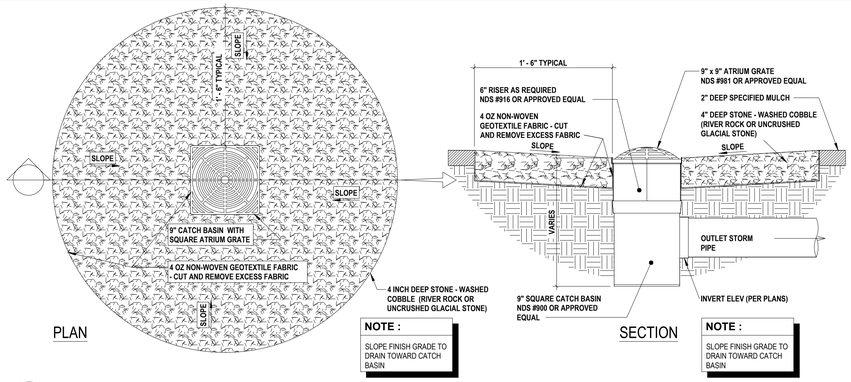
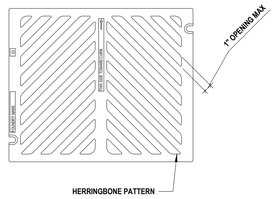


1 LANDSCAPING STORM DRAIN

SCALE: NOT TO SCALE

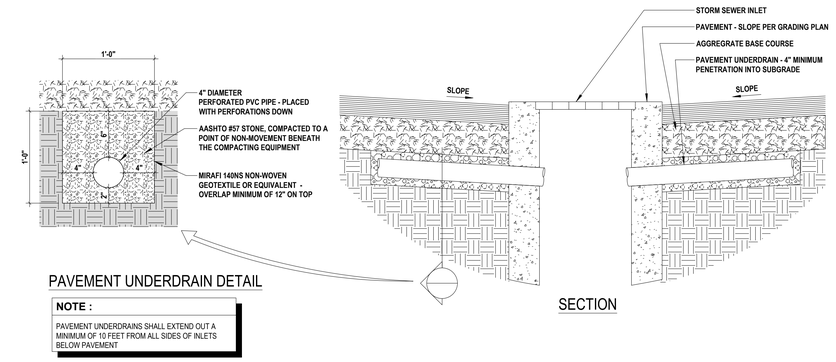
0213



2 STORM DRAIN GRATE

SCALE: NOT TO SCALE

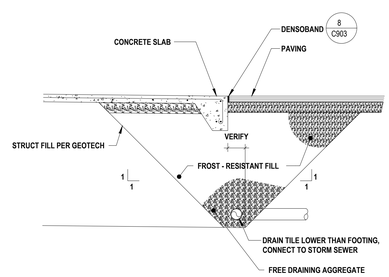
0213



3 DRAINAGE REQUIREMENTS AT INLETS

SCALE: NOT TO SCALE

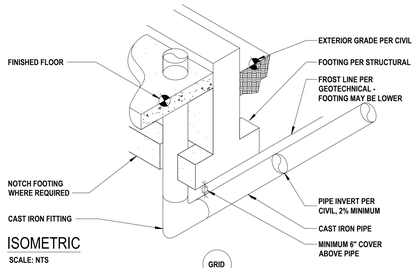
0217

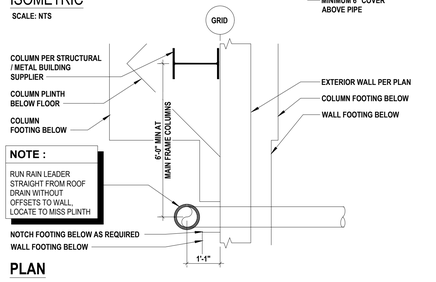


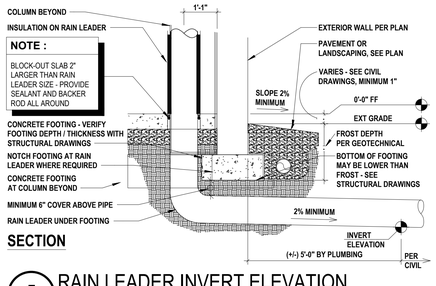
4 FROST PROTECTION WEDGE

SCALE: NOT TO SCALE

0520







5 RAIN LEADER INVERT ELEVATION

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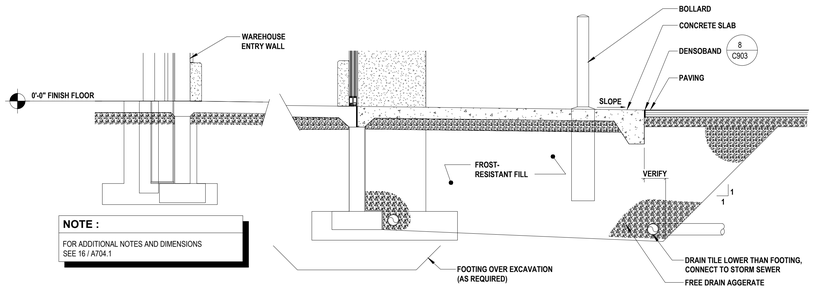
0818



6 AT AUTO-DOORS AT VESTIBULE

SCALE: NOT TO SCALE

0520

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275 West Wisconsin Avenue
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APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:

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SHEET NUMBER:

C904

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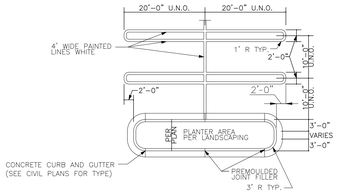

LANDSCAPE ISLAND CURBS

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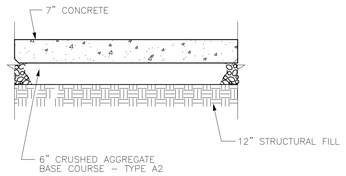

HEAVY DUTY CONCRETE PAVEMENT SECTION

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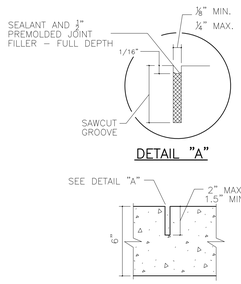

CONTROL JOINT

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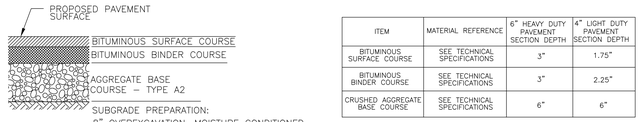


ITEM	MATERIAL REFERENCE	6" HEAVY DUTY PAVEMENT SECTION DEPTH	4" LIGHT DUTY PAVEMENT SECTION DEPTH
BITUMINOUS SURFACE COURSE	SEE TECHNICAL SPECIFICATIONS	3"	1.75"
BITUMINOUS BINDER COURSE	SEE TECHNICAL SPECIFICATIONS	3"	2.25"
CRUSHED AGGREGATE BASE COURSE	SEE TECHNICAL SPECIFICATIONS	6"	6"

NOTES:

1. THE PAVEMENT SUBGRADE SHALL BE PREPARED AS FOLLOWS:

A. APPROVED FILL FOR THE SUBGRADE SHALL BE PLACED WHERE REQUIRED IN MAXIMUM 8" THICK, LOOSE LIFTS AND COMPACTED TO THE CRITERIA LISTED ON TABLE 5, PAGE 23 OF THE GEOTECHNICAL REPORT FOR THIS PROJECT. THE FILL MATERIAL'S MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED BY ASTM D698 (STANDARD PROCTOR).

B. THE SUBGRADE SHALL BE PROOFROLLED PER THE REQUIREMENTS OF TECHNICAL SPECIFICATION SECTION 02300–EARTHWORK, SECTION 3.5(L).

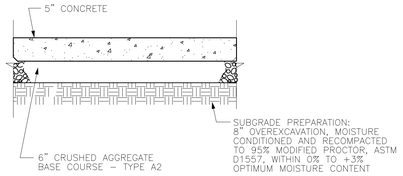
C. AFTER PROOFROLLING, THE SUBGRADE SHALL BE GRADED AND SHAPED AS REQUIRED TO CONSTRUCT THE PAVEMENT AREAS IN CONFORMANCE WITH THE GRADES, LINES, AND THICKNESS SHOWN ON THE DRAWINGS. THE SUBGRADE SHALL PROVIDE A FIRM AND UNYIELDING FOUNDATION WITH NO SUDDENT, SHARP, OR ABRUPT CHANGES OR BREAKS IN GRADES. NO STANDING WATER OR EXCESS MOISTURE SHALL BE PRESENT. ALL SOFT AND YIELDING AREAS SHALL BE OVEREXCAVATED TO A FIRM AND COMPETENT MATERIAL, AND BACKFILLED AS DESCRIBED IN SPECIFICATIONS.

2. PLACE AGGREGATE BASE COURSE IN MAXIMUM 6" THICK LAYERS AND COMPACT EACH LIFT TO AT LEAST 95% OF THE AGGREGATE'S RELATIVE DENSITY, AS DETERMINED BY ASTM D4253 AND D4254.

3. THE BITUMINOUS COURSES SHALL BE COMPACTED PER THE REQUIREMENTS OF TECHNICAL SPECIFICATION SECTION 02741 – ASPHALT PAVEMENT AND SURFACING, SECTION 3.5.

ASPHALT PAVEMENT SECTION

N.T.S.



LIGHT DUTY PAVEMENT SECTION

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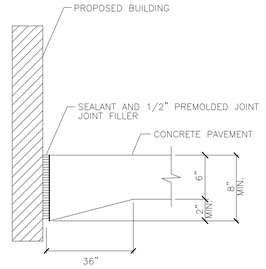

ISOLATION JOINT

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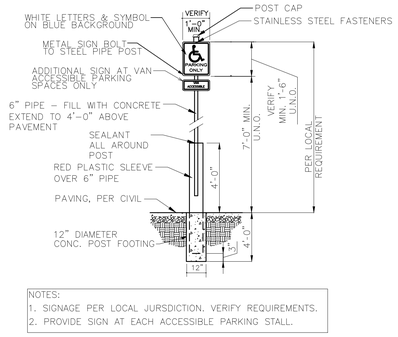

ACCESSIBLE PARKING SIGN

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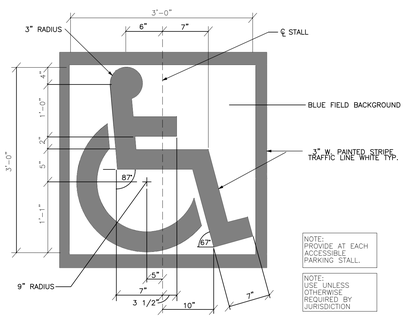

ADA PARKING SYMBOL

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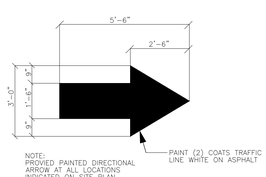

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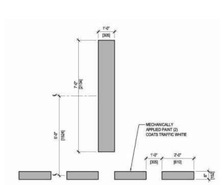

TRAFFIC CONTROL STRIPING

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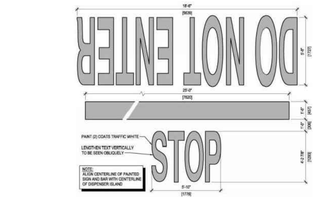

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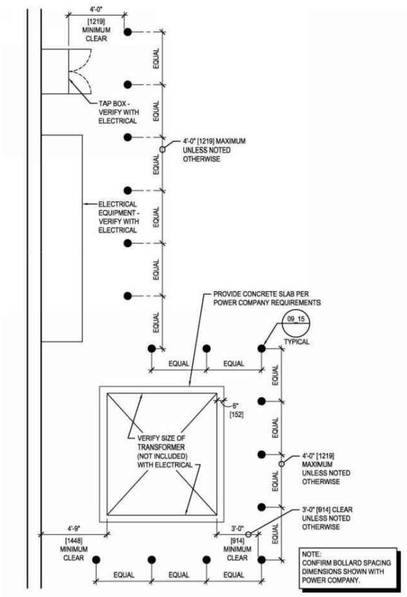

BOLLARDS AT TRANSFORMER AND ELECTRICAL SERVICE

N.T.S.

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

PROJECT TITLE:

COSTCO WHOLESALE
FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

NO.	DATE	REVISIONS	BY

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2024-0222
DATE:	08/13/2025
DRAWN BY:	TRY
CHECKED BY:	BRL
APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C905

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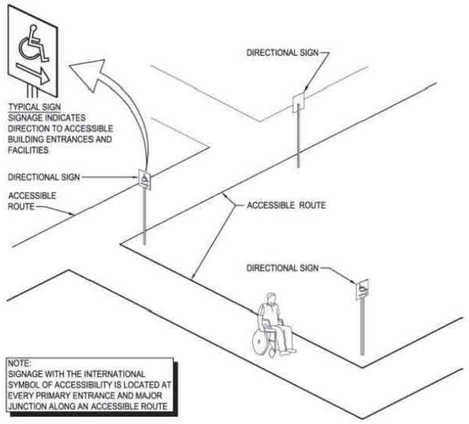

SIGNAGE AT ACCESSIBLE WALKS

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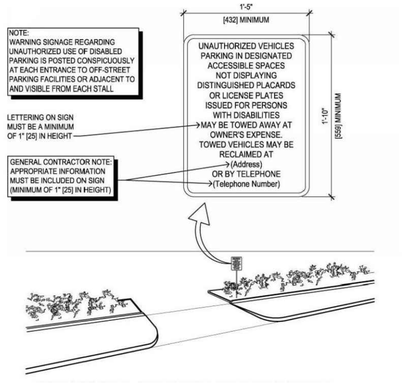

SIGNAGE AT SITE ENTRANCE

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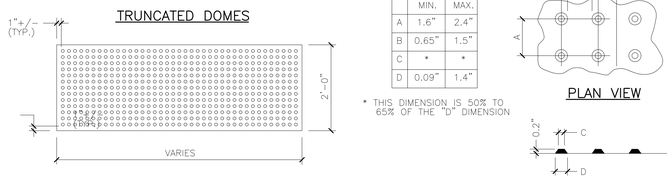

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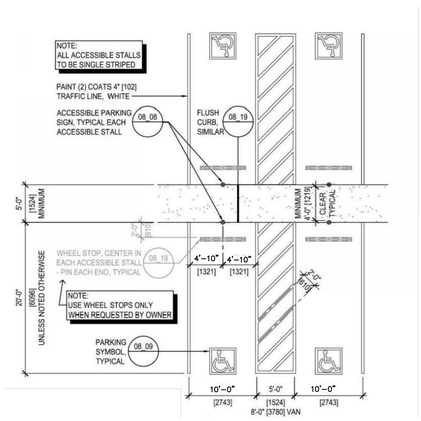

ACCESSIBLE PARKING STALLS
WITH WALK

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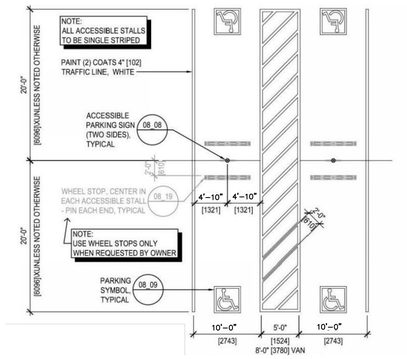

ACCESSIBLE PARKING STALLS –
HEAD–TO–HEAD

N.T.S.

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SHEET NUMBER:
C906

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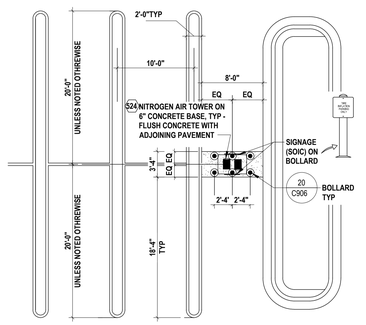

1 TIRE INFLATION STATION

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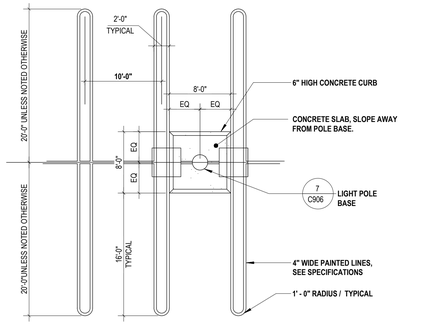

2 ISLAND AT LIGHT POLE

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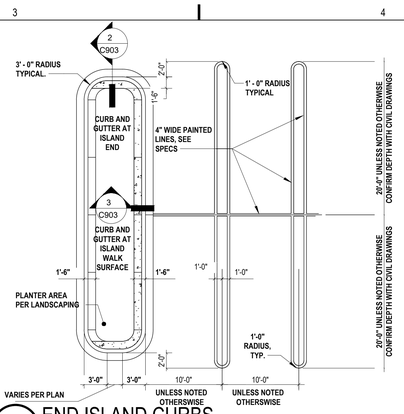

3 END ISLAND CURBS

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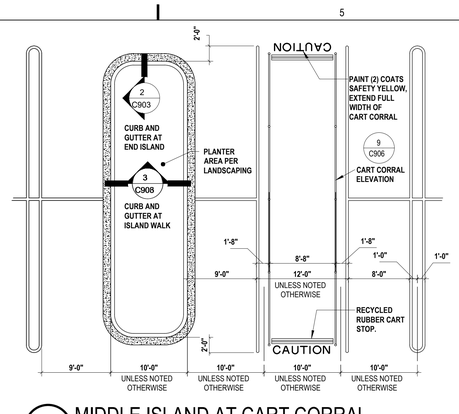

4 MIDDLE ISLAND AT CART CORRAL

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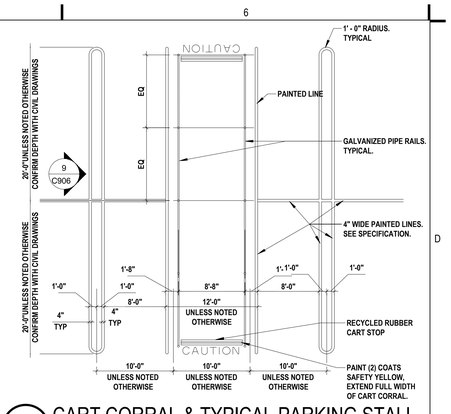

5 CART CORRAL & TYPICAL PARKING STALL

SCALE: NOT TO SCALE 0917



6 ALTERNATE TIRE INFLATION STATION

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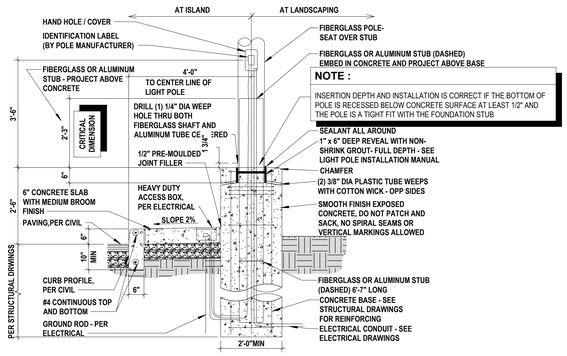

7 LIGHT POLE BASE AT CONCRETE ISLAND/LANDSCAPING

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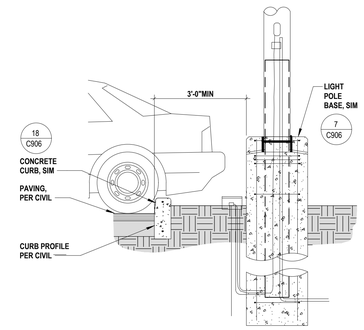

8 LIGHT POLE LOCATION WHERE PARKING OCCURS

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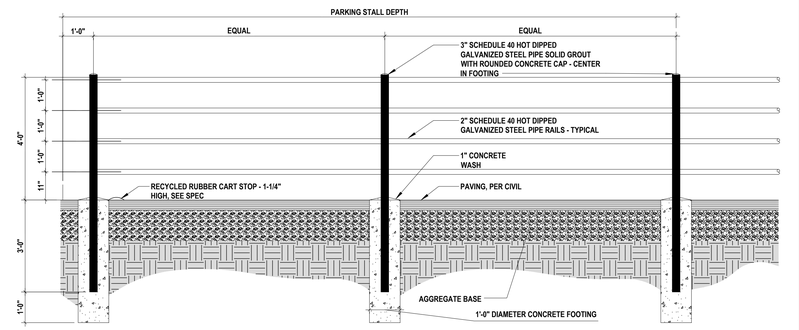

9 CART STORAGE

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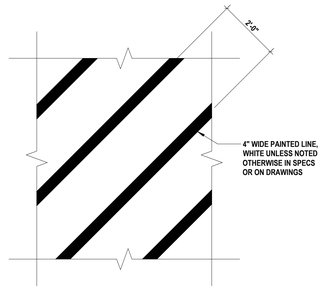

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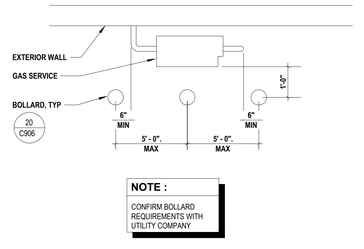
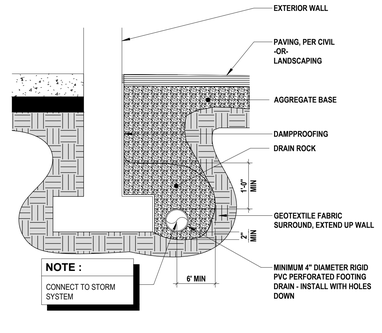


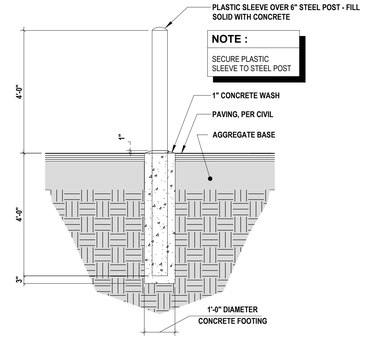
15 BOLLARD AT GAS SERVICE

SCALE: NOT TO SCALE 0213



18 FOOTING DRAIN

SCALE: NOT TO SCALE 0109



20 TYPICAL EXTERIOR BOLLARD

SCALE: NOT TO SCALE 0318

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FRANKLIN, WISCONSIN

NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

ISSUE:

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DRAWN BY:	TRY
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APPROVED BY:	BTP
SCALE:	AS NOTED

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C907

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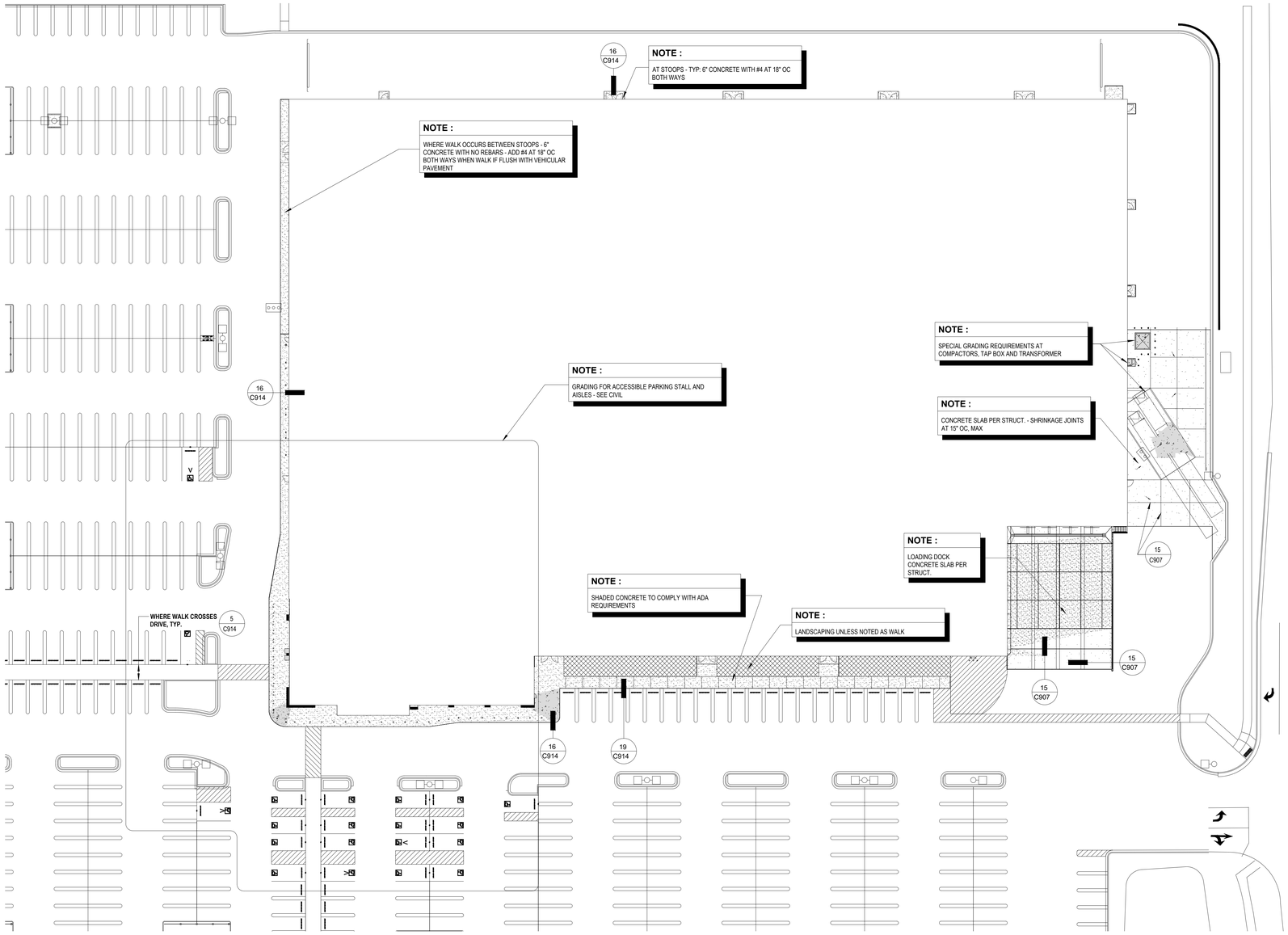
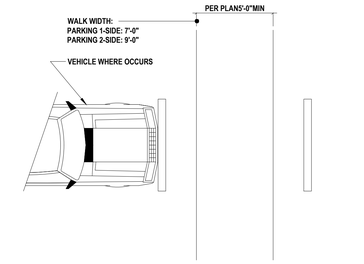
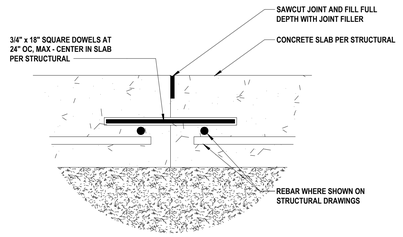


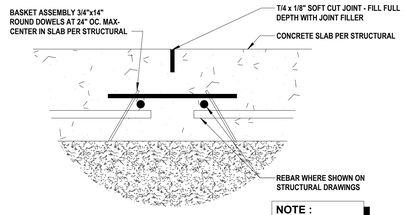
14 CONCRETE PAVEMENT AROUND WAREHOUSE
SCALE: NOT TO SCALE 0119



5 ACCESSIBLE WALK TO PUBLIC WAY
SCALE: NOT TO SCALE 0319

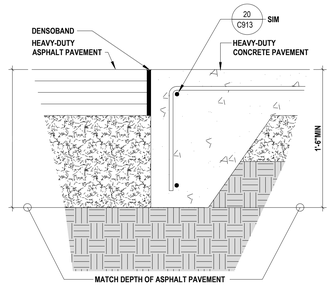


B CONSTRUCTION JOINT

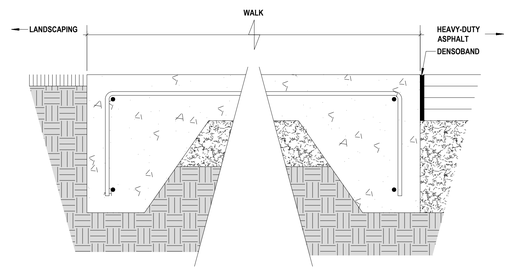


A SHRINKAGE JOINT

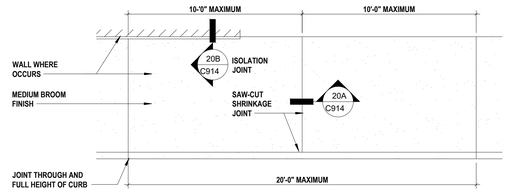
15 DOCK AND COMPACTOR SLAB ONLY
SCALE: NOT TO SCALE 0119



16 ASPHALT TO CONCRETE PAVEMENT
SCALE: NOT TO SCALE 0119

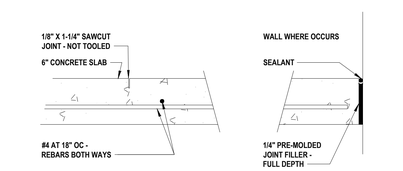


18 WALK AT LANDSCAPE
SCALE: NOT TO SCALE 0119



PLAN

19 CONCRETE WALKS
SCALE: NOT TO SCALE 0119



A SHRINKAGE JOINT
B ISOLATION JOINT

20 CONCRETE WALKS - JOINTS
SCALE: NOT TO SCALE 0119

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CONSTRUCTION DETAILS

SHEET NUMBER:
C908

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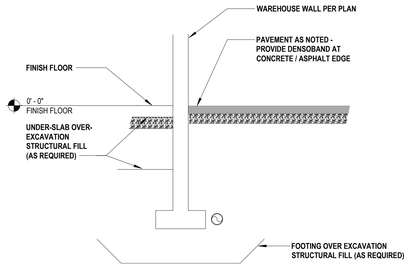
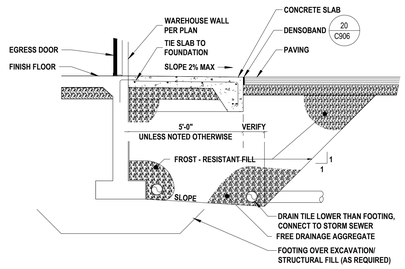


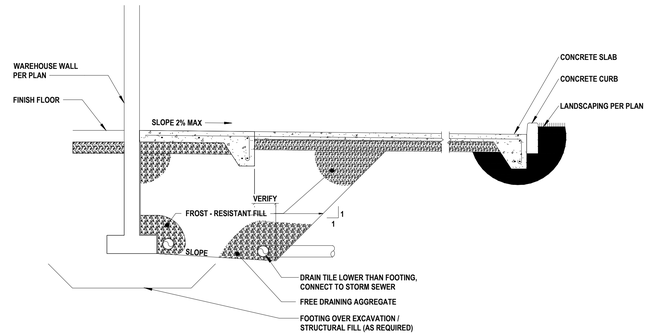
1 ALONG WALL

SCALE: NOT TO SCALE 0520



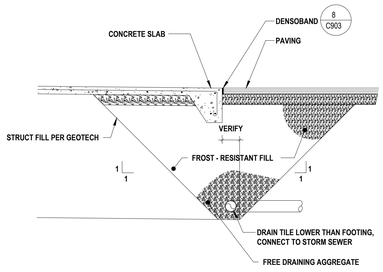
2 AT EGRESS DOOR WITH STOOP

SCALE: NOT TO SCALE 0520



3 AT RECEIVING DOOR

SCALE: NOT TO SCALE 0520



7 FROST PROTECTION WEDGE

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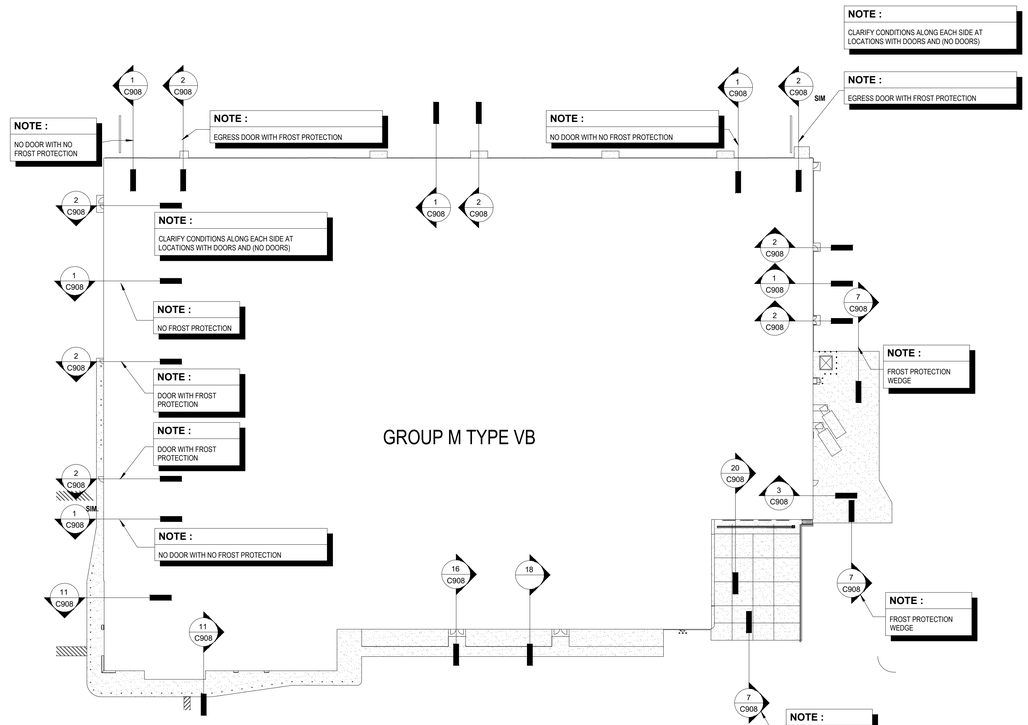
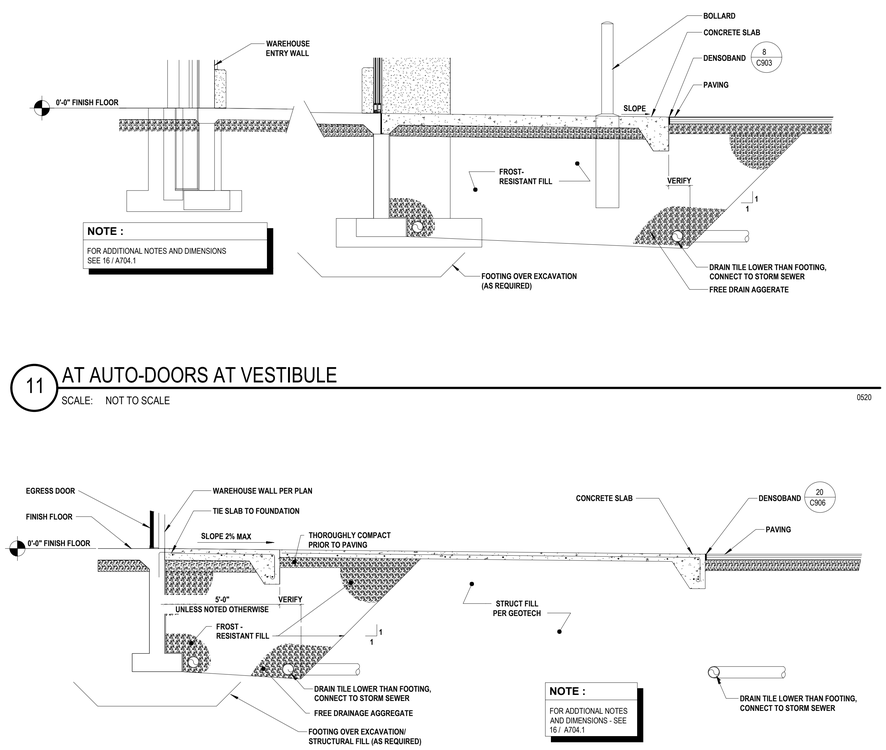


13 SITE PLAN

SCALE: NOT TO SCALE

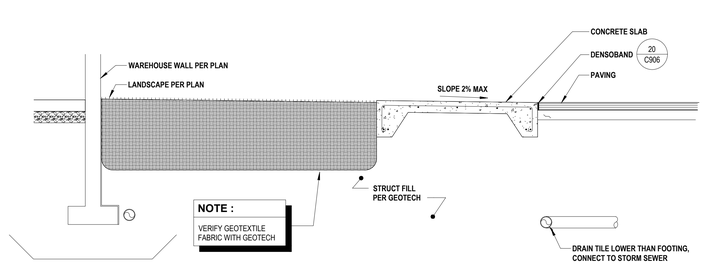


11 AT AUTO-DOORS AT VESTIBULE

SCALE: NOT TO SCALE 0520

16 AT EGRESS DOOR WITH WALKWAY

SCALE: NOT TO SCALE 0520



18 LANDSCAPING AT PARKING

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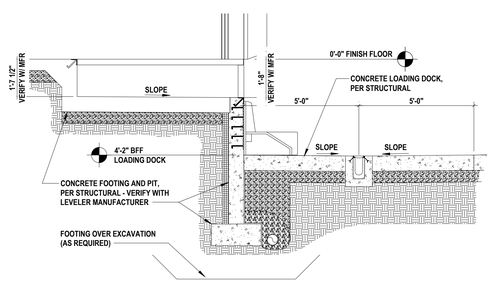

20 AT LOADING DOCK

SCALE: NOT TO SCALE 0318

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CONSTRUCTION DETAILS

SHEET NUMBER:

C909

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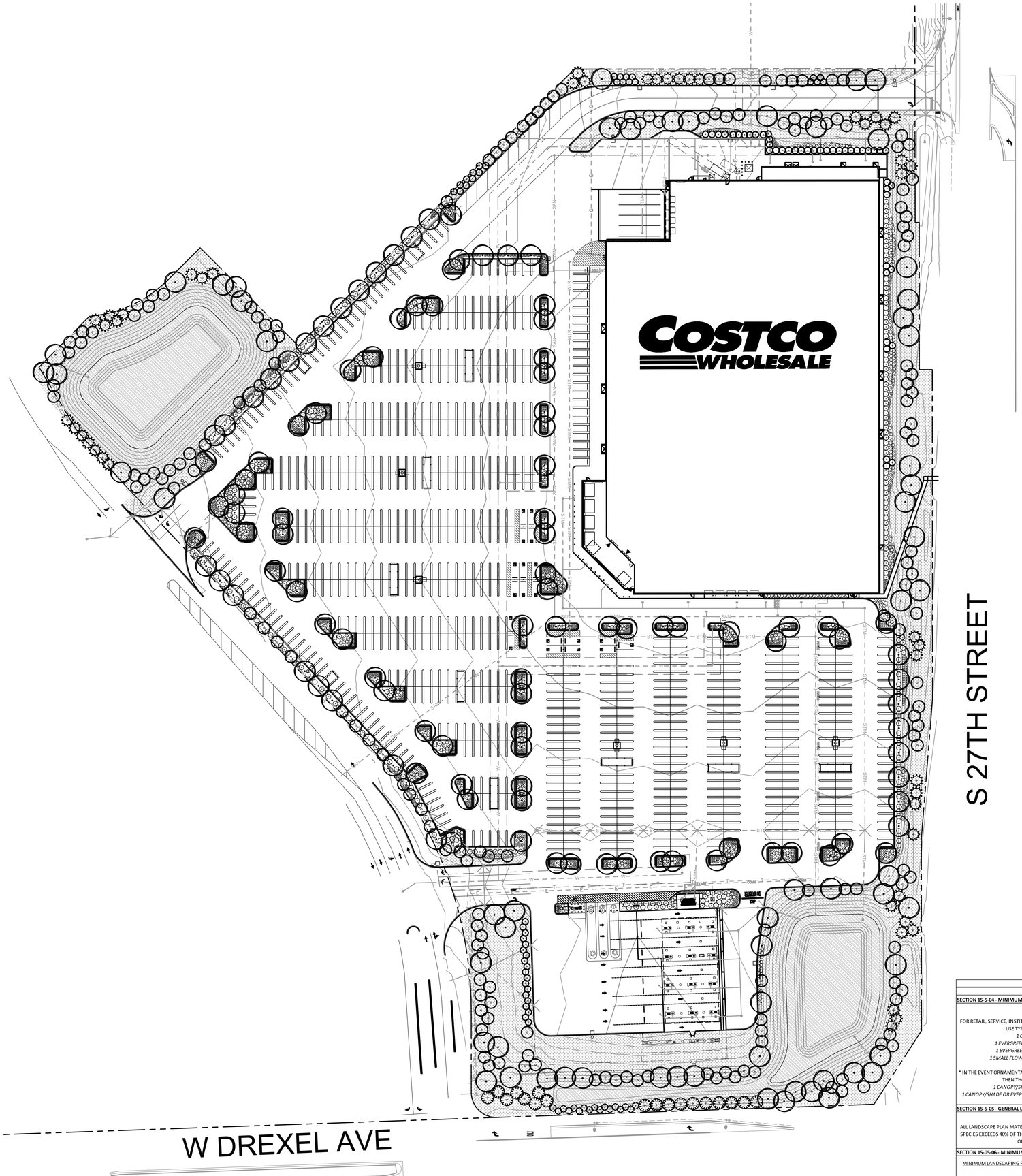

CONCEPT PLANT SCHEDULE

CANOPY TREE MINIMUM 2.5" CALIPER		170
EVERGREEN TREE MINIMUM 4 FEET TALL		47
EVERGREEN TREE (BUFFERYARD) MINIMUM 6 FEET TALL		18
EVERGREEN TREE (UPRIGHT ARBORVITAE) MINIMUM 4 FEET TALL		88
EVERGREEN TREE (UPRIGHT ARBORVITAE, BUFFERYARD) MINIMUM 6 FEET TALL		17
ORNAMENTAL TREE MINIMUM 1.5" CALIPER		170
LARGE SHRUB		322
MEDIUM SHRUB		718
SMALL SHRUB		1,344
PERENNIALS		
TURF SOD		
NATIVE PLANTINGS		

FRANKLIN, WI - LANDSCAPE CODE REQUIREMENTS (UDO STANDARDS)		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
SECTION 15-5-04 - MINIMUM LANDSCAPE STANDARDS		
STANDARD PLANT UNITS: FOR RETAIL, SERVICE, INSTITUTIONAL, PLACE OF ASSEMBLY, VEHICLE-RELATED AND SIMILAR LAND USE TYPES, THE FOLLOWING PLANTINGS ARE REQUIRED... *1 CANOPY/SHADE TREE PER 5 PARKING SPACES* *1 EVERGREEN TREE OR ORNAMENTAL TREE PER 5 PARKING SPACES* *1 EVERGREEN SHRUB OR LARGE DECIDUOUS SHRUB PER 5 SPACES* *1 SMALL FLOWERING SHRUB OR NATIVE GRASS PER 5 PARKING SPACES* * IN THE EVENT ORNAMENTAL TREES AND/OR SHRUBS ARE NOT APPROPRIATE FOR DEVELOPMENT, THEN THOSE TYPES MAY BE REPLACED BY THE FOLLOWING... *1 CANOPY/SHADE TREE FOR EVERY 1 REQUIRED ORNAMENTAL TREE* *1 CANOPY/SHADE OR EVERGREEN TREE FOR EVERY 2 EVERGREEN OR LARGE DECIDUOUS SHRUBS*	TOTAL NUMBER OF PARKING SPACES = 842 SPACES 842 SPACES / 5 SPACES = 168.4 **168 CANOPY/SHADE TREES REQUIRED** **168 EVERGREEN OR ORNAMENTAL TREES REQUIRED** **168 EVERGREEN OR LARGE DECIDUOUS SHRUBS REQUIRED** **168 SMALL FLOWERING SHRUBS OR NATIVE GRASSES REQUIRED**	170 CANOPY TREES PROVIDED 170 EVERGREEN TREES PROVIDED 170 ORNAMENTAL TREES PROVIDED 2,384 SHRUBS PROVIDED
SECTION 15-5-05 - GENERAL LANDSCAPING REQUIREMENTS		
PLANT MATERIAL SPECIES MIXTURE: ALL LANDSCAPE PLAN MATERIALS SELECTED SHALL BE ADEQUATELY MIXED SO THAT NO SINGULAR SPECIES EXCEEDS 40% OF THE TOTAL PLANTING REQUIREMENTS. FOR EVERY 10 TREES A MINIMUM OF 3 DIFFERENT SPECIES ARE RECOMMENDED.	*PLANT SPECIES TO BE DECIDED AT A LATER DATE. ANTICIPATED TO MEET THE SPECIES DIVERSITY REQUIREMENTS.*	
SECTION 15-05-06 - MINIMUM LANDSCAPING STANDARDS FOR OFF-STREET PARKING AREAS AND LOTS		
MINIMUM LANDSCAPING REQUIREMENTS FOR RESIDENTIAL, MIXED-USE AND NONRESIDENTIAL OFF-STREET PARKING AREAS AND LOTS: A MINIMUM OF 10% OF THE INTERIOR AREA OF THE PARKING LOT SHALL BE LANDSCAPED, WITH A MINIMUM TOTAL INTERIOR PLANTING AREA OF 300 SQUARE FEET.	TOTAL PARKING LOT AREA = 315,143.1 SQ. FT. 315,143.1 SQ. FT. x 0.10 = 31,514.3 **31,514 SQ. FT. OF INTERIOR LANDSCAPE AREA REQUIRED**	36,613.4 SQ. FT. OF LANDSCAPE AREA PROVIDED THROUGHOUT THE PARKING LOT

CONSULTANT

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7504
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

DATE	ISSUED FOR	REV
3/19/2025	GREEN INK	

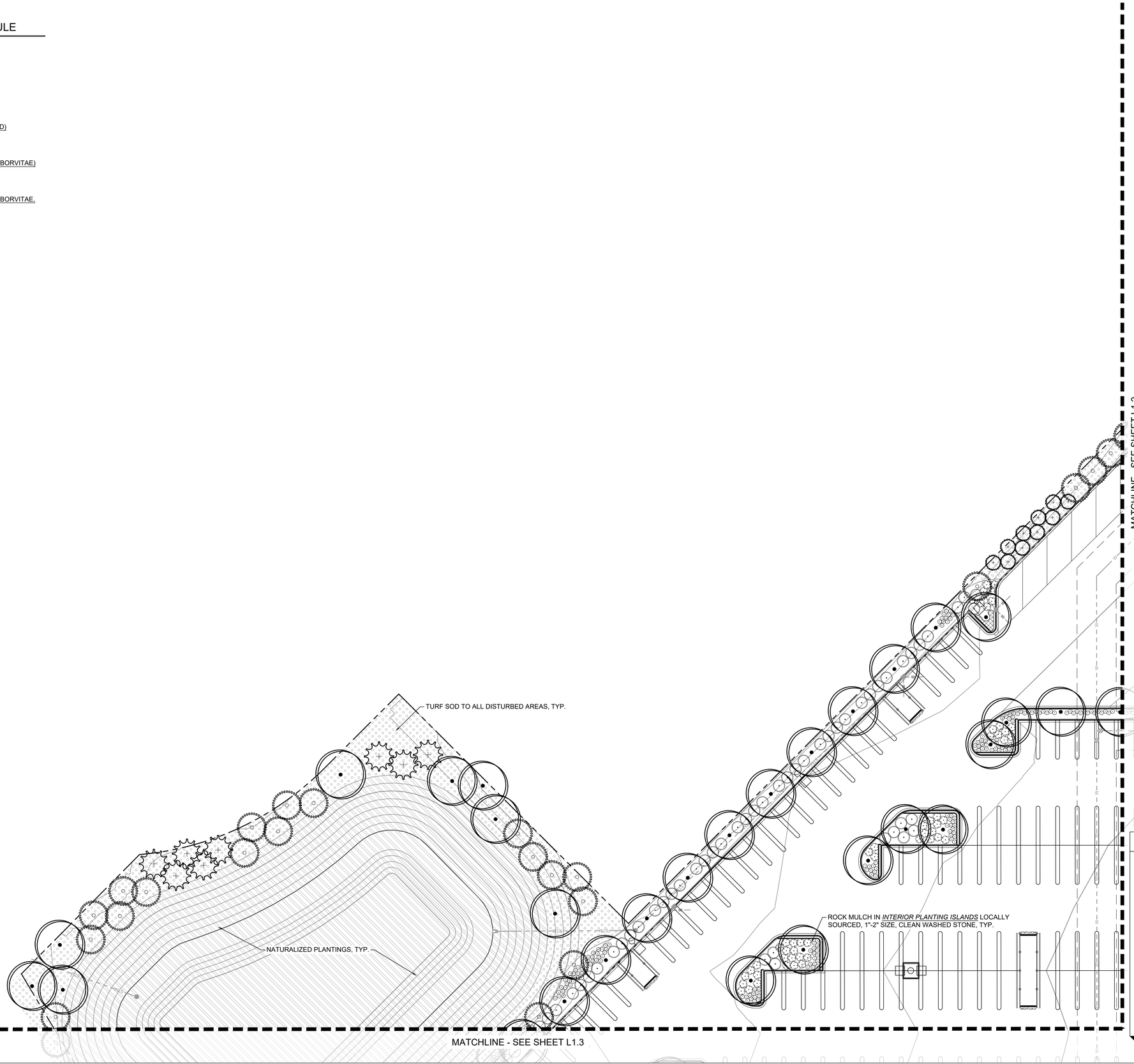
L1.0
OVERALL LANDSCAPE PLAN

AS INDICATED

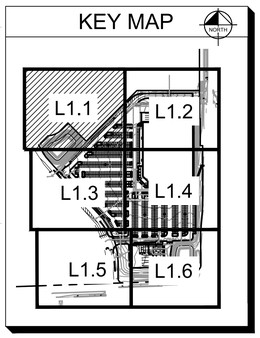
NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.

CONCEPT PLANT SCHEDULE

- CANOPY TREE
  MINIMUM 2.5" CALIPER
- EVERGREEN TREE
  MINIMUM 4 FEET TALL
- EVERGREEN TREE (BUFFERYARD)
  MINIMUM 6 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE)
  MINIMUM 4 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE, BUFFERYARD)
  MINIMUM 6 FEET TALL
- ORNAMENTAL TREE
  MINIMUM 1.5" CALIPER
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- PERENNIALS
- TURF SOD
- NATIVE PLANTINGS



KEY MAP



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NORTH ARROW AND SCALE

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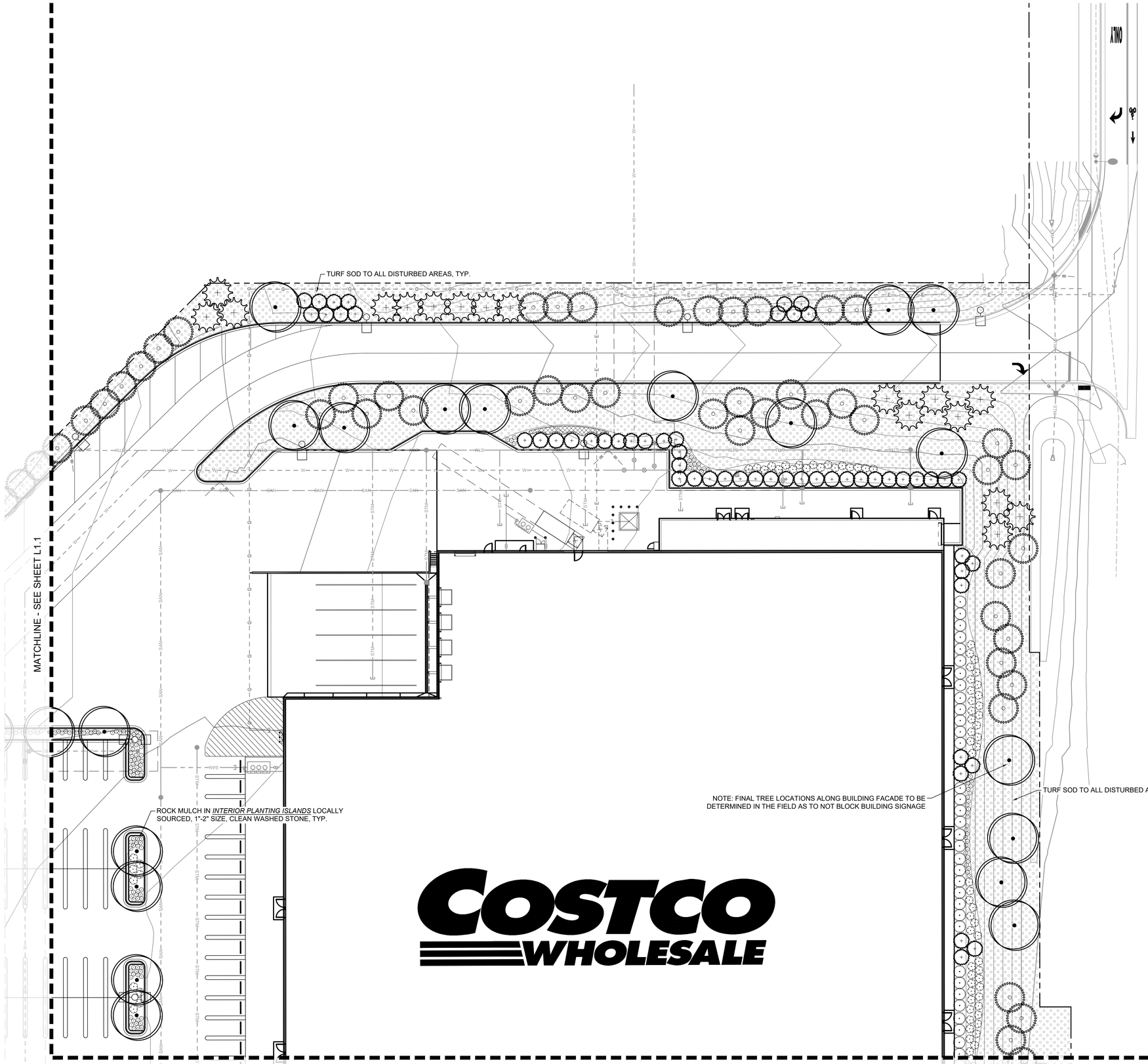
L1.1

LANDSCAPE PLAN

AS INDICATED

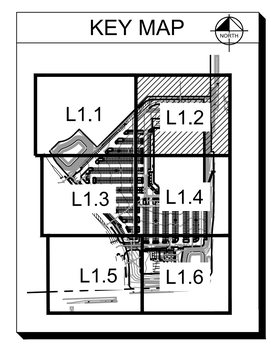
NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.



CONCEPT PLANT SCHEDULE

- CANOPY TREE — MINIMUM 2.5" CALIPER
- EVERGREEN TREE — MINIMUM 4 FEET TALL
- EVERGREEN TREE (BUFFERYARD) — MINIMUM 6 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE) — MINIMUM 4 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE, BUFFERYARD) — MINIMUM 6 FEET TALL
- ORNAMENTAL TREE — MINIMUM 1.5" CALIPER
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- PERENNIALS
- TURF SOD
- NATIVE PLANTINGS

KEY MAP



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NORTH ARROW AND SCALE

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L1.2
LANDSCAPE PLAN

AS INDICATED

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.

MATCHLINE - SEE SHEET L1.1

NATURALIZED PLANTINGS, TYP.

ROCK MULCH IN *INTERIOR PLANTING ISLANDS* LOCALLY SOURCED, 1"-2" SIZE, CLEAN WASHED STONE, TYP.

TURF SOD TO ALL DISTURBED AREAS, TYP.

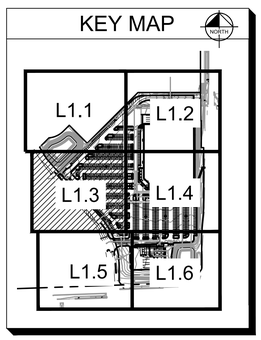
MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.5

CONCEPT PLANT SCHEDULE

- CANOPY TREE
  MINIMUM 2.5" CALIPER
- EVERGREEN TREE
  MINIMUM 4 FEET TALL
- EVERGREEN TREE (BUFFERYARD)
  MINIMUM 6 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE)
  MINIMUM 4 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE, BUFFERYARD)
  MINIMUM 6 FEET TALL
- ORNAMENTAL TREE
  MINIMUM 1.5" CALIPER
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- PERENNIALS
- TURF SOD
- NATIVE PLANTINGS

KEY MAP



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NORTH ARROW AND SCALE

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L1.3

LANDSCAPE PLAN

AS INDICATED

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.

MATCHLINE - SEE SHEET L1.2

COSTCO WHOLESALE

NOTE: FINAL TREE LOCATIONS ALONG BUILDING FACADE TO BE DETERMINED IN THE FIELD AS TO NOT BLOCK BUILDING SIGNAGE

TURF SOD TO ALL DISTURBED AREAS, TYP.

S 27TH STREET

ROCK MULCH IN *INTERIOR PLANTING ISLANDS* LOCALLY SOURCED, 1"-2" SIZE, CLEAN WASHED STONE, TYP.

MATCHLINE - SEE SHEET L1.3

ROCK MULCH IN *INTERIOR PLANTING ISLANDS* LOCALLY SOURCED, 1"-2" SIZE, CLEAN WASHED STONE, TYP.

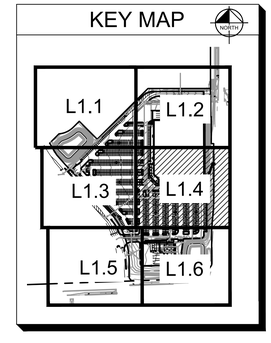
TURF SOD TO ALL DISTURBED AREAS, TYP.

MATCHLINE - SEE SHEET L1.6

CONCEPT PLANT SCHEDULE

- CANOPY TREE — MINIMUM 2.5" CALIPER
- EVERGREEN TREE — MINIMUM 4 FEET TALL
- EVERGREEN TREE (BUFFERYARD) — MINIMUM 6 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE) — MINIMUM 4 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE, BUFFERYARD) — MINIMUM 6 FEET TALL
- ORNAMENTAL TREE — MINIMUM 1.5" CALIPER
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- PERENNIALS
- TURF SOD
- NATIVE PLANTINGS

KEY MAP



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NORTH ARROW AND SCALE

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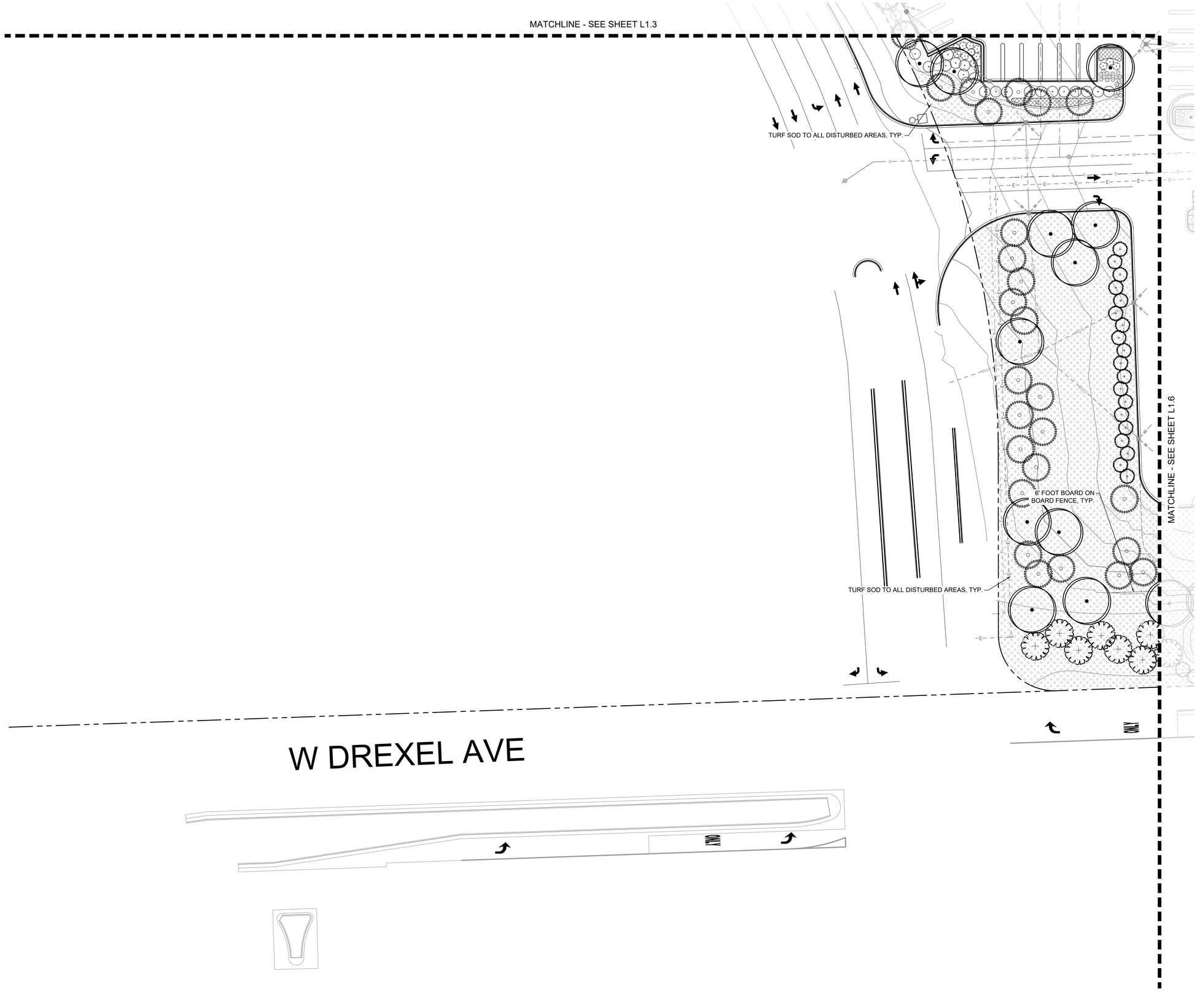
L1.4

LANDSCAPE PLAN

AS INDICATED

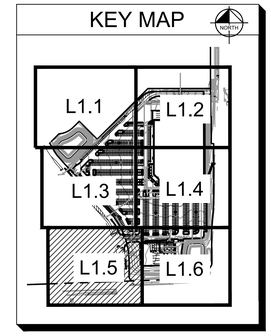
NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.



CONCEPT PLANT SCHEDULE

- CANOPY TREE — MINIMUM 2.5" CALIPER
- EVERGREEN TREE — MINIMUM 4 FEET TALL
- EVERGREEN TREE (BUFFERYARD) — MINIMUM 6 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE) — MINIMUM 4 FEET TALL
- EVERGREEN TREE (UPRIGHT ARBORVITAE, BUFFERYARD) — MINIMUM 6 FEET TALL
- ORNAMENTAL TREE — MINIMUM 1.5" CALIPER
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- PERENNIALS
- TURF SOD
- NATIVE PLANTINGS

KEY MAP



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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

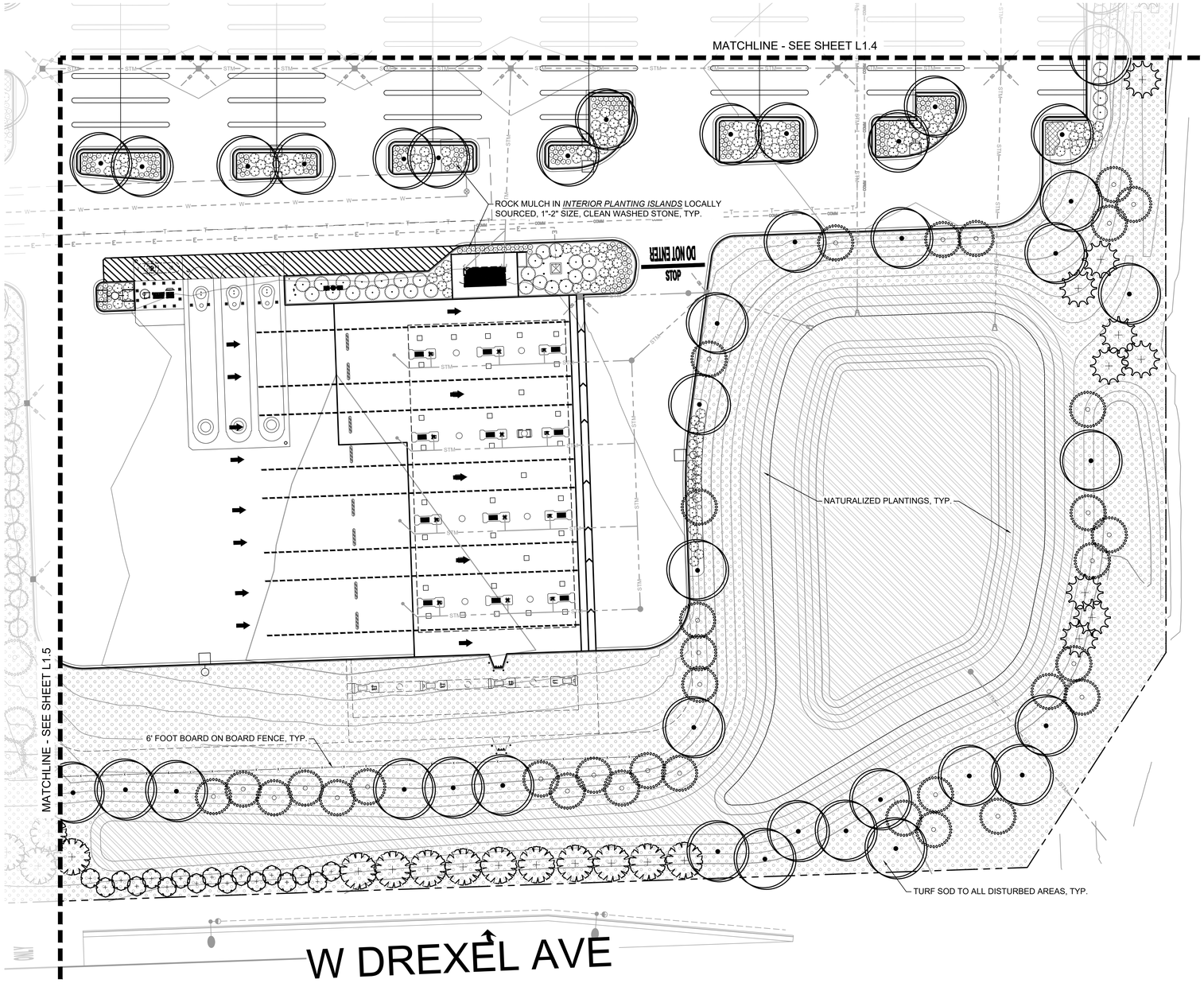
COSTCO WHOLESALE
WAREHOUSE SITE
NWC OF W DREXEL AVE & S 27TH ST
FRANKLIN, WI

DATE	ISSUED FOR	REV
3/19/2025	GREEN INK	

L1.5
LANDSCAPE PLAN

AS INDICATED

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.



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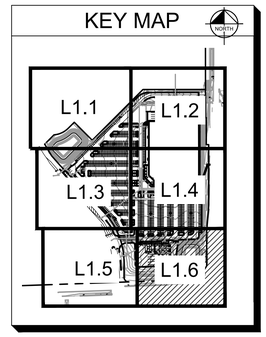

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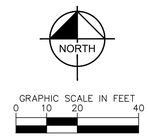
NORTH ARROW AND SCALE



SEAL AND SIGNATURES

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FRANKLIN, WI

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L1.6

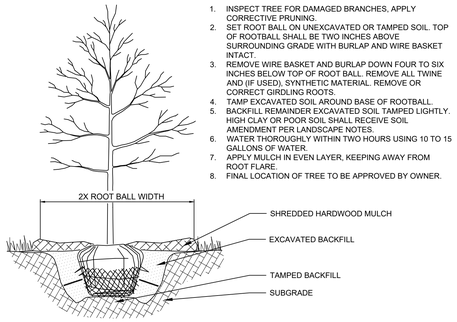
LANDSCAPE PLAN

AS INDICATED

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

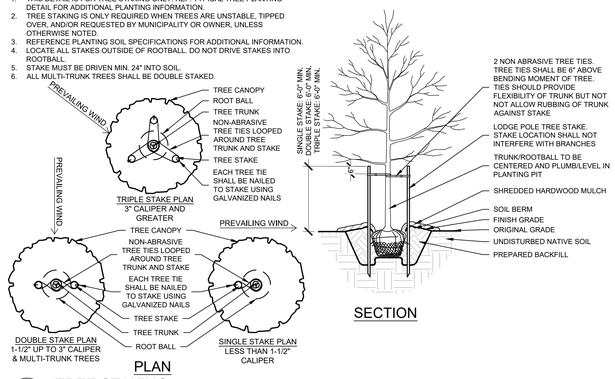


1 TREE PLANTING

NTS

NOTES:

1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. TREE STAKING IS ONLY REQUIRED WHEN TREES ARE UNSTABLE, TIPPED OVER, AND/OR REQUESTED BY MUNICIPALITY OR OWNER, UNLESS OTHERWISE NOTED.
3. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
5. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
6. ALL MULTI-TRUNK TREES SHALL BE DOUBLE STAKED.

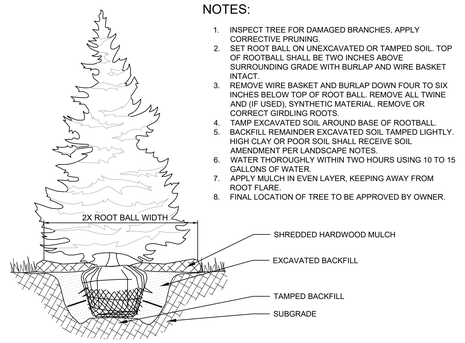


2 TREE STAKING

N.T.S.

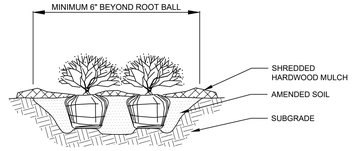
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



3 EVERGREEN TREE PLANTING

NTS



NOTES:

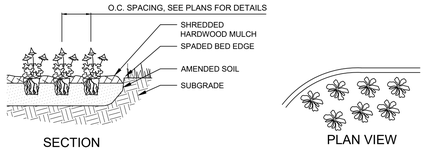
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

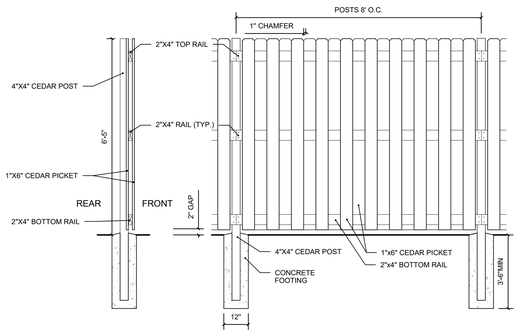
NTS

7 STONE MULCH ADJACENT TO HARDSCAPE

3" = 1'-0"

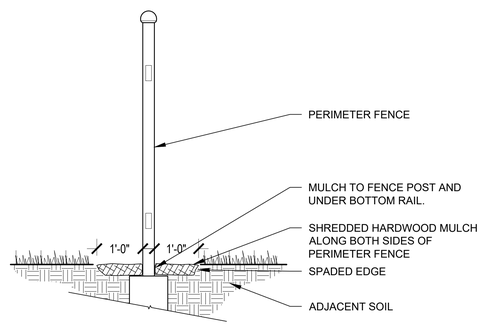
6 STONE MULCH

3" = 1'-0"



8 6' BOARD-ON-BOARD SCREEN FENCE

1/2" = 1'-0"



9 PERIMETER FENCE MULCH BED

NTS

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN'S SPECIFICATIONS TRUE TO NAME. PLANTS TO BE FIRST QUALITY, WELL FOLIATED WITH WELL-DEVELOPED ROOT SYSTEMS AND A NORMAL, WELL-SHAPED TRUNK AND LEADER, LIMBS, STEMS AND A HEAD. PLANTS DEEMED UNSUITABLE MAY BE REJECTED BEFORE OR AFTER DELIVERY. PLANT MATERIAL IS REQUIRED TO BE FREE OF EVIDENCE OF DISEASE, INSECTS, INSECT EGGS, AND LARVAE. OVERSIZE PLANTS MAY BE USED WITH APPROVAL, BUT AT NO INCREASE IN PRICE. BALLS THAT ARE CRACKED, BROKEN OR DRY TO THE CENTER WILL BE REJECTED.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. GUARANTEE TREES, SHRUBS AND GROUND COVER FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
8. AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE.
9. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS NEEDED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. TOPSOIL SHALL BE HIGH-QUALITY, AMENDED PER AGRONOMICAL SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.
    - PLANTING AREAS WITHIN 10 FEET OF BUILDINGS: 6 INCHES
    - OTHER PLANTING AREAS: 4 INCHES
    - LANDSCAPE ISLANDS: 6 INCHES
    - TURF AREAS: 4 INCHES
17. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
19. CONTRACTOR SHALL INSTALL NATURAL BROWN SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. ALL FOUNDATION PLANTING AREAS AND INTERIOR PARKING ISLANDS SHALL BE INSTALLED WITH DECORATIVE ROCK MULCH.
20. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
25. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

CONSULTANT

Kimley»Horn

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NORTH ARROW AND SCALE

SEAL AND SIGNATURES

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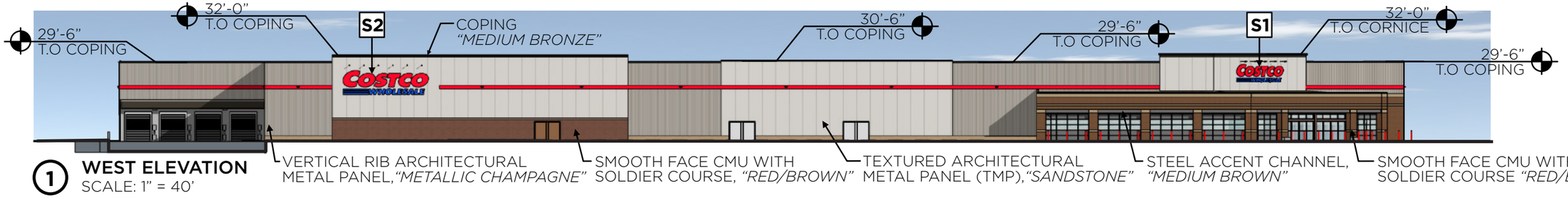
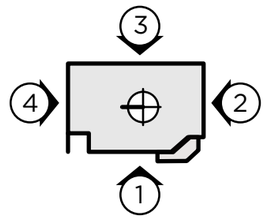
L2.0

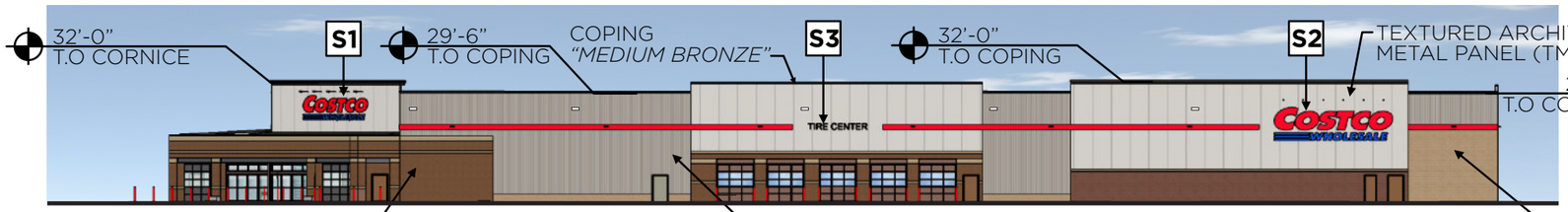
LANDSCAPE NOTES AND DETAILS

AS INDICATED



1 WEST ELEVATION
SCALE: 1" = 40'





2 SOUTH ELEVATION
SCALE: 1" = 40'



3 ENTRY ELEVATION
SCALE: 1" = 40'

WEST ELEVATION - INTERIOR SITE-FACING SIDE

	AREA	PERCENT	REQUIREMENT
ELEVATION TOTAL	10,970 SF		n/a
LESS GLAZING	0 SF		40%
NET ELEVATION AREA	10,970 SF		n/a
SMOOTH FACE CMU	1,480 SF	15%	Min. 25%
CONCRETE "NATURAL"	445 SF	1%	Max. 25%
TEXTURED ARCHITECTURAL METAL PANEL - "SANDSTONE"	5,155 SF	48%	Max. 25%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL - "METALLIC CHAMPAGNE"	3,890 SF	36%	Max. 25%

Table 15-5-10(B): Exterior Building Cladding Materials

SOUTH ELEVATION

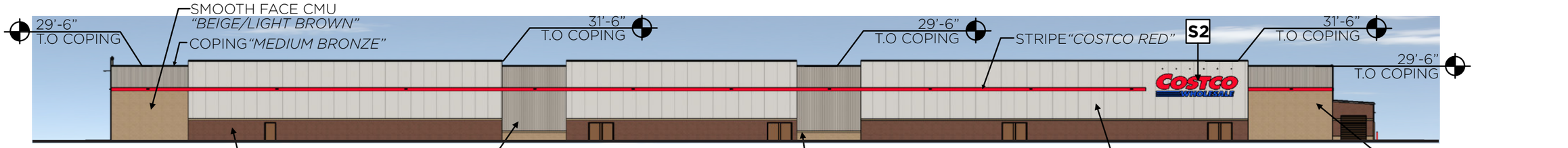
	AREA	PERCENT	REQUIREMENT
ELEVATION TOTAL	8,494 SF		n/a
LESS GLAZING	104 SF	1%	40%
NET ELEVATION AREA	8,390 SF		n/a
SMOOTH FACE CMU	2,265 SF	27%	Min. 25%
CONCRETE "NATURAL"	0 SF	0%	Max. 25%
TEXTURED ARCHITECTURAL METAL PANEL - "SANDSTONE"	3,835 SF	45%	Max. 25%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL - "METALLIC CHAMPAGNE"	2,290 SF	27%	Max. 25%

Table 15-5-10(B): Exterior Building Cladding Materials

ENTRY ELEVATION

	AREA	PERCENT	REQUIREMENT
ELEVATION TOTAL	3,878 SF		n/a
LESS GLAZING	458 SF	12%	40%
NET ELEVATION AREA	3,420 SF		n/a
SMOOTH FACE CMU	2,550 SF	66%	Min. 25%
CONCRETE "NATURAL"	35 SF	1%	Max. 25%
TEXTURED ARCHITECTURAL METAL PANEL - "SANDSTONE"	835 SF	21%	Max. 25%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL - "METALLIC CHAMPAGNE"	0 SF	0%	Max. 25%

Table 15-5-10(B): Exterior Building Cladding Materials



3 **EAST ELEVATION**
SCALE: 1" = 40'



4 **NORTH ELEVATION**
SCALE: 1" = 40'



6 **SIGN PACKAGE**

EAST ELEVATION - FRONT, STREET SIDE

	AREA	PERCENT	REQUIREMENT
ELEVATION TOTAL	14,935 SF		n/a
LESS GLAZING	0 SF		40%
NET ELEVATION AREA	14,935 SF		n/a
SMOOTH FACE CMU	4,275 SF	30%	Min. 50%
CONCRETE "NATURAL"	0 SF	0%	Max. 15%
TEXTURED ARCHITECTURAL METAL PANEL - "SANDSTONE"	1,890 SF	57%	Max. 15%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL - "METALLIC CHAMPAGNE"	1,900 SF	13%	Max.15%

Table 15-5-10(B): Exterior Building Cladding Materials

NORTH ELEVATION - REAR SIDE

	AREA	PERCENT	REQUIREMENT
ELEVATION TOTAL	9,385 SF		n/a
LESS GLAZING	0 SF	0%	40%
NET ELEVATION AREA	9,385 SF		n/a
SMOOTH FACE CMU	2,390 SF	25%	Any % allowed
CONCRETE "NATURAL"	525 SF	5%	Max. 25%
TEXTURED ARCHITECTURAL METAL PANEL - "SANDSTONE"	1,890 SF	20%	Max. 25%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL - "METALLIC CHAMPAGNE"	4,580 SF	25%	Max. 25%

Table 15-5-10(B): Exterior Building Cladding Materials



MG2

OCTOBER 13, 2025
PROJECT# 24-5742-01
FRANKLIN, WI

ENTRY CANOPY PERSPECTIVE

COSTCO WHOLESALE



MG2

OCTOBER 13, 2025
PROJECT# 24-5742-01
FRANKLIN, WI

SOUTHEAST PERSPECTIVE

COSTCO WHOLESALE



MG2

OCTOBER 13, 2025
PROJECT# 24-5742-01
FRANKLIN, WI
PG: 5

SOUTHEAST PERSPECTIVE FROM 27TH ST

COSTCO WHOLESALE



MG2

OCTOBER 13, 2025
PROJECT# 24-5742-01
FRANKLIN, WI

NORTHEAST PERSPECTIVE FROM 27TH ST

COSTCO WHOLESALE



MG2

OCTOBER 13, 2025
PROJECT# 24-5742-01

FRANKLIN, WI

NORTH PERSPECTIVE FROM NW MUTUAL CAMPUS

COSTCO WHOLESALE



MG2

OCTOBER 13, 2025
PROJECT# 24-5742-01
FRANKLIN, WI
PG: 8

EAST PERSPECTIVE FROM SIDEWALK ENTRY

COSTCO WHOLESALE

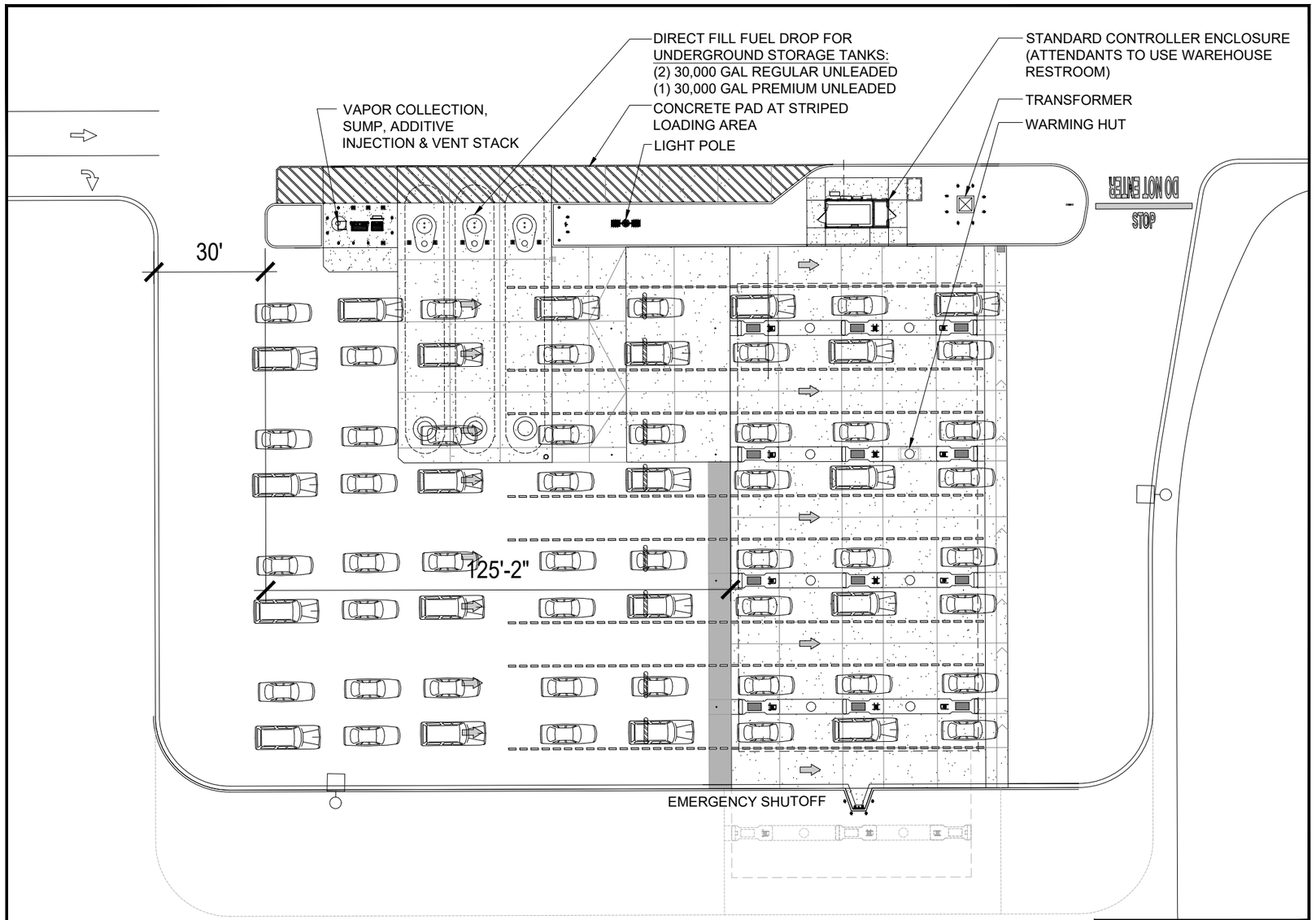


MG2

OCTOBER 13, 2025
PROJECT# 24-5742-01
FRANKLIN, WI
PG: 9

NORTH PERSPECTIVE FROM S 27TH STREET

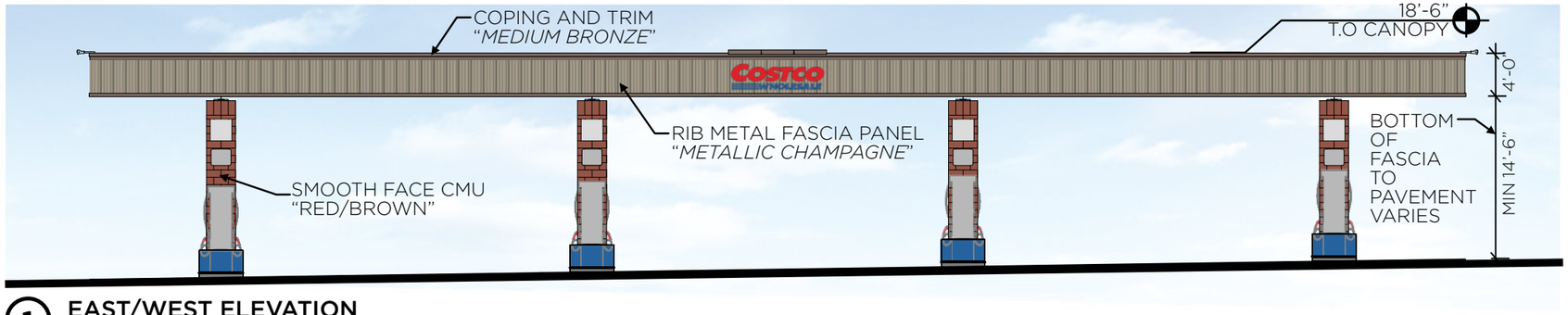
COSTCO WHOLESALE



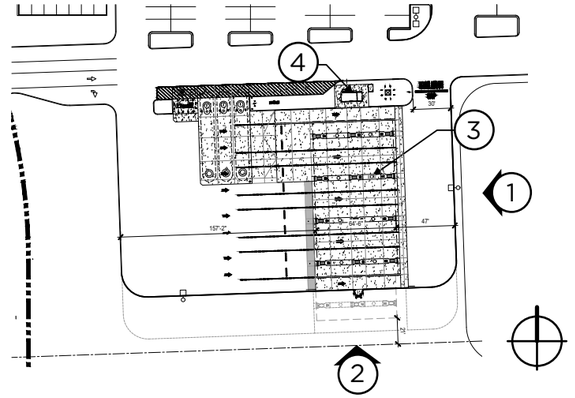
CONCEPTUAL STACKING	
CARS AT DISPENSERS	24
CARS STACKING	40
TOTAL CAPACITY	64

ENLARGED FUEL PLAN 1

CONCEPT FUEL ELEVATIONS

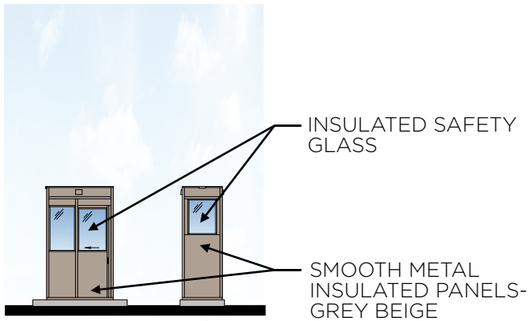


1 EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

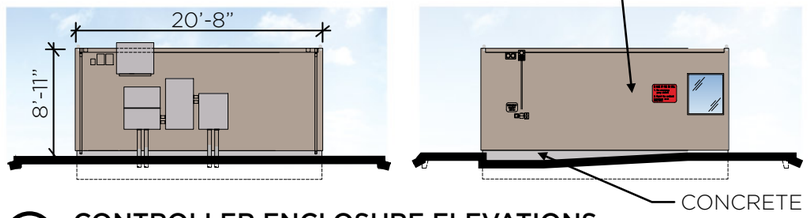




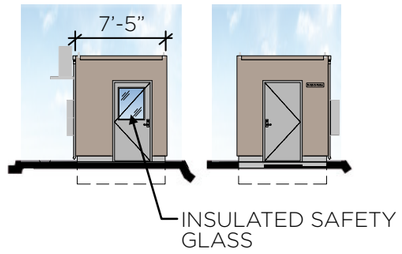
2 NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WARMING HUT ELEVATIONS
SCALE: 1/8" = 1'-0"



4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



SIGN AREA TABULATION (CANOPY SIGNS)

QUANTITY	*SIGN*	*SIZE*	*AREA (EACH)*	*TOTAL SF*
4	COSTCO WHOLESALE	2'-5 1/4" "C"	21 SF	***84 SF***
			TOTAL SIGNAGE AREA:	**84 SF**



S4

EAST; WEST ELEVATIONS - FRONT, STREET SIDE; INTERIOR SIDE

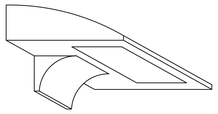
	AREA	PERCENT	REQUIREMENT
ELEVATION TOTAL	257 SF		n/a
LESS GLAZING	0 SF		40%
NET ELEVATION AREA	257 SF		n/a
SMOOTH FACE CMU	64 SF	25%	Min. 50%; Min, 25%
COPING AND TRIM - "MEDIUM BRONZE"	48 SF	19%	Max. 15%; Max. 25%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL - "METALLIC CHAMPAGNE"	145 SF	56%	Max. 15%; Max. 25%

Table 15-5-10(B): Exterior Building Cladding Materials

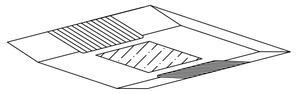
NORTH; SOUTH ELEVATIONS - INTERIOR SIDE; FRONT, STREET SIDE

	AREA	PERCENT	REQUIREMENT
ELEVATION TOTAL	140 SF		n/a
LESS GLAZING	0 SF		40%
NET ELEVATION AREA	140 SF		n/a
SMOOTH FACE CMU	45 SF	32%	Min. 25%; Min, 50%
COPING AND TRIM - "MEDIUM BRONZE"	21 SF	15%	Max. 25%; Max. 15%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL - "METALLIC CHAMPAGNE"	74 SF	53%	Max. 25%; Max. 15%

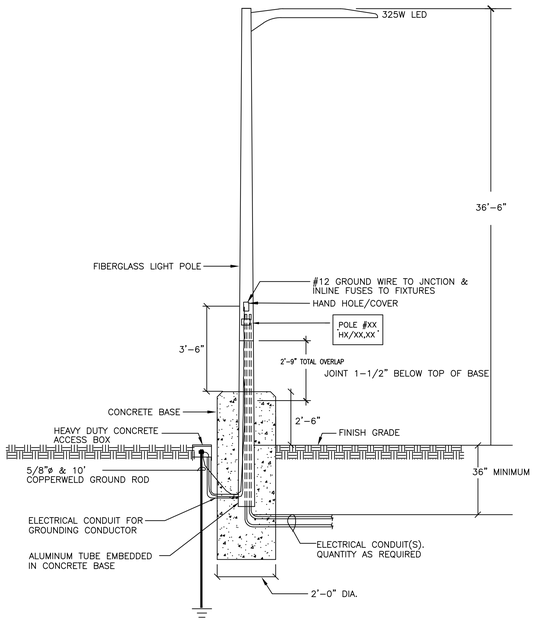
Table 15-5-10(B): Exterior Building Cladding Materials



TYPICAL WALL PACK DETAIL
SCALE: NTS



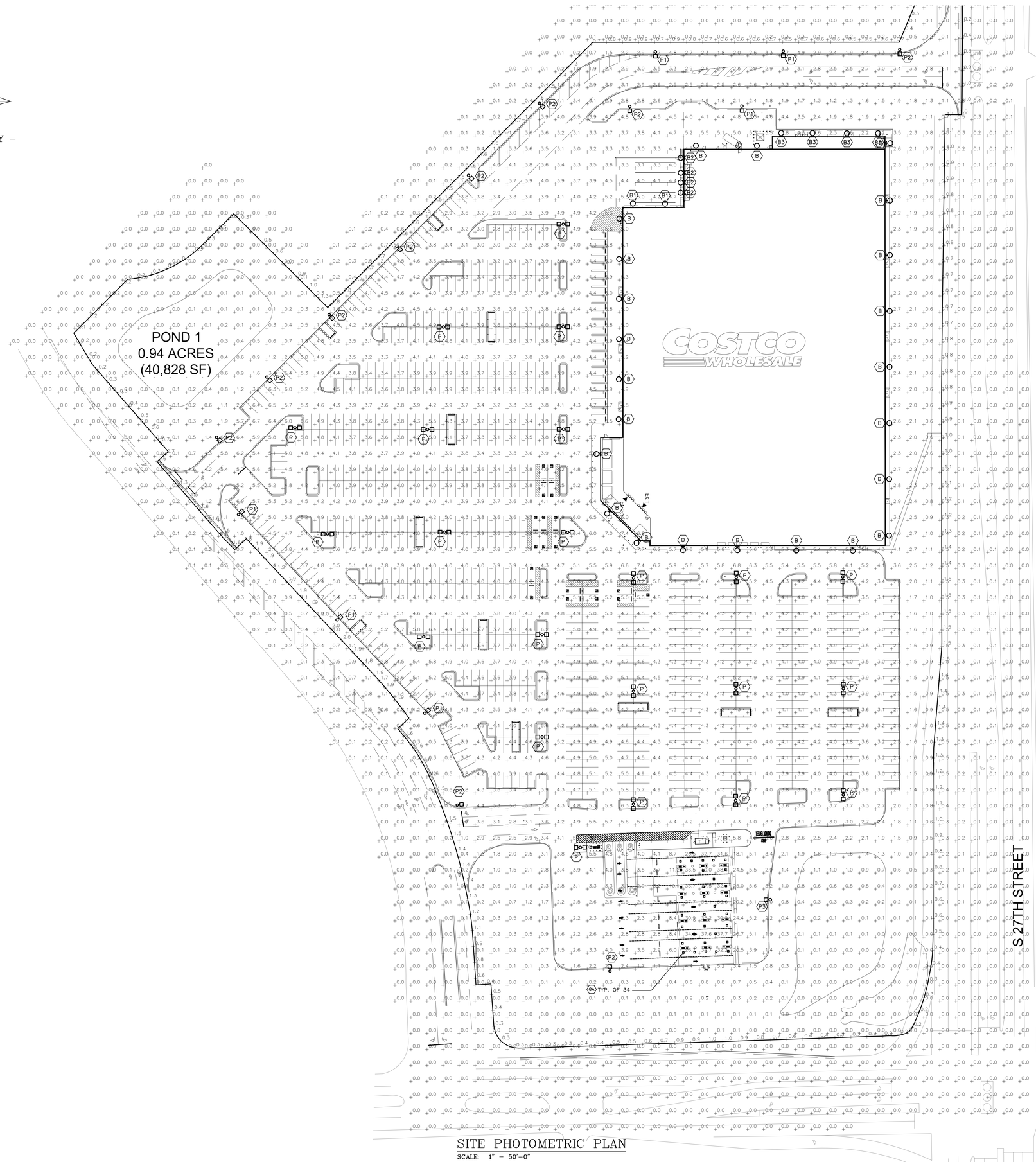
TYPICAL FUEL FACILITY – LED (GA)
NO SCALE



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

FIXTURE DESCRIPTION	
P	COOPER GALN-SA8B-740-U-5WQ-BZ, 325W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
P1	COOPER GALN-SA8B-740-SL3-HSS-BZ, 325W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
P2	COOPER GALN-SA8B-740-SL4-HSS-BZ, 325W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
P3	COOPER GALN-SA4B-740-SL2-HSS-BZ, 164W TYPE 2 DISTRIBUTION. FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
B	LITHONIA DSXW2 LED 40K P6 T2M, 71W LED, 18' MOUNTING HEIGHT
B1	LITHONIA DSXW2 LED 40K P6 T4M, 71W LED, 18' MOUNTING HEIGHT
B2	LITHONIA DSXW1 LED 40K P3 T4M, 21W LED, 18' MOUNTING HEIGHT
B3	LITHONIA DSXW1 LED 40K P3 T2M, 21W LED, 18' MOUNTING HEIGHT
GA	CREE LIGHTING, CPY250-C-13L-40K7-F-UL-XX-XXX 86W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 17' MOUNTING HEIGHT



SITE PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

FOR QA REVIEW, NOT FOR CONSTRUCTION

DRAWN: FB CHECKED: ANT/JGM

REVISION DATE:

ISSUE DATE: AUGUST 2024

ARCHITECT REFERENCE NO:24-5742-01

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SITE PLAN – COMPLETE

PROJECT NO:24-659

T.E., Inc.
830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 206-241-2012
FAX: 206-241-3101

DD PACKAGE

FRANKLIN, WI

COSTCO WHOLESALE

SE-1



Wetland Delineation Report

Prepared by

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(414) 259-1500

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April 28, 2025

Project Number: 2024-0222.00

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1.0 INTRODUCTION

GRAEF conducted a wetland delineation in the southern portion of the Northwestern Mutual campus (the "Study Area"). The field delineation was completed by GRAEF wetland scientist Alex Linton on April 8, 2025.

The approximately 29.5 acre Study Area is located in the southeast quarter of Section 12, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Specifically, it is located north of W Drexel Avenue, west of S 27th Street, south of the Northwestern Mutual office buildings, and east of Northwestern Mutual Way (private drive). This area is part of the Northwestern Mutual campus that was originally constructed in 2001. It was mass graded, and the existing ponds and landscape features (including the large prairie area) were installed with the intent of being developed at a later date. The purpose of this delineation is to determine the current location and extent of wetlands and waterways located within the designated Study Area.

Wetlands and waterways may be subject to Wisconsin Department of Natural Resources (WDNR), the U.S. Army Corps of Engineers (ACOE), and/or local (county, town, city, village) regulations. GRAEF anticipates coordinating with the WDNR, ACOE, and local governments for additional guidance and review.

2.0 METHODS

This delineation was done in accordance with commonly accepted methodologies for surveying wetlands as identified in:

- The Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987)
- The Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, 2010)
- Corps of Engineers and the Wisconsin Department of Natural Resources guidance on delineation reports (2015)
- The Wisconsin Department of Natural Resources guidelines (WI Department of Administration, WI Coastal Management Program, 1995)
- Wisconsin Department of Transportation Wetland Mitigation Banking Technical Guidelines (1993)

The National Wetland Indicator status and taxonomic nomenclature is referenced from the ACOE National Wetland Plant List (2020). National Wetland Indicator status is based on the Midwest Region.

2.1 DESKTOP REVIEW

2.1.1 Offsite (Desktop) Resource Review

Prior to conducting fieldwork, a desktop review of available online resources was completed. Specific resources reviewed for this delineation include:

- United States Geological Survey (USGS) 7.5' Quadrangle maps
- Wisconsin Wetland Inventory LiDAR Viewer
- Surface Water Data Viewer
- Wisconsin Wetland Inventory (WWI) Map
- Natural Resource Conservation Service (NRCS) Soil Survey Map
- Topographic Maps
- Aerial photography

2.2.2 Offsite (Desktop) Hydrology Review

An offsite hydrology review for wetness signatures was completed as part of the desktop review as farmed areas with poorly drained or somewhat poorly drained soils are mapped within the Study Area. Wetland signatures are characteristics viewed in

aerial imagery that generally correlate with the presence of wetland hydrology. Wetland signatures may vary based on the type and seasonal date of the aerial imagery. Commonly recognized signatures in aerial imagery as described in *Guidance for Offsite Hydrology/Wetland Determinations* (USACE, BWSR 2016) are detailed below:

1. Crop Stress - differences in vigor of plated crops compared to surrounding conditions due to wetness. Often see as a different color compared to surrounding vegetation of the same type.
2. Drowned Out – areas that appear to have been tilled/planted, but the crop has been drowned out.
3. Not Cropped – areas within or adjacent to a cropped field that appear to be bare or in natural vegetation rather than cropped.
4. Standing Water – areas where surface water is visible, usually appear black or white in aerial imagery.
5. Altered Pattern – areas with differences in cropping patterns because of delayed planting during the early part of the growing season due to wetness.
6. Soil Wetness Signature – areas where the soils are darker in color due to saturation; standing water may also be present.
7. Wetland Signature – areas that have greener vegetation during dry conditions. Also, the presence of a wetland in non-cropped areas based on vegetative cover.
8. Normal Vegetative Cover or No Soil Wetness – areas of potential wetland seen in other imagery that cannot be readily distinguished from known adjacent upland areas or an area that is distinguishable from the adjacent upland for factors other than wetness (i.e. droughty conditions).

2.2.3 Climatic Conditions

Precipitation data from approximately 90 days prior to the site visit was obtained for the Study Area. The data was compared to the 30-year average for this site to determine if antecedent hydrologic conditions at the time of the site visit were normal for the time of the year. Precipitation data was calculated using the ACOE Antecedent Precipitation Tool (APT).

2.2 FIELD STUDY

2.2.1 Wetland Vegetation

Wetland flora was surveyed using sample plots and meander surveys. A minimum of two sample plots were conducted at each wetland. These plots are used to establish the difference in flora that is typically found within a wetland boundary from the flora found on an adjacent upland. Five indicator status ratings are used to describe the differences in the flora observed. These ratings, as described by the ACOE National Wetland Plant List Indicator Rating Definitions, are as follows:

- Obligate (OBL): Occur almost always under neutral conditions in wetlands
- Facultative Wetland (FACW): Usually occur in wetlands, but are occasionally found in non-wetlands
- Facultative (FAC): Equally likely to occur in wetlands and non-wetlands
- Facultative Upland (FACU): Usually occur in non-wetlands, but occasionally found in wetlands
- Upland (UPL): Occur in wetlands in another region, but occur almost always under neutral conditions in non-wetlands in the region specified

Plot sizes were based on the vegetation type being surveyed. Vegetation type, status, and total percent (based on canopy cover) were recorded. Additional plots were sampled as needed to determine if an area qualified as a wetland

2.2.2 Floristic Quality Assessment

A Rapid Floristic Quality Assessment (RFQA) of each wetland was conducted where vegetation was present. A meander survey was performed within the delineated wetland area to identify and document vascular plant species that were present and identifiable at the time of the site visit. Data collected was entered into the WDNR RFQA Calculator (Version 2.0, September 2024) to determine the Weighted Mean C and floristic quality values.

2.2.3 Wetland Soils

A soil pit was dug at each sample plot to determine the presence of hydric soils. The depth of soil pits varied based on the depth required to observe hydric soil determinants. Soil color(s) was determined using the Munsell Soil Color Charts™. The presence of hydric indicators including redox reactions, soil depletions, odor, soil composition/type, variations in stratification, and problem soil indicators were observed and recorded.

2.2.4 Wetland Hydrology

Hydrology was determined by the presence of water observed at each sample plot. Indicators of hydrology (both past and present) can include standing water onsite, saturation, high water table, water staining, dried or cracked soil or vegetation, observation of water in aerial photos, mineral deposits, crayfish burrows, stress vegetative growth, geomorphic position, and a FAC-Neutral Test.

2.2.5 Boundaries and Marking

Wetland boundaries were marked using a combination of wire pin flags and/or flagging tape. GPS points were also taken at each flagging location using sub meter accuracy. Wetland boundaries were generally determined by differences in the abundance of and types of vegetation present, apparent topographic breaks, and routine probing of soils. Determinations and the number of points used is based on professional judgment.

2.2.6 Waters

Review of waterway characteristics and determinations of navigability and jurisdiction are generally beyond the scope of a wetland delineation. However, if observed, aquatic resources such as ponds, waterways, culverts, drainage ways were mapped using GPS.

3.0 RESULTS

3.1 SITE DESCRIPTION

Note: preliminary desktop and field investigations were conducted in October 2024.

The Study Area is comprised of primarily upland prairies with some depressional wetlands intermixed, turf grass areas, stormwater ponds, and impermeable surfaces such as roadways and walking paths. The Study Area is a relatively flat landscape that slopes from east to west. Onsite elevations range from topographic highs of approximately 754.4 feet to topographic lows of approximately 733.5 feet. Most of the wetlands within the Study Area appear to be isolated from surrounding waterbodies with surface runoff generally providing the primary source of hydrology. The Study Area is bordered by roadways to the south, east, and west, and office buildings to the north.

3.2 SOILS

Five mapped soil series are located within the Study Area (Table 1 below, and Appendix A, Figure 4). Four soils are considered predominantly non-hydric, and one is considered hydric (Houghton muck).

Table 1: Mapped Soil Series

Soil Type	Component	Component Percent	Landform	Hydric status
BlA: Blount silt loam, 1 to 3 percent slopes	Blount	90	Moraines	No
	Ashkum	10	Depressions	Yes
HtA: Houghton muck, 0 to 2 percent slopes	Houghton-Muck	84-95	Depressions	Yes
	Houghton-Ponded	2-5	Depressions	Yes

	Palms	1-3	Lakebeds (relict)	Yes
	Adrian	1-3	Lakebeds (relict)	Yes
	Edwards	1-2	Depressions	Yes
	Willette-Muck	0-3	Depressions	Yes
Lu: Loamy land	Loamy land	90	—	No
	Pella	10	Depressions	Yes
OzaB: Ozaukee silt loam, 2 to 6 percent 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
OzaB2: Ozaukee silt loam, 2 to 6 percent 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

3.3 CLIMATIC CONDITIONS

Precipitation totals for the Study Area were analyzed using information provided by the weather station located at MILWAUKEE MITCHELL AP. The most recent rainfall event prior to the site visit was 0.07 inches which occurred on April 5th, 2025. The total precipitation for the three months prior to the site visit was approximately 4.58 inches. Based on the results of the APT, the precipitation conditions were considered normal, suggesting that the onsite surface or near- surface hydrology for this time of year was typical. Precipitation analysis results are located in Appendix B.

3.4 OFFSITE (DESKTOP) HYDROLOGY REVIEW

The offsite (desktop) hydrology review identified three areas that were further investigated during the field study (Appendix A, Figure 7).

3.5 WDNR MAPPED WETLANDS AND WATERS

The WWI map identified four wetlands within the Study Area (Appendix A, Figure 2). Three of the WWI wetlands are located entirely within the Study Area, and one extends beyond the Study Areas boundaries. One wetland was delineated within the same general area as one of the mapped WWI wetlands. No waters or waterways are identified within the Study Area; however, three of the four mapped wetlands are identified as Open water wetlands (W0Hx).

3.6 WETLANDS

Six wetlands were identified and delineated within the Study Area. Wetland determination data forms were completed for 15 sample points in both wetlands and adjacent uplands (Appendix C). Representative photographs of the wetlands and other notable locations are included in Appendix D. The wetland boundary and sample point locations are shown in Figure 3, Appendix A. Information about the wetland types and data collection is summarized below in Table 3 below.

Table 3: Wetland Summary Table

Wetland ID & Type	Sample Point	Acres	Dominant Species	Hydric Soil Indicators	Hydrology Indicators
W-1 Fresh (wet) meadow (Disturbed)*	SP-1	0.23	Phalaris arundinacea (FACW), 70%	Depleted Matrix (F3)	Surface Water (A1) High Water Table (A2) Saturation (A3) Saturation Visible on Aerial Imagery (C9) Geomorphic Position (D2) FAC-Neutral Test (D5)
W-2 Fresh (wet) meadow (Disturbed)*	SP-6	0.29	Phalaris arundinacea (FACW), 90%	Depleted Matrix (F3)	Saturation (A3) Geomorphic Position (D2) FAC-Neutral Test (D5)
	SP-4		Phalaris arundinacea (FACW), 90%	Depleted Matrix (F3)	Geomorphic Position (D2) FAC-Neutral Test (D5)
W-3 Fresh (wet) meadow (Disturbed)*	SP-8	0.19	Phalaris arundinacea (FACW), 65%	Depleted Matrix (F3)	Saturation Visible on Aerial Imagery (C9) Geomorphic Position (D2) FAC-Neutral Test (D5)
W-4 Fresh (wet) meadow (Disturbed)*	SP-10	0.08	Phalaris arundinacea (FACW), 70%	Depleted Matrix (F3)	High Water Table (A2) Saturation (A3) Saturation Visible on Aerial Imagery (C9) Geomorphic Position (D2) FAC-Neutral Test (D5)
W-5 Shallow Marsh*	SP-12	0.11	Typha angustifolia (OBL), 100%	Depleted Matrix (F3)	High Water Table (A2) Saturation (A3) Geomorphic Position (D2) FAC-Neutral Test (D5)
W-6 Emergent/wet meadow**	SP-14	0.054	Typha angustifolia (OBL), 90%	Depleted Matrix (F3)	Surface Water (A1) Geomorphic Position (D2) FAC-Neutral Test (D5)
Total Acres		**1.24**			

*Wetland type based on Eggers & Reed, 2014
**Mapped WWI wetland

3.5.1 Fresh (Wet) Meadow

The Fresh (Wet) Meadow (Disturbed) consisted primarily of reed canary grass (*Phalaris arundinacea*, FACW). Remnants of species from the 2024 growing season were also observed and generally identifiable. These included blue vervain (*Verbena hastata,* FACW) and new england aster (*Symphyotrichum novae-angliae,* FACW).

3.5.2 Shallow Marsh

The Shallow Marsh consisted primarily of narrow-leafed cattail (*Typha angustifolia,* OBL). *Note: the WWI identified W-6 as emergent/wet meadow, which should be considered the same type within the Study Area.*

3.5.2 Additional Discussion

All the wetlands identified within the Study Area have been artificially created. A review of historical aerial photos starting in 1937 shows the Study Area consisted primarily of agricultural fields with a few small, wooded areas. By 1951, the Study Area had been developed into a movie theater with parking areas, driveways, and sidewalks. The theater remained until 2001, eventually being replaced by the campus currently onsite. As noted in Section 1.0, this area was designed to be developed at a

later date. The NRSC soils map indicates that the majority of the soils in the Study Area are non-hydric. Fill materials such as gravel and rocks were observed in the majority of soil test pits. Two wetlands observed (W-5 and W-6) are roadside ditches.

3.6 RFQA

No RFQA values were calculated for the wetlands within the Study Area as only a small number of cool season grass species were observed during the delineation. An RFQA likely would have been incomplete as the delineation occurred early in the growing season when most warm season species were still dormant.

3.7 WATERS

Four ponds (P1-P4) were observed within the Study Area (Appendix A, Figure 3). These are stormwater ponds that were designed to capture and store surface water runoff from the surrounding roadways, walkways, and turf grass areas. Three of the ponds are shown on the SWDV as Open water wetlands (W0Hx).

3.8 UPLANDS

Uplands within the Study Area consisted primarily of planted prairie and turf grass areas. Vegetation observed growing at sample point locations generally consisted of cool season grass species such as Kentucky bluegrass (*Poa pratensis,* FACU), as well as non-native forb species such as common dandelion (*Taraxacum officinale,* FACU). Remnants of species from the 2024 growing season were also observed and generally identifiable. These included big bluestem (*Andropogon gerardii,* FACU), indiangrass (*Sorghastrum nutans*, FACU), Canada goldenrod (*Solidago canadensis,* FACU) and compass plant (*Silphium laciniatum*). In general, upland areas and boundaries were identified due to the lack of wetland hydrology, hydric soils, hydrophytic vegetation, and an elevated geomorphic position that would be conducive to the formation of hydric conditions.

4.0 CONCLUSION

GRAEF conducted a wetland delineation in the southern portion of the Northwestern Mutual campus (the "Study Area"). The approximately 29.5-acre Study Area is located in the southeast quarter of Section 12, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Specifically, it is located north of W Drexel Avenue, west of S 27th Street, south of the Northwestern Mutual office buildings, and east of Northwestern Mutual Way. The purpose of this delineation is to determine the current location and extent of wetlands and waterways located within designated Study Area.

Six wetlands were delineated within the Study Area for a total of approximately 1.24 acres. Wetlands were mainly comprised of Fresh (Wet) Meadow and Shallow Marsh. Uplands within the Study Area consisted primarily of planted prairie and turf grass areas. Four stormwater ponds were also identified.

The results of this wetland delineation are based on site conditions at the time of the field study, which was conducted in accordance with current regulatory policy and methods. Unknown and future conditions that affect observations of field indicators, and change in interpretation of regulatory policy, may modify future findings. The ultimate decision on wetland boundaries rests with the ACOE, the WDNR, and/or a local unit of government, and delineated boundaries may be changed based upon regulatory agency review. Wetland boundaries were delineated up to the boundaries of the Study Area. Any impacts extending beyond these boundaries will require further investigation.

Statements within this report about the connectivity of the delineated wetlands to surface waters are the professional opinions of GRAEF's scientists and are not significant nexus determinations or jurisdictional determinations. Opinions on connectivity are based on field observations and a cursory review of available mapped resources. The ultimate authority to determine jurisdiction resides with the ACOE and WDNR. GRAEF recommends coordinating with the WDNR, ACOE, and local governments prior to beginning any work.

5.0 REFERENCES

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Appendix A

FIGURES

- Figure 1 Site Location
- Figure 2 Wetland Delineation
- Figure 3 Wisconsin Wetland Inventory
- Figure 4 NRCS Soils
- Figure 5 Site Elevation
- Figure 6 Historical Aerials
- Figure 7 Offsite Hydrology Review Area
- Figure 8 Photo Locations

Legend

Study Area

SITE LOCATION

FIGURE 1

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

N

0 500 1,000
Feet
1 in = 1,000 ft

Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: ESRI

Legend

- Sample Point
- Study Area
- Parcels
- Stormwater Pond
- Wetland Delineation

S 31ST ST

S 27TH ST

W-1
0.23 Ac

W-2
0.29 Ac

W-3
0.19 Ac

W-4
0.08 Ac

W-5
0.11 Ac

W-6
0.05 Ac

SP-1 SP-2 SP-3 SP-4 SP-5 SP-6 SP-7 SP-8 SP-9 SP-10 SP-11 SP-12 SP-13 SP-14 SP-15

P1 P2 P3 P4

241

W DREXEL AVE

W DREXEL AVE

N

0 75 150

Feet

1 in = 150 ft

WETLAND DELINEATION

FIGURE 2

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

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User: 1956

Proj. Number: 2024-0222

Source: MCLIO



Wetland ID	Wetland Class	Wetland Subclass	Hydrologic Modifier
E2K	Emergent/wet meadow	Narrow-leaved persistent	Wet soil, Palustrine
W0Hx	Open Water	Subclass unknown	Standing water, Palustrine

N

0 75 150
Feet
1 in = 150 ft

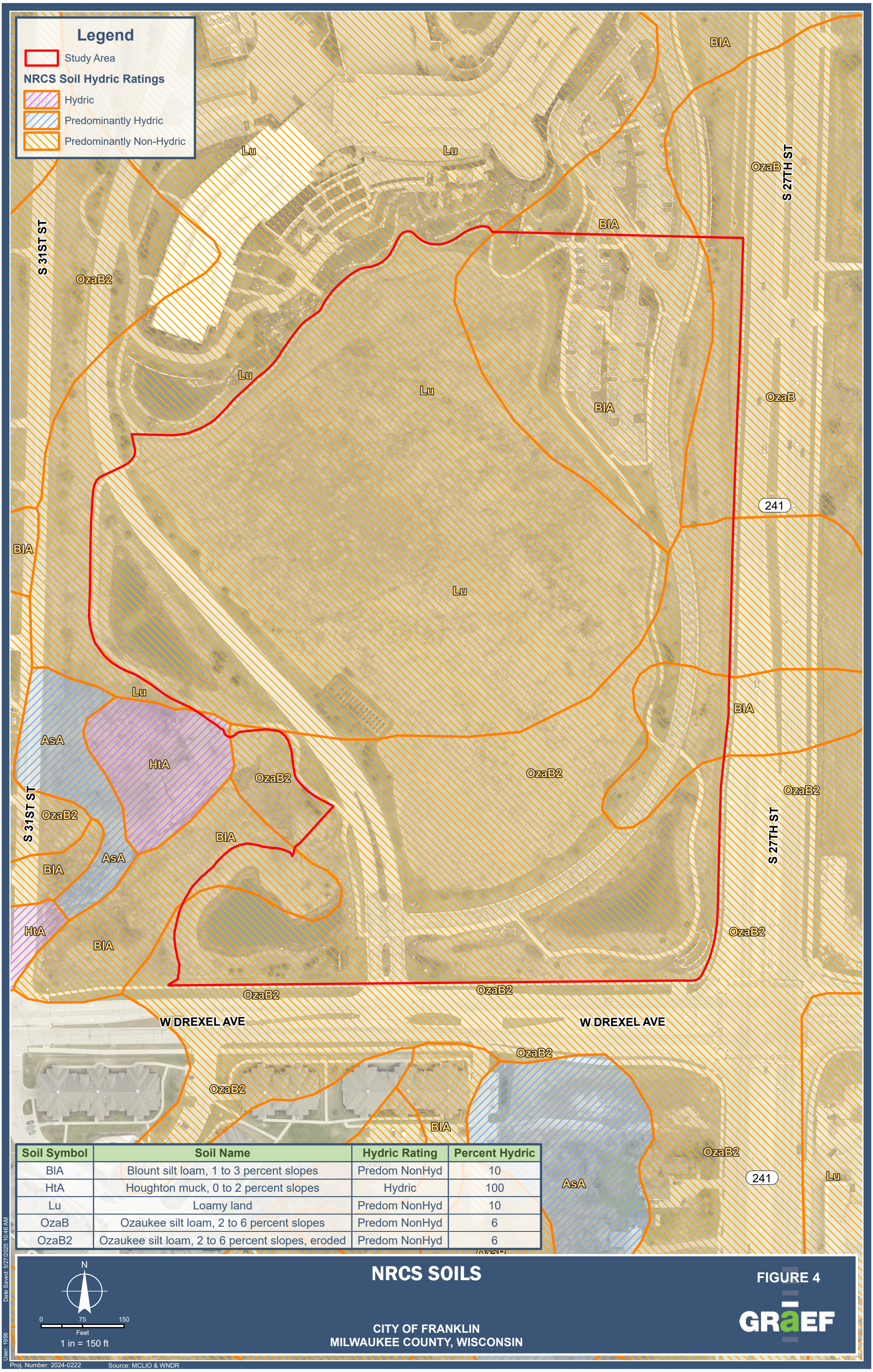
WISCONSIN WETLAND INVENTORY

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 3

GRAEF

Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: MCLIO & WDNR



Soil Symbol	Soil Name	Hydric Rating	Percent Hydric
BIA	Blount silt loam, 1 to 3 percent slopes	Predom NonHyd	10
HtA	Houghton muck, 0 to 2 percent slopes	Hydric	100
Lu	Loamy land	Predom NonHyd	10
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	Predom NonHyd	6
OzaB2	Ozaukee silt loam, 2 to 6 percent slopes, eroded	Predom NonHyd	6

N

0 75 150

Feet

1 in = 150 ft

NRCS SOILS

FIGURE 4

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO & WNDR

Legend

Contours

- Index
- Intermediate
- Study Area

Elevation

758 ft

723 ft

Site Elevation:
Max - 754.4 ft
Min - 733.5 ft

S 31ST ST

S 27TH ST

W DREXEL AVE

241

N

0 75 150

Feet

1 in = 150 ft

ELEVATION

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 5

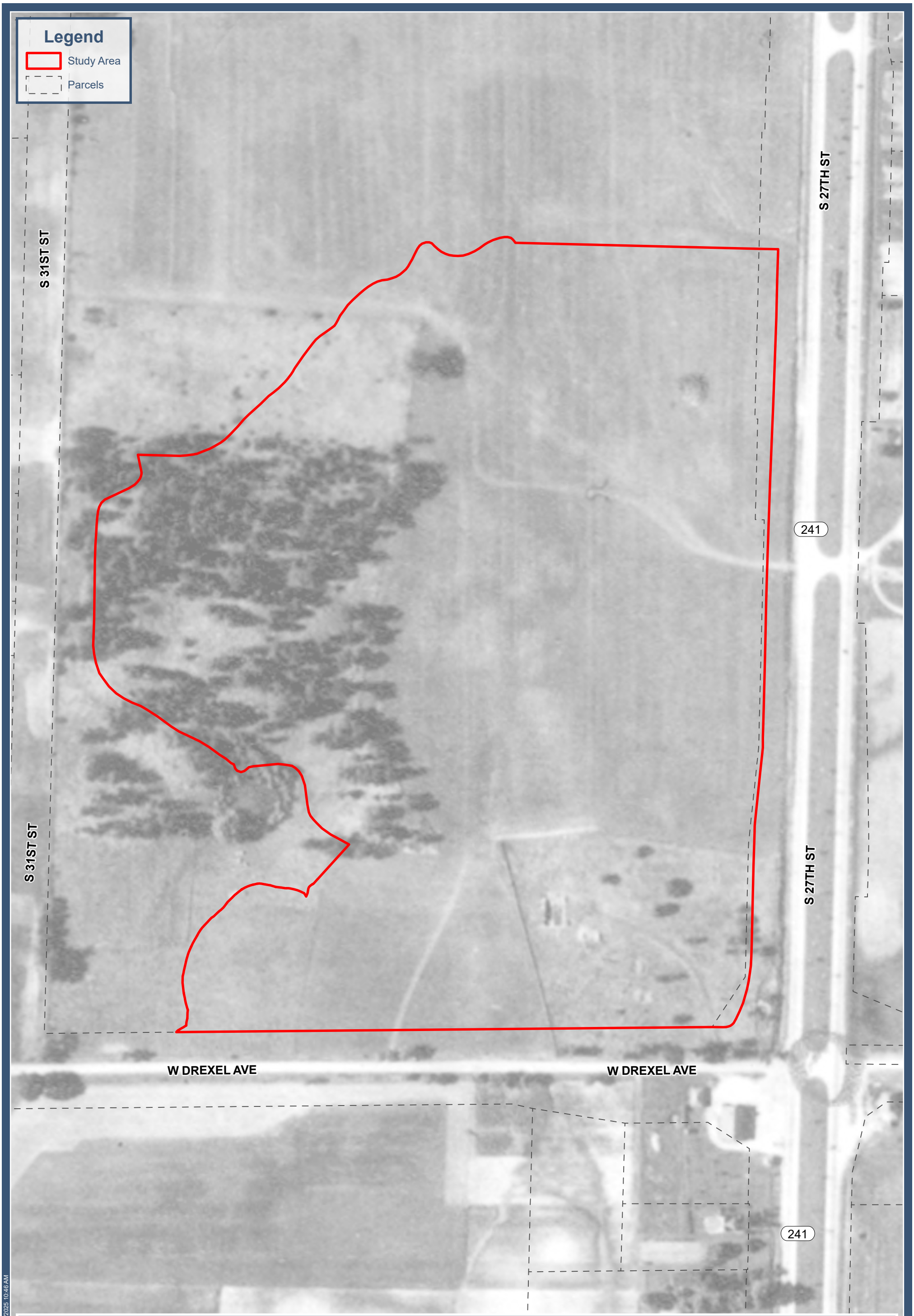
GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO



N

0 75 150

Feet

1 in = 150 ft

1937 AERIAL

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 6-1

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO



1951 AERIAL

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 6-2

GRAEF

Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: MCLIO

Legend

Study Area

Parcels

S 31ST ST

S 27TH ST

241

W DREXEL AVE

W DREXEL AVE

N

0 75 150

Feet

1 in = 150 ft

1963 AERIAL

FIGURE 6-3

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO



1970 AERIAL

FIGURE 6-4

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: MCLIO

Legend

Study Area

Parcels

S 31ST ST

S 27TH ST

241

W DREXEL AVE

W DREXEL AVE

N

0 75 150

Feet

1 in = 150 ft

1980 AERIAL

FIGURE 6-5

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO



1990 AERIAL

FIGURE 6-6

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: MCLIO

Legend

Study Area

Parcels

S 31ST ST

S 27TH ST

241

W DREXEL AVE

W DREXEL AVE

N

0 75 150

Feet

1 in = 150 ft

2000 AERIAL

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 6-7

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO

Legend

Study Area

Parcels

S 31ST ST

S 27TH ST

241

W DREXEL AVE

N

0 75 150

Feet

1 in = 150 ft

2005 AERIAL

FIGURE 6-8

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO

Legend
Study Area
Parcels
S 31ST ST
S 27TH ST
241
W DREXEL AVE
W DREXEL AVE
N
0 75 150
Feet
1 in = 150 ft

2010 AERIAL

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 6-9

GRAEF

Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: MCLIO



N

0 75 150

Feet

1 in = 150 ft

2015 AERIAL

FIGURE 6-10

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222 Source: MCLIO

Legend

- Study Area
- Parcels

S 31ST ST

S 27TH ST

241

W DREXEL AVE

W DREXEL AVE

N

0 75 150

Feet

1 in = 150 ft

2022 AERIAL

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 6-11

GRAEF

Date Saved: 5/27/2025 10:46 AM

User: 1956

Proj. Number: 2024-0222

Source: MCLIO

Legend

- Photo Locations
- Study Area
- Parcels

PP1
PP2
PP3
PP4
PP5
PP6
PP7

S 31ST ST
S 27TH ST
241
W DREXEL AVE

N

0 75 150
Feet
1 in = 150 ft

PHOTO LOCATIONS

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 7

GRAEF

Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: MCLIO

Legend
Study Area
Parcels
Offsite Hydrology

S 31ST ST
S 27TH ST
241
W DREXEL AVE
A
B
C

N
0 75 150
Feet
1 in = 150 ft

OFFSITE (DESKTOP) HYDROLOGY REVIEW AREA

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

FIGURE 8

GRAEF

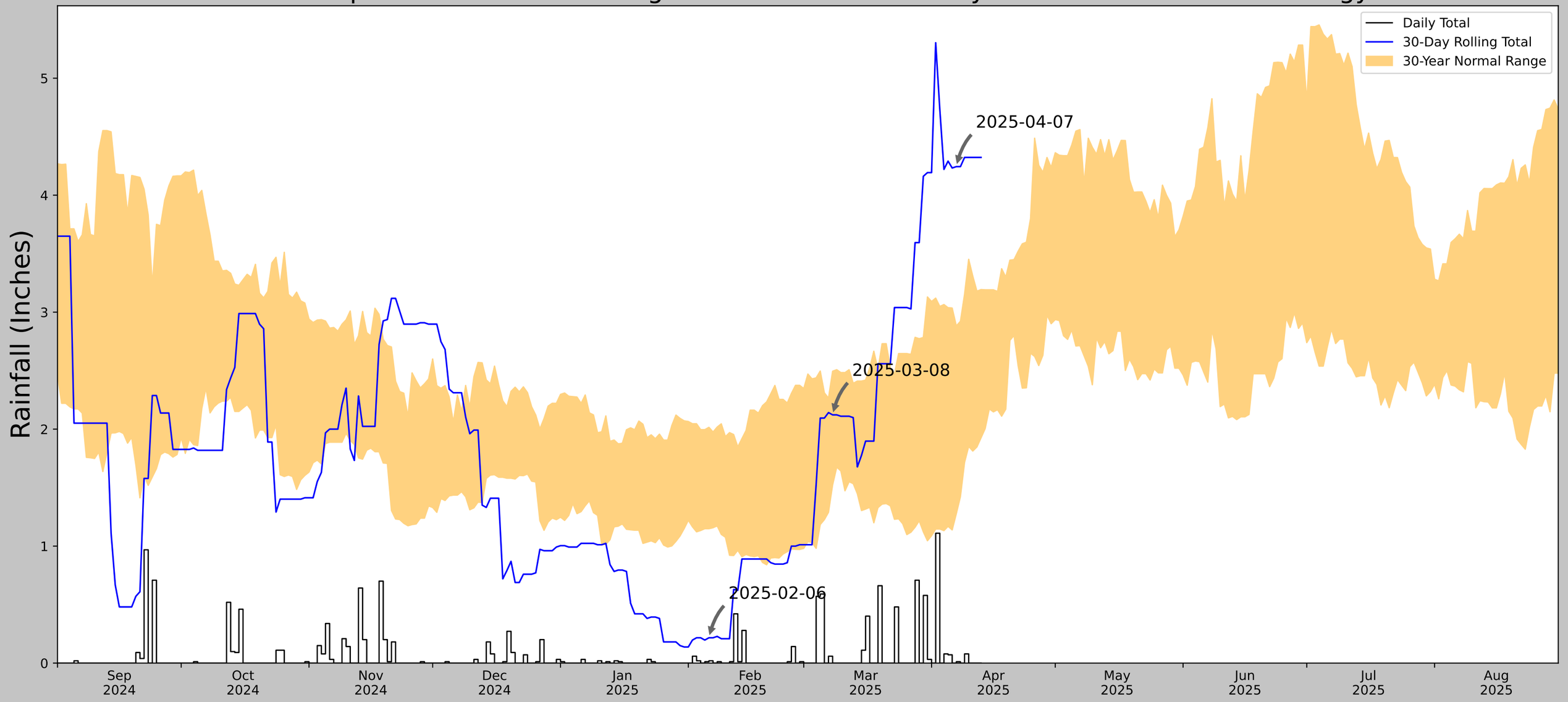
Date Saved: 5/27/2025 10:46 AM
User: 1956
Proj. Number: 2024-0222
Source: MCLIO

Appendix B

PRECIPITATION ANALYSIS

- Antecedent Precipitation Tool (APT) Results
- Offsite (Desktop) Hydrology Review Tables

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



Coordinates	42.904095, -87.952438
Observation Date	2025-04-07
Elevation (ft)	748.589
Drought Index (PDSI)	Mild drought (2025-03)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-04-07	1.276772	2.882677	4.244095	Wet	3	3	9
2025-03-08	1.523228	2.495276	2.122047	Normal	2	2	4
2025-02-06	1.148819	2.015748	0.216535	Dry	1	1	1
Result							Normal Conditions - 14

US Army Corps of Engineers

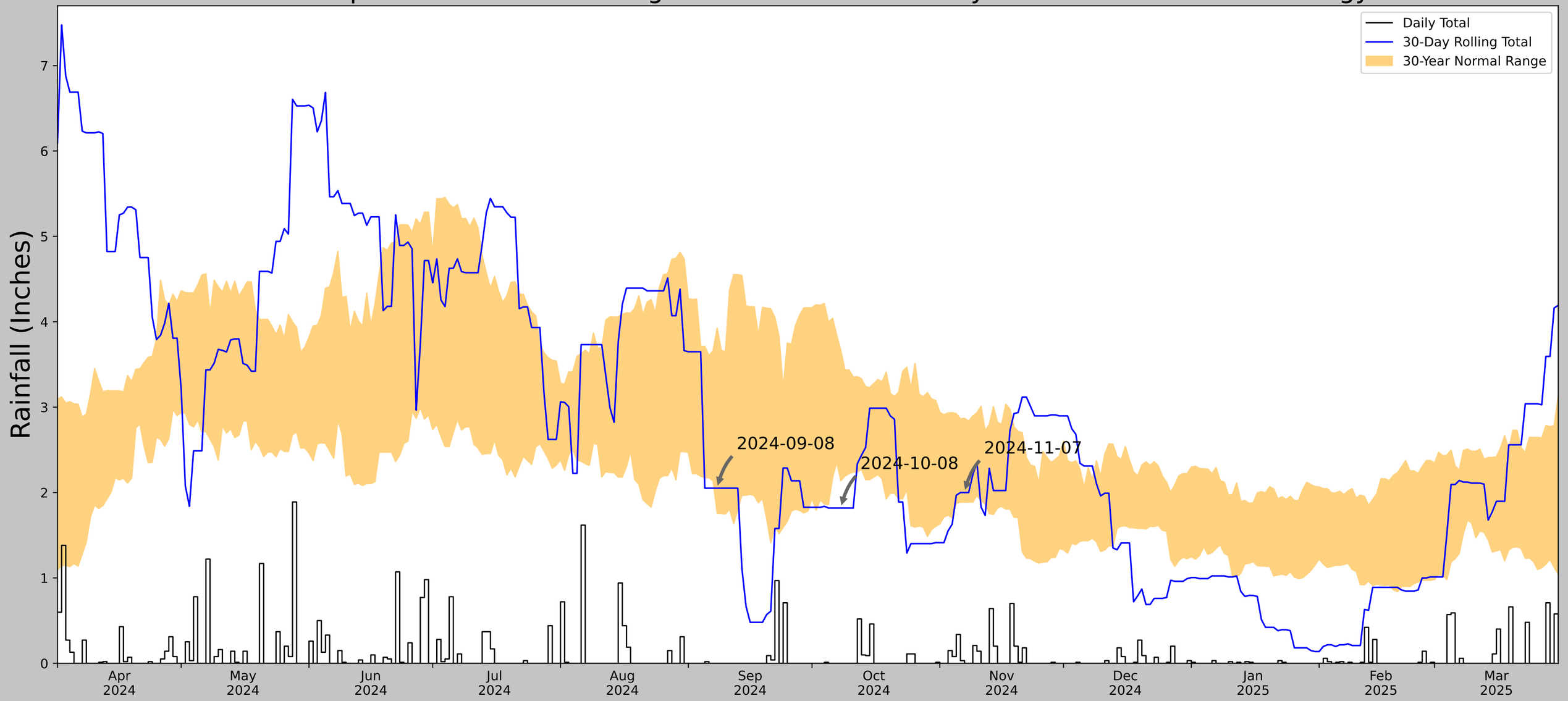
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.275	81.594	2.273	11353	90

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



Coordinates	42.904113, -87.952584
Observation Date	2024-11-07
Elevation (ft)	747.811
Drought Index (PDSI)	Incipient drought
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-11-07	1.888189	2.869291	2.0	Normal	2	3	6
2024-10-08	2.138583	3.662205	1.818898	Dry	1	2	2
2024-09-08	1.758661	3.927559	2.051181	Normal	2	1	2
Result							Normal Conditions - 10

US Army Corps of Engineers

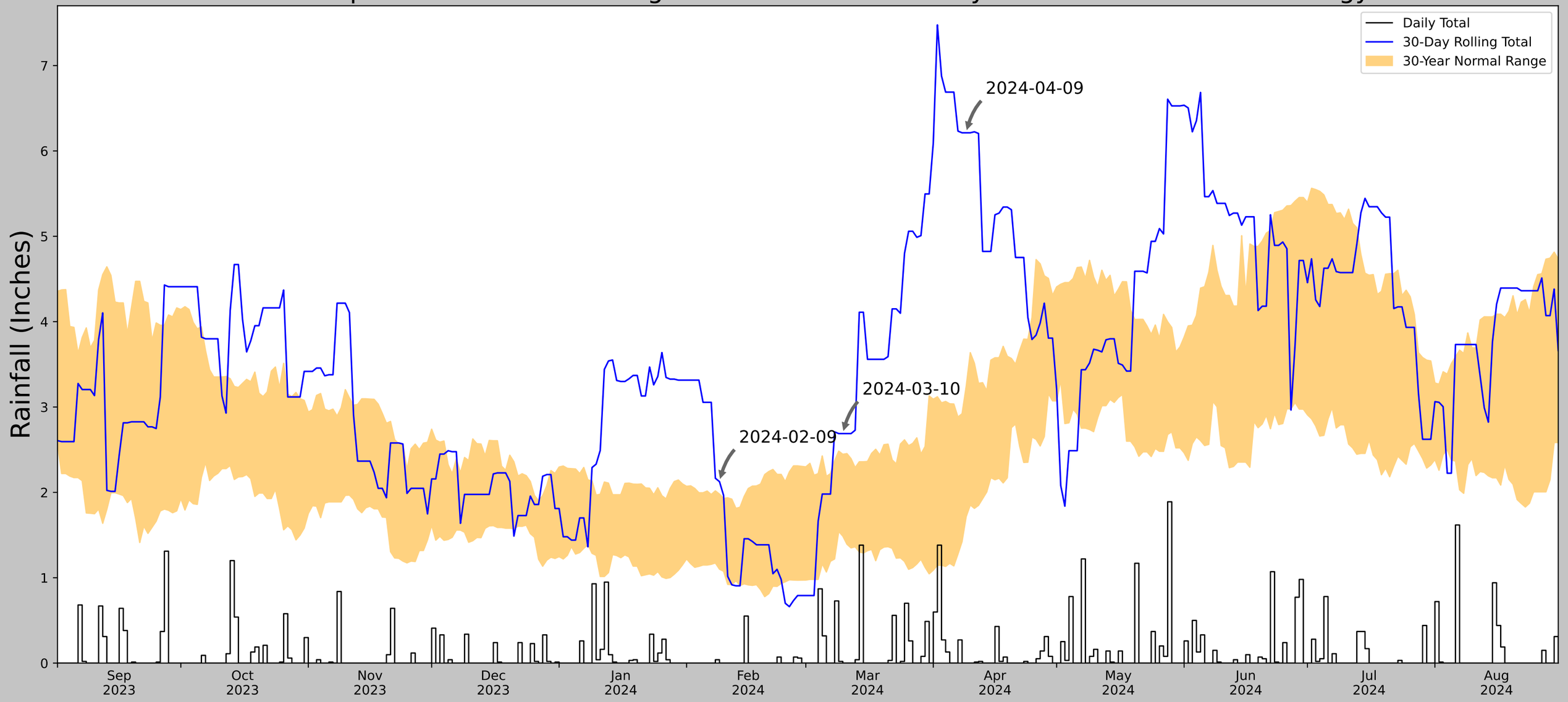
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11353	90

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



Coordinates	42.904113, -87.952584
Observation Date	2024-04-09
Elevation (ft)	747.811
Drought Index (PDSI)	Mild wetness
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-04-09	1.715354	3.240945	6.212599	Wet	3	3	9
2024-03-10	1.487402	2.446063	2.688976	Wet	3	2	6
2024-02-09	1.1	1.979921	2.125984	Wet	3	1	3
Result							Wetter than Normal - 18

US Army Corps of Engineers

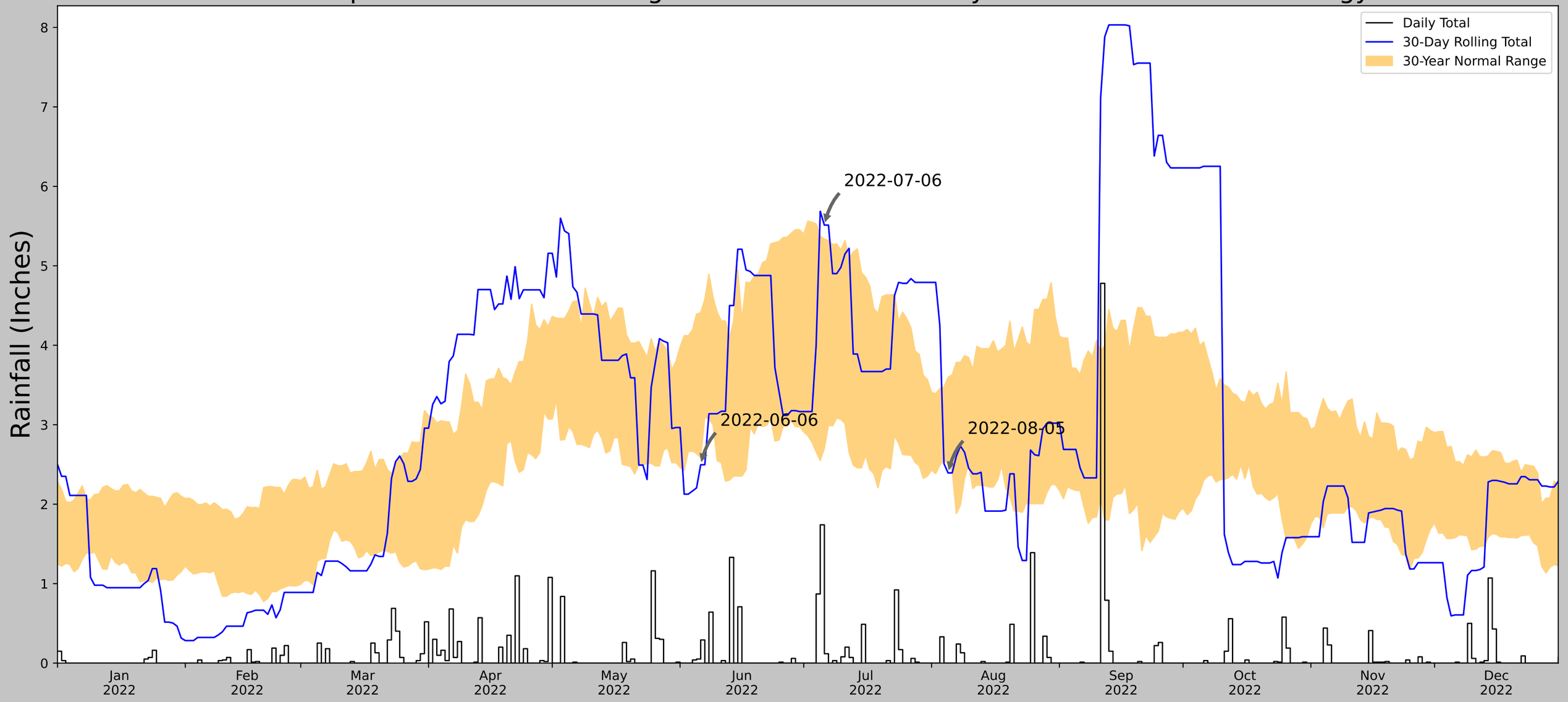
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11352	90

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



Coordinates	42.904113, -87.952584
Observation Date	2022-08-05
Elevation (ft)	747.811
Drought Index (PDSI)	Incipient wetness
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2022-08-05	2.500787	3.596063	2.393701	Dry	1	3	3
2022-07-06	2.704724	5.334646	5.511811	Wet	3	2	6
2022-06-06	2.584646	4.409843	2.496063	Dry	1	1	1
Result							Normal Conditions - 10

US Army Corps of Engineers

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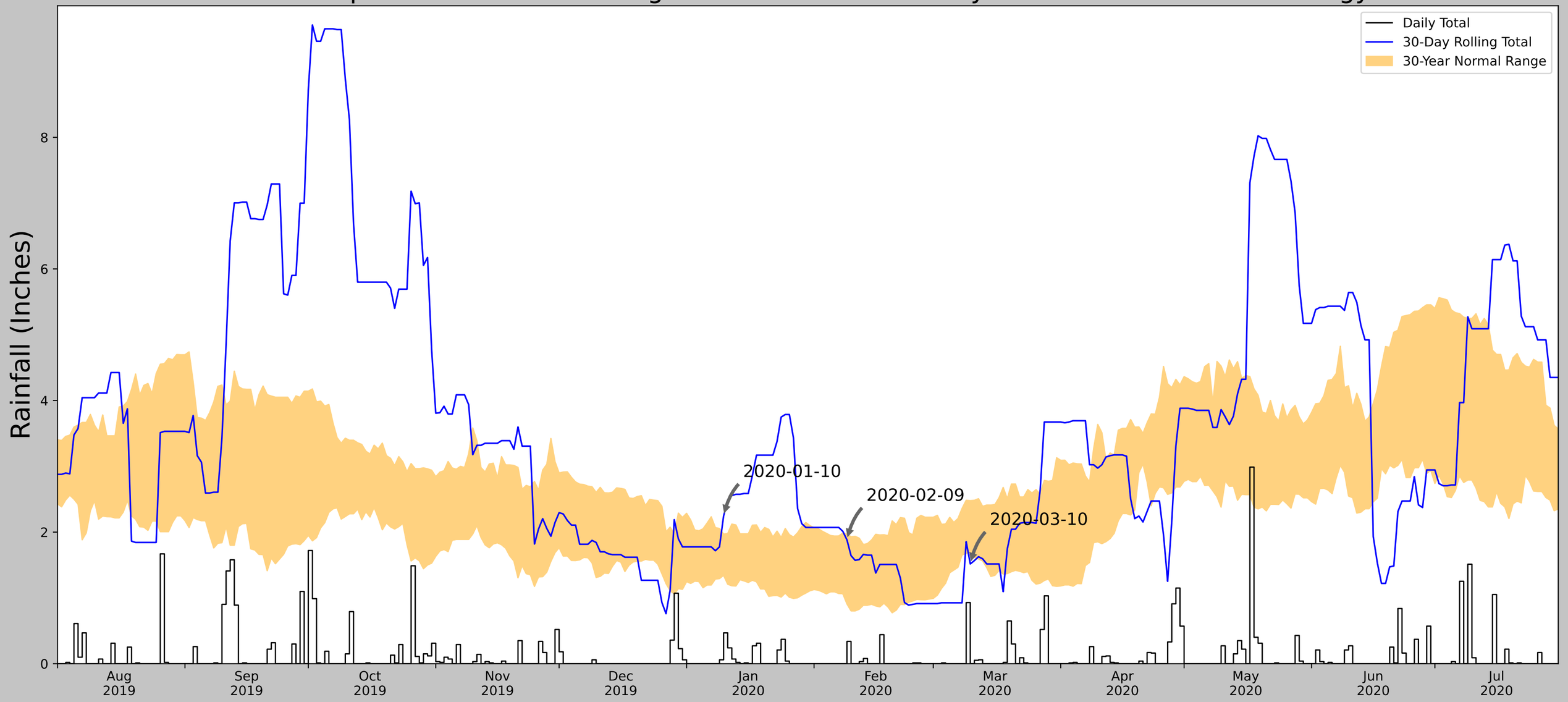
Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11353	90

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



Coordinates	42.904113, -87.952584
Observation Date	2020-03-10
Elevation (ft)	747.811
Drought Index (PDSI)	Extreme wetness
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2020-03-10	1.693307	2.47874	1.515748	Dry	1	3	3
2020-02-09	0.907874	1.966929	1.88189	Normal	2	2	4
2020-01-10	1.342913	1.969291	2.244095	Wet	3	1	3
Result							Normal Conditions - 10

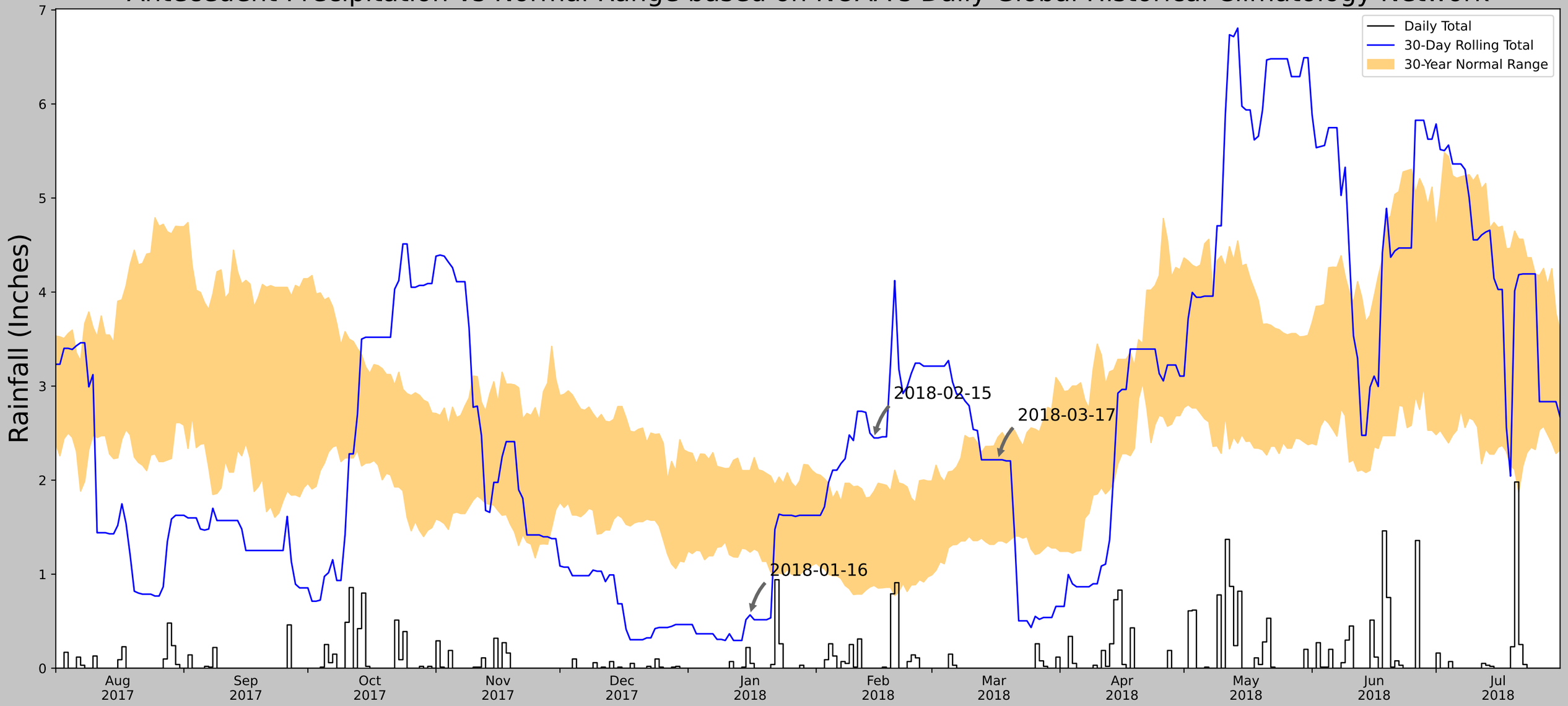
US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11352	90



Coordinates	42.904113, -87.952584
Observation Date	2018-03-17
Elevation (ft)	747.811
Drought Index (PDSI)	Mild wetness
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2018-03-17	1.35315	2.457087	2.216536	Normal	2	3	6
2018-02-15	0.881102	1.880709	2.448819	Wet	3	2	6
2018-01-16	1.234646	2.101969	0.566929	Dry	1	1	1
Result							Normal Conditions - 13

US Army Corps of Engineers

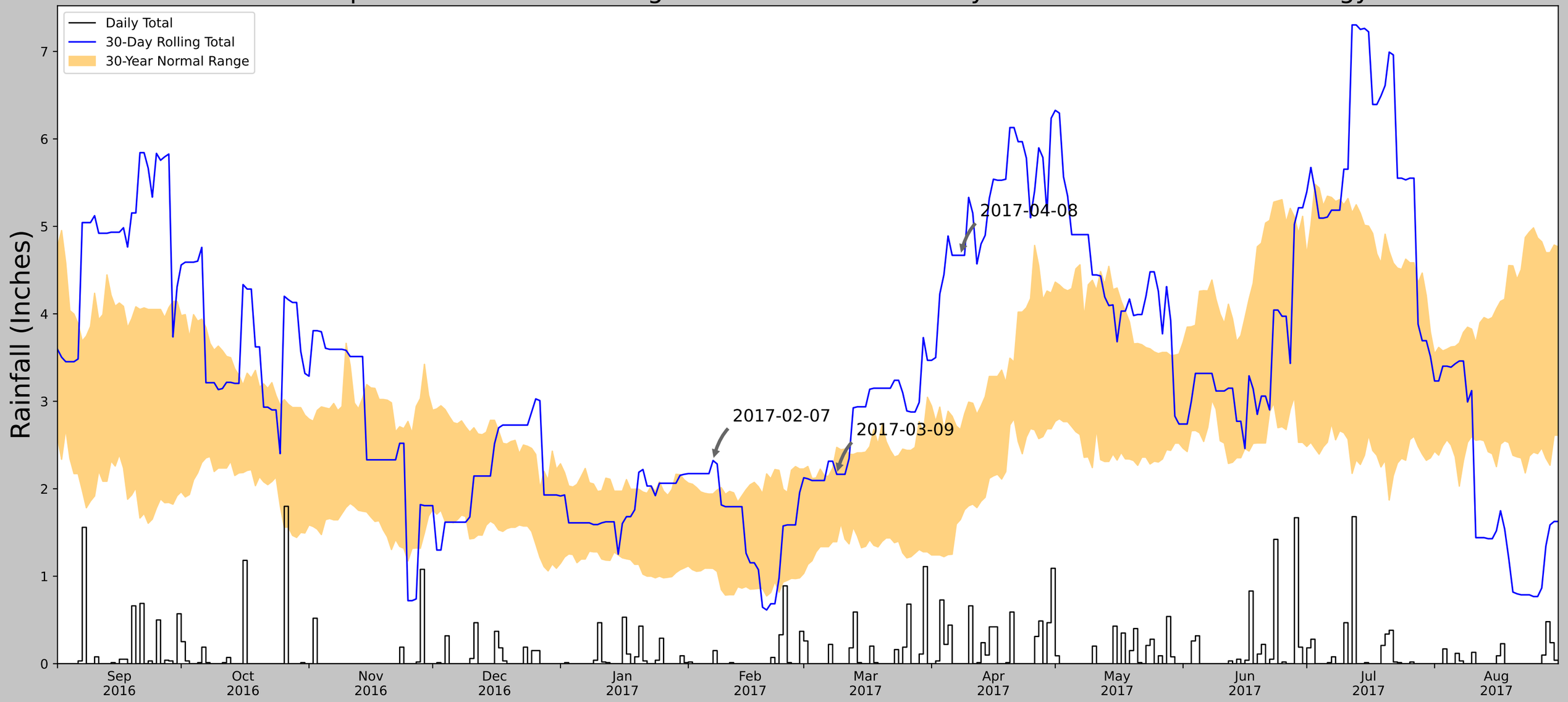
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11353	90

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



Coordinates	42.904113, -87.952584
Observation Date	2017-04-08
Elevation (ft)	747.811
Drought Index (PDSI)	Severe wetness
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2017-04-08	1.647638	2.676772	4.669291	Wet	3	3	9
2017-03-09	1.394095	2.473622	2.165354	Normal	2	2	4
2017-02-07	1.08937	1.940945	2.322835	Wet	3	1	3
Result							Wetter than Normal - 16

US Army Corps of Engineers

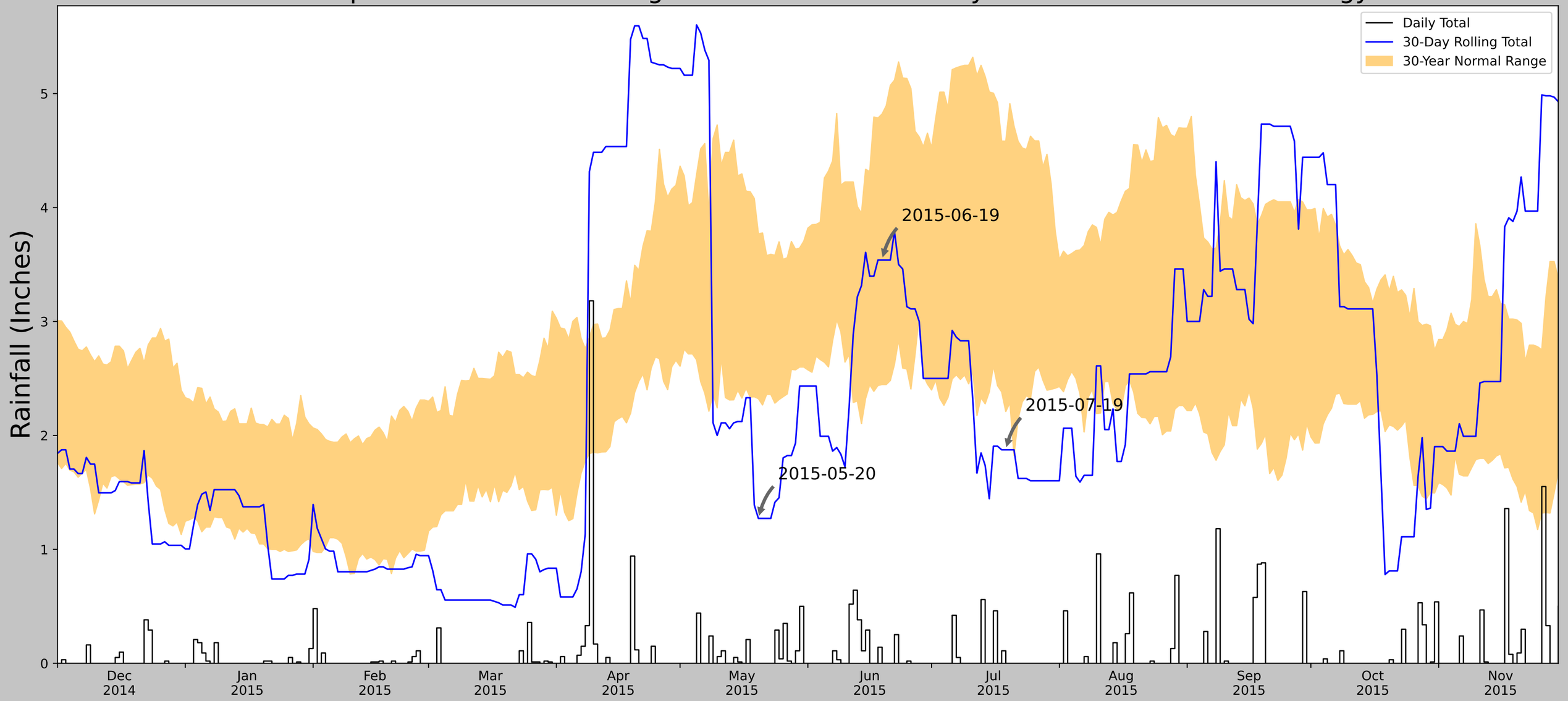
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11353	90

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



Coordinates	42.904113, -87.952584
Observation Date	2015-07-19
Elevation (ft)	747.811
Drought Index (PDSI)	Incipient wetness
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2015-07-19	2.209843	4.582284	1.874016	Dry	1	3	3
2015-06-19	2.446457	4.820866	3.53937	Normal	2	2	4
2015-05-20	2.322441	3.768898	1.271654	Dry	1	1	1
Result							Drier than Normal - 8

US Army Corps of Engineers

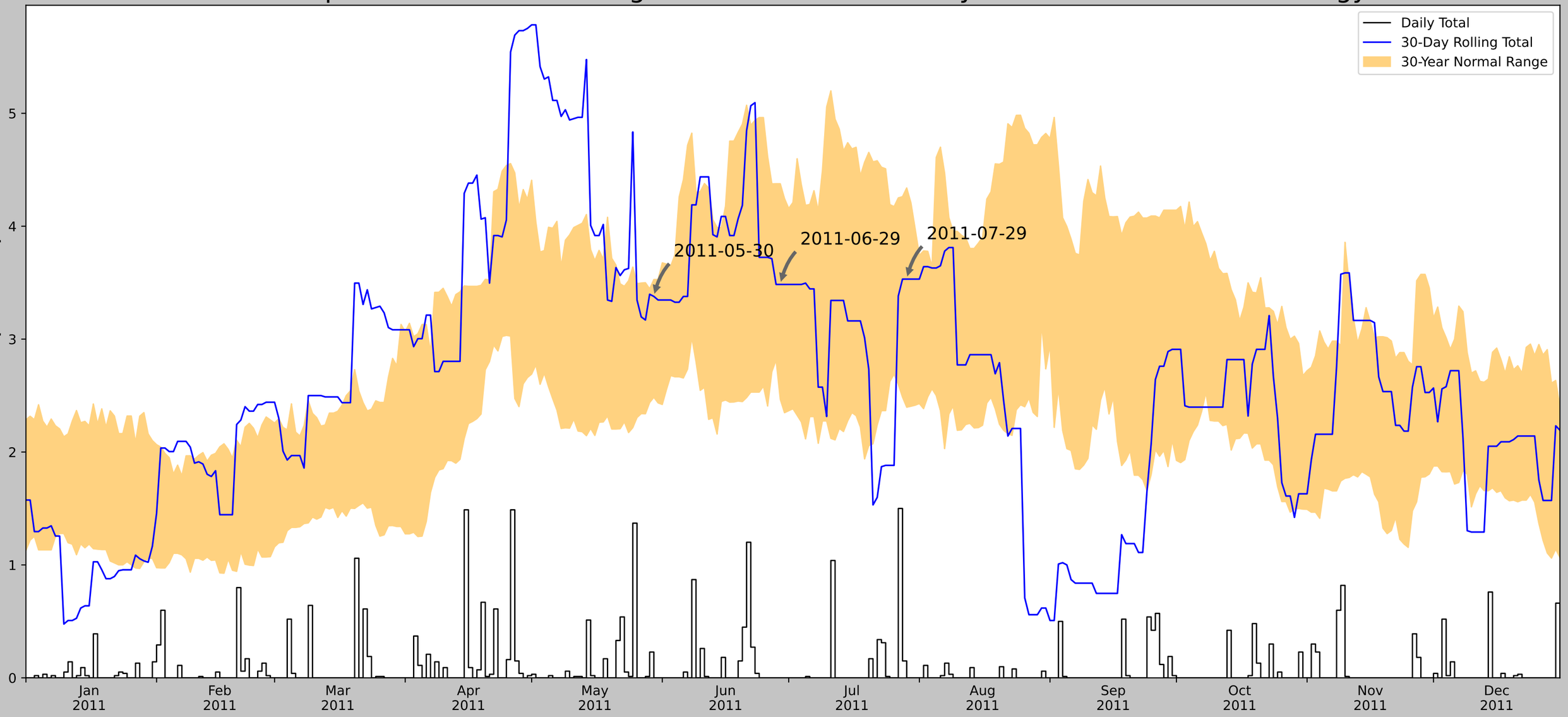
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11353	90

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



Coordinates	42.904113, -87.952584
Observation Date	2011-07-29
Elevation (ft)	747.811
Drought Index (PDSI)	Mild wetness
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2011-07-29	2.39685	4.33937	3.531496	Normal	2	3	6
2011-06-29	2.466536	4.376378	3.484252	Normal	2	2	4
2011-05-30	2.484646	3.527953	3.377953	Normal	2	1	2
Result							Normal Conditions - 12

US Army Corps of Engineers

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

ERDC

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.278	80.816	2.271	11353	90

Wetland Hydrology from Aerial Imagery – Recording Form

Project Name:	Date: April 7, 2025	County: Milwaukee
Investigator: Alex Linton	Legal Description: SE 1/4, Section 12, Township 5 North, Range 21 East	

Summary Table

Date Image Taken (M-D-Y)	Image Source	Climate Condition (wet, dry, normal)[i]	Image Interpretation(s)				
			Area: A	Area: B	Area: C	Area:	Area:
11-7-24	Google	Normal	WS	WS	WS		
04-19-24	Google	Wet	SS	SS	SS		
08-05-2022	Google	Normal	CS	CS	CS		
03-10-2020	Google	Normal	SS	SS	SS		
03-17-2018	Google	Normal	SS	SS	SS		
04-8-2017	Google	Wetter	SS	SS	NV		
07-19-15	Google	Dry	NV	NV	NV		
07-29-11	Google	Normal	WS	WS	NV		
Normal Climate Condition			Area: A	Area: B	Area: C	Area:	Area:
Number			8	8	8		
Number with wet signatures			7	7	5		
Percent with wet signatures			87.50%	87.50%	62.50%	#DIV/0!	#DIV/0!

KEY		
WS - wetland signature	SS - soil wetness signature	CS - crop stress
NC - not cropped	AP - altered pattern	NV - normal vegetative cover
DO - drowned out	SW - standing water	NSS - no soil wetness signature
Other labels or comments:		

- Use above keyto label image interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in box above.

- If less than five (5) images taken during normal climate conditions are available, use an equal number of images taken during wet and dry climate conditions and use as many images as you have available. Describe the results using this methodology in your report.

[i] Use MN State Climatology website to determine climate condition when image was taken.

Area	Hydric Soils Present	Identified on NWI or other wetland map	Percent with wet signatures from Exhibit 1	Other hydrology indicators	Wetland?
A	No	No	87.5	Yes	Yes
B	No	No	87.5	Yes	Yes
C	No	No	62.5	Yes	Yes

Appendix C

WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-1

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.90507 Long: -87.953131 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Phalaris arundinacea	70	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	70	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	70	x 2 =	140
FAC Species	0	x 3 =	0
FACU Species	0	x 4 =	0
UPL Species	0	x 5 =	0
Column Totals:	70 (A)		140 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators

X 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation¹

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

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks:

SOIL

Sampling Point: SP-1

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10yr 4/2	97	2.5yr 5/6	3	C	M	Clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other

Depth (inches): 8.00

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

Remarks:
Gravel/rock refusal layer at 8"

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 (B4)
- ___ 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)
- ___ Precense of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 X No ___ Depth (inches): ___

Water Table Present? Yes X No ___ Depth (inches): 1

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

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

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

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-2

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.904982 Long: -87.9531 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	45	Yes	FACU
2. Panicum virgatum	25	No	FAC
3. Sorghastrum nutans	15	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	85	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	25	x 3 =	75
FACU Species	60	x 4 =	240
UPL Species	0	x 5 =	0
Column Totals:	85 (A)		315 (B)

Prevalence Index = B/A = 3.71

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]

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-2

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10yr 4/2	100					Loam	
4-7	10yr 7/2	100					Gravel Loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other
Depth (inches): 6.00

Hydric Soil Present? **Yes** _____ **No** X

Remarks:
Gravel/rock refusal layer at 6"

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-3

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.90501 Long: -87.95275 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	60	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	60	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	60	x 4 =	240
UPL Species	0	x 5 =	0
Column Totals:	60 (A)		240 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0¹
___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation¹

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-3

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10yr 4/2	97	2.5 yr 5/6	3	C	M	Clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:
Gravel/rock refusal layer at 8"

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 (B4)
- ___ 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)
- ___ Precense of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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)
- ___ 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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-4

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 1 Lat: 42.90477 Long: -87.953476 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Phalaris arundinacea	90	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	90	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	90	x 2 =	180
FAC Species	0	x 3 =	0
FACU Species	0	x 4 =	0
UPL Species	0	x 5 =	0
Column Totals:	90 (A)		180 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators

X 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation¹

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

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks:

SOIL

Sampling Point: SP-4

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10yr 4/2	97	2.5yr 4/6	3	C	M	Loamy clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:
Gravel/rock refusal layer at 8"

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 (B4)
- ___ 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)
- ___ Precense of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 _____ No X Depth (inches): _____

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

Wetland Hydrology Present? **Yes** X **No** _____

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

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-5

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 3 Lat: 42.904722 Long: -87.953464 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	100	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	100	x 4 =	400
UPL Species	0	x 5 =	0
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0¹
___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation¹

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-5

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-17	10yr 3/1	10					Loamy clay	
0-17	10yr 4/3	80	2.5yr 4/6	8	RM	M	Loamy clay	
0-17	10yr 7/3	2					Sandy clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other
Depth (inches): 17.00

Hydric Soil Present? **Yes** _____ **No** X

Remarks:
Gravel/rock refusal layer at 17"

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-6

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.904588 Long: -87.95305 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions were normal.

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Phalaris arundinacea	90	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	90	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	90	x 2 =	180
FAC Species	0	x 3 =	0
FACU Species	0	x 4 =	0
UPL Species	0	x 5 =	0
Column Totals:	90 (A)		180 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 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]

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

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks:

SOIL

Sampling Point: SP-6

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10yr 4/2	97	2.5 4/6	3	C	M	Clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other

Depth (inches): 14.00

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

Remarks:
Gravel/rock refusal layer at 14"

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 (B4)
- ___ 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)
- ___ Precense of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 14

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

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

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-7

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 3 Lat: 42.90455 Long: -87.953065 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	100	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	100	x 4 =	400
UPL Species	0	x 5 =	0
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.00

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]

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-7

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10yr 4/2	20					Clay loam	
0-18	10yr 4/3	75	2.5 5/6	5	C	M	Clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other
Depth (inches): 18.00

Hydric Soil Present? **Yes** _____ **No** X

Remarks:
Gravel/rock refusal layer at 18"

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-8

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.903908 Long: -87.952864 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Phalaris arundinacea	65	Yes	FACW
2. Poa pratensis	35	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	65	x 2 =	130
FAC Species	0	x 3 =	0
FACU Species	35	x 4 =	140
UPL Species	0	x 5 =	0
Column Totals:	100 (A)		270 (B)

Prevalence Index = B/A = 2.70

Hydrophytic Vegetation Indicators

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation¹

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

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks:

SOIL

Sampling Point: SP-8

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10yr 4/2	96	5yr 5/6	4	C	M	Clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:
Rock/gravel refusal layer at 12"

HYDROLOGY

Wetland Hydrology Indicators:

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

- X Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B4)
- ___ 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)
- ___ Precense of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 X No _____ Depth (inches): 1

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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-9

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 3 Lat: 42.903893 Long: -87.952767 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	100	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	100	x 4 =	400
UPL Species	0	x 5 =	0
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.00

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]

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-9

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-24	10yr 4/3	65	5yr 5/6	3	C	M	Clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other
Depth (inches): 24.00

Hydric Soil Present? **Yes** _____ **No** X

Remarks:
Gravel/rock refusal layer at 24"

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-10

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.903806 Long: -87.951666 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Phalaris arundinacea	70	Yes	FACW
2. Poa pratensis	30	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	70	x 2 =	140
FAC Species	0	x 3 =	0
FACU Species	30	x 4 =	120
UPL Species	0	x 5 =	0
Column Totals:	100 (A)		260 (B)

Prevalence Index = B/A = 2.60

Hydrophytic Vegetation Indicators

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 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]

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

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks:

SOIL

Sampling Point: SP-10

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10yr 4/2	97	2.5 yr 4/6	3	RM	M	Loamy clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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): 12
Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

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

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-11

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.903775 Long: -87.951725 Datum: WGS 84

Soil Map Unit Name: Loamy land NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal.

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	90	Yes	FACU
2. Daucus carota	3	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	93	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	93	x 4 =	372
UPL Species	0	x 5 =	0
Column Totals:	93 (A)		372 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0¹
___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation¹

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-11

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10yr 7/2	5					Clay	
0-16	10yr 4/2	25					Clay loam	
0-16	10yr 4/3	65	5yr 5/6	5	C	M	Clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other
Depth (inches): 16.00

Hydric Soil Present? **Yes** _____ **No** X

Remarks:
Gravel/rock refusal layer at 16"

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-12

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 1 Lat: 42.904492 Long: -87.950923 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Typha angustifolia	100	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	100	x 1 =	100
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	0	x 4 =	0
UPL Species	0	x 5 =	0
Column Totals:	100 (A)		100 (B)

Prevalence Index = B/A = 1.00

Hydrophytic Vegetation Indicators

X 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 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]

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

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks:

SOIL

Sampling Point: SP-12

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	7.5yr 5/1	100					Clay muck	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

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 (B4)
- ___ 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)
- ___ Precense of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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): 8

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

Wetland Hydrology Present? **Yes** X **No** _____

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

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-12

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 1 Lat: 42.903091 Long: -87.951887 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes, eroded NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	70	Yes	FACU
2. Phalaris arundinacea	20	No	FACW
3. Daucus carota	3	No	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	93	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	20	x 2 =	40
FAC Species	0	x 3 =	0
FACU Species	70	x 4 =	280
UPL Species	3	x 5 =	15
Column Totals:	93 (A)		335 (B)

Prevalence Index = B/A = 3.60

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]

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-12

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10yr 4/2	97	2.5yr 3/6	3	C	M	Loamy clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Other
Depth (inches): 14.00

Hydric Soil Present? **Yes** X **No** _____

Remarks:
Rock/gravel refusal layer at 14"

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
Water Table Present? Yes X No _____ Depth (inches): 10
Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

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

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-13

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 3 Lat: 42.904491 Long: -87.950952 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	65	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	65	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	65	x 4 =	260
UPL Species	0	x 5 =	0
Column Totals:	65 (A)		260 (B)

Prevalence Index = B/A = 4.00

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]

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-13

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10yr 4/3	35					Clay loam	
0-14	10yr 4/2	65					Clay	
14-24	10yr 4/3	80					Clay	
14-24	10yr 4/2	15					Clay	
14-24	10yr 7/2	5					Clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-14

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 2 Lat: 42.905218 Long: -87.950624 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Typha angustifolia	90	Yes	OBL
2. Phalaris arundinacea	10	No	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	90	x 1 =	90
FACW Species	10	x 2 =	20
FAC Species	0	x 3 =	0
FACU Species	0	x 4 =	0
UPL Species	0	x 5 =	0
Column Totals:	100 (A)		110 (B)

Prevalence Index = B/A = 1.10

Hydrophytic Vegetation Indicators

X 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation¹

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

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks:

SOIL

Sampling Point: SP-14

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10yr 5/1	100					Clay muck	

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

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

X Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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): 1

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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: _____ City/County: Franklin, Miwaukee Sample Date: 04/08/2025

Applicant/Owner: _____ State: WI Sample Point: SP-15

Investigator(s): Al Linton Section, Township, Range: T5N R21E Section 12

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

Slope (%): 5 Lat: 42.905224 Long: -87.950695 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes NWI 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 _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

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

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

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

Remarks:
APT indicated climatic conditions are normal

VEGETATION - Use scientific names of plants.

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

Sapling/Shrub Stratum (Plot size: 15ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5ft)			
1. Poa pratensis	65	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	65	= Total Cover	

Wood Vine Stratum (Plot size: 15ft)			
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% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	x 1 =	0
FACW Species	0	x 2 =	0
FAC Species	0	x 3 =	0
FACU Species	65	x 4 =	260
UPL Species	0	x 5 =	0
Column Totals:	65 (A)		260 (B)

Prevalence Index = B/A = 4.00

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]

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: SP-15

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

Depth	Matrix		Redox					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10yr 4/3	35					Clay loam	
0-14	10yr 4/2	65					Clay loam	
14-24	10yr 4/2	12					Clay	
14-24	10yr 7/2	3					Clay	
14-24	10yr 4/3	85					Clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

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 (B4)
___ 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)
___ Precense of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Secondary Inidcators (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 (streamgauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix D

SITE PHOTOGRAPHS

W-1 (PP1) Northeast	W-2 (PP1) Southwest
	
W-3 (PP2) West	**W-4 (PP3) South**
	

W-5 (PP5)
South | Northwest





Upland Point (PP4)
West



P4 (PP6)
West



P4 (PP6)
North



P1 (PP7) North	P1 (PP7) South
	

Appendix E

STATEMENT OF QUALIFICATIONS

Alexander J. Linton, PWS

Environmental/Wetland Scientist
275 W Wisconsin Ave Suite 300
Milwaukee, WI 53203
Alex.Linton@Graef-usa.com
(414) 266-9030



Alex is an Environmental/Wetland Scientist with over 13 years of experience relating to natural resources ecology, restoration, permitting/surveying, and management. He holds a B.S. in Wildlife Ecology with a minor in Biology from the University of Wisconsin-Stevens Point and a P.S.M. in Conservation Biology from the University of Wisconsin-Stout. His relevant areas of coursework include wildlife ecology, plant taxonomy and anatomy, land and resource management, conservation biology, and aquatic/wetland ecology and management. He also has professional training and experience in wetland delineations, environmental surveying, and plant identification. Alex has worked in various ecosystem types all over the Midwest for both the public and private sector.

Education

B.S. – Wildlife Ecology, Minor – Biology, 2014
University of Wisconsin – Stevens Point
Stevens Point, WI

P.S.M. – Conservation Biology, 2021
University of Wisconsin – Stout
Menomonie, WI

Basic Wetland Delineator Training, 2016
Wisconsin Field Station
University of Wisconsin – Milwaukee

Basic Wetland Plant Identification, 2017
Wetland Delineator Certification Program
University of Minnesota

Grasses and Sedges Identification, 2017
Wetland Delineator Certification Program
University of Minnesota

Certifications/Training

Professional Wetland Scientist
PWS #3842
Society of Wetland Scientists

Endangered Resource Reviewer
WI Department of Natural Resources
Madison, WI

Basic Wildland Fire Fighter Certification
(S-190, S-130, L-180, ICS-100, ICS-700)
National Wildfire Coordinating Group

Certified Wetland Specialist
McHenry County, IL

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of October 23, 2025

Site Plan

RECOMMENDATION: Staff recommends approval of the application for a Site Plan. Recommended Conditions of Approval are provided in the draft Resolution(s).

Project Name:	**Communities of Crocus**
Property Owner:	Communities of Crocus
Applicant:	Amy Hansel, Communities of Crocus
Property Address/Tax Key Number:	0 S 31ST ST / 761 9992 002
Aldermanic District:	District 3
Agent:	Kevin Allenbach, RA, HGA Architects
Zoning District:	B-MU S. 27th St. Mixed Use FW on all lots
Use of Surrounding Properties:	Residential (North, South, and West) B-MU S. 27th St. Commercial (East)
Application Request:	Site Plan
Staff Planner:	Marion Ecks, AICP

APPLICATION DESCRIPTION

The applicant, Communities of Crocus, is seeking approval of a site plan for a multifamily residential development with supportive services for adults with autism and similar Intellectual Developmental Disabilities (IDDs) and their families. The long-term development plan includes supportive housing for individuals with IDDs, buildings with services for residents, and standard housing for their families. Other buildings will include office spaces and community education and recreation facilities.

The application before the Commission today are requests for a Site Plan to allow for construction of Phase One. The applicant has already received approval of a Special Use to allow for Phase One, which includes development of residential facilities and a community building on the north-most lot of the development. Comprehensive Master Plan Amendment and Rezoning were required to rezone the lot for Mixed Use development.

Lot	Phase	Address & TKN	Dev.	Acreage	App.(s)	Zoning
A	1	0 S 31ST ST 761 9992 002	Care Homes & Services	18.4	SU	B-4 S. 27th St. Mixed Use
B	2	0 S 31ST ST 761 9994 005	Apartments	10.3	CMPa, RZ	R-6 and OL-1
C	3	0 S 35TH ST 761 9997 003	Townhome duplex	8.4	CMPa, RZ	R-6 and OL-1
D	3	7521 S. 31st St. 786 9981 004	Duplex	5.7	CMPa, RZ	R-6 and OL-1
			Total	42.9		



The sites do not have buildings on them. There are a variety of natural resources including a tributary of the Root River, floodplain, woodland, and wetlands. In addition, lots A, B, and C contain constructed wetlands which were installed as part of a project with the Milwaukee Metropolitan Sewerage District (MMSD) to increase stormwater capture in the area. Lots A, B, and C have frontage on both 31st and 35th Streets, but access to 35th Street is limited by the presence of a stream.

The project is located on lands west of NWML and the Statesmen multifamily development, as well as the Master Halco ladder company. To the north and west single-family residential neighborhoods, as well as vacant land. The lots contain a significant natural resource buffer on their western side, as the presence of floodplain limits developable area. The applicants are not proposing any impacts to floodplain for this development. The current site plan includes impacts to wetland resources which may require approval of a Natural Resources Special Exception. The NRSE is under review.

The surrounding area has a Future Land Uses of Mixed Use to the north and east, which includes residential, commercial, and institutional uses. To the south of the development are single family homes with a future land use designation of Office. To the west are single family homes with residential future land use, and vacant land that is designated recreational. All areas include natural resource future land use. (See Locator Maps)

PROJECT ANALYSIS

Approval of the full development required a Comprehensive Master Plan Amendment, Rezoning, and Special Use permits, as well as this Site Plan. Impacts to natural resources may require an NRSE. The applicant is also responsible for necessary approvals by other departments and jurisdictions that are not within the scope of this Site Plan. City Development staff has the following comments and concerns about this proposal. Detailed comments to the applicant are provided in the Staff Comments memo attached.

Existing Special Use

Phase one of the project is the core mission of this development: housing and community facilities for adults with IDDs. Subsequent phases will include additional housing for adults with IDDs, amenities, and housing for families and caregivers of residents in supportive housing. The

applicants have provided detailed information on their work and vision with their application submittal.

For Phase One, the applicants are proposing four (4) four-unit residence buildings, for a final total of sixteen dwelling units, well within the allowable density. Elements of the Centre at Crocus community center, and proposed uses for the Hub facility are generally Permitted uses in B-MU zoning. The Centre will include medical offices, home health care services, vocational schools, physical fitness and dance studios, and other recreational uses.

The applicant has received approval of a Special Use (RES 2024-8217) for the lot with TKN 761 9992 002 to allow for this mixed-use development. Further use approval is not required at this time, however the Special Use will lapse if work has not commenced within one year of the approval date. The applicant may request an extension.

Site Plan

The applicant has submitted all required elements for site plan review, except a lighting plan. Staff provided the applicant with staff comments on October 3, 2025.

The Site Plan envisions six (6) buildings: four Care Homes, the Centre and a Supporting Hub building, to be located on the eastern portion of lot "A" along South 31st Street.

- Each **Care Home** consist of a single-story 6,000 Square Foot building with four one-bedroom apartment units. Interior designs are provided for reference but are subject to the WI Building Code and not part of Plan Commission review.
- The **Centre** is a two-story 19,500 Square Foot building with a partial basement. The Centre will provide space for training, educational, recreational and therapeutics activities for Communities of Crocus residents.
- The **Supportive Hub** is a one-story 18,500 Square Foot building at the main driveway from 31st Street. The Hub will provide caregiver support and resources for residents and their families, including community spaces.

Table 15-5-10(B) for BMU	Allowable Percentage	Front/Street	Interior	Rear
Glazing	Min	50/40	0	0
Masonry	Min	50	25	any
Lap Siding, Stucco	Max	50	75	any
EFIS, Concrete	Max	15	25	25
Metal Siding	Max	15	25	25
Vinyl Siding, Unfinished Concrete Block	Max	0	0	25

The structures meet or exceeds glazing and articulation standards on major façades, and otherwise comply with the dimensional and architectural requirements of the B-MU zoning district.

In addition to the buildings, the development includes features such as required landscaping, parking, and stormwater management facilities, as well as amenities for the residents including a backyard play area. These features also comply with the requirements of the UDO. A fence will surround the backyards of the residences and a portion of the rear of the Centre building. The fence may not be closer to the street that any building; some drawings require revision to reflect this change which is a recommended condition of approval.

The City requires a "bufferyard" in development plans where different zoning districts border each other. In this case, the property will have a bufferyard on the north property line primarily consisting of existing vegetation and trees.

A lighting plan was not complete at the time of this review. Proposed designs generally conform to the requirements of the UDO. Lighting may not encroach over a residential property line (§15-5-11.G.2). Staff is recommending that full lighting plans be a condition of approval subject to a future Minor Site Plan review.

Development will not impact the constructed wetland or environmental corridors on the site, but does impact wetland resources which will require further review and possible approval of an NRSE.

Subsequent phases, which are planned as residential development, 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 recommends the following additional conditions based on review of this application for compliance with the Unified Development Ordinance:

Site Plan:

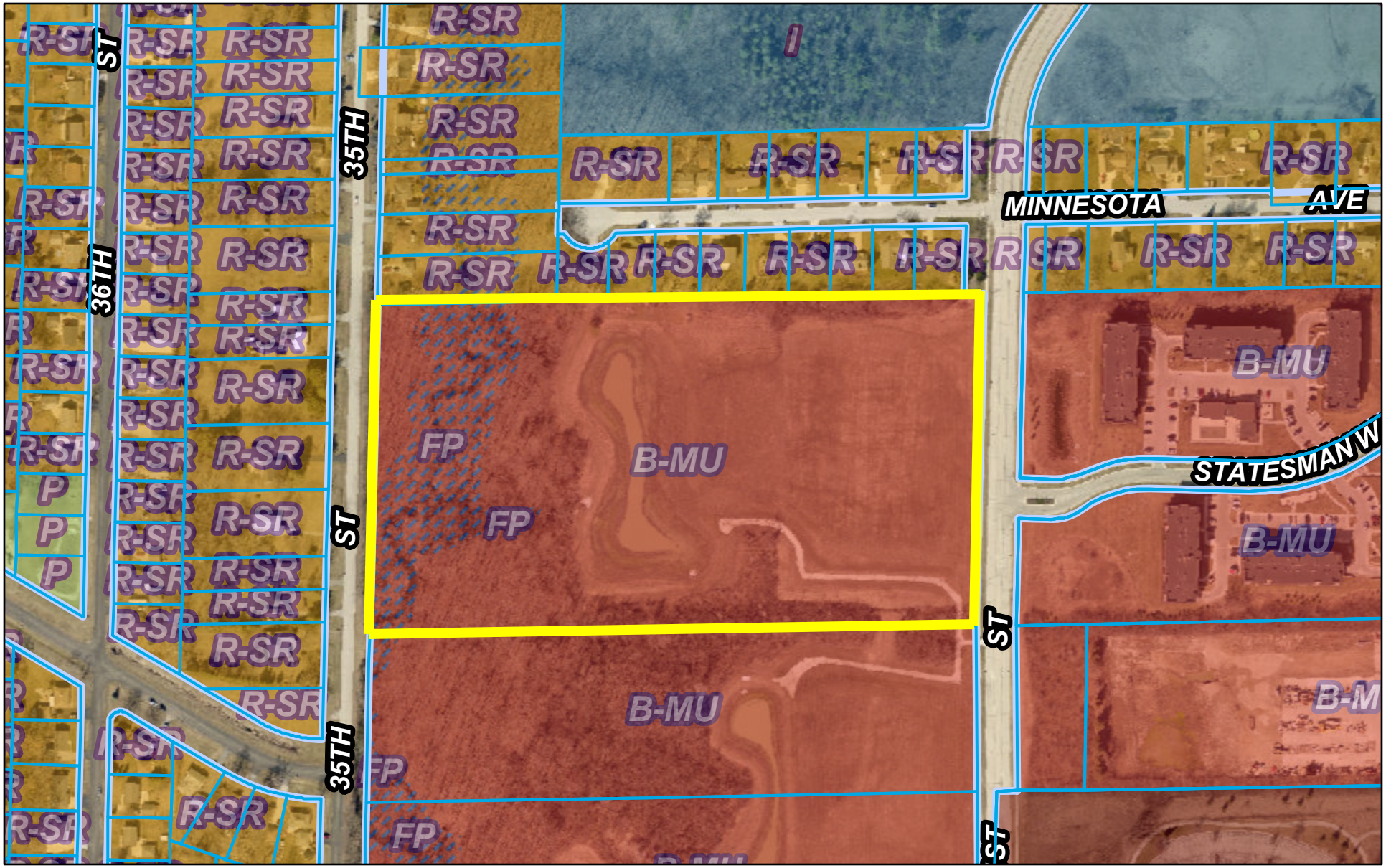
- Final Lighting plans may be reviewed as a Minor Site Plan at a later date but prior to the issuance of any building permit.
- Approval of the site plan is conditioned on the applicant receiving approval for natural resource impacts pursuant to the standards of Table 15-7-03 prior to the issuance of any building permit.
- The proposed fence may not be located closer to the public street than the residential structure (15-5-08.G.2). The applicant shall provide revised plans for Planning Staff review and approval.

Staff recommends approval of the applications, subject to conditions in the draft legislative documents.

Exhibits:

- Site Plan RES
- Applicant Plan Commission Package

City of Franklin Property Viewer



10/16/2025, 8:52:34 AM

Parcel

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

SE Wisc Reg Planning Comm, SEWRPC, Maxar

Guest

Earthstar Geographics | City of Franklin, WI |

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 10-10-2025]*

RESOLUTION NO. 2025-____

A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT OF A SIXTEEN UNIT SUPPORTIVE HOUSING DEVELOPMENT, RESIDENT COMMUNITY CENTER, AND COMMUNITY HUB FACILITY, UPON PROPERTY LOCATED AT 0 S 31ST ST, TKN 761 9992 002 (BY AMY HANSEL, COMMUNITIES OF CROCUS, APPLICANT AND PROPERTY OWNER)

WHEREAS, Communities of Crocus having applied for approval of a proposed site plan for the development of a sixteen-unit supportive housing development, resident community center, and community Hub facility upon property located at 0 S. 31st Street (TKN 761 9992 002); and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to §15-9-03.B of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the development of a single-story medical office building, as depicted upon the plans dated October 13, 2025, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Communities of Crocus dated October 13, 2025.

2. Communities of Crocus, successors and assigns, and any developer of the 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 Communities of Crocus development 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 §15-9-14 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the Communities of Crocus development project for the property located at 0 S. 31st Street (TKN 761 9992 002): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits,

licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. That the Communities of Crocus Site Plan shall be developed and constructed pursuant to such Site Plan within two year of 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.

5. Final Lighting plans may be reviewed as a Minor Site Plan at a later date but prior to the issuance of any building permit.

6. Approval of the site plan is conditioned on the applicant receiving approval for natural resource impacts pursuant to the standards of Table 15-7-03 prior to the issuance of any building permit.

7. The proposed fence may not be located closer to the public street than the residential structure (15-5-08.G.2). The applicant shall provide revised plans for Planning Staff review and approval.

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:

ATTEST: _____
John R. Nelson, Mayor

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Communities of Crocus
7521 South 31st Street (Parcel 761-9992-002)
City of Franklin Site Plan Review Application
Index of Documents Submitted
Prepared by HGA Architects (HGA Inc.)
October 14, 2025

Document Index

1. **Response to City Review Comments and attachments**
2. **Legal Description of the property**
3. **Project Narrative**
4. **Site Plan Package**
    a. **Civil**
        i. **Civil Site Drawings (C300 + C301)**
        ii. **Drainage Area Map Exhibits**
        iii. **Natural Resources Protection Plan**
    b. **Landscape Drawings**
5. **Architectural Drawings w/ Colored Building Elevations**
6. **2024 Wetland Delineation Report (Electronic Copy Only)**

Electronic File Transfer with all the plan submittal materials

HGA

333 East Erie Street 414.278.8200
Milwaukee, WI 53202 HGA.COM

October 13, 2025

Marion Ecks, AICP
Principal Planner
City of Franklin Department of City Development
9229 W Loomis Rd, Franklin, WI 53132

Re: Communities of Crocus
HGA Response | Comments + Site Plan
HGA Commission Number 5371-001-02

Dear Marion:

Please see HGA's responses to City Staff comments below in blue.

Planning Site Plan Comments

General

1. This application requires Plan Commission approval.
   HGA Response: Comment acknowledged.
2. Signage requires separate permitting.
   HGA Response: Yes, HGA will be submitting signage permits separately.
3. Site Intensity calculations and impervious coverage:
   a) The allowable maximum coverage in B-MU Zoning is 70%. The application complies with this requirement.
      HGA Response: Comment acknowledged.
   b) Please provide site intensity calculations using the procedure described in 15-9-04. Site Intensity and Capacity Calculations.
      HGA Response: please see attached Site Intensity Calculations.
   c) Landscape plans show gravel trail surfaces but impervious calculations on sheet C300 list the amount of gravel as zero. Please reconcile / revise materials.
      HGA Response: The surfacing coverage in the site statistics table on sheet C300 has been revised to include gravel surfacing.
   d) Are play surfaces included in impervious coverage calculations? Materials listed in landscape plan Key Note Item 1 must be counted towards coverage
      HGA Response: The surfacing coverage in the site statistics table on sheet C300 has been revised to include the play area surfacing.
4. The application complies with B-MU zoning requirement for required yard setbacks and building dimensions.
   HGA Response: Comment acknowledged.

5. The proposed fence complies with height and material requirements. The proposed fence may not be located closer to the public street than the residential structure (15-5-08.G.2).
   HGA Response: This has been updated; the fence now extends directly north from the NE corner of the east Care Home building and does not travel closer to the public street. Refer to A201 for floorplan which identifies this as the porch portion of the building.

Special Use

6. The applicant has received approval of a Special Use (RES 2024-8217) for the lot with TKN 761 9992 002 to allow for a mixed-use development including a sixteen-unit supportive housing development, resident community center, and community Hub facility. Further use approval is not required at this time; note that the approval has a duration of one year so if work has not commenced you may wish to request an extension.
   HGA Response: Comment acknowledged. We would like to request an extension and will work with Marion on that.

Landscaping 15-5-05 & 15-5-06

7. There is a label for the woodland compensation (mitigation) area "A" in the legend, but no corresponding area on the drawing. Where is woodland compensation being proposed? Please include this information in landscape plans.
   HGA Response: Wetland and woodland mitigation area extents have been clarified with additional keynotes.
8. Please include trees, seed mixes or plants are proposed for compensation areas in the plant schedule.
   HGA Response: Plant labels corresponding to plant materials schedule are provided for all planting in woodland mitigation area. Plant list for Native Prairie has been added to L220.
9. Irrigation is required (§15-5-05.C) in landscaped areas. Please provide information about proposed irrigation.
   HGA Response: Landscape notes provide description of irrigation extents and requirements.
10. The City prefers use of native varieties of shrubs, perennial grasses etc. in landscaping.
    HGA Response: Comment acknowledged. The majority of plant species selected for the are native with non-natives used for their performance and effect in the location.
11. A bufferyards is required on the north property line between the development and the residential single-family residential neighborhood adjacent. The natural bufferyard of existing woodland provided is appropriate; staff recommends removal of any invasive plants. Please provide the required bufferyard easement for City review and approval.
    HGA Response: Bufferyard extent is identified on plans.
12. Conservation area boundaries should be marked with boulders, signage, or other physical barriers. Please include this information on landscape plans.
    HGA Response: Information regarding signage added to plan.

Parking 15-5-01

13. Parking requirement are maximums; the proposed shared parking is appropriate.
    HGA Response: Comment acknowledged.
14. Bicycle parking is required – a minimum of five (5) percent of the off-street vehicle parking spaces

provided, up to ten (10) required bicycle parking spaces. This must be located within 50' of the building's main entrance.
HGA Response: 6 bicycle parking spaces each added near main entries of The Centre and Supportive Hub.

15. The design provides a pedestrian connection to right of way and sidewalks as required.
HGA Response: Comment acknowledged.

Lighting 15-5-11

16. Preliminary information on landscape plan shows conceptual lighting design which meets the requirements of the ordinance. Final Lighting plans may be reviewed as a Minor Site Plan at a later date but prior to the issuance of any building permit.
HGA Response: Yes, we will be submitting a Minor Site Plan that includes the Final Site Lighting Plans at a later date, but before the building permit issuance.
17. Note that lighting standards are now regulated by the 2025 UDO §15-5-11.
HGA Response: Comment acknowledged.

Architecture 15-5-10

18. Architecture must conform to the standards of 15-5-10.B. Please provide complete information for each building and façade. A table is preferred, such as the example:
HGA Response: please see attached building facade material calculation ta

19. Architecture complies with the requirements of 15-4-01.E for residential building orientation.
HGA Response: Comment Acknowledged.

Wetlands and other environmental features: This development site contains a branch of the Root River, floodplain, a wetland complex, as well as woodlands.

20. The NRPP provided includes information required under the 1998 UDO. This application is being evaluated under the new 2025 UDO. Please refer in particular to Article 7 for standards. Exhibits should reflect current requirements:
    a) Steep slopes are not regulated by the 2025 UDO. You do not need to remove this information from exhibits, but please note it in tables/labels.

HGA Response: A note stating that steep slopes are no longer regulated under the 2025 UDO has been added to the natural resources protection plan exhibit.

21. The application for a Natural Resource Special Exception (NRSE) for woodland and wetland impacts to this property is currently under review. Staff recommends that any Site Plan approval be conditioned on the approval of the NRSE.
HGA Response: Comment acknowledged.
22. Conservation Easements will be required as part of the NRSE approval. Note that compensation areas must be included in required easements.
HGA Response: The proposed updated conservation easement fully includes the proposed compensation areas and is shown on the site plan and natural resources protection plan.
23. Please provide an electronic copy of the 2024 Wetland Delineation Report.
HGA Response: The 2024 and 2021 wetland delineation reports by RES are included in the stormwater

report within Appendix I. A separate copy of the 2024 wetland delineation report has been included with this site plan resubmittal for reference.

Engineering Department Comments

Separate engineering review will be required once civil plans are submitted.
HGA Response: Comment acknowledged

Fire Department Comments

1. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
   HGA Response: Comment Acknowledged. Fire Protection Systems will be provided per all applicable building codes.
2. Fire Extinguisher placement as per NFPA 10.
   HGA Response: Comment Acknowledged. Fire Extinguishers will be provided per NFPA 10.
3. Fire Department Connection (FDC), and hydrant placement and density must be acceptable to AHJ.
   HGA Response: Comment acknowledged. Hydrant placement is being additionally coordinated with the City Engineering department as well.
4. Master Key set required for placement in Knox Box (if required).
   HGA Response: Comment acknowledged. Owner will provide.
5. Provide emergency access gates in fence surrounding the Care Homes acceptable to AHJ.
   HGA Response: Comment acknowledged. Gate locations have been called out on Civil Sheet C301 with keynote #17.
6. Permitting and submittal instructions for fire protection system review and inspection can be found at: https://www.franklinwi.gov/Departments/Fire.htm
   HGA Response: Comment acknowledged.

Recommended Conditions of Approval

Note that all resolutions are drafted with a standard set of condition relating to development timelines and requirements, approvals from other jurisdictions and departments, etc. Staff may recommend additional conditions based on review of these applications for compliance with the Unified Development Ordinance. Current proposed conditions include:

1. Site Plan approval is conditioned on the approval of the related Natural Resource Special Exception.
   HGA Response: Comment acknowledged.
2. Final Lighting plans may be reviewed as a Minor Site Plan at a later date but prior to the issuance of any building permit.
   HGA Response: Comment Acknowledged. We plan to submit a Minor Site Plan document with Final Lighting Plans at a later date.

Sincerely,



Kevin Allebach
Principal
Mobile: 414-520-6513

List of Exhibits / Attachments

1. Exhibit 1_CoC - City of Franklin Review - Updated Drawings
2. Exhibit 2_CoC - City of Franklin Review -Site Intensity Calculations
3. Exhibit 3_CoC - City of Franklin Review - Materiality Tables
4. Exhibit 4_I1_2024 RES_Communities_of_Crocus_WD_Report_20240509

CCAmy Hansel, President of Communities of Crocus
Brad McDermit, HGA
Taruna Gupta, HGA

Communities of Crocus
7521 South 31st Street (Parcel 761-9992-002)
City of Franklin Site Plan Review
Site Intensity Calculations
Prepared by HGA Architects (HGA Inc.)
October 13, 2025

Table 15-9-04(A)(4): Calculation of Natural Resources Protection Land Area		
Row	**Resource / Feature**	**Total Land Surface Area of Each Natural Resource Feature(SF)**
a.	SEWRPC Primary Environmental Corridor	0
b.	SEWRPC Secondary Environmental Corridor	270,216
c.	SEWRPC Isolated Natural Resource	0
d.	Surface Water or Wetland Buffer	183,998
e.	Woodland or Forest	339,857
f.	Wetland	222,632
g.	Degraded Wetland	0
h.	Lake or Pond	0
i.	Gross Land Surface Area of Natural Resource Features [Sum of (a) through (h) above]	1,016,703
j.	Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least 1 Natural Resource feature (a) through (h)	553,028

Table 15-9-04(A)(5): Calculation of Base Site Area for Development		
Row	**Land Area to Be Determined**	**Area (SF)**
a.	Gross Site Area (Determined through boundary survey.	803,949
b.	Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of utilities, and dedicated public park or school sites	31,962
c.	Land reserved for open space as part of a previously approved development or land division	141,850
d.	Land area to be reserved for parks and schools	0
e.	Net Natural Resource Protection Lands, row (j) from Table 15-9-04(A)(4)	553,028
f.	Net Buildable Area for Development = (a) - {sum (b+c+d+e)}	77,109

Table 15-9-04(A)(6): Calculation of Site Capacity for Residential Uses		
Row	**Land Area to Be Determined**	**Area (SF or acres; use throughout)**
a. Net Buildable Area for Development, Row (f) from Table 15-9-04 (A)(5)		**77,109 SF**
For multifamily units, if proposed:		
b. Number of units proposed: **4**	c. Minimum lot area per unit (from Section 15-3-01): **5500 SF (50ft x 110 ft) for B-MU Zoning**	d= (b) x (c) Minimum Land Area Required **22,000 SF**
For single-family units, if proposed:		
e. Number of units proposed: **0 units**	f. Minimum lot area per unit (from Section 15-3-01) **5500 SF (50ft x 110 ft) for B-MU Zoning**	g= (e) x (f) Minimum Land Area Required: **0 SF**
Total minimum land area required shall not exceed net buildable area for development; check that (h) < (a)	h= (d) + (g) Total minimum land area required: **22,000 SF < 77,109 SF**	

Communities of Crocus
7521 South 31st Street (Parcel 761-9992-002)
City of Franklin Site Plan Review | Building Façade Material Calculation Table

Supportive Hub

East (Front Façade)

	Area	Percent	Requirement
Elevation Total	3,728 sf	100%	n/a
Less Glazing	1,246 sf	33%	<40%
Net Elevation	2,482 sf	67%	n/a
Masonry	1,876 sf	76% (of Net El.)	Min. 50%
Lap Siding	606 sf	24% (of Net El.)	Max 50%

South (Side Façade)

	Area	Percent	Requirement
Elevation Total	1,838 sf	100%	n/a
Less Glazing	390 sf	21%	n/a
Net Elevation	1,448 sf	79%	n/a
Masonry	611 sf	42% (of Net El.)	Min. 25%
Lap Siding	837 sf	58% (of Net El.)	Max 75%

West (Rear Façade)

	Area	Percent	Requirement
Elevation Total	3,320 sf	100%	n/a
Less Glazing	1,120 sf	34%	n/a
Net Elevation	2,200 sf	66%	n/a
Masonry	1,178 sf	53% (of Net El.)	Any % Allowed
Lap Siding	1,022 sf	47% (of Net El.)	Any % Allowed

North (Side Façade)

	Area	Percent	Requirement
Elevation Total	1,838 sf	100%	n/a
Less Glazing	225 sf	12%	n/a
Net Elevation	1,613 sf	88%	n/a
Masonry	895 sf	55% (of Net El.)	Min. 25%
Lap Siding	718 sf	45% (of Net El.)	Max 75%

Care Homes

South (Front Façade)

	Area	Percent	Requirement
Elevation Total	1,381 sf	100%	n/a
Less Glazing	537 sf	39%	<40%
Net Elevation	844 sf	61%	n/a
Masonry	487 sf	58% (of Net El.)	Min. 50%
Lap Siding	357 sf	42% (of Net El.)	Max 50%

West (Side Façade)

	Area	Percent	Requirement
Elevation Total	1,259 sf	100%	n/a
Less Glazing	270 sf	21%	n/a
Net Elevation	989 sf	79%	n/a
Masonry	459 sf	46% (of El. Total)	Min. 25%
Lap Siding	530 sf	54% (of El. Total)	Max 75%

North (Rear Façade)

	Area	Percent	Requirement
Elevation Total	1,348 sf	100%	n/a
Less Glazing	455 sf	34%	n/a
Net Elevation	893 sf	66%	n/a
Masonry	370 sf	41% (of El. Total)	Any % Allowed
Lap Siding	523 sf	59% (of El. Total)	Any % Allowed

East (Side Façade)

	Area	Percent	Requirement
Elevation Total	989 sf	100%	n/a
Less Glazing	246 sf	25%	n/a
Net Elevation	743 sf	75%	n/a
Masonry	310 sf	42% (of Net El.)	Min. 25%
Lap Siding	433 sf	58% (of Net El.)	Max 75%

Centre

East (Front Façade)

	Area	Percent	Requirement
Elevation Total	4,843 sf	100%	n/a
Less Glazing	1,506 sf	31%	<40%
Net Elevation	3,337 sf	69%	n/a
Masonry	2,019 sf	60% (of Net El.)	Min. 50%
Lap Siding	1,318 sf	40% (of Net El.)	Max 50%

South (Side Façade)

	Area	Percent	Requirement
Elevation Total	3,504 sf	100%	n/a
Less Glazing	953 sf	27%	n/a
Net Elevation	2,551 sf	73%	n/a
Masonry	899 sf	35% (of Net El.)	Min. 25%
Lap Siding	1652 sf	65% (of Net El.)	Max 75%

West (Rear Façade)

	Area	Percent	Requirement
Elevation Total	4,823 sf	100%	n/a
Less Glazing	1,905 sf	39%	n/a
Net Elevation	2,918 sf	61%	n/a
Masonry	730 sf	26% (of Net El.)	Any % Allowed
Lap Siding	2,188 sf	74% (of Net El.)	Any % Allowed

North (Side Façade)

	Area	Percent	Requirement
Elevation Total	3,453 sf	100%	n/a
Less Glazing	1,287 sf	37%	n/a
Net Elevation	2,166 sf	63%	n/a
Masonry	983 sf	46% (of Net El.)	Min. 25%
Lap Siding	1,183 sf	54% (of Net El.)	Max 75%

City of Franklin Taxkey#: 761 9992 002 Legal Descriptions

Full Legal:

PARCEL I:
LOT 1 OF CERTIFIED SURVEY MAP NO. 7905 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON APRIL 11, 2007 AS DOCUMENT NO. 9415687, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

Abbreviated Legal:

CERTIFIED SURVEY MAP NO 7905 NE 12-5-21 LOT 1

Communities of Crocus - 7521 South 31st Street
Project Summary: City of Franklin Site Plan Submittal/Natural Resources Special Exemption
Site Plan Submittal for Phase 1: Parcel 761-9992-002
Prepared by HGA Architects, (HGA Inc.), Milwaukee, WI
Submittal Date: July 18, 2025

Project Summary.

The Project Summary is part of the Communities of Crocus (CoC) Site Plan Submission for their property located at 7521 South 31st Street, in Franklin, WI. While CoC owns 4 parcels of land, (approximately 45 acres total, this Site Plan Submittal is for Phase 1, which is proposed to be built on the northern most parcel, 761-9992-002.

The Project Summary has the following sections:

I. Project Background – Parcels, Land Purchase, Previous Approvals
II. Owner Information – Project Vision + Purpose, Owner Information
III. Use of Site
IV. Phase 1 Buildings – Descriptions, Operational Information and building construction cost
V. Project Phasing – Phase 1 (this submittal) with Phasing Plan showing full site build-out
VI. Parking Counts and Lighting Plan Information

Cost Estimate from Catalyst Construction is attached to this document, but here is the breakdown per building and site for Phase 1:

Care Homes (4)	$8,896,000
Centre Builing	$8,991,500
Supportive Hub	$5,535,500
Site Work	$1,858,000
Total Ph 1	$25,281,000

I. Project Background.

Communities of Crocus purchased the approximately 45-acre site from Northwestern Mutual at the end of 2024 with the goal to create a supportive neighborhood for adults with autism and similar intellectual disabilities. In the summer and fall of 2024, Communities of Crocus worked with the City of Franklin to approve the Special Use Application, the Comprehensive Master Plan Amendment, and Rezoning of the three (3) southern parcels on the site to B-4.

II. Owner Information.

Communities of Crocus (CoC) is a nonprofit (501)(c)(3) started by Amy Hansel and Emily (Trevor) Peters. Both are parents of children on the autism spectrum and/or with Down Syndrome. The mission of Communities of Crocus is to create supportive homes of choice for adults (18 years of age and above) with autism and similar intellectual and developmental disabilities that give them a sense of pride, accomplishment, and dignity by providing housing and supportive services within a natural environment. Communities of Crocus is led by a Board that includes the following:

- Amy Hansel (President): Amy has spent the past 26 years as a civil servant working for the Federal Government. She has extensive experience building relationships with people from various backgrounds, at all levels and from all over the world.
- Emily Peters (Vice President): Emily is a 25-year sales executive at the Xerox Corporation working with Fortune 1000 companies in the Midwest where she has maintained long lasting relationships with her clients and built trust as an advisor of business solutions.

• Andy Palec (Director): Andy has over three decades of experience managing complex real estate projects from inception through to successful completion. Currently a Vice President with Milwaukee-based Irgens Partners, he has prior involvement with different types of medical real estate and housing, from independent living for seniors to assisted living and skilled nursing care throughout the US.
• Rechelle Chaffe (Director): Rechelle serves as the Executive Director of Autism Society SE WI and has family members on the spectrum. She has championed for Autism awareness, education and supports by providing programs and services that benefit the Autism community.
• Brian Beeghly (Director): Brian is a global business leader with more than 30 years of experience in the areas of ethics, compliance, governance, insurance, and risk management. He most recently served as Executive Vice President- Insights& Solutions at Ethisphere.

III. Use of Site.

A key factor for the Communities of Crocus leadership was for the site of their new development to prominently feature the natural environment. It was important to select a site in Southeastern Wisconsin where residents could connect with nature in a meaningful way. The property search focused around the Milwaukee County area where there is a substantial need for housing options for adults with autism and their families. This South 31st Street site was chosen not only for the close proximity to transportation, stores, and other community amenities, but also for the existing natural environment and abundant green space that was so desired for the wellness and enjoyment of the residents, creating a true community for all who will call this site home.

The buildable area for this site is directly fronting South 31st Street. It is important to note that many natural features located on these properties will restrict development beyond the limits proposed by this project. The floodway associated with the East Branch of the Root River, which runs north-to-south along the western limits of the property, will prevent further construction along South 35th St. Additionally, a Secondary Environmental Corridor established by the Southeast Wisconsin Regional Planning Commission (SEWRPC), further encompasses the property from the right-of-way line along South 35th St eastward towards the center of the site. Furthermore, two existing detention basins built in 2022 by the Milwaukee Metropolitan Sewerage District (MMSD) fall under a 10-year conservation easement are intended to protect the constructed wetlands established within them. Communities of Crocus choose this site because of its natural beauty. Their goal is to leave the western two-thirds of the site as woodlands and wetlands restricting their buildings to the area closest to South 31st Street.

It is the vision of Communities of Crocus and its leadership to provide residents with a continuum of care that not only caters to the needs of the individuals, but also promotes a strong connection to nature and the outdoors and to the greater Franklin community. The innate beauty of the site is highly valued by all involved in the project, and through maintaining a reduced density across the site as well as allocating the western two-thirds of the property to remain as it exists today in woods and wetlands, Communities of Crocus maintains a fervent commitment to preserving these qualities that the community cherishes and the site will be protected through the following:

- Stormwater run-off from this development will be captured on-site via a combination of green infrastructure practices to meet the requirements set forth by the City of Franklin's Stormwater Management Ordinance.
- Proposed developments within the City of Franklin must also meet the requirements of MMSD Chapter 13, which places additional restrictions on the peak flows and/or volumes of stormwater produced by new developments.
- In meeting the requirements of both MMSD and the City of Franklin Stormwater Management Ordinance, stormwater run-off generated by this site will not exceed that of existing conditions,

ensuring no negative impacts will be caused to the capacity of the existing MMSD ponds nor the existing floodway of the Root River East Branch.

- The design team met with MMSD multiple times, and MMSD is fully aware of the project and saw no issues with the project as proposed. The proposed development respects the MMSD easements and all other easements and restrictions on the site. The developer will be responsible for the restoration of disturbed features within these conservation easements due to the construction activity of this site.
- Any small areas of impact made by this development or its related construction activities to existing wetlands and their surrounding 30-foot buffer will be mitigated at a rate of 1.5x the acreage disturbed, per the requirements set forth in the UDO, Section 15-4.0103.

IV. Phase 1 Buildings.

Phase 1 on the northern parcel of the land will see the construction of six (6) buildings: 4 Care Homes, the Centre, and a Supportive Hub building. The Care Homes and Hub are one-story buildings surrounded by landscape and green areas with landscaping buffers to screen views. The building exteriors will be constructed with a blend of masonry (brick) and cement board siding and panels. They will feature a combination of flat and gently sloped roofs meant to recall the mid-century modern architectural style that features homes with lots of windows and daylight, and large roof overhangs that stretch out and stay low to the ground. Individual building descriptions and operational information about each are below:

- Four (4) Care Homes are proposed along the northern edge of the property. Each Care Home consists of a single-story 6,000 SF home that features four one-bedroom apartment units, each with a private kitchen, living area, bedroom and bathroom. The core of each Care Home contains shared living spaces, laundry facilities, a nurses' station, a sensory room, and calming areas and staff offices.

  The four Care Homes have a combined maximum of 16 residents, plus each Home will have staff in the Home 24 hours a day. The staff are provided by the residents. The construction cost value of each Care Home is $2,224,000/ Total for 4 Homes is $8,896,000; see attached Cost Estimate by Catalyst Construction.

  The Centre, supplements the Care Homes, by providing space for the residents of the Care Homes to spend time during the day in training, educational, recreational and therapeutic activities. The Centre is a two-story building with a partial basement. The main level has an approximately 19,500 square foot floor plate and is designed for both Care Home residents and the broader autism community to spend the day. The Centre features recreational areas, a therapy pool, and spaces for various therapies including art and music therapy, several life skills training areas and classroom spaces, alongside of administrative offices. The Centre has spaces or zones for recreation, life skills training, therapy, art and music-making, relaxation, and leisure. It is envisioned that the residents will move through the zones over the course of the day with 3-4 residents in each zone at a time. Defined Centre zones include:
  - *Recreation Zone*: this space includes a large open area with a track space for walking and tricycle use, as well as a central area with fitness equipment such as stationary bikes and ellipticals. There is also a separate Jungle Gym Room with an adult size climbing structure, a heated therapy pool with supporting locker rooms, showers, and changing rooms.
  - *Life Skills Training Zone*: this space features a kitchen area used for demonstrating
  - cooking, nutritional classes and, cleaning skills. The kitchen will serve as an eating and learning area and provide an opportunity to decrease health inequities for this population. This area will also include a separate personal care area where individuals can engage in health and hygiene instruction.

- *Art + Music Zone:* this space will feature a large room for art classes with tables for painting, drawing, and sculpture-making, cabinets for art storage, and countertops with double-bowl sinks. The music and media room will feature spaces for musical instruments, as well as shelving for a small library of books. Both rooms can also be used as art and music therapy spaces. *Leisure Zone*: this zone features quiet places to hang-out and relax. Spaces will allow for watching movies, playing video games, or just relaxing with friends.
- *Therapy Zone:* this space is dedicated for therapists to hold speech, art, music, or general therapy sessions with the residents.

A smaller second floor of approximately 13,500 SF will initially be left as unfinished space. As money is fundraised, the second level will be built out as a Living Town Activity Center that features small storefront spaces such as a bank, library, coffee shop, printing center that provides adults with autism the life learning experiences of activities such as opening a bank account, checking out a book from the library, and buying snacks at a grocery store. The partial basement below the Centre, at 8,000 SF, is envisioned to provide mechanical spaces, a safe zone/shelter in case of tornado or weather events, and also future program space.

The intent is for the Centre to be primarily used by the residents of the Care Homes between the hours of approximately 8 am – 9 pm. The Centre will have a full-time director, and there will be staff in the building whenever the residents are using the Centre.

The cost estimate of the Centre is $8,991,500, see attached full Cost Estimate by Catalyst Construction.

A Supportive Hub is a one-story 18,500 SF building that will be constructed just off of the main entry as you enter the site from 31st Street. A part of Phase 1, the Hub will provide caregiver support and resources for residents and their families, along with office space for the Communities of Crocus organization. In addition, the Hub will provide space for community partners with similar missions who would provide life skills and job training opportunities for adults with autism. The Hub also features a large meeting room for training, lectures, and autism family support. The spaces in the Hub will include:

- Communities of Crocus Administrative Offices
- Family Resource Center with books, videos, and other publications and resources. This area will include shelving areas for resources, a reading room, reception area, and a meeting room
- Caregiver Training Suite
- Life Skills Suite including a kitchen and mock-up bathrooms, bedroom, and laundry room for use in Life Skills training classes
- Game Room and Maker Space
- Support and public spaces including lobby, restrooms, sensory rooms, and staff lounge
- Multi-purpose Room for lectures, training, seminars, and events
- Partner Suite 1: a suite for a community partner to lease space that includes offices, meeting area, and open space for program requirements
- Partner Suite 2: a suite for a community partner to lease space that includes offices, meeting area and open space for program requirements.

The intent is for the Hub is to be primarily open during daytime hours of approximately 8 am – 6 pm, with the meeting room being used in the evenings for the occasional lecture, meeting or autism

focused event. There will be staff in the building whenever the building is open.

The cost estimate of the Hub is $5,035,500, see attached full Cost Estimate by Catalyst Construction.

V. Project Phasing.

Future phases will develop the southern parcels and include an apartment building for autistic adults who can live independently with support, as well as duplex ranch-style homes for family members or caregivers of Crocus residents to promote a close-knit in-community support system. Additionally, a future phase will add a community pavilion, which is proposed as an area for gatherings, farmers markets, and other events, many of which will be open to the broader Franklin community. The goal of the project is to provide a holistic approach to housing and support that fosters a sense of purpose and community engagement for individuals with autism and their families.

The project is proposed to be constructed in 3 phases; however, fundraising efforts will impact the timing of how the community will develop and when structures are built. The phases are currently planned as follows:

Phase 1: will be focused on development of the northern parcel (761-9992-002) that will include the following:

- Main entry off of South 31st Street and private street
- Care Homes
- Centre
- Hub
- Parking lot between the Centre and the HUB

Phase 2: will be focused on development of the second parcel (761-9994-005) and will include the following:

- Extension of the private streets
- Apartment Building
- Community Pavilion

Phase 3: will be focused on the development of the southernmost parcels (761-9997-005; 786-9981- 004) and will include the following:

- Extension of the private streets
- Duplex homes (for families and care givers of autistic residents in the community)

VI. Parking + Site Lighting Plan.

Parking. Phase I Parking was calculated using Use/SF of the Phase 1 buildings. The required parking was calculated as follows:

Required Parking per City
Care Homes – 16 stalls including 1 accessible stall
Centre - 77 stalls including 3 Accessible
Hub – 98 Spots including 4 Accessible
Total Required: 191 Stalls

Since all of our Phase 1 Buildings are sharing the same parking areas, we applied a City allowed parking stall reduction of approximately 25% resulting in the parking stalls as shown on the Site Plan and as follows:

Parking Provided using Reduction for Shared Parking
Care Homes – 30 stalls including 4 accessible stalls
Centre/Hub - 108 stalls including 8 Accessible stalls
Total Provided with Reduction for Shared Parking: 138 Stalls including 12 accessible

Lighting Plan.

We understand that the project will need to comply with all City of Franklin lighting requirements as outlined in Division 15-5.0400. For this submission, we are showing our proposed site lighting layout on the Landscape Plan. Our intent is to keep required lighting poles as low as possible and to using full cut-off lighting fixtures along any street or in parking areas. The project will use an exterior lighting control system to ensure that any redundant exterior lighting is turned off as early as possible in the evening. The light fixture layout is shown and called out on the landscape plan and the fixture cutsheet is included on Sheet L220. We are submitting this preliminary lighting plan as a part of the Site Plan Submission and understand that we will need to submit a Final Lighting Plan for City of Franklin review.

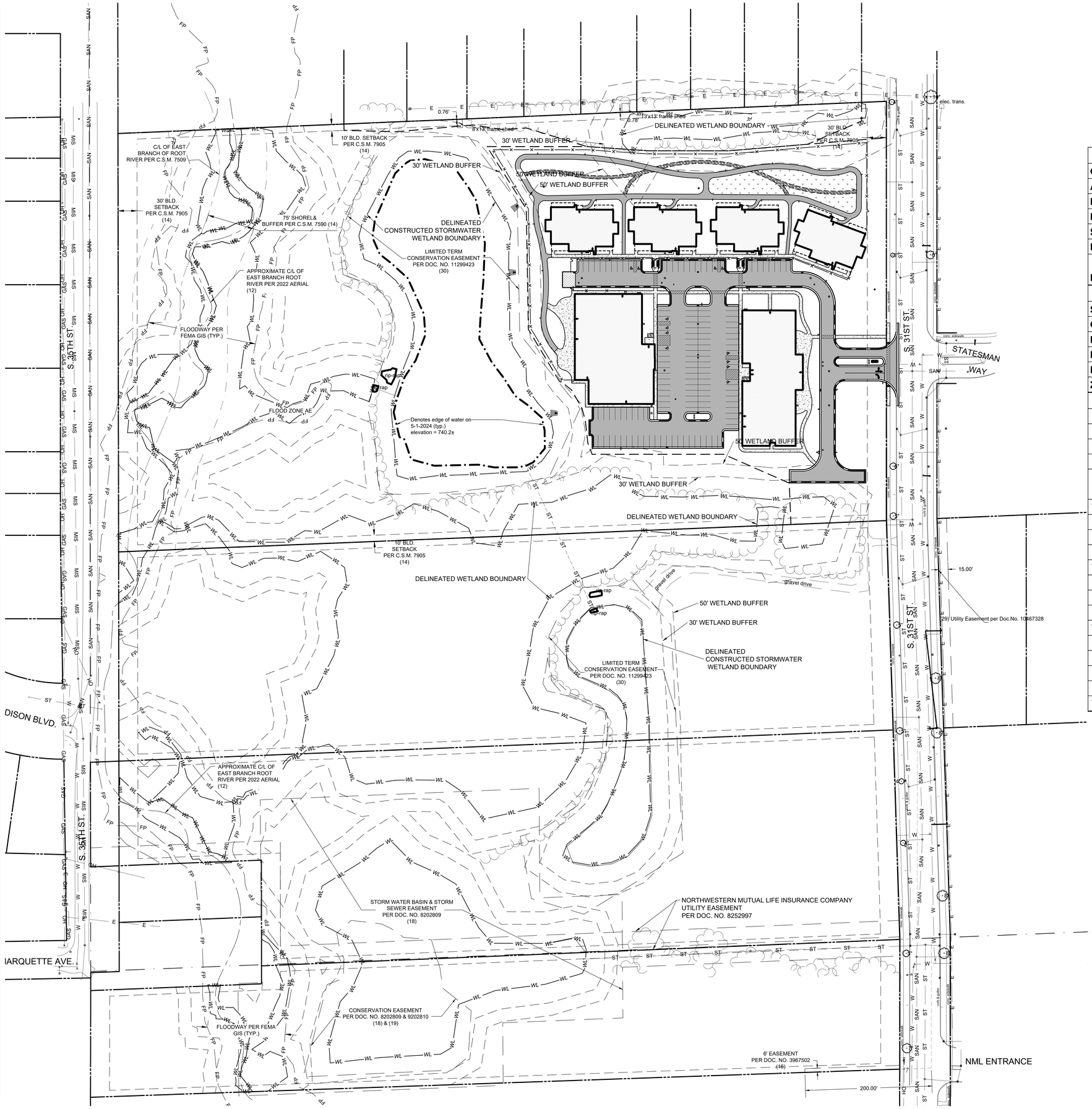
COMMUNITIES OF CROCUS
Care Homes and Centre + HUB and Apartments

Franklin, WI
Catalyst Estimate #223553

EXHIBIT "A" - ESTIMATED SCHEDULE OF VALUES
CONCEPTUAL DESIGN BUDGET ESTIMATE

March 27, 2025

ITEM	CONTRACT PACKAGE	BUILDING COSTS - (4) Care Homes	BUILDING COSTS - Centre Building	BUILDING COSTS - Hub Building	BUILDING COSTS - Apartment Building	SITE COSTS	TOTAL BUDGET ESTIMATE
1.0	GENERAL CONDITIONS	$ 411,667	$ 274,187	$ 295,687	$ 567,398	$ -	$ 1,548,939
2.0	PROJECT REQUIREMENTS	$ 187,457	$ 138,069	$ 204,464	$ 378,265	$ -	$ 908,255
3.0	BUILDING PERMITS - ALLOWANCE	$ 18,548	$ 17,430	$ 13,521	In Above	$ -	$ 49,500
4.0	FINAL PROJECT CLEANING	$ 13,940	$ 10,140	$ 6,274	In Above	$ -	$ 30,355
5.0	SURVEY & LAYOUT - ALLOWANCE	$ 9,422	$ 5,578	$ 12,000	In Above	$ -	$ 27,000
6.0	MATERIAL TESTING - ALLOWANCE	$ 18,844	$ 11,156	$ 16,000	In Above	$ -	$ 46,000
7.0	TRAVEL COSTS - ALLOWANCE	$ -	$ -	$ -	$ -	$ -	$ -
8.0	WINTER CONDITIONS - ALLOWANCE	$ 31,406	$ 18,594	$ 40,000	$ -	$ -	$ 90,000
9.0	TEMPORARY UTILITIES USAGE - ALLOWANCE	$ 27,638	$ 18,408	$ 24,200	$ -	$ -	$ 70,245
10.0	ADDITIONAL CONSTRUCTION ALLOWANCES	$ -	$ -	$ -	$ -	$ -	$ -
11.0	SELECTIVE DEMOLITION	$ -	$ -	$ -	$ -	$ -	$ -
12.0	BUILDING & STRUCTURAL CONCRETE	$ 499,550	$ 473,790	$ 270,461	$ 564,438	$ -	$ 1,808,238
13.0	PRECAST CONCRETE	$ -	$ -	$ -	$ 650,000	$ -	$ 650,000
14.0	GYPSUM CEMENT UNDERLAYMENT	$ -	$ -	$ -	$ 71,250	$ -	$ 71,250
15.0	POLISHED & SEALED CONCRETE	$ -	$ -	$ -	$ -	$ -	$ -
16.0	MASONRY	$ 434,620	$ 356,810	$ 146,377	$ 730,829	$ -	$ 1,668,636
17.0	STRUCTURAL & MISCELLANEOUS STEEL	$ 112,520	$ 1,282,730	$ 518,730	$ 219,500	$ -	$ 2,133,480
18.0	ROUGH CARPENTRY - LABOR & SUPPLY	$ 858,879	$ 57,152	$ 47,522	$ 1,287,500	$ -	$ 2,251,053
19.0	FINISH CARPENTRY - LABOR ONLY	$ 169,755	$ 82,649	$ 54,856	$ 133,120	$ -	$ 440,380
20.0	ARCHITECTURAL WOODWORK	$ 255,330	$ 110,650	$ 54,932	$ 292,700	$ -	$ 713,612
21.0	THERMAL PROTECTION	$ 97,580	$ 62,129	$ 23,529	$ 177,077	$ -	$ 360,315
22.0	DAMPPROOFING & WEATHER BARRIERS	$ 70,440	$ 98,116	$ 65,717	$ 99,919	$ -	$ 334,191
23.0	EXTERIOR INSULATION & FINISH SYSTEM (EIFS)	$ -	$ -	$ -	$ -	$ -	$ -
24.0	ROOFING AND SHEET METAL	$ 782,973	$ 577,393	$ 397,467	$ 399,000	$ -	$ 2,156,833
25.0	SIDING & WALL PANEL SYSTEMS	$ 279,844	$ 157,975	$ 144,073	$ 788,863	$ -	$ 1,370,754
26.0	JOINT SEALANTS & FIRESTOPPING	$ 16,728	$ 24,851	$ 9,412	$ 37,500	$ -	$ 88,491
27.0	DOORS / FRAMES / HARDWARE	$ 230,705	$ 101,700	$ 68,650	$ 176,000	$ -	$ 577,055
28.0	OVERHEAD COILING DOORS / GARAGE DOORS / SHUTTERS	$ -	$ -	$ -	$ 37,500	$ -	$ 37,500
29.0	ENTRANCES, STOREFRONTS, GLASS & GLAZING	$ 505,440	$ 1,028,620	$ 519,853	$ 92,182	$ -	$ 2,146,094
30.0	WINDOWS	$ 334,180	$ 113,883	$ -	$ 474,483	$ -	$ 922,546
31.0	STEEL STUD & DRYWALL SYSTEMS	$ 385,134	$ 451,324	$ 346,872	$ 576,000	$ -	$ 1,759,330
32.0	CARPETING, RESILIENT FLOORING & HARD TILE	$ 322,052	$ 208,671	$ 140,161	$ 294,250	$ -	$ 965,134
33.0	WOOD FLOORING	$ -	$ -	$ -	$ -	$ -	$ -
34.0	ACOUSTICAL TREATMENTS	$ -	$ 70,870	$ 78,430	$ -	$ -	$ 149,300
35.0	PAINTING, STAINING & WALLCOVERINGS	$ 202,349	$ 69,580	$ 56,038	$ 154,000	$ -	$ 481,968
36.0	BATHROOM ACCESSORIES & SPECIALTIES	$ 17,753	$ 13,874	$ 15,762	$ 60,350	$ -	$ 107,739
37.0	METAL LOCKERS	$ -	$ 13,785	$ -	$ -	$ -	$ 13,785
38.0	OPERABLE PARTITIONS	$ -	$ -	$ -	$ -	$ -	$ -
39.0	FIREPLACES	$ -	$ -	$ 15,000	$ -	$ -	$ 15,000
40.0	ATHLETIC / SPORTING EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -
41.0	RESIDENTIAL APPLIANCES	$ 115,000	$ 10,000	$ 10,000	$ 144,000	$ -	$ 279,000
42.0	FOOD SERVICE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -
43.0	WINDOW TREATMENTS	$ 52,832	$ 61,973	$ 24,958	$ 88,817	$ -	$ 228,579
44.0	SWIMMING POOL	$ -	$ 150,000	$ -	$ -	$ -	$ 150,000
45.0	CONVEYING SYSTEMS	$ -	$ -	$ -	$ 129,500	$ -	$ 129,500
46.0	FIRE PROTECTION	$ 97,580	$ 144,967	$ 54,901	$ 216,450	$ -	$ 513,898
47.0	PLUMBING	$ 313,528	$ 302,540	$ 152,052	$ 388,200	$ -	$ 1,156,320
48.0	HVAC	$ 447,220	$ 803,559	$ 361,712	$ 404,000	$ -	$ 2,016,490
49.0	ELECTRICAL	$ 511,714	$ 578,791	$ 270,682	$ 469,000	$ 50,000	$ 1,880,187
50.0	DATA / TELECOM / LOW VOLTAGE	$ 153,340	$ 97,055	$ 78,430	$ 37,500	$ -	$ 366,325
51.0	EARTHWORK	$ 130,434	$ 154,566	$ 55,468	$ 225,000	$ 390,829	$ 956,297
52.0	DEWATERING - ALLOWANCE	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
53.0	EARTH RETENTION	$ -	$ -	$ -	$ -	$ -	$ -
54.0	ASPHALT PAVING	$ -	$ -	$ -	$ -	$ 242,481	$ 242,481
55.0	SITE CONCRETE	$ -	$ -	$ -	$ -	$ 98,543	$ 98,543
56.0	FENCING	$ -	$ -	$ -	$ -	$ 61,635	$ 61,635
57.0	LANDSCAPING & ARTIFICIAL TURF	$ -	$ -	$ -	$ 25,000	$ 351,755	$ 376,755
58.0	SITE UTILITIES	$ -	$ -	$ -	$ 12,700	$ 200,000	$ 212,700
59.0	UNDERGROUND STORMWATER CONTAINMENT SYSTEM	$ -	$ -	$ -		$ 300,000	$ 300,000
	CONSTRUCTION SUBTOTAL	**$ 8,116,402**	**$ 8,203,565**	**$ 4,594,188**	**$ 10,402,288**	**$ 1,695,243**	**$ 33,011,687**
	ESCALATION & SUPPLY CHAIN ISSUES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	CONTINGENCY	**$ 405,820**	**$ 410,178**	**$ 229,709**	**$ 520,114**	**$ 84,762**	**$ 1,650,584**
	PAYMENT & PERFORMANCE BONDS	**NIC**	**NIC**	**NIC**	**NIC**	**NIC**	**NIC**
	BUILDER'S RISK INSURANCE	**By Owner**	**By Owner**	**By Owner**	**By Owner**	**By Owner**	**By Owner**
	INSURANCE	**$ 93,744**	**$ 94,751**	**$ 53,063**	**$ 120,146**	**$ 19,580**	**$ 381,285**
	CONSTRUCTION FEE	**$ 280,019**	**$ 283,026**	**$ 158,501**	**$ 358,883**	**$ 58,487**	**$ 1,138,916**
	CONSTRUCTION TOTAL	**$ 8,895,986**	**$ 8,991,521**	**$ 5,035,461**	**$ 11,401,432**	**$ 1,858,071**	**$ 36,182,471**



Owner Information	
Owner	Communities of Crocus
Authorized Rep.	Amy Hansel
Mailing Address	P.O. Box 580165
Municipality	Pleasant Prairie
State	Wisconsin
Email	amy.hansel@communitiesofcrocus.org
Phone	864-593-2457

Site Information	
State	Wisconsin
County	Milwaukee
Municipality	City of Franklin
Parcel Address	7521 South 31st Street
Parcel Number	761 9992 002
Zoning	B-MU (South 27th Street Mixed

Site Statistics		
	Area (SF)	**Area (AC)**
Total Parcel Area	803,949	18.46
Existing Condition Surface Coverage		
	Area (SF)	**% of Total Parcel Area**
Total Impervious Area	7,326	0.91%
Buildings	0	0.00%
Pavement	0	0.00%
Gravel	7,326	0.91%
Total Pervious Area	796,623	99.09%
Proposed Condition Surface Coverage		
	Area (SF)	**% of Total Parcel Area**
Total Impervious Area	163,999	20.40%
Buildings	63,489	7.90%
Pavement	89,043	11.08%
Gravel	2,883	0.36%
Play surfacing	8,584	1.07%
Total Pervious Area	639,950	79.60%

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INTERIOR ARCHITECT

COMMUNITIES OF CROCUS - PHASE 1 SITE PLAN

7521 S 31st ST
FRANKLIN, WI 53132

COMMUNITIES OF CROCUS

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

OVERALL SITE PLAN

DATE: OCTOBER 13, 2025

SITE PLAN REVIEW SUBMITTAL

C300

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NOTES:
1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

KEY NOTES

1. PERIMETER FENCE - REFER TO LANDSCAPE DRAWINGS
2. REFUSE ENCLOSURE - REFER TO ARCHITECTURAL DRAWINGS
3. CLUSTER BOX UNITS WITH COVERED AWNING - REFER TO ARCHITECTURAL DRAWINGS
4. TRAFFIC BOLLARD - SEE DETAIL 10/C900
5. MONUMENT SIGN - REFER TO ARCHITECTURAL DRAWINGS
6. 30" CONCRETE CURB AND GUTTER - SEE SHEETS C401 THROUGH C406 FOR REVERSE GUTTER SLOPE LOCATIONS - SEE DETAIL 1/C900
7. CURB FACED CONCRETE SIDEWALK - SEE DETAIL 2/C900
8. INTEGRAL CONCRETE CURB - SEE DETAIL 1/C900
9. ADA PARKING - SEE DETAIL 8/C900
10. PEDESTRIAN CURB RAMP - SEE SHEETS C401 THROUGH C406 - SEE DETAIL 5/C900
11. 4" SOLID LINE WHITE - PAINT (TYP.)
12. 24" SOLID LINE WHITE-PAINT (STOP BAR)
13. 30" SOLID LINE WHITE - PAINT (CROSS WALK) (TYP.)
14. STOP SIGN
15. RESTORE CONCRETE SIDEWALK WITHIN RIGHT OF WAY IN-KIND
16. RESTORE ASPHALT PAVEMENT IN S. 31ST STREET IN-KIND
17. PERIMETER FENCE GATE - REFER TO ARCHITECTURAL DRAWINGS
18. KNOX BOX LOCATION - REFER TO ARCHITECTURAL DRAWINGS
19. PROPOSED CONSERVATION EASEMENT - REFER TO NATURAL RESOURCES PROTECTION REPORT
20. PROPOSED BUFFER YARD EASEMENT - REFER TO NATURAL RESOURCES PROTECTION REPORT
21. BICYCLE PARKING - REFER TO LANDSCAPE PLAN

BITUMINOUS PATHWAY	1 ½ " UPPER LAYER: 5 LT 58-28S (WisDOT SECTION 460) 1 ¾" LOWER LAYER: 4 LT 58-28S (WisDOT SECTION 460) 9" AGGREGATE BASE DENSE (WisDOT SECTION 305 - 1 ¼") T.A. APPROVED SUBGRADE
BITUMINOUS PAVEMENT	1 ½ " UPPER LAYER: 5 LT 58-28S (WisDOT SECTION 460) 2 ½" LOWER LAYER: 4 LT 58-28S (WisDOT SECTION 460) 12" AGGREGATE BASE DENSE (WisDOT SECTION 305 - 1 ¼") T.A. APPROVED SUBGRADE
CONCRETE PAVEMENT	6" REINFORCED CONCRETE PAVEMENT 6" AGGREGATE BASE DENSE (WisDOT SECTION 305 - 1 ¼") T.A. APPROVED SUBGRADE
CONCRETE SIDEWALK	4" CONCRETE SIDEWALK 6" AGGREGATE BASE DENSE (WisDOT SECTION 305 - 1 ¼") T.A. APPROVED SUBGRADE
ARTIFICIAL TURF	ARTIFICIAL PLAY SURFACING AREA REFER TO LANDSCAPE DRAWINGS
GRAVEL SURFACING	LOCALLY SOURCED CRUSHED STONE, ¾" MINUS REFER TO LANDSCAPE DRAWINGS

SCALE IN FEET: 0 30 60

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COMMUNITIES OF CROCUS - PHASE 1 SITE PLAN

7521 S 31st ST
FRANKLIN, WI 53132

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

SITE LAYOUT AND SURFACING PLAN

DATE: OCTOBER 13, 2025

SITE PLAN REVIEW SUBMITTAL

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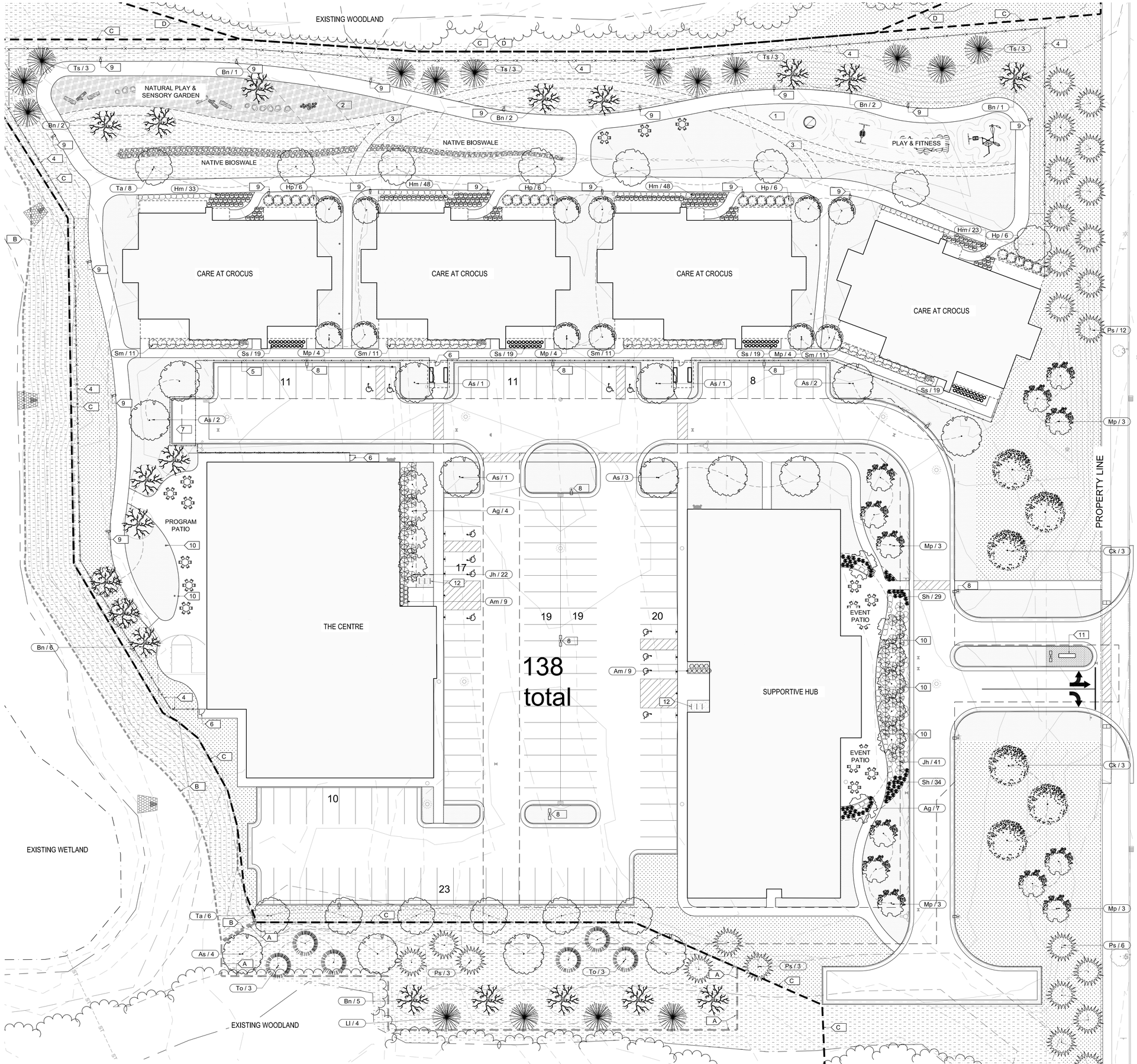

LANDSCAPE NOTES

1. INTENT IS TO USE EXISTING TOPSOIL FOR ALL PLANTING SOIL. CONTRACTOR TO STOCKPILE AND PROTECT ALL TOPSOIL WITHIN LIMIT OF WORK.
2. ALL LAWN SOD, LAWN SEED, SHRUBS, AND ORNAMENTAL GRASS AND PERENNIALS TO BE PERMANENTLY IRRIGATED. SYSTEM TO BE DESIGN-BUILD BY CONTRACTOR WITH WATER SOURCE COMING FROM MECHANICAL ROOM OF THE CENTRE BUILDING AND INCLUDING A SEPARATE WATER METER FOR IRRIGATION USE.

ORDINANCE REQUIREMENT NOTES

1. REQUIRED MIN. PLANTINGS (1 EACH PER 5 PARKING SPACES)
   - CANOPY TREES = 28
   - DECORATIVE TREES = 28
   - EVERGREEN TREES = 28
   - SHRUBS = 28

   (REFER TO PLANT MATERIALS SCHEDULE FOR QTY.)
2. WOODLAND MITIGATION (A)
   - 22 TREES IN 13,000 sf DESIGNATED AREA
3. WETLAND BUFFER MITIGATION (B)
   - NATIVE PRAIRIE IN 10,500 sf DESIGNATED AREA

LANDSCAPE LEGEND

- CROCUS VERNUS 'KINGS OF THE STRIPED'
- LAWN - SOD; LOCALLY-SOURCED MINERAL SOD
- LAWN - SEED; NO-MOW/LOW-GROW SEED MIX BY REINDERS @ 250 LB/AC
- NATIVE PRAIRIE - SEED; SHORT PRAIRIE FOR MEDIUM SOILS BY PRAIRIE NURSERY @ 10 LB/AC
- EDGING; BLACK STEEL, $\frac{3}{16}$" X 4"
- OUTCROPPING BOULDER; LOCALLY-SOURCED LIMESTONE CHUNKS, 18"-24" HT.
- NATURAL PLAY / SENSORY ELEMENTS; FIELDSTONE BOULDERS, LOGS AND STUMPS FOR CLIMBING AND EXPLORATION
- LARGE DECIDUOUS TREE; 2.5" CAL. OR 12' HT. B&B
- SMALL DECIDUOUS TREE; 2" CAL. OR 8' HT. B&B
- EVERGREEN TREE; 6' HT. B&B
- SHRUB; #5 CTNR.
- ORNAMENTAL GRASSES & PERENNIALS; #1 CTNR.

KEY NOTES

A	WOODLAND MITIGATION AREA EXTENT
B	WETLAND MITIGATION AREA EXTENT
C	CONSERVATION EASEMENT LINE; PLACE SIGNS PER CITY ORD.
D	BUFFER EASEMENT LINE
1	PLAY SURFACE; POURED-IN-PLACE RUBBER OR ARTIFICIAL TURF
2	NATURAL PLAY SURFACE; ENGINEERED WOOD FIBER
3	GRAVEL PATH; LOCALLY SOURCED CRUSHED STONE, $\frac{3}{4}$" MINUS
4	SECURITY FENCE; REFER TO L220 FOR DESIGN INTENT
5	ORNAMENTAL FENCE; REFER TO L220 FOR DESIGN INTENT
6	GATE; 3' WIDTH, MATCH FENCE TYPE AND INCLUDE EMERGENCY EXIT HARDWARE.
7	DUMPSTER ENCLOSURE; REFER TO ARCHITECTURE
8	SITE LIGHT; VEHICULAR POLE LUMINAIRE, REFER TO L220
9	SITE LIGHT; PEDESTRIAN POLE LUMINAIRE, REFER TO L220
10	SITE LIGHT; PEDESTRIAN BOLLARD LUMINAIRE, REFER TO L220
11	MONUMENT SIGN; REFER TO ARCHITECTURE
12	BIKE RACK; REFER TO ARCHITECTURE

PLANT MATERIALS SCHEDULE

key	qty	description	size	comments
LARGE TREES				
As	14	Fall Fiesta Sugar Maple *Acer saccharum*	2" cal. B&B	matched, tag
Bn	19	River Birch *Betula nigra*	10' ht. B&B	matched, tag
Ck	6	Yellowwood *Cladrastis kentukea*	2" cal. B&B	matched, tag
Ta	14	American Basswood *Tilia americana*	2" cal. B&B	matched, tag
EVERGREEN TREES				
Ll	22	American Larch *Larix laricina*	6' ht. B&B	matched, tag
Ps	22	Eastern White Pine *Pinus strobus*	6' ht. B&B	matched, tag
To	12	Northern White Cedar *Thuja Occidentalis*	6' ht. B&B	matched, tag
Ts	12	Green Giant Arborvitae *Thuja standishii x plicata 'Green Giant'*	6' ht. B&B	matched, tag
SMALL TREES				
Ag	11	Serviceberry *Amelanchier x grandiflora 'A. Brilliance'*	8' ht B&B	matched, tag
Cc	12	Firespire Musclewood *Carpinus caroliniana 'J.N. Upright'*	2" Cal. B&B	matched, tag
Mp	12	Profusion Crab Apple *Malus 'Profusion'*	2"Cal. B&B	matched, tag
SHRUBS				
Jh	63	Andora Compact Juniper *Juniperus horizontalis 'A. Compacta'*	#5 ctnr.	Spacing as shown
Sm	44	Dwarf Korean Lilac *Syringa meyeri 'Palibin'*	#3 ctnr.	Spacing as shown
Hp	24	Limelight Prime Hydrangea *Hydrangea paniculata 'SMNHPPH'*	#3 ctnr.	Spacing as shown
ORNAMENTAL GRASSES & PERENNIALS				
Am	27	Allium Millenium *Allium 'Millenium'*	#1 ctnr.	Spacing as shown
Ss	76	Standing Ovation Little Bluestem *Schizachyrium scoparium 'S. Ovation'*	#1 ctnr.	Spacing as shown
Hm	155	Golden Variegated Japanese Forest Grass *Hakonechloa macra 'Aureola'*	#1 ctnr.	Spacing as shown
Sh	63	Prairie Dropseed *Sporobolus heterolepis*	#1 ctnr.	Spacing as shown

0 20 40
SCALE IN FEET

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COMMUNITIES OF CROCUS - PHASE 1 SITE PLAN

7521 S 31st ST
FRANKLIN, WI 53132

COMMUNITIES OF CROCUS

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

LANDSCAPE PLAN

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

L200

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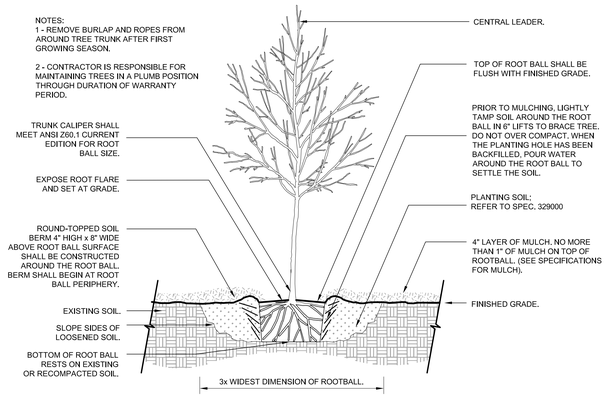
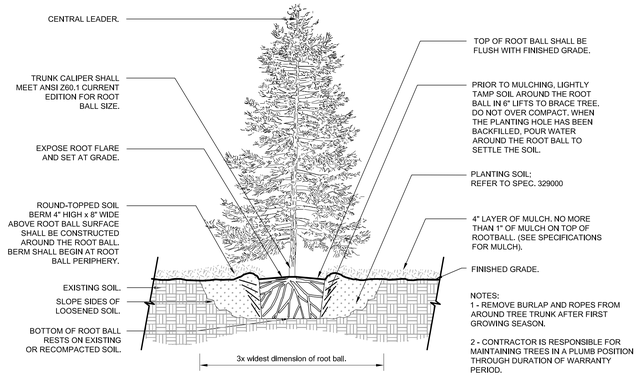
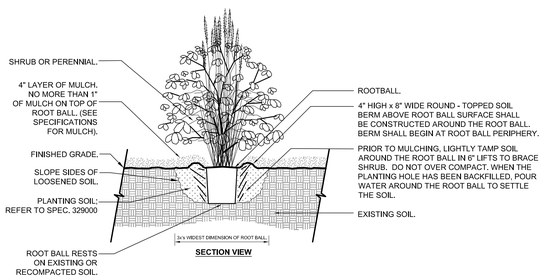


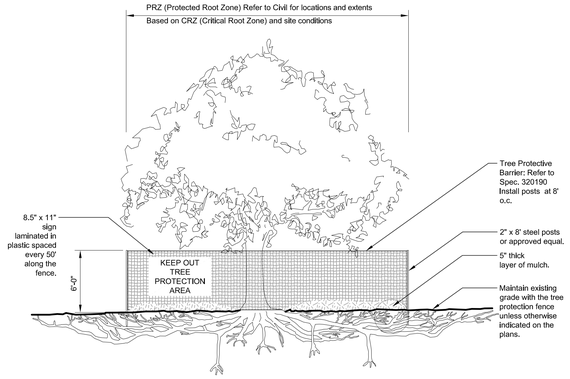
1 DECIDUOUS TREE PLANITNG



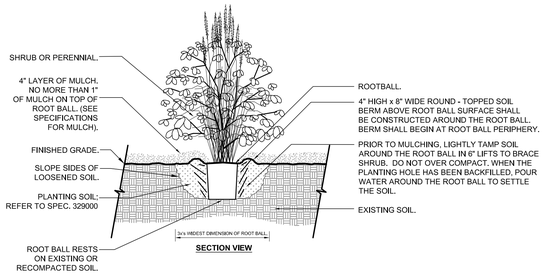
2 EVERGREEN TREE PLANITNG



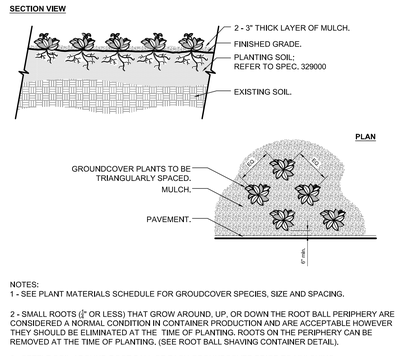
3 SHRUB, ORNAMENTAL GRASS, PERENNIAL PLANTING



4 TREE PROTECTION



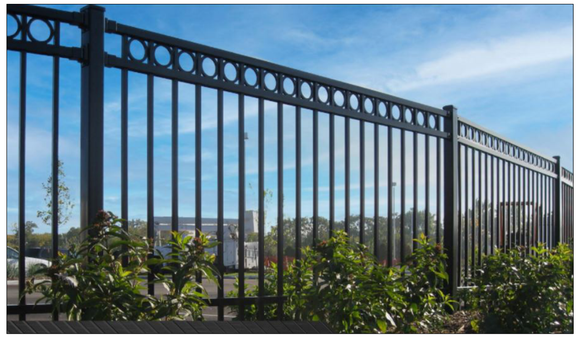
5 SHRUB AND PERENNIAL PLANTING: SECTION
1/2" = 1'-0"

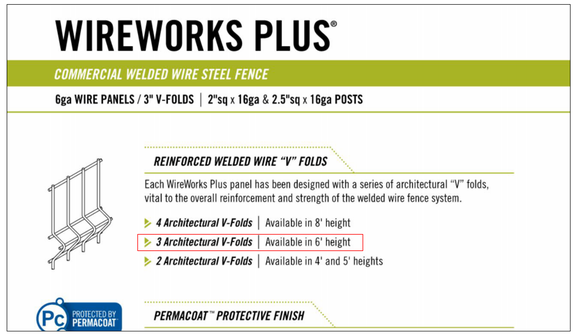


6 PERENNIAL, GROUNDCOVER PLANTING: PLAN AND SECTION
1/2" = 1'-0"



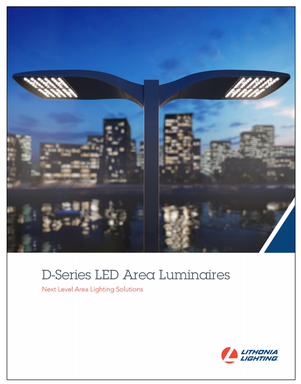
7 ORNAMENTAL FENCE; DESIGN INTENT







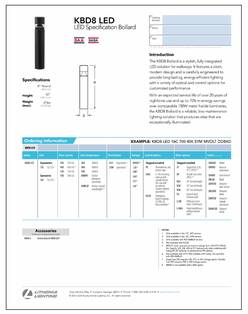
8 SECURITY FENCE; DESIGN INTENT







VEHICULAR AND PEDESTRIAN POLES



BOLLARDS

9 SITE LIGHTING; DESIGN INTENT

NOTE:
LANDSCAPE PLAN SHOWS CONCEPTUAL LIGHTING LAYOUT. DETAILED SITE LIGHTING PLAN WILL BE SUBMITTED FOR FINAL PERMIT.

COMPONENTS

Forbs (Wildflowers)

Agastache foeniculum - Lavender Hyssop
Allium cernuum - Nodding Pink Onion
Aster azureus - Sky Blue Aster
Aster laevis - Smooth Aster
Astragalus canadensis - Canada Milk Vetch,
Coreopsis lanceolata - Lanceleaf Coreopsis
Dalea candida - White Prairie Clover
Dalea purpurea - Purple Prairie Clover
Dodecatheon meadia - Shootingstar
Echinacea pallida - Pale Purple Coneflower
Echinacea purpurea - Purple Coneflower
Eryngium yuccifolium - Rattlesnake Master
Lespedeza capitata - Roundhead Bushclover
Liatris pycnostachya - Prairie Blazing Star
Parthenium integrifolium - Wild Quinine
Penstemon digitalis - Smooth Penstemon
Rudbeckia hirta - Black Eyed Susan
Rudbeckia triloba - Brown Eyed Susan
Solidago rigida - Stiff Goldenrod
Tradescantia ohiensis - Ohio Spiderwort
Zizia aurea - Golden Alexanders

Grasses

Bouteloua curtipendula - Sideoats Grama
Schizachyrium scoparium - Little Bluestem
Sporobolus heterolepis - Prairie Dropseed

8 NATIVE PRAIRIE: SPECIES

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COMMUNITIES OF CROCUS - PHASE 1 SITE PLAN

7521 S 31st ST
FRANKLIN, WI 53132

COMMUNITIES OF CROCUS

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

LANDSCAPE DETAILS

DATE: July 18, 2025

SITE PLAN REVIEW SUBMITTAL

L220

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NOTE:

STEEP SLOPE SITE REGIONS ARE IDENTIFIED IN THE NATURAL RESOURCE PROTECTION PLAN EXHIBIT, BUT ARE NO LONGER REGULATED UNDER THE CITY OF FRANKLIN 2025 UDO

ORDINARY HIGH-WATER MARK

FEMA FLOODWAY

DELINEATED WETLAND BOUNDARY

CONSERVATION EASEMENT BOUNDARY

SEWRPC SECONDARY ENVIRONMENTAL CORRIDOR

WOODLAND BOUNDARY - TREELINE

STEEP SLOPES; 10%-19%

STEEP SLOPES; 20%-30%

STEEP SLOPES; 30+%

N

0 60 120

SCALE IN FEET

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FRANKLIN, WI 53132

COMMUNITIES OF CROCUS

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

NATURAL RESOURCE PROTECTION PLAN EXHIBIT: EXISTING

DATE: OCTOBER 13, 2025

SITE PLAN REVIEW SUBMITTAL

EXHIBIT

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Base Site Area Calc		
	Area (SF)	Area (AC)
Gross Site Area	803,949	18.456
ROW/Park/School/ Utility Easements	31,962	0.734
Open Space (Conservation Easements)	141,850	3.256
Non-Residential Uses	0	0.000
Base Site Area	*630,137*	*14.466*

Existing Natural Resource Areas						Natural Resource Impacts	
Slopes	Area (SF)	Area (AC)	% Base Ste Area	% Gross Ste Area	Mitigation Factor?	Impact?	Impact Area (SF)
10-19	56,992	1.308	9.04%	7.09%	NA	Yes	5,604
20-30	16,573	0.380	2.63%	2.06%	NA	Yes	1,942
30+%	1,433	0.033	0.23%	0.18%	NA	No	NA
Woodlands							
Young	339,857	7.802	53.93%	42.27%	0.5	Yes	11957
Lakes & Ponds	0	0.000	0.00%	0.00%	1	No	NA
Streams	17,644	0.405	2.80%	2.19%	1	No	NA
Shore Buffer	95,007	2.181	15.08%	11.82%	1	No	NA
Floodplain and Floodway	113,172	2.598	17.96%	14.08%	1	No	NA
Wetland Buffers	166,354	3.819	26.40%	20.69%	1	Yes	11,422
Wetlands	222,632	5.111	35.33%	27.69%	1	No	NA
SEWRPC Secondary Environmental Corridor	270,216	6.203	42.88%	33.61%	1	No	NA

NOTE:

STEEP SLOPE SITE REGIONS ARE IDENTIFIED IN THE NATURAL RESOURCE PROTECTION PLAN EXHIBIT, BUT ARE NO LONGER REGULATED UNDER THE CITY OF FRANKLIN 2025 UDO

- PARCEL ANALYSIS AREA
- PROPOSED BUFFER YARD EASEMENT
- PROPOSED CONSERVATION EASEMENT
- NATURAL RESOURCE IMPACT AREA
- ORDINARY HIGH-WATER MARK
- FEMA FLOODWAY
- DELINEATED WETLAND BOUNDARY
- CONSERVATION EASEMENT BOUNDARY
- SEWRPC SECONDARY ENVIRONMENTAL CORRIDOR
- WOODLAND BOUNDARY - TREELINE
- STEEP SLOPES; 10%-19%
- STEEP SLOPES; 20%-30%
- STEEP SLOPES; 30+%

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COMMUNITIES OF CROCUS

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

NATURAL RESOURCE PROTECTION PLAN EXHIBIT: PROPOSED

DATE: OCTOBER 13, 2025

SITE PLAN REVIEW SUBMITTAL

EXHIBIT

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NOTE:

REFER TO CIVIL PLAN SHEET C100 FOR COMPLETE EROSION AND SEDIMENTATION CONTROL PLAN

STEEP SLOPE SITE REGIONS ARE IDENTIFIED IN THE NATURAL RESOURCE PROTECTION PLAN EXHIBIT, BUT ARE NO LONGER REGULATED UNDER THE CITY OF FRANKLIN 2025 UDO

- PARCEL ANALYSIS AREA
- PROPOSED BUFFER YARD EASEMENT
- PROPOSED CONSERVATION EASEMENT
- NATURAL RESOURCE IMPACT AREA
- ORDINARY HIGH-WATER MARK
- FEMA FLOODWAY
- DELINEATED WETLAND BOUNDARY
- CONSERVATION EASEMENT BOUNDARY
- SEWRPC SECONDARY ENVIRONMENTAL CORRIDOR
- WOODLAND BOUNDARY - TREELINE
- STEEP SLOPES; 10%-19%
- STEEP SLOPES; 20%-30%
- STEEP SLOPES; 30+%

N

0 60 120
SCALE IN FEET

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NATURAL RESOURCE PROTECTION PLAN EXHIBIT: PROTECTION

DATE: OCTOBER 13, 2025

SITE PLAN REVIEW SUBMITTAL

EXHIBIT

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NOTES:

1. EXISTING TIME OF CONCENTRATION (Tc) VALUES FROM 2021 STORMWATER MANAGEMENT REPORT BY RES HAVE BEEN UTILIZED.

EX 1 (NORTH)
(PRE-DEVELOPMENT CONDITION)
AREA: 11.92 ACRES
Tc: *82.2 MINUTES*
CN: 79

EX 2 (SOUTH)
(PRE-DEVELOPMENT CONDITION)
AREA: 6.96 ACRES
Tc: *71.6 MINUTES*
CN: 78

C/L OF EAST BRANCH OF ROOT RIVER PER C.S.M. 7509

10' BLD. SETBACK PER C.S.M. 7905 (14)

30' BLD. SETBACK PER C.S.M. 7905 (14)

75' SHOREL& BUFFER PER C.S.M. 7590 (14)

APPROXIMATE C/L OF EAST BRANCH ROOT RIVER PER 2022 AERIAL (12)

FLOODWAY FER FEMA GIS (TYP.)

FLOOD ZONE AE

30' WETLAND BUFFER

50' WETLAND BUFFER

DELINEATED CONSTRUCTED STORMWATER WETLAND BOUNDARY

DELINEATED WETLAND BOUNDARY

Denotes edge of water on 5-1-2024 (typ.) elevation = 740.2±

8'x13' frame shed

13'x13' frame shed

elec. trans.

gravel drive

S. 31ST ST.

STATESMAN WAY

54" RCP Culvert

18" RCP Culvert

Rip Rap

4" Culvert

NML ENTRANCE

0 60 120
SCALE IN FEET

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LANDSCAPE ARCHITECT
INTERIOR ARCHITECT

COMMUNITIES OF CROCUS - PHASE 1 SITE PLAN

7521 S 31st ST
FRANKLIN, WI 53132

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

EXISTING DRAINAGE AREA EXHIBIT

DATE: JUNE 20, 2025

CONSTRUCTION DOCUMENTS

EXHIBIT

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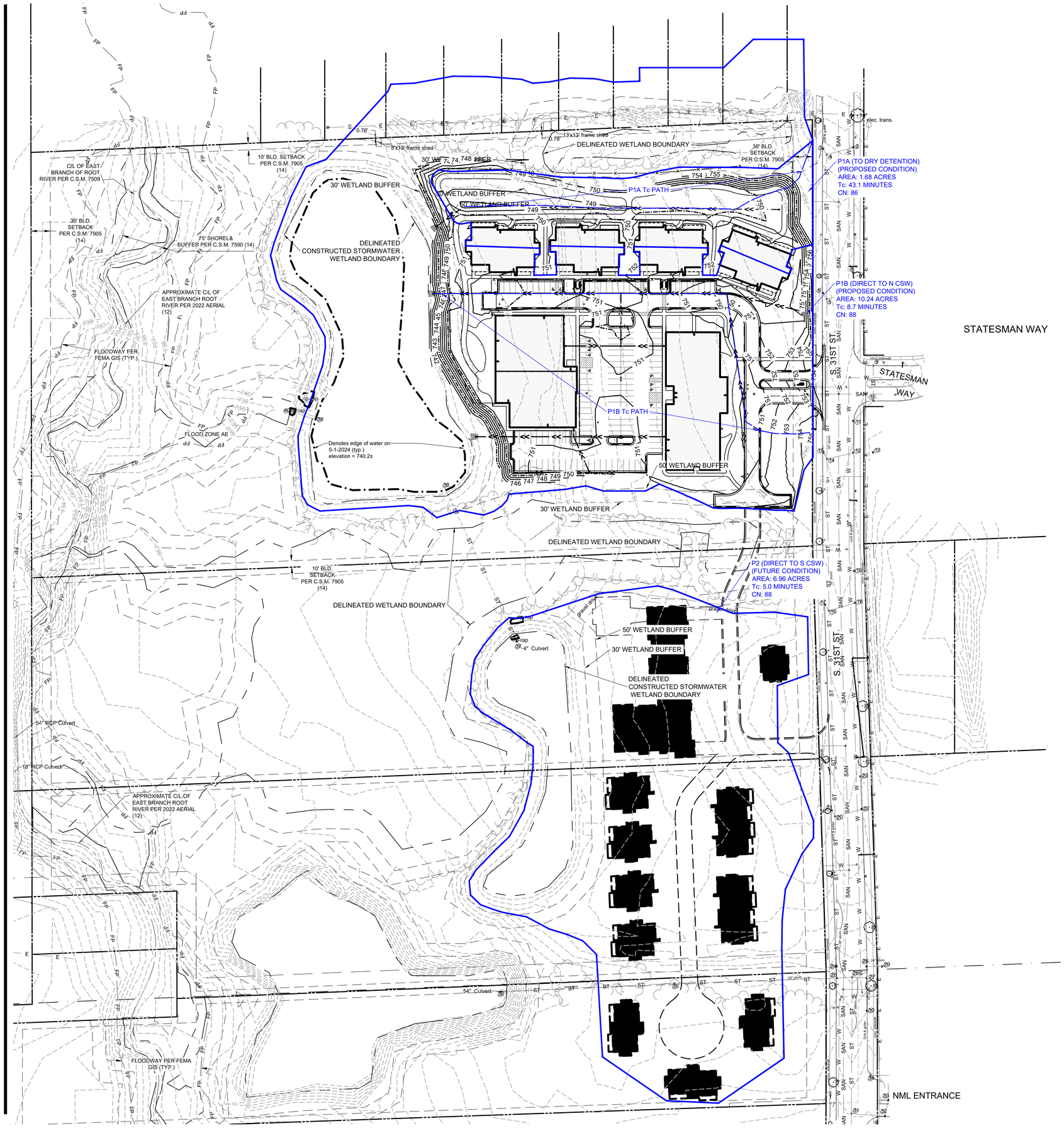

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HGA

333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

STRUCTURAL ENGINEER
MECHANICAL/PLUMBING ENGINEER
ELECTRICAL ENGINEER
CIVIL ENGINEER
LANDSCAPE ARCHITECT
INTERIOR ARCHITECT

COMMUNITIES OF CROCUS - PHASE 1 SITE PLAN

7521 S 31st ST
FRANKLIN, WI 53132

COMMUNITIES OF CROCUS

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

PROPOSED DRAINAGE AREA EXHIBIT

DATE: JUNE 20, 2025

CONSTRUCTION DOCUMENTS

EXHIBIT

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VIEW OF COMMUNITIES OF CROCUS FROM ENTRY OFF OF 31ST STREET

HGA

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Milwaukee, Wisconsin 53202
Telephone 414.278.8200

CIVIL ENGINEER

LANDSCAPE ARCHITECT

COMMUNITIES OF CROCUS

7521 S 31st ST
FRANKLIN, WI 53132

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

3D RENDERS

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

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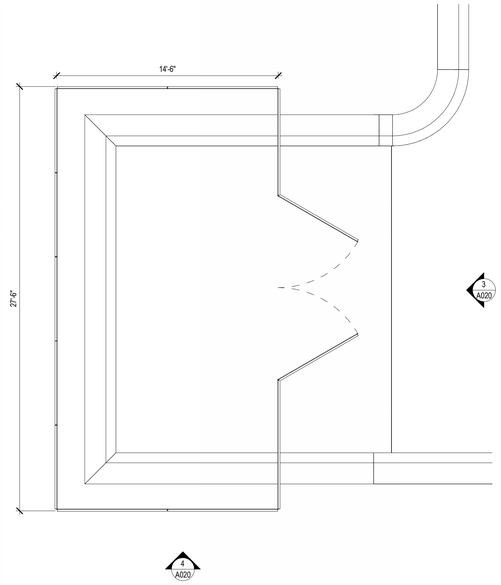
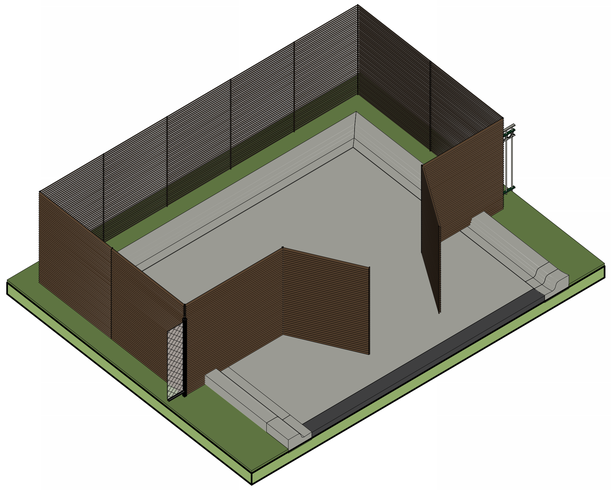
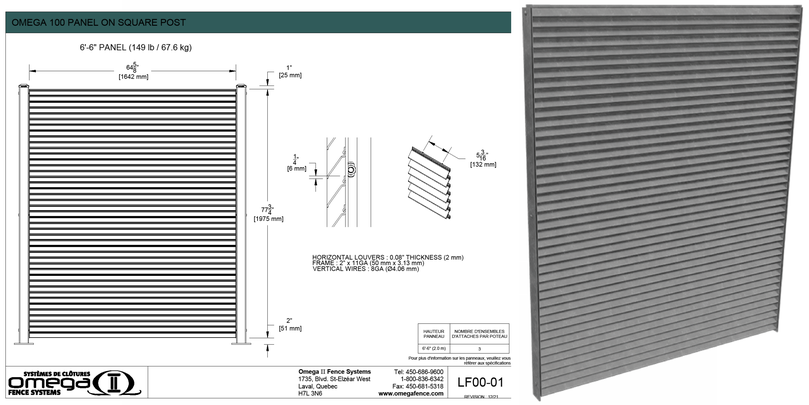


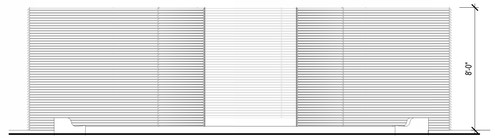
1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



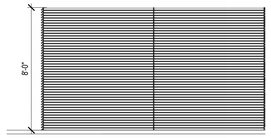
2 DUMPSTER ENCLOSURE 3D



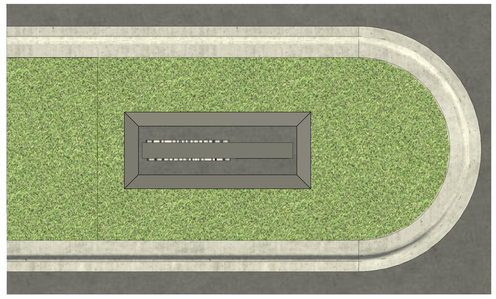
5A DUMPSTER ENCLOSURE SCREEN DESIGN INTENT
1/4" = 1'-0"



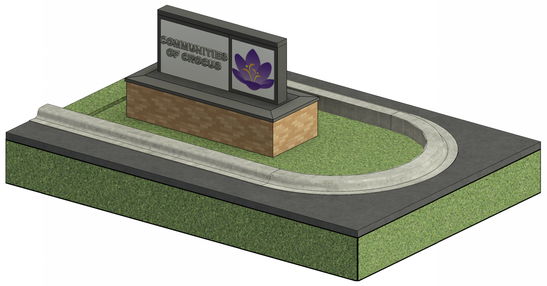
3 DUMPSTER ENCLOSURE ELEVATION A
1/4" = 1'-0"



4 DUMPSTER ENCLOSURE ELEVATION B
1/4" = 1'-0"



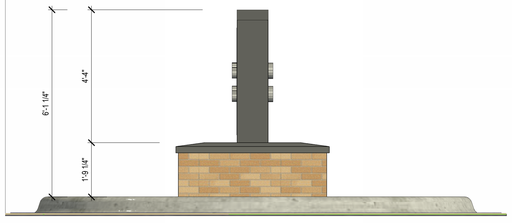
6 MONUMENT SIGNAGE PLAN
1/4" = 1'-0"



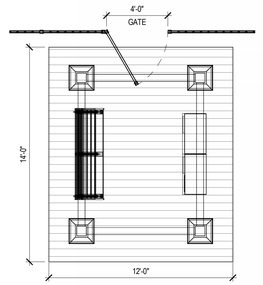
7 MONUMENT SIGNAGE 3D



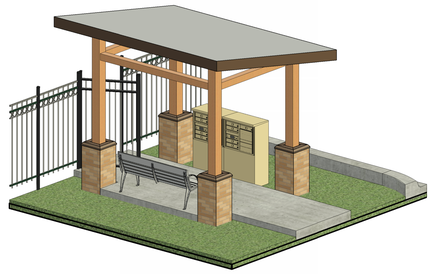
8 MONUMENT SIGNANGE FRONT ELEVATION
1/2" = 1'-0"



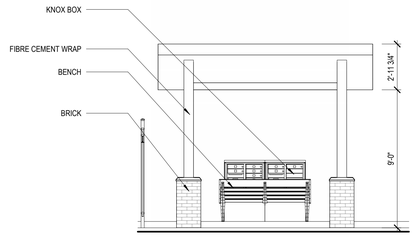
9 MONUMENT SIGNANGE SIDE ELEVATION
1/2" = 1'-0"



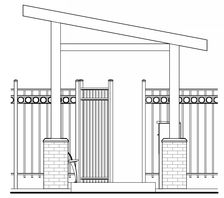
10 MAILBOX SHED PLAN
1/4" = 1'-0"



11 MAILBOX SHED 3D VIEW



12 MAILBOX SHED ELEVATION A
1/4" = 1'-0"



13 MAILBOX SHED ELEVATION B
1/4" = 1'-0"

HGA
333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

CIVIL ENGINEER
LANDSCAPE ARCHITECT

COMMUNITIES OF CROCUS - CENTRE AT CARE

7521 S 31st ST
FRANKLIN, WI 53132

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

SITE ELEMENTS

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

A020

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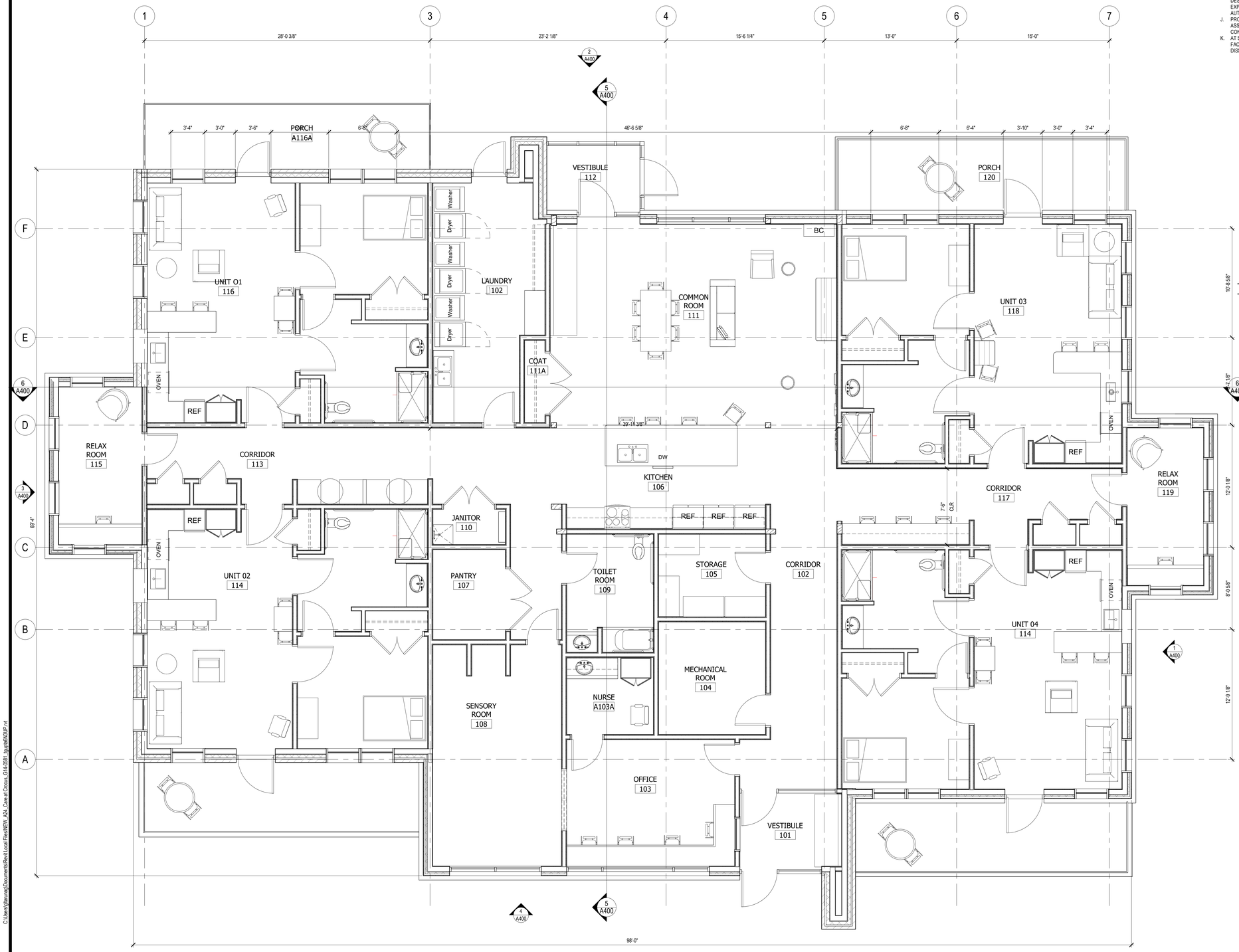

1 FLOOR PLAN - LEVEL 01
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. ALL INTERIOR PARTITIONS SHALL BE "**A3.**" UNLESS NOTED OTHERWISE.
B. PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES, UNLESS NOTED OTHERWISE. PLAN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" DIMENSIONS ARE FROM FACE OF APPLIED FINISH.
C. INSTALL WORK STRAIGHT, PLUMB, LEVEL, SQUARE, AND TRUE, IN PROPER ALIGNMENT.
D. FLATNESS: LEVEL FLOORS TO TRUE PLANE WITHIN 1/4 INCH (6 MM) IN 10'-0" (3 M) WHEN TESTED BY TEN FOOT (3 M) STRAIGHTEDGE PLACED ANYWHERE ON FLOOR IN ANY DIRECTION.
E. COORDINATE FURNITURE-RELATED ELECTRICAL LAYOUT WITH FURNITURE VENDOR.
F. WHERE HANDRAILS, GRAB BARS, CABINETS, WALL-MOUNTED DOOR STOPS, OR OTHER WALL-HUNG ITEMS ARE ATTACHED TO PARTITIONS, INSTALL BACKER PLATES [OR WOOD BLOCKING] ACCURATELY POSITIONED AND FIRMLY SECURED TO METAL STUDS, WHETHER OR NOT SUCH BACKER PLATES OR BLOCKING ARE INDICATED ON DRAWINGS.
G. WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISTING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.
H. CLOSE AND PATCH HOLES AND OPENINGS IN EXISTING FLOOR, WALL AND CEILING WHICH EXIST OR RESULT FROM DEMOLITION OR ALTERATION WORK TO MATCH ADJACENT UNDISTURBED SURFACES.
I. PRIOR TO CONCEALMENT OF FIRE RESISTIVE MATERIALS BY OTHER WORK, PATCH AND REPAIR AREAS OF REMOVED OR DAMAGED APPLIED FIREPROOFING. COMPLETE PATCHING AND REPAIR TO MAINTAIN EXISTING FIRE-RESISTANCE DESIGN IN ACCORDANCE WITH FIREPROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CONDITIONS OF EXPOSURE AND INTENDED USE. COORDINATE TESTING AND INSPECTION OF ASSEMBLIES AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
J. PROVIDE FIRESTOPPING OF PENETRATIONS AND VOIDS THROUGH FIRE-RATED WALL, FLOOR AND PARTITION ASSEMBLIES [AND ROOF] INCLUDING EMPTY OPENINGS AND OPENINGS CONTAINING CABLES, PIPES, DUCTS, CONDUIT AND OTHER ELEMENTS.
K. AT SOUND-RATED PARTITION WALLS, PROVIDE CONTINUOUS BEAD OF ACOUSTICAL SEALANT AT JUNCTURE OF BOTH FACES OF RUNNERS OR PLATES WITH FLOOR AND CEILING CONSTRUCTION, AND WHEREVER GYPSUM BOARD ABUTS DISSIMILAR MATERIALS.
   - AT OPENINGS AND CUTOUTS, FILL OPEN SPACES BETWEEN GYPSUM BOARD AND FIXTURES, CABINETS, DUCTS AND OTHER FLUSH OR PENETRATING ITEMS, WITH CONTINUOUS BEAD OF SEALANT.
   - SEAL SIDES AND BACKS OF ELECTRICAL BOXES TO COMPLETELY CLOSE OFF OPENINGS AND JOINTS.

CONSTRUCTION PLAN LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

(E) CONSTRUCTION TO REMAIN	
(N) CONSTRUCTION	
TEMPORARY CONSTRUCTION	

XXX
DOOR TAG
SEE DOOR SCHEDULE AND LEGEND FOR ADDITIONAL INFORMATION

SEE SITE PLAN FOR BUILDING LOCATION

HGA
333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

CIVIL ENGINEER
LANDSCAPE ARCHITECT

COMMUNITIES OF CROCUS - CARE AT CROCUS

7521 S 31st ST
FRANKLIN, WI 53132

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

FLOOR PLAN - LEVEL 01

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

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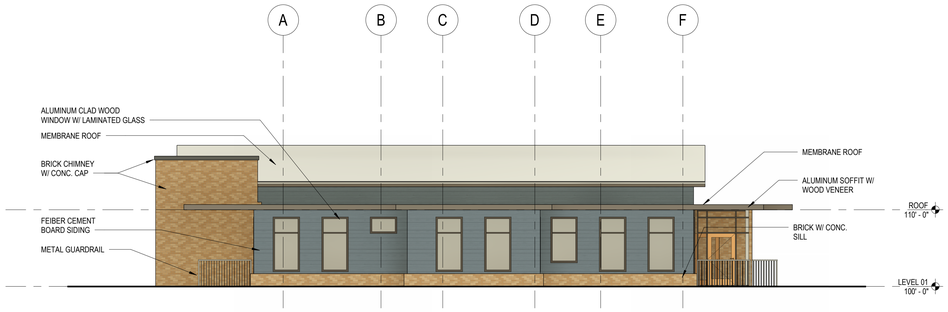
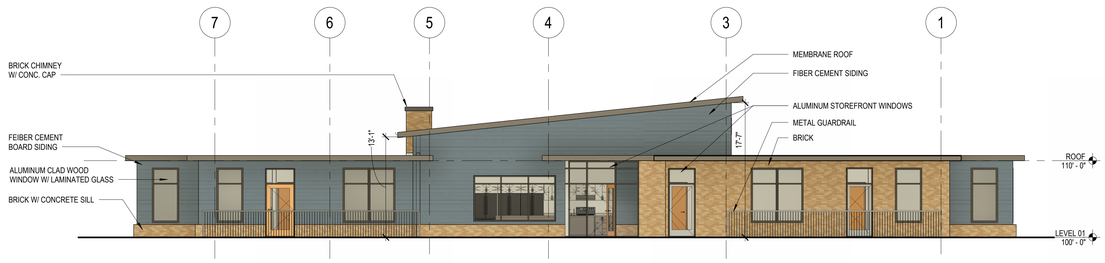
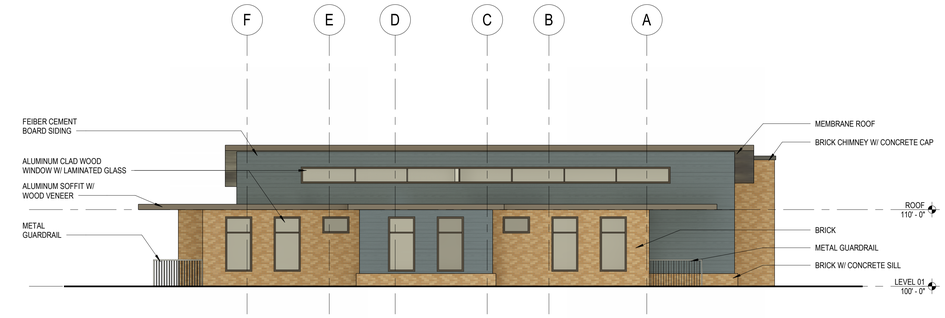
Author



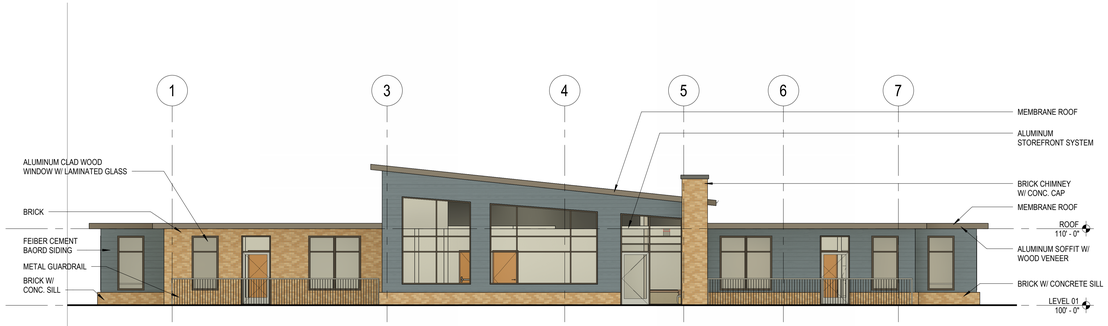
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.

HGA

333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

CIVIL ENGINEER

LANDSCAPE ARCHITECT

COMMUNITIES OF CROCUS - CARE AT CROCUS

7521 S 31st ST
FRANKLIN, WI 53132

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

EXTERIOR ELEVATIONS

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

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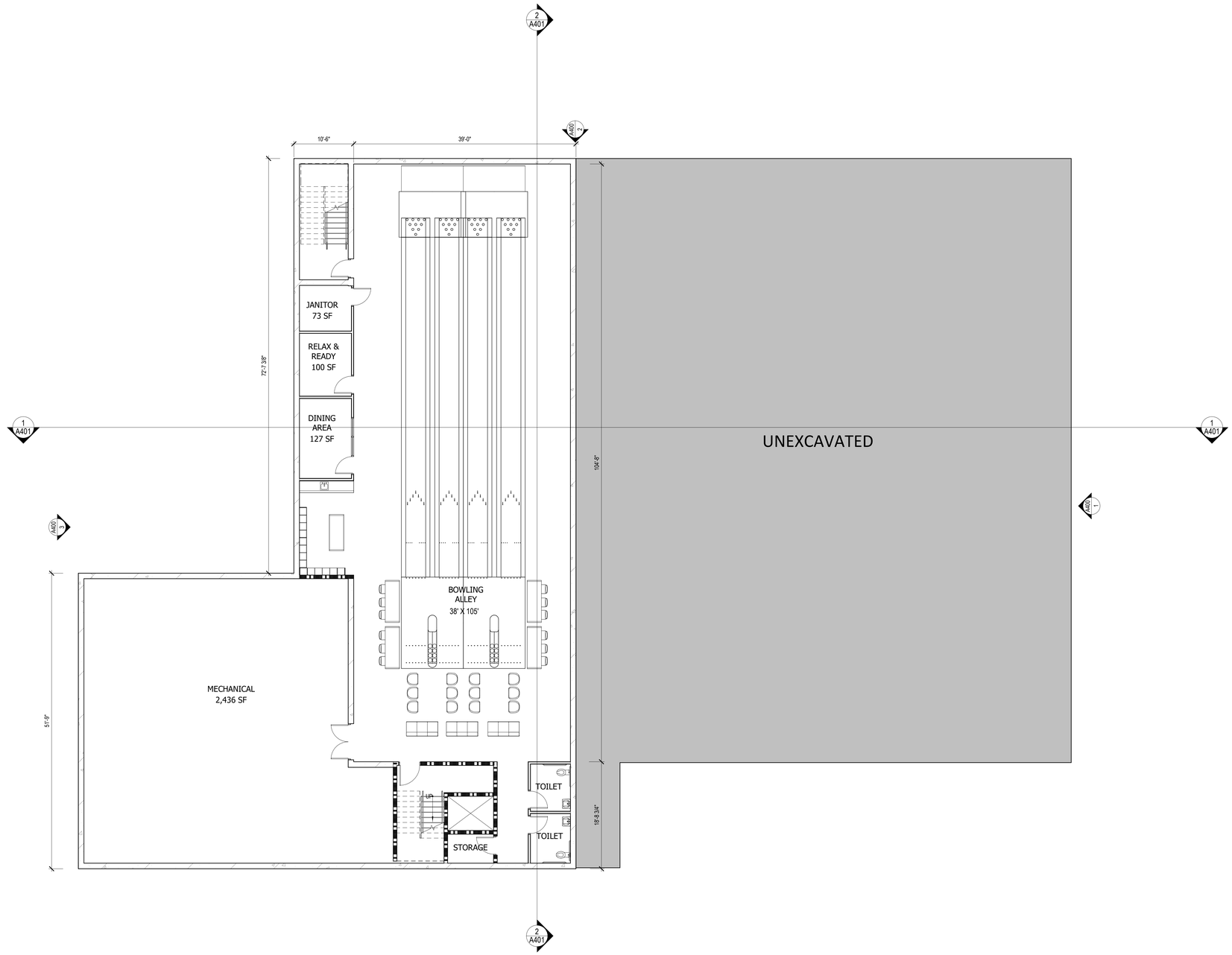

1 FLOOR PLAN - LOWER LEVEL
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. ALL INTERIOR PARTITIONS SHALL BE **"A3."** UNLESS NOTED OTHERWISE.
B. PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES, UNLESS NOTED OTHERWISE. PLAN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" DIMENSIONS ARE FROM FACE OF APPLIED FINISH.
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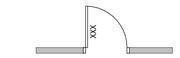
CONSTRUCTION PLAN LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

(E) CONSTRUCTION TO REMAIN	
(N) CONSTRUCTION	
TEMPORARY CONSTRUCTION	



DOOR TAG
SEE DOOR SCHEDULE AND LEGEND FOR ADDITIONAL INFORMATION

HGA
333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

CIVIL ENGINEER

LANDSCAPE ARCHITECT

COMMUNITIES OF CROCUS - CENTRE AT CARE

7521 S 31st ST
FRANKLIN, WI 53132

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

FLOOR PLAN - LOWER LEVEL

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

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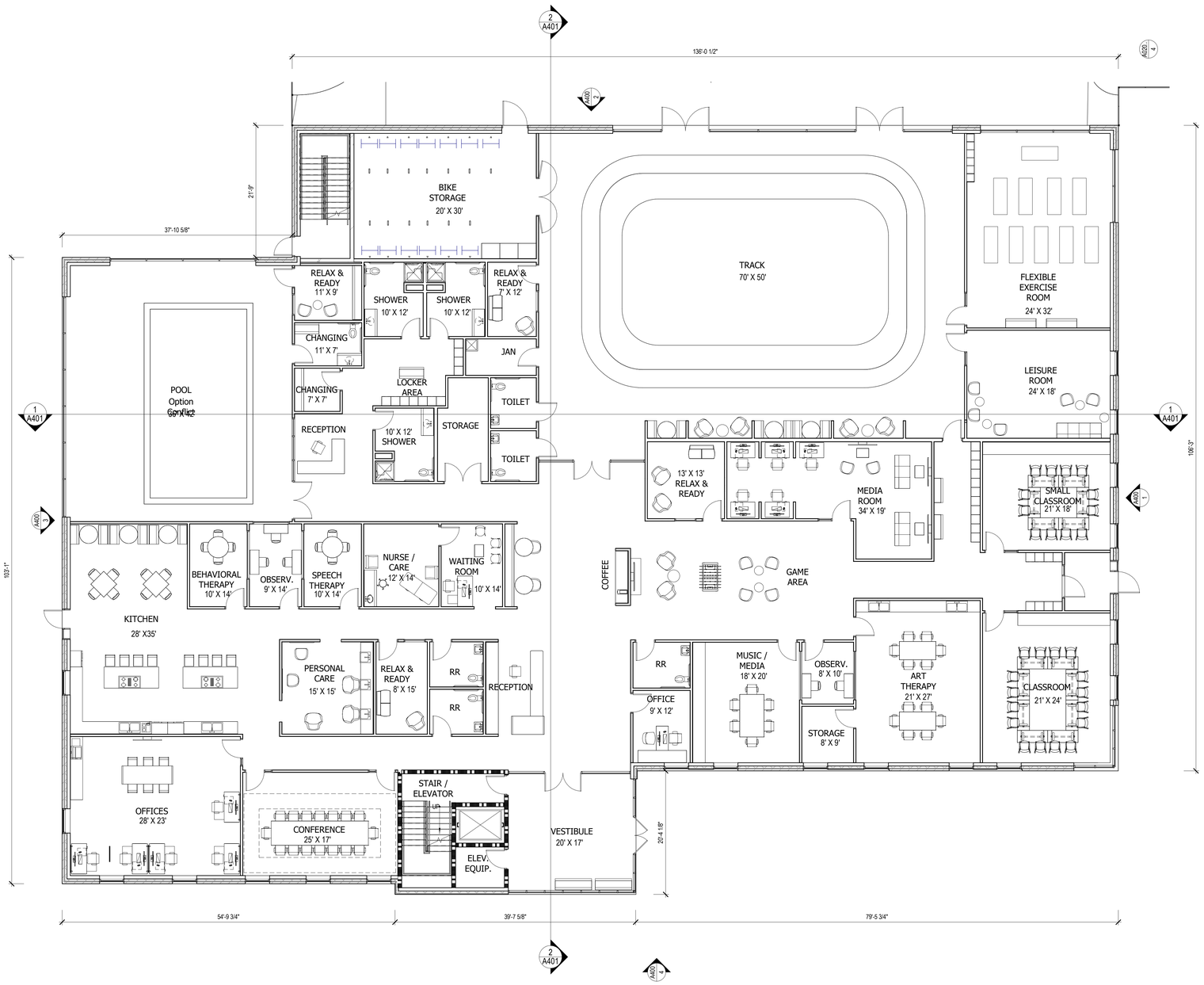
Author



1 FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. ALL INTERIOR PARTITIONS SHALL BE **"A3, "** UNLESS NOTED OTHERWISE.
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CONSTRUCTION PLAN LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

(E) CONSTRUCTION TO REMAIN	
(N) CONSTRUCTION	
TEMPORARY CONSTRUCTION	

XXX

DOOR TAG
SEE DOOR SCHEDULE AND LEGEND FOR ADDITIONAL INFORMATION

HGA
333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

CIVIL ENGINEER
LANDSCAPE ARCHITECT

COMMUNITIES OF CROCUS - CENTRE AT CARE

7521 S 31st ST
FRANKLIN, WI 53132

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME:
DATE: March 20, 2025
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5371-001-02

FLOOR PLAN - LEVEL 01

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

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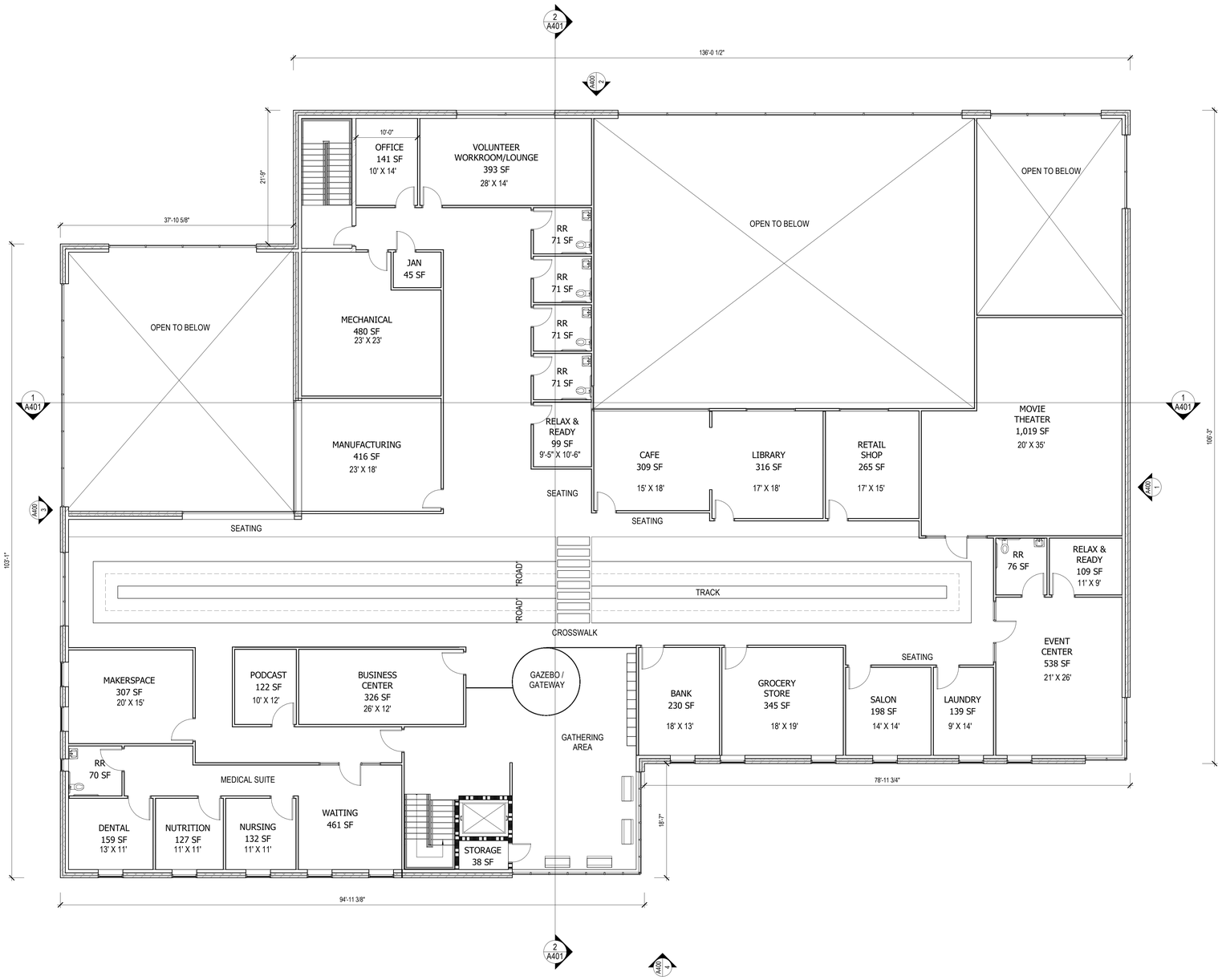

1 FLOOR PLAN - LEVEL 02
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. ALL INTERIOR PARTITIONS SHALL BE **"A3_"** UNLESS NOTED OTHERWISE.
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G. WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISTING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.
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CONSTRUCTION PLAN LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

(E) CONSTRUCTION TO REMAIN	
(N) CONSTRUCTION	
TEMPORARY CONSTRUCTION	

XXX
DOOR TAG
SEE DOOR SCHEDULE AND LEGEND FOR ADDITIONAL INFORMATION

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COMMUNITIES OF CROCUS - CENTRE AT CARE

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DATE: March 20, 2025
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

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HGA NO: 5371-001-02

FLOOR PLAN - LEVEL 02

DATE: JULY 18, 2025

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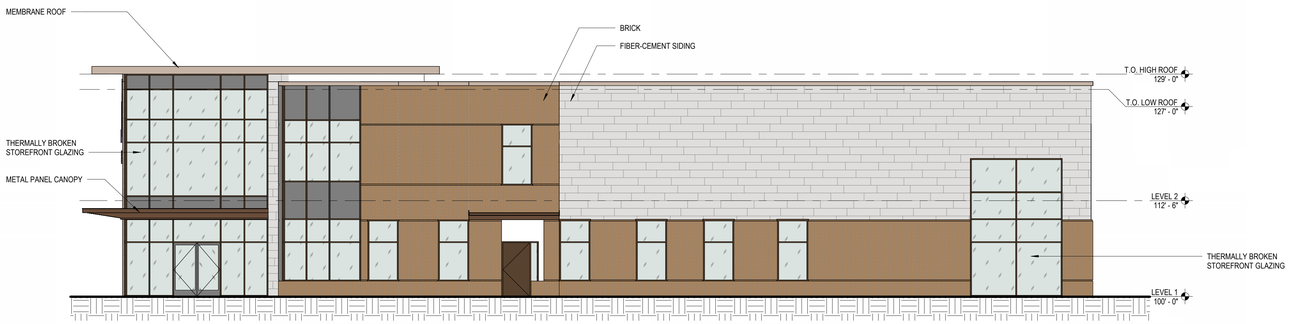
GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.



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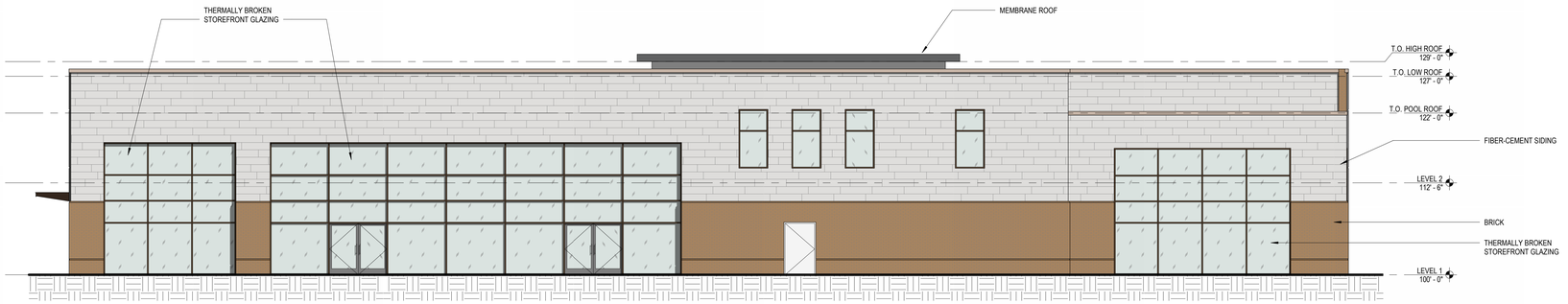
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

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OVERALL EXTERIOR ELEVATIONS

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SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

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	(N) CONSTRUCTION
	TEMPORARY CONSTRUCTION

ASSEMBLY RATING

0	ZERO HOUR
1	ONE HOUR RATED
2	TWO HOUR RATED
3	THREE HOUR RATED
4	FOUR HOUR RATED

TYPE OF ASSEMBLY

W	FIRE WALL	S	SMOKE BARRIER
B	FIRE BARRIER	SP	SMOKE PARTITIONS
P	FIRE PARTITION	ST	RESIST PASSAGE OF SMOKE
E	EXISTING AND RATED		

XXX — DOOR TAG
SEE DOOR SCHEDULE AND LEGEND FOR ADDITIONAL INFORMATION

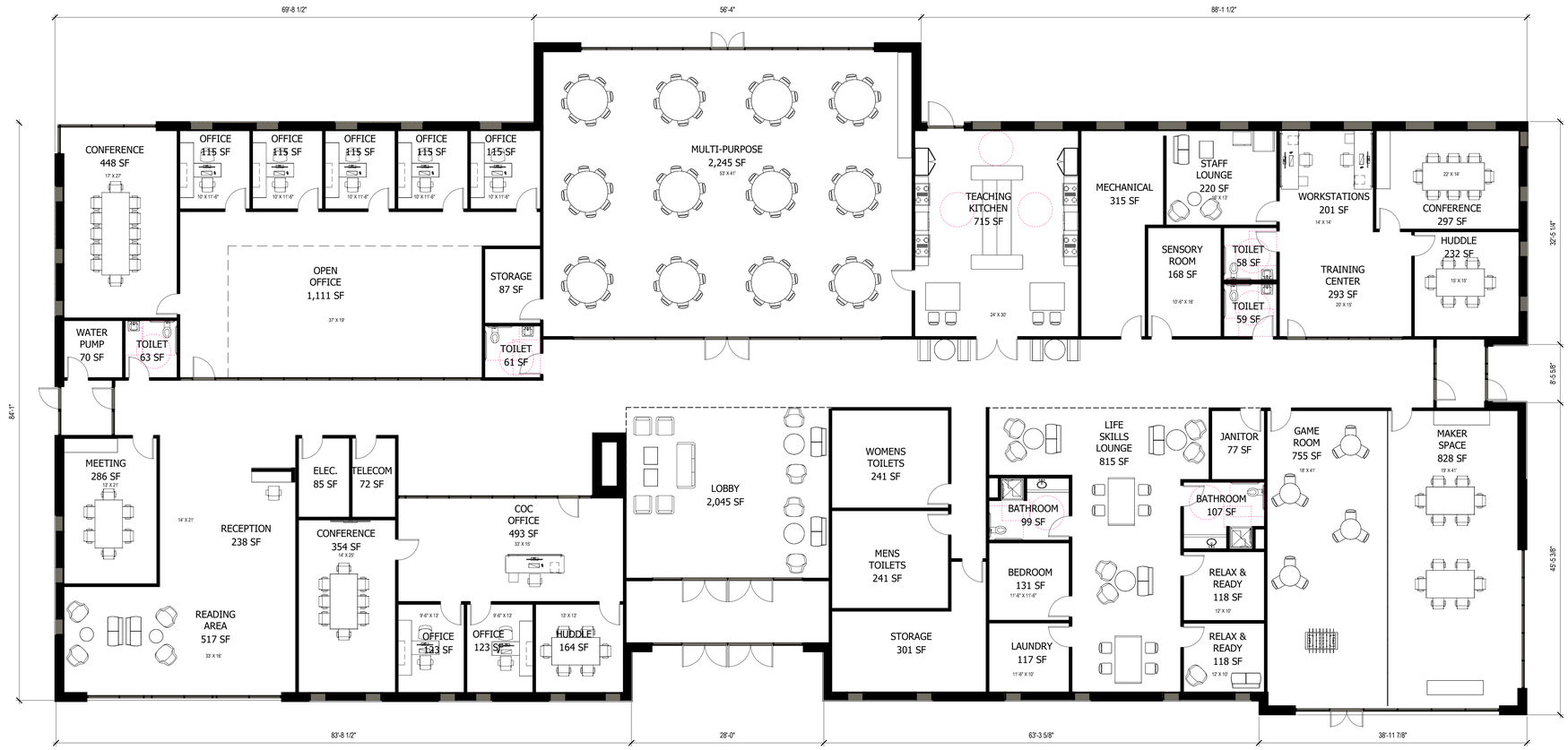
X — INTERIOR PARTITION TAG
SEE PARTITION SHEET FOR ADDITIONAL INFORMATION

XX — WINDOW TAG
SEE DOOR SCHEDULE AND LEGEND FOR ADDITIONAL INFORMATION

TACTILE EXIT SIGNAGE

KEYNOTES

#	DESCRIPTION



1 FLOOR PLAN - LEVEL 1
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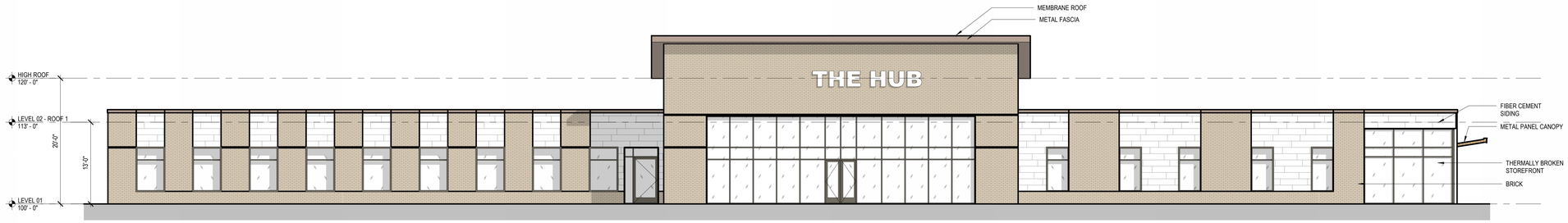

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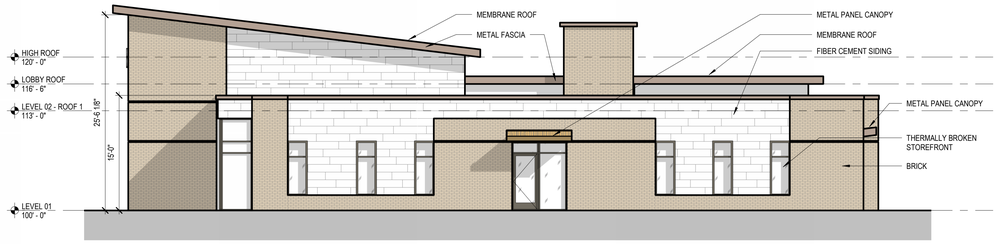

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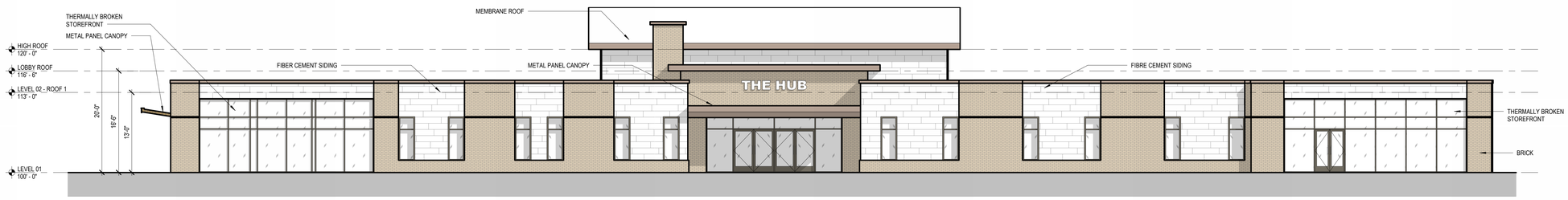
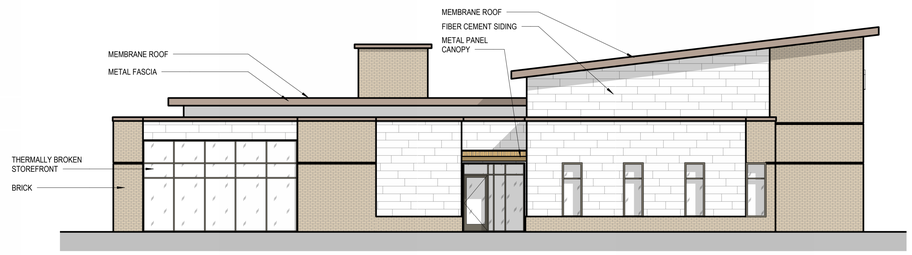


3 WEST ELEVATION
1/8" = 1'-0"



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Communities of Crocus

Wetland and Waterway Delineation Report

Parcel # 7619992002, 7619994005, 7619997003, and 7869981004
Franklin, WI 53132

PRJ110682 | May 9, 2024

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Acronyms and Abbreviations

AOI	Area of Interest
DP	Data Point
FAC	Facultative Indicator Species
FACU	Facultative Upland Indicator Species
FACW	Facultative Wetland Indicator Species
GPS	Global Positioning System
NRCS	Natural Resources Conservation Service
NTCHS	National Technical Committee for Hydric Soils
OBL	Obligate Wetland Indicator Species
OHWM	Ordinary High Water Mark
PI	Prevalence Index
PP	Photo-point
Regional Supplement	Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)
RES	Resource Environmental Solutions, LLC
UPL	Upland Indicator Species
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
WDNR	Wisconsin Department of Natural Resources
WWI	Wisconsin Wetland Inventory

Introduction

Resource Environmental Solutions, LLC (RES) staff conducted a wetland delineation on an undeveloped site in Franklin, Milwaukee County, Wisconsin (Appendix A, Figure 1). The approximately 41.9-acre Area of Interest (AOI) is in the northeast ¼ of Section 12, Township 05 North, Range 21 East and consists primarily of undeveloped grassland, shrubland, and forest. There are, however, three constructed stormwater wetlands within the AOI. The two northern-most stormwater wetlands were constructed recently in 2022. RES previously completed a wetland delineation for this site in 2021 prior to construction of the two aforementioned stormwater wetlands, which were also designed by RES. The 100% design plans as well as the 2021 wetland delineation report will be attached to the submittal of this report to the Wisconsin Department of Natural Resources (WDNR).

This report was prepared based on RES's understanding and interpretation of the wetland delineation methods described in the U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (hereafter, Regional Supplement) (USACE 2010), and Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources (USACE 2015). The National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams: Interim Version (USACE 2022) was also referenced to assist making Ordinary High Water Mark (OHWM) determinations in the field.

The objective of this wetland/waterway delineation is to provide the spatial boundary of wetlands and waterways within the AOI. RES Senior Ecologist, Matt Parsons, conducted the wetland/waterway delineation on April 24 and 26, 2024. Mr. Parsons is an assured delineator and was lead investigator.

Regulatory Definitions

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Ordinary High Water Mark

In non-tidal waters, USACE jurisdiction extends to the OHWM which is defined in 33 CFR Part 328.3 as "the line on the shore established by the fluctuations of water and indicated by physical characteristics, such as a clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, or the presence of litter and debris."

Waterways

Per the WDNR, a navigable waterway is defined as public lakes, rivers, and streams that have a bottom (bed) and side (bank), and enough water to float any boat, skiff, or canoe of the shallowest draft on a reoccurring basis.

Methods

Desktop Analysis and Background Information Review

Several sources of information were reviewed to evaluate the property and identify potential wetlands and waterways onsite. The general topography of the site was reviewed using an online one-foot topographic map (Figure 2). Soil types were identified using the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey for Milwaukee County, Wisconsin (Figure 3). Potential wetlands and waterways were identified using the Wisconsin Wetlands Inventory (WWI) (Figure 4). Maps can only be used to establish the probability and approximate location of wetlands on the site; therefore, the USACE does not accept the use of these maps to make final wetland determinations. Final wetland determinations were made with onsite observations and fieldwork. Prior to the fieldwork, background information was reviewed to establish the probability and approximate location of wetlands and waterways on the site. The following maps were reviewed offsite or onsite as part of the wetland determination:

- Milwaukee County Topographic Map – The topographic map (Figure 2) shows the general elevations of the site. The site is relatively flat, sloping downwards from east to west towards the unnamed stream (WBIC 5300) in the western portion of the AOI. A large portion of the site drains to a centrally located wetland which eventually drains to the unnamed stream. Elevations range from approximately 728 feet on the bank of the unnamed stream in the southwestern portion of the AOI to approximately 761 feet near South 31st Street in the northeastern portion of the AOI.
- Soil Survey Map – The NRCS Web Soil Survey Map (Figure 3) identifies six soil map units within the site boundaries: Blount silt loam, 1-3% slopes (BlA); Fox silt loam, 2-6% slopes (FsB); Lawson silt loam (Lo); Matherton silt loam, 0-3% (MmA); Ozaukee silt loam, 2-6% slopes (OzaB); and Ozaukee silt loam, 2-6% slopes, eroded (OzaB2). Data associated with each soil map unit are presented in Table 1.
- WWI Map – the WWI map of the area (Figure 4) indicates that five wetlands are mapped within the AOI, three of which are characterized as wet soil, palustrine, broad-leaved deciduous, forested (T3K) wetlands. One T3K wetland is in the northeastern portion of the AOI and is associated with a stormwater swale. Another is located in the western portion of the AOI and is associated with the floodplain of the unnamed stream. The last is in the central portion of the site and is tributary to the unnamed stream. Additionally, the southern-most stormwater wetland is classified as an excavated, standing water, palustrine, open water (W0Hx) wetland in its deeper section and is classified as an excavated, standing water, palustrine, narrow-leaved persistent, emergent/wet meadow (E2Hx) wetland in its shallower section.

  Lastly, there is the unnamed stream in the western portion of the AOI which is mapped as a perennial/intermittent waterway.

All figures are presented in Appendix A.

Table 1. Soils Data

Soil Map Unit Symbol and Name	% of AOI	Drainage Classification*	Major/Minor Components	Map Unit % Composition	Hydric Soil Rating
BlA – Blount silt loam, 1-3% slopes	63%	Somewhat poorly drained	Blount	95%	No
			Ashkum	5%	Yes
FsB – Fox silt loam, 2-6% slopes	13%	Well drained	Fox	85%	No
			Casco	8%	No
			St. Charles, gravelly substratum	7%	No
Lo – Lawson silt loam	<1%	Somewhat poorly drained	Lawson	90%	No
			Sawmill	10%	Yes
MmA – Matherton silt loam, 1-3% slopes	14%	Somewhat poorly drained	Matherton	90%	No
			Sebewa	7%	Yes
			Fox	3%	No
OzaB – Ozaukee silt loam, 2-6% slopes	5%	Moderately well drained	Ozaukee	93%	No
			Ashkum, drained	3%	Yes
			Pewamo, drained	3%	Yes
			Urban land	1%	No
OzaB2 – Ozaukee silt loam, 2-6% slopes, eroded	5%	Moderately well drained	Ozaukee, eroded	93%	No
			Ashkum, drained	3%	Yes
			Pewamo, drained	3%	Yes
			Urban land	1%	No

* Pertains to major component soil.

Wetland and Waterway Delineation Methods

Wetlands

The Regional Supplement was used to provide technical guidance and procedures for identifying and delineating wetlands. The three essential characteristics of a wetland are hydrophytic vegetation, wetland hydrology, and hydric soils. All three characteristics must be present to be considered wetland.

1. **Vegetation:** The principal hydrophytic vegetation criteria to be met are when all dominant species across all strata are rated OBL and/or FACW based on visual assessment (rapid test) or when greater than 50% of the dominant plant species are hydrophytes (dominance test) (USACE 2020). The indicator status of plant species is expressed in terms of the estimated probabilities of a species occurring in wetland conditions within a given region. Hydrophytes include all plants classified as "FAC", "FACW", or "OBL". If the plant community failed the dominance test but indicators of hydric soils and wetland hydrology were present, the prevalence index (PI) was calculated. The PI is a weighted average wetland indicator status of all species in a plot. Absolute percent cover for each species is weighted based on the species indicator status (OBL = 1, FACW = 2, FAC = 3, FACU = 4, UPL = 5). PI is the sum of the weighted absolute cover values divided by the sum of the absolute percent cover values. If PI is 3.0 or less, the plant community is considered hydrophytic.
2. **Hydrology:** Wetland hydrology is present if an area contains one or more "primary indicators" and/or two or more "secondary indicators" for USACE jurisdictional wetlands and isolated wetlands. Primary indicators include either the direct presence of water as inundation or saturation within the upper 12 inches of the soil profile, or direct evidence of recent inundation, such as water marks,

drift lines, sediment deposits, or drainage patterns. Secondary indicators include surface soil cracks, geomorphic position that could collect or concentrate water, and positive FAC-Neutral Test (i.e., dominant FACW and OBL species account for more than 50% of the total number of dominant species across strata, excluding FAC-rated dominants).

3. **Soils:** The National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (NRCS 2018). Nearly all hydric soils exhibit characteristic morphologies that result from repeated periods of saturation or inundation for more than a few days. Saturation or inundation, when combined with microbial activity in the soil, causes the depletion of oxygen. This anaerobic condition promotes certain biogeochemical processes, such as the accumulation of organic matter and the reduction, translocation, and accumulation of iron and other reducible elements. These processes result in distinctive characteristics that persist in the soil during both wet and dry periods, making them particularly useful for identifying hydric soils in the field.

   Some of the field indicators include dark color (low chroma), redoximorphic features, gleying, and/or the presence of a sulfurous odor. Although USDA soil maps are useful for soil identification, they should be used only as general guides. Soils are evaluated directly by excavating a test pit at each of the data point locations. In this report, soil colors are described using the Munsell notation system.

   Soils in the vicinity of two of the recently constructed stormwater wetlands were found to be significantly disturbed due to recent grading; however, the soil profiles were intact to the extent that they could be described and reliably interpreted.

Waterways

Identification of the OHWM in the field was based upon observations of natural geomorphic field indicators that have formed during channel forming events. These features included presence of a clear, natural line impressed on the bank; vegetation matted down, bent, or absent; leaf litter washed away; abrupt change in plant community; destruction of terrestrial vegetation; sediment sorting; shelving; scouring; and water staining on leaf debris. The presence of one or more of the natural geomorphic field indicators listed above, taking into consideration such factors as size of watershed, channel slope, landscape setting, elevation, gradient, land use practices, and soil type, were taken as direct evidence of an OHWM and such channels were identified as "waterways".

Site Investigation

On April 24 and 26, 2024, RES searched for wetlands and waterways contained within the AOI. Figure 5 depicts the locations of the delineated wetlands and waterway and the Global Positioning System (GPS) surveyed boundaries.

Routine Wetland Delineation Data Forms and OHWM Worksheets

Completed Routine Wetland Delineation Data Forms – Midwest Region for this delineation are in Appendix B. These forms are the written documentation of how the data points do or do not meet all three of the wetland criteria. Twenty nine (29) wetland delineation data points (DP01-DP03, DP04A, DP04B, DP05-DP08, DP09A, DP09B, DP10-DP17, DP18A, DP18B, and DP19-DP23) and three Stream OHWM Delineation Worksheet data points (OHWM01-OHWM03) were selected to document site conditions. The completed

Stream OHWM Delineation Worksheets are also in Appendix B. The forms provide evidence for the presence and dimensions of the OHWM and associated waterways.

Site Photographs

Photographs of the site are presented in Appendix C. These photographs provide representative visual documentation of data points and other special features found on or near the site at the time of the April inspection. Photos were taken at all 32 data points and at ten photo-documentation point (PP) locations.

Results

General Site Conditions

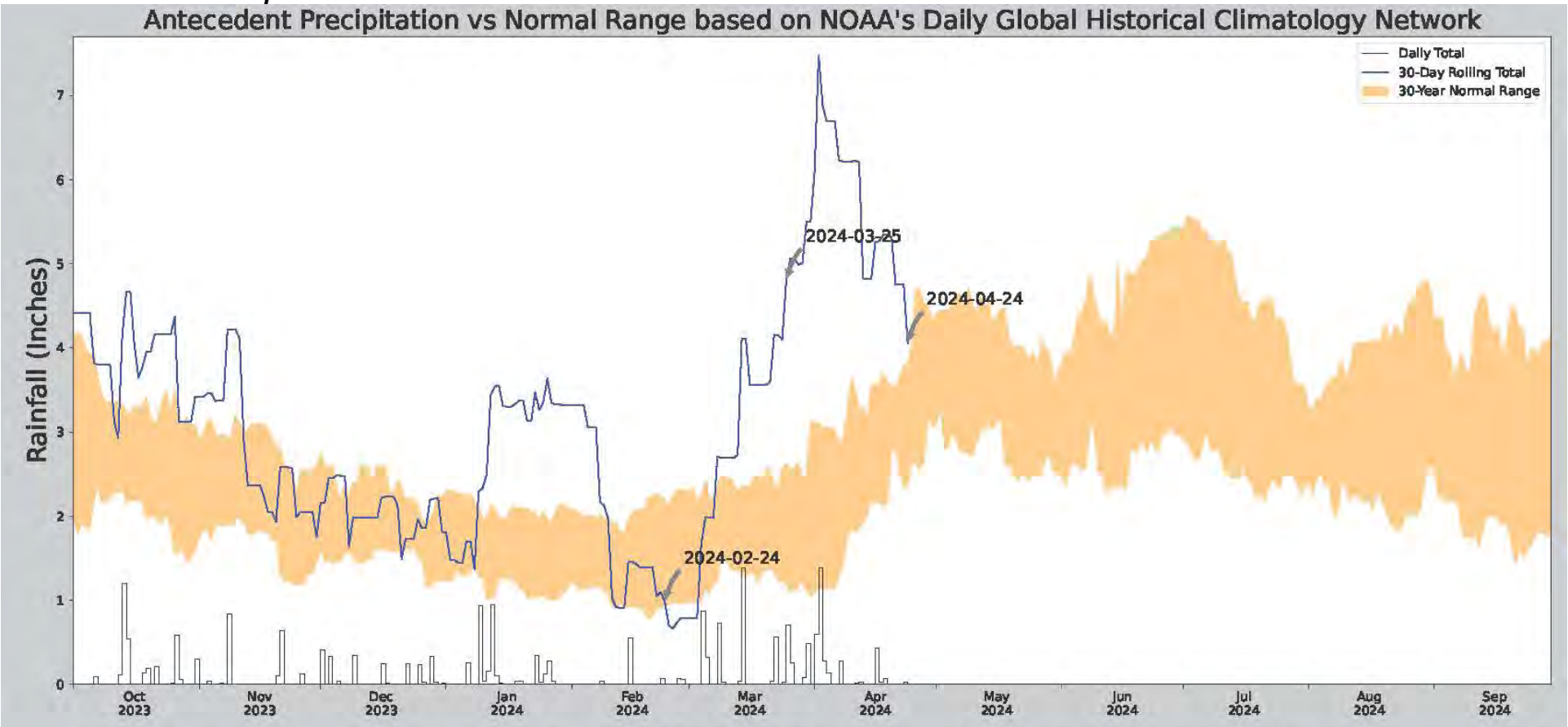
The site is comprised of approximately 41.9 acres of undeveloped grassland, shrubland, and upland and lowland forest. There are three constructed stormwater wetlands within the AOI and an unnamed stream in the western portion of the site. The site is bounded by South 35th Street to the west, a wooded residential property to the south, South 31st Street and residential developments to the east, and residential development to the north.

Climatic Conditions

Climate data were obtained using the USACE Antecedent Precipitation Tool Version 2.0. Precipitation from the 90-day period preceding the wetland survey was approximately 9.83 inches at the site (Table 2). Precipitation from late-January to late-February was normal and wetter than normal from late-February to late-April. Precipitation data analysis in Table 2 resulted in a weighted condition value sum of 17 indicating hydrologic conditions in late-April 2024 were wetter than normal.

Growing season conditions were confirmed by documenting the numerous species actively growing onsite during the surveys. Actively growing species within the wetlands included fowl manna grass (*Glyceria striata*), Virginia wildrye (*Elymus virginicus*), and bristly buttercup (*Ranunculus hispidus*) (see Photos 1 and 2 in Appendix C).

Table 2. Antecedent Precipitation Data



Coordinates	42.910619, -87.957577
Observation Date	2024-04-24
Elevation (ft)	743.74
Drought Index (PDSI)	Mild wetness (2024-03)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-04-24	2.35315	3.79252	4.051181	Wet	3	3	9
2024-03-25	1.191339	2.615748	4.799213	Wet	3	2	6
2024-02-24	0.933071	2.211024	0.980315	Normal	2	1	2
Result							Wetter than Normal - 17

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	4.079	76.745	2.149	11352	90

Wetlands

Field observations revealed that wetland conditions (i.e., positive indicators of wetland hydrology, vegetation, and soils) were present on the day of inspection. Ten (10) wetlands (Wetland A-Wetland J) totaling 11.04 acres were delineated within the AOI (Figure 5). Topographic breaks and changes in hydrology and, to some extent soils, were used to determine representative transect locations and to delineate the wetland boundaries. Vegetation was less useful in delineating wetland boundaries due to the prevalence of hydrophytic vegetation onsite.

Wetland A

Wetland A is a 0.17-acre floodplain forest wetland associated with the unnamed perennial stream (WBIC 5300). Hydrology supporting this wetland originates from the stream and local runoff. Data collected for both Wetland B (DP21) and Wetland E (DP23) are representative of Wetland A and are described in more detail in the following sections. Also see Photo 55 in Appendix C.

Wetland B

Wetland B is a 1.02-acre forested wetland comprised of floodplain forest where it is associated with the unnamed perennial stream (WBIC 5300) but also hardwood swamp where it is associated with the outlet of a water control structure from the adjacent constructed stormwater wetland. Two (2) data points were established in Wetland B (DP04A and DP21).

Soils. The hydric soil indicators Loamy Mucky Mineral (F1) and Redox Dark Surface (F6) were observed at DP04A in Wetland B (Appendix B). The indicators Depleted Below Dark Surface (A11) and Depleted Matrix (F3) were observed at DP21.

Hydrology. Primary wetland hydrology indicators observed at DP04A in Wetland B include Surface Water (A1), High Water Table (A2), and Water-Stained Leaves (B9) (Appendix B). Primary wetland hydrology indicators observed at DP21 in Wetland B include Drift Deposits (B3), Water-Stained Leaves (B9), and Oxidized Rhizospheres on Living Roots (C3). Secondary indicators were also observed at DP04A and DP21 and are listed in Appendix B.

Vegetation. The dominant species at DP04A in Wetland B were common buckthorn (*Rhamnus cathartica*) (FAC) and American elm (*Ulmus americana*) (FACW) in the tree stratum, common buckthorn in the sapling/shrub stratum, and common buckthorn in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation. The dominant species at DP21 in Wetland B were American elm and red oak (*Quercus rubra*) (FACU) in the tree stratum; common buckthorn in the sapling/shrub stratum; and fowl manna grass (OBL), lance-leaved aster (*Symphyotrichum lanceolatum*) (FACW), and multi-flora rose (*Rosa multiflora*) (FACU) in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation.

Wetland C

Wetland C is a 2.29-acre constructed stormwater wetland composed of shallow emergent marsh vegetation. Hydrology supporting this wetland originates from stormwater. One (1) data point was established in Wetland C (DP04B).

Soils. The hydric soil indicator Depleted Below Dark Surface (A11) was observed at DP04B in Wetland C (Appendix B).

Hydrology. Primary wetland hydrology indicators observed at DP04B in Wetland C include Surface Water

(A1), High Water Table (A2), Drift Deposits (B3), Algal Mat or Crust (B4), Inundation Visible on Aerial Photography (B7), and Water-Stained Leaves (B9) (Appendix B). Secondary indicators were also observed at DP04B and are listed in Appendix B.

Vegetation. The dominant species at DP04B in Wetland C were blue-joint grass (*Calamagrostis canadensis*) (OBL), curly dock (*Rumex crispus*) (FAC), and marsh purslane (*Ludwigia palustris*) (OBL) in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation.

Wetland D

Wetland D is a 0.28-acre scrub-shrub wetland in the northeastern portion of the site. The wetland is associated with a swale with hydrology that originates from stormwater from the residential development to the north and east. One (1) data point was established in Wetland D (DP01).

Soils. The hydric soil indicators Depleted Below Dark Surface (A11) and Depleted Matrix (F3) were observed at DP01 in Wetland D (Appendix B).

Hydrology. Primary wetland hydrology indicators observed at DP01 in Wetland D include High Water Table (A2), Saturation (A3), and Drift Deposits (B3) (Appendix B). Secondary indicators were also observed at DP01 and are listed in Appendix B.

Vegetation. The dominant species at DP01 and DP04 in Wetland D were common buckthorn and downy hawthorn (*Crataegus mollis*) (FAC) in the sapling/shrub stratum which passed the dominance test for the presence of hydrophytic vegetation.

Wetland E

Wetland E is a 0.06-acre floodplain forest wetland associated with the unnamed perennial stream (WBIC 5300). Hydrology supporting this wetland originates from the stream and local runoff. One (1) data point was established in Wetland E (DP23).

Soils. The hydric soil indicator Depleted Below Dark Surface (A11) was observed at DP23 in Wetland E (Appendix B).

Hydrology. Primary wetland hydrology indicators observed at DP23 in Wetland E include Drift Deposits (B3) and Water-Stained Leaves (B9) (Appendix B). Secondary indicators were also observed at DP23 and are listed in Appendix B.

Vegetation. The dominant species at DP23 in Wetland E were American elm and American basswood (*Tilia americana*) (FACU) in the tree stratum; common buckthorn and Tartarian honeysuckle (*Lonicera tatarica*) (FACU) in the sapling/shrub stratum; and bristly buttercup (FAC), American black currant (*Ribes americanum*) (FACW), Virginia waterleaf (*Hydrophyllum virginianum*) (FAC), and fowl manna grass in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation.

Wetland F

Wetland F is a large, 4.48-acre forested/scrub-shrub wetland located in the center of the site. Hydrology supporting this wetland originates from runoff from the surrounding landscape and potentially groundwater. This feature is hydrologically connected to the unnamed perennial stream (WBIC 3500) via a series of drainages. Three (3) data points were established in Wetland F (DP07, DP09A, and DP19).

Soils. The hydric soil indicators Depleted Below Dark Surface (A11) and Depleted Matrix (F3) were observed at DP07 and DP19 in Wetland F (Appendix B). Depleted Below Dark Surface (A11) was also observed at

DP09A.

Hydrology. Primary wetland hydrology indicators observed at DP07 in Wetland F include High Water table (A2) and Saturation (A3) (Appendix B). Only secondary indicators of wetland hydrology were observed at DP09A, including Drainage Patterns (B10), Geomorphic Position (D2), and FAC-Neutral Test (D5). Primary wetland hydrology indicators observed at DP19 include Drift Deposits (B3) and Water-Stained Leaves (B9). Secondary indicators were also observed at DP07 and DP19 and are listed in Appendix B.

Vegetation. The dominant species at DP07 in Wetland F were green ash (*Fraxinus pennsylvanica*) (FACW) and cottonwood (*Populus deltoides*) (FAC) in the tree stratum, common buckthorn and green ash in the sapling/shrub stratum, and common reed (*Phragmites australis* spp. *australis*) (FACW) and side-flowering aster (*Symphyotrichum lateriflorum*) (FACW) in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation. The dominant species at DP09A in Wetland F were common buckthorn and downy hawthorn in the tree stratum; common buckthorn, silky dogwood (*Cornus amomum*) (FACW), and green ash in the sapling/shrub stratum; and fowl manna grass and wild strawberry (*Fragaria virginiana*) (FACU) in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation. The dominant species at DP19 in Wetland F were red oak in the tree stratum, red maple (*Acer rubrum*) (FAC) in the sapling/shrub stratum, and common buckthorn in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation.

Wetland G

Wetland G is a 0.18-acre floodplain forest wetland associated with the unnamed perennial stream (WBIC 5300). Hydrology supporting this wetland originates from the stream, local runoff, and seepage draining from Wetland F via Waterway 3. One (1) data point was established in Wetland G (DP17).

Soils. The hydric soil indicator Depleted Matrix (F3) was observed at DP17 in Wetland G (Appendix B).

Hydrology. Primary wetland hydrology indicators observed at DP17 in Wetland G include Saturation (A3) and Water-Stained Leaves (B9) (Appendix B). The secondary indicator, Geomorphic Position (D2), was also observed at DP17.

Vegetation. The dominant species at DP17 in Wetland G were common buckthorn and American black currant in the sapling/shrub layer and bristly buttercup, Penn sedge (*Carex pensylvanica*), and lance-leaved aster in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation.

Wetland H

Wetland H is a 0.70-acre constructed stormwater wetland composed of shallow emergent marsh vegetation. Hydrology supporting this wetland originates from stormwater. One (1) data point was established in Wetland H (DP09B).

Soils. The hydric soil indicators Depleted Below Dark Surface (A11) and Depleted Matrix (F3) were observed at DP09B in Wetland H (Appendix B).

Hydrology. Primary wetland hydrology indicators observed at DP09B in Wetland H include Surface Water (A1) and Water Marks (B1) (Appendix B). Secondary indicators were also observed at DP09B and are listed in Appendix B.

Vegetation. The dominant species at DP09B in Wetland H was path rush (*Juncus tenuis*) (FAC) in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation.

Wetland I

Wetland I is a constructed stormwater wetland composed of shallow emergent marsh vegetation. Hydrology supporting this wetland originates from stormwater. One (1) data point was established in Wetland I (DP13).

Soils. The hydric soil indicator Loamy Mucky Mineral (F1) was observed at DP13 in Wetland I (Appendix B).

Hydrology. Primary wetland hydrology indicators observed at DP13 in Wetland I include Surface Water (A1) and High Water Table (A2) (Appendix B). Secondary indicators were also observed at DP13 and are listed in Appendix B.

Vegetation. The dominant species at DP13 in Wetland I was narrow-leaved cattail (*Typha angustifolia*) (OBL) in the herb stratum which passed the rapid test for the presence of hydrophytic vegetation.

Wetland J

Wetland J is a 0.15 acre floodplain wetland comprised largely of marsh and scrub-shrub vegetation. This wetland is associated with the unnamed perennial stream (WBIC 5300). Hydrology supporting this wetland originates from the stream and local runoff. One (1) data point was established in Wetland J (DP15).

Soils. The hydric soil indicators Depleted Below Dark Surface (A11) and Depleted Matrix (F3) were observed at DP15 in Wetland J (Appendix B).

Hydrology. Primary wetland hydrology indicators observed at DP15 in Wetland J include High Water Table (A2), Saturation (A3), Water-Stained Leaves (B9), and Oxidized Rhizospheres on Living Roots (C3) (Appendix B). Secondary indicators were also observed at DP15 and are listed in Appendix B.

Vegetation. The dominant species at DP15 in Wetland J were common buckthorn in the sapling/shrub stratum and bristly buttercup, fowl manna grass, and owl-fruit sedge (*Carex stipata*) (OBL) in the herb stratum which passed the dominance test for the presence of hydrophytic vegetation.

Uplands

Representative and paired data points were taken in upland areas outside of delineated wetland areas to help confirm the delineated wetland boundaries and to demonstrate non-wetland conditions in upland areas. Upland data points include DP02, DP03, DP05, DP06, DP08, DP10-DP12, DP14, DP16, DP18A, DP18B, DP20, and DP22 (Figure 5).

The hydric soil indicator Depleted Below Dark Surface (A11) was observed at DP18A, DP18B, and DP22. Depleted Matrix (F3) was also observed at DP22. In addition, Redox Dark Surface (F6) was observed at DP03. Hydric soil indicators were absent from all other upland data points.

The secondary indicator of wetland hydrology, FAC-Neutral Test (F5), was observed at DP11 and DP12. The secondary indicator, Geomorphic Position (D2), was also observed at DP11. Primary and secondary indicators of wetland hydrology were absent at all other upland data points.

The plant community at DP11 passed the rapid test for the presence of hydrophytic vegetation. The plant communities at DP02, DP03, DP06, DP08, and DP12 passed the dominance test for the presence of hydrophytic vegetation. The plant communities at all other upland data points failed the dominance test for the presence of hydrophytic vegetation.

All upland Data Points lacked at least one of the three parameters required to be classified as wetland (wetland hydrology, hydric soil, and hydrophytic vegetation) and were therefore classified as uplands. Data

forms are presented in Appendix B.

Waterways

Three (3) waterway features (Waterway 1, Waterway 2, and Waterway 3) totaling approximately 0.67 acres were delineated within the AOI (Figure 5).

Waterway 1

Waterway 1 consists of an unnamed perennial stream (WBIC 5300) that flows north to south along the western edge of the AOI (Figure 5) and is tributary to the Root River and Lake Michigan. Waterway 1 within the AOI totals approximately 0.66 acres.

The top of bank width was roughly estimated to be approximately 22 feet at OHWM01 (Appendix B). Photographs of Waterway 1 are shown in Appendix C. Features used to identify and delineate the OHWM at this location include presence of a clear, natural line impressed on the bank; vegetation matted down, bent, or absent; leaf litter disturbed or washed away; destruction of terrestrial vegetation; changes in soil characteristics; sediment sorting; shelving; and evidence of scouring.

Waterway 2

Waterway 2 consists of an unnamed ephemeral stream that is tributary to Waterway 1. This stream is fed by runoff during precipitation events. Waterway 2 within the AOI totals approximately 0.004 acres.

The top of bank width was roughly estimated to be approximately 10 feet at OHWM02 (Appendix B). Photographs of Waterway 2 are shown in Appendix C. Features used to identify and delineate the OHWM at this location include leaf litter disturbed or washed away, changes in soil characteristics, sediment sorting, shelving, and water staining on leaf debris/tree trunks.

Waterway 3

Waterway 3 consists of an unnamed intermittent stream that is tributary to Wetland G and Waterway 1. This stream is fed by runoff during precipitation events and groundwater seepage from the adjacent Wetland F. Waterway 3 within the AOI totals approximately 0.01 acres.

The top of bank width was roughly estimated to be approximately 12 feet at OHWM03 (Appendix B). Photographs of Waterway 3 are shown in Appendix C. Features used to identify and delineate the OHWM at this location include leaf litter disturbed or washed away, changes in soil characteristics, sediment sorting, shelving, and water staining on leaf debris/tree trunks.

Jurisdictional Analysis Opinion

Based on observations in 2024, it is RES' professional opinion that all wetlands and waterways onsite, except Waterway 2, are likely under the jurisdiction of the WDNR. Waterway 2 may not be jurisdictional due to its small size and ephemeral hydrologic regime. WDNR would need to make a navigability determination of the streams onsite to confirm their jurisdictional status. All wetlands and waterways, except Wetland C, Wetland D, Wetland H, and Wetland I are likely under USACE jurisdiction. Wetland C, Wetland D, Wetland H, and Wetland I may be considered isolated and non-jurisdictional. Waterway 2 may not be under USACE jurisdiction due to its small size and ephemeral hydrologic regime; however, only the USACE can make jurisdictional determinations.

Literature Cited

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[USACE] U.S. Army Corps of Engineers. 2020. National Wetland Plant List, version 3.5. Available at http:wetland-plants.usace.army.mil/. U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.

[USACE] U.S. Army Corps of Engineers. 2022. National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams: Interim Version, authors G. C. L. David, K. M. Fritz, T. Nadeau, B. J. Topping, A. O. Allen, P. H. Trier, S. L. Kichefski, L. A. James, E. Wohl, and D. Hamill. ERDC/CCREL TR-22-16. U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.

Appendix A. Figures

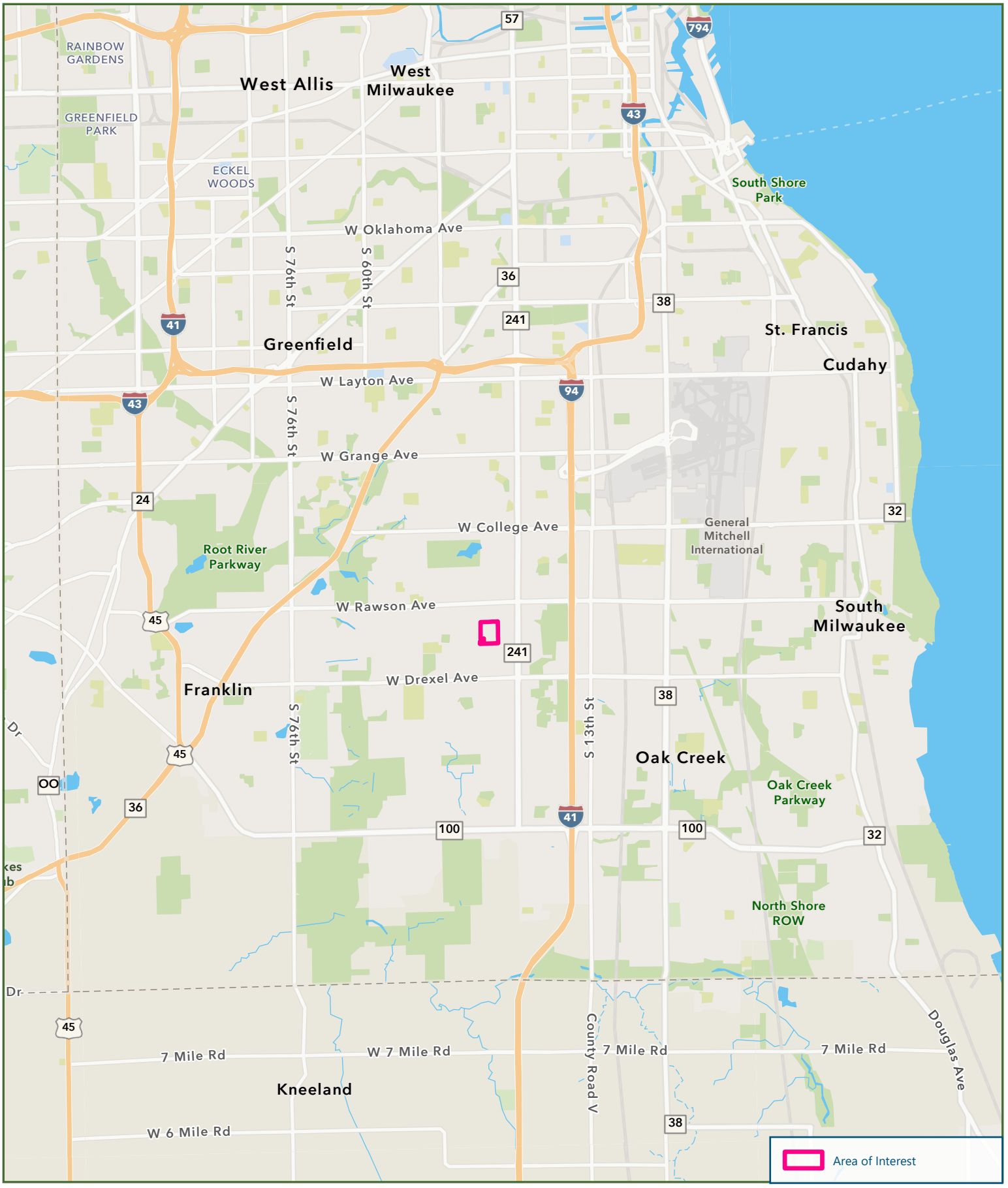

Figure 1
Project Location

Communities of Crocus
Milwaukee County, WI
87.9537°W 42.9181°N

N

1 in = 8,793 ft

0 4,000 8,000

Feet

Reference: Project limits are approximate. The property boundaries depicted on this map have not been surveyed and are for prospect assessment purposes only. This information is not to be used as final legal boundaries.
Imagery Source: Bing
Spatial Reference:
NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
Date Exported: 5/8/2024
Project Number: 110682

res
www.res.us

Cartographer: stouchstone | POC: CB | Path: R:\Resgis\Projects\WI\110682_Communities_of_Crocus_WD\PRO\110682_Communities_of_Crocus_WD.aprx | Layout: Fig 1 - Project Location (Portrait)

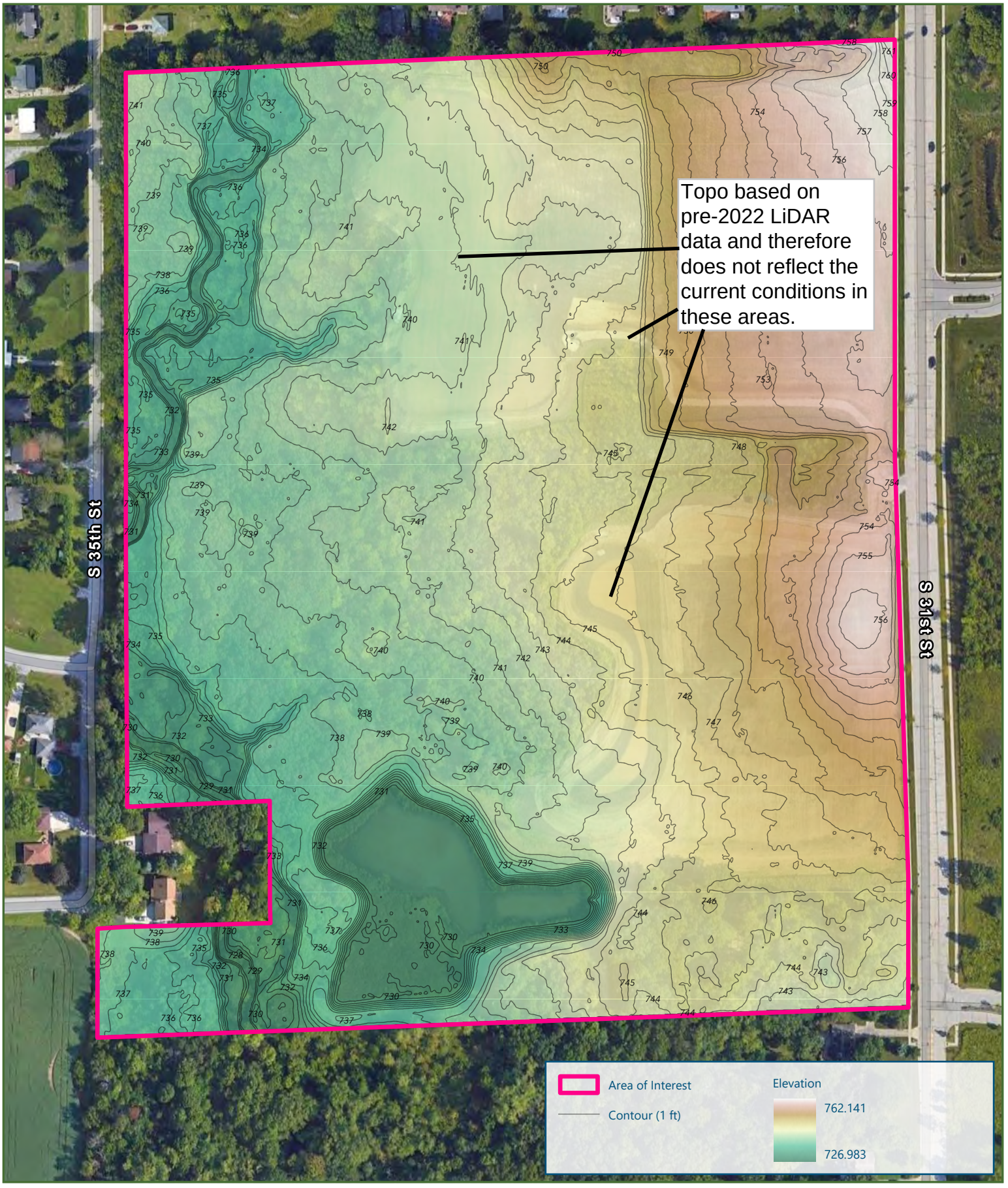

Figure 2
Topography

Communities of Crocus
Milwaukee County, WI
87.9576°W 42.9103°N

N

1 in = 198 ft

0 100 200

Feet

Reference: Project limits are approximate. The property boundaries depicted on this map have not been surveyed and are for prospect assessment purposes only. This information is not to be used as final legal boundaries.
Imagery Source: WROC
Spatial Reference:
NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
Date Exported: 5/8/2024
Project Number: XXXXXX

res
www.res.us

Cartographer: stouchstone | POC: CB | Path: R:\Respjs\Projects\WN10682_Communities_of_Crocus_WD\PRO\10682_Communities_of_Crocus_WD.aprx | Layout: Fig 2 - Topography (Portrait)

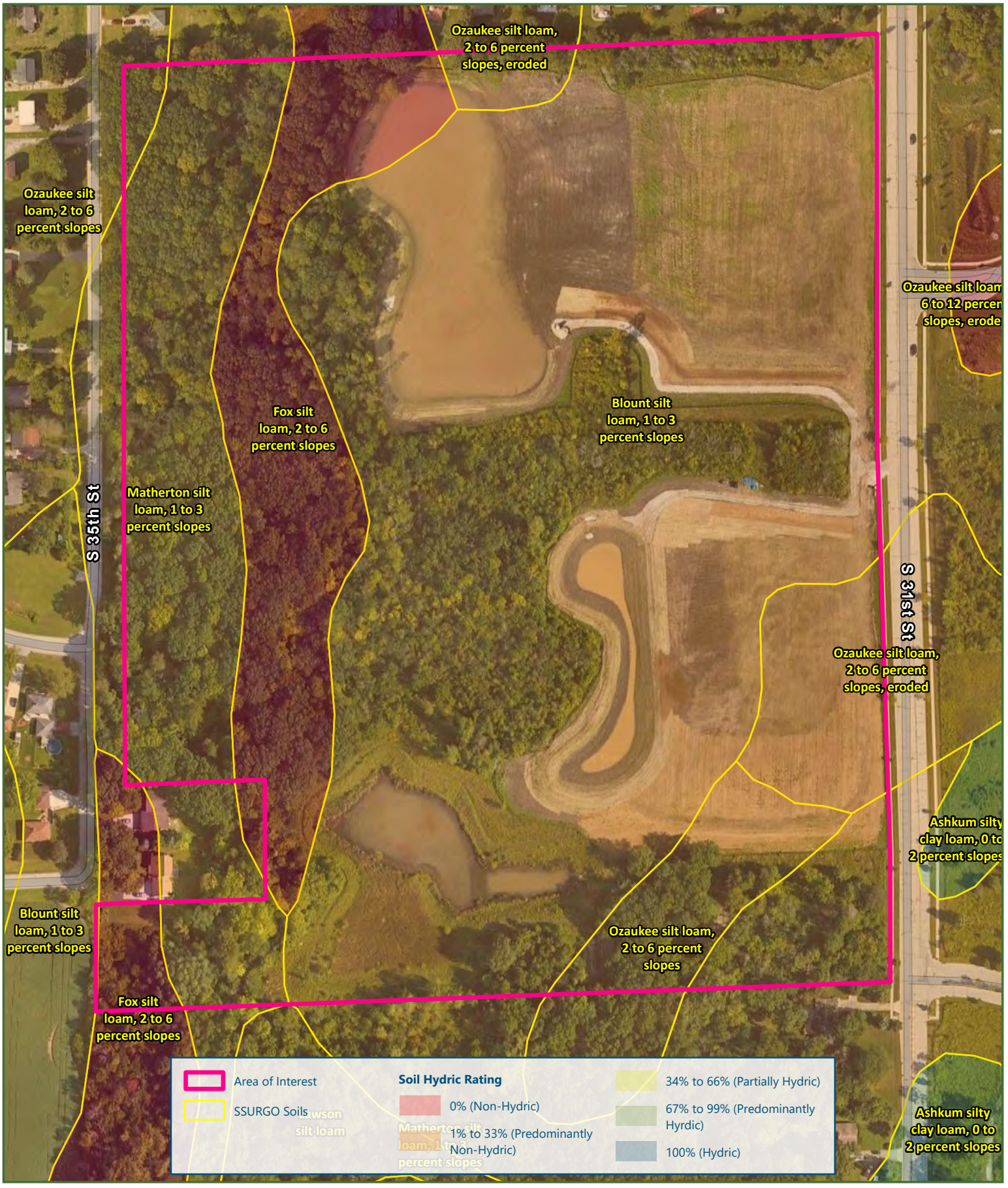

Figure 3
SSURGO Soils

Communities of Crocus
Milwaukee County, WI
87.9576°W 42.9102°N

N

1 in = 202 ft

0 100 200

Feet

Reference: Project limits are approximate. The property boundaries depicted on this map have not been surveyed and are for prospect assessment purposes only. This information is not to be used as final legal boundaries.
Imagery Source: WROC
Spatial Reference:
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Date Exported: 5/8/2024
Project Number: ######

res
www.res.us

Cartographer: stouchstone | POC: CB | Path: R:\Resgis\Projects\WI\10682_Communities_of_Crocus_WD\PRO\10682_Communities_of_Crocus_WD.aprx | Layout: Fig 3 - Soils (Portrait)

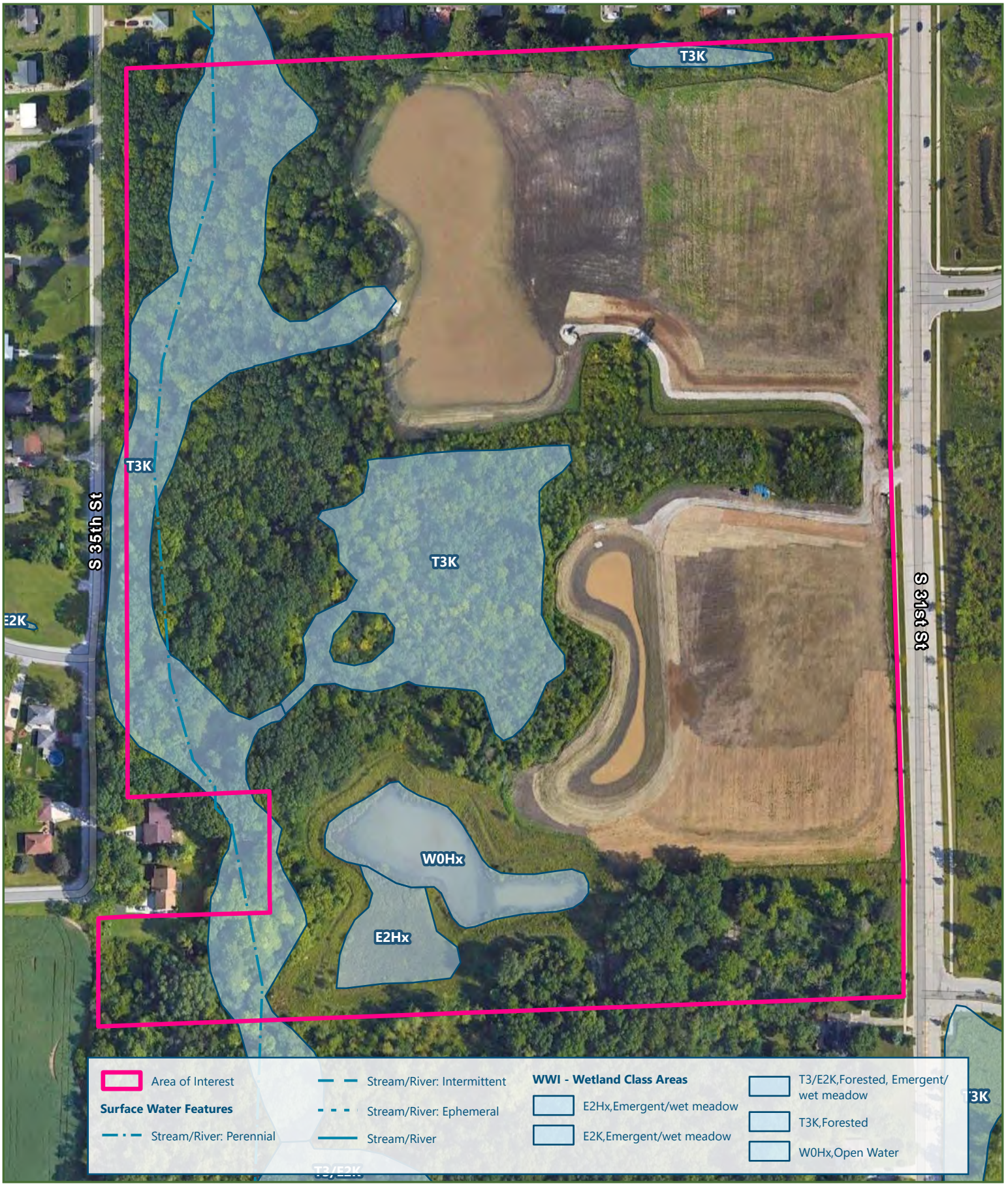


Figure 4
Wisconsin Wetland Inventory

Communities of Crocus
Milwaukee County, WI
87.9576°W 42.9103°N

N

1 in = 199 ft

0 100 200

Feet

Reference: Project limits are approximate. The property boundaries depicted on this map have not been surveyed and are for prospect assessment purposes only. This information is not to be used as final legal boundaries.
Imagery Source: WROC
Spatial Reference:
NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
Date Exported: 5/8/2024
Project Number: XXXXXX

res
www.res.us

Cartographer: stoudtstone | POC: CB | Path: R:\Resgis\Projects\WI\10682_Communities_of_Crocus\WD\PRO\10682_Communities_of_Crocus_WD.aprx | Layout: Fig 4 - Wetland Inventory (Portrait)

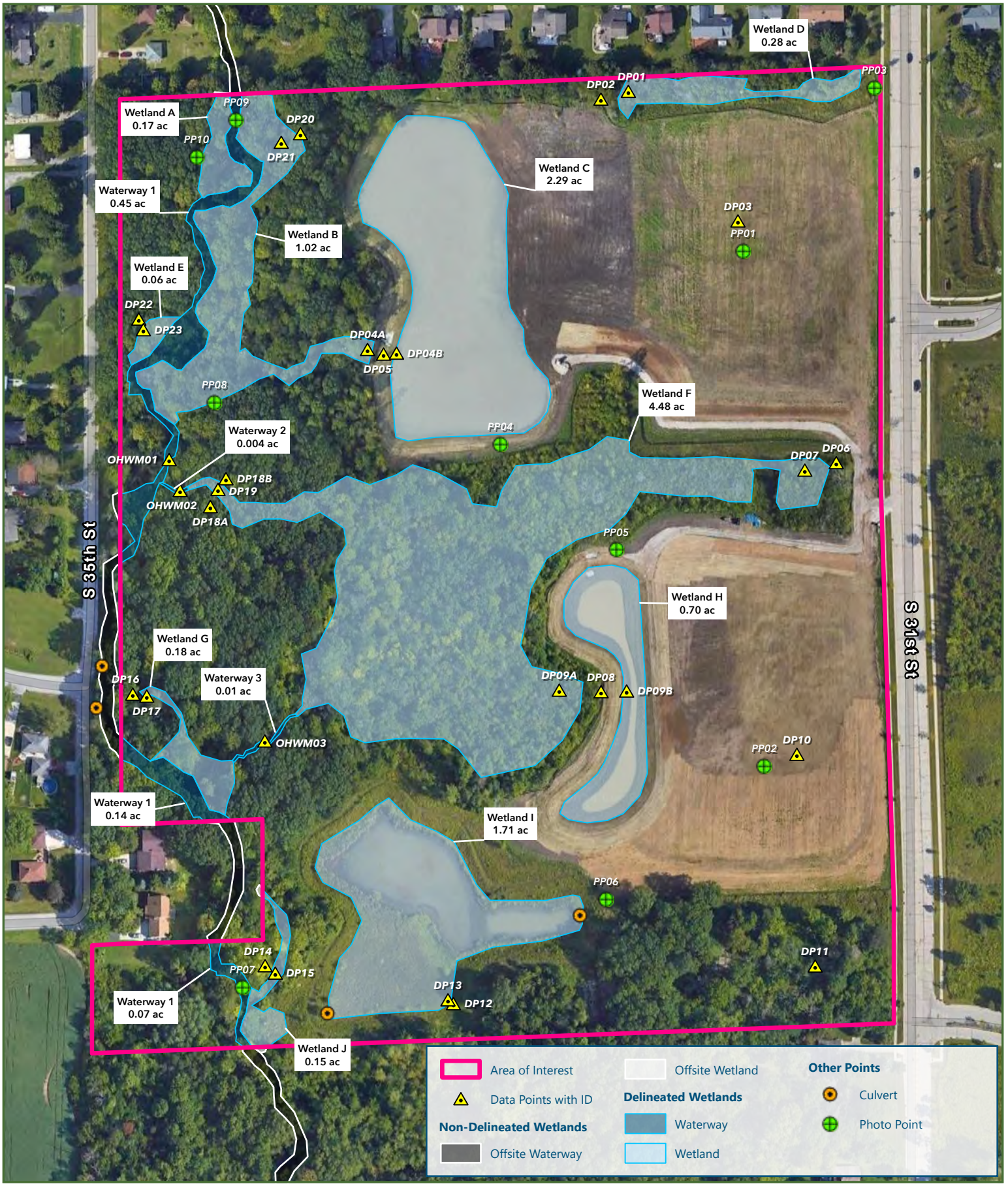


Figure 5
Delineated Wetlands

Communities of Crocus
Milwaukee County, WI
87.9576°W 42.9104°N

N

1 in = 200 ft

0 100 200

Feet

Reference: Project limits are approximate. The property boundaries depicted on this map have not been surveyed and are for prospect assessment purposes only. This information is not to be used as final legal boundaries.
Imagery Source: Google Earth 2023
Spatial Reference:
NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
Date Exported: 5/8/2024
Project Number: 110682

res
www.res.us

Cartographer: tschwartz | POC: CB | Path: R:\Resgis\Projects\WI\110682_Communities_of_Crocus_WD\PRO\110682_Communities_of_Crocus_WD.aprx | Layout: Fig 5 - Delineated Wetlands (Portrait)

Appendix B. Data Forms

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP01

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.91260261 Long: -87.956769814 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	35	Yes	FAC
2. *Crataegus mollis*	25	Yes	FAC
3. *Ribes americanum*	5	No	FACW
4.			
5.			
	65 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Rhamnus cathartica*	3	No	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	3 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=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: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP01

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 3/2	100					Loamy/Clayey	loam
6-14	10YR 4/1	90	10YR 5/6	10	C	M	Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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: tree roots

Depth (inches): 14

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

Remarks:

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)
- X 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): 8
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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP02

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): Linear

Slope (%): 1-2 Lat: 42.91257142 Long: -87.956934342 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Tilia americana*	40	Yes	FACU
2.			
3.			
4.			
5.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	40	Yes	FAC
2. *Crataegus mollis*	10	Yes	FAC
3.			
4.			
5.			
	50	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Geranium maculatum*	4	Yes	FACU
2. *Rhamnus cathartica*	3	Yes	FAC
3. *Taraxacum officinale*	1	No	FACU
4. *Symphyotrichum lateriflorum*	1	No	FACW
5.			
6.			
7.			
8.			
9.			
10.			
	9	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP02

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 3/2	100					Loamy/Clayey	loam
6-20	10YR 3/3	100					Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

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

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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP03

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 1-2 Lat: 42.91202363 Long: -87.956136286 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes ____ No X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Poa pratensis*	45	Yes	FAC
2. *Phalaris arundinacea*	8	No	FACW
3. *Rumex crispus*	5	No	FAC
4. *Potentilla norvegica*	5	No	FAC
5. *Cirsium arvense*	1	No	FACU
6. *Melilotus officinalis*	1	No	FACU
7.			
8.			
9.			
10.			
	65 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP03

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 3/2	100					Loamy/Clayey	loam
4-12	10YR 3/1	93	10YR 5/6	7	C	M	Loamy/Clayey	silt loam
12-14	10YR 4/2	95	10YR 5/6	5	C	M	Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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: gravel

Depth (inches): 14

Hydric Soil Present? **Yes** X **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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP04A

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.91150067 Long: -87.958360390 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Rhamnus cathartica*	20	Yes	FAC
2. *Ulmus americana*	15	Yes	FACW
3. *Crataegus mollis*	5	No	FAC
4.			
5.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	60	Yes	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rhamnus cathartica*	5	Yes	FAC
2. *Ribes americanum*	1	No	FACW
3. *Carex stipata*	1	No	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	7	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP04A

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 2/2	100					Mucky Loam/Clay	
4-10	10YR 2/2	80	5YR 4/6	20	C	M	Loamy/Clayey	silty clay loam
10-16	10YR 3/1	100					Loamy/Clayey	silty clay loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- X 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]:

- ___ 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** X **No** ___

Remarks:

Soil pit not excavated deeper than 16 inches due to saturated condition of the soil.

HYDROLOGY

Wetland Hydrology Indicators:

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

- X Surface Water (A1)
- X 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)
- 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):	1
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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP04B

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

Landform (hillside, terrace, etc.): Toe of Slope Local relief (concave, convex, none): Concave

Slope (%): 1-2 Lat: 42.91148163 Long: -87.958188379 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal. Soil disturbed - recently constructed stormwater wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Calamagrostis canadensis*	5	Yes	OBL
2. *Rumex crispus*	4	Yes	FAC
3. *Ludwigia palustris*	4	Yes	OBL
4. *Carex stricta*	3	No	OBL
5. *Panicum dichotomiflorum*	1	No	FACW
6. *Barbarea vulgaris*	1	No	FAC
7. *Taraxacum officinale*	1	No	FACU
8. *Alisma subcordatum*	1	No	OBL
9.			
10.			
	20 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP04B

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 2/2	100					Loamy/Clayey	silty clay loam
12-20	10YR 4/1	75	10YR 5/6	25	C	M	Loamy/Clayey	clay

[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)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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** X **No** ___

Remarks:
Soil disturbed - recently constructed stormwater wetland.

HYDROLOGY

Wetland Hydrology Indicators:

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

- X Surface Water (A1)
- X High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- X Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X 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): 2
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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP05

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 1-2 Lat: 42.91147868 Long: -87.958265651 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

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

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

SUMMARY OF FINDINGS – Attach site map showing sampling p X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal. Soil disturbed - recently constructed berm.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Festuca rubra*	50	Yes	FACU
2. *Elymus repens*	15	No	FACU
3. *Cirsium vulgare*	5	No	FACU
4. *Cirsium arvense*	5	No	FACU
5. *Daucus carota*	5	No	UPL
6. *Taraxacum officinale*	4	No	FACU
7. *Erigeron annuus*	4	No	FACU
8. *Melilotus officinalis*	3	No	FACU
9.			
10.			
	91 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=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: 0.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

____ 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

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

____ 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.)

SOIL

Sampling Point: DP05

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 2/2	100					Loamy/Clayey	loam
12-20	10YR 2/2	100					Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

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

Remarks:
Soil disturbed - recently constructed berm.

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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP06

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): Linear

Slope (%): 1-2 Lat: 42.9109549 Long: -87.955586080 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes ____ No X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	65	Yes	FAC
2. *Cornus racemosa*	10	No	FAC
3.			
4.			
5.			
	75 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Rhamnus cathartica*	10	Yes	FAC
2. *Fragaria virginiana*	4	Yes	FACU
3. *Agrimonia gryposepala*	3	No	FACU
4. *Symphyotrichum lateriflorum*	1	No	FACW
5.			
6.			
7.			
8.			
9.			
10.			
	18 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=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: 66.7% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP06

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					Loamy/Clayey	silt loam
12-20	10YR 3/3	100					Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

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

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)
- X 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP07

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.91092566 Long: -87.955774499 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Fraxinus pennsylvanica*	5	Yes	FACW
2. *Populus deltoides*	5	Yes	FAC
3.			
4.			
5.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	30	Yes	FAC
2. *Fraxinus pennsylvanica*	15	Yes	FACW
3. *Cornus racemosa*	10	No	FAC
4.			
5.			
	55	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phragmites australis*	10	Yes	FACW
2. *Symphyotrichum lateriflorum*	5	Yes	FACW
3. *Phalaris arundinacea*	3	No	FACW
4. *Fragaria virginiana*	2	No	FACU
5. *Rhamnus cathartica*	2	No	FAC
6.			
7.			
8.			
9.			
10.			
	22	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 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** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Data represent last year's Phragmites. This species has not greened-up yet this year.

SOIL

Sampling Point: DP07

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 2/2	100					Loamy/Clayey	silt loam
6-20	10YR 4/1	80	10YR 5/6	20	C	M	Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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** X **No** ___

Remarks:

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): 8		
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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP08

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): Linear

Slope (%): 1-2 Lat: 42.90997735 Long: -87.957019935 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	____ =Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	40	Yes	FAC
2. *Cornus racemosa*	25	Yes	FAC
3. *Crataegus mollis*	10	No	FAC
4. *Rosa multiflora*	3	No	FACU
5.			
	78 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Fragaria virginiana*	5	Yes	FACU
2. *Carex rosea*	3	Yes	FACU
3. *Rhamnus cathartica*	3	Yes	FAC
4. *Barbarea vulgaris*	3	Yes	FAC
5.			
6.			
7.			
8.			
9.			
10.			
	14 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	____ =Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP08

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 3/2	100					Loamy/Clayey	silt loam
8-13	10YR 4/1	100					Loamy/Clayey	silt loam
13-20	10YR 3/3	100					Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

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

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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation | City/County: Franklin/Milwaukee | Sampling Date: 4/24/2024
Applicant/Owner: Communities of Crocus/Northwestern Mutual | State: WI | Sampling Point: DP09A
Investigator(s): Matt Parsons | Section, Township, Range: Sec. 12, T05N, R21E
Landform (hillside, terrace, etc.): Depression | Local relief (concave, convex, none): Concave
Slope (%): 0-1 | Lat: 42.9099887 | Long: -87.957268704 | Datum: WGS 84
Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes | NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Rhamnus cathartica*	15	Yes	FAC
2. *Crataegus mollis*	5	Yes	FAC
3.			
4.			
5.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	25	Yes	FAC
2. *Cornus amomum*	10	Yes	FACW
3. *Fraxinus pennsylvanica*	10	Yes	FACW
4.			
5.			
	45	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Glyceria striata*	10	Yes	OBL
2. *Fragaria virginiana*	3	Yes	FACU
3. *Rhamnus cathartica*	2	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	15	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)
Total Number of Dominant Species Across All Strata: 7 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP09A

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
0-11	10YR 2/2	100					Loamy/Clayey	silt loam
11-20	10YR 4/1	90	10YR 5/6	10	C	M	Loamy/Clayey	silt loam

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

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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** X **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)
- 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 ___	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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP09B

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 1-2 Lat: 42.90997793 Long: -87.956867622 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal. Soil disturbed - recently constructed stormwater wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Juncus tenuis*	35	Yes	FAC
2. *Carex stricta*	5	No	OBL
3. *Schoenoplectus tabernaemontani*	3	No	OBL
4. *Plantago rugelii*	2	No	FAC
5. *Cyperus esculentus*	2	No	FACW
6. *Iris virginica*	2	No	OBL
7. *Erigeron annuus*	1	No	FACU
8. *Elymus virginicus*	1	No	FACW
9. *Typha angustifolia*	1	No	OBL
10.			
	52 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 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** X **No** ____

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

SOIL

Sampling Point: DP09B

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 2/2	100					Loamy/Clayey	silt loam
5-17	10YR 4/1	60					Loamy/Clayey	clay - mixed
5-17	10YR 3/3	40					Loamy/Clayey	clay - mixed
17-20	10YR 4/1	60	10YR 5/6	5	C	M	Loamy/Clayey	clay - mixed
17-20	10YR 3/3	30	10YR 5/6	5	C	M	Loamy/Clayey	clay - mixed

[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)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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** X **No** ___

Remarks:
Soil disturbed - recently constructed stormwater wetland.

HYDROLOGY

Wetland Hydrology Indicators:

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

- X Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X 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	X	No		Depth (inches): 2
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:

Remarks:
Surface water adjacent to soil pit.

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP10

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): Linear

Slope (%): 1-2 Lat: 42.90968255 Long: -87.955863130 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes, eroded NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes ____ No X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Daucus carota*	20	Yes	UPL
2. *Poa pratensis*	10	Yes	FAC
3. *Taraxacum officinale*	10	Yes	FACU
4. *Dactylis glomerata*	5	No	FACU
5. *Symphyotrichum pilosum*	5	No	FACU
6. *Lotus corniculatus*	5	No	FACU
7. *Potentilla norvegica*	5	No	FAC
8. *Elymus repens*	3	No	FACU
9. *Trifolium pratense*	3	No	FACU
10.			
	66 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

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

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

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

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

SOIL

Sampling Point: DP10

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					Loamy/Clayey	loam
12-20	10YR 3/6	100					Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

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

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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP11

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.90875375 Long: -87.955785104 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	____ =Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	____ =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	50	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	50 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	____ =Total Cover		

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

X 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** X **No** ____

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

SOIL

Sampling Point: DP11

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
0-34	10YR 2/2	100					Loamy/Clayey	silt loam
34-39	10YR 3/2	95	5YR 4/6	5	C	M	Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

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

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)
- 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP12

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 50 Lat: 42.90862758 Long: -87.957944468 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal. Data point taken on the slope of a constructed stomwater wetland basin.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Poa pratensis*	5	Yes	FAC
2. *Symphyotrichum lateriflorum*	4	Yes	FACW
3. *Carex blanda*	4	Yes	FAC
4. *Eryngium yuccifolium*	2	No	FAC
5. *Monarda fistulosa*	2	No	FACU
6. *Lotus corniculatus*	1	No	FACU
7.			
8.			
9.			
10.			
	18 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP12

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 3/2	100					Loamy/Clayey	silt loam

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

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

Hydric Soil Indicators:

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

Depth (inches): 10

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

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)
- 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** ___ **No** X

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

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP13

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.90864522 Long: -87.957976326 Datum: WGS 84

Soil Map Unit Name: Blount silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal. Data point taken in a constructed stormwater wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Typha angustifolia*	100	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

X 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** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Vegetation data represent last years growth. Typha has not greened-up yet this year in this location.

SOIL

Sampling Point: DP13

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 4/1	100					Mucky Loam/Clay	mucky silty clay loam
12-20	10YR 4/1	80	10YR 5/6	20	C	M	Loamy/Clayey	clay

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- X 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** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- X Surface Water (A1)
- X 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 X	No ___	Depth (inches): 2
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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP14

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): Linear

Slope (%): 0-1 Lat: 42.908814088 Long: -87.959060186 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: PFO1C

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes ____ No X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	40	Yes	FAC
2. *Quercus rubra*	30	Yes	FACU
3.			
4.			
5.			
	70	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	15	Yes	FAC
2. *Rosa multiflora*	10	Yes	FACU
3.			
4.			
5.			
	25	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Dactylis glomerata*	25	Yes	FACU
2. *Erythronium albidum*	10	Yes	FACU
3. *Taraxacum officinale*	5	No	FACU
4. *Carex pensylvanica*	3	No	UPL
5. *Geum canadense*	3	No	FAC
6. *Allium tricoccum*	2	No	FACU
7. *Symphyotrichum lanceolatum*	2	No	FAC
8.			
9.			
10.			
	50	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=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: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

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

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

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

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

SOIL

Sampling Point: DP14

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 3/2	100					Loamy/Clayey	loam
6-16	10YR 3/2	100					Loamy/Clayey	silt loam
16-20	10YR 3/2	95	10YR 5/6	5	C	M	Loamy/Clayey	Prominent redox concentrations

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

Hydric Soil Indicators:

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

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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP15

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.90878071 Long: -87.959000556 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: PFO1C

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	10	Yes	FAC
2. *Acer negundo*	1	No	FAC
3.			
4.			
5.			
	11 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Ranunculus hispidus*	25	Yes	FAC
2. *Glyceria striata*	20	Yes	OBL
3. *Carex stipata*	15	Yes	OBL
4. *Symphyotrichum lanceolatum*	5	No	FAC
5. *Glechoma hederacea*	3	No	FACU
6. *Symphyotrichum lateriflorum*	3	No	FACW
7. *Scirpus atrovirens*	1	No	OBL
8.			
9.			
10.			
	72 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP15

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 2/2	100					Loamy/Clayey	silt loam
6-12	10YR 4/1	80	5YR 4/6	20	C	PL/M	Loamy/Clayey	silty clay loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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: gravel

Depth (inches): 12

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

Remarks:

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)
- X 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): 0

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

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

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP16

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): Linear

Slope (%): 0-1 Lat: 42.91001703 Long: -87.959808305 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes ____ No X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharum*	40	Yes	FACU
2. *Tilia americana*	30	Yes	FACU
3. *Quercus rubra*	30	Yes	FACU
4.			
5.			
	100	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	10	Yes	FAC
2.			
3.			
4.			
5.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Claytonia virginica*	10	Yes	FACU
2. *Hydrophyllum virginianum*	10	Yes	FAC
3. *Ribes americanum*	5	No	FACW
4. *Carex pensylvanica*	2	No	UPL
5. *Ranunculus hispidus*	1	No	FAC
6.			
7.			
8.			
9.			
10.			
	28	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=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: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

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

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

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

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

SOIL

Sampling Point: DP16

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 3/1	100						loam
5-17	10YR 4/1	100						silt loam
17-19	10YR 4/1	95	10YR 5/6	5	C	M	Loamy/Clayey	silt loam
19-20	10YR 4/1	90	10YR 5/6	10	C	M	Loamy/Clayey	sandy loam

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

Hydric Soil Indicators:

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

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 X	Depth (inches): ___
Water Table Present?	Yes X	No ___	Depth (inches): 19
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 18

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

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

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/24/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP17

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.910007 Long: -87.959725432 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: R4SBC

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	5	Yes	FAC
2. *Ribes americanum*	4	Yes	FACW
3.			
4.			
5.			
	9 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Ranunculus hispidus*	10	Yes	FAC
2. *Carex pensylvanica*	5	Yes	UPL
3. *Symphyotrichum lanceolatum*	5	Yes	FAC
4. *Claytonia virginica*	2	No	FACU
5. *Fragaria virginiana*	1	No	FACU
6.			
7.			
8.			
9.			
10.			
	23 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP17

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 3/2	100					Loamy/Clayey	loam
4-8	10YR 4/2	100					Loamy/Clayey	silt loam
8-17	10YR 4/2	90	10YR 5/6	10	C	M	Loamy/Clayey	silty clay loam
17-20	10YR 4/2	75	5YR 4/6	25	C	PL/M	Loamy/Clayey	sandy loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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** X **No** ___

Remarks:

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)
- 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)
- ___ 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): 2

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

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

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/28/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP18A

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 1-2 Lat: 42.91082952 Long: -87.959319164 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra*	50	Yes	FACU
2. *Tilia americana*	35	Yes	FACU
3. *Acer rubrum*	5	No	FAC
4.			
5.			
	90	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Carya ovata*	5	Yes	FACU
2.			
3.			
4.			
5.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
		=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=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: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

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

SOIL

Sampling Point: DP18A

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
0-9	10YR 2/2	100					Loamy/Clayey	loam
9-12	10YR 2/2	100					Loamy/Clayey	silt loam
12-20	10YR 4/1	80	10YR 5/6	20	C	M	Loamy/Clayey	silty clay loam

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

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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** X **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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/28/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP18B

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 1-2 Lat: 42.91095006 Long: -87.959222245 Datum: WGS 84

Soil Map Unit Name: Fox silt loam, 2 to 6 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra*	50	Yes	FACU
2. *Tilia americana*	20	Yes	FACU
3. *Prunus serotina*	10	No	FACU
4. *Acer rubrum*	5	No	FAC
5.			
	85	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Acer rubrum*	10	Yes	FAC
2.			
3.			
4.			
5.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rhamnus cathartica*	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	5	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=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: 50.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

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

SOIL

Sampling Point: DP18B

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 2/2	100					Loamy/Clayey	silt loam
12-20	10YR 4/1	80	10YR 5/6	20	C	M	Loamy/Clayey	gravelly silty clay loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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** X **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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/28/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP19

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.91090435 Long: -87.959271145 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quecus rubra*	50	Yes	FACU
2.			
3.			
4.			
5.			
	50	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Acer rubrum*	10	Yes	FAC
2.			
3.			
4.			
5.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rhamnus cathartica*	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	5	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=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: 66.7% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP19

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
0-9	10YR 2/1	100					Loamy/Clayey	silt loam
9-20	10YR 4/1	80	10YR 5/6	20	C	M	Loamy/Clayey	silty clay loam

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

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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** X **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)
- 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)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/28/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP20

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 8 Lat: 42.91245228 Long: -87.958728202 Datum: WGS 84

Soil Map Unit Name: Fox silt loam, 2 to 6 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "I X Yes X No ____

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

SUMMARY OF FINDINGS – Attach site map showing sampling p X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra*	60	Yes	FACU
2. *Tilia americana*	30	Yes	FACU
3. *Ulmus americana*	10	No	FACW
4.			
5.			
	100	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Prunus serotina*	10	Yes	FACU
2. *Rhamnus cathartica*	3	Yes	FAC
3.			
4.			
5.			
	13	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Prunus serotina*	3	Yes	FACU
2. *Agrimonia gryposepala*	2	Yes	FACU
3. *Geum canadense*	1	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	6	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

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

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

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

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

SOIL

Sampling Point: DP20

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					Loamy/Clayey	silt loam
10-14	10YR 4/1	95	10YR 5/6	5	C	M	Loamy/Clayey	gravelly silty clay loam

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

Hydric Soil Indicators:

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

Depth (inches): 14

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

Remarks:
Layer 10-14" less than 90% rock fragments.

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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/28/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP21

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.91241684 Long: -87.958843969 Datum: WGS 84

Soil Map Unit Name: Fox silt loam, 2 to 6 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	50	Yes	FACW
2. *Quercus rubra*	20	Yes	FACU
3.			
4.			
5.			
	70	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	40	Yes	FAC
2. *Rosa multiflora*	5	No	FACU
3. *Fraxinus pennsylvanica*	2	No	FACW
4.			
5.			
	47	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Glyceria striata*	10	Yes	OBL
2. *Symphyotrichum lanceolatum*	6	Yes	FAC
3. *Rosa multiflora*	5	Yes	FACU
4. *Ranunculus hispidus*	3	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
	24	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP21

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 3/2	100					Loamy/Clayey	silt loam
8-10	10YR 3/2	85	5YR 4/6	15	C	M	Loamy/Clayey	silt loam
10-20	10YR 4/1	80	5YR 4/6	20	C	PL/M	Loamy/Clayey	silt loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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** X **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)
- 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)
- X 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)
- ___ 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/28/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP22

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 2-3 Lat: 42.91165813 Long: -87.9597180129999 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes ____ No X

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

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Carya ovata*	60	Yes	FACU
2. *Quercus rubra*	40	Yes	FACU
3.			
4.			
5.			
	100	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Ostrya virginiana*	20	Yes	FACU
2. *Rosa multiflora*	5	No	FACU
3. *Rhamnus cathartica*	5	No	FAC
4.			
5.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Geranium maculatum*	4	Yes	FACU
2. *Symphyotrichum lanceolatum*	3	Yes	FAC
3. *Claytonia virginica*	3	Yes	FACU
4. *Symphyotrichum drummondii*	1	No	UPL
5. *Lonicera tatarica*	1	No	FACU
6. *Geum canadense*	1	No	FAC
7.			
8.			
9.			
10.			
	13	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

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

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

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

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

SOIL

Sampling Point: DP22

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 3/2	100					Loamy/Clayey	silt loam
10-20	10YR 4/1	80	10YR 5/6	20	C	M	Loamy/Clayey	silty clay loam

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ 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]:

- ___ 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** X **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 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:

Remarks:

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

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Communities of Crocus Wetland Delineation City/County: Franklin/Milwaukee Sampling Date: 4/28/2024

Applicant/Owner: Communities of Crocus/Northwestern Mutual State: WI Sampling Point: DP23

Investigator(s): Matt Parsons Section, Township, Range: Sec. 12, T05N, R21E

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

Slope (%): 0-1 Lat: 42.91161127 Long: -87.959692449 Datum: WGS 84

Soil Map Unit Name: Matherton silt loam, 1 to 3 percent slopes NWI classification: none

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

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precipitation analysis resulted in a weighted condition value sum of 17 indicating hydrologic conditions are wetter than normal.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	50	Yes	FACW
2. *Tilia americana*	30	Yes	FACU
3.			
4.			
5.			
	80	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	10	Yes	FAC
2. *Lonicera tatarica*	5	Yes	FACU
3.			
4.			
5.			
	15	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Ranunculus hispidus*	3	Yes	FAC
2. *Ribes americanum*	2	Yes	FACW
3. *Hydrophyllum virginianum*	2	Yes	FAC
4. *Glyceria striata*	2	Yes	OBL
5. *Thalictrum dasycarpum*	1	No	FACW
6. *Claytonia virginica*	1	No	FACU
7. *Acer negundo*	1	No	FAC
8.			
9.			
10.			
	12	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 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** X **No** ____

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

SOIL

Sampling Point: DP23

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					Loamy/Clayey	silt loam
12-20	10YR 4/1	80	10YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations

[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)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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** X **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)
- 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)
- ___ 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:

Remarks:

Data form associated with Waterway 1 of the wetland delineation report

Description of Stream Features Worksheet

The Corps encourages applicants to complete this worksheet to aid in the identification of streams within a project area. Provide representative photographs of the stream features outlined in this form in a separate attached document.

Project ID Number:	PRJ110602	**Latitude (DD):**	42.911040127
Feature ID:	OHWM01	**Longitude (DD):**	-87.959557802
Waterbody Name*:	Unnamed (WBIC 5300)	**Length of Reach (ft):**	~1,870 feet
Investigator (s):	Matt Parsons	**Top of Bank Width (ft):**	~22 feet
Inspection Date:	4/24/2024	**OHWM Elevation:**	~728-735 feet
County/State:	Milwaukee/WI	**Special Designations:**	N/A

Site Description and Site History*:

Yes, forested floodplain wetland present on right descending bank

Associated Wetland(s)? *If yes, provide a brief description below and attach figures of locations*

*Include Historic Aerial photographs and Topographic Maps (historic and current) of stream when appropriate (see instructions).

Water Regime (check all that apply):

☒ **Perennial** ☐ **Intermittent** ☐ **Ephemeral**

Explain Reasoning *(attach all supporting data):*

Majority of stream is mapped as perennial waterway on Wisconsin Wetland Inventory.
Water was observed flowing in spring 2021, fall 2021, and spring 2024.

Other Evidence: *List/describe an additional field evidence and/or lines of reasoning used to support your delineation*

Ordinary High Water Mark (OHWM) Criteria:

*Check all that apply and provide representative photographs** of each checked criteria in an attachment.*

- ☒ Clear, natural line impressed on bank
- ☒ Vegetation matted down, bent or absent
- ☒ Leaf litter disturbed or washed away
- ☐ Abrupt change in plant community
- ☒ Destruction of terrestrial vegetation
- ☒ Changes in soil characteristics
- ☐ Sediment deposition
- ☒ Sediment sorting
- ☐ Presence of litter or debris
- ☒ Shelving
- ☒ Evidence of scouring
- ☐ Water staining on leaf debris/tree trunks

List of Photo ID Numbers:

Unique Features:

Check all that apply and provide representative photographs of each checked criteria in an attachment.

- ☒ Unstable Banks
- ☐ Rock Outcrop
- ☒ Riffles/Runs
- ☐ Bridge/culvert
- ☒ Steep Sideslopes
- ☐ Headcutting
- ☐ Gravel Bars/Islands
- ☐ Riprap
- ☐ Diversion/Intake
- ☐ Buildings
- ☒ Erosion
- ☐ Channelization
- ☐ Seeps
- ☐ Dams
- ☐ Pools
- ☐ Large Woody Debris
- ☐ Concentrated Flow Points (e.g. Tile)
- ☐ Aquatic fauna (macroinvertebrates, fish etc.)
- ☐ Submergent Aquatic Vegetation
- ☒ Undercut Banks

List of Photo ID Numbers:

Bed Material Characterization:

Estimate percentages to describe the general sediment texture of the channel, provide representative photographs when conditions allow.

	Clay/Silt <0.05mm	Sand 0.05- 2mm	Gravel 2mm- 1cm	Cobbles 1-10cm	Boulders >10cm
Bed Material	5%	5%	15%	75%	

Notes/Description and Photo ID Numbers:

Vegetation:

Check boxes of the strata that are present in the reach and provide a brief description of the general vegetation characteristics. List the dominant species of each strata and describe which strata is dominant. Provide representative photographs of vegetation, including riparian buffer.

☒ **Tree** ☒**Shrub** ☒ **Herbaceous** ☐**Bare**

Notes/Description and Photo ID Numbers:

Tree stratum is dominant stratum. Trees: Fraxinus pennsylvanica (dead), Acer rubrum. Shrubs: Rhamnus cathartica, Rosa multiflora. Herbs: Hydrophyllum virginianum, Persicaria sp., Symphyotrichum lanceolatum.

Riparian Area Width:

Provide a general estimate in feet of the width of the riparian corridor that currently contains riparian vegetation and is free from any soil-disturbing land uses (MNSQT, 2019).

Notes/Description and Photo ID Numbers:

~75 feet

Notes:

Provide any additional information below, all photographs and maps should be provided in an attached appendix.

OHWM Width = 20 feet

OHWM Depth = 23 inches

Thalweg Depth = 5"

Data form associated with Waterway 2 of the wetland delineation report

Description of Stream Features Worksheet

The Corps encourages applicants to complete this worksheet to aid in the identification of streams within a project area. Provide representative photographs of the stream features outlined in this form in a separate attached document.

Project ID Number:	PRJ110602	**Latitude (DD):**	42.910903301
Feature ID:	OHWM02	**Longitude (DD):**	-87.959497028
Waterbody Name*:	Unnamed	**Length of Reach (ft):**	~48 feet
Investigator (s):	Matt Parsons	**Top of Bank Width (ft):**	~10 feet
Inspection Date:	4/24/2024	**OHWM Elevation:**	~732-738 feet
County/State:	Milwaukee/WI	**Special Designations:**	N/A

Site Description and Site History*:

No

Associated Wetland(s)? *If yes, provide a brief description below and attach figures of locations*

*Include Historic Aerial photographs and Topographic Maps (historic and current) of stream when appropriate (see instructions).

Water Regime (check all that apply):

☐ **Perennial** ☐ **Intermittent** ☒ **Ephemeral**

Explain Reasoning *(attach all supporting data):*

No flowing water observed during spring 2021, fall 2021, or spring 2024 surveys. Steep gradient system that appears to flow only during precipitation events.

Other Evidence: *List/describe an additional field evidence and/or lines of reasoning used to support your delineation*

Ordinary High Water Mark (OHWM) Criteria:

*Check all that apply and provide representative photographs** of each checked criteria in an attachment.*

☐ Clear, natural line impressed on bank
☐ Vegetation matted down, bent or absent
☒ Leaf litter disturbed or washed away
☐ Abrupt change in plant community
☐ Destruction of terrestrial vegetation
☒ Changes in soil characteristics
☐ Sediment deposition
☒ Sediment sorting
☐ Presence of litter or debris
☒ Shelving
☐ Evidence of scouring
☒ Water staining on leaf debris/tree trunks

List of Photo ID Numbers:

Unique Features:

Check all that apply and provide representative photographs of each checked criteria in an attachment.

☐ Unstable Banks
☐ Rock Outcrop
☐ Riffles/Runs
☐ Bridge/culvert
☐ Steep Sideslopes
☐ Headcutting
☐ Gravel Bars/Islands
☐ Riprap
☐ Diversion/Intake
☐ Buildings
☐ Erosion
☐ Channelization
☐ Seeps
☐ Dams
☐ Pools
☐ Large Woody Debris
☐ Concentrated Flow Points (e.g. Tile)
☐ Aquatic fauna (macroinvertebrates, fish etc.)
☐ Submergent Aquatic Vegetation
☐ Undercut Banks

List of Photo ID Numbers:

Bed Material Characterization:

Estimate percentages to describe the general sediment texture of the channel, provide representative photographs when conditions allow.

	Clay/Silt <0.05mm	Sand 0.05- 2mm	Gravel 2mm- 1cm	Cobbles 1-10cm	Boulders >10cm
Bed Material	10%		10%	80%	

Notes/Description and Photo ID Numbers:

Vegetation:

Check boxes of the strata that are present in the reach and provide a brief description of the general vegetation characteristics. List the dominant species of each strata and describe which strata is dominant. Provide representative photographs of vegetation, including riparian buffer.

☒ **Tree** ☒**Shrub** ☒ **Herbaceous** ☐**Bare**

Notes/Description and Photo ID Numbers:

Herbaceous stratum is the dominant stratum. Trees = Acer rubrum. Shrubs = Rhamnus cathartica. Herbs = Claytonia virginica.

Riparian Area Width:

Provide a general estimate in feet of the width of the riparian corridor that currently contains riparian vegetation and is free from any soil-disturbing land uses (MNSQT, 2019).

Notes/Description and Photo ID Numbers:

~20 feet

Notes:

Provide any additional information below, all photographs and maps should be provided in an attached appendix.

OHWM Width = 5 feet

OHWM Depth = 8 inches

Thalweg Depth = 0 inches

Data form associated with Waterway 3 of the wetland delineation report

Description of Stream Features Worksheet

The Corps encourages applicants to complete this worksheet to aid in the identification of streams within a project area. Provide representative photographs of the stream features outlined in this form in a separate attached document.

Project ID Number:	PRJ110602	**Latitude (DD):**	42.909797858
Feature ID:	OHWM03	**Longitude (DD):**	-87.959028951
Waterbody Name*:	Unnamed	**Length of Reach (ft):**	~140 feet
Investigator (s):	Matt Parsons	**Top of Bank Width (ft):**	~12 feet
Inspection Date:	4/24/2024	**OHWM Elevation:**	~733-737 feet
County/State:	Milwaukee/WI	**Special Designations:**	N/A

Site Description and Site History*:

No

Associated Wetland(s)? *If yes, provide a brief description below and attach figures of locations*

*Include Historic Aerial photographs and Topographic Maps (historic and current) of stream when appropriate (see instructions).

Water Regime (check all that apply):

☐ **Perennial** ☒ **Intermittent** ☐ **Ephemeral**

Explain Reasoning *(attach all supporting data):*

Discontinuous segments of flowing water were observed in Waterway 3 during the spring 2024 survey. However, some segments were dry and contained accumulated leaf debris. Therefore, it appears that this stream only actively flows in certain parts of the stream during the wet season but likely ceases to flow during the dry season.

Other Evidence: *List/describe an additional field evidence and/or lines of reasoning used to support your delineation*

Ordinary High Water Mark (OHWM) Criteria:

*Check all that apply and provide representative photographs** of each checked criteria in an attachment.*

☐ Clear, natural line impressed on bank
☐ Vegetation matted down, bent or absent
☒ Leaf litter disturbed or washed away
☐ Abrupt change in plant community
☐ Destruction of terrestrial vegetation
☒ Changes in soil characteristics
☐ Sediment deposition
☒ Sediment sorting
☐ Presence of litter or debris
☒ Shelving
☐ Evidence of scouring
☒ Water staining on leaf debris/tree trunks

List of Photo ID Numbers:

Unique Features:

Check all that apply and provide representative photographs of each checked criteria in an attachment.

☐ Unstable Banks
☐ Rock Outcrop
☐ Riffles/Runs
☐ Bridge/culvert
☐ Steep Sideslopes
☐ Headcutting
☐ Gravel Bars/Islands
☐ Riprap
☐ Diversion/Intake
☐ Buildings
☐ Erosion
☐ Channelization
☐ Seeps
☐ Dams
☐ Pools
☐ Large Woody Debris
☐ Concentrated Flow Points (e.g. Tile)
☐ Aquatic fauna (macroinvertebrates, fish etc.)
☐ Submergent Aquatic Vegetation
☐ Undercut Banks

List of Photo ID Numbers:

Bed Material Characterization:

Estimate percentages to describe the general sediment texture of the channel, provide representative photographs when conditions allow.

	Clay/Silt <0.05mm	Sand 0.05- 2mm	Gravel 2mm- 1cm	Cobbles 1-10cm	Boulders >10cm
Bed Material	9%	90%	1%		

Notes/Description and Photo ID Numbers:

Vegetation:

Check boxes of the strata that are present in the reach and provide a brief description of the general vegetation characteristics. List the dominant species of each strata and describe which strata is dominant. Provide representative photographs of vegetation, including riparian buffer.

☒ **Tree** ☒**Shrub** ☒ **Herbaceous** ☐**Bare**

Notes/Description and Photo ID Numbers:

Shrub stratum is the dominant stratum. Trees = Acer rubrum. Shrubs = Acer rubrum. Herbs = Claytonia virginica, Rhamnus cathartica, and Podophyllum peltatum.

Riparian Area Width:

Provide a general estimate in feet of the width of the riparian corridor that currently contains riparian vegetation and is free from any soil-disturbing land uses (MNSQT, 2019).

Notes/Description and Photo ID Numbers:

~30 feet

Notes:

Provide any additional information below, all photographs and maps should be provided in an attached appendix.

OHWM Width = 6 feet

OHWM Depth = 7 inches

Thalweg Depth = <1 inch

Appendix C. Site Photographs



Photo 1. Sprouting *Glyceria striata* in wetland onsite (April 24, 2024).



Photo 2. Sprouting *Ranunculus hispidus*, *Carex pensylvanica*, and *Elymus virginicus* in wetland onsite (April 24, 2024).



Photo 3. DP01 looking east at Wetland D (April 24, 2024).



Photo 4. DP02 looking southwest at uplands outside Wetland D (April 24, 2024).



Photo 5. DP03 looking west at upland area (April 24, 2024).



Photo 6. DP04A looking west at southeast portion of Wetland B (April 24, 2024).



Photo 7. DP04B looking east at Wetland C (April 24, 2024).



Photo 8. DP05 looking east at upland berm in between Wetland B and Wetland C (April 24, 2024).



Photo 9. DP06 looking west at uplands outside of eastern portion of Wetland F (April 24, 2024).



Photo 10. DP07 looking west at eastern portion of Wetland F (April 24, 2024).



Photo 11. DP08 looking west at upland area in between Wetland F and Wetland H (April 24, 2024).



Photo 12. DP09A looking west at southeastern portion of Wetland F (April 24, 2024).



Photo 13. DP09B looking southeast at central portion of Wetland H (April 24, 2024).



Photo 14. DP10 looking east at upland area (April 24, 2024).



Photo 15. DP11 looking north at upland depression dominated by *Phalaris arundinacea* (April 24, 2024).



Photo 16. DP12 looking southeast at upland slope outside of Wetland I (April 24, 2024).



Photo 17. DP13 looking northwest at Wetland I (April 24, 2024).



Photo 18. DP14 looking southwest at upland woodland outside Wetland J (April 24, 2024).



Photo 19. DP15 looking east at Wetland J (April 24, 2024).



Photo 20. DP16 looking southwest at upland woodland area outside Wetland G (April 24, 2024).



Photo 21. DP17 looking east at Wetland G (April 24, 2024).



Photo 22. DP18A looking south at upland woodland area outside northwestern portion of Wetland F (April 26, 2024).



Photo 23. DP18B looking north at upland woodland area outside northwestern portion of Wetland F (April 26, 2024).



Photo 24. DP19 looking southeast at northwestern portion of Wetland F (April 26, 2024).



Photo 25. DP20 looking east at upland woodland area near northern portion of Wetland B (April 26, 2024).



Photo 21. DP21 looking southwest at northern portion of Wetland B (April 26, 2024).



Photo 22. DP22 looking west at upland woodland area outside Wetland E (April 26, 2024).



Photo 23. DP23 looking southeast at Wetland E (April 26, 2024).



Photo 29. OHWM01 looking at left descending bank of Waterway 1 (April 24, 2024).



Photo 30. OHWM01 looking at right descending bank of Waterway 1 (April 24, 2024).



Photo 31. OHWM01 looking downstream at Waterway 1 (April 24, 2024).



Photo 32. OHWM01 looking upstream at Waterway 1 (April 24, 2024).



Photo 33. OHWM02 looking downstream at Waterway 2 (April 24, 2024).



Photo 34. OHWM02 looking upstream at Waterway 2 (April 24, 2024).



Photo 35. OHWM03 looking downstream at Waterway 3 (April 24, 2024).



Photo 36. OHWM03 looking downstream at Waterway 3 (April 24, 2024).



Photo 37. Photo-point 01 looking north (April 24, 2024).



Photo 38. Photo-point 01 looking east (April 24, 2024).



Photo 39. Photo-point 01 looking south (April 24, 2024).



Photo 40. Photo-point 01 looking west (April 24, 2024).



Photo 41. Photo-point 02 looking north (September 12, 2023).



Photo 42. Photo-point 02 looking east (September 12, 2023).



Photo 43. Photo-point 02 looking south (April 24, 2024).



Photo 44. Photo-point 02 looking west (April 24, 2024).



Photo 45. Photo-point 03 looking west from northeast corner of the property (April 24, 2024).



Photo 46. Photo-point 03 looking southwest from northeast corner of the property (April 24, 2024).



Photo 47. Photo-point 03 looking south from northeast corner of the property (April 24, 2024).



Photo 48. Photo-point 04 looking north at Wetland C (April 24, 2024).



Photo 49. Photo-point 05 looking south at Wetland H (April 24, 2024).



Photo 50. Photo-point 06 looking west at Wetland I (April 24, 2024).



Photo 51. Photo-point 07 looking northwest (upstream) from south end of Waterway 1(April 24, 2024).



Photo 52. Photo-point 07 looking south (downstream) from south end of Waterway 1 (April 24, 2024).



Photo 53. Photo-point 08 looking north at southern portion of Wetland B (April 26, 2024).



Photo 54. Photo-point 09 looking south from north end of Waterway 1(April 26, 2024).



Photo 55. Photo-point 10 looking east at Wetland A (April 26, 2024).

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of October 23, 2025

Site Plan

RECOMMENDATION: City Development staff recommends approval of the Site Plan, subject to the conditions of approval in attached draft Resolutions

Project Name:	ALDI Site Plan
Project Address/Tax Key:	10001 W Church Street / 795 9999 007
Property Owner:	Anthony Megna, Megna Living Trust
Applicant:	Tom Howald, ALDI Inc.
Current Zoning:	B-R – Regional Business District
2025 Comprehensive Plan:	Mixed Use
Action Requested:	Recommendation of approval of the Site Plan

Project Description and Analysis

- Staff recommendations are *underlined, in italics* and included in the draft resolution(s).

The applicant, ALDI Inc., filed an application for a Site Plan to develop the south end of the property located at 10001 W Church Street. The parcel has been subdivided by a CSM approved by the Common Council on August 19th, 2025. The CSM is currently in the process of recording. ALDI's is proposing a 20,664 square foot building for the purposes of a grocery store. The property is zoned B-R – Regional Business District. The subject property (newly divided parcel) is approximately 4.17 acres (181,829 square feet). The proposed use is permitted in the B-R District under General Retail, under 50,000 square feet.

Site Plan

The proposed ALDI grocery store is 20,664 square feet. The total amount of impervious surface proposed onsite is 83,352 square feet, leaving 98,477 square feet of greenspace. This means the impervious surface % calculates to 45.8% impervious surface (a maximum of 70% is allowed by the B-R zoning district standards).

The site plan includes two drives, one ith access to Scepter Drive and another with access to HWY 100 South Lovers Lane Road. As part of this development, the existing access to the Speedway on S Lovers Lane will be removed at the Wisconsin DOT's request. The DOT also requested that the new access be across from the existing intersection to the Target. ALDI has proposed using the existing cross-access easement on 7800 S Scepter Drive. The opening on Lovers Lane is 36 feet wide with a 12 foot wide required island separating the two-way traffic and the Scepter Drive Access is 24 feet wide with a 12 foot wide island.

Parking

Table 15-5-01(B) of the Unified Development Ordinance (UDO) allows a maximum of 1 space per 250 square feet of Gross Floor Area. The building is 20,664 square feet. This means that there are a maximum 83 spaces are allowed and the applicant is proposing 95, exceeding the maximum standard. Increases by up to 30% to the maximum parking are allowed provided that the applicant meets 4 standards, listed below:

2. Parking Increases Allowed. The Zoning Administrator may allow an increase in the number of off-street parking spaces allowed of up to thirty (30) percent of the spaces provided above the maximum when the following provisions are met:

a. The additional spaces over the maximum are surfaced with a permeable paving system or one hundred (100) percent of the first one-half (1/2) inch of runoff from the additional parking area is treated with green infrastructure.

b. Additional parking area landscaping equivalent to an area fifteen (15) percent greater the minimum square feet of parking area landscaping specified in Article **5** is provided.

c. The parking lot perimeter landscape zone required in Article **5** is at least ten (10) feet in width.

d. No more than fifty (50) percent of the parking spaces over the maximum parking allowed shall be located in the front yard.

The applicant has provided these provisions within the site plan and the proposed Stormwater Management Plan to be reviewed by the City's Engineering Department.

Four ADA accessible parking spaces are provided in front of the building, which complies with ADA standards.

Landscaping

Table 15-5-04(A) of the Unified Development Ordinance (UDO) requires a minimum of one canopy/shade tree, one evergreen or ornamental tree, one evergreen or large deciduous shrub, and one small flowering shrub or native grasses be planted for every five provided parking spaces, plus a 20% increase for bufferyards adjacent to residential districts.

Given that the applicant is providing 95 parking spaces, 23 plantings of each type are required, which includes the 20% increase in quantity. The Landscape Plan includes 36 canopy/shade trees, 24 evergreen/ornamental trees, 25 large deciduous/evergreen shrubs, and 27 grasses/small deciduous shrubs. Most of the plantings have been placed within a bufferyard to the residential uses to the west and south of the site.

Architectural Standards

The UDO has specific standards for building cladding materials based on the façade. Below is Table 15-5-10(B), which details percentages of material types allowed based on if it is front facing, street facing, and rear facing.

Table 15-5-10(B): Exterior Building Cladding Materials						
District	Building Façade Elevation	Masonry (1)	Lap Siding, Stucco (2)	EIFS, Concrete	Architectural Metal Siding (3)	Vinyl Siding, Unifinished Concrete Block
R-M - Multi-Unit Residential, Commercial and Mixed-Use, I - Institutional, and B-P - Business Park Districts	*Front, Street Side*	Min. 50%	Max. 50%	Max. 15%	Max. 15%	Not permitted
	Interior Side	Min. 25%	Max. 75%	Max. 25%	Max. 25%	Not permitted
	Rear	Any % allowed	Any % allowed	Max. 25%	Max. 25%	Max. 25%
LI - Limited Industrial District	*Front, Street Side*	Min. 30%	Max 60%	Max. 30%	Max. 30%	Not permitted
	Interior Side	Any % allowed	Max. 80%	Max 40%	Max 40%	Not permitted
	Rear	Any % allowed	Any % allowed	Max. 40%	Max. 40%	Max. 40%
Notes						
(1) Masonry shall include brick, stacked stone, stone, stone masonry units, and architectural concrete masonry units.						
(2) Lap siding shall include cementitious fiber board.						
(3) Architectural metal siding shall not be corrugated.						

The applicant has not complied with the East and West Elevations, as they do not meet the minimum Masonry requirements of 50%. *Staff recommends that the applicant resubmit their colored building elevations to comply with the Cladding Materials Standards.*

Lighting

§15-5-11G of the UDO allows for a maximum of 0 footcandles when measured at the property line adjacent to a residential district and 0.5 footcandles when adjacent to a Nonresidential district. The lighting at the driveway accesses are in excess of what is allowed at the property line. However, there may be an excess allowed if the lighting meets City's specifications for streetlighting. Staff recommends that the excess in lighting be allowed to allow for safe vehicular travel.

Natural Resources

There are two wetlands on site, according to the applicant's Wetland Delineation Report. Wetlands are a protected natural resource, as well as Wetland Buffer. The first wetland is 21,430 square feet, with approximately 16,000 of that wetland being on the newly created Aldi parcel. The second wetland is 1,997 square feet. Both of these wetlands have been deemed non-jurisdictional by both the Wisconsin DNR and the Army Corps of Engineers. Therefore, there are different standards for Non-Jurisdictional Wetlands. The applicant is proposing 8,092 square feet of total impact to the wetland itself. They have proposed 14,019 square feet of compensation through native deep rooted plantings and supplemental tree planting, as allowed under §15-7-02(D)(2)(d) of the UDO.

Staff had found during the writing of this staff report that there needs to be compensation for both non-federal wetland and non-federal wetland buffer. The non-federal wetland shall be compensated at a ratio of 1.5 to 1 and non-federal wetland buffer shall be compensated at a ratio of 1 to 1. The current compensation area is not efficient for the amount of impact. *Staff recommends that the applicant resubmit their NRPP and Compensation Plan to add more compensation area to comply with the compensation ratios.*

Recommendation

It is recommended that the Plan Commission approve the Site Plan, subject to the conditions in the attached draft resolution.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *Draft 10-15-2025*

RESOLUTION NO. 2025-____

A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT OF A SINGLE-STORY GROCERY STORE BUILDING WITH ADJACENT PARKING LOCATED AT 10001 W CHURCH STREET (TAX KEY NO. 795 9999 007) (TOM HOWALD, ALDI INC., APPLICANT, ANTHONY MEGNA, MEGNA LIVING TRUST, PROPERTY OWNER)

WHEREAS, Tom Howald, ALDI Inc. having applied for approval of a proposed site plan for the development of a single-story grocery store building with general parking, upon property located at 10001 W Church Street; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to §15-9-03.B of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the development of a single-story medical office building, as depicted upon the plans dated October 13, 2025, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Tom Howald, ALDI Inc. development dated October 13, 2025.

2. Tom Howald, ALDI Inc., successors and assigns, and any developer of the 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 Tom Howald, ALDI Inc. development 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 §15-9-14 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the Tom Howald, ALDI Inc. development project for the property located at 10001 W Church 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.

4. That the Tom Howald, ALDI Inc. Site Plan shall be developed and constructed pursuant to such Site Plan 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.

5. The site plan complies with the development standards of Section 15-5-01.B.2 of the Franklin UDO, to allow for a 30 percent increase in the allowable quantity of parking spaces from 83 to 95.

6. The approval granted hereunder is conditional upon the applicant resubmitting their Colored Building Elevation architectural plans to comply with Table 15-5-10(B) of the Franklin UDO, prior to issuance of building permits.

7. The approval granted hereunder is conditional upon the applicant resubmitting their Natural Resource Protection Plan and Landscape Plan to provide adequate compensation requirements as it pertains to impacts to Non-Federal Jurisdiction Wetlands and Wetland Buffers in compliance with Table 15-7-03 of the Franklin UDO, prior to issuance of building permits.

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.

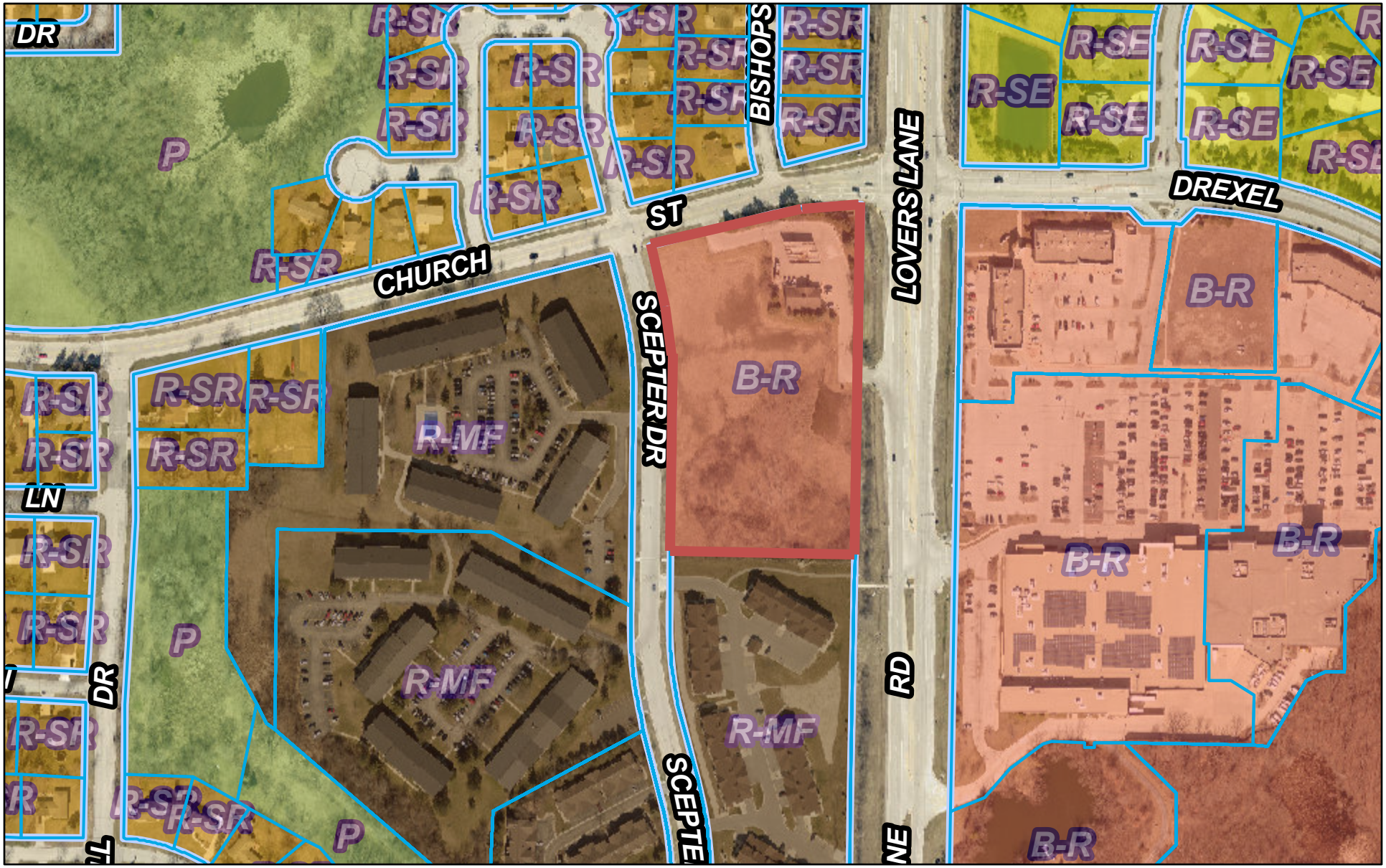
APPROVED:

ATTEST: _____
John R. Nelson, Mayor

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



10/15/2025, 3:32:22 PM

Parcel

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

SE Wisc Reg Planning Comm, SEWRPC, Maxar

Guest

Earthstar Geographics | City of Franklin, WI |

ALDI Inc. National Real Estate - Midwest Region
Oak Creek Division
9342 South 13th Street
Oak Creek, WI 53154
Phone: 414-667-4622

August 19, 2025

City of Franklin, WI
9229 W Loomis Rd
Franklin, WI 53132

RE: Proposed ALDI Development

ALDI is a well-established international grocery store chain known for its commitment to providing high-quality products at affordable prices, with a focus on simplicity, efficiency, and customer satisfaction. With a proven business model and a strong presence in Wisconsin, ALDI aims to expand its operations by opening a new store in Franklin, WI.

ALDI is pursuing the site located at the SWC of the signalized intersection of S Lovers Lane Rd and W Church St (south of the current Speedway). The plan of operations for the proposed store would be Monday – Sunday from 9 am to 8 pm. Estimated number of employees for the proposed store would be 15 people. We would anticipate 8-10 deliveries to the site each week, with most of those deliveries coming from our own distribution center located in Oak Creek, WI.

At this time, it too early to determine our final project construction schedule, but our goal is to open the store in 2026.

Our professional team has collaborated with the developer and the city to create concept plans that will incorporate ALDI's prototypical design requirements, while meeting additional municipal requirements.

ALDI is poised to become a leading grocery retailer in Franklin, offering customers unparalleled value, quality, and convenience. With a proven business model and a commitment to excellence, the company is well-positioned to thrive in this market.

Thank you,

Tom Howald

Tom Howald
Director of Real Estate - Oak Creek Division
ALDI Inc. National Real Estate - Midwest Region

ALDI LOVER'S LANE – LEGAL DESCRIPTION

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CO-15331, WITH AN EFFECTIVE DATE OF JULY 5, 2024:

Parcel 1 of Certified Survey Map No. 3990 being a part of the Southwest 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

For informational purposely only:

Address: 10001 W Church St, Franklin, WI 53132 Taxkey Number: 7959999007

Parcel Area: 261,360.00 square feet

6.0000 acres

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
ST. PAUL DISTRICT OFFICE
332 MINNESOTA STREET SUITE E1500
ST. PAUL MINNESOTA 55101

September 15, 2025

Regulatory File No. MVP-2022-01230-ALH

Paul Imig
The Sigma Group, Inc.
1300 W. Canal St.
Milwaukee, WI 53233
pimig@thesigmagroup.com

Dear Paul Imig,

This letter contains an Approved Jurisdictional Determination (AJD) for the area(s) identified below, located on 10001 West Church Street in Section 08, Township 05N, Range 21E, Milwaukee County, Wisconsin. The review areas for this determination are identified on the enclosed figure labeled: MVP-2022-01230-ALH Figure 2 of 2.

Non-Jurisdictional Area(s):

We have determined that the following area(s) are not waters of the United States subject to Corps of Engineers (Corps) jurisdiction under Section 404 of the Clean Water Act or Sections 9 or 10 of the Rivers and Harbors Act:

- Wetland 1, (21,430 sf)
- Wetland 2, (1,997 sf)

You are not required to obtain Corps authorization within the area(s) listed above. This determination only applies to the area(s) identified above and is based on a reasonable approximation of their location and boundaries. The basis for this determination is provided in the enclosed Memorandum for Record.

Agricultural Lands Information:

This determination has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of an NRCS Certified Wetland Determination with the local USDA service center, prior to starting work.

Appeal Process:

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form. In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

AJD Expiration:

This AJD may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to information that was not considered during our initial review.

Contact Information:

If you have any questions, please contact me in our Brookfield Office at 262-359-0251 or Amy.Heffernan@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,



Amy Heffernan
Regulatory Specialist

Enclosures
AJD MFR, Appeals Form, Figures

cc: Steve Rolfe, Midland Commercial Development Corp
srolfe@midlandcd.com

Michelle Soderling, WDNR
Michelle.Soderling@wisconsin.gov

U.S. Army Corps of Engineers (USACE)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

Form Approved –
OMB No. 0710-0003
Expires 2027-10-31

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority	The authorities for requesting this information are Sections 9, 10, 13, and 14, Rivers and Harbors Act of March 3, 1899; Section 404, Clean Water Act; and Section 103 Marine Protection Research and Sanctuaries Act of 1972.
Principal Purpose	This information serves as notification to affected parties regarding the USACE administrative appeal options and process, as well as to facilitate requests for appeal of USACE decisions with which they disagree.
Routine Uses	Routine uses will include: (a) To serve as notification to affected parties of the Corps administrative appeal options and process and to facilitate requests for appeal of Corps decisions with which they disagree. (b) Records may be referred to the Department of Justice for possible criminal prosecution. (c) Records may be referred to other Federal, State, and local agencies for evaluation and enforcement purposes.
Disclosure	Disclosure of this information is voluntary on your part. However, failure of individual to provide requested information could result in inability to determine all pertinent information regarding a Department of the Army permit matter.

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PURPOSE: This form is used to facilitate the initiation of the administrative appeals process. The appeals process allows an affected party to pursue an administrative appeal of certain Corps of Engineers decisions with which they disagree.

Upon release, this form will also be available on the Corps website https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/

Applicant: Paul Imig	File Number: MVP-2022-01230-ALH	Date: 9/15/2025

Documents Attached (*select all that apply*):		Form Reference Section:
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐	PERMIT DENIAL WITHOUT PREJUDICE	C
☐	PERMIT DENIAL WITH PREJUDICE	D
☒	APPROVED JURISDICTIONAL DETERMINATION	E
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/ or Corps regulations at 33 CFR Part 331.

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

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

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

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial

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

E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

- RECONSIDERATION: You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable

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

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:	If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:
Name: Amy Heffernan	Name: Brian Oberlies, Regulatory Appeals Review Officer
Street Address, City, State: 250 N. Sunnyslope Rd. Brookfield, WI 53005	Street Address, City, State: 180 Fifth Street E Suite 700 St. Paul, Minnesota 55101-1678
Phone: 262-359-0251	Phone: 601-634-5820
Email: Amy.Heffernan@usace.army.mil	Email: brian.m.oberlies@usace.army.mil

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

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

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

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

Email address of appellant and/or agent	Telephone number
Signature of appellant or agent	Date

MVP September 15, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,[1] MVP-2022-01230-ALH [MFR 1 of 1][2]

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[3] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[4]

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),[5] the 2023 Rule as amended,

[1] While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.
[2] When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).
[3] 33 CFR 331.2.
[4] Regulatory Guidance Letter 05-02.
[5] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

    a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	JD or Non-JD	Section 404/Section 10
Wetland 1	Non-Jurisdictional	N/A
Wetland 2	Non-Jurisdictional	N/A

2. REFERENCES.

    a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")

    b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 (September 8, 2023))

    c. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

    d. "Memorandum To the Field Between The U.S. Department Of The Army, U.S. Army Corps Of Engineers And The U.S. Environmental Protection Agency Concerning The Proper Implementation Of 'Continuous Surface Connection' Under The Definition Of "Waters Of The United States" Under The Clean Water Act" (March 12, 2025)

3. REVIEW AREA.
    a. Project Are Size (in acres): 0.6 acres
    b. Location Description: The project/review area is located in Section 08, Township 05N, Range 21E, Milwaukee County, Wisconsin.
    c. Center Coordinates of the Project Site (in decimal degrees)
    Latitude: 42.904660 Longitude: -88.040220
    d. Nearest City or Town: Franklin
    e. County: Milwaukee
    f. State: Wisconsin
    g. Other associated Jurisdictional Determinations (including outcomes):

Action ID	Type	Outcome
MVP-2022-01230-AJK	AJD	Wetland B and C were found to be non-jurisdictional (dated September 9, 2022)

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. [N/A][6]

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. [N/A]

6. SECTION 10 JURISDICTIONAL WATERS[7]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.[8]
   N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant

[6] This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.
[7] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.
[8] This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed. [N/A]

a. Traditional Navigable Waters (TNWs) (a)(1)(i): N/A

b. The Territorial Seas (a)(1)(ii): N/A

c. Interstate Waters (a)(1)(iii): N/A

d. Impoundments (a)(2): N/A

e. Tributaries (a)(3): N/A

f. Adjacent Wetlands (a)(4): N/A

g. Additional Waters (a)(5): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).[9] [N/A]

b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).
[Wetland 1 is a depressional wetland that is entirely within the delineated area and is surrounded by delineated uplands. The National Wetland Inventory layer on the National Regulatory Viewer indicates a small presence of wetlands where Wetland 1 is located. The USA Soils Hydric Class layer shows mostly hydric or all hydric soils in the location of the wetland. Multiple years of aerial imagery do not show many changes in the last decade. DEM, Hillshade and 2-ft Contours layers confirm the size and shape of the wetland. There is a culvert leading from the wetland to the east to the roadside ditch that runs parallel to Lovers Lane Road on the west side. There is no indication of an Ordinary High-Water Mark going through this culvert. Multiple years of aerial imagery does not

[9] 88 FR 3004 (January 18, 2023)

show a relatively permanent flow in this roadside ditch. Therefore, it does not abut any relatively permanent jurisdictional waters.

Wetland 2 is a depressional wetland that is entirely within the delineated area and is surrounded by delineated uplands. The National Wetland Inventory layer on the National Regulatory Viewer does not indicate a presence of wetlands where Wetland 2 is located. The USA Soils Hydric Class layer shows partially hydric soil in the location of the wetland. Multiple years of aerial imagery do not show many changes in the last decade. DEM, Hillshade and 2-ft Contours layers confirm the size and shape of the wetland. Therefore, Wetland 2 does not abut any relatively permanent jurisdictional waters.

The wetlands are not TNWs, territorial seas, or interstate waters and therefore not (a)(1) waters. The wetlands do not physically abut a relatively permanent paragraph (a)(2) impoundment or a jurisdictional (a)(3) tributary and are not separated from a jurisdictional water by a natural berm, bank, dune, or similar natural landform. The wetlands are nontidal wetlands that do not abut a relatively permanent jurisdictional water and as such do not meet the definition of adjacent and cannot be evaluated as (a)(4) adjacent wetlands; therefore, the wetlands are not jurisdictional under the 2023 Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 Final Rule.]

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

   a. [Office evaluation was conducted on September 11, 2025.]

   b. [10001 W. Church Street Property Professionally Assured Wetland Delineation Report by Evergreen Consultants LLC dated October 17, 2024.]

   c. National Regulatory Viewer – USA Soils Hydric Class layer, National Wetland Inventory layer, 2-ft Contours, Hillshade layer, DEM layer and WNDN Imagery 2022, 2020 and 2015 accessed on September 11, 2025.]

10. OTHER SUPPORTING INFORMATION. [N/A]

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

MVP-2022-01230-ALH FIGURE 1 OF 2



10001 W Church Street Property
Site Location Map
10001 W Church Street
City of Franklin
Milwaukee County, WI

Legend

Site Boundary

N

W E

S

Project: MIL24-038-01

0 100 200 400

Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

MVP-2022-01230-ALH FIGURE 2 OF 2

T1B
Wetland 1
21,430 Sq. Ft.
T1C
T1A
T1D
T1E
T3A
AJD REVIEW AREAS
T2A
Wetland 2
1,997 Sq. Ft.
T2B
T2C
1
T2D

SEWRPC, Maxar, Microsoft

Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Culvert

W Church Street Property
Wetland Delineation Map
10001 W Church Street
City of Franklin
Milwaukee County, WI

N
W
E
S

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

Project: MIL24-038-01

0 35 70 140
Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1155 Pilgrim Rd.
Plymouth, WI, 53073

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

July 28, 2022 EXE-SE-2022-41-02541

Elmer Megna
Megna Living Trust
10321 W. Church Street
Franklin, WI 53132

RE: Artificial Wetland Exemption Determination for an area described as Wetland A, B, C, and Roadside ditch, located in the SE ¼ of the SW ¼ of Section 08, Township 05 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Megna:

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

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation:

1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area

2) a wetland created as a result of a wetland mitigation requirement.

In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

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

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey, USGS topographic Quad maps, and soil mapping.
- Aerial photographs, including the 1937/8 era photograph, a pre-construction photograph, and a post-construction photograph.
- Site photographs that show different angles and views of the wetland
- Wetland Delineation report

Below is a summary of our findings:

Request Narrative

According to the request narrative, Wetland A (0.96 acres), Wetland B (0.15 acres), Wetland C (0.08 acres), and a roadside ditch are the focus of this artificial wetland exemption request. Wetland A is a fresh wet meadow wetland located around a gas station. Wetland B and C are isolated shrub-scrub wetlands between spoil piles. The roadside ditch wetland exists within a linear ditch/swale along the road. Wetland areas are said to form as a result of initial site development and mass grading/excavation on the parcel between the 1970s-2000s. These wetlands are isolated, don't exhibit persistent surface waters, and is not anticipated to provide fish spawning habitat. Future development on site will need to meet other state/local stormwater requirements. The applicant demonstrated knowledge of these other stormwater management requirements.

Historic Map Review

- Original Land Survey Plat. The original land survey indicates there is no wetland or stream history on the site
- Bordner Survey. The Bordner survey is not applicable to Milwaukee County.
- USGS Topographic Quad map: The 1892-present day USGS Topo maps show there are no wetlands or waterways on the parcel.
- Soil Maps: The NRCS soil maps indicate the area is mapped with Wallkill silt loam, Ashkum silty clay loam, 0-2 % slopes. Both of which are poorly drained, hydric soils. Blount silt loam is also mapped on the parcel, which is a somewhat poorly drained, non-hydric soil, that has hydric inclusions in depressions on the landscape.

Aerial Photograph Review

- 1937/38 era aerial photograph. the review area is a crop field. There are no distinct wetland signatures.
- 1951-1971 era aerial photographs: The aerial photos in this timeframe are similar to the 1937 aerial. The area appears to be crop land. There is a distinct and consistent soil saturation wetland signature onsite near wetland A, but the shape of this signature doesn't match well with current site conditions/current wetland locations.
- 1975-1993 era aerial photos: These aerial photos show that the apartments are constructed to the west of this site. Over this timeframe, the project area site is entirely mass-graded or excavated, most notably between 1980-1985. The wetlands are entirely disturbed during this event, which resulted in mass grading or excavation on site. Smaller disturbances or stockpiling continues to occur in the middle of the site, between wetlands A, B, and C.
- 1994-present day era aerial photos: These aerial photos show the gas station is developed. The site naturalizes, and there are a few years with minor disturbances occurring in this area.

Site Photographs and previous wetland delineation report

The site photographs show the wetland A is a fresh wet meadow wetland near the edges of a road and a filled hillslope for the gas station. Wetland B and C are shrubby/fresh wet meadow wetlands in the middle of the site. The previous wetland delineation report from 2003 mapped wetland A, but the wetland has expanded since that time, as shown in the 2019 delineation report. Wetlands B and C were not present on the 2003 report. The previous delineation report, and current report both indicated that soils were heavily disturbed, with numerous areas denoted as fill soils, areas where topsoil had been stripped, and stockpiled material locations.

Conclusion:

- Based upon the information provided above, the wetlands identified as A, B, C, and the roadside ditch lacked a wetland history prior to August 1, 1991 and fulfills all artificial wetland exemption

standards. **Therefore, Wetlands A, B, C, and the roadside ditch are exempt from state wetland regulations.** Please see the attached figures for reference.

This letter describes DNR's decision regarding the jurisdictional status of Wetlands A, B, C, and roadside ditch and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetlands A, B, C, and roadside ditch, you will need to contact the U.S. Army Corps of Engineers.

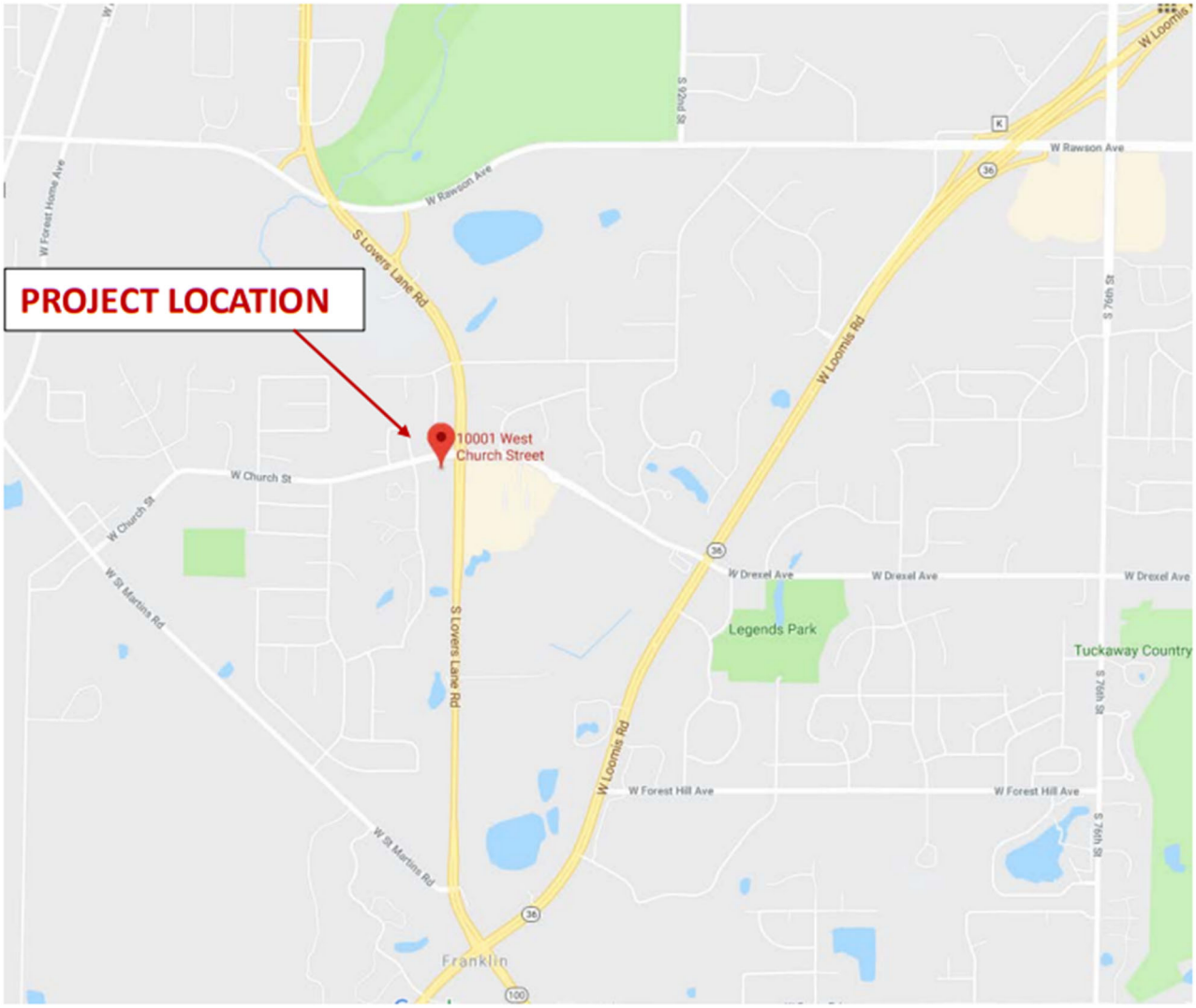
If you have any questions about this determination, please contact me at (715) 492-0200 or email Ryan.Pappas@wisconsin.gov.

Sincerely,



Ryan Pappas
Wetland Exemption Specialist

cc: U.S. Army Corps of Engineers
Consultant

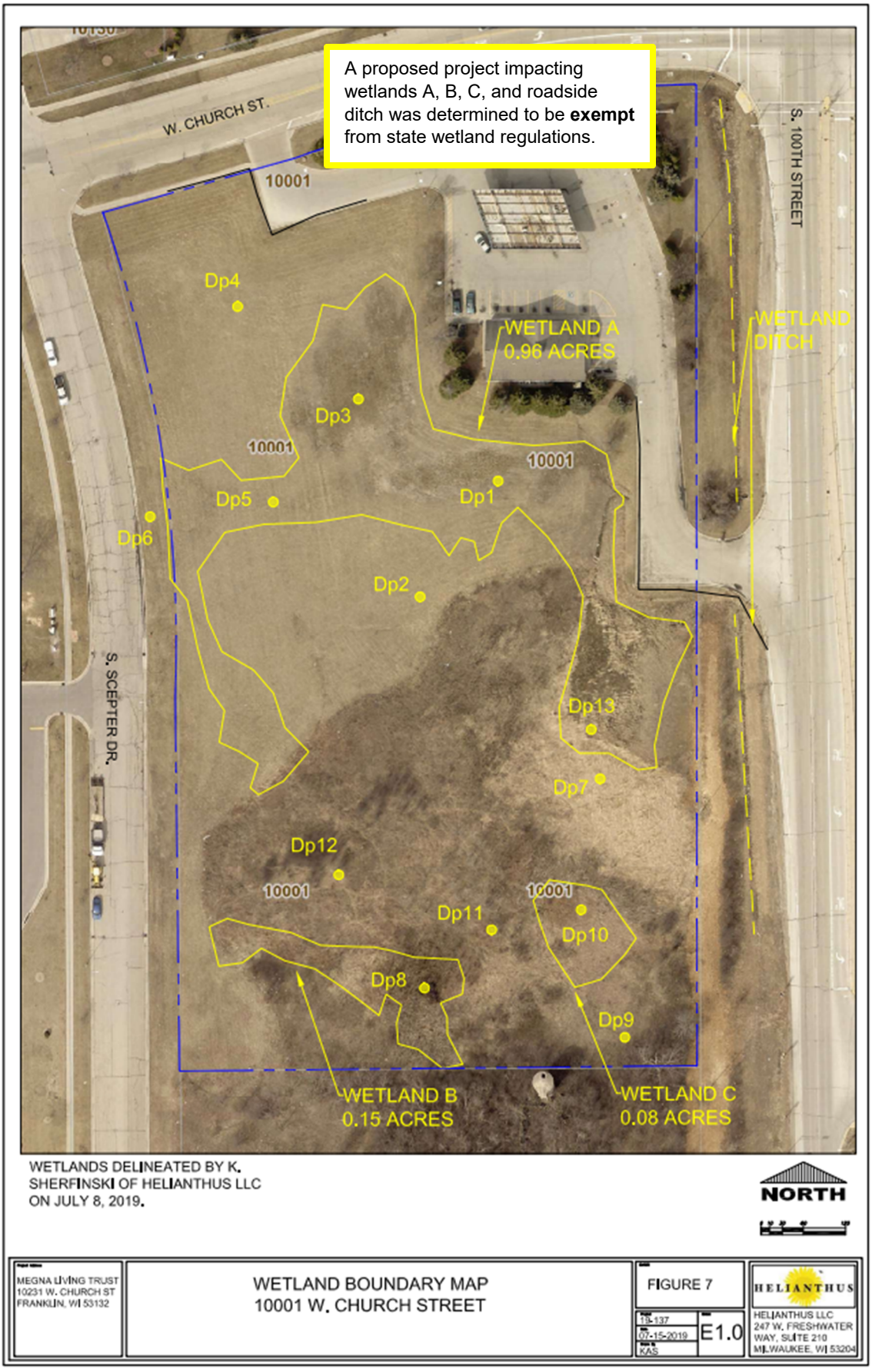


Source: Google Maps, 2019

1,000 FT

north

FIGURE 1. LOCATION MAP


A proposed project impacting wetlands A, B, C, and roadside ditch was determined to be **exempt** from state wetland regulations.
W. CHURCH ST.
S. 100TH STREET
S. SCEPTER DR.
10001
Dp4
Dp3
Dp5
Dp6
Dp1
Dp2
Dp13
Dp7
Dp12
Dp11
Dp10
Dp8
Dp9
WETLAND A
0.96 ACRES
WETLAND
DITCH
WETLAND B
0.15 ACRES
WETLAND C
0.08 ACRES
WETLANDS DELINEATED BY K. SHERFINSKI OF HELIANTHUS LLC ON JULY 8, 2019.
NORTH
MEGNA LIVING TRUST
10231 W. CHURCH ST
FRANKLIN, WI 53132
WETLAND BOUNDARY MAP
10001 W. CHURCH STREET
FIGURE 7
19-137
07-15-2019
KAS
E1.0
HELIANTHUS
HELIANTHUS LLC
247 W. FRESHWATER WAY, SUITE 210
MILWAUKEE, WI 53204

10/13/2025

City of Franklin
Mr. Michael Paulos
9229 West Loomis Road
Franklin, WI 53132

Re: Aldi Lover's Lane
City of Franklin, Milwaukee County, Wisconsin
PEG Job No. 5919.00-WI

Dear Mr. Paulos,

This letter is in response to the outstanding engineering comments in your review letter dated 9/29/2025.

Off-Street Parking

1. According to Table 15-5-01(B): Maximum Parking Requirements of the Unified Development Ordinance (UDO), the maximum parking allowed for a Retail Use is 1 space per 250 square feet of gross floor area. The maximum parking allowed based on this site plan is 82 parking spaces. The spaces provided on the site plan is 95. §15-5-01(B) of the UDO allows for up to a 30 percent increase to the maximum parking, as long as the standards that follow are met. Please either revise the site plan to comply with the max parking standards or revise the site plan to indicate that you meet all the provisions for the 30% increase.
   - *The stormwater schematic on this site has been updated. A wet pond is ow planned to serve as the main treatment device with a small bioretention area west of the proposed building being added to serve as the green infrastructure component for the 13 parking stalls that the site is in excess. See the revised plans and SWMP for more information.*
2. §15-5-01(E)(1)(d) of the UDO requires that bicycle parking shall be sited within fifty (50) feet of a building's main entrance. The proposed bike parking is approximately 90 feet away on the proposed plan. Please revise the site plan to have bike parking within 50 feet of the entrance to ALDI.
   - *The original bike parking area has been removed and replaced with a bike rack has been added within the required proximity to adhere to the UDO standards.*
3. §15-5-02(E)(3)(d) requires that any two-way driveway opening shall provide an island between the lanes and have a minimum width of 12 feet and located 5 feet from all lot lines. For the access on Lovers Lane, this would likely require a variance as the access easement required by DOT would be grounds for a reduction of the five foot from lot lines requirement.
   - *Islands have been added to the driveways per the request of the City.*

Architectural Standards

1. Please provide the % of building materials for each façade, as required by Table 15-5-10(B) of the UDO.
   - *This has been added to the revised elevations which have been included with this submittal.*

Natural Resources

1. Since it has been found that the wetlands on site are of the non-federal jurisdiction, compensation for impacts to the wetland are different. Please indicate if you would like to change the proposed compensation, as stated in §15-7-02(D)(2)(d) of the UDO. If so, please point out the compensation in the NRPP.
    - *The compensation has changed and the revised NRPP has been included with this submittal.*

Inspection Services Department Comments

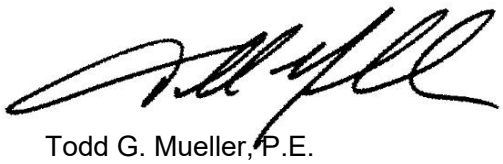
- Project will require separate Building, HVAC, Plumbing and Electrical Permits.
    - *Understood.*
- Structure shall be designed and constructed in accordance with the Wisconsin Commercial Building Code including our initial concern that the building meets the separation requirements in Table 602.
    - *Understood.*

Fire Department Comments

1. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
    - *Understood.*
2. Fire Extinguisher placement as per NFPA 10.
    - *Understood.*
3. Fire Department Connection (FDC), and hydrant placement and density must be acceptable to AHJ.
    - *Public hydrant has been added off Scepter Drive within the existing ROW. Original hydrant planned has been removed.*
4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities.
    - *Understood.*
5. Master Key set required for placement in Knox Box.
    - *Understood.*
6. Permitting and submittal instructions for fire protection system review and inspection can be found at: https://www.franklinwi.gov/Departments/Fire.htm
    - *Understood.*

If you have any questions on the information contained within, please do not hesitate to contact me at 262-754-8888 or via email at todd.mueller@pinnacle-engr.com.

Best Regards,
Pinnacle Engineering Group



Todd G. Mueller, P.E.
Associate Project Manager

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www.pinnacle-engr.com

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR	749	749
SPOT ELEVATION	× (750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NSI	NATIVE SOIL INTERFACE
C	LONG CHORD OF CURVE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
D	DEGREE OF CURVE	R	RADIUS
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FG	FINISHED GRADE	ST	STORM SEWER
FL	FLOW LINE	T	TANGENCY OF CURVE
FP	FLOODPLAIN	TB	TOP OF BANK
FR	FRAME	TC	TOP OF CURB
FW	FLOODWAY	TF	TOP OF FOUNDATION
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

ALDI LOVERS LANE

FRANKLIN, WI

PLANS PREPARED

ALDI INC.

10001 WEST CHURCH ST
OAK CREEK, WI 53154



LOCATION MAP
SCALE: 1" = 150'

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	SITE DIMENSONAL & PAVING PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	STORM SEWER PLAN
C-8	UTILITY PLAN
C-9	PUBLIC WATERMAIN PLAN & PROFILE
C-10	SIGNAGE PLAN
C-11 - C-13	CONSTRUCTION DETAILS
L-1	LANDSCAPE OVERVIEW
L-2	LANDSCAPE ENLARGEMENT
L-3	LANDSCAPE GENERAL NOTES
L-4	LANDSCAPE DETAILS

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
MARK T. SEIDL, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: (262) 754-8888
E-MAIL: mseidl@pinnacle-engr.com

TODD G. MUELLER, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
PHONE: (262) 754-8888
E-MAIL:
todd.mueller@pinnacle-engr.com

SURVEYOR:
JOHN KONOPACKI, P.L.S.
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20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: (262) 754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

CONSTRUCTION MANAGER:
ROB MERKEL
ALDI INC. OAK CREEK DIVISION
9342 S 13TH STREET
OAK CREEK, WI 53154
MAIN: (414) 216-7078
E-MAIL: rob.merkel@aldi.us

APPLICANT:
TOM HOWALD
ALDI INC.
9342 SOUTH 13TH STREET
OAK CREEK, WI 53154
E-MAIL: tom.howald@aldi.us

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT FOR THIS SITE HAS BEEN PREPARED BY GESTRA DATED AUGUST 20TH, 2025. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

EXPIRATION DATE: JULY 31, 2026

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF FRANKLIN CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT, WITH THE EXCEPTION OF THE BOTTOM OF THE INFILTRATION BASIN WHICH SHALL HAVE NO TOPSOIL PLACED.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE. ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
7. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
8. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
9. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
10. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED FOR ALL UTILITIES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
13. TRACER WIRE (NO. 12 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED IN ORDER TO LOCATE NON-METALLIC UNDERGROUND UTILITIES IN ACCORDANCE WITH THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER SPS 382. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS SHALL BE PER THE SECTION IDENTIFIED IN THE SITE DIMENSIONAL AND PAVING PLAN. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONCRETE WASHOUT AREA (SEE DETAIL ON SHEET C-10) IN ACCORDANCE WITH EPA WASHOUT GUIDANCE.
12. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
13. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
14. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
15. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
16. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
17. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
18. ALL NON-CHANNELIZED AREAS SHALL BE STABILIZED WITH CURLEX I EROSION MATTING AND ALL CHANNELS SHALL BE STABILIZED WITH CURLEX II EROSION MATTING OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
19. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
20. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
21. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
22. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE

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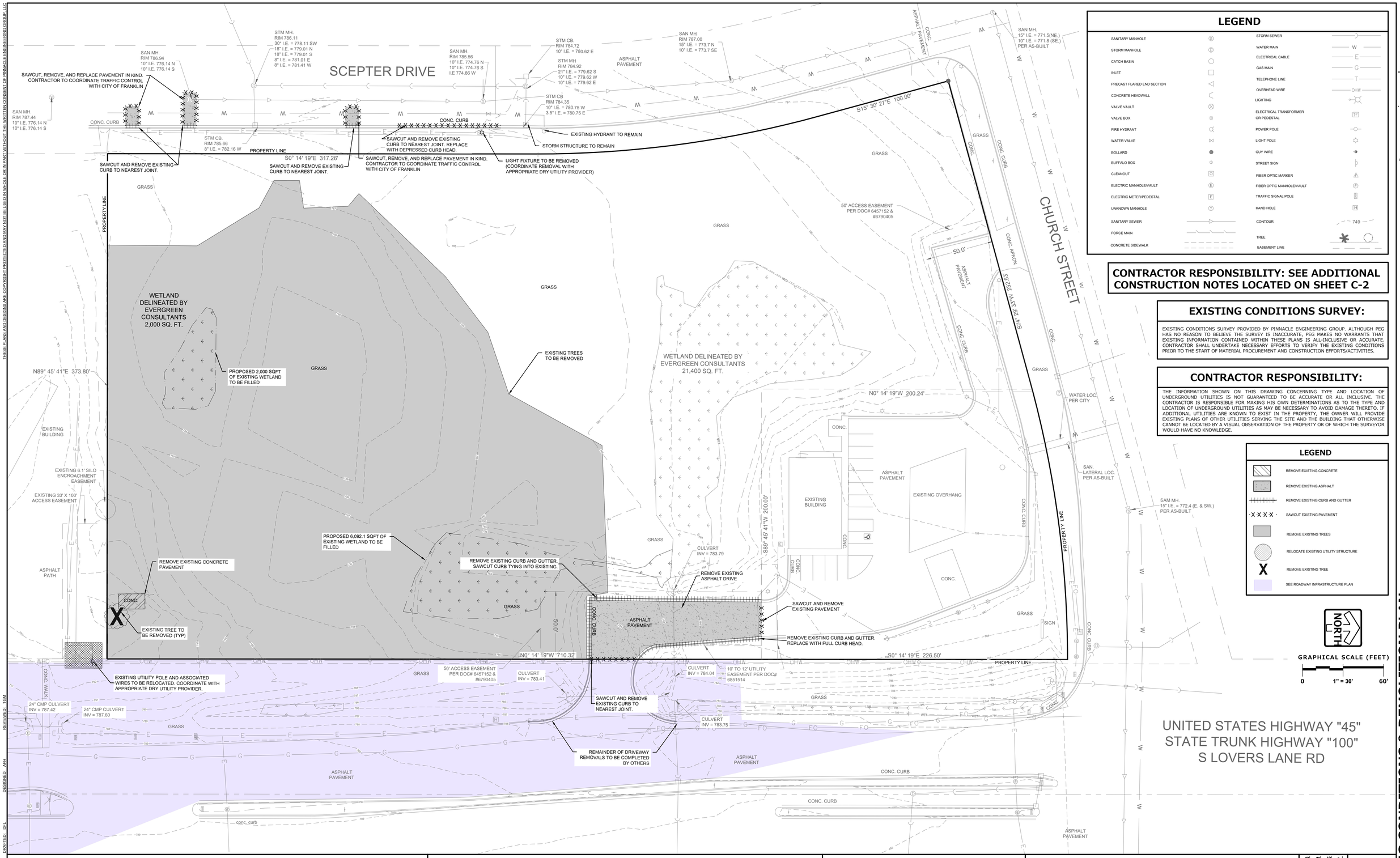

LEGEND

SANITARY MANHOLE	S	STORM SEWER	
STORM MANHOLE	D	WATER MAIN	W
CATCH BASIN		ELECTRICAL CABLE	E
INLET		GAS MAIN	G
PRECAST FLARED END SECTION		TELEPHONE LINE	T
CONCRETE HEADWALL		OVERHEAD WIRE	OHW
VALVE VAULT		LIGHTING	
VALVE BOX		ELECTRICAL TRANSFORMER OR PEDESTAL	TF
FIRE HYDRANT		POWER POLE	
WATER VALVE		LIGHT POLE	
BOLLARD		GUY WIRE	
BUFFALO BOX		STREET SIGN	
CLEANOUT		FIBER OPTIC MARKER	
ELECTRIC MANHOLE/VAULT	E	FIBER OPTIC MANHOLE/VAULT	F
ELECTRIC METER/PEDESTAL	E	TRAFFIC SIGNAL POLE	
UNKNOWN MANHOLE	?	HAND HOLE	H
SANITARY SEWER		CONTOUR	749
FORCE MAIN		TREE	
CONCRETE SIDEWALK		EASEMENT LINE	

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

LEGEND

- REMOVE EXISTING CONCRETE
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CURB AND GUTTER
- SAWCUT EXISTING PAVEMENT
- REMOVE EXISTING TREES
- RELOCATE EXISTING UTILITY STRUCTURE
- REMOVE EXISTING TREE
- SEE ROADWAY INFRASTRUCTURE PLAN

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED TGM
DESIGNED AFH
DRAFTED DFL

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10001 CHURCH ST W
FRANKLIN, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

1	PC SUBMITTAL	08/20/25	
2	CITY COMMENTS	10/13/25	

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 30'

SHEET C-3 OF C-13

EXISTING CONDITIONS & DEMOLITION PLAN

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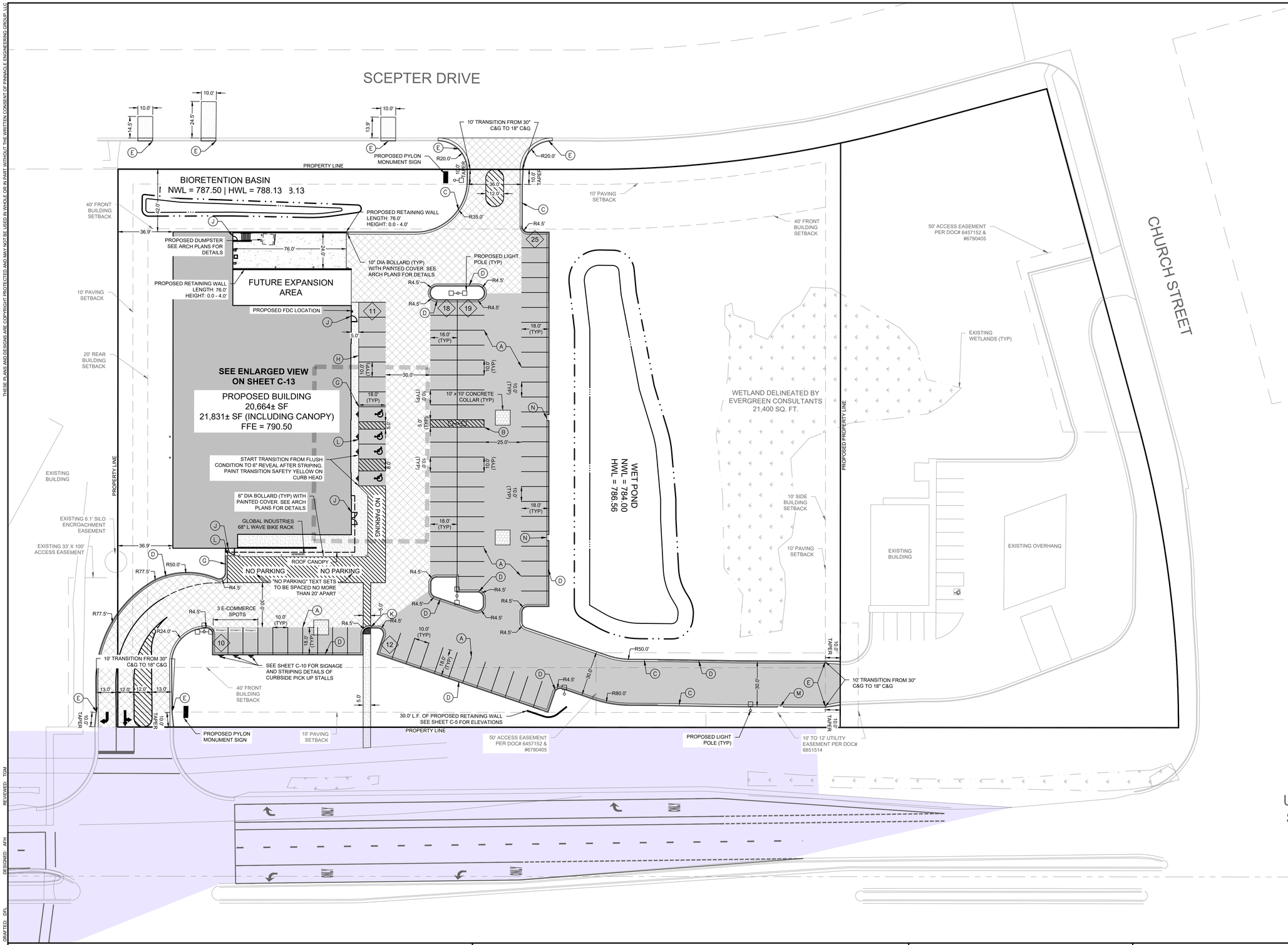

LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 9" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 4 LT 58-28 S
    - 2" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  - 4 ½" HMA PAVEMENT (2 LIFTS)
    - 2 ½" BINDER COURSE - 4 LT 58-28 S
    - 2" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE BUILDING SIDEWALK** -SEE ARCHITECTURAL PLAN FOR DETAIL
- **CONCRETE PAVEMENT** - SEE ARCHITECTURAL PLAN FOR DETAIL
- **CONCRETE COLLAR**
  - 6" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  - 6" PCC
- **PAVEMENT IN PUBLIC R.O.W.** - MATCH CITY OF FRANKLIN SPECIFICATIONS
- **SEE ROADWAY INFRASTRUCTURE PLAN**

(A) 4" SOLID STRIPE (REFER TO C-10 FOR DETAILS)
(B) 4" DIAGONAL AT 45° SPACED 2' O.C. (REFER TO C-10 FOR DETAILS)
(C) 18" CURB & GUTTER (REFER TO C-12 FOR DETAILS)
(D) 18" DEPRESSED CURB & GUTTER (REFER TO C-12 FOR DETAILS)
(E) 30" CURB & GUTTER (REFER TO C-12 FOR DETAILS)
(F) ADA STALL INSIGNIA (REFER TO C-10 FOR DETAILS)
(G) TAPER CURB HEAD (REFER TO C-11 FOR DETAILS)
(H) INTEGRAL CURB AND GUTTER (REFER TO C-11 FOR DETAILS)
(J) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(K) DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES AT SIDEWALK
(L) WALK FLUSH WITH PAVEMENT (REFER TO C-11 FOR DETAILS)
(M) CONCRETE FLUME (REFER TO C-12 FOR DETAILS)
(N) CURB CUT
(18) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

SITE DATA

SITE AREA:	4.17 AC (181,829 S.F.)
DISTURBANCE LIMITS:	3.28 AC (143,088 S.F.)
PARKING STALLS:	95 STALLS (4 ADA)
BUILDING AREA:	0.47 AC (20,664 S.F)
GRASS AREA:	2.26 AC (98,477 S.F.)
TOTAL IMPERVIOUS AREA:	1.91 AC (83,352 S.F.)
GREEN SPACE (%)	54.1%

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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SITE DIMENSONAL & PAVING PLAN

REVIEWED: TGM
DESIGNED: ARH
DRAFTED: DPL

PLAN I DESIGN I DELIVER
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SITE DIMENSONAL & PAVING PLAN

REVISIONS

1	PC SUBMITTAL	08/20/25	
2	CITY COMMENTS	10/13/25	

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 30'

SHEET C-4 OF C-13

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SCEPTER DRIVE

BIORETENTION BASIN
MEDIA ELEV = 787.50 | HWL = 788.13

10.0' EMERGENCY OVERFLOW SPILLWAY SEE DETAIL ON SHEET C-13

PROPERTY LINE

WET POND
NWL = 784.00
HWL = 786.56

FUTURE EXPANSION AREA

SEE ENLARGED VIEW ON SHEET C-13

PROPOSED BUILDING
20,664± SF
21,831± SF (INCLUDING CANOPY)
FFE = 790.50

WETLAND DELINEATED BY EVERGREEN CONSULTANTS
21,400 SQ. FT.

EXISTING WETLANDS (TYP)

40' FRONT BUILDING SETBACK

10' PAVING SETBACK

20' REAR BUILDING SETBACK

10' SIDE BUILDING SETBACK

50' ACCESS EASEMENT PER DOC# 6457152 & #6790405

10' TO 12' UTILITY EASEMENT PER DOC# 6851514

EXISTING BUILDING

EXISTING 6.1' SILO ENCROACHMENT EASEMENT

EXISTING 33' X 100' ACCESS EASEMENT

EXISTING OVERHANG

SIGN

NO PARKING

CHURCH STREET

UNITED STATES HIGHWAY "45"
STATE TRUNK HIGHWAY "100"
S LOVERS LANE RD

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE
- SEE ROADWAY INFRASTRUCTURE PLAN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

REVIEWED: TGM
DESIGNED: APH
DRAFTED: DPL

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GRADING PLAN

REVISIONS

1	PC SUBMITTAL	08/20/25	
2	CITY COMMENTS	10/13/25	

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 30'

SHEET
C-5
OF
C-13

GRADING PLAN

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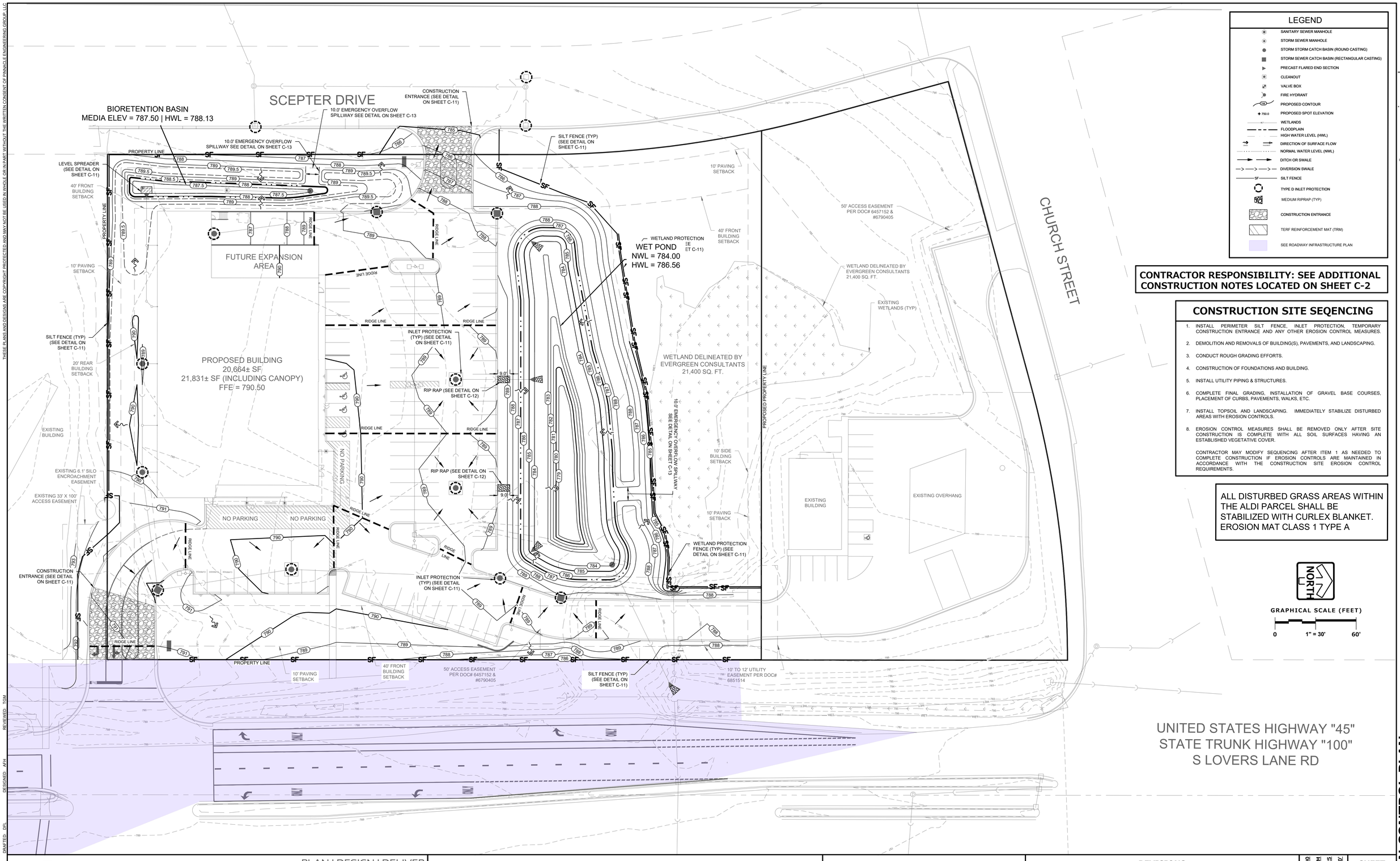

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE
- SF SILT FENCE
- TYPE D INLET PROTECTION
- MEDIUM RIPRAP (TYP)
- CONSTRUCTION ENTRANCE
- TERF REINFORCEMENT MAT (TRM)
- SEE ROADWAY INFRASTRUCTURE PLAN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES.
2. DEMOLITION AND REMOVALS OF BUILDING(S), PAVEMENTS, AND LANDSCAPING.
3. CONDUCT ROUGH GRADING EFFORTS.
4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
5. INSTALL UTILITY PIPING & STRUCTURES.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

ALL DISTURBED GRASS AREAS WITHIN THE ALDI PARCEL SHALL BE STABILIZED WITH CURLEX BLANKET. EROSION MAT CLASS 1 TYPE A

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED: TGM
DESIGNED: AFH
DRAFTED: DPL

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EROSION CONTROL PLAN

REVISIONS

1	PC SUBMITTAL	08/20/25			
2	CITY COMMENTS	10/13/25			

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 30'

SHEET C-6 OF C-13

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EROSION CONTROL PLAN

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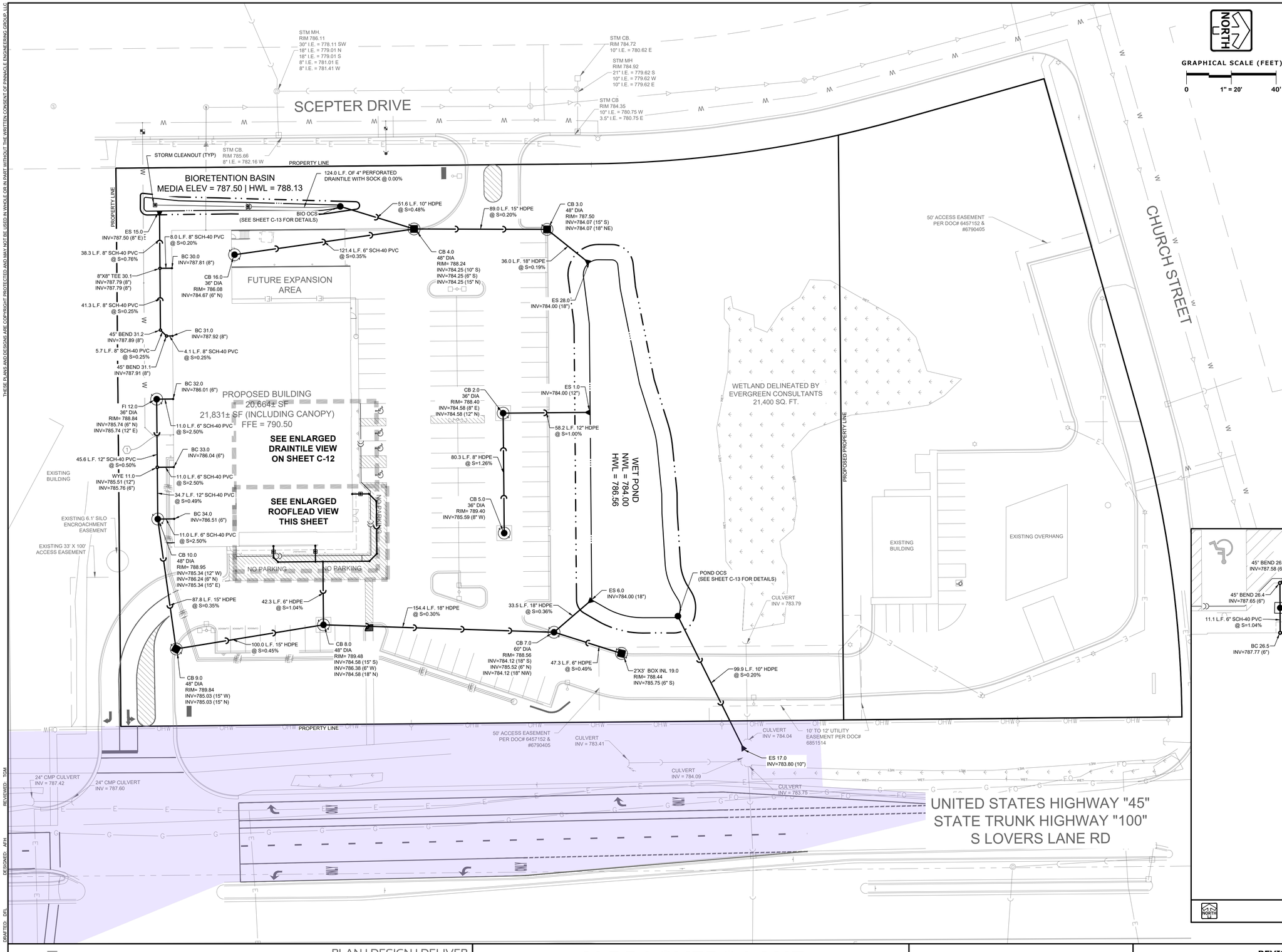


NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

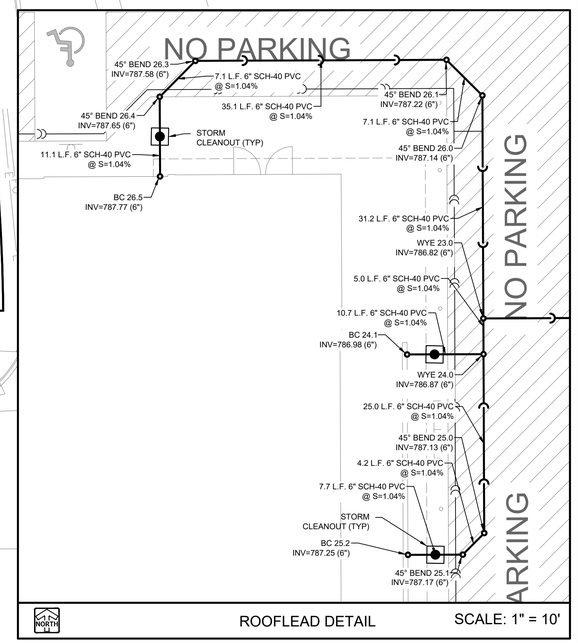
LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- CATCH BASIN UNDERDRAIN
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN (PRIVATE)
- W — WATER MAIN (PUBLIC)
- FP — FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CROSSINGS

1 — 12" STM OVER 6" WM
12" STM B.O.P. = 785.59
6" WM T.O.P. = 783.05



ROOFLEAD DETAIL SCALE: 1" = 10'

REVIEWED: TGM
DESIGNED: AFH
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FRANKLIN, WI

STORM SEWER PLAN

REVISIONS

1	PC SUBMITTAL	08/20/25
2	CITY COMMENTS	10/13/25

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 30'

SHEET
C-7
OF
C-13

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STORM SEWER PLAN

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SCEPTER DRIVE

SAN MH.
RIM 786.94
10" I.E. 776.14 N
10" I.E. 776.14 S

CONNECT TO EXISTING WATERMAIN
CONTRACTOR TO FIELD VERIFY &
NOTIFY ENGINEERING OF ANY DISCREPANICES
INV=779.86 (6")

SAN MH.
RIM 787.44
10" I.E. 776.14 N
10" I.E. 776.14 S

6.0 L.F. 6" PVC
WM @ S=-2.20%

6" G.V. 105.0
INV=780.00 (6")

CONNECT TO EXISTING SANITARY MANHOLE
CONTRACTOR TO FIELD VERIFY &
NOTIFY ENGINEERING OF ANY DISCREPANICES
INV=776.75 (6")

SEE SHEET C-9 FOR
PUBLIC UTILITY DESIGN

SAN MH.
RIM 785.56
10" I.E. 774.76 N
10" I.E. 774.76 S
I.E 774.86 W

SAN MH
RIM 787.00
15" I.E. = 773.7 N
10" I.E. = 773.7 SE

SAN MH.
15" I.E. = 771.5(NE.)
10" I.E. = 771.8 (SE.)
PER AS-BUILT

82.2 L.F. 6" PVC
@ S=2.08%

PROPERTY LINE

BIORETENTION BASIN
MEDIA ELEV = 787.50 | HWL = 788.13

101.2 L.F. 6" PVC
WM @ S=-2.20%

SAN BC 200.0
INV=779.10 (6")

FUTURE EXPANSION
AREA

1 - 4" CONDUIT FOR FUTURE L3
CHARGERS

PROPOSED FDC LOCATION

PROPOSED HAND HOLE FOR
FUTURE L3 CHARGERS

45° VERT BEND 111.0
INV=782.22 (6")

96.8 L.F. 6" PVC
WM @ S=-0.18%

PROPOSED BUILDING
20,664± SF
21,831± SF (INCLUDING CANOPY)
FFE = 790.50

45° BEND 102.0
INV=782.39 (6")

14.0 L.F. 6" PVC
WM @ S=-4.29%

WM BC 100.0
INV=783.00 (6")

7.1 L.F. 6" PVC
WM @ S=-0.10%

PROPOSED ELECTRICAL LOCATION

45° BEND 101.0
INV=782.40 (6")

EXISTING
BUILDING

3 - 4" CONDUIT FOR FUTURE L3
CHARGERS

EXISTING 6.1' SILO
ENCROACHMENT
EASEMENT

PROPOSED GAS LOCATION

EXISTING 33' X 100'
ACCESS EASEMENT

NO PARKING

NO PARKING

NO PARKING

3 - 4" CONDUIT FOR FUTURE L3
CHARGERS

PROPOSED HAND HOLE FOR
FUTURE L3 CHARGERS

WET POND
NWL = 784.00
HWL = 786.56

WETLAND DELINEATED BY
EVERGREEN CONSULTANTS
21,400 SQ. FT.

PROPOSED PROPERTY LINE

EXISTING
BUILDING

EXISTING OVERHANG

50' ACCESS EASEMENT
PER DOC# 6457152 &
#6790405

CHURCH STREET

WATER LOC.
PER CITY

SAN.
LATERAL LOC.
PER AS-BUILT

SAM MH.
15" I.E. = 772.4 (E. & SW.)
PER AS-BUILT

SIGN

PROPERTY LINE

50' ACCESS EASEMENT
PER DOC# 6457152 &
#6790405

10' TO 12' UTILITY
EASEMENT PER DOC#
6851514

UNITED STATES HIGHWAY "45"
STATE TRUNK HIGHWAY "100"
S LOVERS LANE RD

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- CATCH BASIN UNDERDRAIN
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN (PRIVATE)
- WM — WATER MAIN (PUBLIC)
- FP — FIRE PROTECTION
- UC — UTILITY CROSSING
- E — ELECTRICAL CABLE
- G — GAS MAIN
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN
- SEE ROADWAY INFRASTRUCTURE PLAN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CROSSINGS

1 — 12" STM OVER 6" WM
12" STM B.O.P. = 785.59
6" WM T.O.P. = 783.05

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 20' — 40'

REVIEWED TGM
DESIGNED AFH
DRAFTED DFL

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PINNACLE ENGINEERING GROUP
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CHICAGO I MILWAUKEE : NATIONWIDE

ALDI LOVERS LANE
10001 CHURCH ST W
FRANKLIN, WI

UTILITY PLAN

REVISIONS

1	PC SUBMITTAL	08/20/25
2	CITY COMMENTS	10/13/25

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 20'

SHEET
C-8
OF
C-13

UTILITY PLAN

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LEGEND

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- STORM SEWER CATCH BASIN (ROUND CASTING)
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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

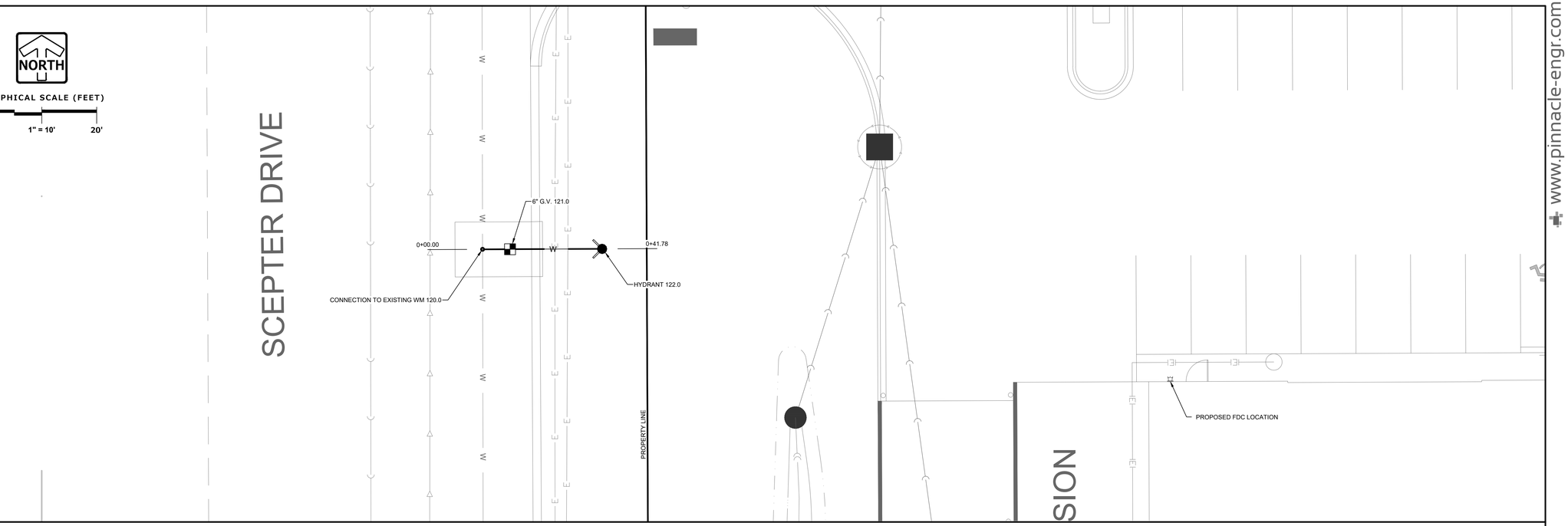
CROSSINGS

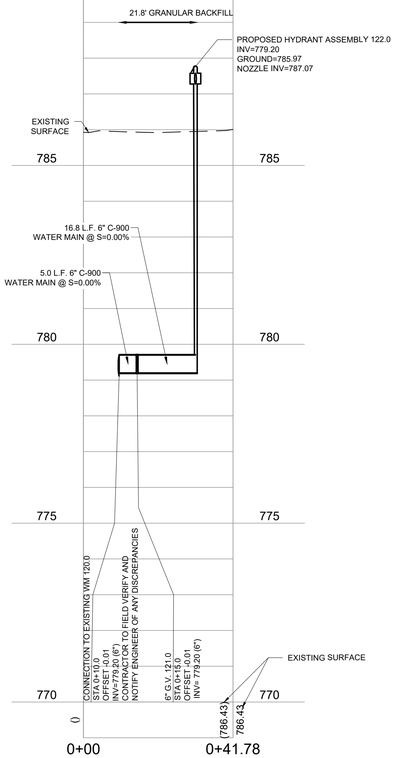
1 — **12" STM OVER 6" WM**
12" B/PIPE = 785.59
6" T/PIPE = 783.05

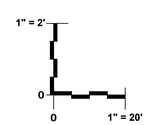
NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'







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PUBLIC WATERMAIN PLAN & PROFILE

REVISIONS

1	PC SUBMITTAL	08/20/25	
2	CITY COMMENTS	10/13/25	

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 20'

SHEET
C-9
OF
C-13

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DRAFTED DPL DESIGNED APH REVIEWED TGM

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PUBLIC WATERMAIN PLAN & PROFILE

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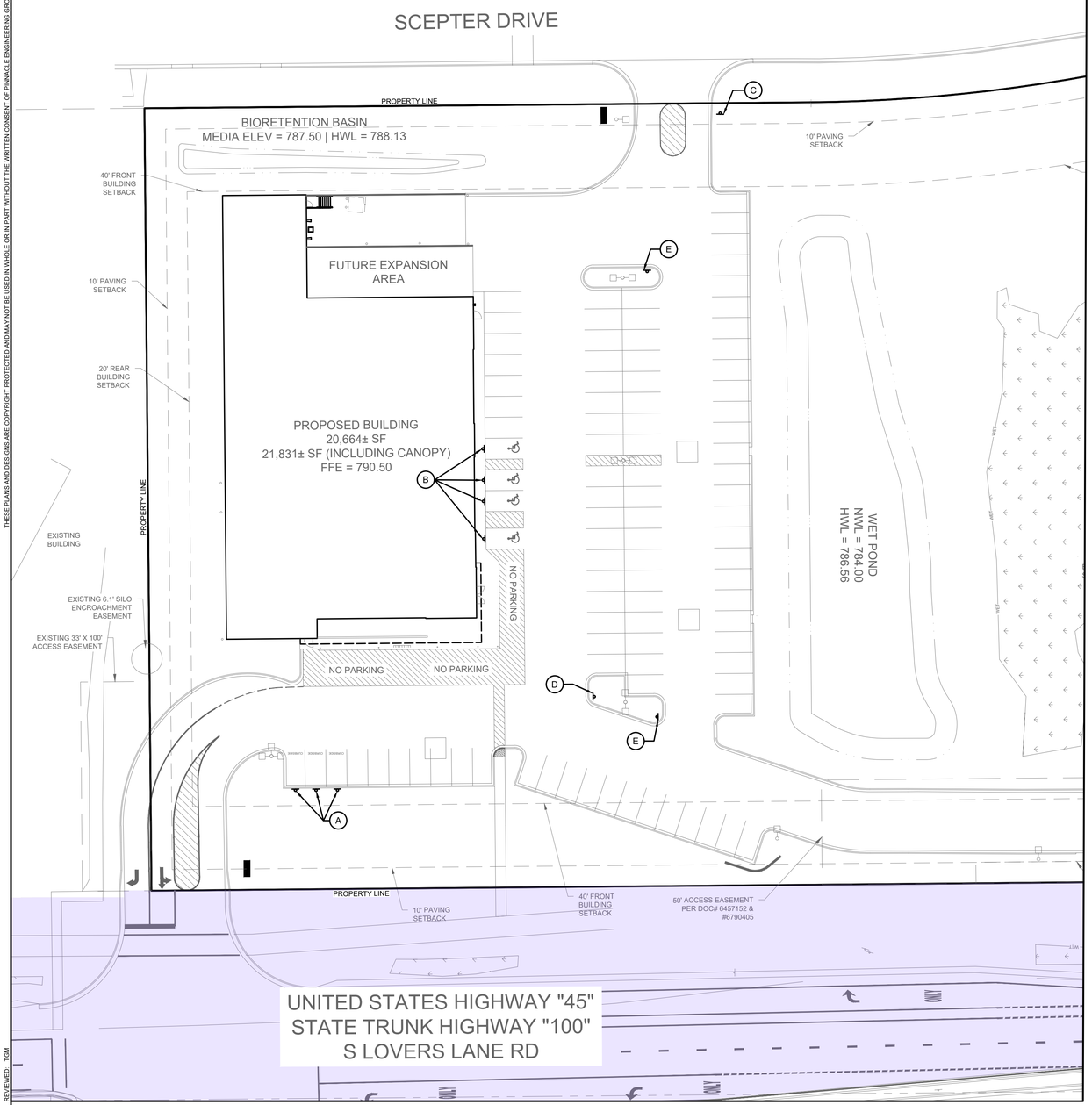


SITE LEGEND:

1. PAINT CURBSIDE PARKING STALL (REFER TO DETAIL)
2. EMPLOYEE INGRESS/EGRESS

SIGN SCHEDULE/LEGEND:

LEGEND	SIGN	DESCRIPTION	TYPE OF MOUNT	MOUNTING HEIGHT (BOTTOM OF SIGN)	QUANTITY
A	RESERVED FOR CURBSIDE PICKUP 1 Check in via text or app instructions	12" x 18" CURBSIDE PICK-UP PARKING SIGN	POST MOUNTED ON BOLLARD*	5'	3
B	D9-6	12" x 18" ADA PARKING SIGN	POST MOUNTED ON BOLLARD**	5'	4
C	STOP R1-1	30" x 30" STOP SIGN	POST MOUNTED IN GRASS	7'	1
D	CURBSIDE PICKUP	12" x 18" DIRECTIONAL SIGNAGE, LEFT ARROW	POST MOUNTED IN GRASS	5'	1
E	CURBSIDE PICKUP	12" x 18" DIRECTIONAL SIGNAGE, RIGHT ARROW	POST MOUNTED IN GRASS	5'	2

SIGNS A, B, & E TO BE PROVIDED BY ALDI. CONTRACTOR TO PROVIDE BOLLARD, POST, ETC. FOR ALL SIGNS

*CURBSIDE PICKUP BOLLARDS SHALL HAVE BLUE BOLLARD COVERS

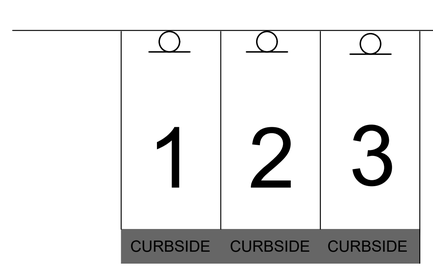
**ADA PARKING STALL BOLLARDS SHALL HAVE YELLOW BOLLARD COVERS

LEGEND OF IMPROVEMENTS

- BACK OF CURB / FACE OF CURB — FACE OF CURB/BACK OF CURB
- SUBJECT PARCEL PROPERTY LINE
- ALDI BUILDING
- SITE SIGN

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS:

1. FONT STYLE FOR CURBSIDE SIGNAGE, PARKING SPACE LETTERING AND PARKING SPACE NUMBERING SHALL BE ARIAL BOLD.
2. PAVEMENT MARKINGS SHALL BE THE TYPE, COLOR, SIZE, AND LOCATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE TWO (2) COATS OF PAINT FOR ALL PAVEMENT MARKINGS. IF THE INFORMATION ON THE PLANS AND DETAILS IS NOT COMPLETE AND THE AUTHORITY HAVING JURISDICTION DOES NOT HAVE REQUIREMENTS REGARDING THIS, USE THE FOLLOWING:
   - 2.1. PAINT SHALL BE SUPPLIED IN ACCORDANCE WITH AASHTO: M 248 LATEST ADDITION.
   - 2.2. COLORS SHALL BE AS FOLLOWS:
     - 2.2.1. YELLOW- PARKING STALLS, PARKING ISLANDS, AND FIRE LANES
     - 2.2.2. WHITE - STOP BARS AND LETTERING, PEDESTRIAN CROSSINGS, HANDICAP PARKING SYMBOL AND CHARACTERS, TRAFFIC CONTROL LETTERING AND CHARACTERS
     - 2.2.3. BLUE - BACKGROUND OF HANDICAP PARKING SYMBOL
   - 2.3. REFER TO CURBSIDE PARKING DETAIL FOR PAINT TYPE, COLOR AND FONT
3. THE PAVEMENT SHALL BE CLEAN AND FREE OF DIRT, DUST, MOISTURE, OILS, AND OTHER FOREIGN MATERIALS. ANY OLD PAVEMENT MARKINGS SHALL BE REMOVED UNLESS PAINTS ARE COMPATIBLE AND OVERLAY IDENTICAL. THE SURFACE OF THE PAVEMENT PRIOR TO APPLICATION SHALL BE 45 DEGREES F AND RISING UNLESS MANUFACTURER'S RECOMMENDATIONS ARE GREATER. ALL PAINTING SHALL BE APPLIED IN APPROPRIATE WEATHER CONDITIONS (E.G. TEMPERATURE, WIND, PRECIPITATION), AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. THE SIGNAGE AND PAVEMENT MARKINGS SHALL BE THE TYPE AND AT THE GENERAL LOCATION SHOWN ON THE DRAWINGS.
5. POSTS, BRACKETS, AND FRAMES SHALL BE STEEL PER ASTM A-36, A-242, A-441, A-572, A588, GRADE 50, AND HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. ALL CUTTING, DRILLING, OR OTHER POLE MODIFICATIONS SHALL BE PAINTED WITH GALVANIZING PAINT. ALL BOLTS, NUTS, AND WASHERS SHALL BE STAINLESS STEEL.
6. POST HOLES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE DETAIL UNLESS POOR SOILS OR FROST CONDITIONS REQUIRE GREATER DEPTH. SIGN POSTS SHALL BE KEPT PLUMB, 6 INCHES OFF BOTTOM AND CENTERED AS 4,000 PSI CONCRETE IS PLACED AROUND THE POST. THE OVERALL SIGN AND POST SYSTEM SHOULD BE ABLE TO WITHSTAND 33 POUNDS PER SQUARE FOOT.
7. CONTRACTOR CAN PLACE SIGNS ON POSTS AFTER CONCRETE HAS CURED FOR SEVEN DAYS OR 3/4 STRENGTH IS ACHIEVED.
8. ALL HANDICAP STRIPING AND SIGNAGE, INCLUDING SPACES, CROSSWALK, ACCESSIBLE PATH, AND CURB RAMPS, SHALL MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. FIRE LANE STRIPING AND SIGNAGE SHALL MEET THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTOR AND FIRE DEPARTMENT.



ALDI BLUE CUSTOM COLOR:

CCE COLORANT	OZ	32	64	128
L1-BLUE	-	63	1	1
R3-MAGENTA	-	5	-	1
Y3-DEEP GOLD	-	1	1	-

- ARIAL BOLD FONT SHALL BE USED FOR NUMBERS AND LETTERS
- PAINT SHALL BE SEALMASTERS 'COLOR PAVE' OR 'LIQUID THERMOPLASTIC' TRAFFIC MARKING PAINT OR AS APPROVED BY ALDI CM. CONTACT ROCHESTER JET-BLACK, GARY ROSBROOK, 585-441-4125 FOR ORDERING.
  - -a. COLOR PAVE SHALL BE USED FOR NEW PAVEMENT
  - -b. LIQUID THERMOPLASTIC SHALL BE USED FOR OLDER PAVEMENT THAT HAS BEEN SEALED WITH A COAL TAR SEALER.
- SURFACE PREPARATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS.
- SIGNS, NUMBERS AND WORDING TO BE PLACED CENTERED

CURBSIDE PARKING DETAIL

N.T.S

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 30' — 60'

REVIEWED: TGM
DESIGNED: APH
DRAFTED: DFL

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SIGNAGE PLAN

REVISIONS

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2	CITY COMMENTS	10/13/25			

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE 1" = 30'

SHEET
C-10
OF
C-13

SIGNAGE PLAN

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED, DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE,

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS), IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED, SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES, ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

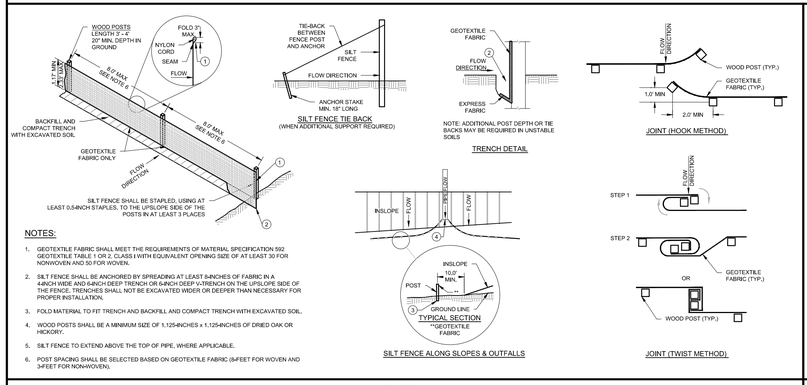
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER; MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C	*	*	*	D	*	*			
SODDING			E	*	*	*	*	*	*			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2. CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 6-INCHES OF FABRIC IN A 4-INCH WIDE AND 4-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
3. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
4. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
5. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NONWOVEN).

SILT FENCE

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

SILT FENCE ALONG SLOPES & OUTFALLS

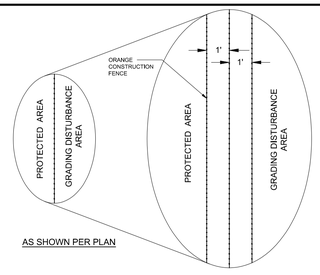
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL

JOINT (HOOK METHOD)

JOINT (TWIST METHOD)

PROTECTION FENCE



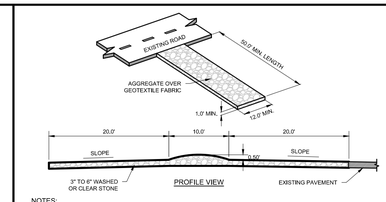
AS SHOWN PER PLAN

DETAIL

NOTES:

1. PROTECTION FENCING INDICATES INSTALLATION OF A LINE OF CONSTRUCTION FENCE AND TWO LINES OF SILT FENCING.
2. BORDER PROTECTED AREA WITH CONSTRUCTION FENCE TO ENSURE NO ACCESS TO **ISOLATED NATURAL RESOURCE AREA.**
3. INSTALL SILT FENCE ACCORDING TO DETAIL AND WDNR TECHNICAL STANDARD 1056.

CONSTRUCTION ENTRANCE

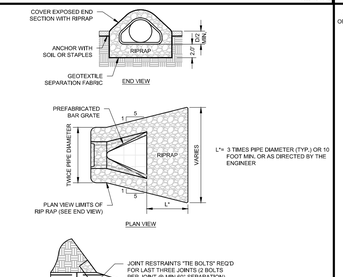


PROFILE VIEW

NOTES:

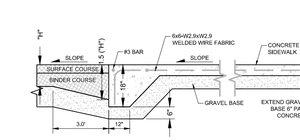
1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV. TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

RIP RAP AT END SECTIONS

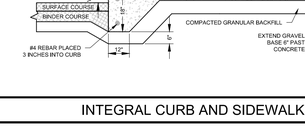


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.



WALK FLUSH WITH PAVEMENT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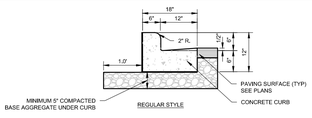
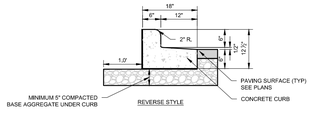
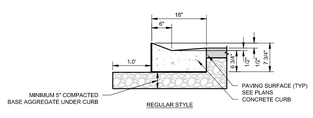


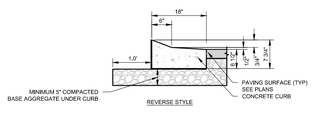


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB





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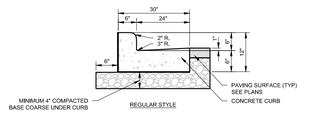
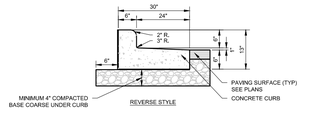
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB





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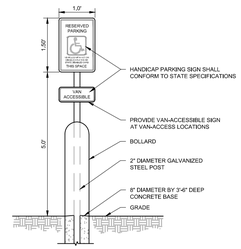
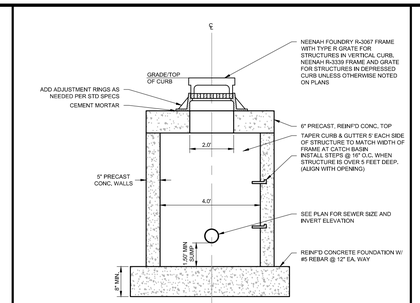
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

30" VERTICAL FACE CURB



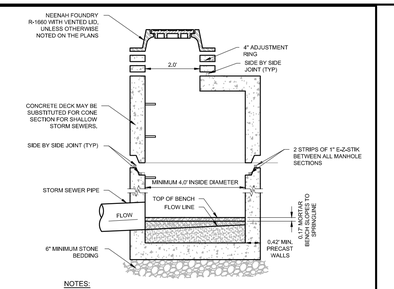
ADA SIGN



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

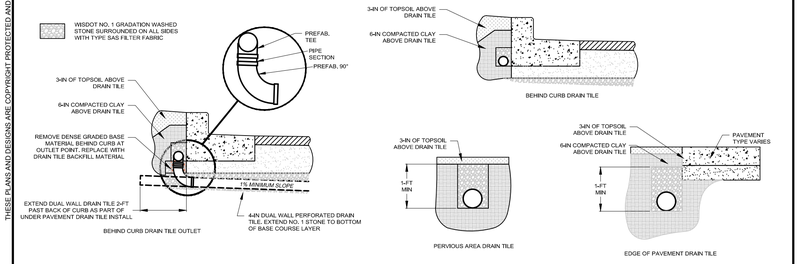
CATCH BASIN - CURB



NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

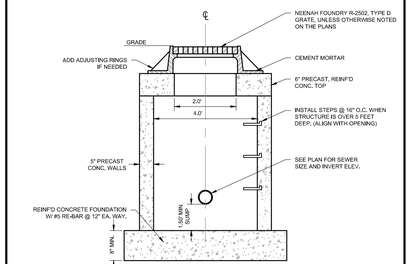
STORM SEWER MANHOLE



DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SIZE, ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS, CORRUGATED HIGH DENSITY POLYETHYLENE PIPE SHALL BE ASTM F405 OR F667. ALL CONDUITS SHALL BE FREE FROM DEFECTS INCLUDING HOLES, CRACKS, TEARS OR SIGNS OF WEAR. SHALL SHALL INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT NO ADDITIONAL EXPENSE TO THE OWNER.
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH SMOOTH INTERIOR THAT CARRIES A MANNING ROUGHNESS "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH ITS/SIZE MRE OR OTHER APPROVED METHOD IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(2)(f) OF THE STATUTES. CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MINIMUM TRENCH WIDTH OF 24"? SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF THE AREA WITHIN 2-FT OF THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - CONCRETE PAVED AREAS: 2.0-FT
   - ASPHALT PAVED AREAS: 2.5-FT
   - BEHIND CURB: 2.5-FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS: 2.0-FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT RUBBER BOOT. THE USE OF MORTAR TO SEAL THE PIPE BEING REINFORCED CONCRETE STORM SEWER SHALL BE ALLOWED BY THE USE OF KORNFLEX CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A 1-SLAB STONE SHALL BE INSTALLED TO PROVIDE UNIFORM SUPPORT.
   - CONTACT BEDDING MATERIAL BEDDED AND TO THE UPPER STATE LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE-MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND GRANULAR SURRO CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND VERMIN INTO THE CONDUIT.

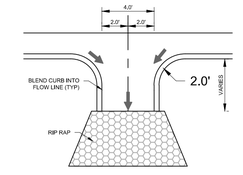
DRAINTILE



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4'-0" DIA. OR AS INDICATED ON THE PLANS.

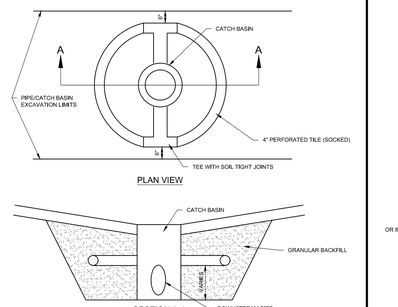
CATCH BASIN



NOTES:

1. PITCH CONCRETE AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME.

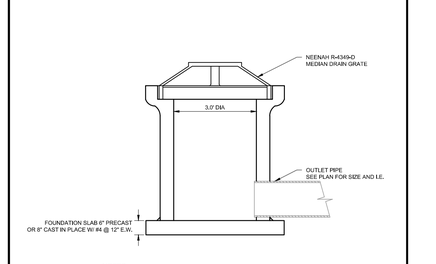
CONCRETE FLUME



NOTES:

1. DRAINTILE INVERTS SHALL BE PLACED AT OR ABOVE CROWN OF DOWNSTREAM PIPE.

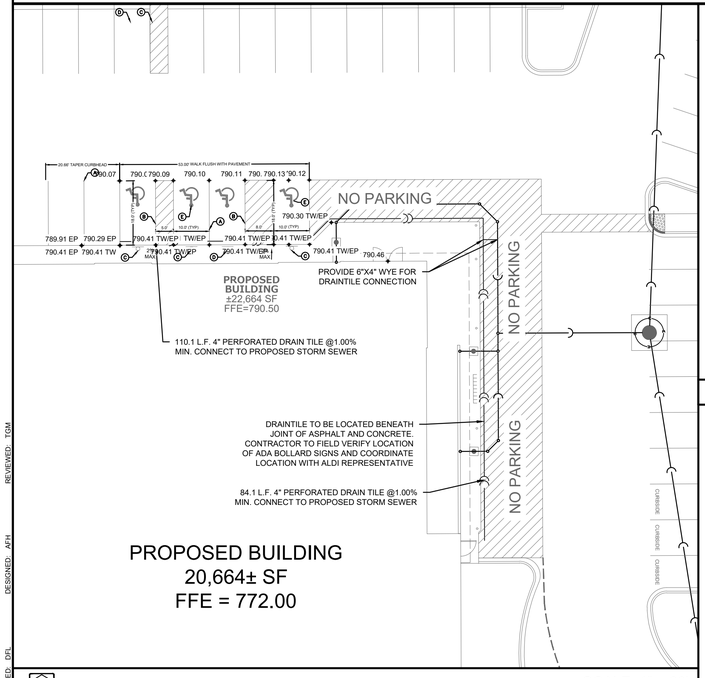
CATCH BASIN - UNDERDRAIN



NOTES:

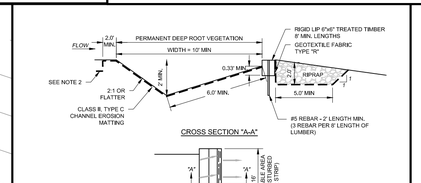
1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC. WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

FIELD INLET

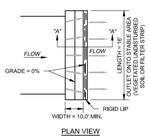


DRAINTILE DETAIL

SCALE: 1" = 20'



CROSS SECTION "A-A"

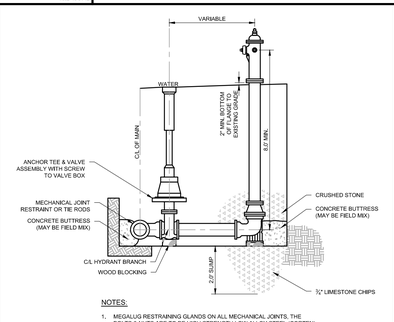


PLAN VIEW

NOTES:

1. LEVEL SPREADER SHALL BE CONSTRUCTED UPON FINAL STABILIZATION OF CONSTRIBUTING AREAS.
2. EROSION MATTING SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH & IN ACCORDANCE WITH MANUFACTURER GUIDELINES. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
3. ENDS OF SPREADER SHALL BE TIED INTO HIGHER GROUND (2' MIN) TO PREVENT FLOW AROUND THE LEVEL SPREADER.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

LEVEL SPREADER

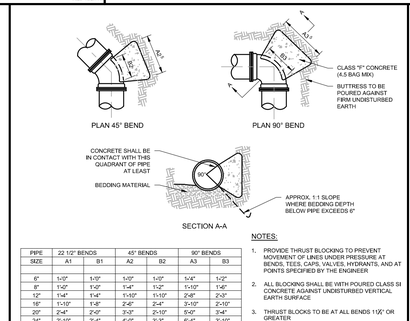


NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

   MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
   U.S. PIPE METROPOLITAN / M-94 DUCTILE IRON FIRE HYDRANT
   WATEROUS 5½" PACER FIRE HYDRANT

FIRE HYDRANT

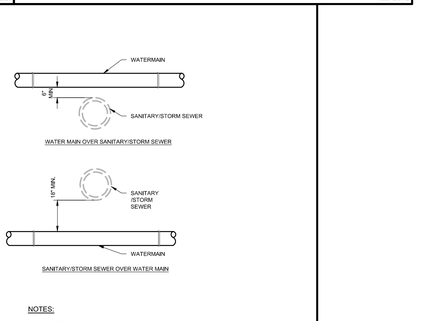


PIPE SIZE	22 1/2° BENDS A1	22 1/2° BENDS B1	45° BENDS A2	45° BENDS B2	90° BENDS A3	90° BENDS B3
6"	1'-3"	1'-3"	1'-5"	1'-5"	1'-4"	1'-2"
8"	1'-5"	1'-5"	1'-7"	1'-7"	1'-10"	1'-6"
12"	1'-7"	1'-7"	1'-10"	1'-10"	2'-6"	2'-3"
16"	1'-10"	1'-8"	2'-4"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-0"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-6"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK



NOTES:

1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

REVIEWED: TGM
DESIGNED: APH
DRAFTED: DPL

PINNACLE ENGINEERING GROUP
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PLAN I DESIGN I DELIVER
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CONSTRUCTION DETAILS

REVISIONS

1	PC SUBMITTAL	08/20/25			
2	CITY COMMENTS	10/13/25			

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE N.T.S.

SHEET
C-12
OF
C-13

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CONSTRUCTION DETAILS

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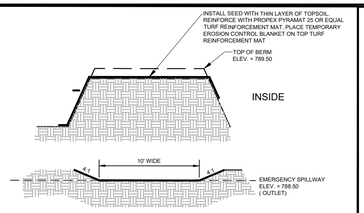
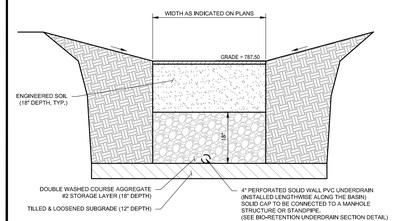


1. TURF REINFORCEMENT MAT MUST COVER ENTIRE BOTTOM OF CHUTE AND EXTEND TO THE TOP OF BERM AND EXTEND DOWN THE OUTSIDE FACE OF THE BERM.

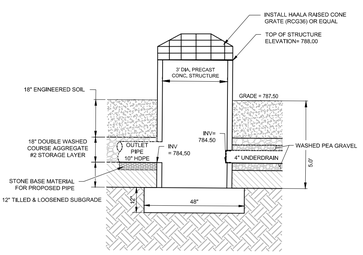
BIORETENTION SPILLWAY DETAIL



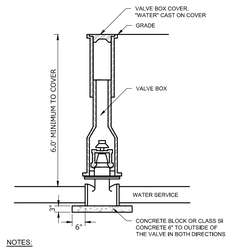
NOTES:

1. SEE LANDSCAPE PLAN FOR BASIN PLANTINGS AND STABILIZATION METHODS NOT SHOWN IN THIS DETAIL.

PROPOSED BIORETENTION BASIN DETAIL



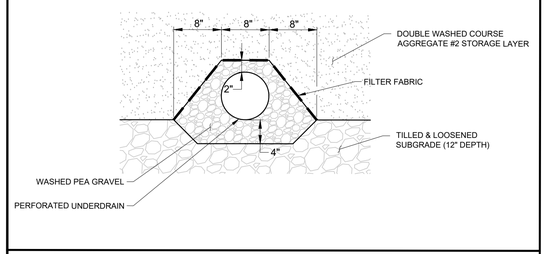
BIORETENTION BASIN OUTLET STRUCTURE



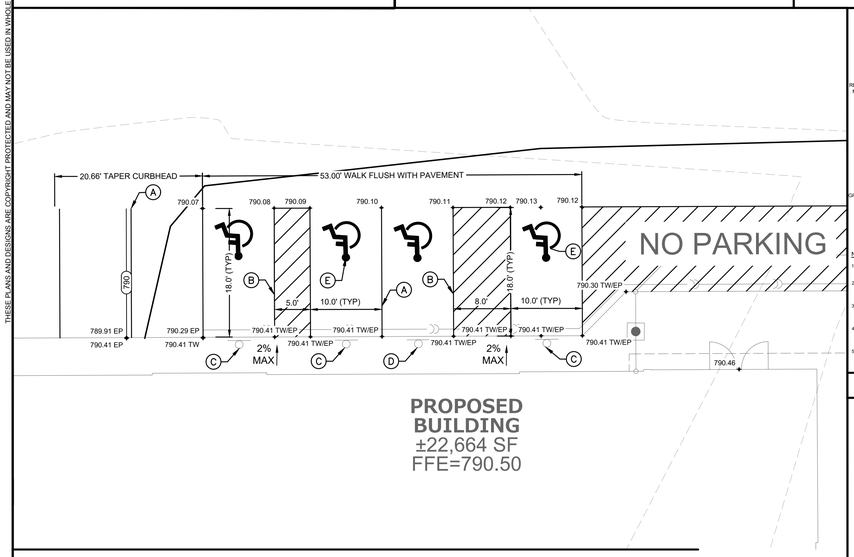
NOTES:

1. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX

VALVE BOX - PRIVATE



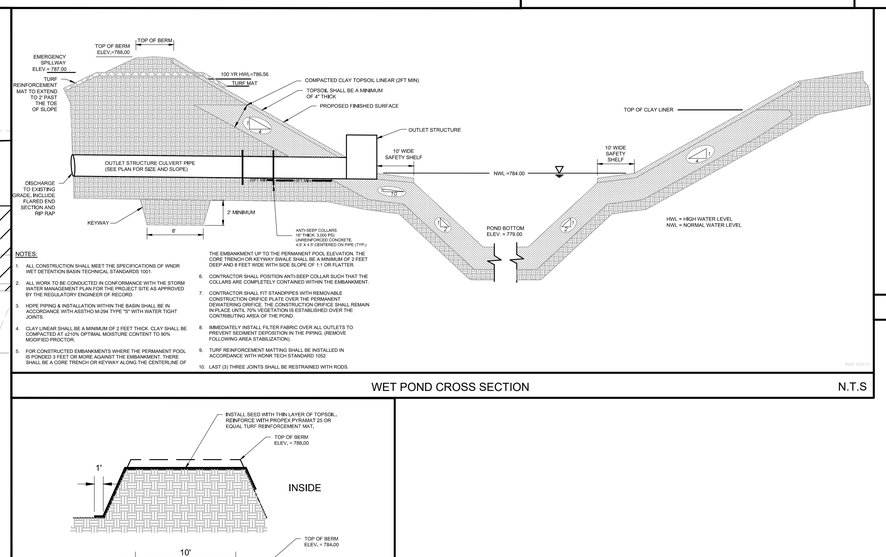
BIOFILTRATION UNDERDRAIN SECTION



PROPOSED BUILDING
±22,664 SF
FFE=790.50

ADA DETAIL

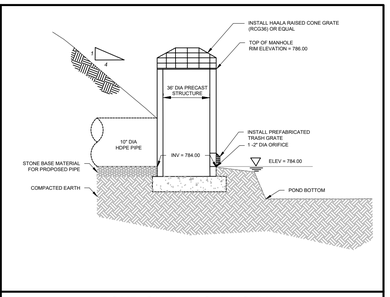
SCALE: 1" = 10'



NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WNDR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. HDPE PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH ASSTHO M-294 TYPE "S" WITH WATER TIGHT JOINTS.
4. CLAY LINEAR SHALL BE A MINIMUM OF 2 FEET THICK. CLAY SHALL BE COMPACTED AT ±2/10% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR.
5. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SWALE SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH SIDE SLOPE OF 1:1 OR FLATTER.
6. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN THE EMBANKMENT.
7. CONTRACTOR SHALL FIT STANDPIPES WITH REMOVABLE CONSTRUCTION ORIFICE PLATE OVER THE PERMANENT DEWATERING ORIFICE. THE CONSTRUCTION ORIFICE SHALL REMAIN IN PLACE UNTIL 70% VEGETATION IS ESTABLISHED OVER THE CONTRIBUTING AREA OF THE POND.
8. IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING AREA STABILIZATION)
9. TURF REINFORCEMENT MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.
10. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.

WET POND CROSS SECTION N.T.S



POND OUTLET STRUCTURE

NOTES:

1. TURF REINFORCEMENT MAT MUST COVER ENTIRE BOTTOM OF CHUTE AND EXTEND TO THE TOP OF BERM AND EXTEND DOWN THE OUTSIDE FACE OF THE BERM.

POND EMERGENCY SPILLWAY DETAIL

LEGEND

A	4" SOLID WHITE STRIPE
B	4" DIAGONAL AT 45° SPACED 2' O.C.
C	ADA PARKING STALL SIGNAGE (SEE DETAIL)
D	VAN ACCESSIBLE ADA PARKING STALL SIGNAGE
E	ADA STALL INSIGNIA

DRAFTED: DPL
DESIGNED: APH
REVIEWED: TGM

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CONSTRUCTION DETAILS

REVISIONS

1	PC SUBMITTAL	08/20/25
2	CITY COMMENTS	10/13/25

PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE N.T.S.

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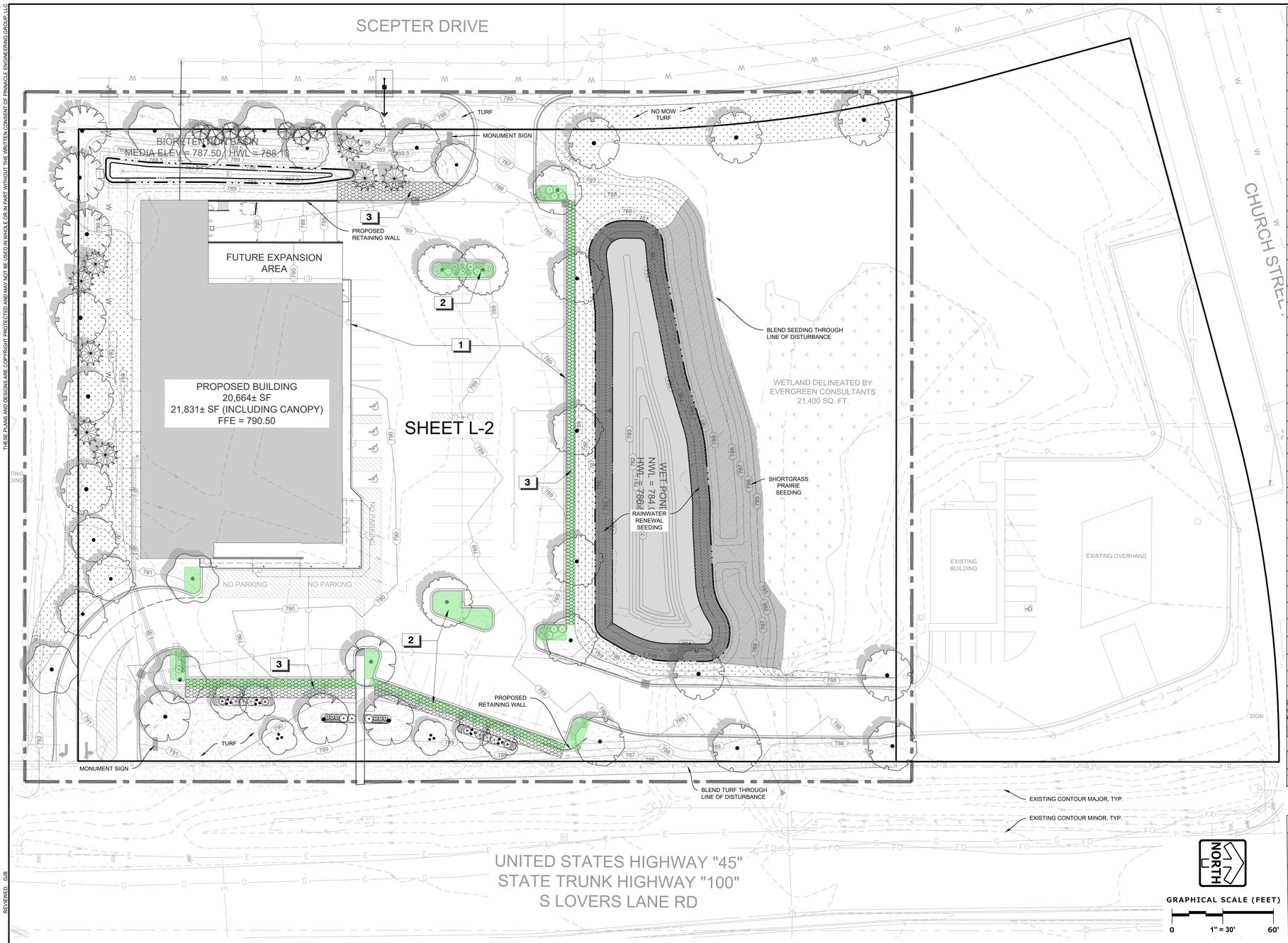

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS
TREES					
AAF	3	Acer freemanii 'Autumn Fantasy' Autumn Fantasy Maple	2.5" Cal.		50' T x 45' W
AFB	4	Acer x freemanii 'AF#1' Firefall™ Freeman Maple	2.5" Cal.		50' T x 35' W
CCH	5	Celtis occidentalis `Chicagoland` Chicagoland Hackberry	2.5" Cal.		50` T x 40` W
GDK	6	Gymnocladus dioicus Kentucky Coffee Tree	2.5" Cal.		70' T x 45' W
QXS	8	Quercus x schuetti Swamp Bur Oak	2.5" Cal.		70' T x 65' W
TSS	4	Tilia tomentosa 'Sterling' Sterling Silver Linden	2.5" Cal.		45' T x 45' W
UAV	3	Ulmus americana 'Valley Forge' Valley Forge Elm	2.5" Cal.		80' T x 60' W
UHP	3	Ulmus x 'Patriot' Patriot Elm	2.5" Cal.		50' T x 35' W
EVERGREEN TREES					
JVC	7	Juniperus virginiana Eastern Red Cedar	4` Ht.		35` T x 14` W
PGW	8	Picea glauca White Spruce	4` Ht.		50' T x 15' W
ORNAMENTAL TREES					
AGA	6	Amelanchier grandiflora `Autumn Brilliance` Autumn Brilliance Serviceberry	10` Ht.		20' T x 20' W
KPG	3	Koelreuteria paniculata Golden Rain Tree	1.5" Cal.		30' T x 30' W
EVERGREEN SHRUBS					
JGC	4	Juniperus chinensis 'Gold Coast' Gold Coast Juniper	5 gal.		3' T x 5' W
JSG	4	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 gal.		5' T x 6' W
JGO	6	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	5 gal.		5' T x 5' W
LARGE DECIDUOUS SHRUB					
HLP	6	Hydrangea paniculata 'SMNHPH' Little Lime Punch Hydrangea	5 gal.		4' T x 5' W
RPP	2	Rosa rugosa 'Purple Pavement' Purple Pavement Rugosa Rose	5 gal.		5' T x 5' W
SBP	3	Syringa x 'SMSJBP7' Bloomerang Dark Purple Lilac	5 gal.		5' T x 5' W
ORNAMENTAL GRASSES					
MSM	3	Miscanthus sinensis 'Malepartus' Malepartus Miscanthus	1 gal.		48" T x 30" W
PNW	3	Panicum virgatum 'Northwind' Northwind Switch Grass	1 gal.		42" T x 28" W
SMALL DECIDUOUS SHRUBS					
HAR	6	Hydrangea paniculata 'SMHPS' Razzleberri Hydrangea	3 gal.		3' T x 3' W
PBO	6	Potentilla fruticosa 'Minporoug01' Happy Face Orange Bush Cinquefoil	3 gal.		2.5' T x 3' W
SOP	9	Syringa x 'SMNJRP' Bloomerang Dwarf Pink Lilac	3 gal.		3' T x 3' W
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS					
ASB2	20	Achillea millefolium 'Summer Berries' Summer Berries Mix Common Yarrow	4.5" cont.	18" o.c.	24" T x 18" W
CC6	11	Coreopsis verticillata 'Route 66' Route 66 Threadleaf Tickseed	4.5" Cont.	20" o.c.	20" T x 20" W
HPO	10	Hemerocallis x `Purple D`oro` Purple D`oro Daylily	4.5" Cont.	20" o.c.	16" T x 20" W
LGF	10	Leucanthemum superbum 'Goldfinch' Goldfinch Shasta Daisy	4.5" cont.	22" o.c.	18" T x 22" W
NPB	3	Nepeta x faassenii 'Purrsian Blue' Purrsian Blue Catmint	4.5" cont.	24" o.c.	14" T x 24" W
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS
NATIVE					
	5,966 sf	Agrecol Rainwater Renewal Agrecol Rainwater Renewal Seed Mix	seed		INSTALL WITH CURLEX 1 CL BLANKET AND E-STAPLE
	8,053 sf	Agrecol Shortgrass Prairie Agrecol Shortgrass Prairie Seed Mix	seed		INSTALL WITH CURLEX 1 CL BLANKET AND E-STAPLE
TURF					
	39,427 sf	Turf Reinders - Cadet 70/30 Fescue/Blue Mix	seed		INSTALL WITH CURLEX 1 CL BLANKET AND E-STAPLE
	21,929 sf	Turf Low Grow Reinders No Mow/Low Grow Mix	seed		INSTALL WITH CURLEX 1 CL BLANKET AND E-STAPLE

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
STREET TREES 1TREE/85 FT		
• US HWY 45 453 FT TREES	6	6
• SCEPTER DR 460 FT TREES	6	6
PARKING LOT INTERIOR LANDSCAPE		
• PARKING AREA 36,831 SFT/300 SFT	13	13
MINIMUM LANDSCAPING PARKING SPACES 97 PER CATEGORY 1 UNITS/5 SPACES (*x'S 20%)		
• CANOPY/SHADE TREES	20 +(*4)	24
• CONIFER OR ORNAMENTAL TREES	20 +(*4)	24
• EVERGREEN OR LARGE DECIDUOUS SHRUBS	20 +(*4)	25
• SMALL FLOWERING SHRUB OR NATIVE GRASSES	20 +(*4)	27
*BUFFER YARD REQUIRED RESIDENTIAL ZONES		

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	OFF STREET PARKING- A MINIMUM SITE AREA 10% OF OFF STREET PARKING FOR EACH CATEGORY.	36,831sf
	2	PARKING INTERIOR PLANTING AREA	3,684 sf
	3	SNOW STORAGE AREAS	4,087 sf

MITIGATION NOTES

- ARTIFICIAL WETLAND MITIGATION OCCURS ON-SITE THROUGH THE USE OF DEEP ROOTED NATIVE SEED MIXES.
- WETLAND MITIGATION IS REQUIRED PER THE NATURAL RESOURCES PROTECTION PLAN. (8,092 SF OF MITIGATION REQUIRED)
- TO MEET THE REQUIRED MITIGATION, NATIVE SEEDING HAS BEEN INSTALLED SURROUNDING THE PROPOSED STORMWATER POND AND EXTENDING NORTH TOWARDS THE REMAINING ARTIFICIAL WETLAND. MITIGATION AREAS EQUAL APPROXIMATELY 14,019 SF.
- THE LANDSCAPE PLAN PROPOSES 60 NEW TREES TO BE INSTALLED ON SITE.

REVIEWED DJB
DESIGNED JSJ
DRAFTED JSJ

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LANDSCAPE OVERVIEW

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PEG PM TGM
START DATE 02/06/25
SCALE 1" = 30'

SHEET L-1 OF L-4

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LANDSCAPE OVERVIEW

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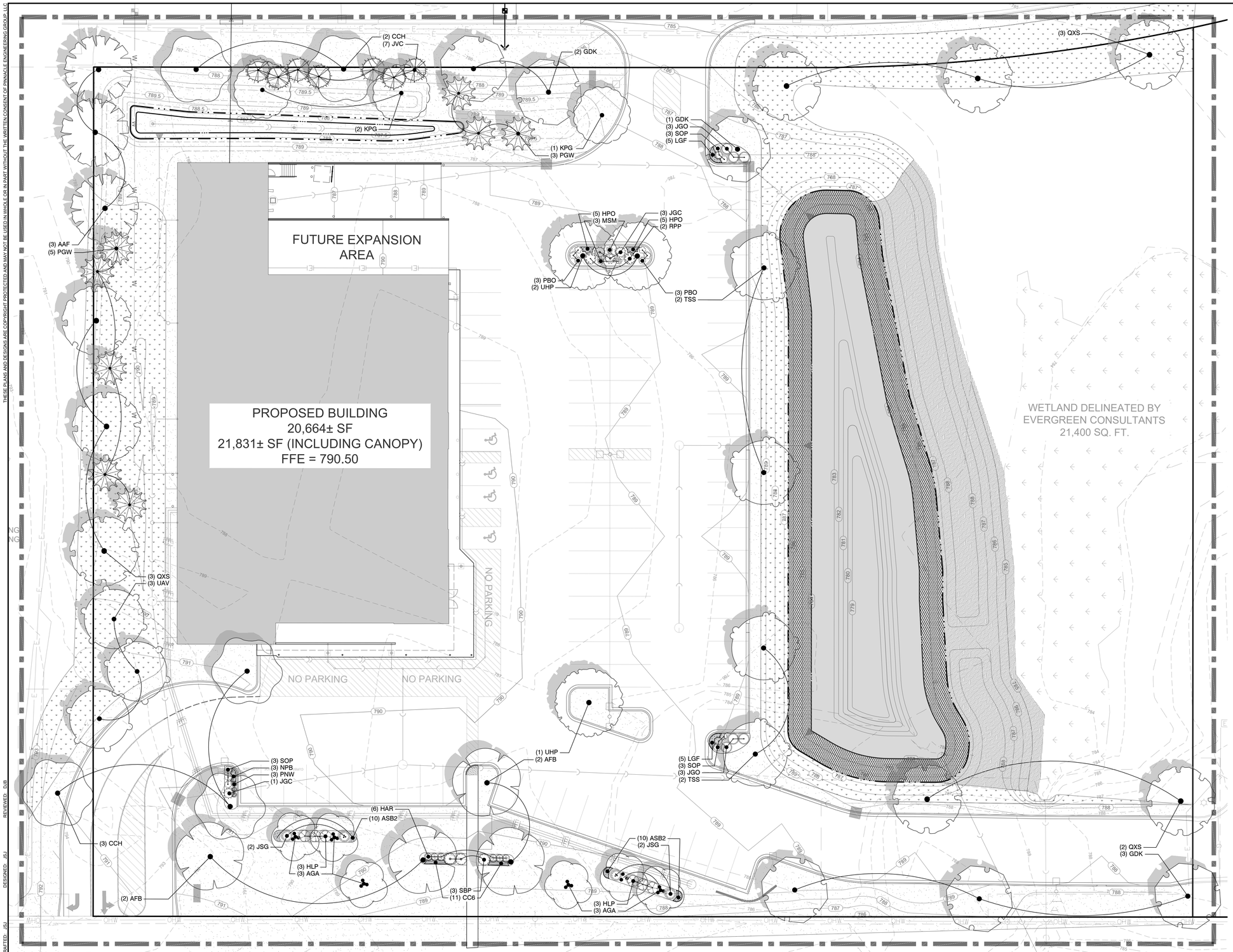

PLANT KEY

CODE	BOTANICAL / COMMON NAME
TREES	
AAF	Acer freemanii 'Autumn Fantasy' Autumn Fantasy Maple
AFB	Acer x freemanii 'AF#1' Firefall™ Freeman Maple
CCH	Celtis occidentalis `Chicagoland` Chicagoland Hackberry
GDK	Gymnocladus dioicus Kentucky Coffee Tree
QXS	Quercus x schuetti Swamp Bur Oak
TSS	Tilia tomentosa 'Sterling' Sterling Silver Linden
UAV	Ulmus americana 'Valley Forge' Valley Forge Elm
UHP	Ulmus x 'Patriot' Patriot Elm
EVERGREEN TREES	
JVC	Juniperus virginiana Eastern Red Cedar
PGW	Picea glauca White Spruce
ORNAMENTAL TREES	
AGA	Amelanchier grandiflora `Autumn Brilliance` Autumn Brilliance Serviceberry
KPG	Koelreuteria paniculata Golden Rain Tree
EVERGREEN SHRUBS	
JGC	Juniperus chinensis 'Gold Coast' Gold Coast Juniper
JSG	Juniperus chinensis 'Sea Green' Sea Green Juniper
JGO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper
LARGE DECIDUOUS SHRUB	
HLP	Hydrangea paniculata 'SMNHPH' Little Lime Punch Hydrangea
RPP	Rosa rugosa 'Purple Pavement' Purple Pavement Rugosa Rose
SBP	Syringa x 'SMSJBP7' Bloomerang Dark Purple Lilac
ORNAMENTAL GRASSES	
MSM	Miscanthus sinensis 'Malepartus' Malepartus Miscanthus
PNW	Panicum virgatum 'Northwind' Northwind Switch Grass
SMALL DECIDUOUS SHRUBS	
HAR	Hydrangea paniculata 'SMHPS' Razzleberri Hydrangea
PBO	Potentilla fruticosa 'Minporoug01' Happy Face Orange Bush Cinquefoil
SOP	Syringa x 'SMNJRPI' Bloomerang Dwarf Pink Lilac
PERENNIALS	
ASB2	Achillea millefolium 'Summer Berries' Summer Berries Mix Common Yarrow
CC6	Coreopsis verticillata 'Route 66' Route 66 Threadleaf Tickseed
HPO	Hemerocallis x `Purple D`oro` Purple D`oro Daylily
LGF	Leucanthemum superbum 'Goldfinch' Goldfinch Shasta Daisy
NPB	Nepeta x faassenii 'Purrsian Blue' Purrsian Blue Catmint
SYMBOL	BOTANICAL / COMMON NAME
NATIVE	
	Agrecol Rainwater Renewal Agrecol Rainwater Renewal Seed Mix
	Agrecol Shortgrass Prairie Agrecol Shortgrass Prairie Seed Mix
TURF	
	Turf Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Low Grow Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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REVISIONS

1	PC SUBMITTAL	08/20/25			
2	CITY COMMENTS	10/13/25			

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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A 100% BIODEGRADABLE WOOD FIBER EROSION CONTROL BLANKET AND E-STAPLE, A 100% BIODEGRADABLE TURF STAPLE, FOR ALL TURF AREAS SUCH THAT IT PROVIDES TEMPORARY PROTECTION FOR TURF GRASS SEED AND TOPSOIL DURING THE GERMINATION AND ROOT SYSTEM DEVELOPMENT STAGE. SPECIFIED BLANKET: CURLEX 1 CL BLANKET AND E-STAPLE FROM AMERICAN EXCELSIOR COMPANY - LOCAL SUPPLIER: REINDER'S (800) 785-3301. A CURLEX EROSION CONTROL MATTING AND E-STAPLES SHALL BE USED. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 30 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
4. COVER SEED WITH ¼-INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE UNIFORMLY SEEDED AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A 100% BIODEGRADABLE WOOD FIBER EROSION CONTROL BLANKET AND E-STAPLE, A 100% BIODEGRADABLE TURF STAPLE, FOR ALL TURF AREAS SUCH THAT IT PROVIDES TEMPORARY PROTECTION FOR TURF GRASS SEED AND TOPSOIL DURING THE GERMINATION AND ROOT SYSTEM DEVELOPMENT STAGE. SPECIFIED BLANKET: CURLEX 1 CL BLANKET AND E-STAPLE FROM AMERICAN EXCELSIOR COMPANY - LOCAL SUPPLIER: REINDER'S (800) 785-3301. A CURLEX EROSION CONTROL MATTING AND E-STAPLES SHALL BE USED. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY. REPEAT MOWINGS AND SPOT TREATMENT LATER IN THE SEASON IF NEEDED TO PREVENT WEEDS FROM GOING TO SEED.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

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REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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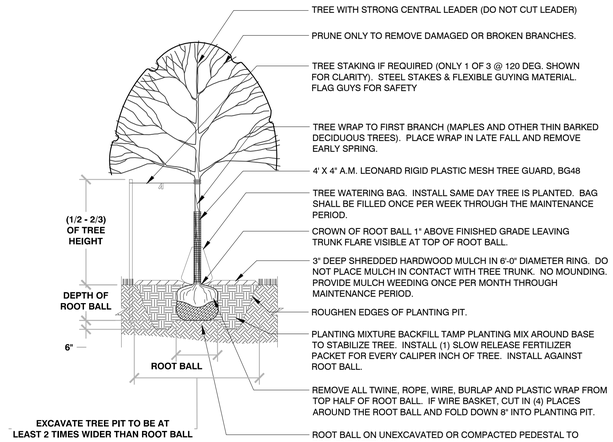
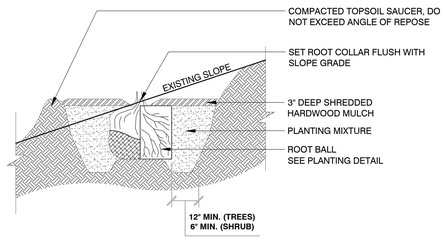
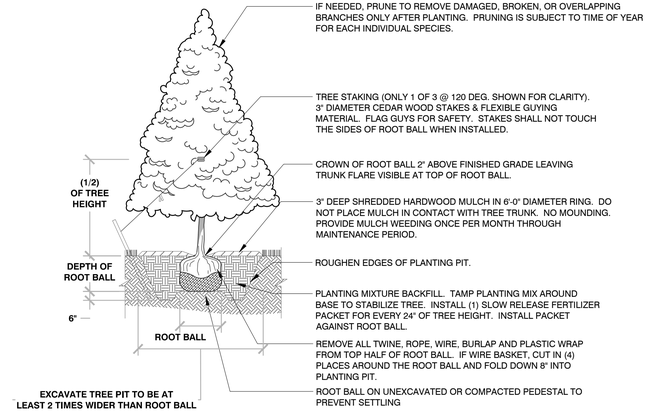


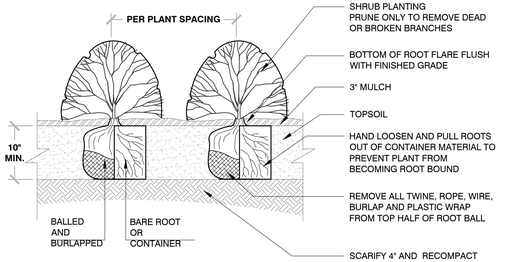
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

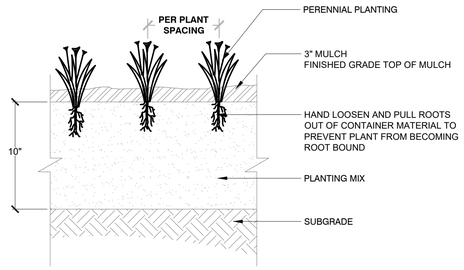


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

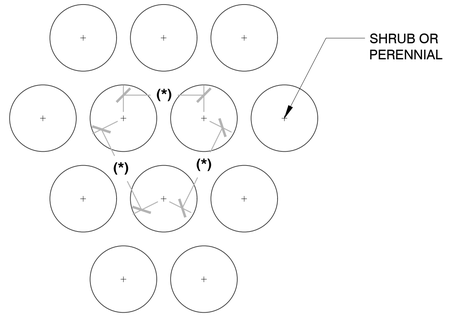


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

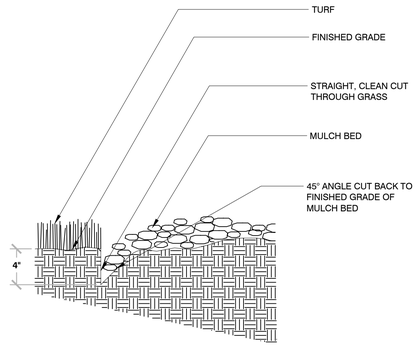


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

REVIEWED EJB
DESIGNED JSJ
DRAFTED JSJ

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CHICAGO | MILWAUKEE : NATIONWIDE

ALDI LOVERS LANE
10001 CHURCH ST W
FRANKLIN, WI

LANDSCAPE DETAILS

REVISIONS

1	PC SUBMITTAL	08/20/25			
2	CITY COMMENTS	10/13/25			

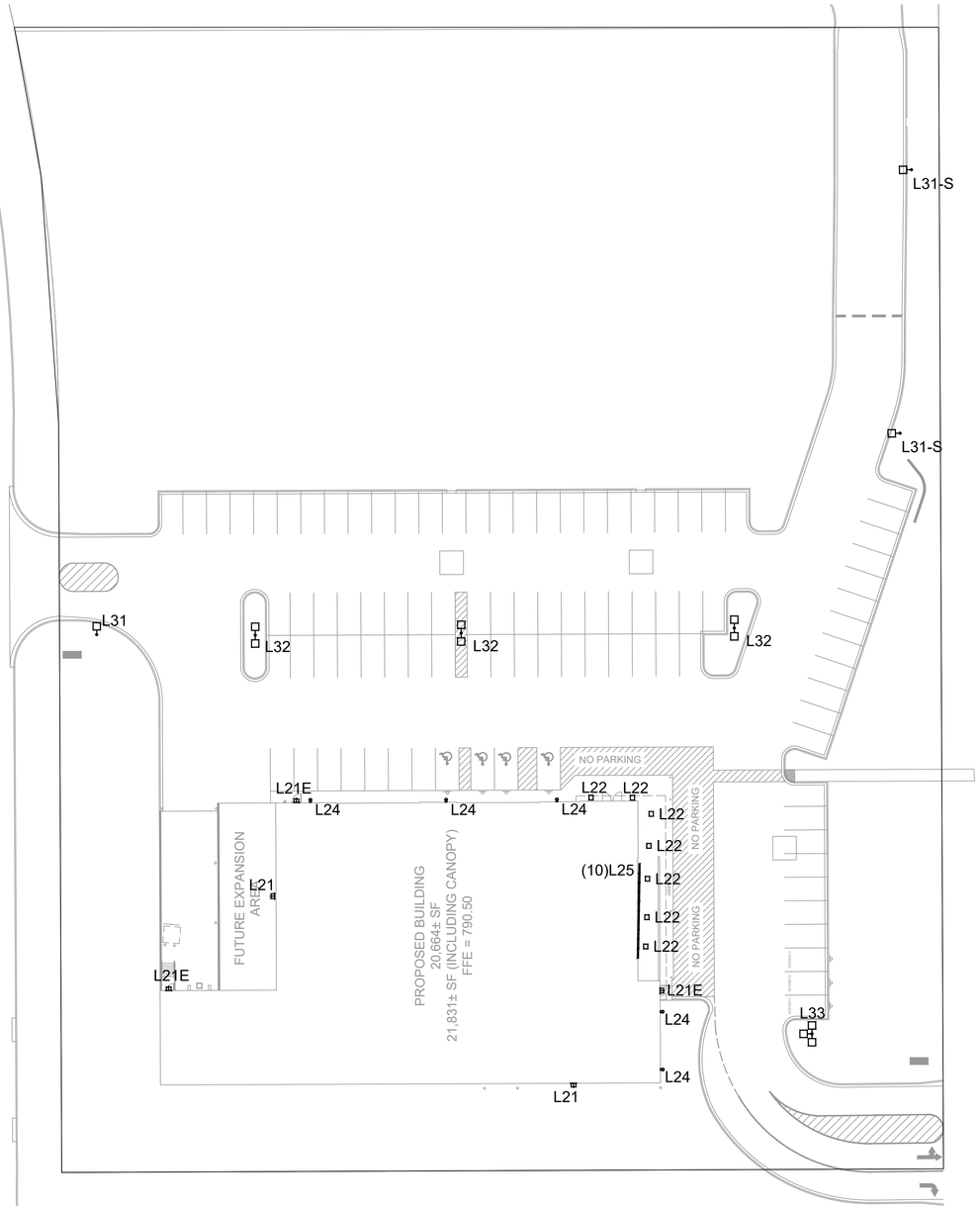
PEG JOB No. 5919.00
PEG PM TGM
START DATE 02/06/25
SCALE VARIES

SHEET
L-4
OF
L-4

©COPYRIGHT 2025

LANDSCAPE DETAILS

Z:\PROJECTS\2024\5919.00-WI\CAD\SHEETS\5919.00 LANDSCAPE PLAN.DWG



NORTH

1 / E100

SITE LIGHTING PLAN

SCALE: 1" = 30'-0"

0 7.5 15 30 60 120

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E100	SITE LIGHTING PLAN
E200	SITE PHOTOMETRIC PLAN
E300	SITE LIGHTING FIXTURE CUT SHEETS & DETAILS

SHEET NOTES

1. THIS LIGHTING WAS DESIGNED TO MATCH DEVELOPMENT AESTHETIC WHILE BEING COMPLIMENTARY TO NEIGHBORING PROPERTIES.
2. THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE, DIVISION 15-5.0400 LIGHTING STANDARDS, 15-5.0401 EXTERIOR LIGHTING STANDARDS.
   - 2.1. USE OF CUT-OFF LUMINAIRES WITH ANGLE LESS THAN 90-DEGREES IN ZONING DISTRICT B-1 ALLOWS MAXIMUM ILLUMINATIONS OF 2.0FC AT PROPERTY LINE AND MAXIMUM PERMITTED LUMINAIRE HEIGHT OF 25 FEET.
   - 2.2. IT IS REQUESTED THAT AN ALLOWANCE OF A HIGHER PROPERTY LINE LIGHT LEVEL BE ACCEPTED WHERE NEW DRIVE ENTERS FROM WEST ROADWAY.

GENERAL NOTES

1. INSTALL PRIMARY ELECTRICAL CONDUIT , CONDUIT SHALL BE 3 FEET BELOW FINISHED GRADE. COORDINATE ROUTE OF CONDUIT WITH FINAL UTILITY LAYOUT.
2. COORDINATE WITH FINAL LANDSCAPING AND APPROVED UTILITY PLANS. DESIGN IS COORDINATED WITH ENGINEERED SITE UTILITY AND LANDSCAPE PLANS.
3. LIGHTING CONTROL TO BE DETERMINED BY ELECTRICAL CONTRACTOR. CONTROL WILL BE VIA TIMECLOCK AT THE BUILDING OR PHOTOCELLS ON EACH POLE. FIXTURES TO BE CIRCUITED TOGETHER TO BUILDING ELECTRICAL ROOM. FINAL VOLTAGE YET TO BE DETERMINED.
4. BUILDING-MOUNTED FIXTURES SHOWN FOR PRICING AND REFERENCE. REFER TO PROTOTYPE DOCUMENTS FOR INSTALLATION DETAILS.

LIGHTING FIXTURE SCHEDULE

DES.	DESCRIPTION	LAMP DATA NO.	LAMP DATA TYPE	VOLT	WATT	LIGHTING FIXTURE MFR.	LIGHTING FIXTURE CAT. NO.	SURFACE CEILING	SURFACE WALL	SURFACE SUSP.	SURFACE SPECIAL	RECESS LAY-IN	RECESS CONCEAL	RECESS DRYWALL	WALL	SEE NOTE
L21	EXTERIOR WALL PACK DARK BRONZE FINISH	1	3000K LED	120/277	26	ARCHIPELAGO	LWPC26-S3N-UD -M1		●							LF-2
L21E	EXTERIOR WALL PACK EM DARK BRONZE FINISH	1	3000K LED	120/277	26	ARCHIPELAGO	LWPC26-S3N-UD -M1-EM08		●							LF-1
L22	CANOPY/SOFFIT SQUARE WHITE FINISH	1	3000K LED	120/277	39	GE CURRENT	ECLS010A5SM 73011RMWHTE	●								
L24	EXTERIOR ACCENT CYLINDER BRUSHED ALUMINUM FINISH	1	3000K LED	120	17	ROYAL PACIFIC	4424BA-17-3K		●							LF-2
L25	47" LINEAR WALL GRAZE SILVER FINISH	1	3000K LED	120/277	17	SELF ELECTRONICS	4730K3060SS		●							LF-2
L31	1 HEAD PARKING LOT FIXTURE ALUMINUM FINISH	1	LED	120/277	122	GE CURRENT	(1) EACL010F4AF 750NDD1-ALUM				●					
L31-4" POLE	1 HEAD PARKING LOT POLE					GE CURRENT	SSS-H-20-40-A-1-PSS-S2				●					LF-3
L32	2 HEAD PARKING LOT FIXTURE ALUMINUM FINISH	1	LED	120/277	488	GE CURRENT	(2) EACL010F4AF 750NDD1-ALUM				●					
L32-4" POLE	2 HEAD PARKING LOT POLE					GE CURRENT	SSS-H-20-40-A-2-PSS-S2				●					LF-3
L33	3 HEAD PARKING LOT FIXTURE ALUMINUM FINISH	1	LED	120/277	366	GE CURRENT	(3) EACL010F4AF 750NDD1-ALUM				●					
L33-4" POLE	3 HEAD PARKING LOT POLE					GE CURRENT	SSS-H-20-40-A-3T-PSS-S2				●					LF-3
-S	HOUSE-SIDE SHIELD BLACK FINISH					GE CURRENT	ELS-EACL-RBL-BLCK				●					LF-4

NOTES:

1. EMERGENCY-CAPABLE WALL PACK.
2. SEE ARCHITECTURAL PLANS FOR ELEVATIONS.
3. PROVIDE 20' TALL POLE ON 2' POLE BASE, COMPLYING WITH VILLAGE ORDINANCE OF 25' MAXIMUM HEIGHT.
4. PROVIDE HSS TO SELECT POLE FIXTURES WITH TAG "-S".

CITY COMMENTS

REVISIONS:

DESIGNED BY: AMB | DRAWN BY: ECK | CHECKED BY: JRH

LEEDY & PETZOLD ASSOCIATES, LLC
CONSULTING ELECTRICAL ENGINEERS/PLANNERS
1046 W. BLUEMOUND ROAD
WAUWATOSA, WISCONSIN, 53226
PH. (262) 860-1544

PROJECT DESCRIPTION: ALDI FRANKLIN, WI

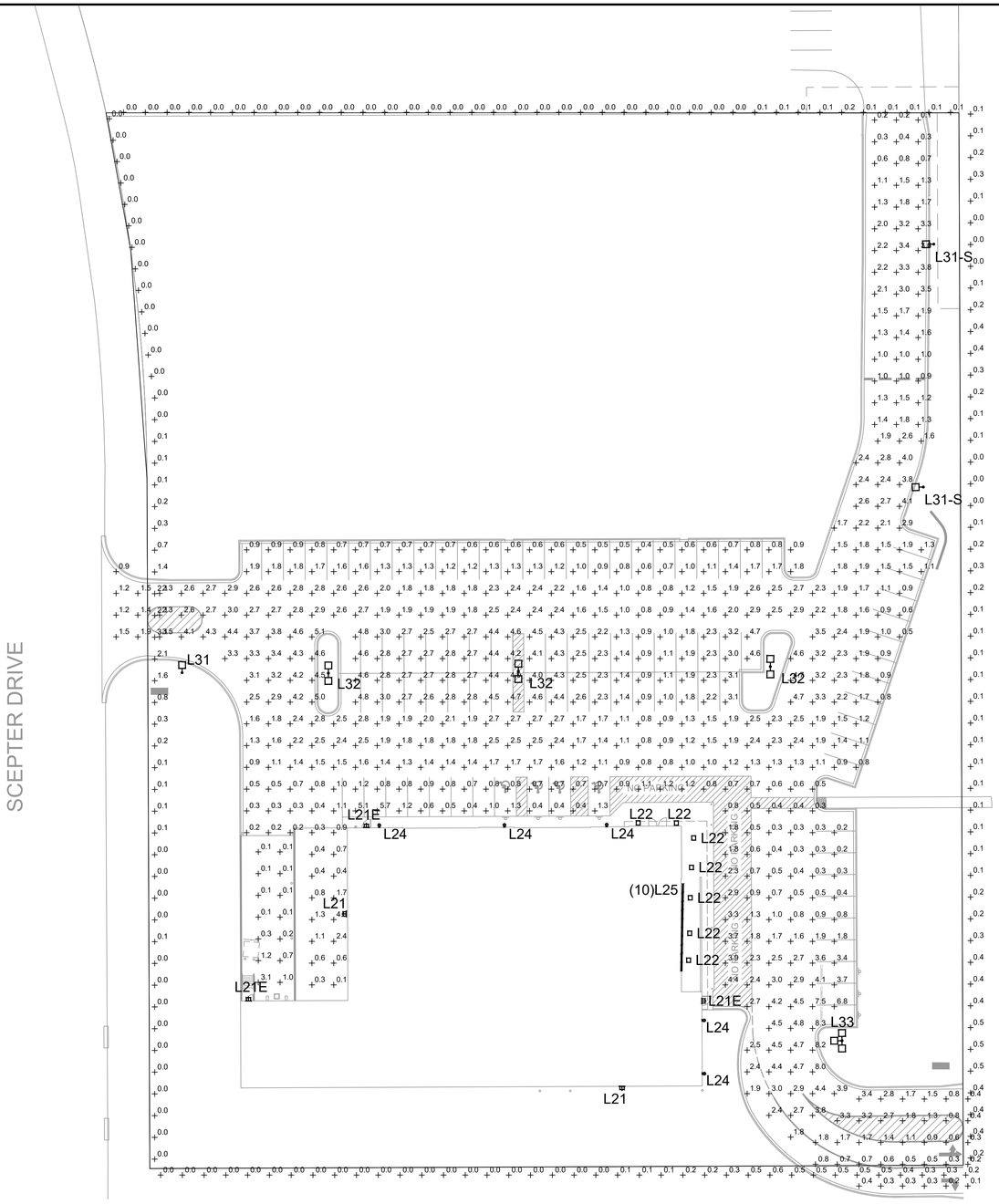
PROJECT LOCATION: ALDI - FRANKLIN FRANKLIN, WI

SHEET TITLE: SITE LIGHTING PLAN

PROJECT NUMBER: 8766

DATE: 10/13/2025

SHEET NUMBER: E100



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PHOTOMETRIC STATISTICS

DESCRIPTION	SYMBOL	AVG	MIN	MAX	AVE/MIN
PARKING	+	1.9 fc	0.1 fc	8.3 fc	18.9:1
PROPERTY LINE	+	0.2 fc	0.0 fc	3.8 fc	N/A
LOADING DOCK	+	0.5 fc	0.1 fc	3.1 fc	5.0:1

NORTH

1 / E200

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

0 7.5 15 30 60 120

CITY COMMENTS

REVISIONS:

DESIGNED BY: AMB | DRAWN BY: ECK | CHECKED BY: JRH

LEEDY & PETZOLD ASSOCIATES, LLC
CONSULTING ELECTRICAL ENGINEERS/PLANNERS
1046 W. BLUEMOUND ROAD
WAUWATOSA, WISCONSIN 53226
PH. (262) 860-1544

PROJECT DESCRIPTION: ALDI FRANKLIN, WI

PROJECT LOCATION: ALDI - FRANKLIN FRANKLIN, WI

SHEET TITLE

PROJECT NUMBER: 8766

DATE: 10/13/2025

SHEET NUMBER: E200

EVOLVE



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light
Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Ordering Information

EACL 01 7

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[2]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	01	0 = 120-277V[1]	Ax=3000 lm	AF = Asymmetric Forward	7 = 70	30 = 3000K[3]	N = Dimming thru PE receptacle	1 = None	C1 = Integral Slip-fitter for 1.25"-2" Pipe (1.66in. OD - 2.378 in. OD)[4]	GRAY = Gray	F = Fusing
AC = Compact Area Light		H = 347-480V[1]	Bx=5000 lm	AW = Asymmetric Wide		40 = 4000K	D = External Dimming 18/2-3ft cable	A = ANSI 7-pin PE receptacle (no control)	D1 = Universal Mounting Arm, fitted for round or square pole mounting[5]	BLCK = Black	HI = Motion Sensor w/ LightGrid
L = Low Voltage		1 = 120V	Cx=7500 lm	AN = Asymmetric Narrow/Auto		50 = 5000K	X = No External Dimming Leads	D = ANSI 7-pin PE receptacle with shorting cap provided	K1 = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon[6,8]	DKBZ = Dark Bronze	H2 = Motion Sensor (Daintree)[9]
		2 = 208V	Dx=10000 lm					E = ANSI C136.41 7-pin with Non-Dimming PE Control[7]	SI = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon[6,8]	WHTE = White	H4 = Motion Sensor (Wattstopper)
		3 = 240V	Dx=10000 lm						V1 = Knuckle Wall Mount [5,6]		J = cUL/Canada
		4 = 277V	Ex=12500 lm								L = Tool-Less Entry
		5 = 480V	Fx=15000 lm								R= Enhanced Surge Protection (10kV/5kA)
		D = 347V	Hx=20000 lm								U = DALI dimming[7]
											V = 3-Position Terminal Block
											Y = Coastal Finish[10]
											XXX = Special Options

[1] Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
[2] Note Standard Dimming is 0-10V
[3] PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
[4] Supplied with 2ft leads
[5] Supplied with 16/3 ft Cable
[6] Restricted Aiming Angle of 0-45°
[7] Compatible with LightGrid Wireless Control Nodes, Not Compatible with Motion Sensor Control
[8] H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)
[9] Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
[10] Select 3000K CCT for IDA approved fixtures.

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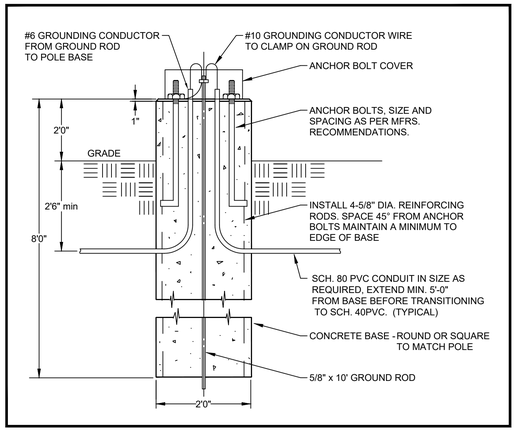
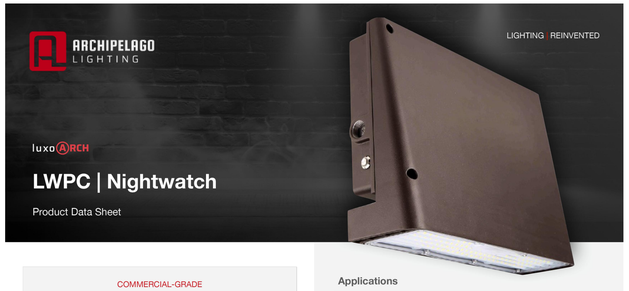
1 / E300 FIXTURE L31, L32, & L33 CUTSHEET

NO SCALE



4 / E300 POLE BASE DETAIL

NO SCALE



LWPC | Nightwatch

Product Data Sheet

COMMERCIAL-GRADE

Full-Cutoff Wallpack

26W — 135W

Applications

Perimeter | Pathways | Entryways | Security

Model Series	Watt (W)	CCT (K)	Series	Voltage (V)	Finish	Protocol	EM Driver
LWPC LED Full-Cutoff Wallpack	**26** | 26W **38** | 38W **65** | 65W **100** | 100W **135** | 135W	**-S3** | CCTselect: — 3000K — 4000K — 5000K	**N** | Nightwatch	**-U** | 120-277V **-H** | 347-480V	**D** | Dark Bronze **B** | Black **S** | Silver **W** | White	**Blank** | None **-M1** | Button Photocell	**Blank** | None **-EM08** | 8W

Ordering number example: LWPC26-S3N-UD-M1-EM30

Please place dashes (-) in correct order.

Choose your model specifications:

LWPC			N			
Model Series	Watt	CCT	Series	Voltage	Sensor	EM

2 / E300 FIXTURE L21 & L21E

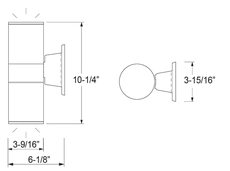
NO SCALE

4424
120V

3" LED Architectural Cylinder Up & Downlight

Catalog #:		Type	
Project:		Date	
Prepared by:			





4424
120V

Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens *(delivered)*	Lumens *(source)*	Color Temp
4424	10-1/4" x 3-9/16" x 6-1/8"	**13W**	845lm	1280lm	**3K** 3000K
		17W	1105lm	1710lm	**4K** 4000K

ORDERING *Example: 4424BK-20-3K*

Model #	Finish	Watts	CCT
4424			
4424	**BK** : Black **BA** : Brushed Aluminum **OB** : Oil-rubbed Bronze	**-13** : 13W **-17** : 17W	**-3K** : 3000 K **-4K** : 4000 K

3" LED Cylinder Up & Downlight

3" LED Cylinder Up & Downlight

3" LED Cylinder Up & Downlight

5 / E300 FIXTURE L24

NO SCALE

EVOLVE



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

ECLS Soffit

LED Canopy Light

The Evolve® Canopy LED Soffit (ECLS) offers energy efficiency and quality of light in a sleek low-profile look and style. The ECLS features a diffused aperture which spreads the source lumens for even light distribution and low glare. To be used for sealed deck applications only (enclosed canopy or soffit).

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)
Weight:	10 lbs (4.5 kg) - 12.5 lbs (5.7 kg)

Optical System

Lumens:	3,600 - 7,100
Distribution:	Symmetric Medium
Efficacy:	119 - 138 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	>90% at rated watts
Total Harmonic Distortion:	<20% at rated watts
Surge Protection:	Standard Surge 6kV/3kA

*Per ANSI C136.2-

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
T5	L96	L92	L91
A5	L95	L93	L92
B5	L95	L93	L92

Note: Projected Lxx based on LM80 (r 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	1.5G per Per ANSI C136.31-2010:
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Motion with Integrated Photoelectric control, Daintree Compatible

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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3 / E300 FIXTURE L22

NO SCALE

Outdoor Cove Lighting
CROWN NARROW



- Quick connection
- Narrow beam angle
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max.linkable length: 72' @120VAC, 156' @277VAC
- Lockable, precision aiming adjustment: ±85°vertical rotation
- IP rating: IP66 (for wet locations)
- Lifetime: 50,000hrs (ta=95°F, 35°C)
- Ta: -13°F~122°F (-25°C~50°C)
- 10W/ft, 1000lm/ft
- Material: Aluminum alloy
- Other color temp available

PATENT

Dimensions: inches, (mm)



How to order using our catalog numbers
Example: CROWN NARROW-1230K3060SS

Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN NARROW	**12** - 11.8"(300mm) **47** - 47"(1200mm) **70** - 70"(1778mm)	**30K** - 3000K **35K** - 3500K **40K** - 4000K	**3060** - 30°×60°	**S** - Silver	**S** - Screw Mounting

Specifications

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminous flux (TYP@4000K)lm
CROWN NARROW-1230K3060SS CROWN NARROW-1235K3060SS CROWN NARROW-1240K3060SS	CROWN NARROW-L12-277V	120-277	90	10	1000
CROWN NARROW-4730K3060SS CROWN NARROW-4735K3060SS CROWN NARROW-4740K3060SS	CROWN NARROW-L45-277V	120-277	90	40	4000
CROWN NARROW-7030K3060SS CROWN NARROW-7035K3060SS CROWN NARROW-7040K3060SS	CROWN NARROW-L72-277V	120-277	90	60	6000

6 / E300 FIXTURE L25

NO SCALE

CITY COMMENTS

REVISIONS:

DESIGNED BY: AMB | DRAWN BY: ECK | CHECKED BY: JRH

PROJECT DESCRIPTION: ALDI FRANKLIN, WI

PROJECT LOCATION: ALDI - FRANKLIN FRANKLIN, WI

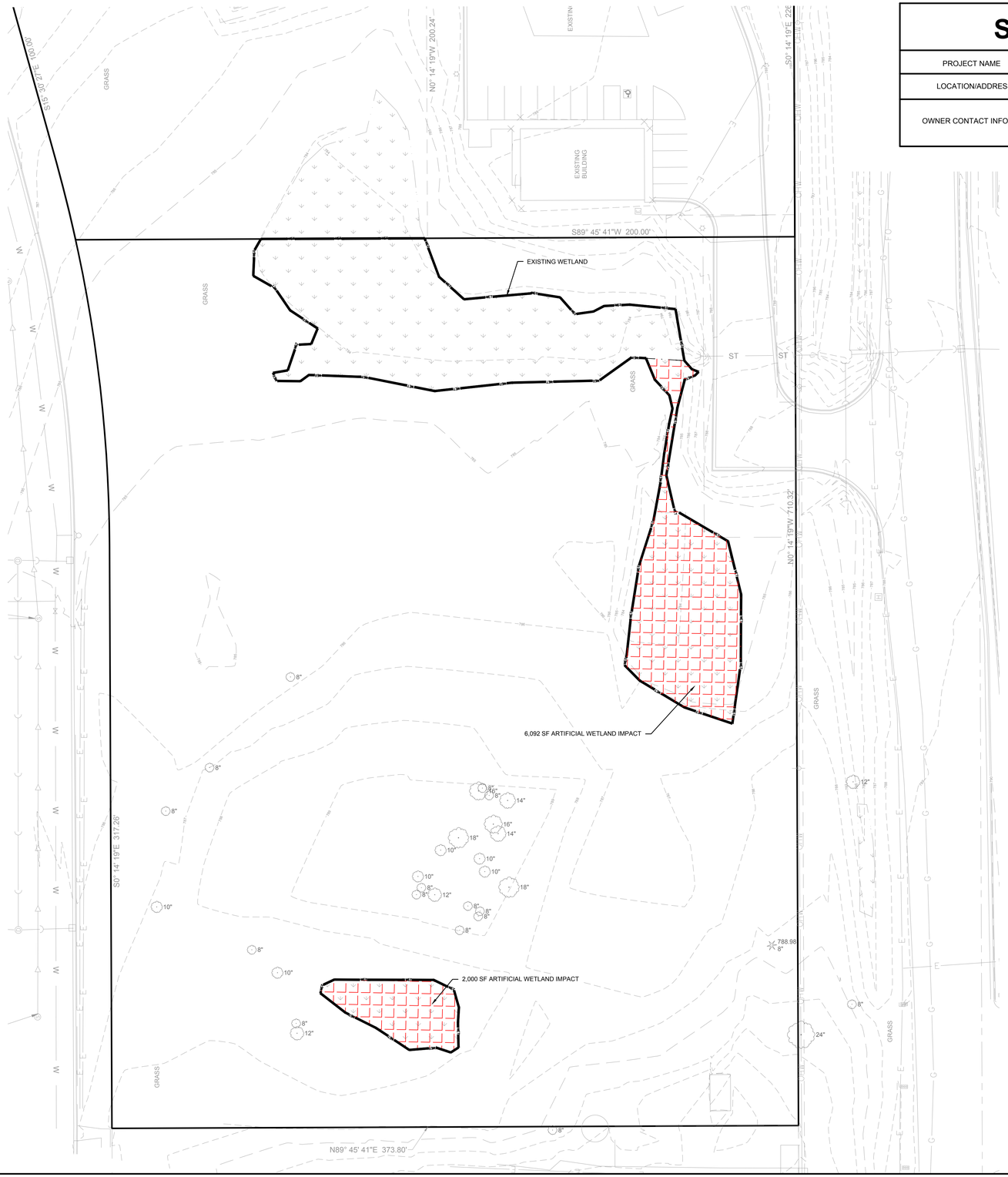
SHEET TITLE: SITE LIGHTING FIXTURE CUT SHEETS & DETAILS

PROJECT NUMBER: 8766

DATE: 10/13/2025

SHEET NUMBER: E300

LEEDY & PETZOLD ASSOCIATES, LLC
CONSULTING ELECTRICAL ENGINEERS/PLANNERS
1046 W. BLUEMOUND ROAD
WAUWATOSA, WISCONSIN 53226
PH. (262) 860-1544



SITE DATA

PROJECT NAME	ALDI LOVERS LANE
LOCATION/ADDRESS	10001 CHURCH ST W FRANKLIN, WI 53132
OWNER CONTACT INFORMATION	TOM HOWALD (ALDI INC.) 9342 SOUTH 13TH STREET OAK CREEK, WI 53154 TOM.HOWALD@ALDI.US

LEGEND

* AS DETERMINED IN OCTOBER 2024

EXISTING ARTIFICIAL WETLAND

ARTIFICIAL WETLAND IMPACTS

NATURAL RESOURCE FEATURE AREAS

RESOURCE TYPE	AREAS OF RESOURCE ON-SITE	PROPOSED**** IMPACT AREA	REQUIRED*** MITIGATION AREA
SEWRPC PRIMARY ENVIRONMENTAL CORRIDOR & BUFFERS	N/A	N/A	N/A
SEWRPC SECONDARY ENVIRONMENTAL CORRIDOR & BUFFERS	N/A	N/A	N/A
SEWRPC ISOLATED NATURAL RESOURCE & BUFFER	N/A	N/A	N/A
SURFACE WATER OR WETLAND BUFFER SURFACE WATERS, SHORELAND WETLANDS, FEDERAL JURISDICTION WETLANDS	N/A	N/A	N/A
SURFACE WATER OR WETLAND BUFFER NON-FEDERAL JURISDICTION, DEGRADED WETLANDS, POORLY VEGETATED BUFFER WITH IMPERVIOUS AREAS	N/A	N/A	N/A
WOODLAND	N/A	N/A	N/A
TREES >8" OUTSIDE WOODLANDS	336"	336"	(42) 2" TREES
DEGRADED WETLANDS & NON FEDERAL JURISDICTION WETLANDS	N/A	N/A	N/A
FEDERAL JURISDICTION WETLANDS & SHORELAND WETLANDS	N/A	N/A	N/A
ARTIFICIAL WETLANDS	18,075 S.F. (0.42 AC)	8,092 S.F. (0.19 AC)	8,092 SF (0.19 AC)
SURFACE WATERS	N/A	N/A	N/A

- WETLANDS DELINEATED BY EVERGREEN CONSULTANTS ON 10-17-2024.
- SEE SEPARATE LANDSCAPE PLAN FOR PROPOSED MITIGATION.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Z:\PROJECTS\2024\5919.00-WI\CAD\EXHIBITS\5919.00 NRPP.DWG 10/10/2025 12:19 PM

ALDI LOVER'S LANE | NRPP EXHIBIT

10.13.25

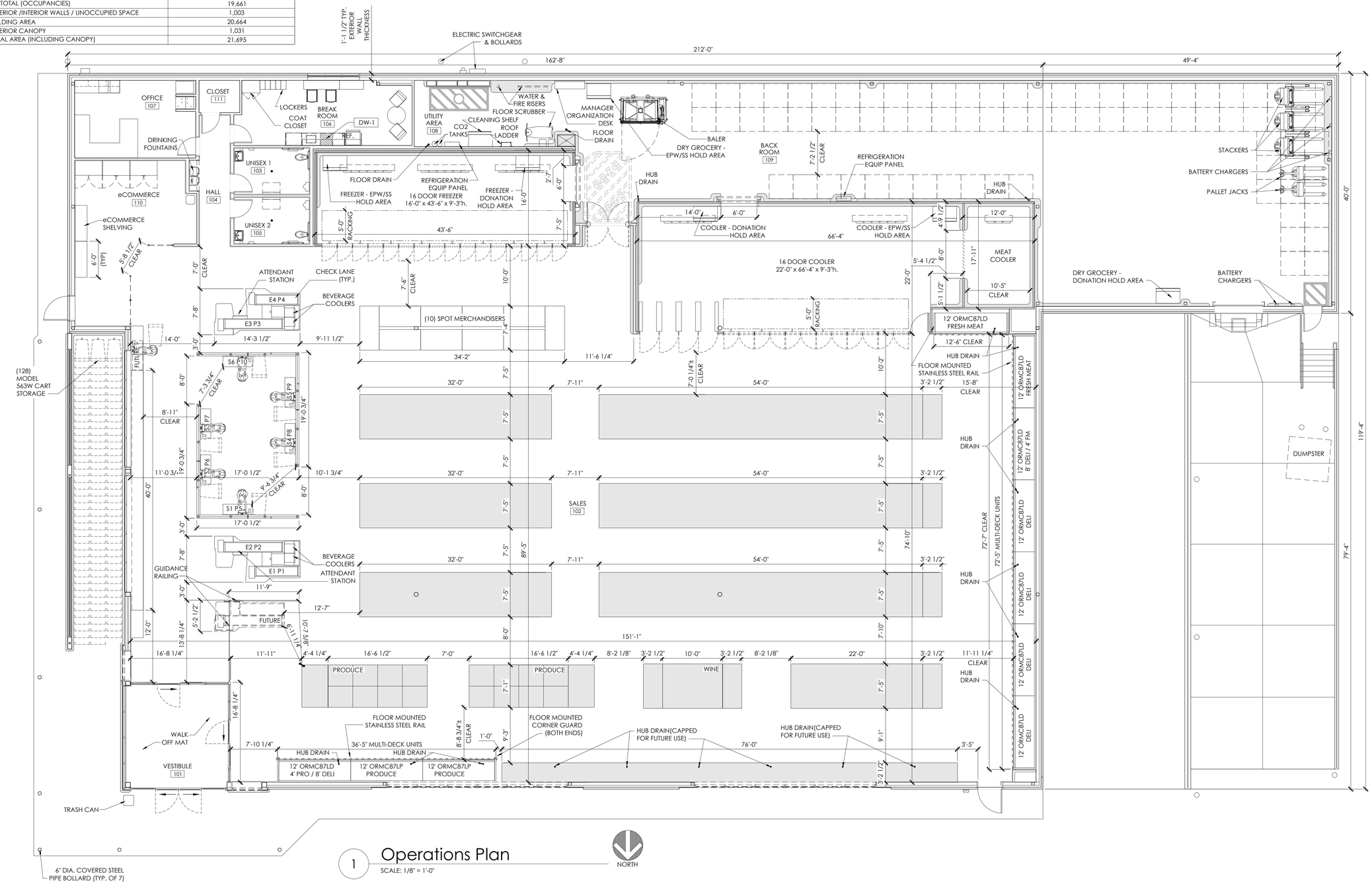
PINNACLE ENGINEERING GROUP

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

PLAN | DESIGN | DELIVER **PEGJOB#** 5919.00

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE	SALES / VESTIBULE	12,612
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,924
BUSINESS	OFFICE	258
	BREAK ROOM	309
	eCOMMERCE	401
	CLOSET	36
SUBTOTAL (BUSINESS)		1004
STORAGE / STOCK	BACKROOM	3,748
	COOLER	1,338
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		5,733
SUBTOTAL (OCCUPANCIES)		19,661
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		1,003
BUILDING AREA		20,664
EXTERIOR CANOPY		1,031
TOTAL AREA (INCLUDING CANOPY)		21,695

SIDE DOCK OPERATIONS DATA	
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	779'-4"
ASSUMED PALLET STORAGE	78
BUILDING DIMENSIONS	119'-4" x 162'-8"
SALES FLOOR DIMENSIONS	74'-10" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	128



1 Operations Plan

SCALE: 1/8" = 1'-0"

NORTH

PLOTTED: 8/7/2025 2:26 PM

Issued:		Date:
	Concept No 1	08/07/25
Revisions:		Date:

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: NAW

REVIEWED BY: KTA / TJG

Seal

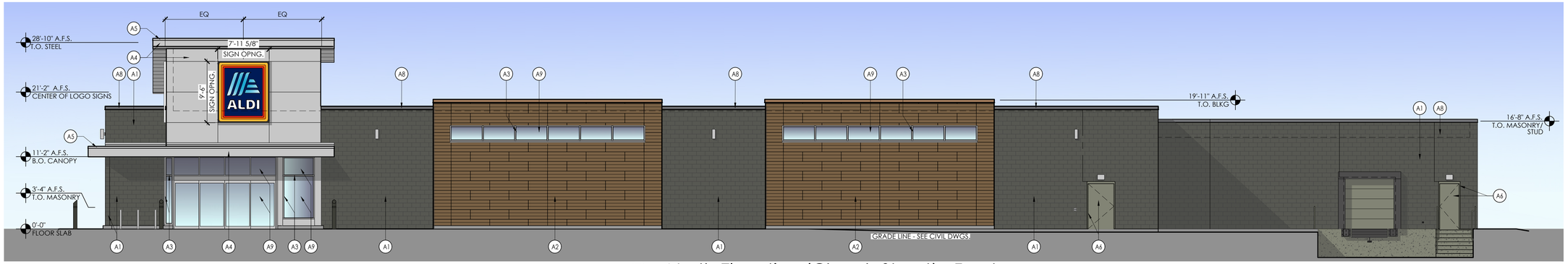
ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860

ALDI Inc. Store #: XX
Franklin, WI
S. Lovers Lane & W. Church St
Franklin, WI 53132
Milwaukee County
Project Name & Location:

Operations Plan

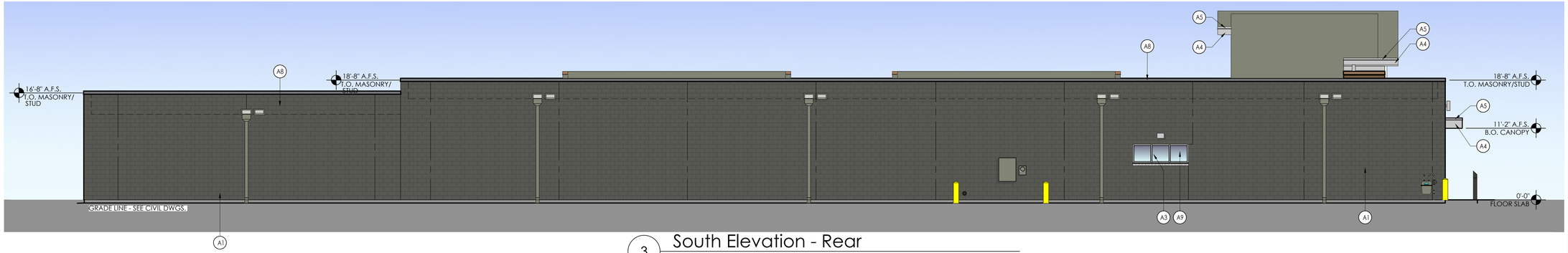
Drawing Name:

rototype: V7.0ER	Project No. 40473-37
Type: GROUND UP	
Drawn By: XXX	A-131
Scale: As Noted	Drawing No.



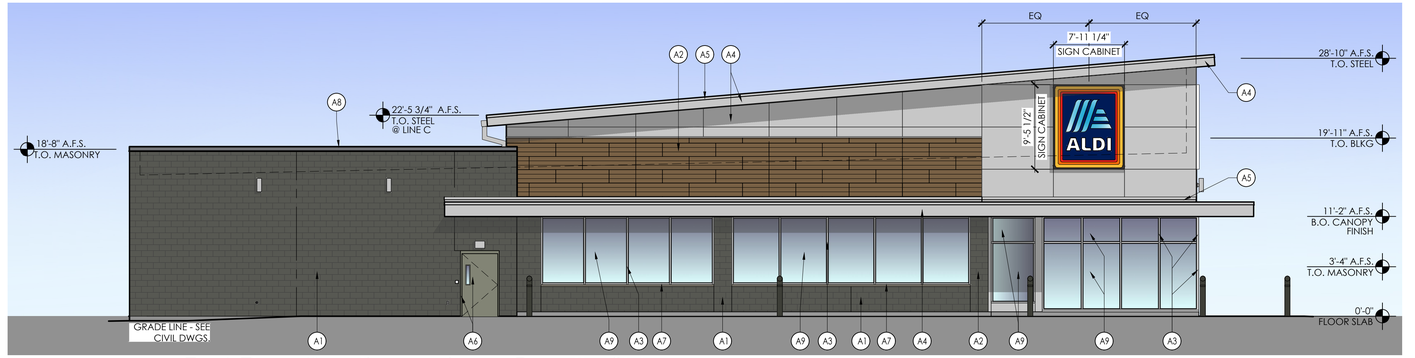
4 North Elevation (Church Street) - Front

SCALE: 1/8" = 1'-0"



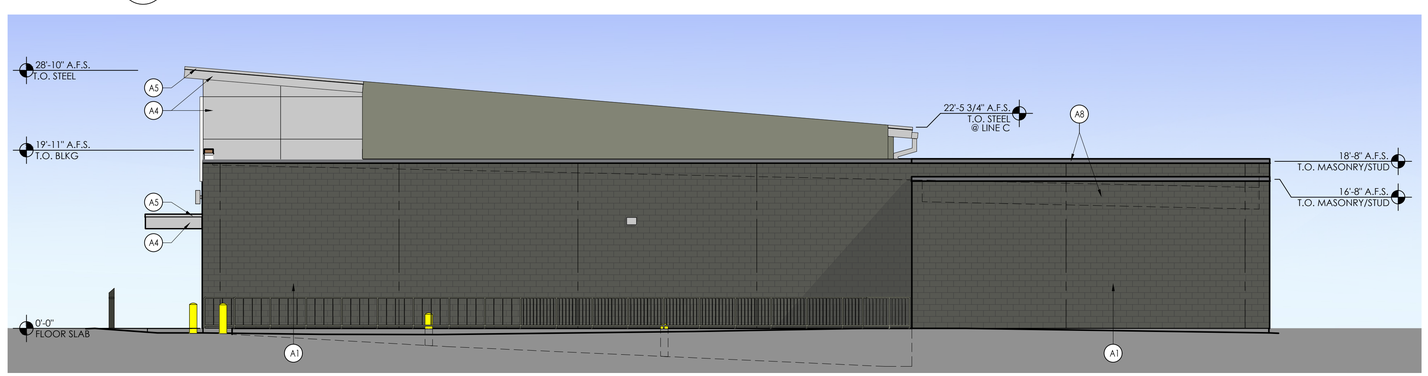
3 South Elevation - Rear

SCALE: 1/8" = 1'-0"



2 East Elevation (Lovers Lane Road) - Side

SCALE: 1/8" = 1'-0"



1 West Elevation (Scepter Drive) - Side

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

A1 — SPEC BRIK CHESAPEAKE BLEND SMOOTH

A2 — FIBER CEMENT BOARD - NICHIHA CEDAR (VINTAGE WOOD)

A3 — ALUMINUM STOREFRONT - CLEAR ANODIZED ALUMINUM

A4 — ALUMINUM COMPOSITE PANEL - BRIGHT SILVER

A5 — FIRESTONE - SILVER METALLIC

A6 — EXTERIOR PAINT SHERWIN WILLIAMS - #6005 FOLKSTONE

A7 — CAST STONE CAP TANNERSTONE AG-1

A8 — EDGE METAL - MUSKET GREY

A9 — CLEAR GLASS

DESCRIPTION	MASONRY	LAP SIDING (CEMENTITIOUS FIBER BOARD	ARCHITECTURAL METAL SIDING
NORTH ELEVATION (CHURCH ST) - FRONT	50.53%	29.09%	9.12%
SOUTH ELEVATION - REAR	99.36%	0%	0%
EAST ELEVATION (LOVERS LANE RD) - SIDE	37.04%	12.27%	22.68%
WEST ELEVATION (SCEPTER DR) - SIDE	100%	0%	0%

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	75.1	150.2
TOTAL SIGNAGE			150.2
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

PLOTTED: 10/6/2025 11:40 AM

Issued:	Date:
Concept No 1	10/03/25

Revisions:	Date:

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.

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REVIEWED BY: KTA / TJG

Seal

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ALDI Inc. Store #: XX
Franklin, WI
S. Lovers Lane & W. Church St
Franklin, WI 53132
Milwaukee County
Project Name & Location:

Exterior Elevations
Drawing Name:

Prototype: V7.0ER	Project No. 40473-37
Type: GROUND UP	
Drawn By: XXX	A-201
Scale: As Noted	Drawing No.

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SITE INTENSITY DATA

TOTAL GROSS SITE AREA:	±4.17 AC
SUBTRACTED AREA FOR UTILITIES / EASEMENTS:	±0.19 AC
BASE SITE AREA:	±3.98 AC
TOTAL RESOURCE PROTECTION LAND:	±1.13 AC
MINIMUM REQUIRED LANDSCAPE SURFACE:	1.25 AC (30%)
PROPOSED LANDSCAPE SURFACE:	±2.28 AC (54.7%)
NET BUILDABLE AREA FOR DEVELOPMENT:	±2.85 AC

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

SCEPTER DRIVE

CHURCH STREET

EXISTING WETLAND IS ARTIFICIAL AND NOT FEDERALLY PROTECTED. (EXCLUDED FROM RESOURCE PROTECTION LAND CALCULATIONS)

18,076 S.F. (0.41 AC) OF EXISTING WETLAND CONTRIBUTING TO RESOURCE PROTECTION LAND.

50' ACCESS EASEMENT PER DOC# 6457152 & #6790405 7,275 SF (0.17 AC) CONTRIBUTING TO BASE SITE AREA CALCULATION

10' UTILITY EASEMENT PER DOC# 6851614 900 SF (0.02 AC) CONTRIBUTING TO SITE AREA CALCULATION

WATER LOC. PER CITY

SIGN

UNITED STATES HIGHWAY "45"
STATE TRUNK HIGHWAY "100"
S LOVERS LANE RD

DRAFTED: DPL
DESIGNED: AFH
REVIEWED: TGM

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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ALDI LOVERS LANE
10001 CHURCH ST W
FRANKLIN, WI

SITE INTENSITY PLAN

REVISIONS

PEG JOB No. 5919.00
PEG PM TGM
START DATE 10/13/25
SCALE 1" = 30'

SHEET
EX-1
OF
EX-1

SITE INTENSITY PLAN

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Z:\PROJECTS\2024\5919.00-WI\CAD\EXHIBITS\5919.00 SITE AREA EXHIBIT - ALDI.DWG

City of Franklin, WI
Friday, April 18, 2025

Chapter UDO. Unified Development Ordinance

Part 3. Zoning Districts: District Establishment, Dimensional, and Use Regulations

Division 15-3.0500. Site Intensity and Capacity Calculations

§ 15-3.0502. Calculation of Base Site Area.

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

Table 15-3.0502

Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.		4.17 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0.19 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-	0.00 acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	-	0.00 acres
STEP 5:	Equals "Base Site Area"	=	3.98 acres

§ 15-3.0503. Calculation of the Area of Natural Resources to Be Protected.

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the base site area (as defined in § **15-3.0502**), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource

Feature." The acreage of each natural resource feature shall be multiplied by its respective natural resource protection standard (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the total resource protection land. The total resource protection land shall be calculated as indicated in Table 15-3.0503.

Table 15-3.0503

Worksheet for the Calculation of Resource Protection Land

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land i e	
	Agricult- ural District	Residential District	Non-Residential District		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X _____	_____
				=	
20-30%	0.65	0.75	0.70	X	_____
+ 30%	0.90	0.85	0.80	_	_____
Woodlands & Forests:					
Mature	0.70	0.70		X _____	_____
				=	
Young	0.50		J	X _____	_____
				=	
Lakes & Ponds	1		1	X _____	
				=	
Streams			1	X _____	
				=	
Shore Buffer		1	1	X _____	
				=	
Floodpl		1	1	X _____	
				=	
	1	1	1	X _____	
				=	
W ds	1	1	1	X _____	
				=	
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					

SEE NRPP & LANDSCAPE PLAN FOR RESOURCE PROTECTION LAND CALCULATIONS

Table 15-3.0504		
Worksheet for the Calculation of Site Intensity and Capacity for Residential Development		
STEP 5:	**DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:**	
	Take the lowest of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	D.U.s

§ 15-3.0505. Calculation of Site Intensity and Capacity for Nonresidential Uses.

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

A. Maximum Permitted Floor Area for a Retail Building:

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

   a. B-1 Neighborhood Business District.

   b. B-2 General Business District.

   c. B-3 Community Business District.

   d. B-5 Highway Business District.

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

Table 15-3.0505		
Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development		
STEP 1:	**CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:** Take Base Site Area (from Step 5 in Table 15-3.0502): 3.98 Multiple by Minimum Landscape Surface Ratio (LSR) (see specific zoning district LSR standard): X 0.45 Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE** =	1.79 acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take Base Site Area (from Step 5 in Table 15-3.0502): 3.98 Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required Landscape Surface (from Step 1 above), whichever is greater: - 1.79 Equals **NET BUILDABLE SITE AREA** =	2.19 acres

Table 15-3.0505		
Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development		
STEP 3:	**CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:** Take Net Buildable Site Area (from Step 2 above): 2.19 Multiple by Maximum Net Floor Area Ratio (NFAR) (see specific nonresidential zoning district NFAR standard): X 0.57 Equals **MAXIMUM NET FLOOR AREA YIELD OF SITE** =	1.25 acres
STEP 4:	**CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:** Take Base Site Area (from Step 5 of Table 15-3.0502): 3.99 Multiple by Maximum Gross Floor Area Ratio (GFAR) (see specific nonresidential zoning district GFAR standard): X 0.31 Equals **MAXIMUM GROSS FLOOR AREA YIELD OF SITE** =	1.24 acres
STEP 5:	**DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:** Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):	1.24 acres
	(Multiple results by 43,560 for maximum floor area in square feet):	(54,014 square feet)